

# 1 Land Zoning

## 1.1 Current

LEP 2015 & LEP 2005

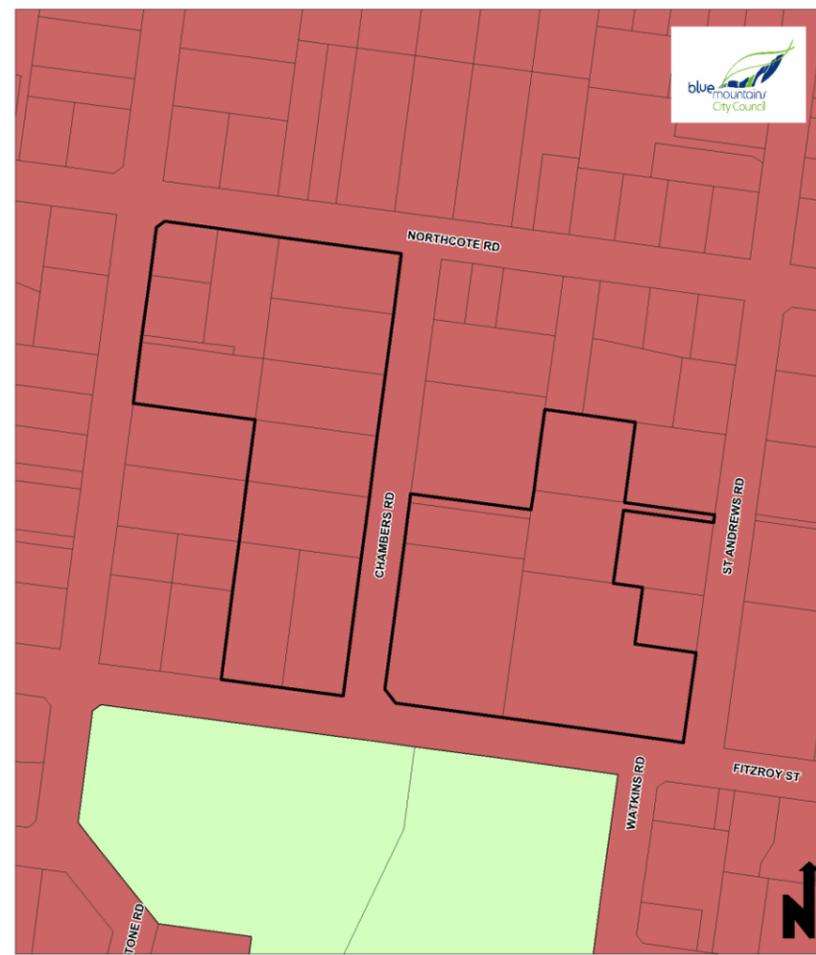


LEP2015 Zone			LEP1991/2005 Zone		
B1	Neighbourhood Centre	R1	General Residential	SP1	Special Activities
B2	Local Centre	R2	Low Density Residential	SP2	Infrastructure
E1	National Parks and Natural Reserves	R3	Medium Density Residential	SP3	Tourist
E2	Environmental Conservation	R6	Residential Character Conservation	W1	Natural Waterway
E3	Environmental Management	RU2	Rural Landscape	DM	Deferred Matter
E4	Environmental Living	RU4	Primary Production Small Lots		
IN1	General Industrial	RE1	Public Recreation		
IN2	Light Industrial	RE2	Private Recreation		

Subject land

## 1.2 Previously exhibited

Draft LEP 2013



LEP2015 Zone			LEP1991/2005 Zone		
B1	Neighbourhood Centre	R1	General Residential	SP1	Special Activities
B2	Local Centre	R2	Low Density Residential	SP2	Infrastructure
E1	National Parks and Natural Reserves	R3	Medium Density Residential	SP3	Tourist
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IN1	General Industrial	RE1	Public Recreation		
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Subject land

## 1.3 Proposed

LEP 2015 Draft Amendment 3



LEP2015 Zone			LEP1991/2005 Zone		
B1	Neighbourhood Centre	R1	General Residential	SP1	Special Activities
B2	Local Centre	R2	Low Density Residential	SP2	Infrastructure
E1	National Parks and Natural Reserves	R3	Medium Density Residential	SP3	Tourist
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Subject land

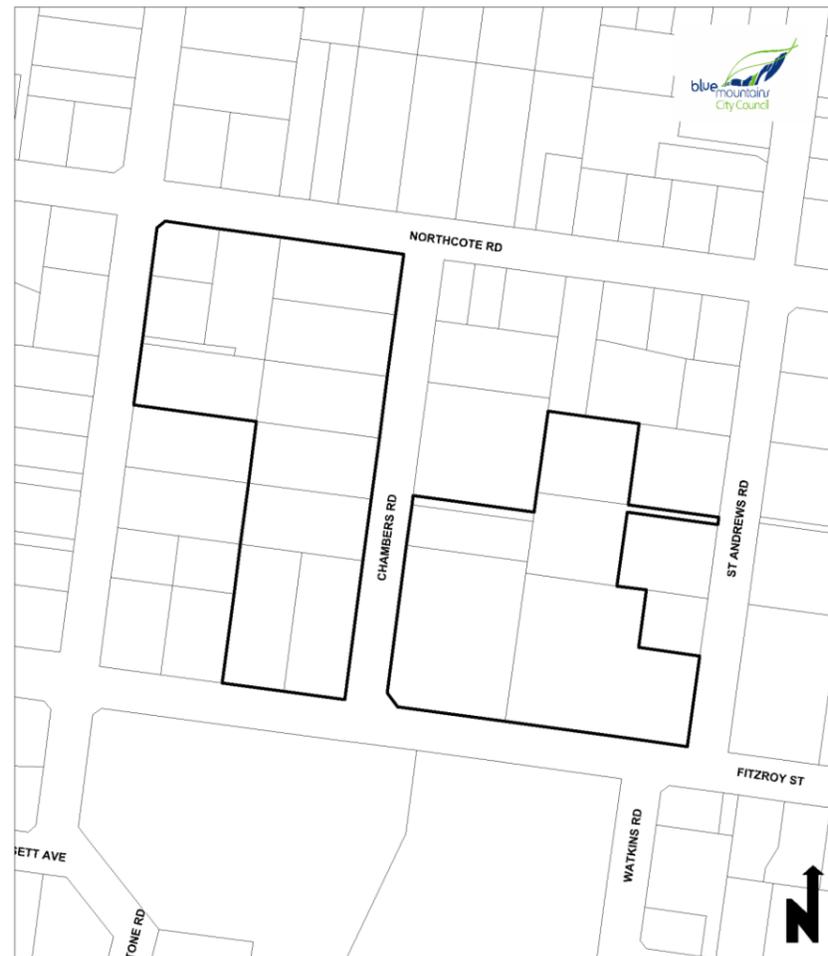
Note: Subject site and surrounding area are currently deferred from LEP 2015 and are zoned under LEP 2005.

Note: Map shows proposed LEP 2015 zoning for subject site and the current LEP 2005 Living Conservation zoning for surrounding properties which are not subject to this draft amendment.

**International Hotel Management School & Waldorf Leura Gardens Resort**  
74 Gladstone Road, 3 Chambers Road and 16-18 Fitzroy Street, Leura & 20-28 Fitzroy Street, Leura

**2 Lot Size**

**2.1 Current** LEP 2015

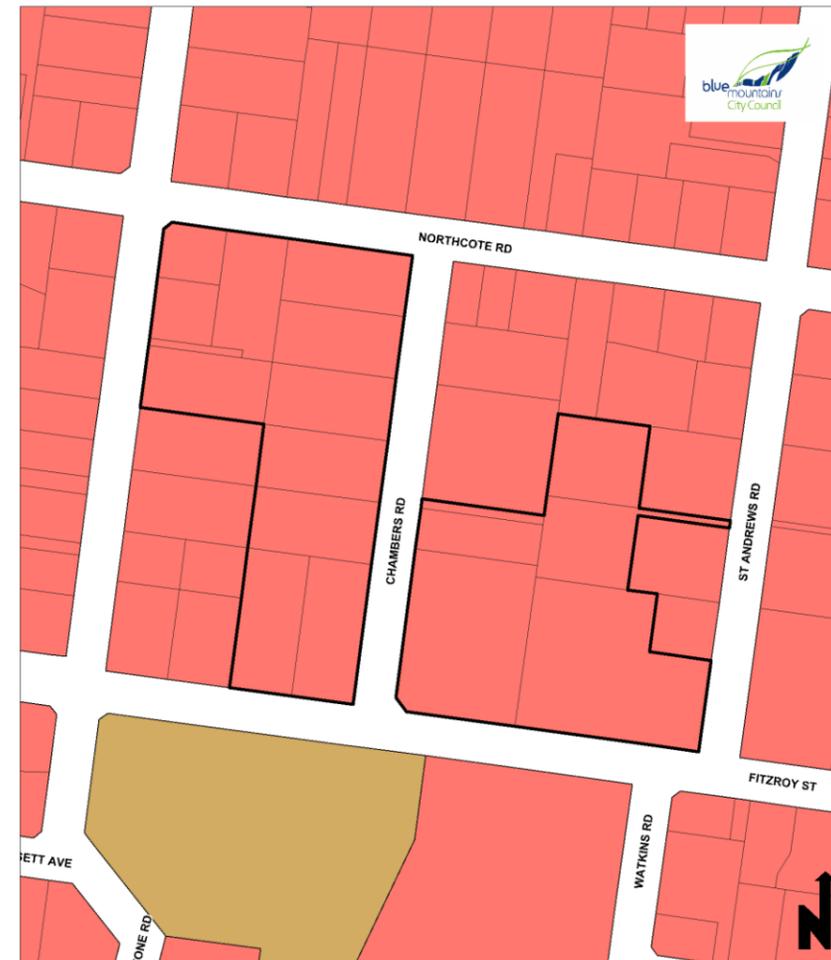


Minimum Lot Size (m2)

Q	720	V2	2500	X3	7600	AB1	10 ha	Clause 4.1G
S	850	W1	3000	Y1	1 ha	AB2	20 ha	
T	900	W2	3700	Y2	1.2 ha	AB3	30 ha	
U1	1000	W3	4000	Z	2 ha	AD1	100 ha	
U2	1200	X1	5000	AA1	5 ha	AD2	130 ha	
V1	2000	X2	6000	AA2	6.4 ha	AE	200 ha	

Subject land

**2.2 Previously exhibited** Draft LEP 2013



Minimum Lot Size (m2)

Q	720	V2	2500	X3	7600	AB1	10 ha	Clause 4.1G
S	850	W1	3000	Y1	1 ha	AB2	20 ha	
T	900	W2	3700	Y2	1.2 ha	AB3	30 ha	
U1	1000	W3	4000	Z	2 ha	AD1	100 ha	
U2	1200	X1	5000	AA1	5 ha	AD2	130 ha	
V1	2000	X2	6000	AA2	6.4 ha	AE	200 ha	

Subject land

**2.3 Proposed** LEP 2015 Draft Amendment 3



Minimum Lot Size (m2)

Q	720	V2	2500	X3	7600	AB1	10 ha	Clause 4.1G
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U2	1200	X1	5000	AA1	5 ha	AD2	130 ha	
V1	2000	X2	6000	AA2	6.4 ha	AE	200 ha	

Subject land

### 3 Height of Buildings

3.1 Current LEP 2015



Maximum Height of Buildings (m)

D	5.5	K	10.0
E	6.0	L	11.0
F	6.5	M	12.0
H	7.5	O	15.0
I	8.0	P	18.0
J	9.0		

Subject land

3.2 Previously exhibited Draft LEP 2013



Maximum Height of Buildings (m)

D	5.5	K	10.0
E	6.0	L	11.0
F	6.5	M	12.0
H	7.5	O	15.0
I	8.0	P	18.0
J	9.0		

Subject land

3.3 Proposed LEP 2015 Draft Amendment 3



Maximum Height of Buildings (m)

D	5.5	K	10.0
E	6.0	L	11.0
F	6.5	M	12.0
H	7.5	O	15.0
I	8.0	P	18.0
J	9.0		

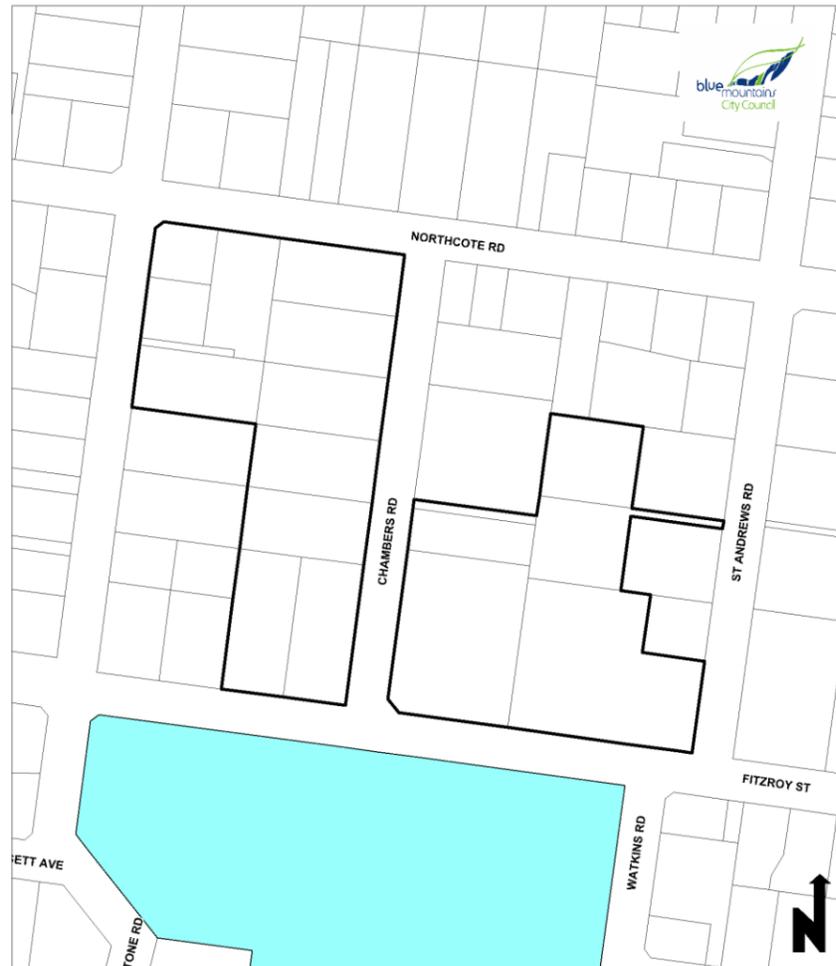
Subject land

### 4 Floor Space Ratio

4.1 Current LEP 2015

4.2 Previously exhibited Draft LEP 2013

4.3 Proposed LEP 2015 Draft Amendment 3



Maximum Floor Space Ratio (n:1)

A	0.35
B	0.4
D	0.5
F	0.6
H	0.7
J	0.8
N	1.0
S	1.5
T	2.0

 Subject land



Maximum Floor Space Ratio (n:1)

A	0.35
B	0.4
D	0.5
F	0.6
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J	0.8
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T	2.0

 Subject land



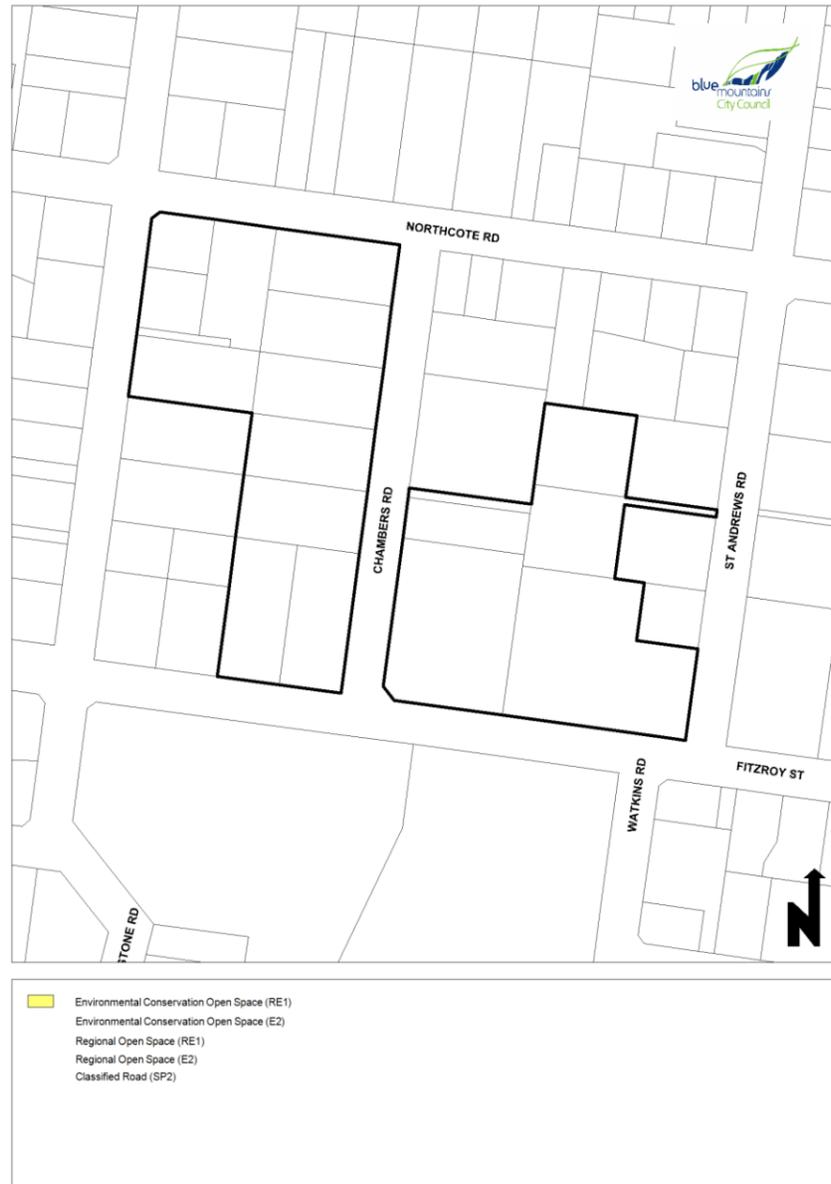
Maximum Floor Space Ratio (n:1)

A	0.35
B	0.4
D	0.5
F	0.6
H	0.7
J	0.8
N	1.0
S	1.5
T	2.0

 Subject land

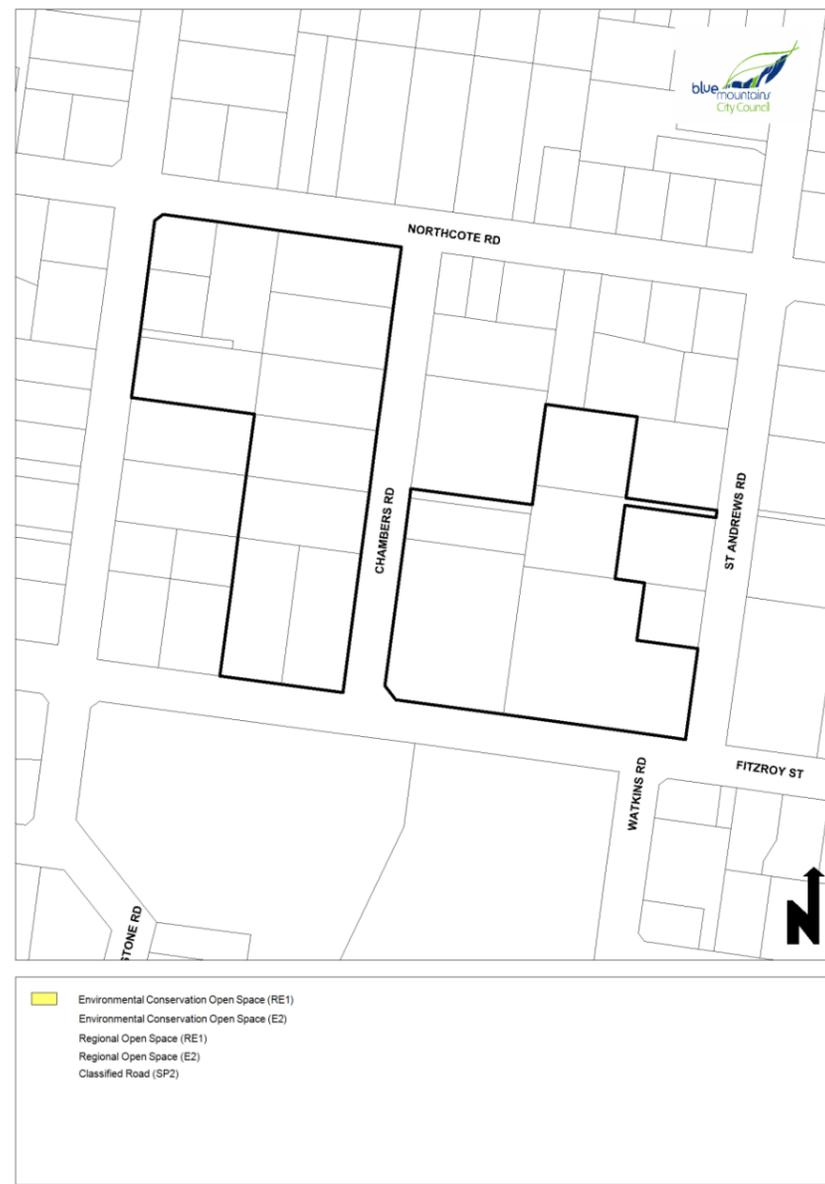
**5 Land Reservation Acquisition**

**5.1 Current** LEP 2015



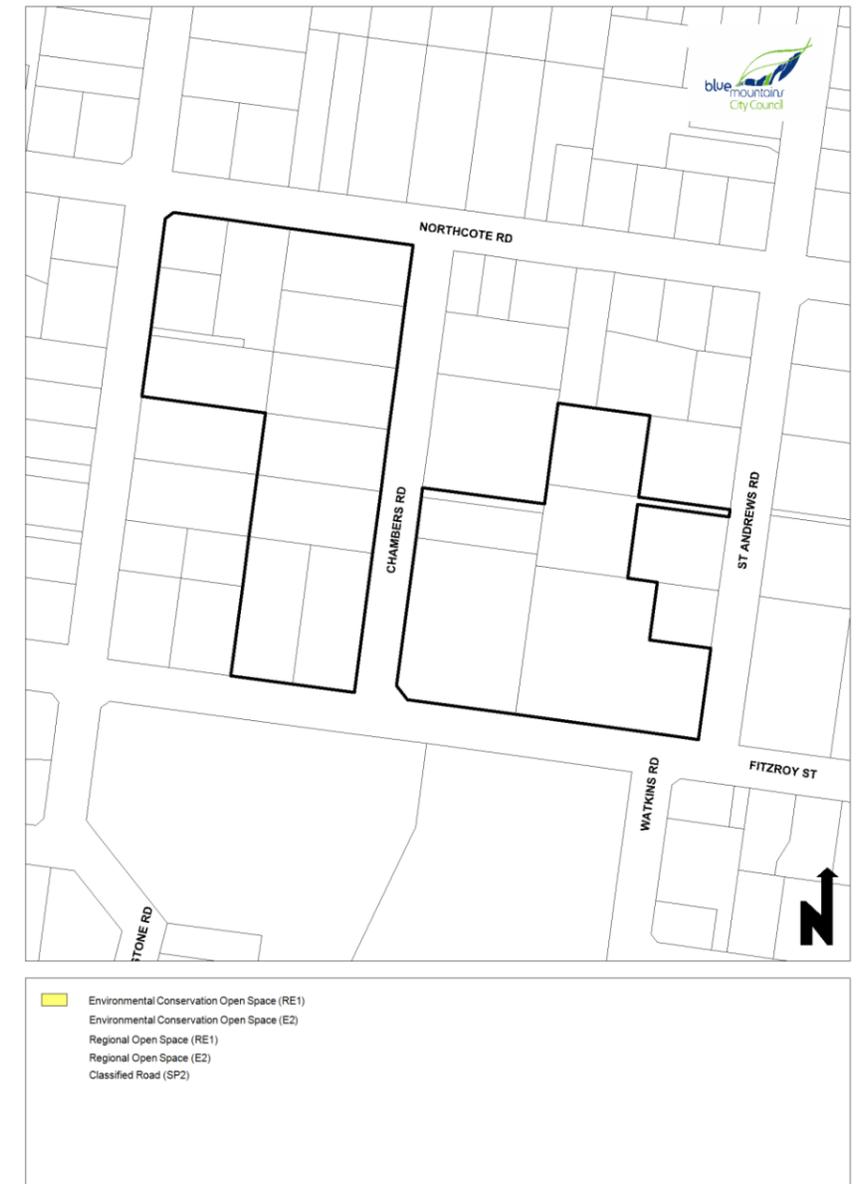
 Subject land

**5.2 Previously exhibited** Draft LEP 2013



 Subject land

**5.3 Proposed** LEP 2015 Draft Amendment 3

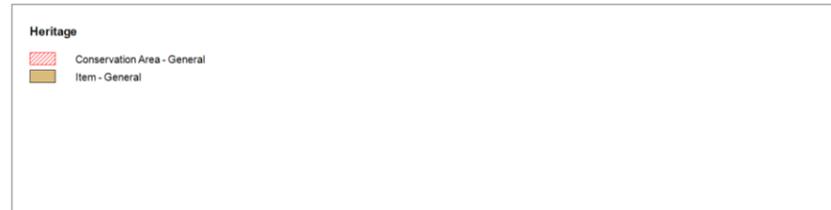
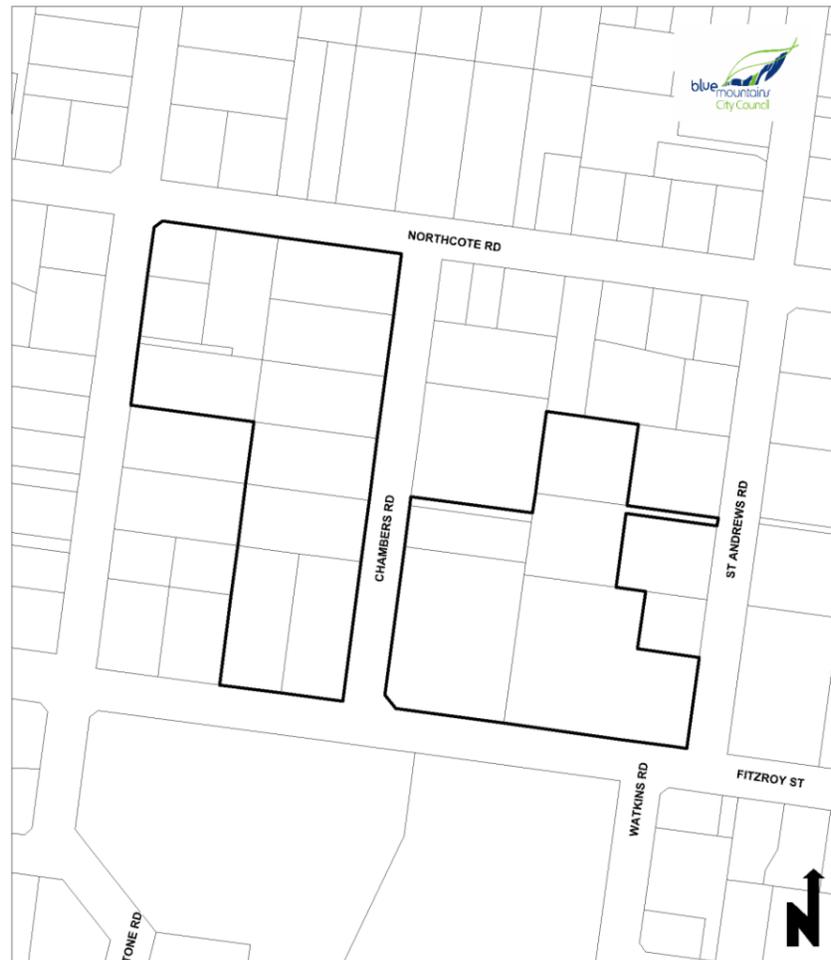


 Subject land

## 6 Heritage

6.1 Current

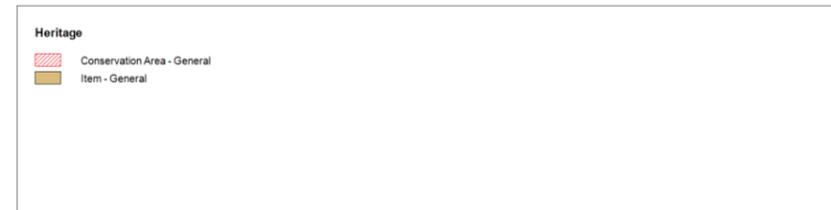
LEP 2015



Subject land

6.2 Previously exhibited

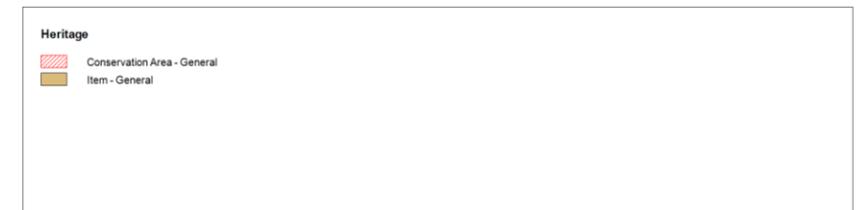
Draft LEP 2013



Subject land

6.3 Proposed

LEP 2015 Draft Amendment 3



Subject land

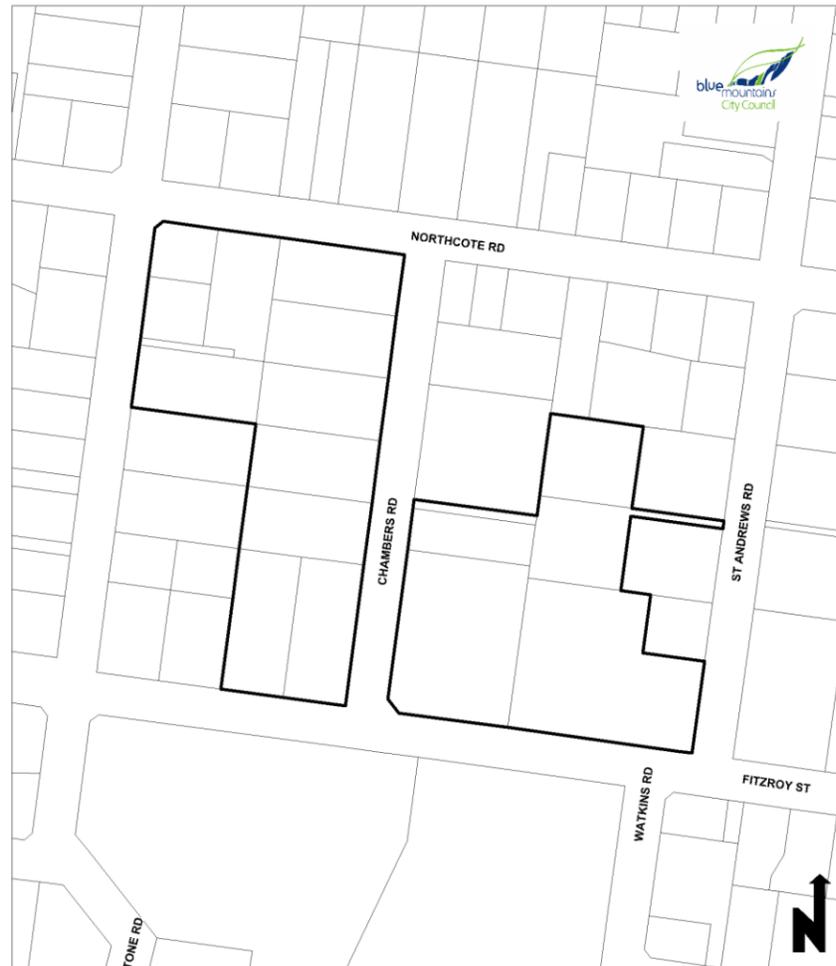
**International Hotel Management School & Waldorf Leura Gardens Resort**  
 74 Gladstone Road, 3 Chambers Road and 16-18 Fitzroy Street, Leura & 20-28 Fitzroy Street, Leura

**7 Lot Averaging**

**7.1 Current** LEP 2015

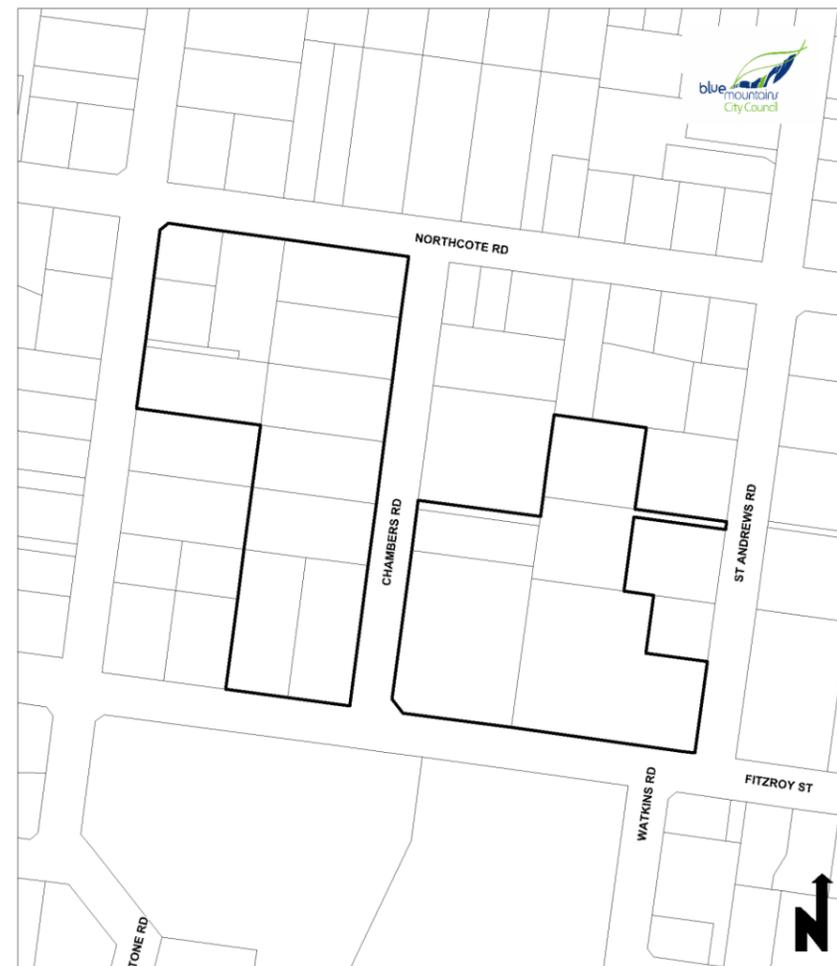
**7.2 Previously exhibited** Draft LEP 2013

**7.3 Proposed** LEP 2015 Draft Amendment 3



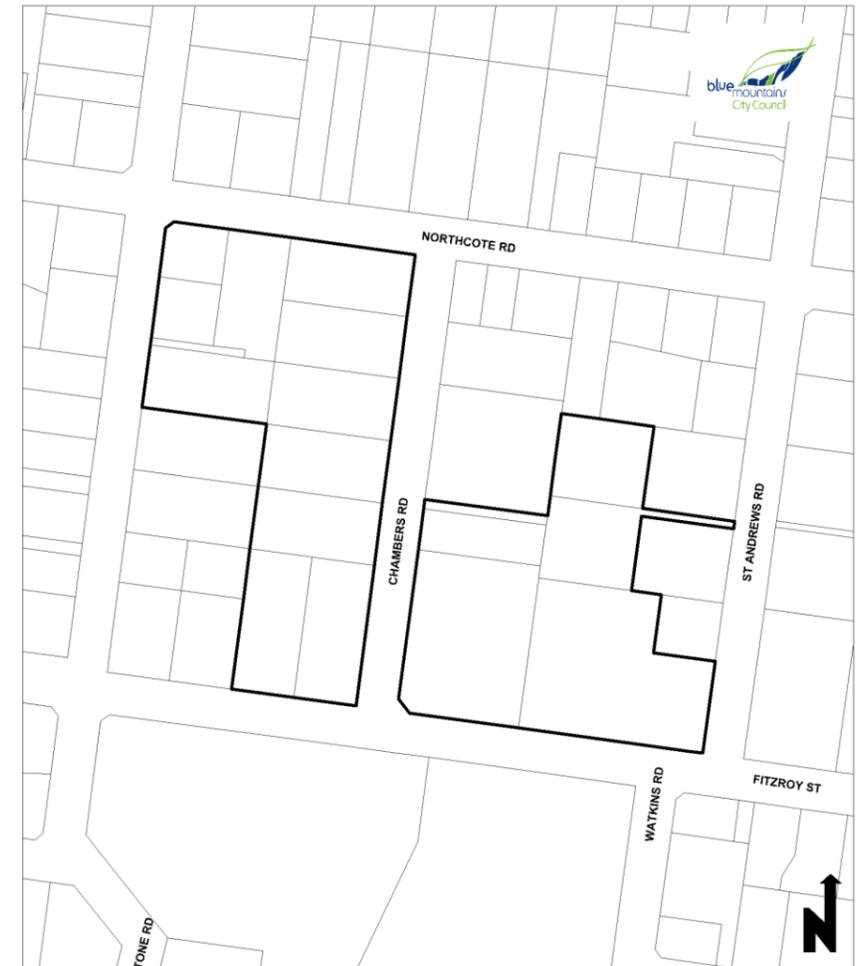
<ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Clause 4.1E, 4.1F</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Clause 4.1E, 4.1F</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Clause 4.1E, 4.1F</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Clause 4.1E, 4.1F</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Clause 4.1E, 4.1F</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Clause 4.1E, 4.1F</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Clause 4.1E, 4.1F</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Area G - Clause 4.1F</li> </ul>	<p><b>Boundary Adjustments (m2/ha)</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> 5000 m2 - Clause 4.2A(2)</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> 1ha - Clause 4.2A(2)</li> </ul>
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Subject land



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Subject land

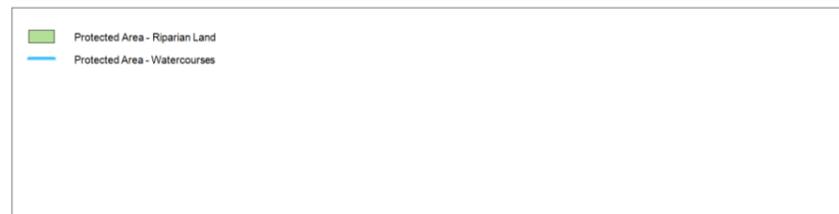
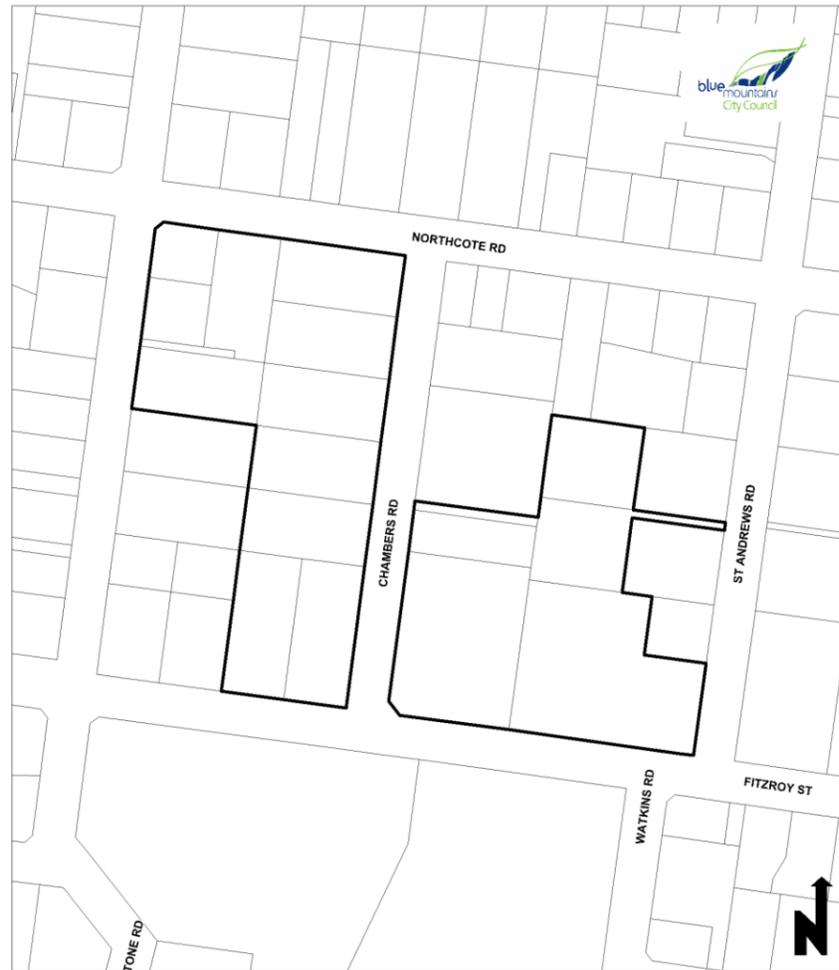


<ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Clause 4.1E, 4.1F</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Clause 4.1E, 4.1F</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Clause 4.1E, 4.1F</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Clause 4.1E, 4.1F</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Clause 4.1E, 4.1F</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Clause 4.1E, 4.1F</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Clause 4.1E, 4.1F</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Area G - Clause 4.1F</li> </ul>	<p><b>Boundary Adjustments (m2/ha)</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> 5000 m2 - Clause 4.2A(2)</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> 1ha - Clause 4.2A(2)</li> </ul>
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Subject land

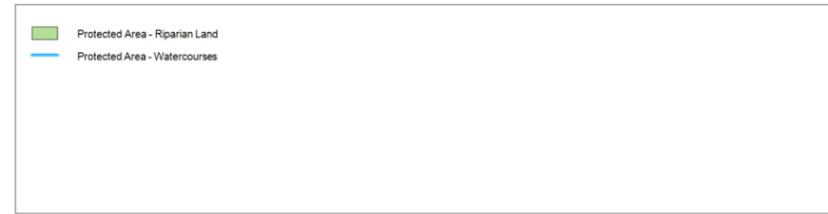
**8 Riparian Lands and Watercourses**

**8.1 Current** LEP 2015



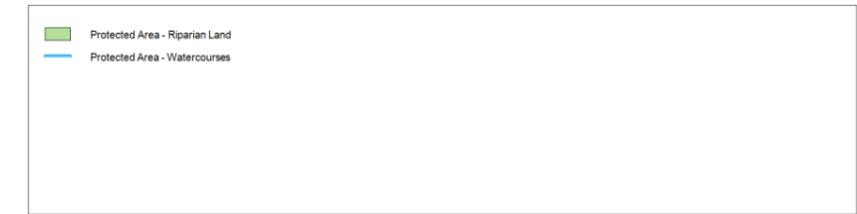
 Subject land

**8.2 Previously exhibited** Draft LEP 2013



 Subject land

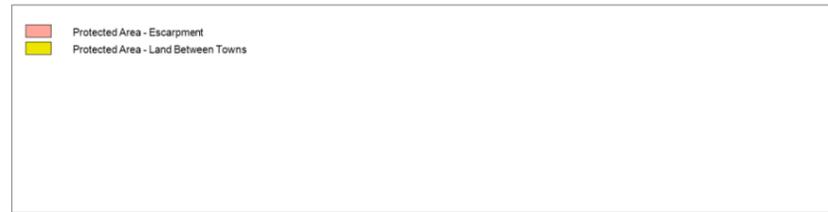
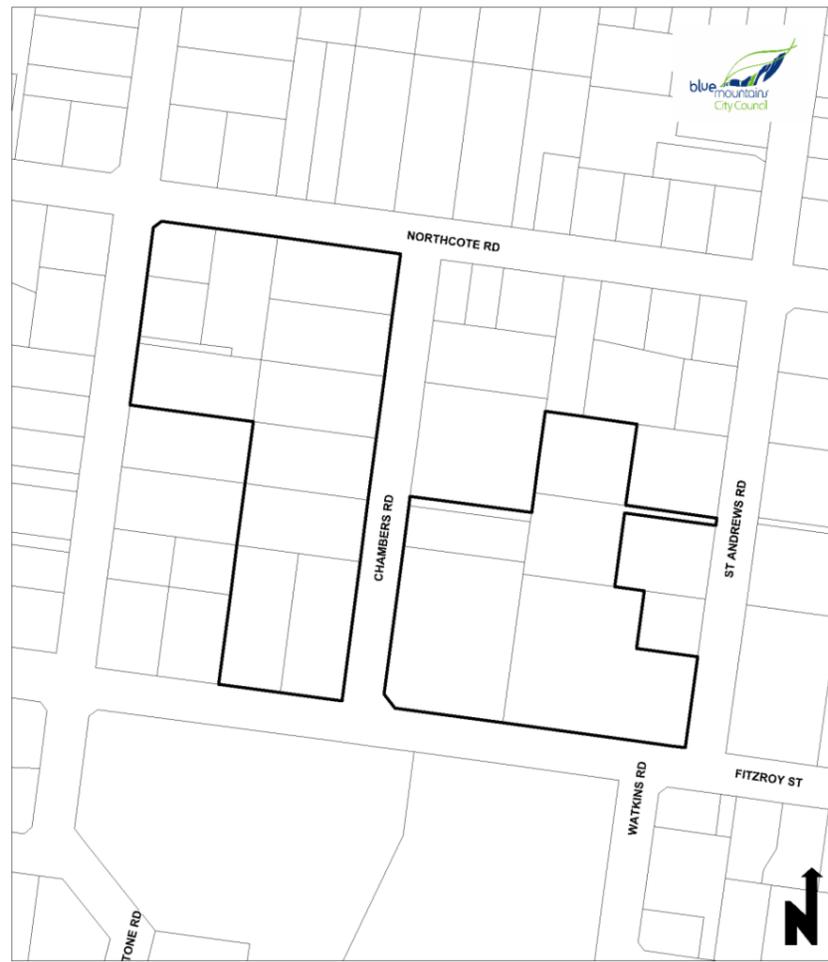
**8.3 Proposed** LEP 2015 Draft Amendment 3



 Subject land

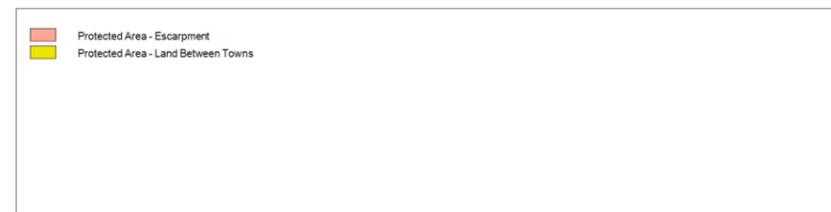
**9 Scenic and Landscape Values**

**9.1 Current** LEP 2015



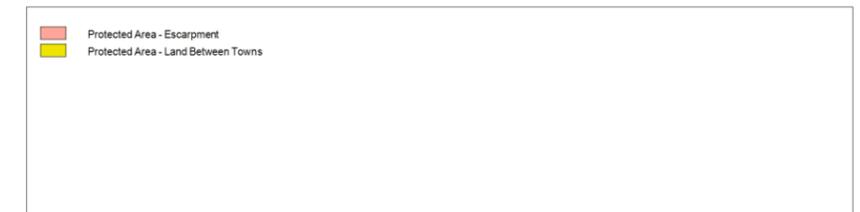
 Subject land

**9.2 Previously exhibited** Draft LEP 2013



 Subject land

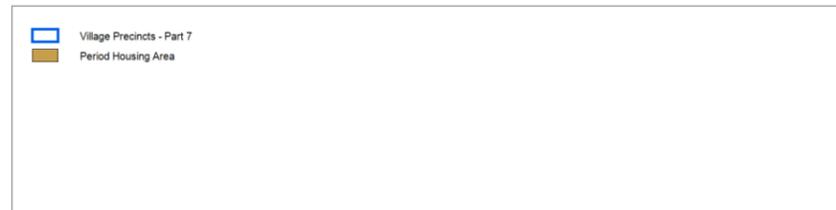
**9.3 Proposed** LEP 2015 Draft Amendment 3



 Subject land

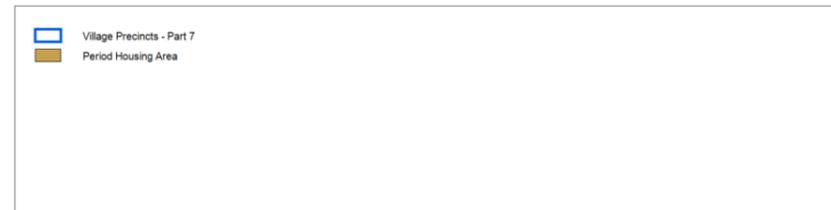
**10 Built Character**

**10.1 Current** LEP 2015



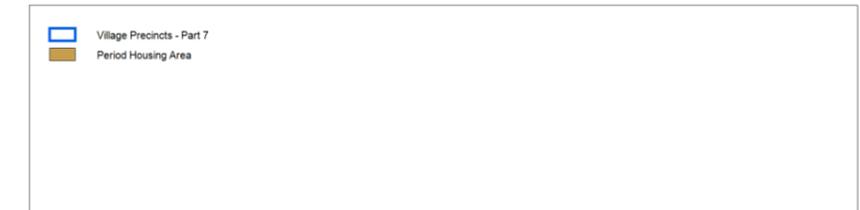
 Subject land

**10.2 Previously exhibited** Draft LEP 2013



 Subject land

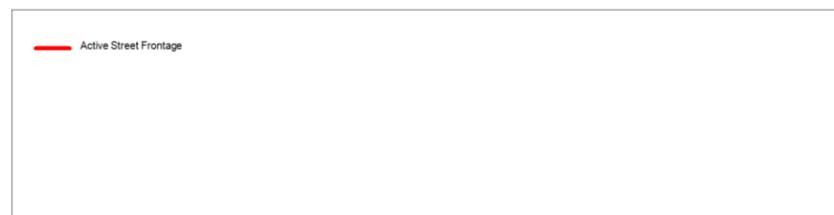
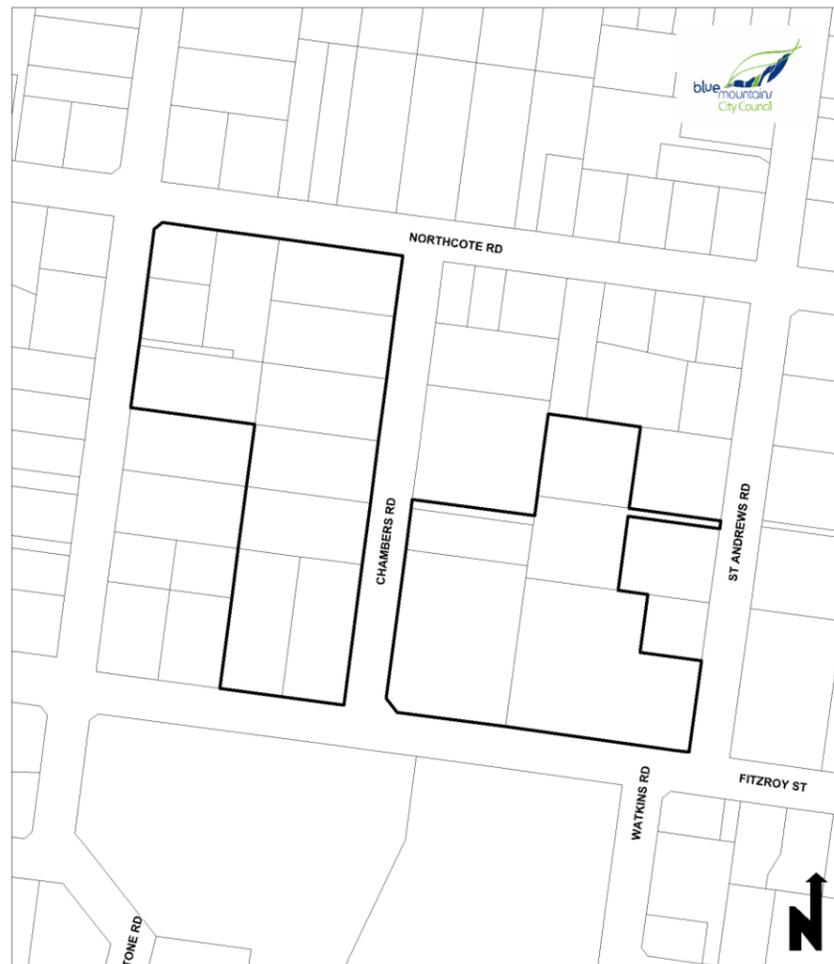
**10.3 Proposed** LEP 2015 Draft Amendment 3



 Subject land

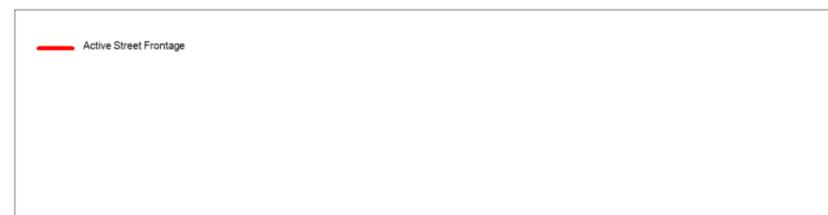
**11 Active Street Frontages**

**11.1 Current** LEP 2015



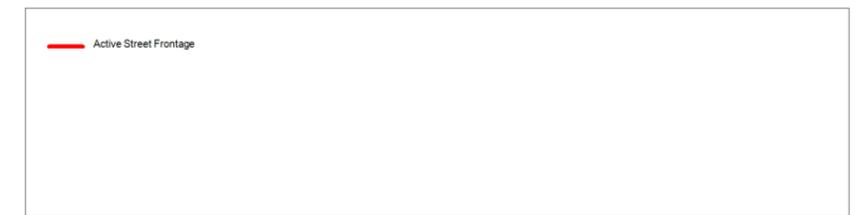
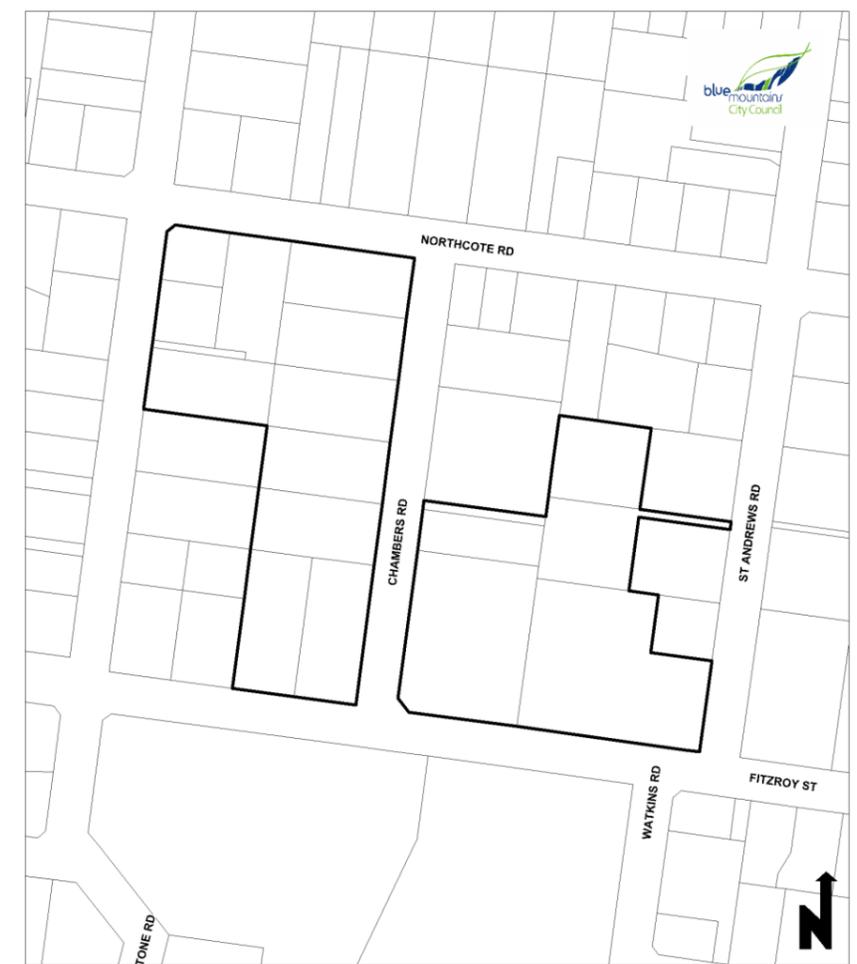
 Subject land

**11.2 Previously exhibited** Draft LEP 2013



 Subject land

**11.3 Proposed** LEP 2015 Draft Amendment 3



 Subject land

**12 Natural Resources - Biodiversity**

**12.1 Current** LEP 2015



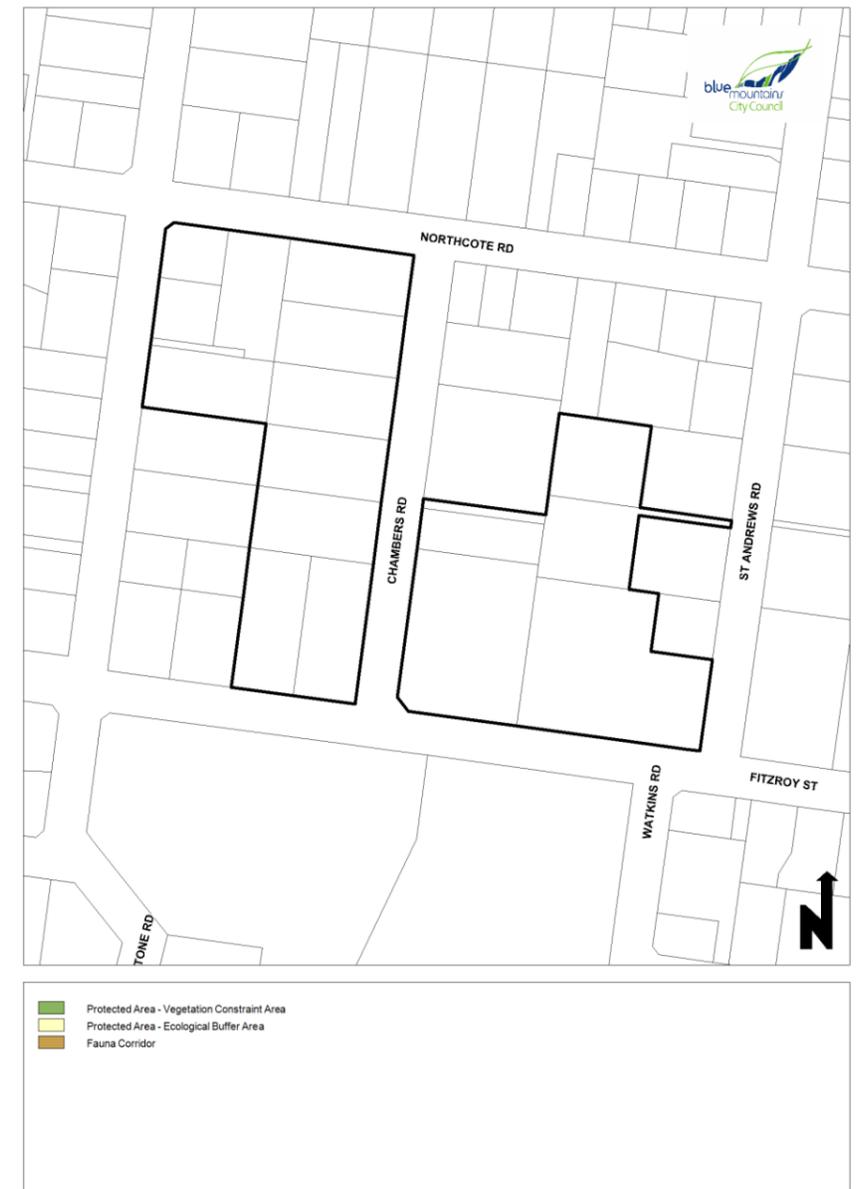
 Subject land

**12.2 Previously exhibited** Draft LEP 2013



 Subject land

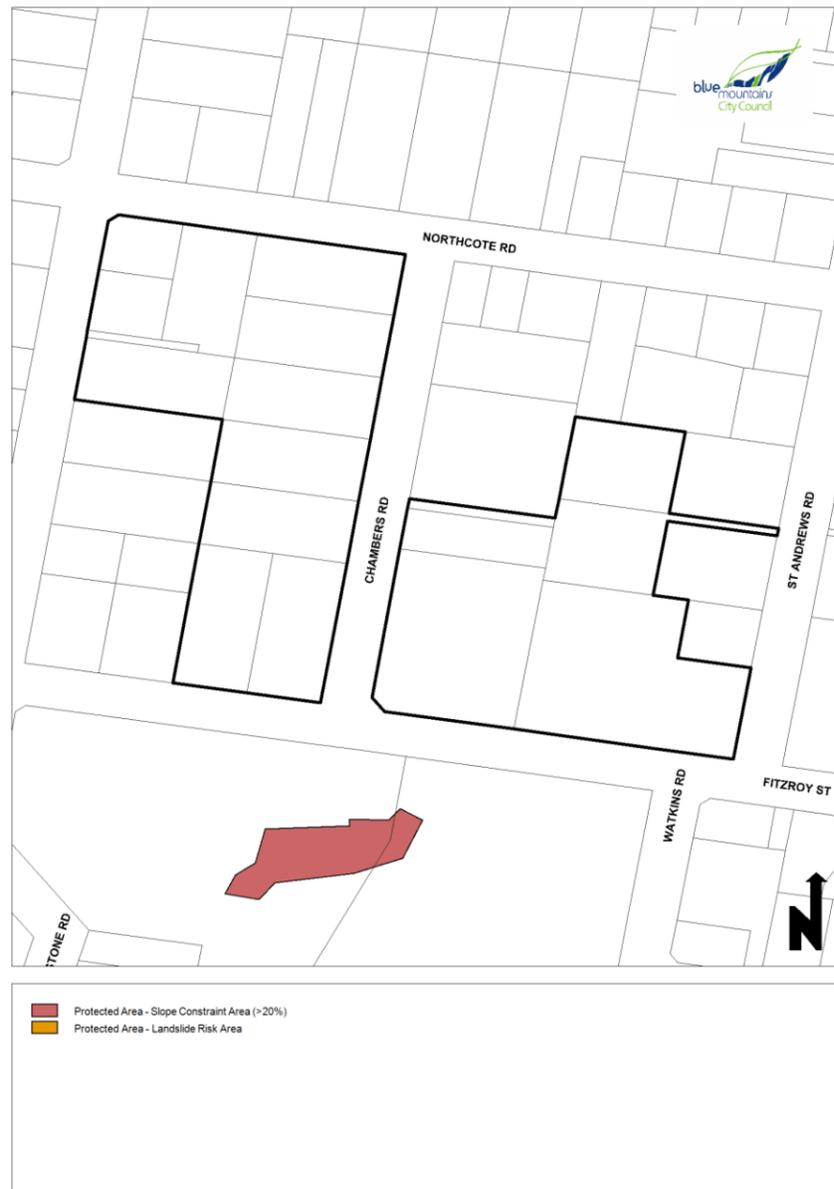
**12.3 Proposed** LEP 2015 Draft Amendment 3



 Subject land

**13 Natural Resources - Land**

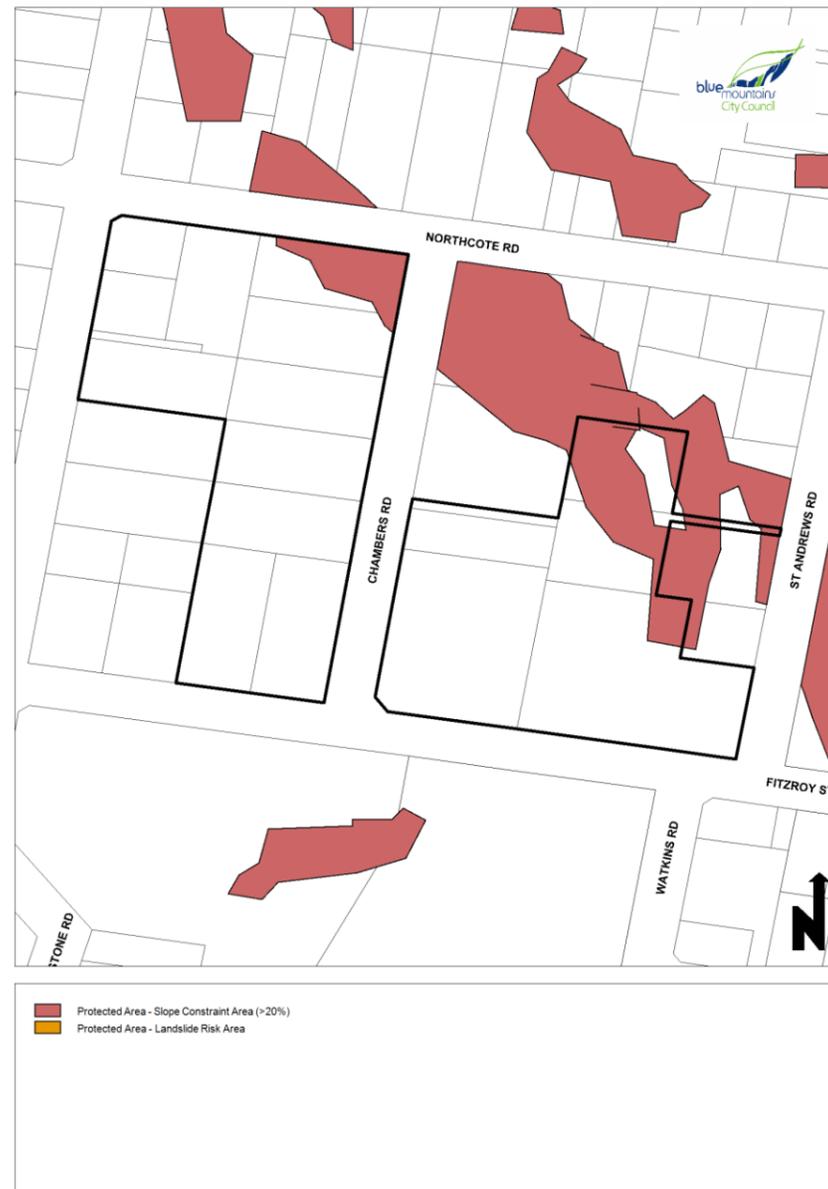
**13.1 Current** LEP 2015



■ Protected Area - Slope Constraint Area (>20%)  
■ Protected Area - Landslide Risk Area

Subject land

**13.2 Previously exhibited** Draft LEP 2013



■ Protected Area - Slope Constraint Area (>20%)  
■ Protected Area - Landslide Risk Area

Subject land

**13.3 Proposed** LEP 2015 Draft Amendment 3



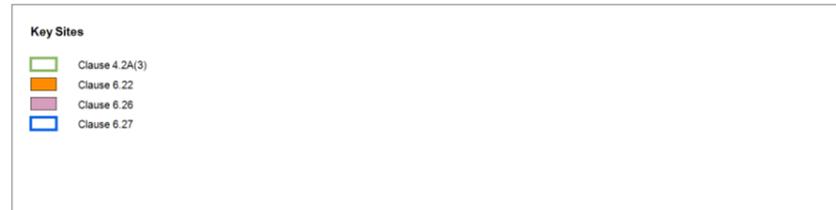
■ Protected Area - Slope Constraint Area (>20%)  
■ Protected Area - Landslide Risk Area

Subject land

**14 Key Sites**

**14.1 Current**

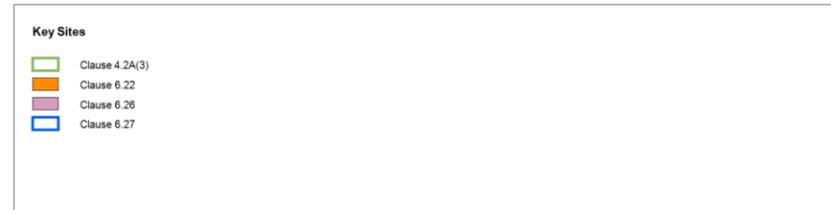
LEP 2015



Subject land

**14.2 Previously exhibited**

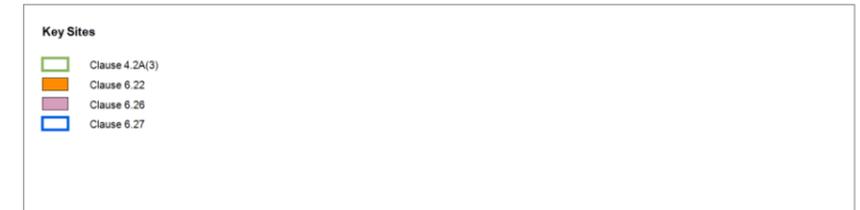
Draft LEP 2013



Subject land

**14.3 Proposed**

LEP 2015 Draft Amendment 3



Subject land