

**Table 4 - Relevant provisions of the RDCP 2006**

Provision	Topic	Specific Control
4.3 West Ryde Urban Village		
1.2	The Nature of the West Ryde Urban Village	<p>"In the future, the West Ryde centre should:</p> <ul style="list-style-type: none"> <li>be a place specifically designed for the enjoyment and utility of pedestrians;</li> <li>be a place which allows convenient access for individuals between work, home, shopping and leisure;</li> <li>be a place which has a high level of aesthetic amenity at street level;</li> <li>have safe, attractive and convenient public spaces which are well used;</li> <li>be a vibrant, viable and profitable commercial centre;</li> <li>contain an appropriate mix and arrangement of uses which satisfactorily integrate with existing surrounding activities."</li> </ul>
2.5	Building height and bulk	<p>"excerpt as otherwise provided by this plan, the maximum height of any building in the centre will be in accordance with the height schedule determined as part of the master planning process"</p> <p>For the transport interchange precinct, this height is 10 levels pursuant with Figure 3</p> <p>For the Anzac Park precinct, this height is 4 levels pursuant with Figure 3</p> <p>"The maximum floor space ratio which applies to land is 1.25:1"</p>
3.2.3	Anzac Park Precinct  Development Incentives	<p>"Objectives:</p> <ul style="list-style-type: none"> <li>To encourage the conservation of items of environmental heritage in the Anzac Park Precinct.</li> <li>To encourage development which facilitates passive surveillance over Anzac Park.</li> <li>To promote redevelopment of sites nearer the railway station.</li> <li>To achieve development of a scale envisaged by the Master Plan."</li> </ul>
3.3.1	Transport Interchange Precinct	<p>"development in the Transport interchange precinct should:</p> <ul style="list-style-type: none"> <li>contain the highest density of development in the west Ryde Urban Village;</li> <li>promote increased use of local and regional public transport services;</li> <li>facilitate convenient pedestrian access between the eastern and western parts of the urban village; and</li> <li>incorporate a standards of design befitting its landmark location."</li> </ul>

Table 2: West Ryde Urban Village Precinct (Adjoining Subject Site)		
Salient provisions of Ryde Planning Scheme Ordinance 2006		
Part VII (7) Special Provisions		
West Ryde Urban Village (LEP amendment 79 and subsequent amendment LEP 110)		
Part III General Restrictions on Development and Use of Land		
Clause 22  Table	Permissibility	<p>“(uv) Business (Urban Village). Light blue and lettered 3(uv)”</p> <p>Development which is <b>prohibited</b>:</p> <p>“Agriculture; caravan parks; car repair stations; gas holders; industries referred to in Schedule 3; institutions; junk yards; liquid fuel depots, mines; motor showrooms; stock and sale yards.”</p> <p>Any development not listed above is permissible within the zone.</p>
Clause 51B	Floor Space Ration in West Ryde Urban Village	<p>The subject site is not within but adjoins the West Ryde Urban Village and as such provisions relating to this Village are addressed:</p> <p><i>“(1) Excerpt as provided by this clause, the ratio of the total floor space of any building on a site comprised of land shown edged with a broken line on the floor space map to that site area must not exceed the maximum floor space ratio identified on that map in relation to the land.”</i></p> <p><i>“(3) The floor space map means the map marked “Ryde Local Environmental Plan No 110 – West Ryde Urban Village Floor Space Map”</i></p> <p>This map attached in Figure 3, states the floor space ratio is <b>1.25:1</b></p>