

PLANNING PROPOSAL

Sutherland Shire Local Environmental Plan 2015
(SSLEP 2015)

Amendment 7

Part 2 – Maps

Sutherland Shire Council

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PART 4 – MAPS

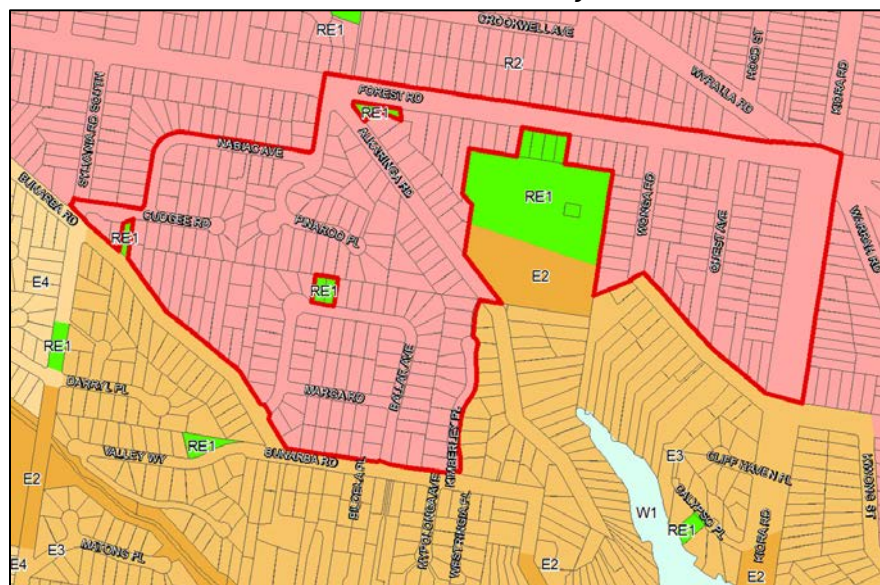
The following changes to maps are proposed:

1. Gymea Bay Rezoning (See Part 1 p9)

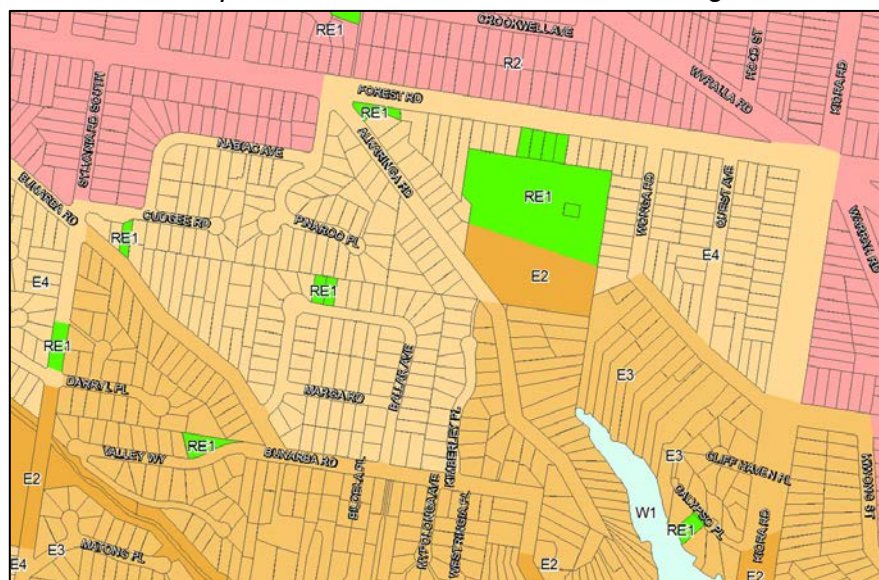
Land within Gymea Bay, Yowie Bay and Miranda bounded by Kimberley Place, Bunarba Road, Nabiac Avenue, Forest Road and Kiara Road

Land Zoning Map

Current Zone – R2 Low Density Residential

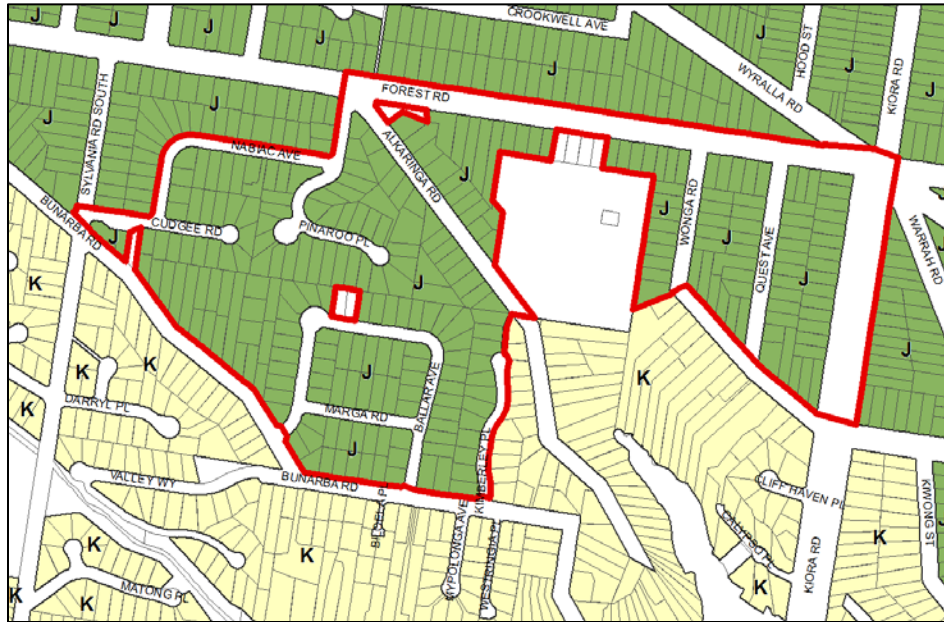


Proposed Zone – E4 Environmental Living



Landscape Area Map

Existing Landscape Area– 35%



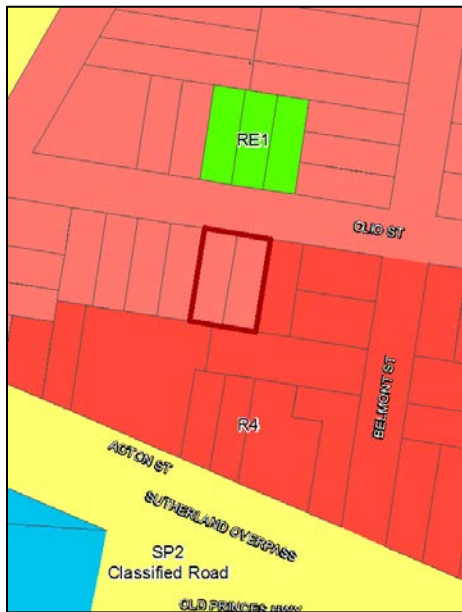
Proposed Landscape Area– 40%



2. Rezoning of 48-50 Clio Street, Sutherland (Lot 10 and Lot 11 DP 6641)(see Part 2 p13)

Land Zoning Map

Current Zone – R3 Medium Density Residential



Proposed Zone – R4 High Density Residential



Floor Space Ratio Map

Current FSR – 0.55:1

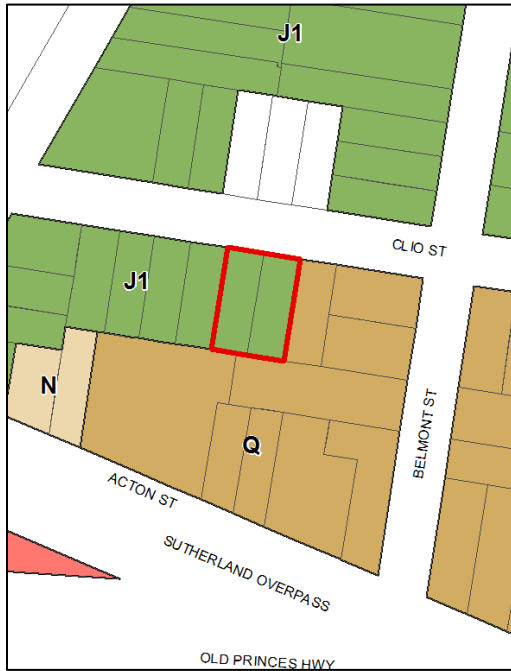


Proposed FSR – 1:1



Height of Buildings Map

Current Height of Buildings – 9m

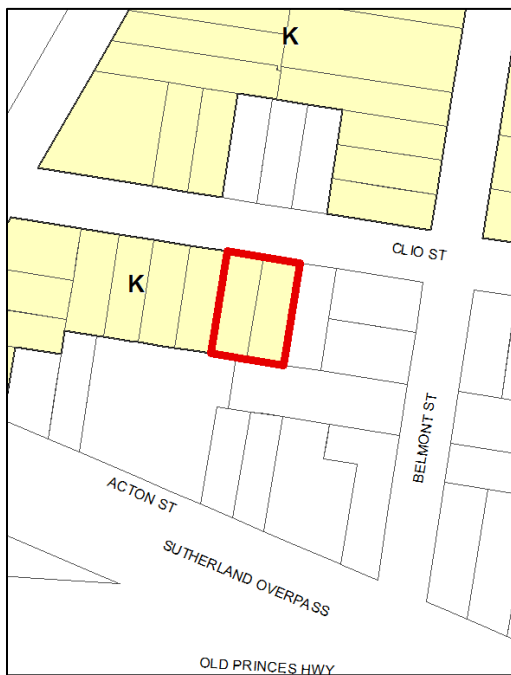


Proposed Height of Buildings – 13m

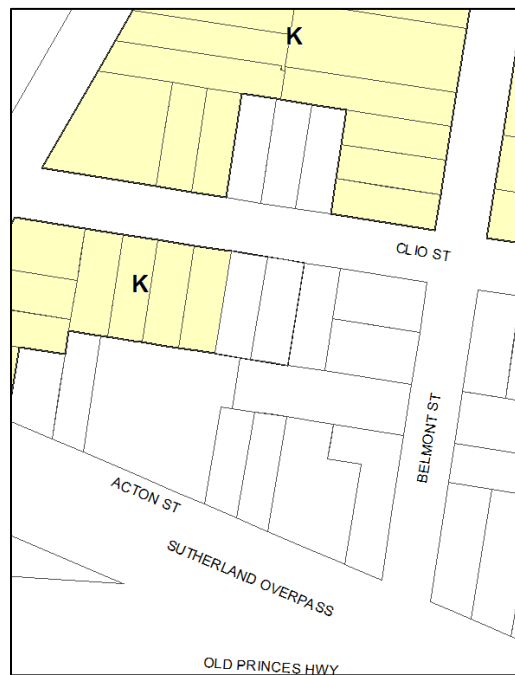


Lot Size Map

Current Minimum Lot Size – 550 m²



Proposed Minimum Lot Size – None



3. Rezoning of 7 Preston Avenue, Engadine (Lot 5 DP232490) (see Part 1 p14)

Floor Space Ratio Map

Current Zone – R4 High Density Residential



Proposed Zone – B3 Commercial Core



Floor Space Ratio Map

Current FSR– 1.2:1



Proposed FSR– 2:1



Height of Buildings Map

Current Height of Buildings – 16m



Proposed Height of Buildings – 20m



Landscape Area Map

Current Landscape Area - 30%

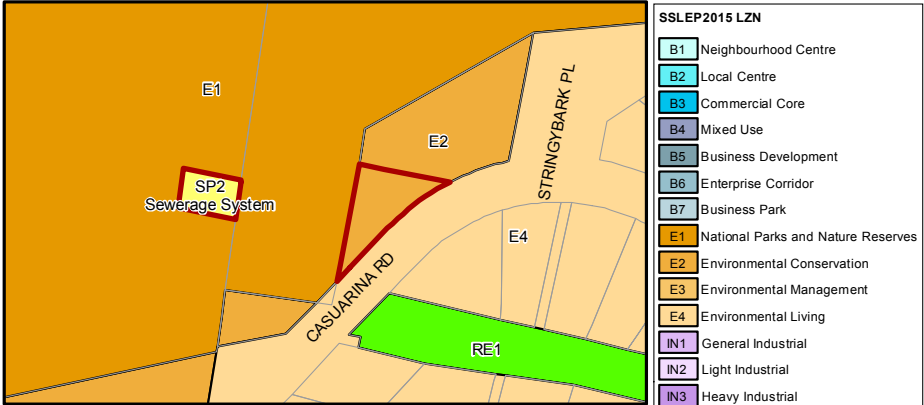


Proposed Landscape Area – removed

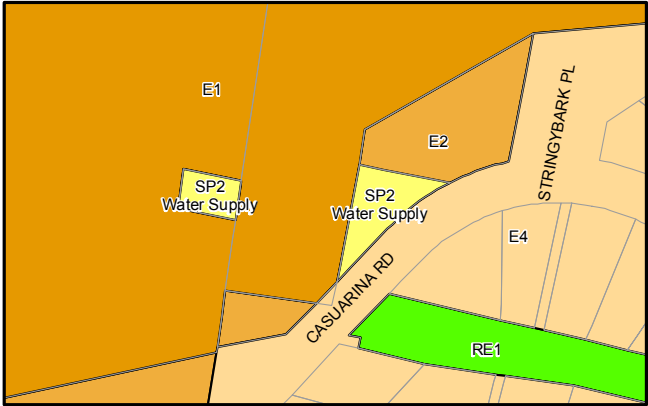


4. Rezoning of Sydney Water Properties (see Part 1 p16)

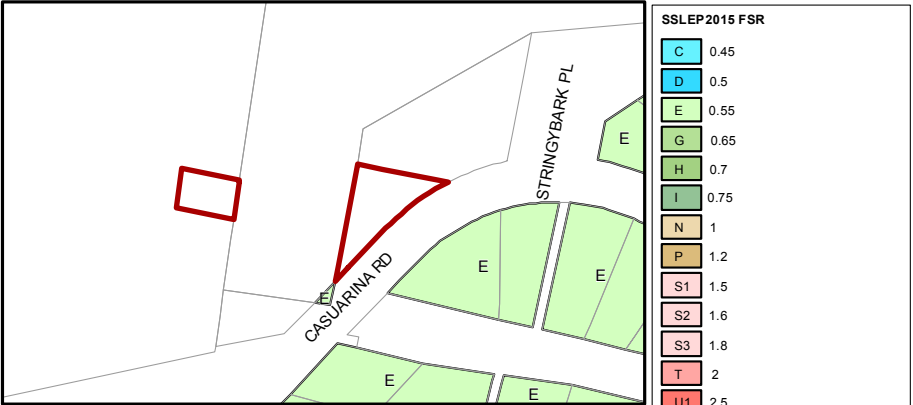
Existing Land Zoning



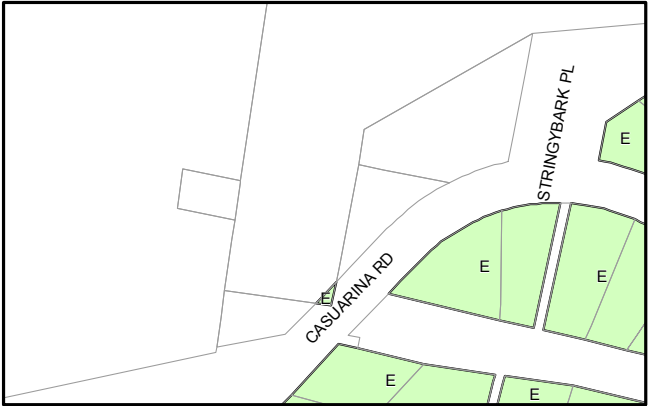
Proposed Land Zoning



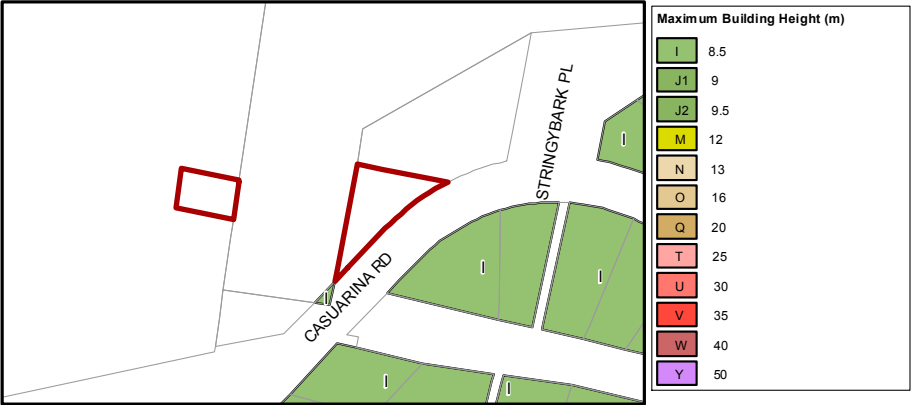
Existing Floor Space Ratio



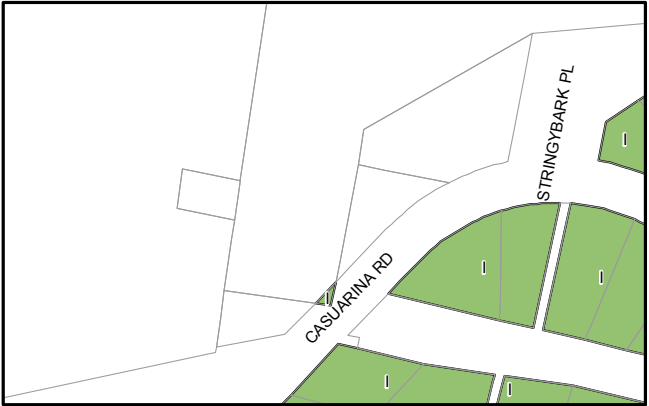
Proposed Floor Space Ratio



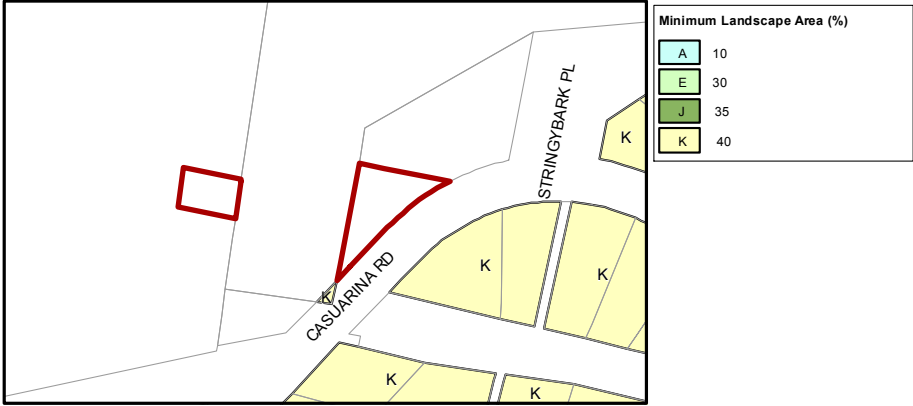
Existing Height Of Building



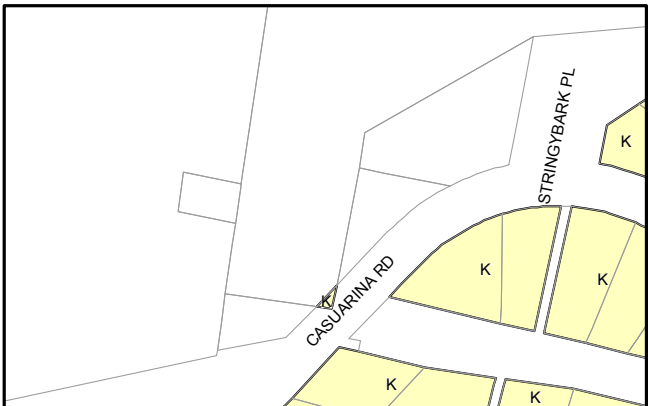
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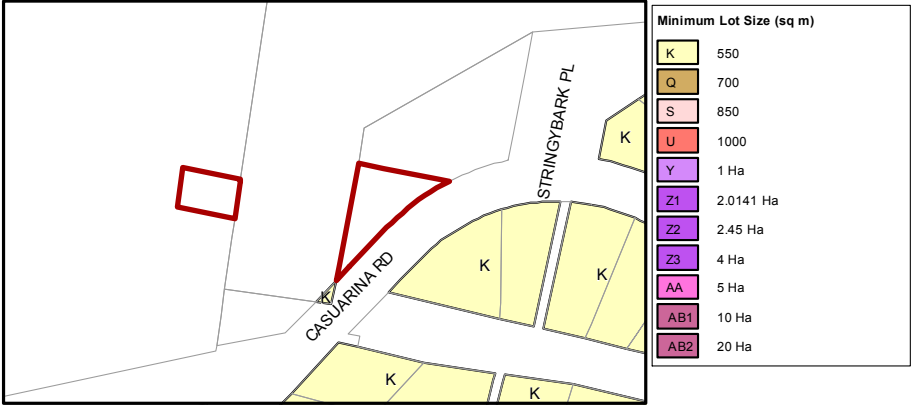
Existing Landscape Area



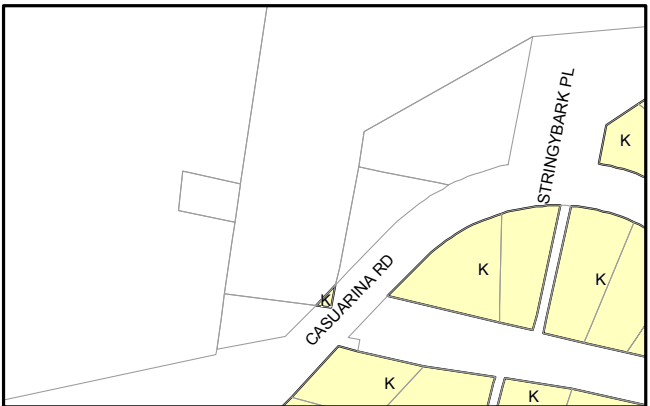
Proposed Landscape Area



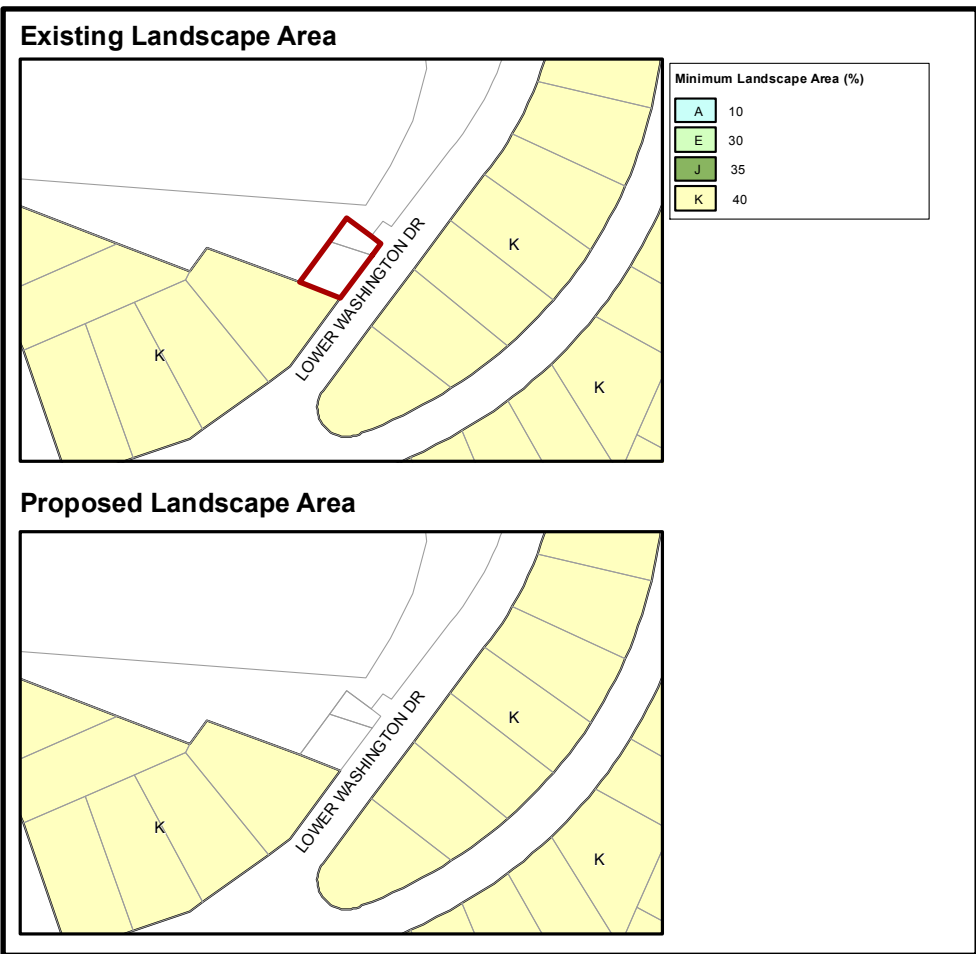
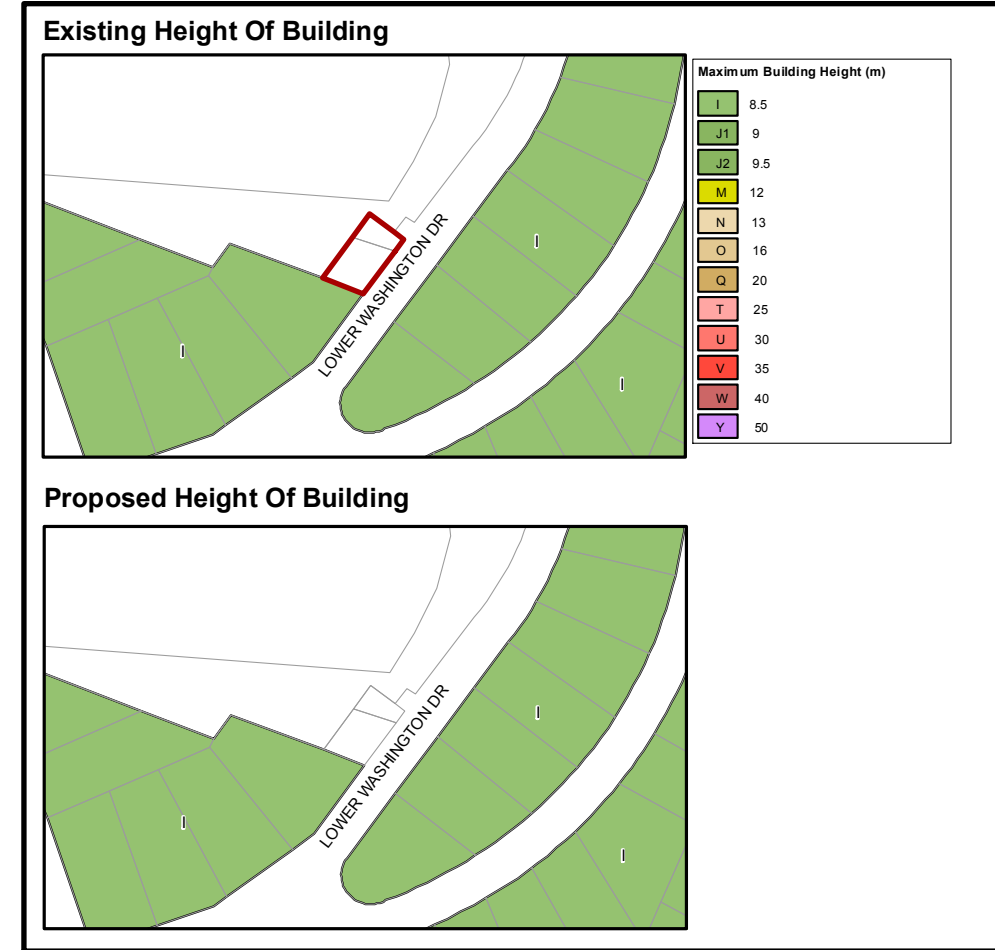
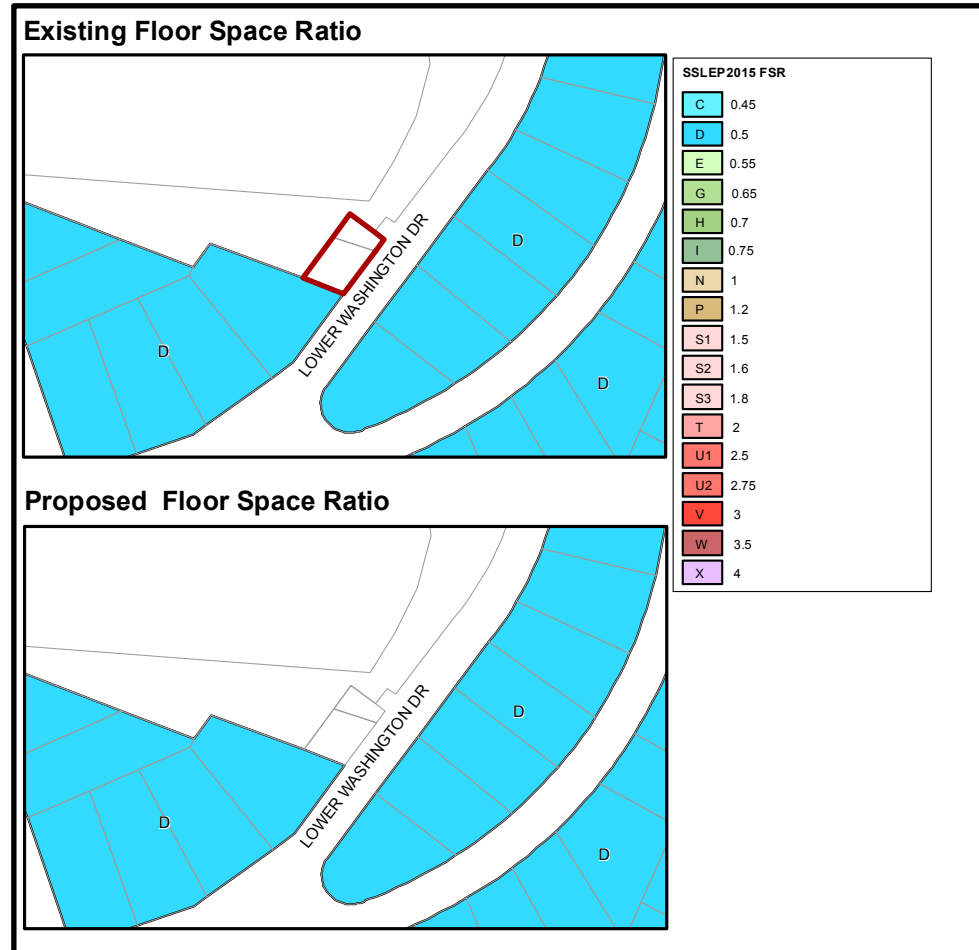
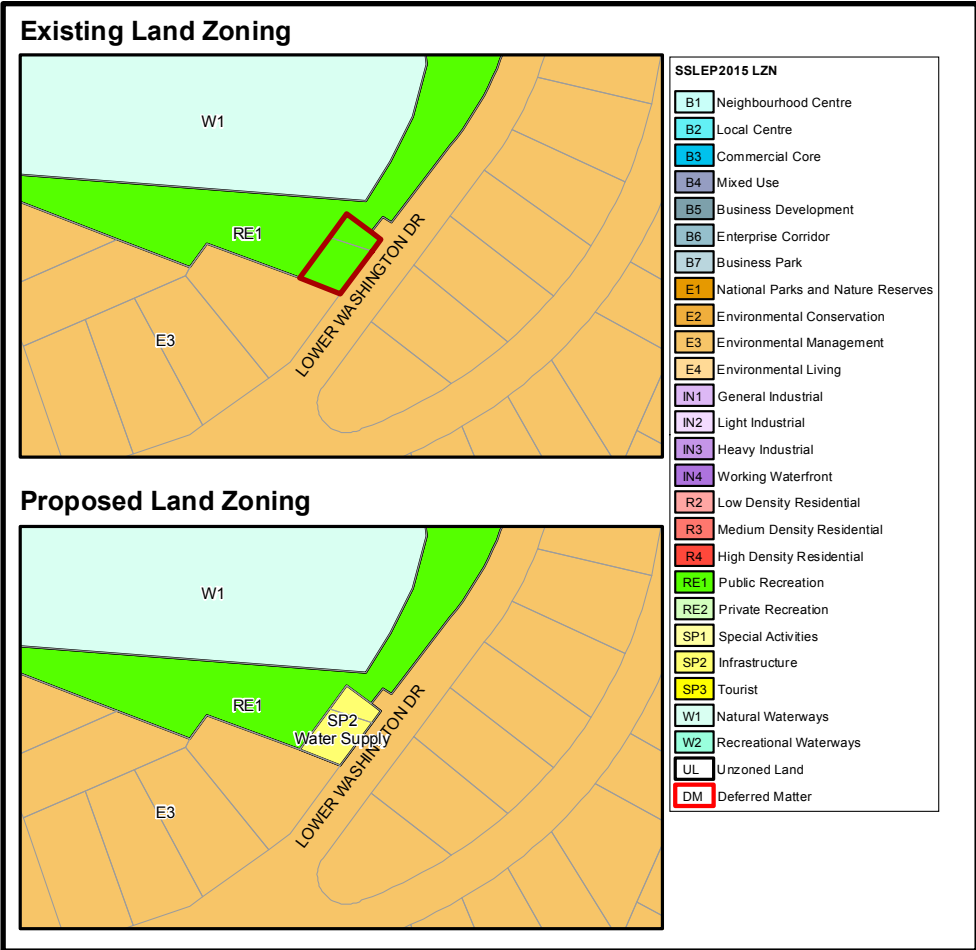
Existing Lot Size



Proposed Lot Size

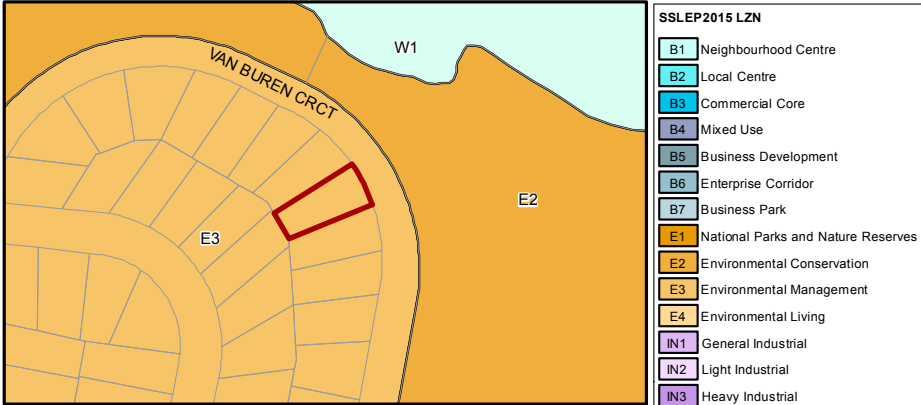


A change to the zoning of the subject land as indicated is proposed. There are no proposed changes to the applicable development standards. The map series is provided for information only.

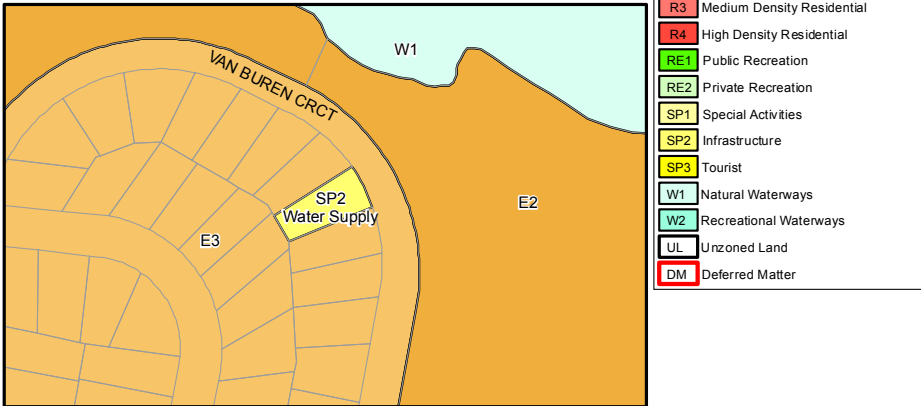


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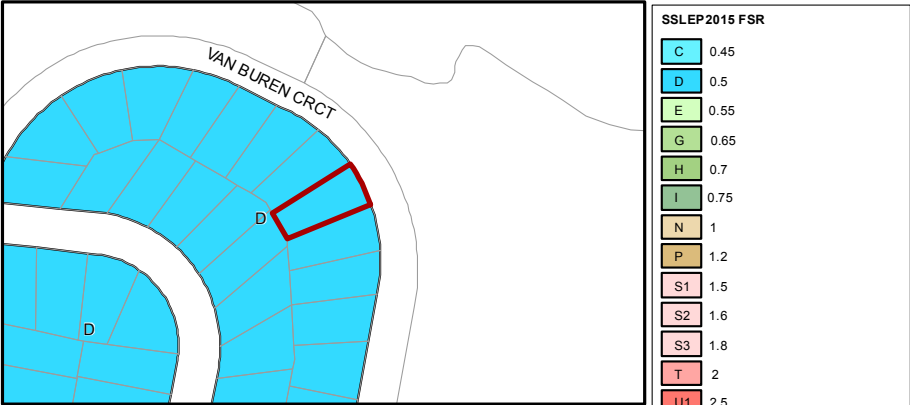
Existing Land Zoning



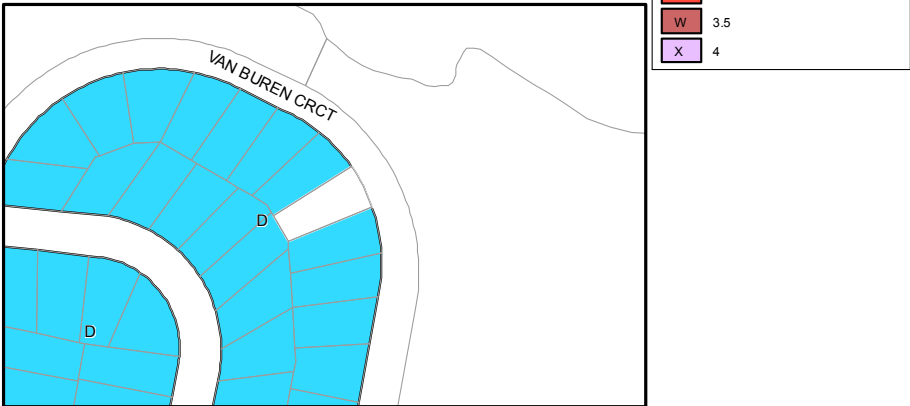
Proposed Land Zoning



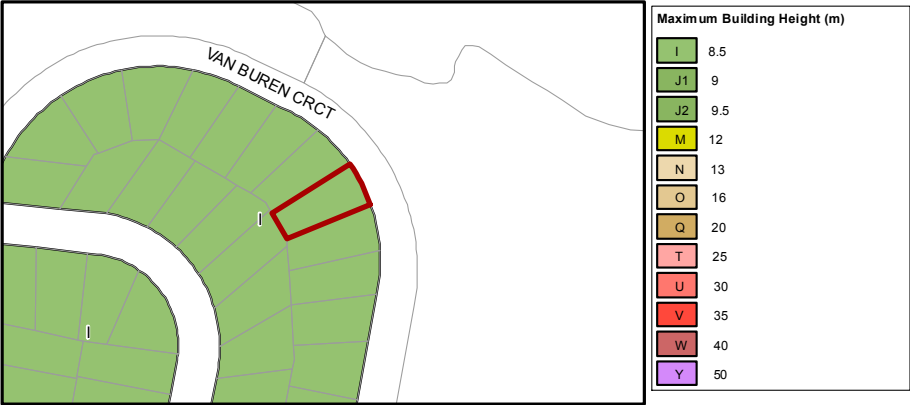
Existing Floor Space Ratio



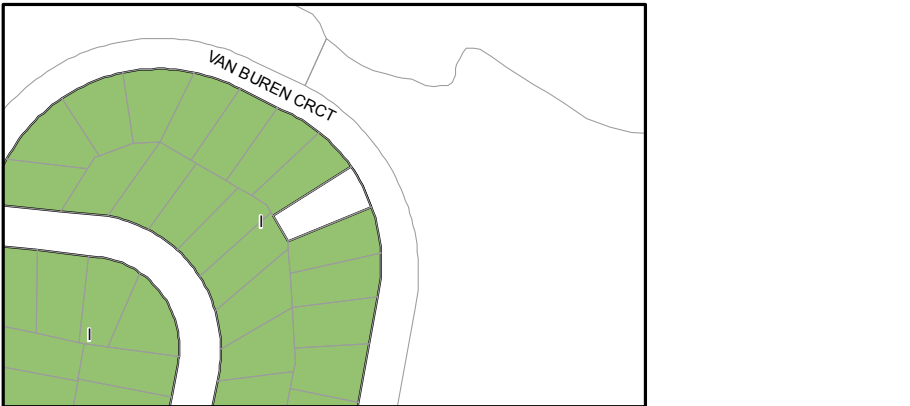
Proposed Floor Space Ratio



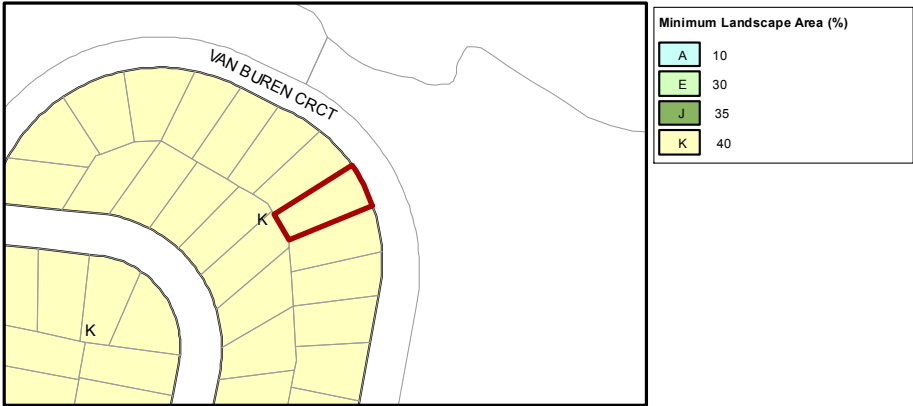
Existing Height Of Building



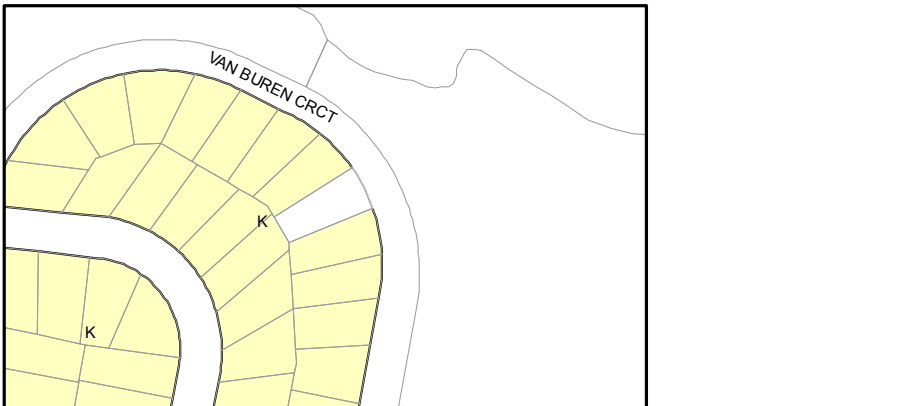
Proposed Height Of Building



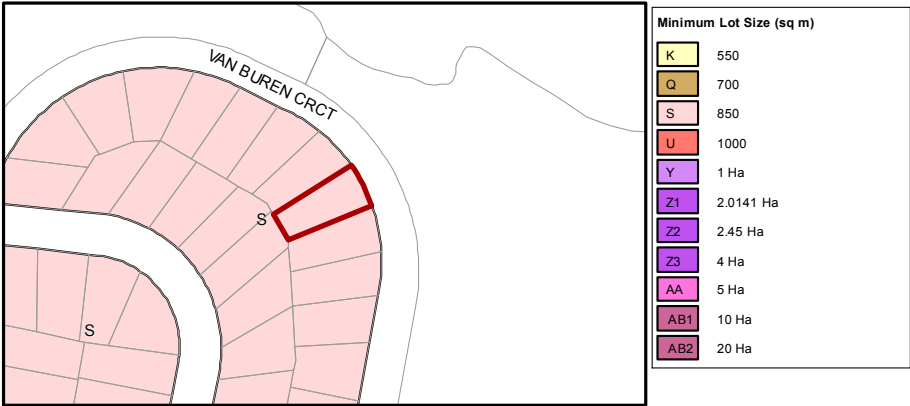
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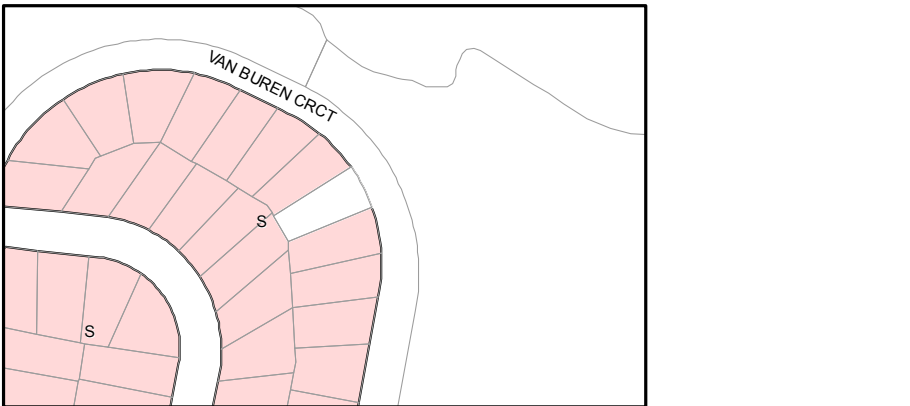
Proposed Landscape Area



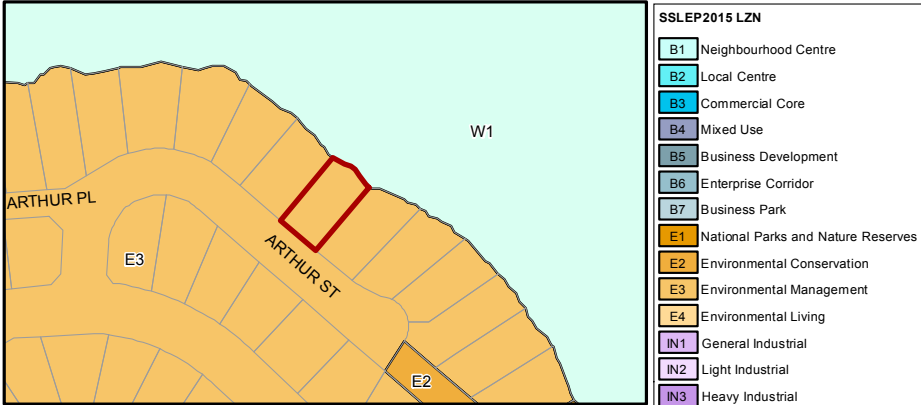
Existing Lot Size



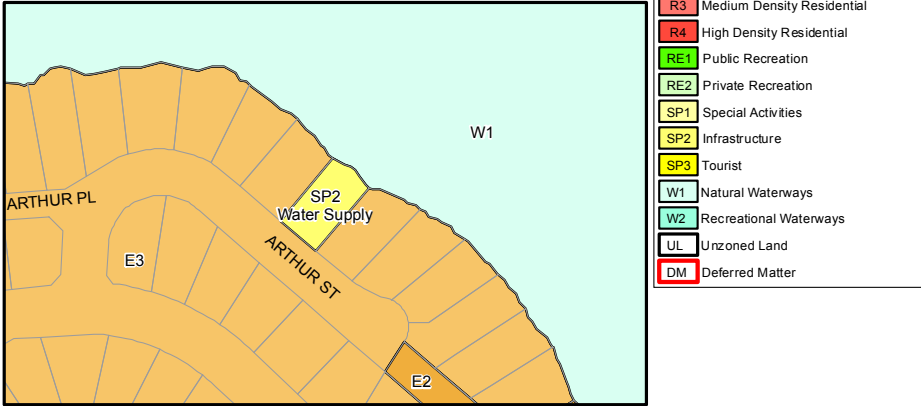
Proposed Lot Size



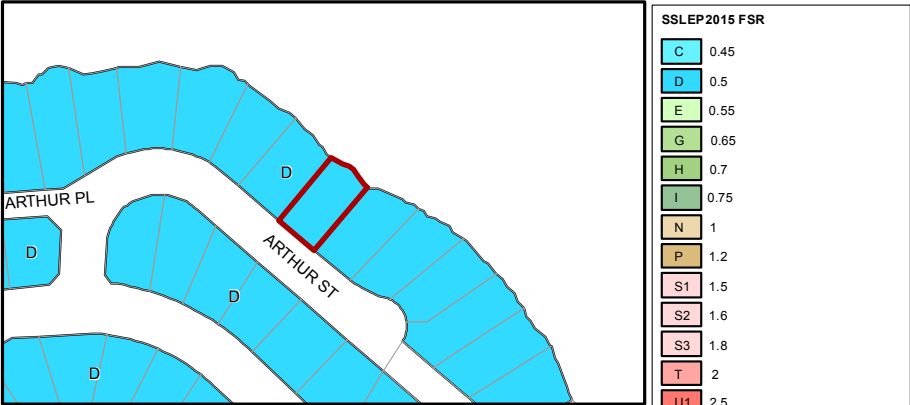
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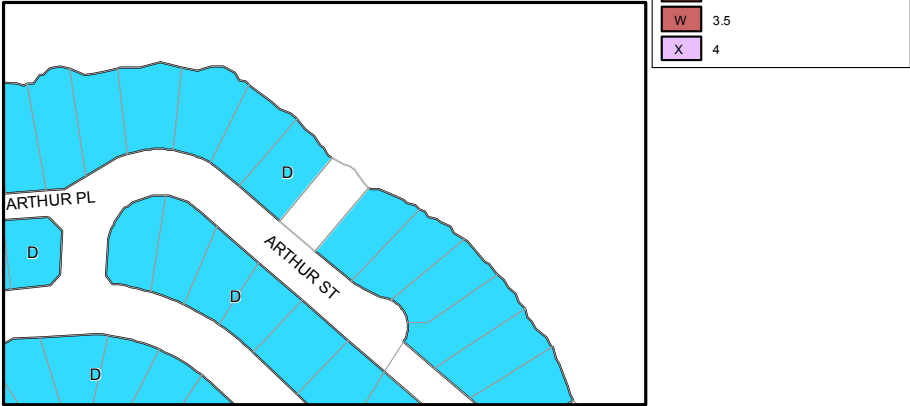
Proposed Land Zoning



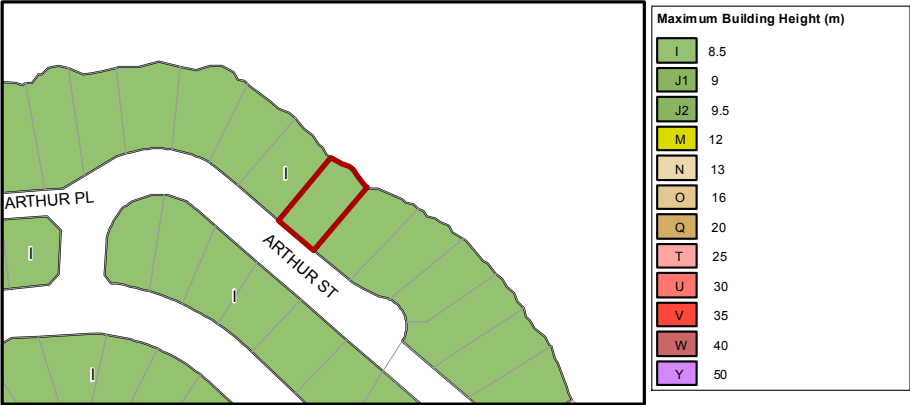
Existing Floor Space Ratio



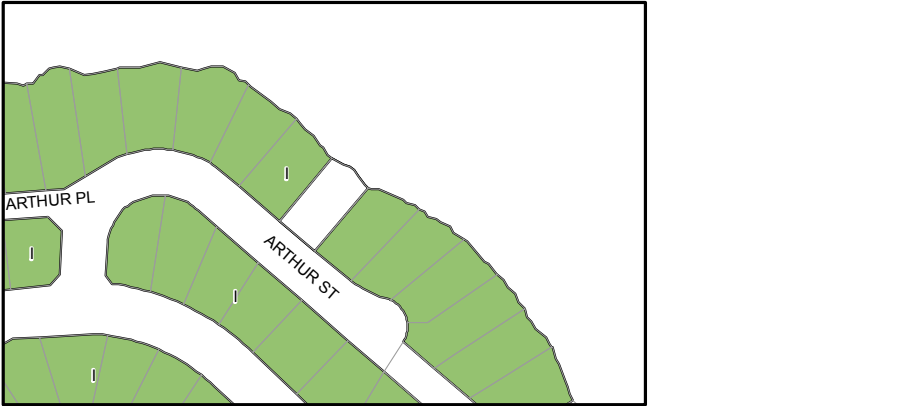
Proposed Floor Space Ratio



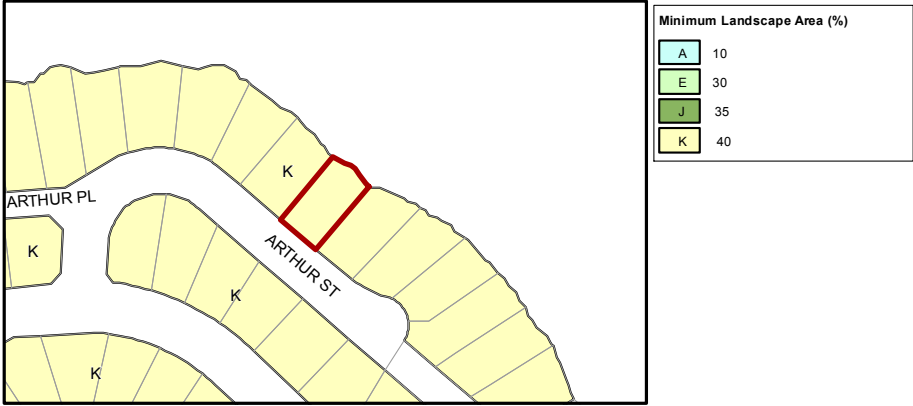
Existing Height Of Building



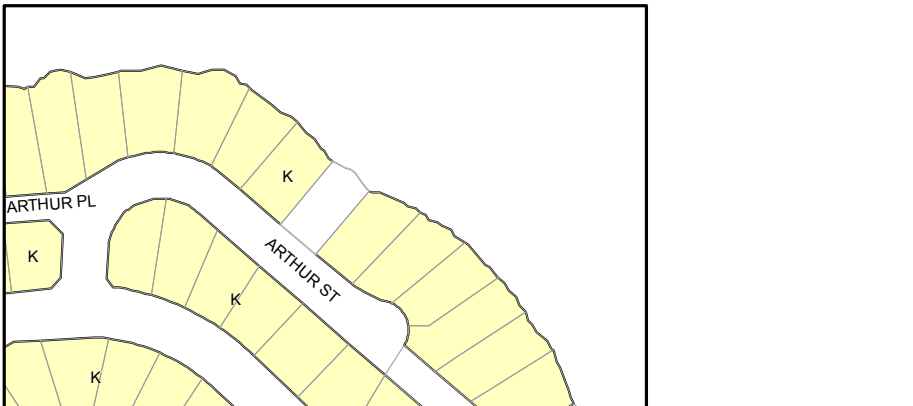
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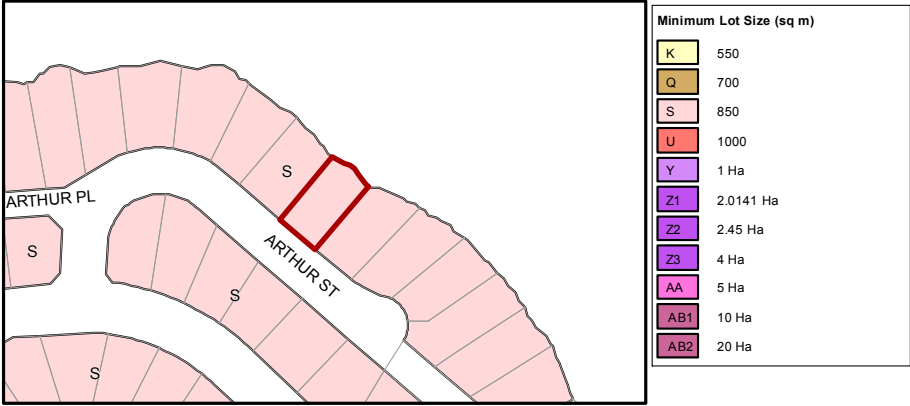
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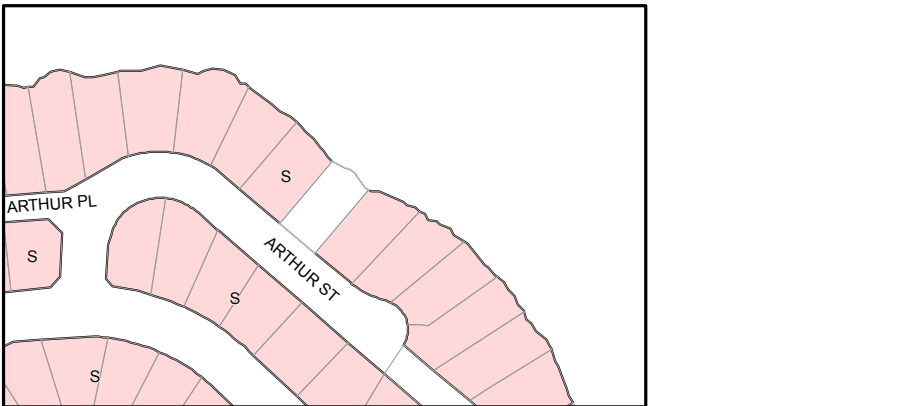
Proposed Landscape Area

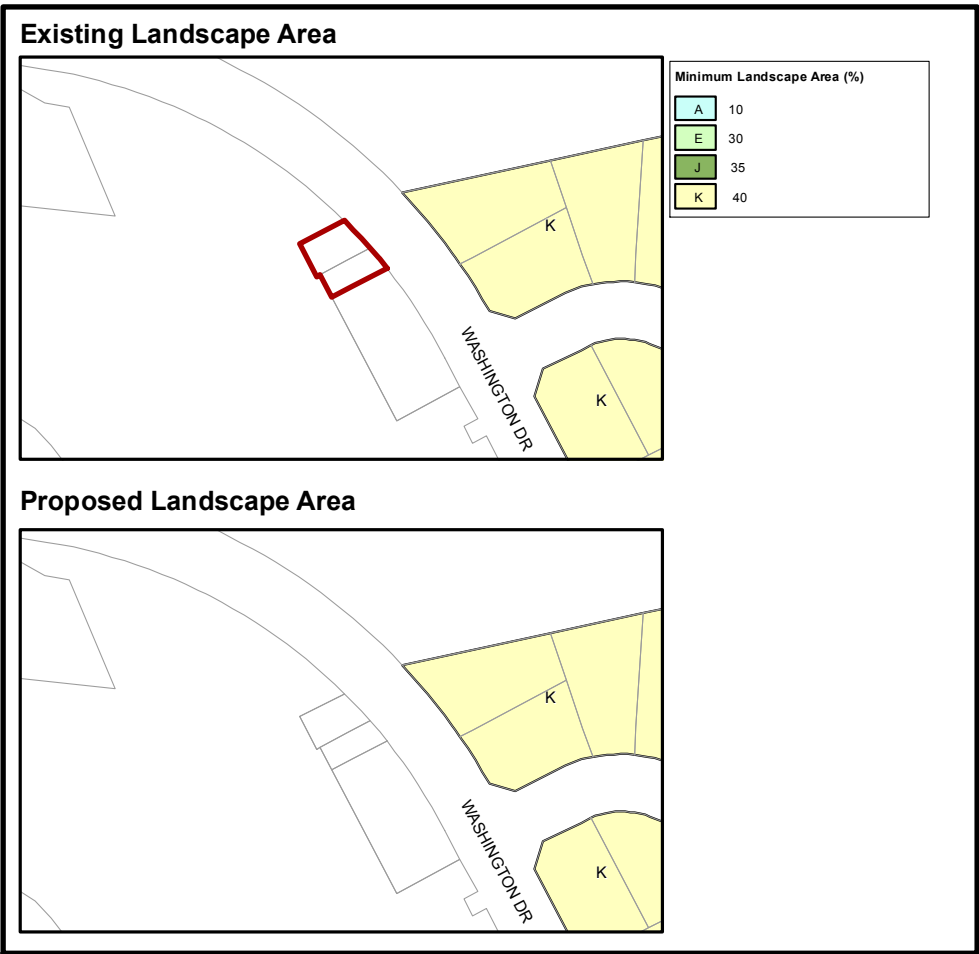
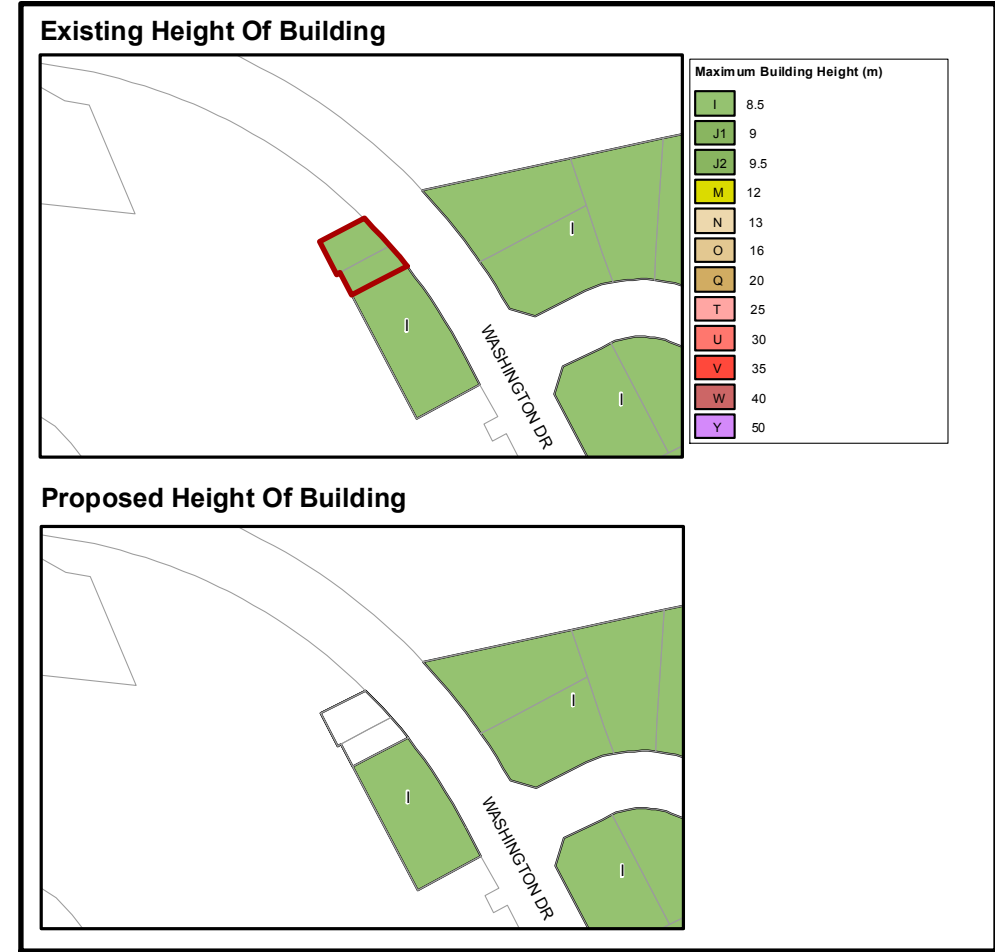
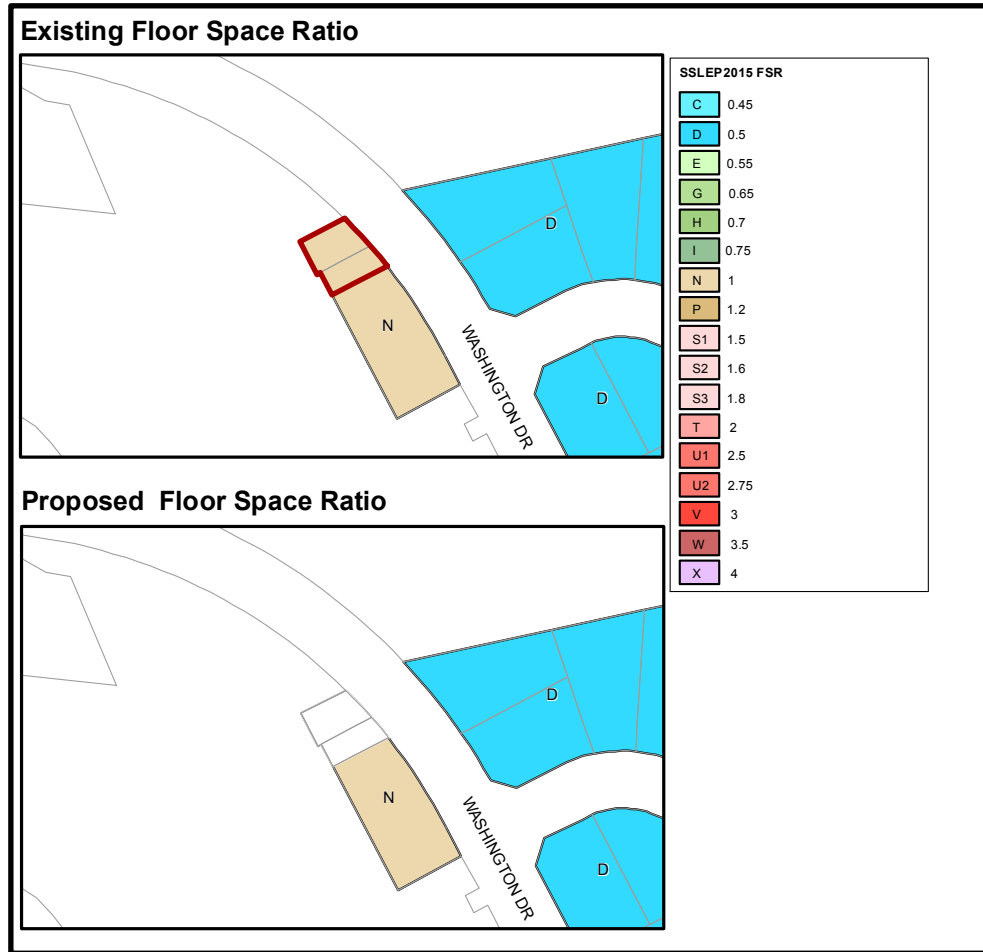
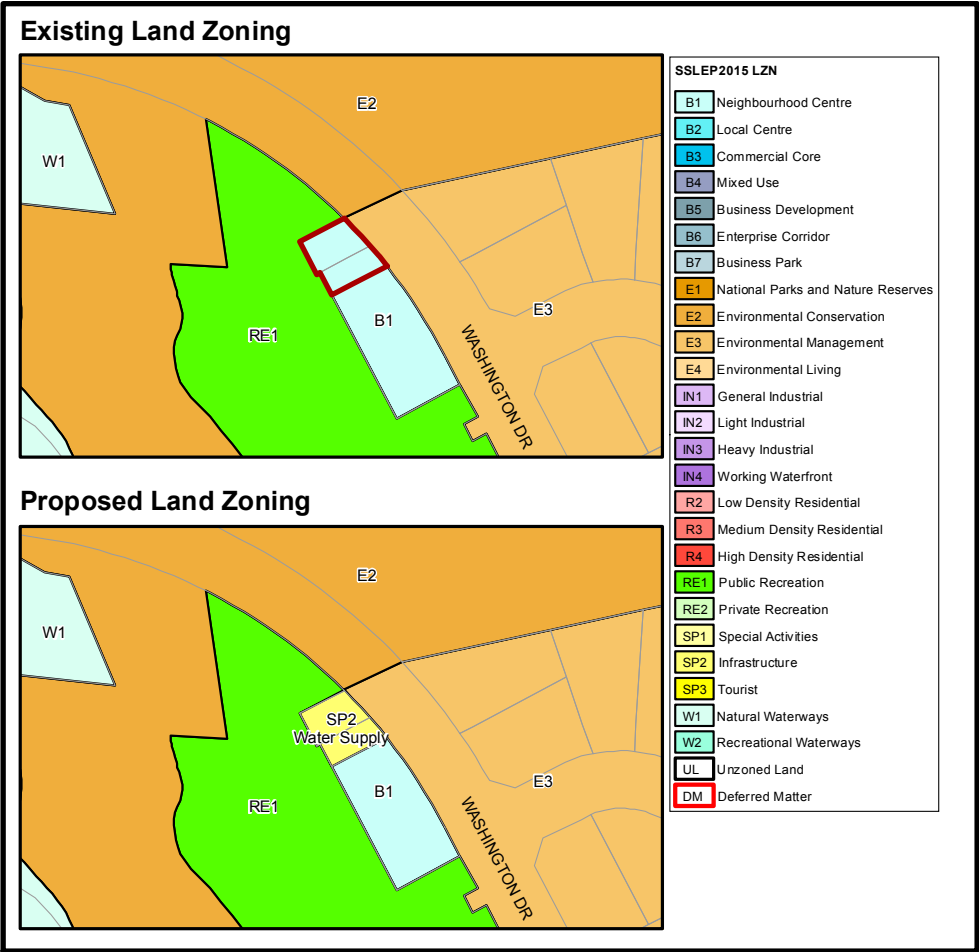


Existing Lot Size

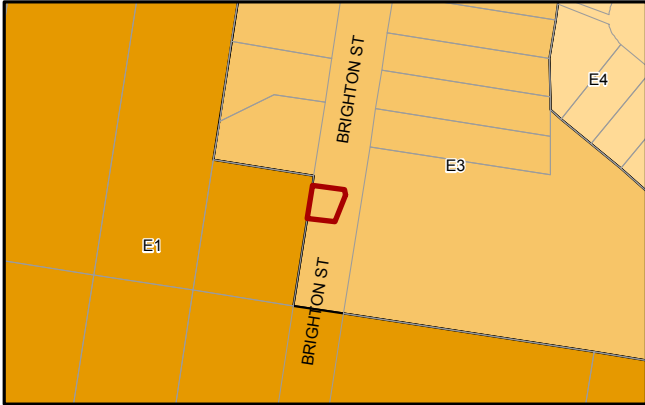


Proposed Lot Size



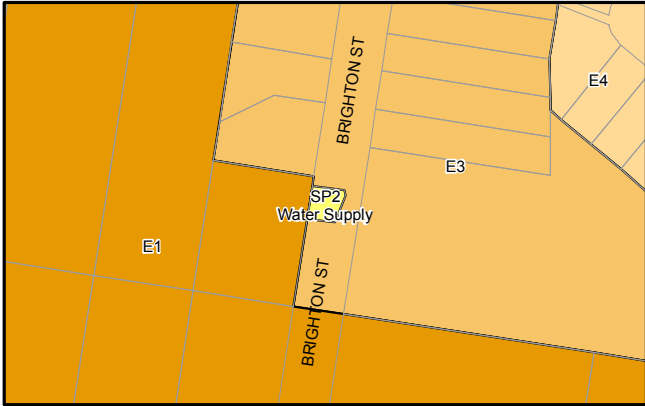


Existing Land Zoning

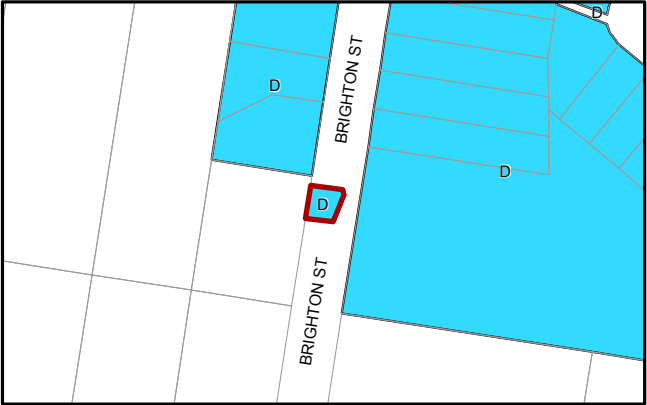


SSLEP2015 LZN	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
IN3	Heavy Industrial
IN4	Working Waterfront
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways
UL	Unzoned Land
DM	Deferred Matter

Proposed Land Zoning



Existing Floor Space Ratio

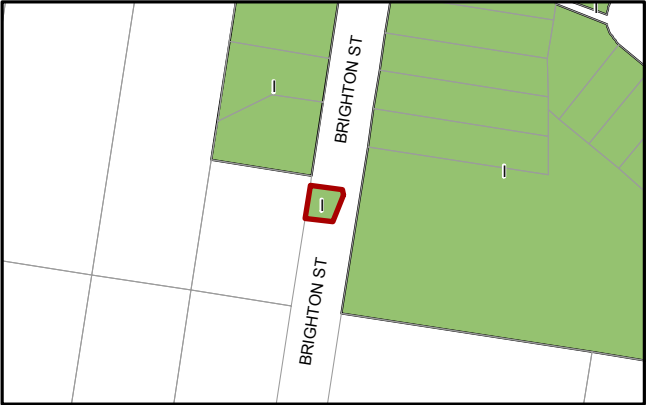


SSLEP2015 FSR	
C	0.45
D	0.5
E	0.55
G	0.65
H	0.7
I	0.75
N	1
P	1.2
S1	1.5
S2	1.6
S3	1.8
T	2
U1	2.5
U2	2.75
V	3
W	3.5
X	4

Proposed Floor Space Ratio



Existing Height Of Building

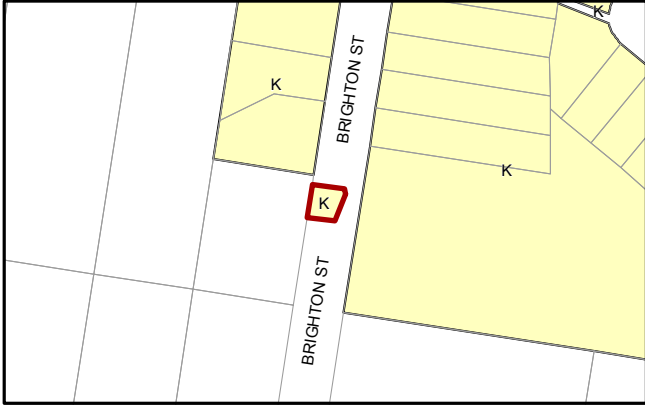


Maximum Building Height (m)	
I	8.5
J1	9
J2	9.5
M	12
N	13
O	16
Q	20
T	25
U	30
V	35
W	40
Y	50

Proposed Height Of Building

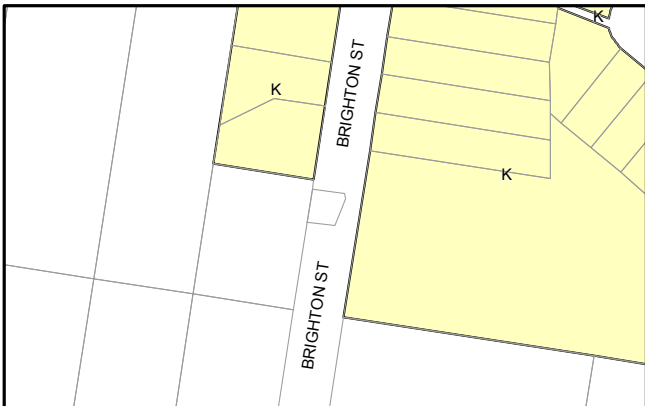


Existing Landscape Area

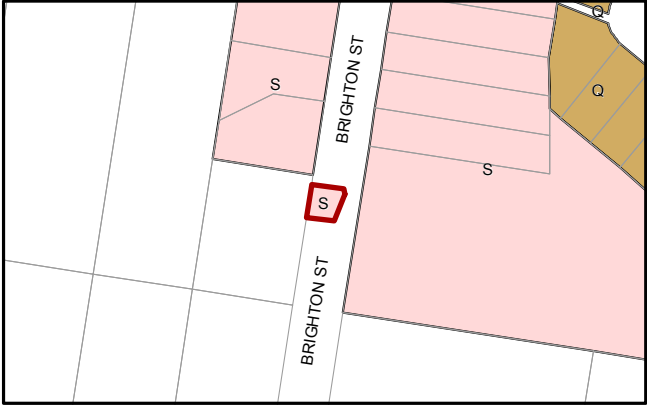


Minimum Landscape Area (%)	
A	10
E	30
J	35
K	40

Proposed Landscape Area



Existing Lot Size

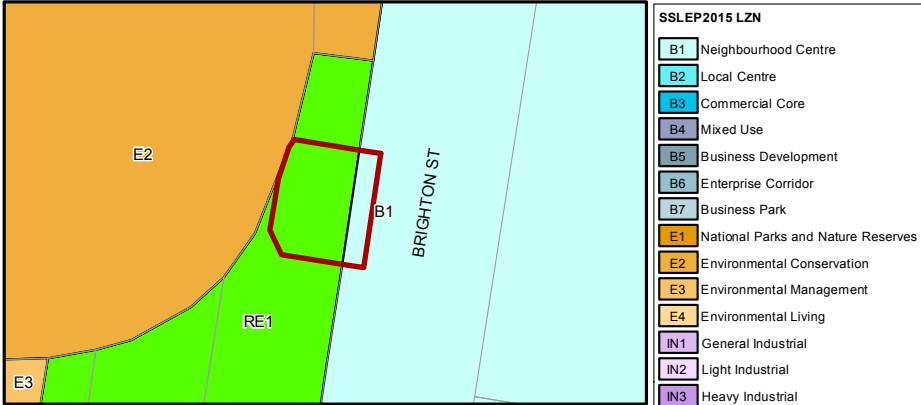


Minimum Lot Size (sq m)	
K	550
Q	700
S	850
U	1000
Y	1 Ha
Z1	2.0141 Ha
Z2	2.45 Ha
Z3	4 Ha
AA	5 Ha
AB1	10 Ha
AB2	20 Ha

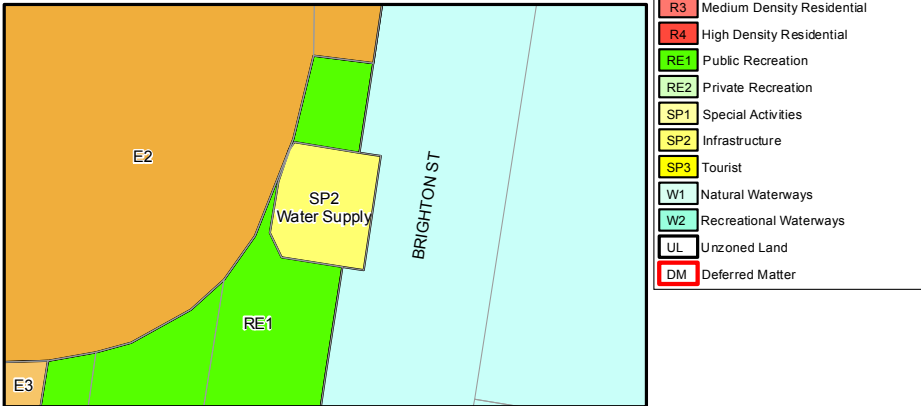
Proposed Lot Size



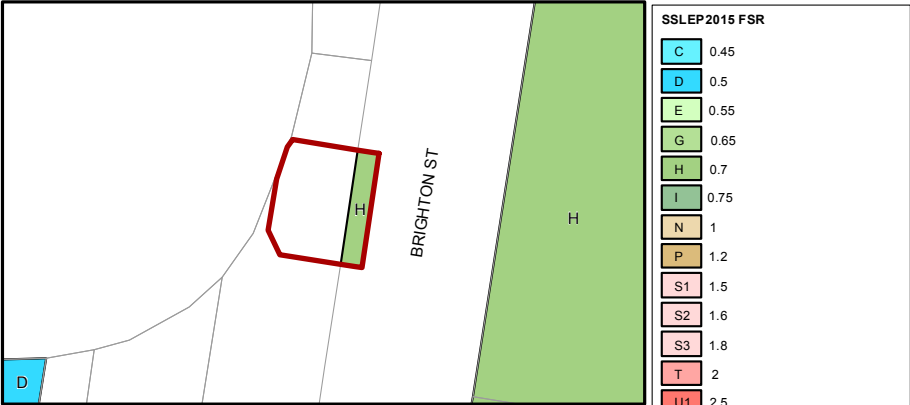
Existing Land Zoning



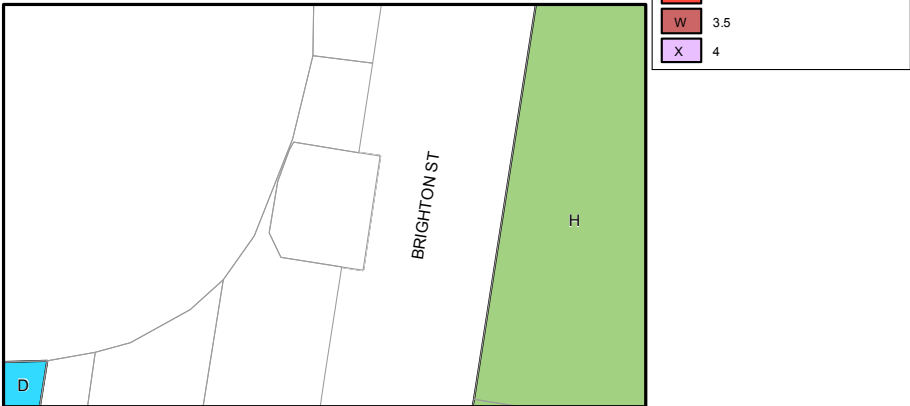
Proposed Land Zoning



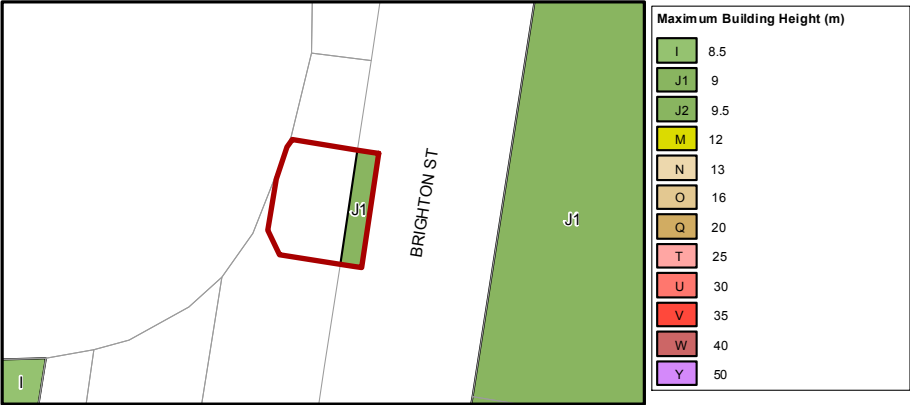
Existing Floor Space Ratio



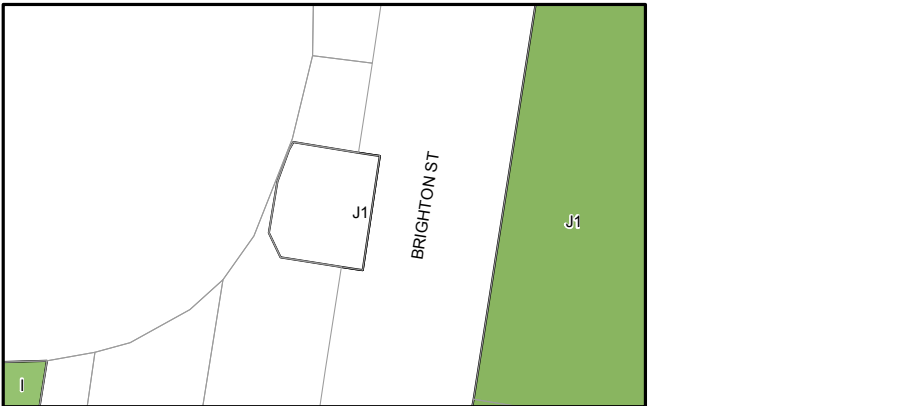
Proposed Floor Space Ratio



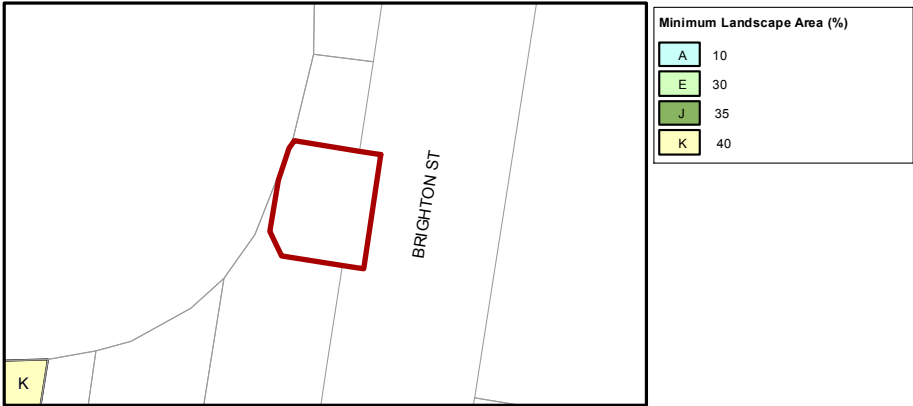
Existing Height Of Building



Proposed Height Of Building



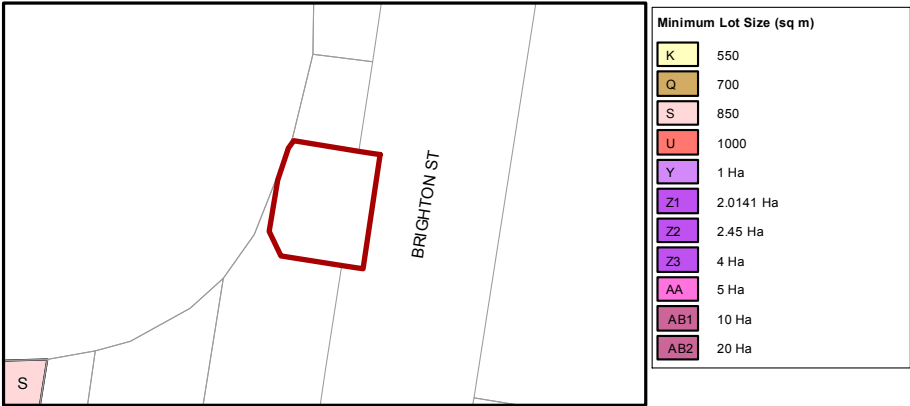
Existing Landscape Area



Proposed Landscape Area



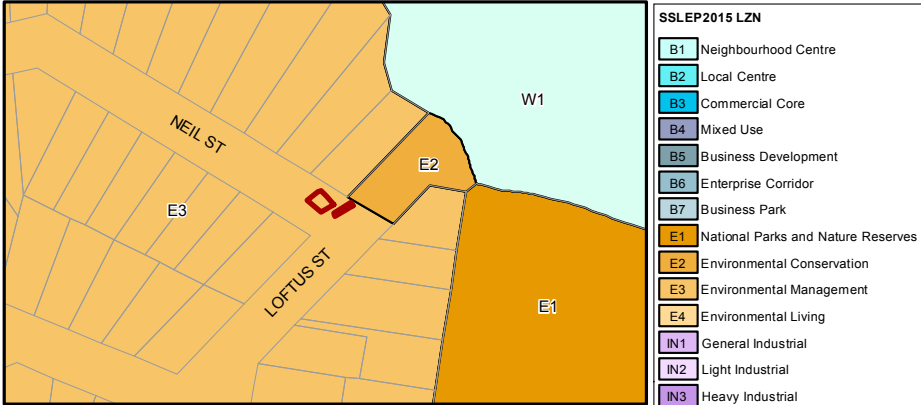
Existing Lot Size



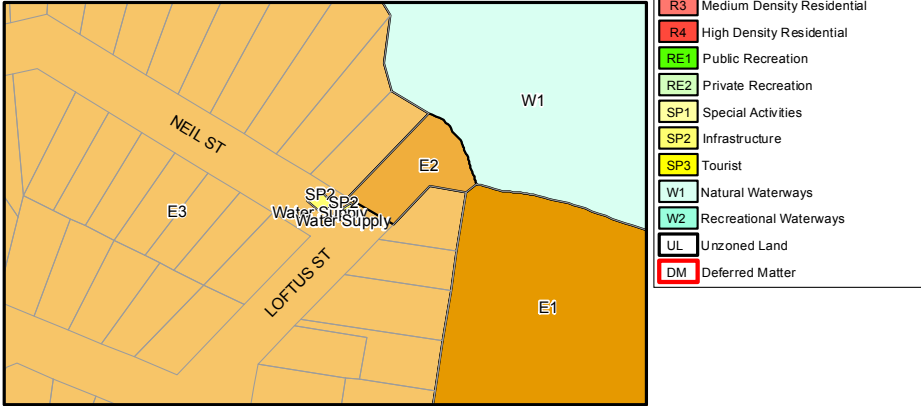
Proposed Lot Size



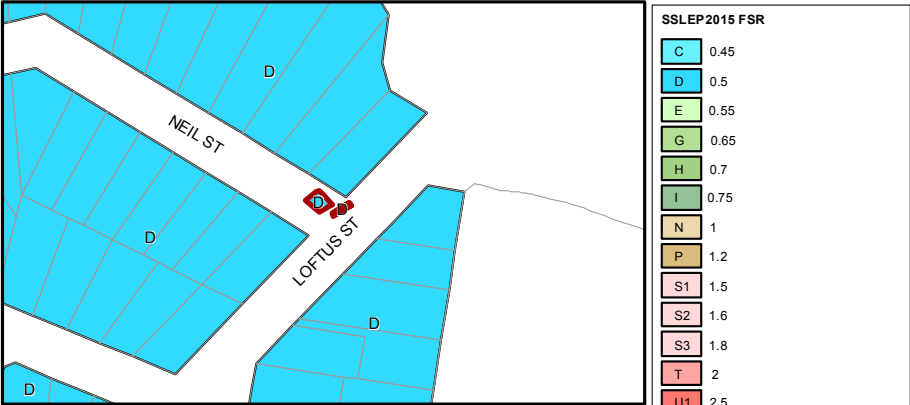
Existing Land Zoning



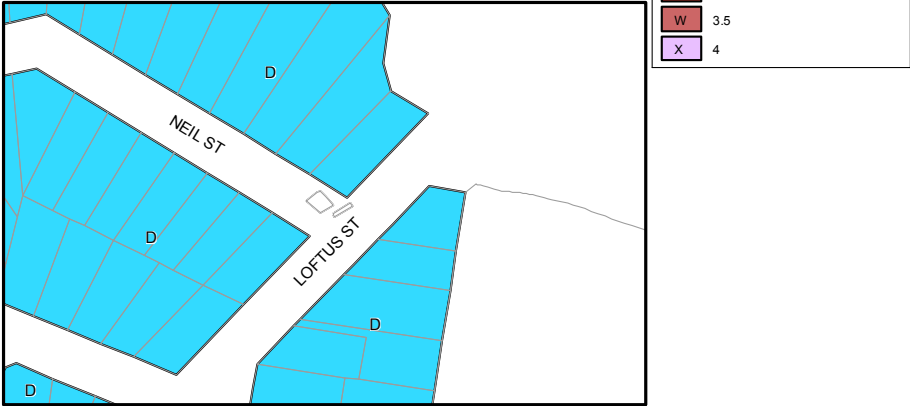
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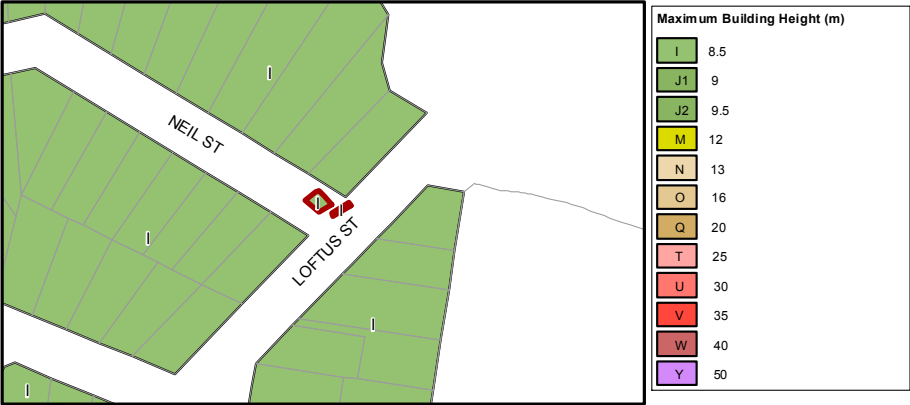
Existing Floor Space Ratio



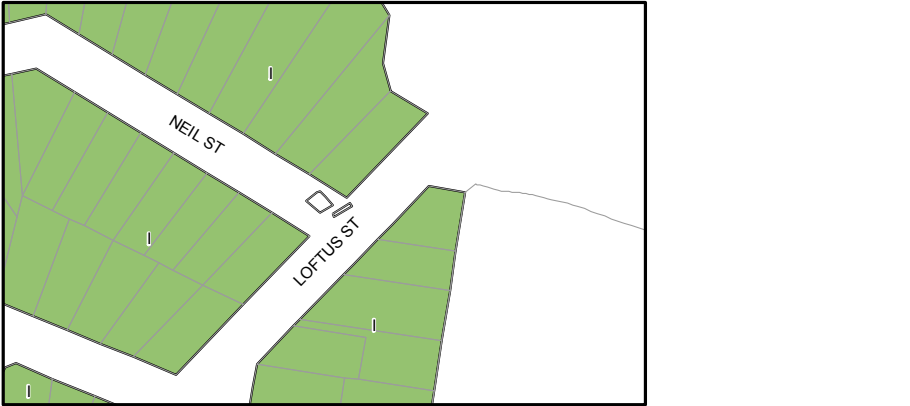
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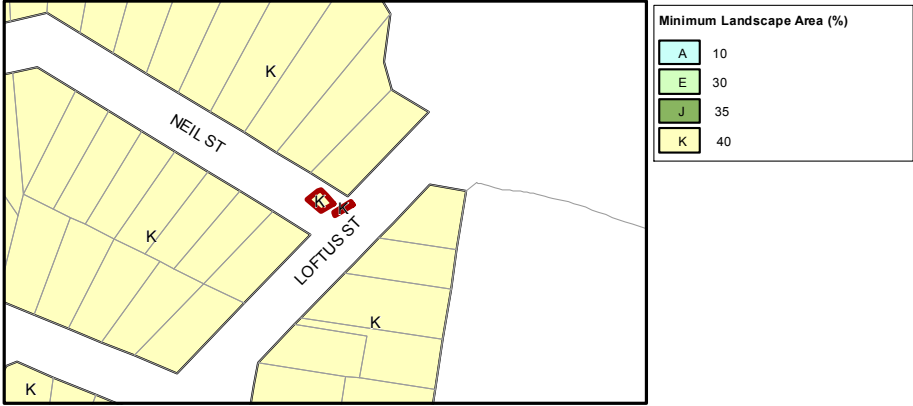
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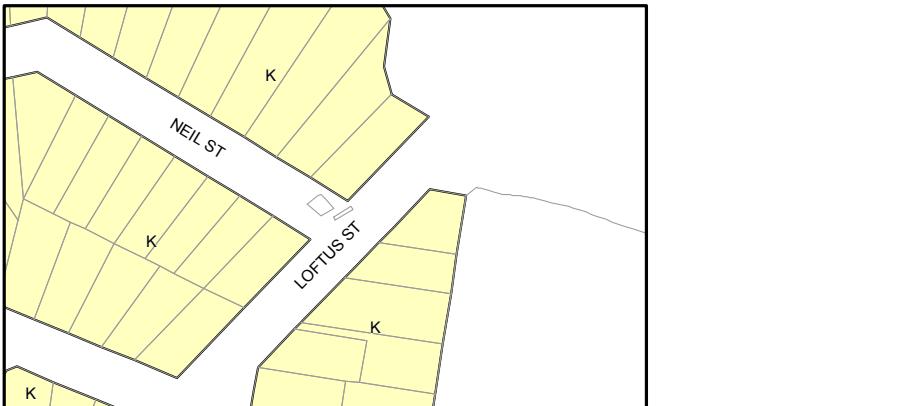
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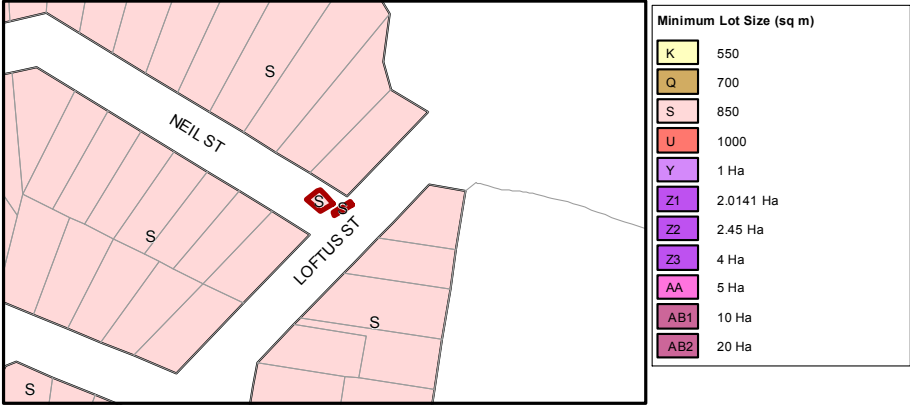
Existing Landscape Area



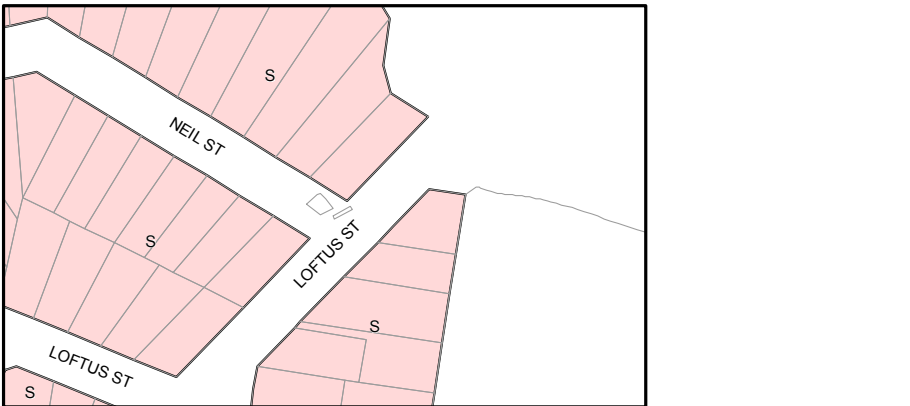
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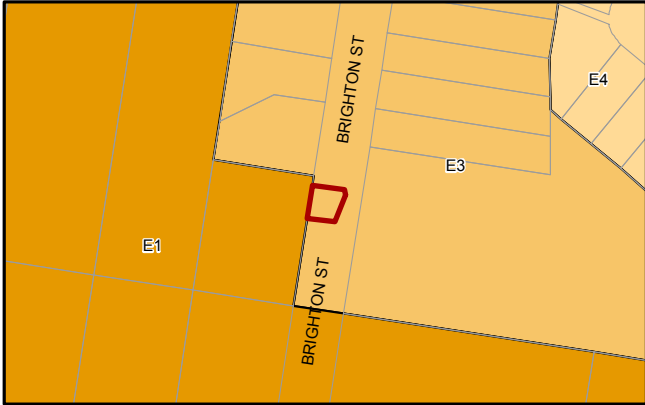
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Proposed Lot Size

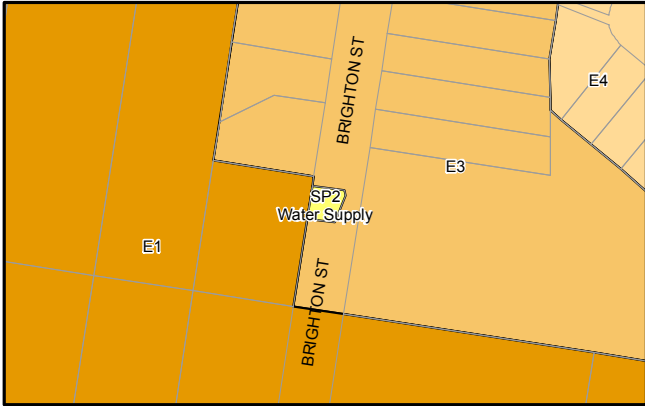


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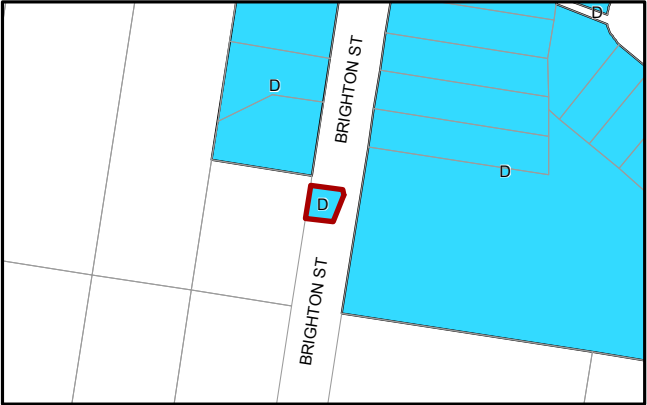


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Proposed Land Zoning



Existing Floor Space Ratio

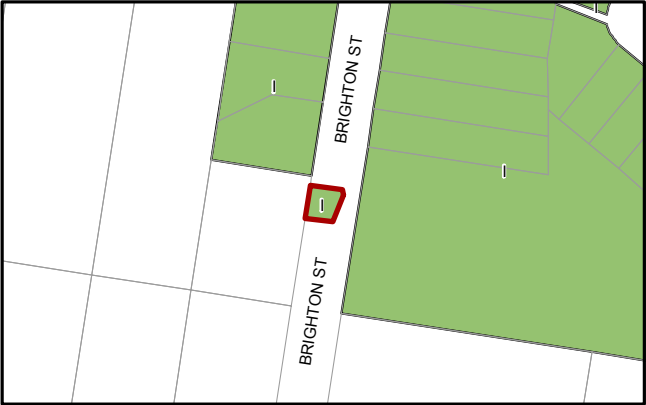


SSLEP2015 FSR	
C	0.45
D	0.5
E	0.55
G	0.65
H	0.7
I	0.75
N	1
P	1.2
S1	1.5
S2	1.6
S3	1.8
T	2
U1	2.5
U2	2.75
V	3
W	3.5
X	4

Proposed Floor Space Ratio



Existing Height Of Building

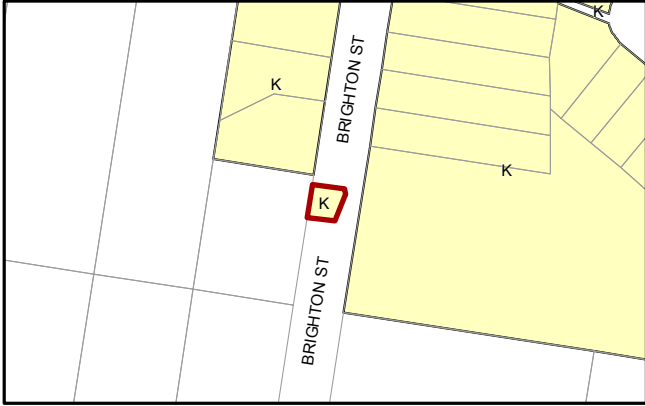


Maximum Building Height (m)	
I	8.5
J1	9
J2	9.5
M	12
N	13
O	16
Q	20
T	25
U	30
V	35
W	40
Y	50

Proposed Height Of Building

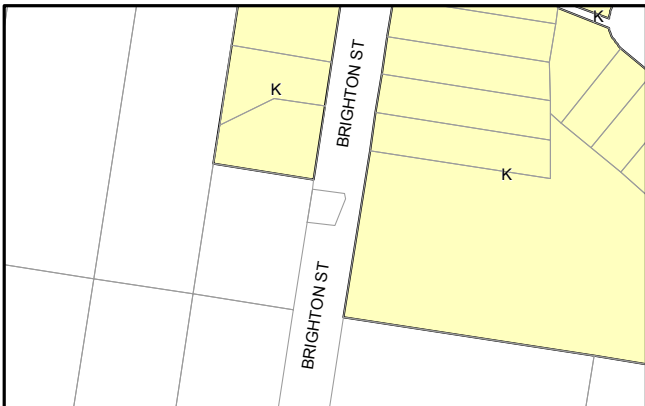


Existing Landscape Area

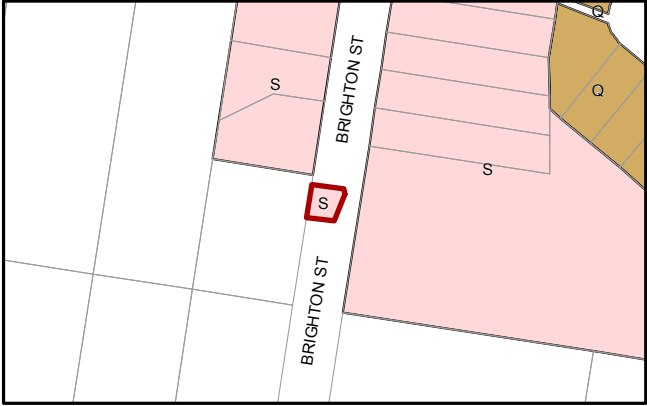


Minimum Landscape Area (%)	
A	10
E	30
J	35
K	40

Proposed Landscape Area



Existing Lot Size

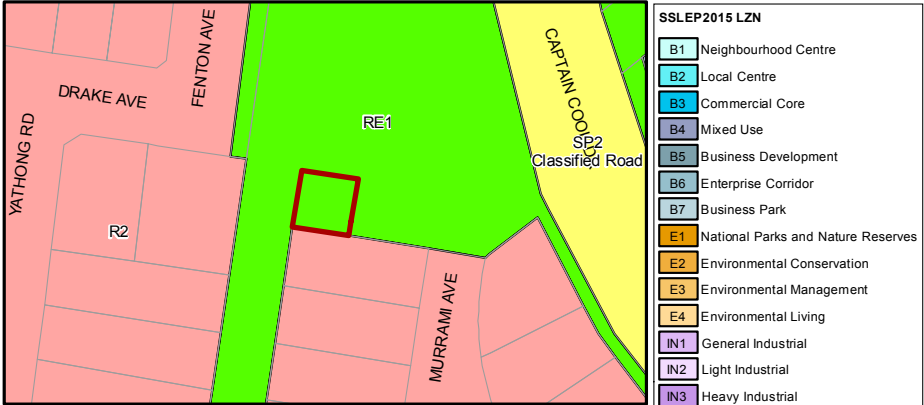


Minimum Lot Size (sq m)	
K	550
Q	700
S	850
U	1000
Y	1 Ha
Z1	2.0141 Ha
Z2	2.45 Ha
Z3	4 Ha
AA	5 Ha
AB1	10 Ha
AB2	20 Ha

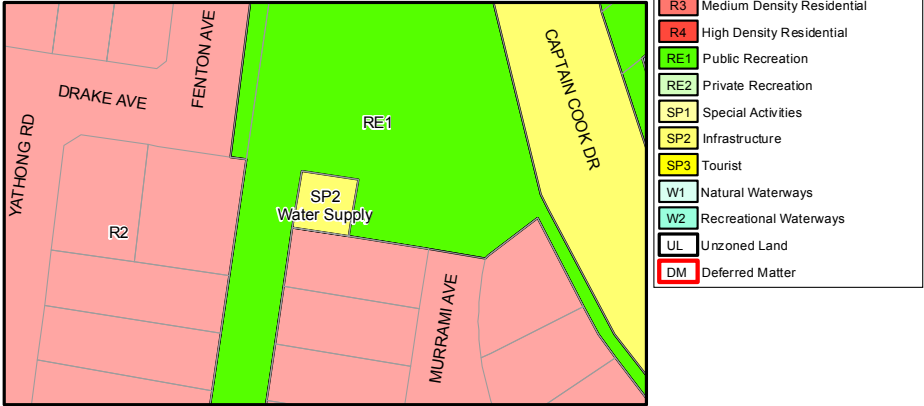
Proposed Lot Size



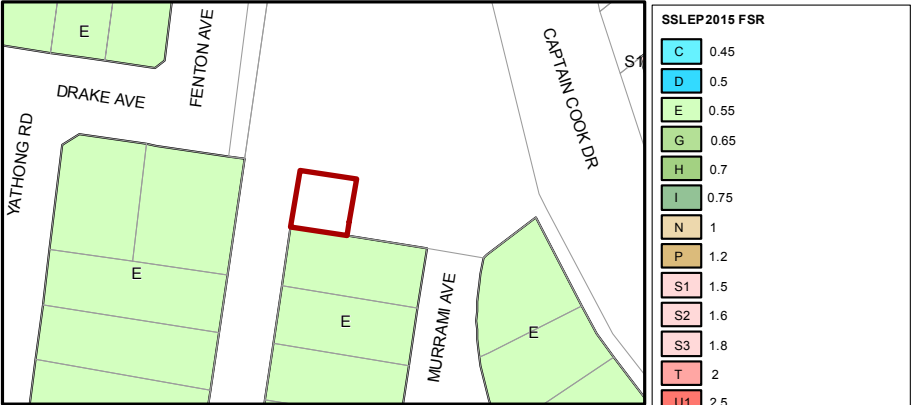
Existing Land Zoning



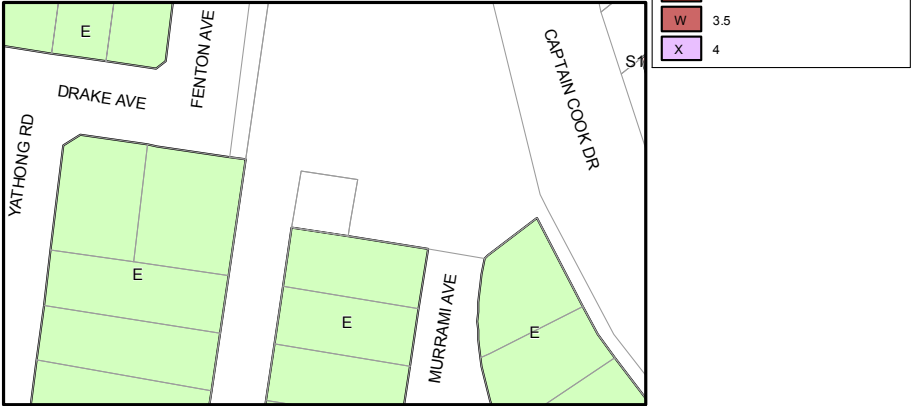
Proposed Land Zoning



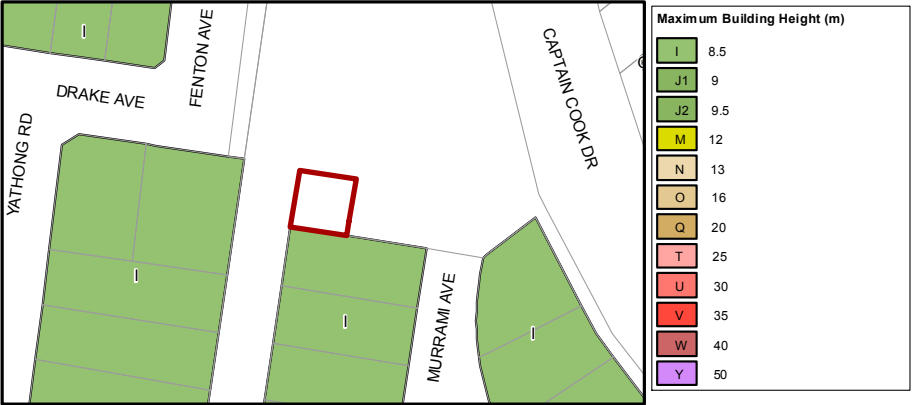
Existing Floor Space Ratio



Proposed Floor Space Ratio



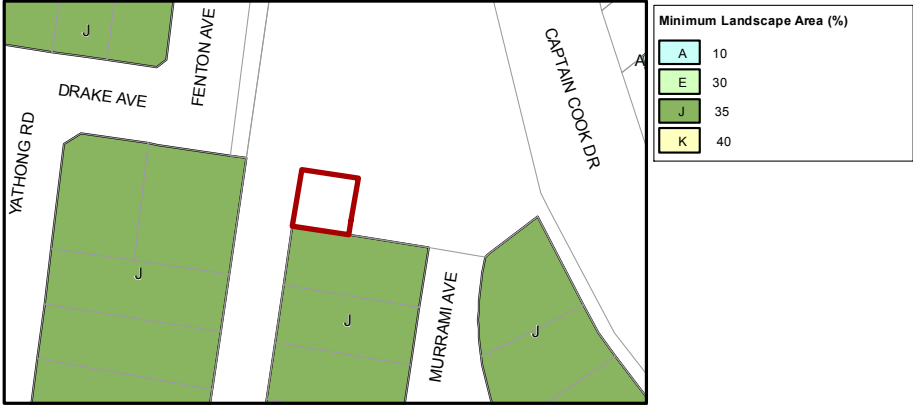
Existing Height Of Building



Proposed Height Of Building



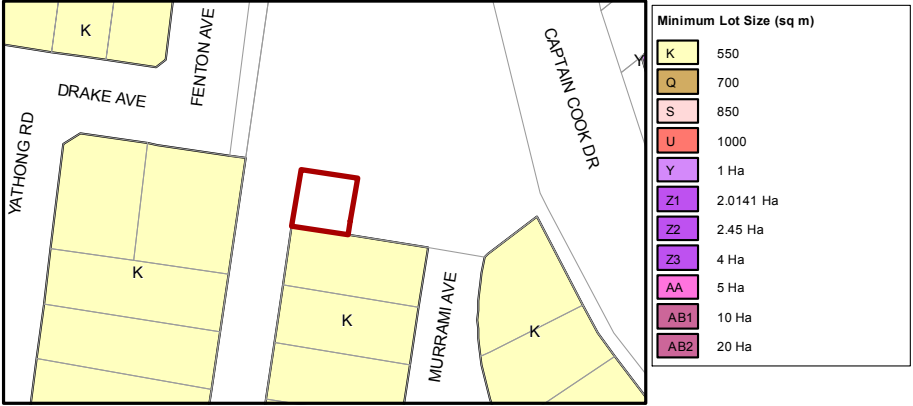
Existing Landscape Area



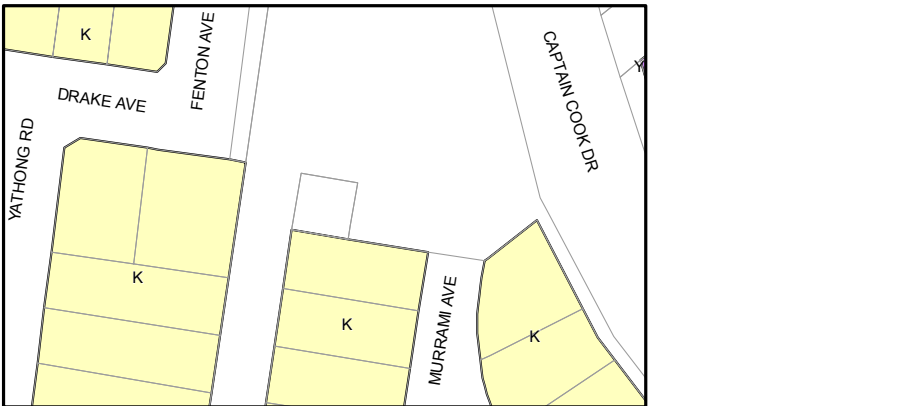
Proposed Landscape Area



Existing Lot Size

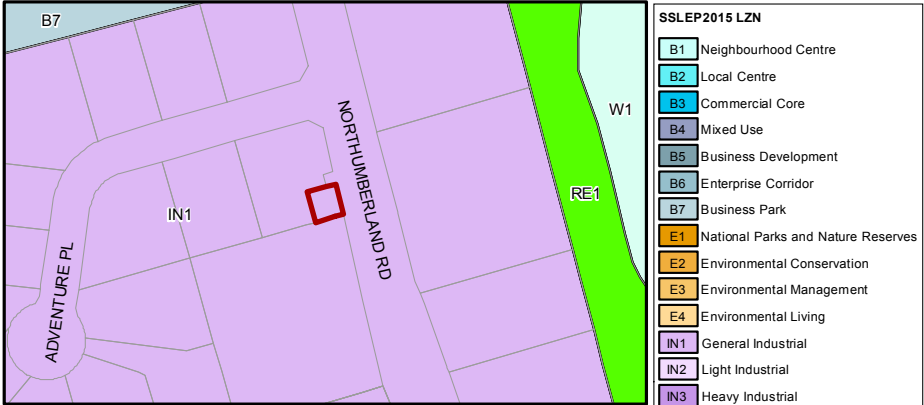


Proposed Lot Size



A change to the zoning of the subject land as indicated is proposed. There are no proposed changes to the applicable development standards. The map series is provided for information only.

Existing Land Zoning



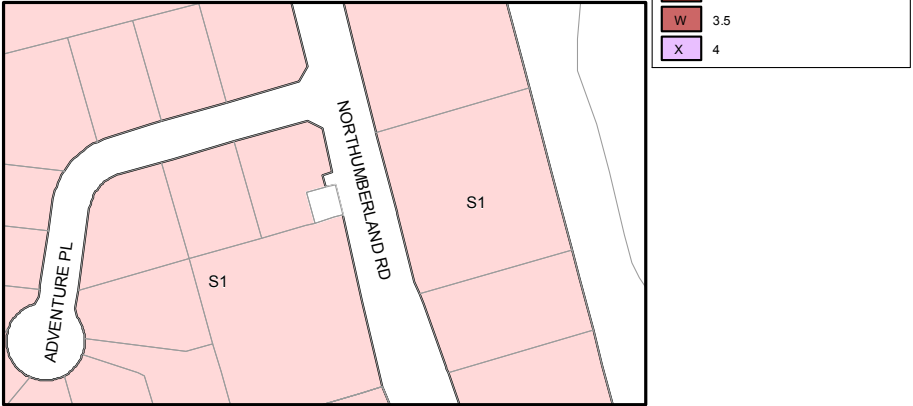
Proposed Land Zoning



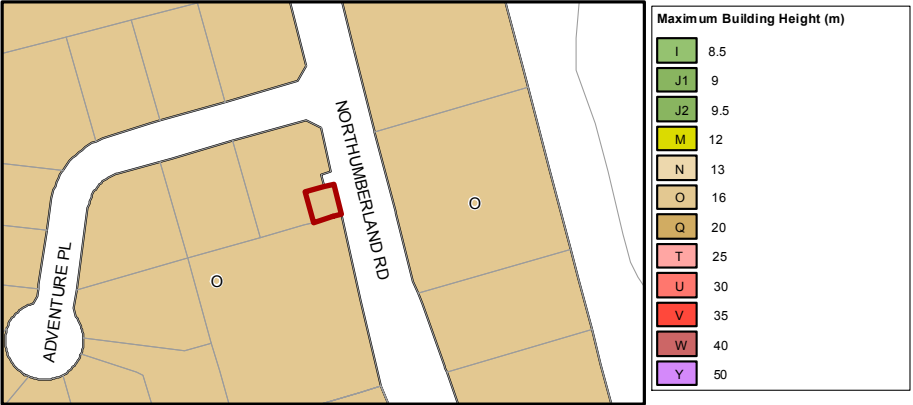
Existing Floor Space Ratio



Proposed Floor Space Ratio



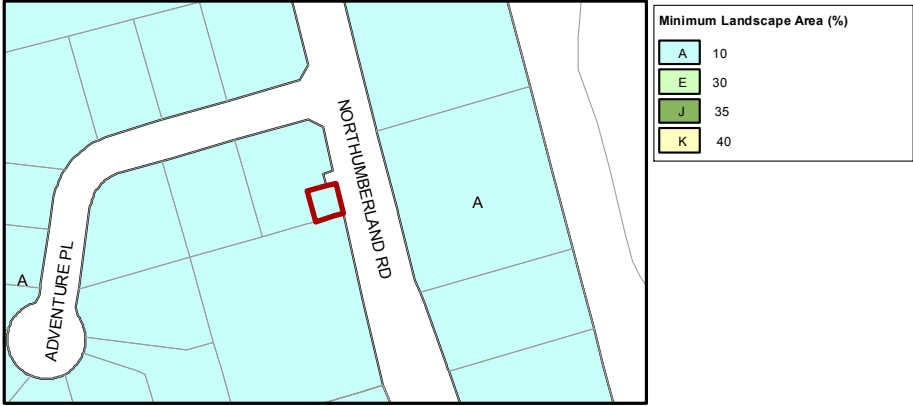
Existing Height Of Building



Proposed Height Of Building



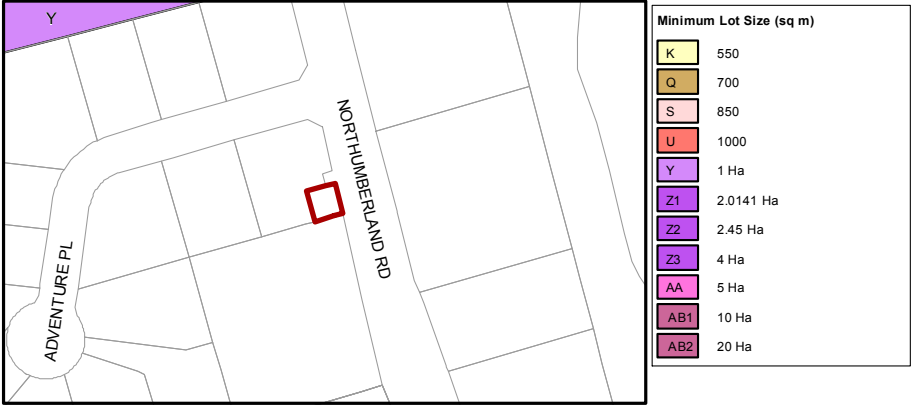
Existing Landscape Area



Proposed Landscape Area



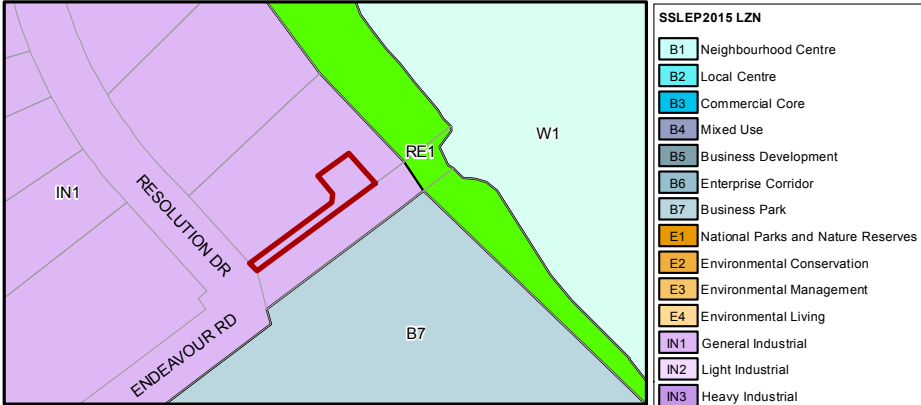
Existing Lot Size



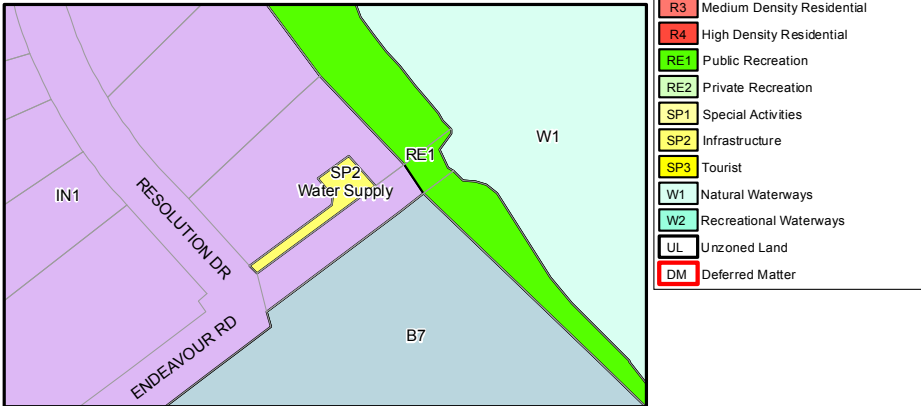
Proposed Lot Size



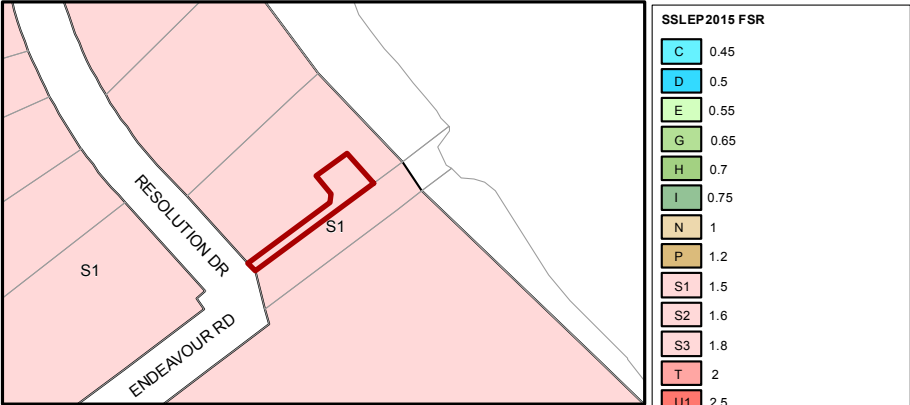
Existing Land Zoning



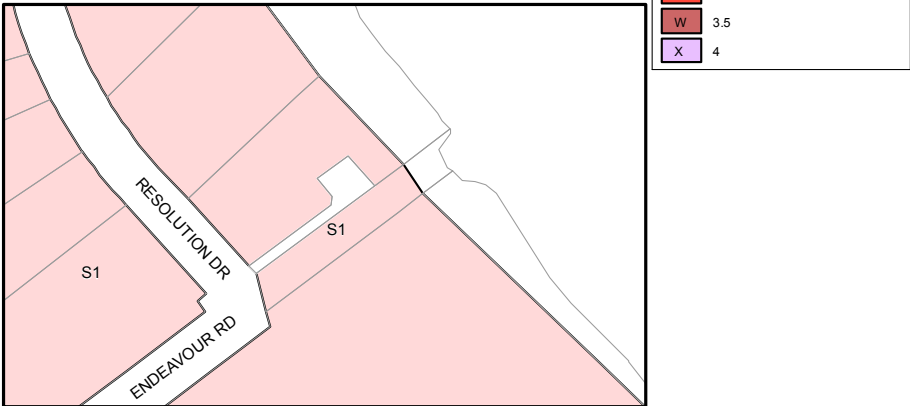
Proposed Land Zoning



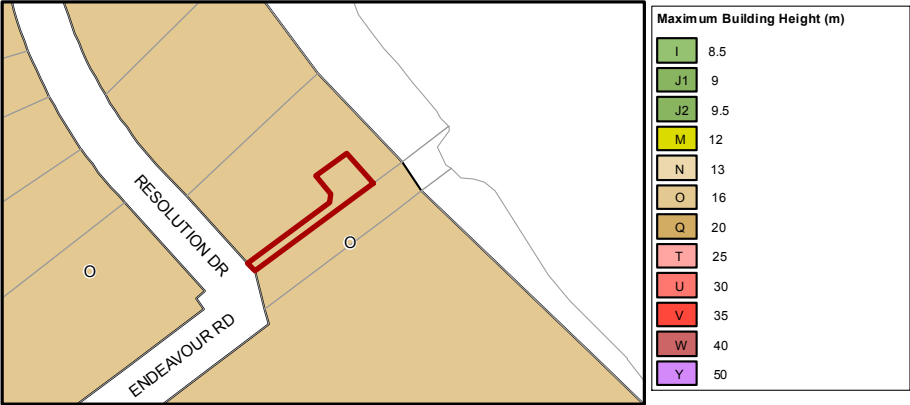
Existing Floor Space Ratio



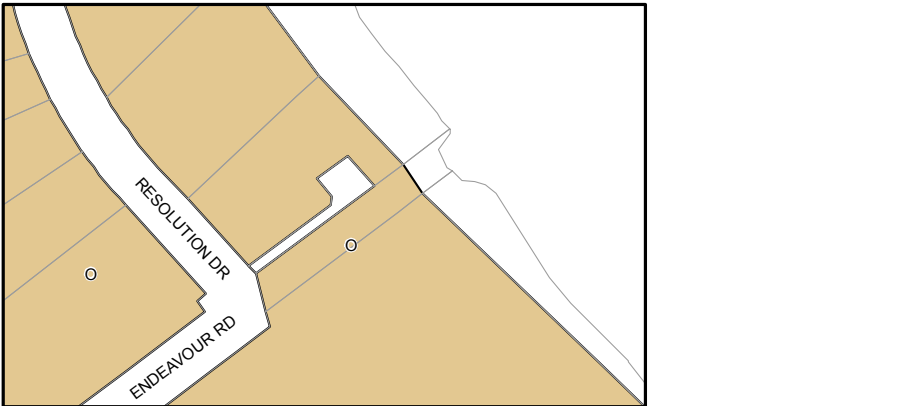
Proposed Floor Space Ratio



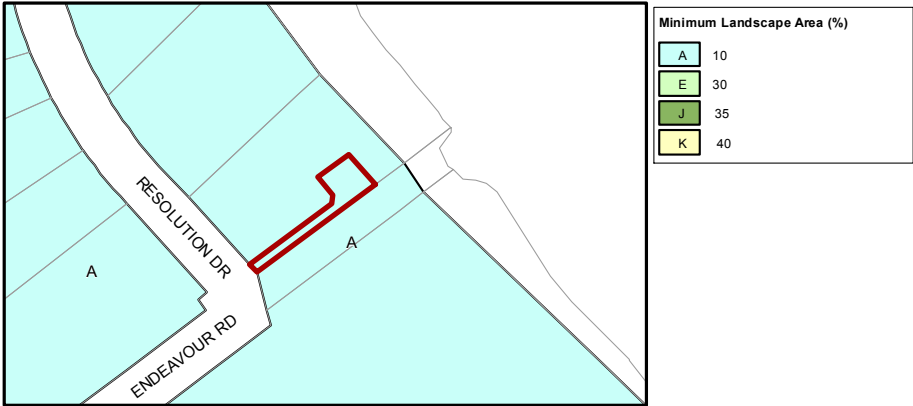
Existing Height Of Building



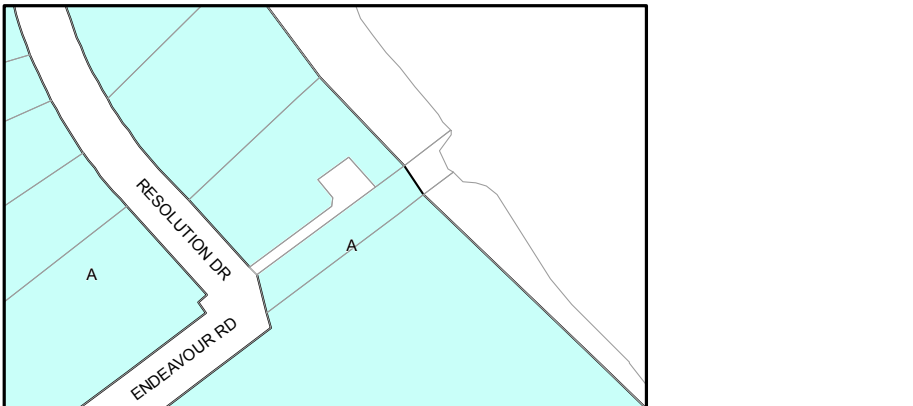
Proposed Height Of Building



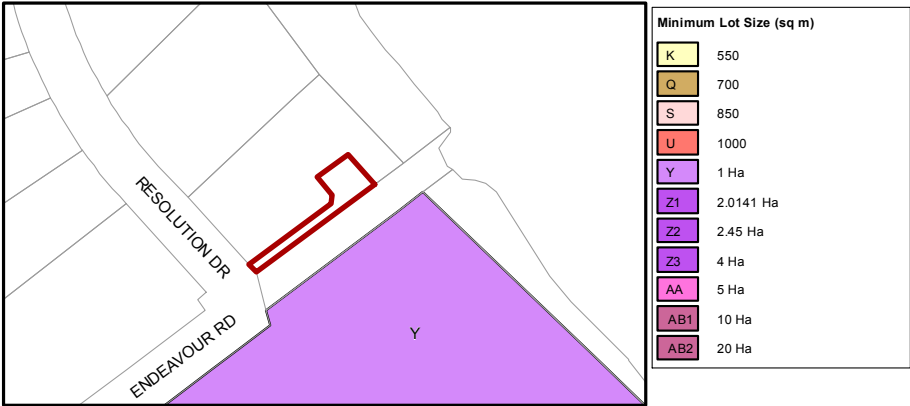
Existing Landscape Area



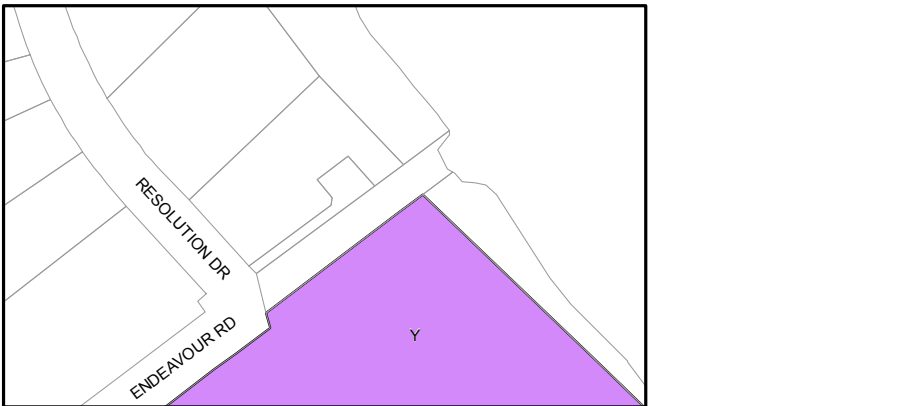
Proposed Landscape Area



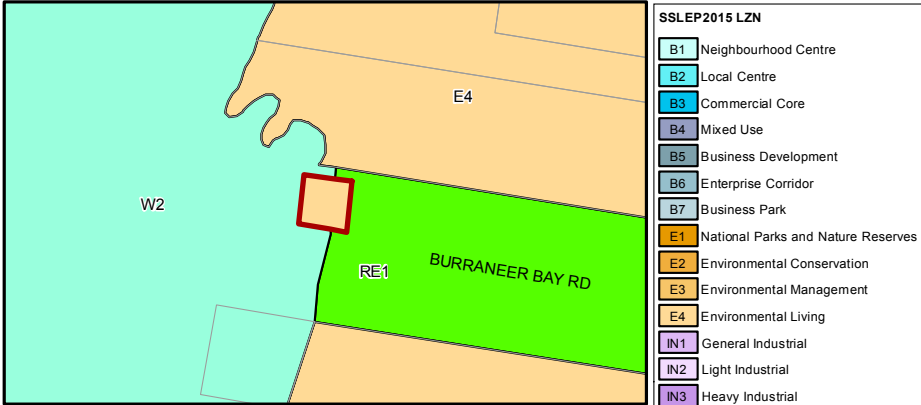
Existing Lot Size



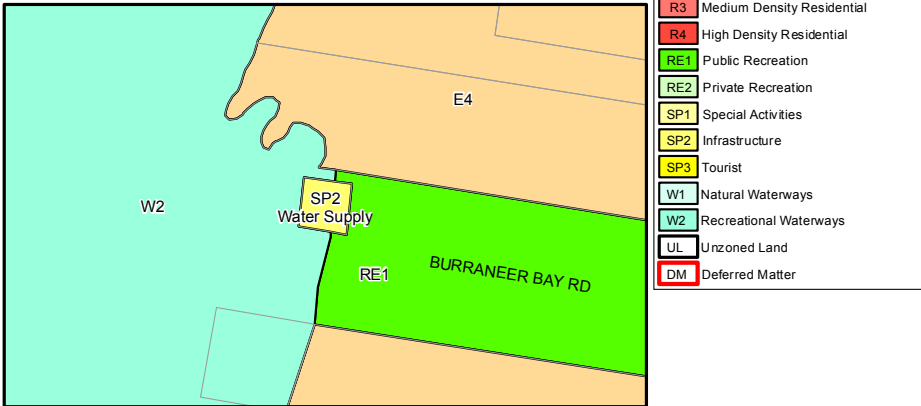
Proposed Lot Size



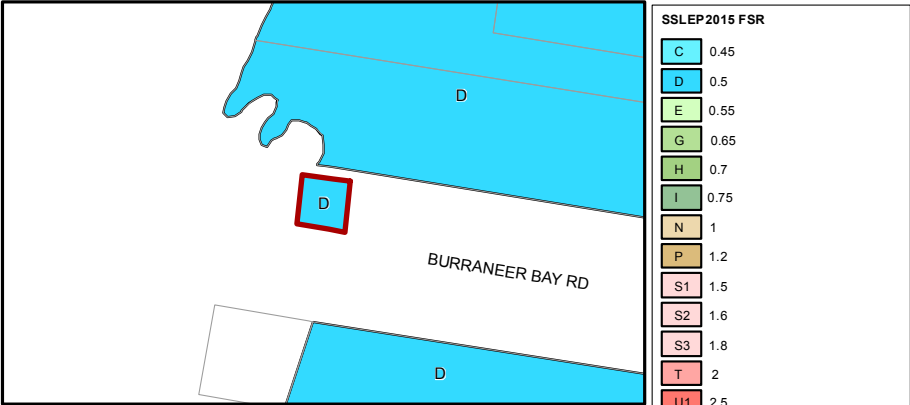
Existing Land Zoning



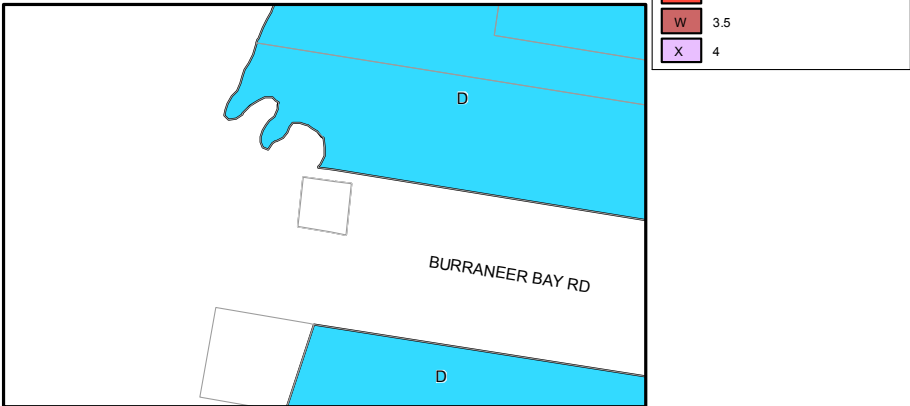
Proposed Land Zoning



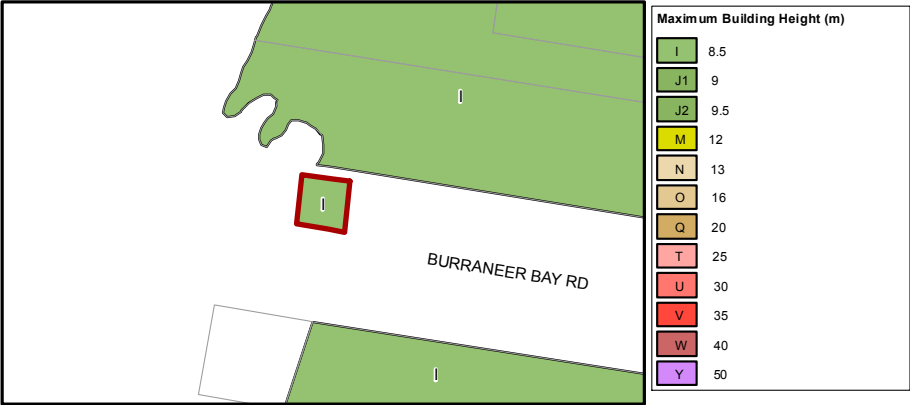
Existing Floor Space Ratio



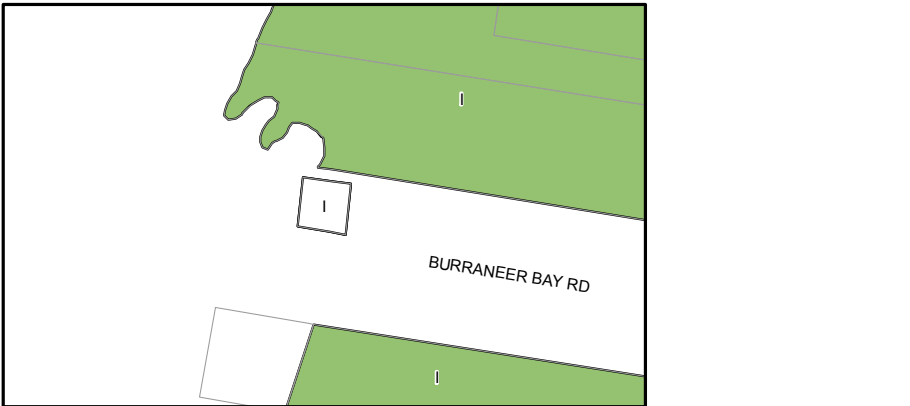
Proposed Floor Space Ratio



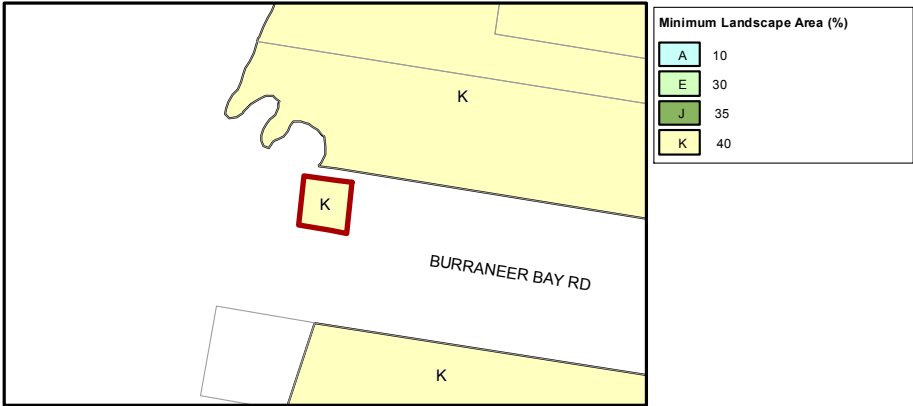
Existing Height Of Building



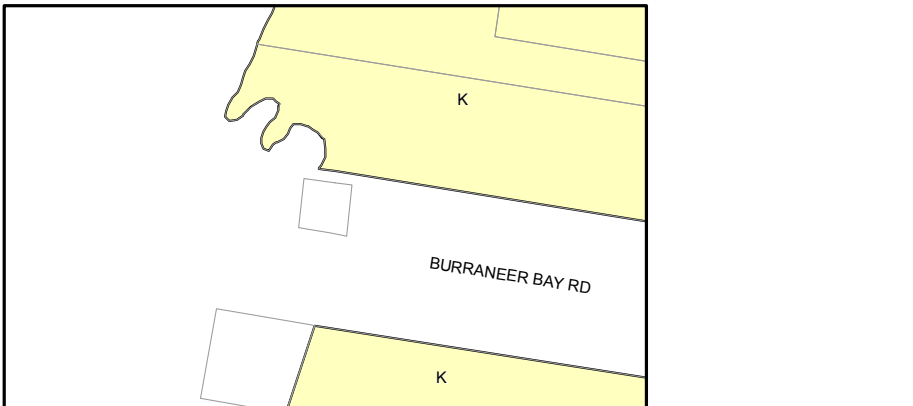
Proposed Height Of Building



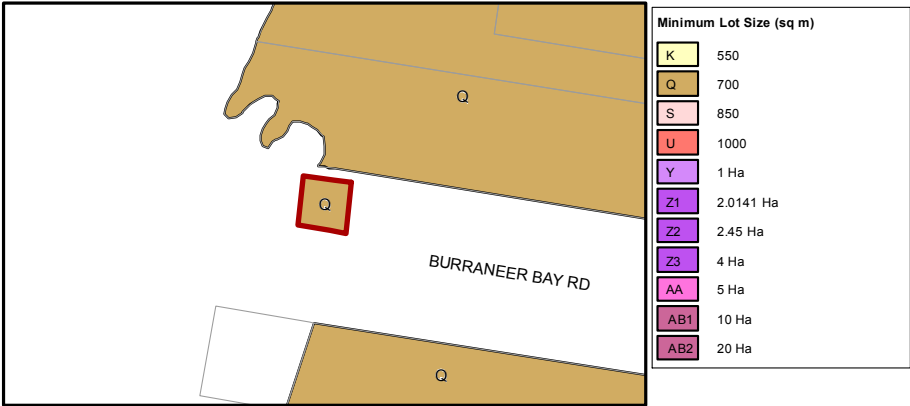
Existing Landscape Area



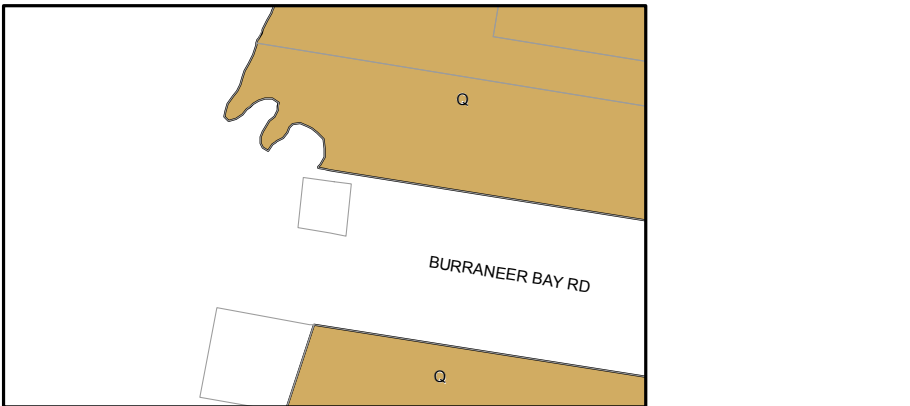
Proposed Landscape Area



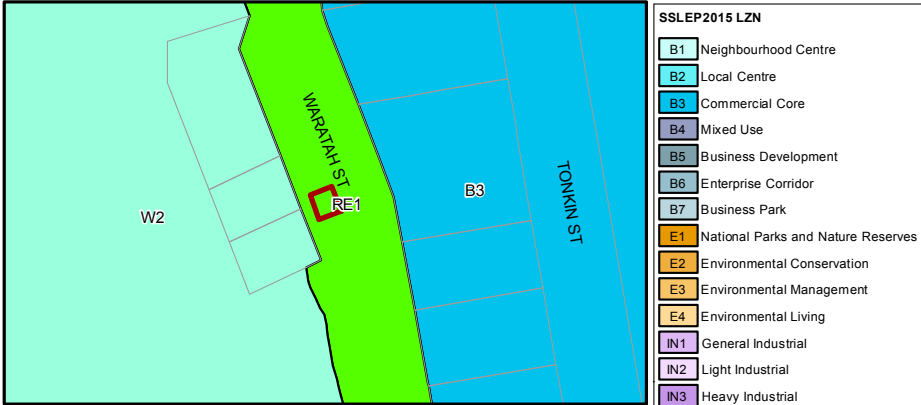
Existing Lot Size



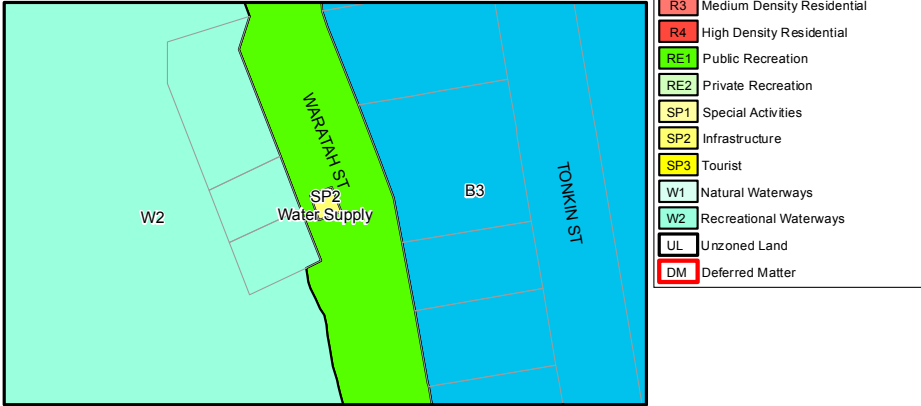
Proposed Lot Size



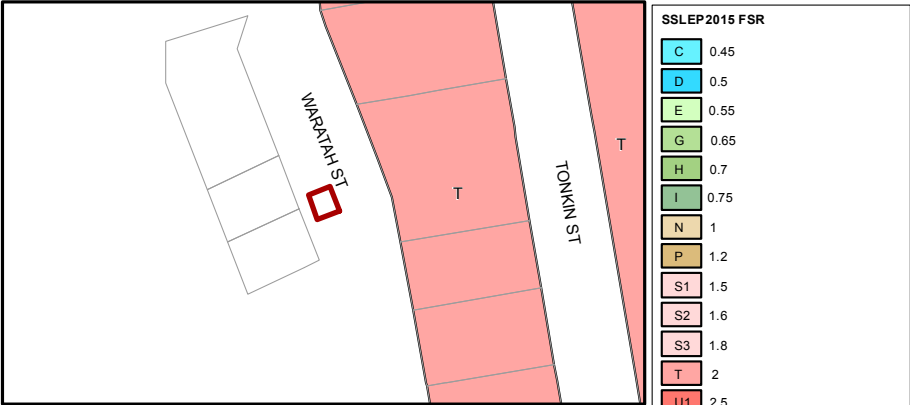
Existing Land Zoning



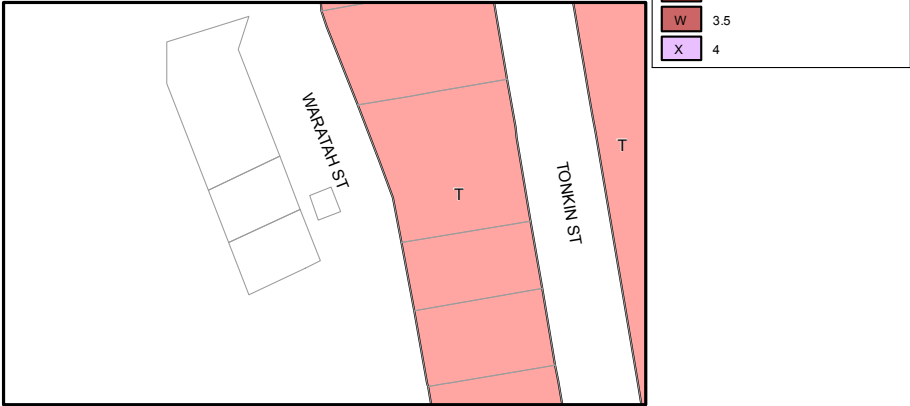
Proposed Land Zoning



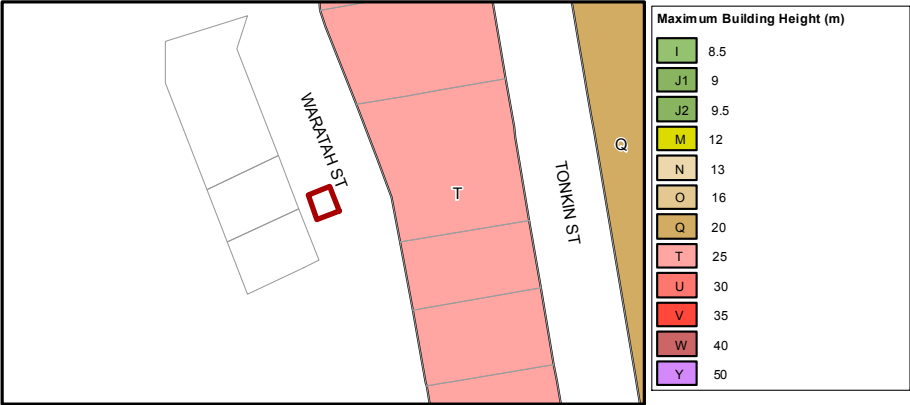
Existing Floor Space Ratio



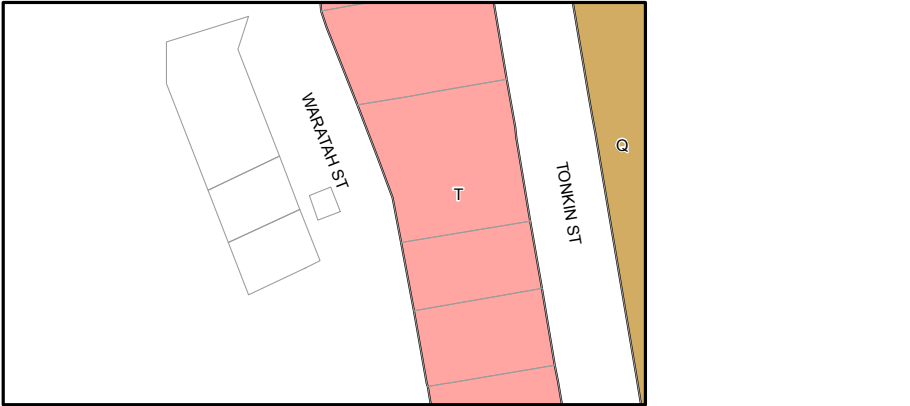
Proposed Floor Space Ratio



Existing Height Of Building



Proposed Height Of Building



Existing Landscape Area



Proposed Landscape Area



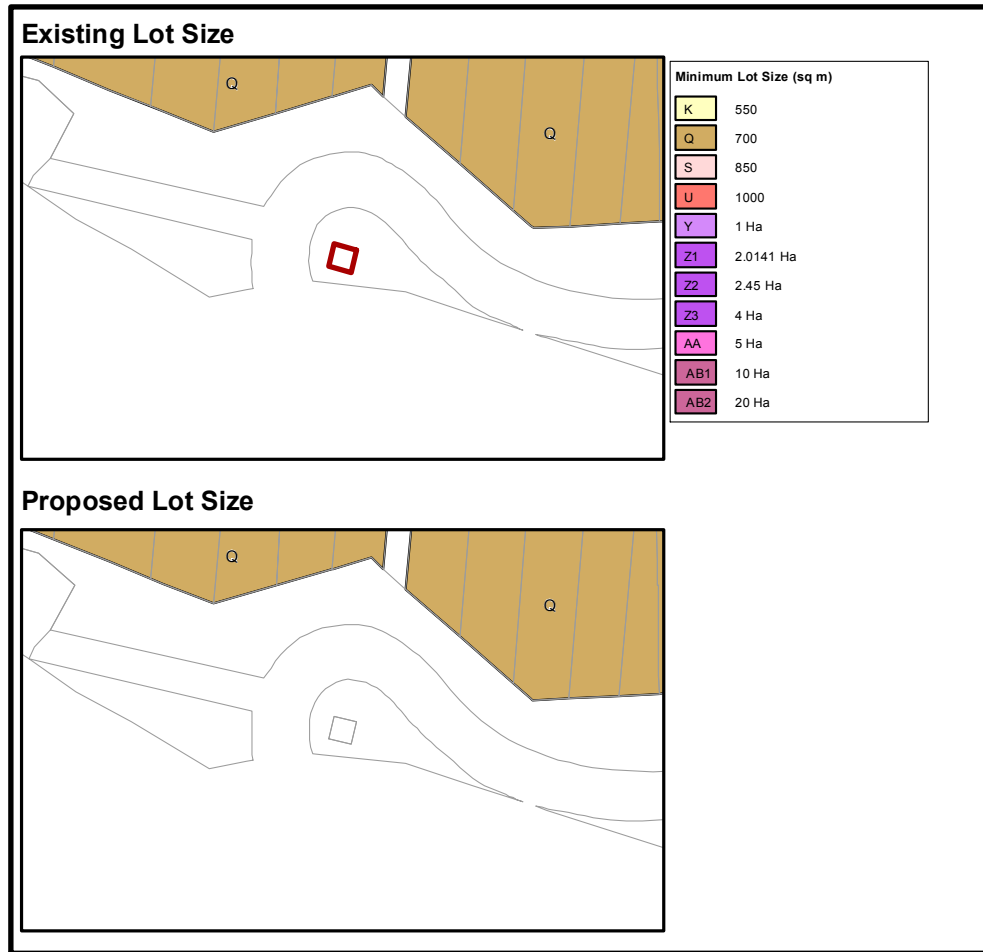
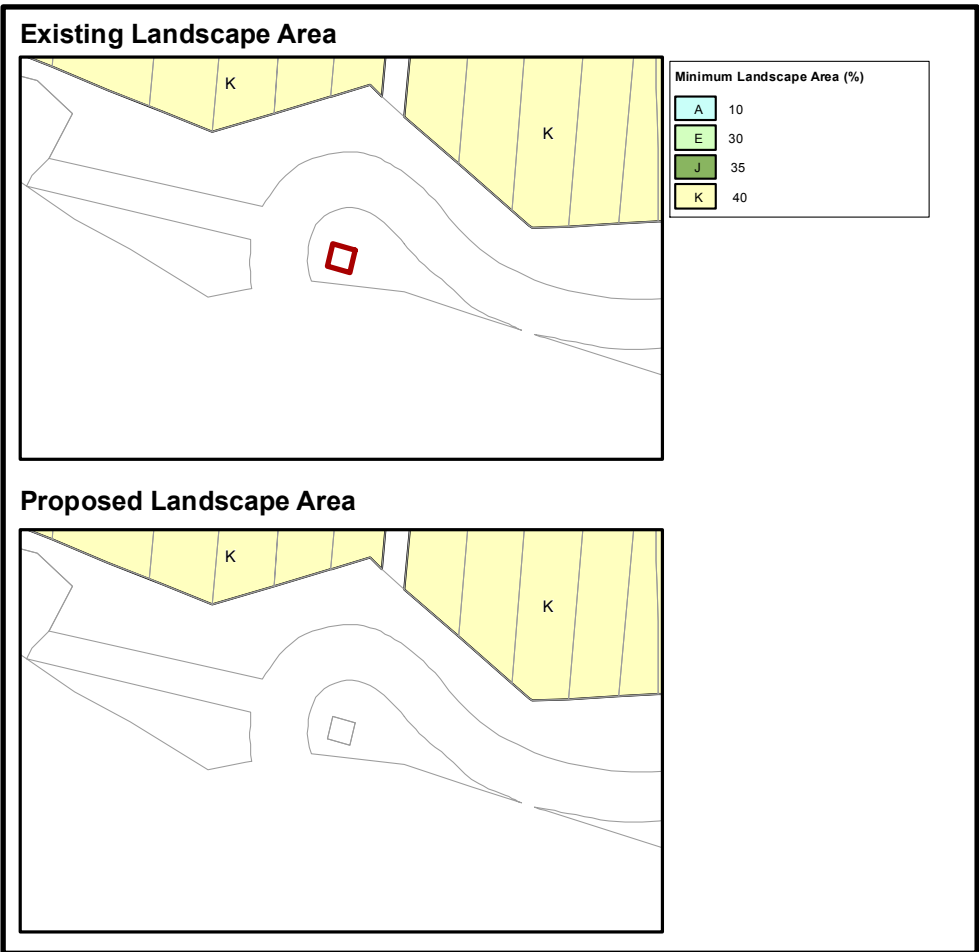
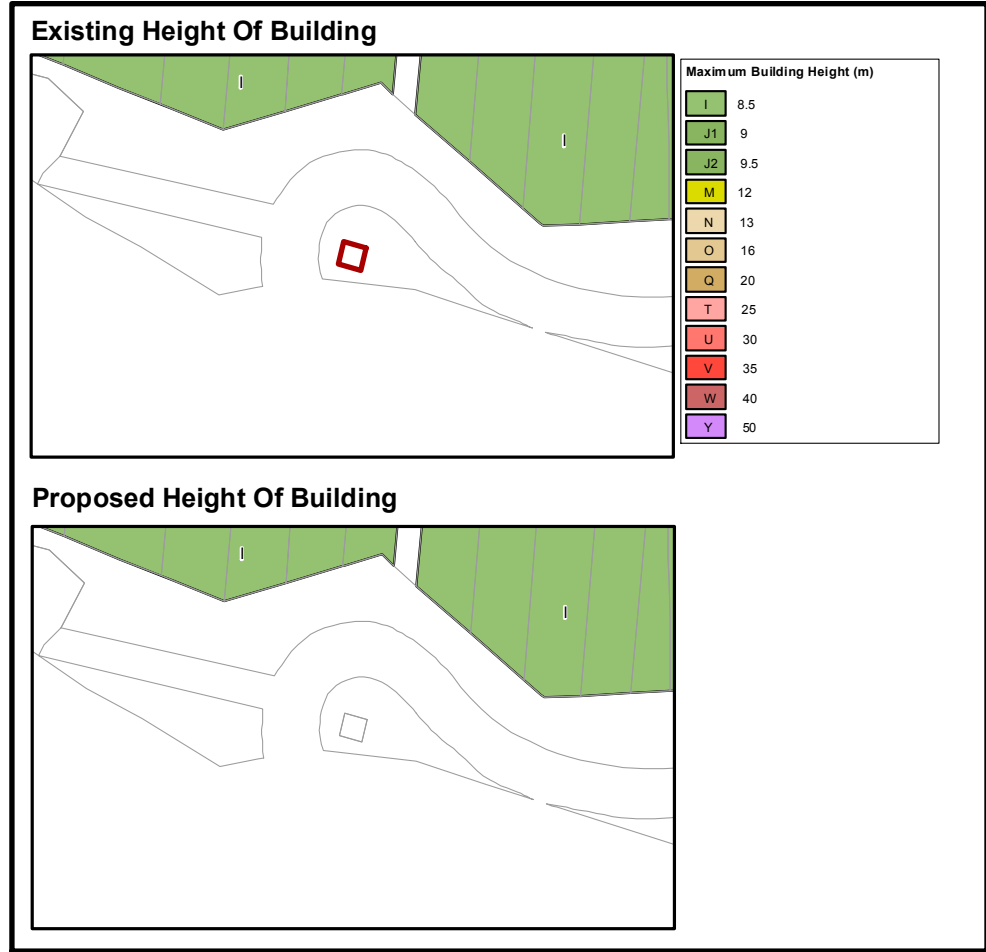
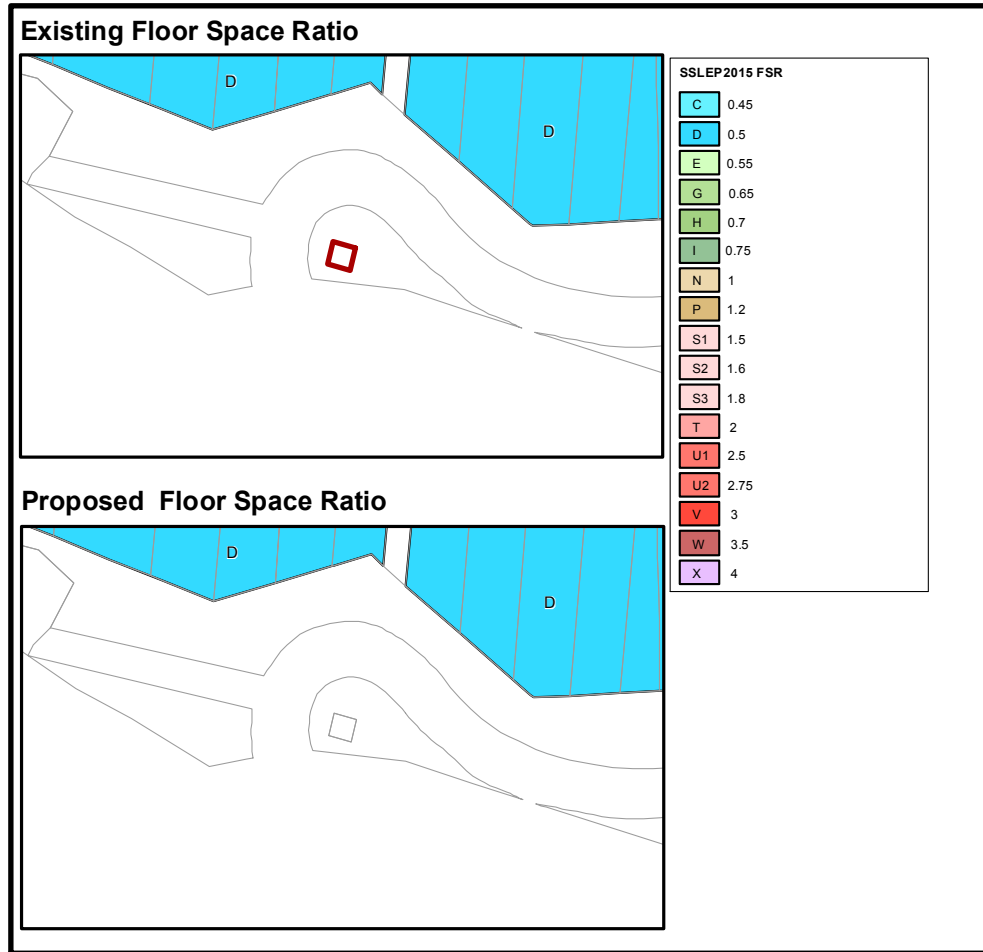
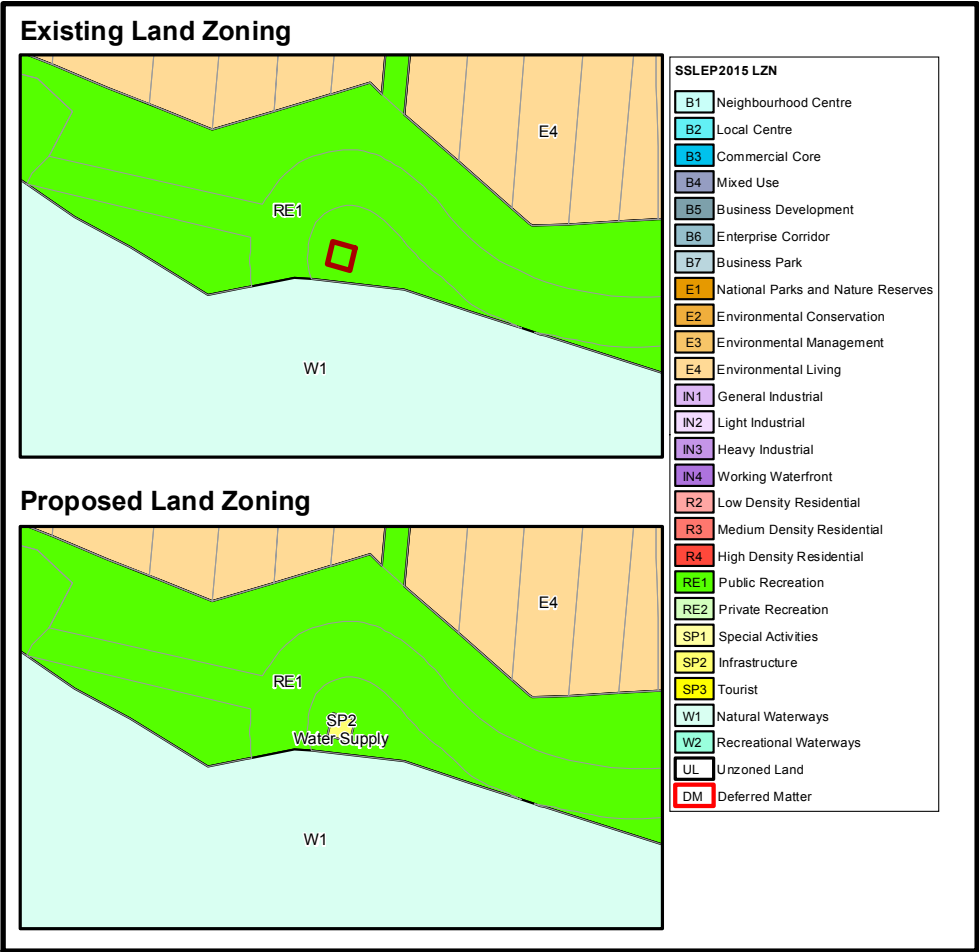
Existing Lot Size



Proposed Lot Size



A change to the zoning of the subject land as indicated is proposed. There are no proposed changes to the applicable development standards. The map series is provided for information only.



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Proposed Land Zoning

SSLEP2015 LZN

B1

Neighbourhood Centre

B2

Local Centre

B3

Commercial Core

B4

Mixed Use

B5

Business Development

B6

Enterprise Corridor

B7

Business Park

E1

National Parks and Nature Reserves

E2

Environmental Conservation

E3

Environmental Management

E4

Environmental Living

IN1

General Industrial

IN2

Light Industrial

IN3

Heavy Industrial

IN4

Working Waterfront

R2

Low Density Residential

R3

Medium Density Residential

R4

High Density Residential

RE1

Public Recreation

RE2

Private Recreation

SP1

Special Activities

SP2

Infrastructure

SP3

Tourist

W1

Natural Waterways

W2

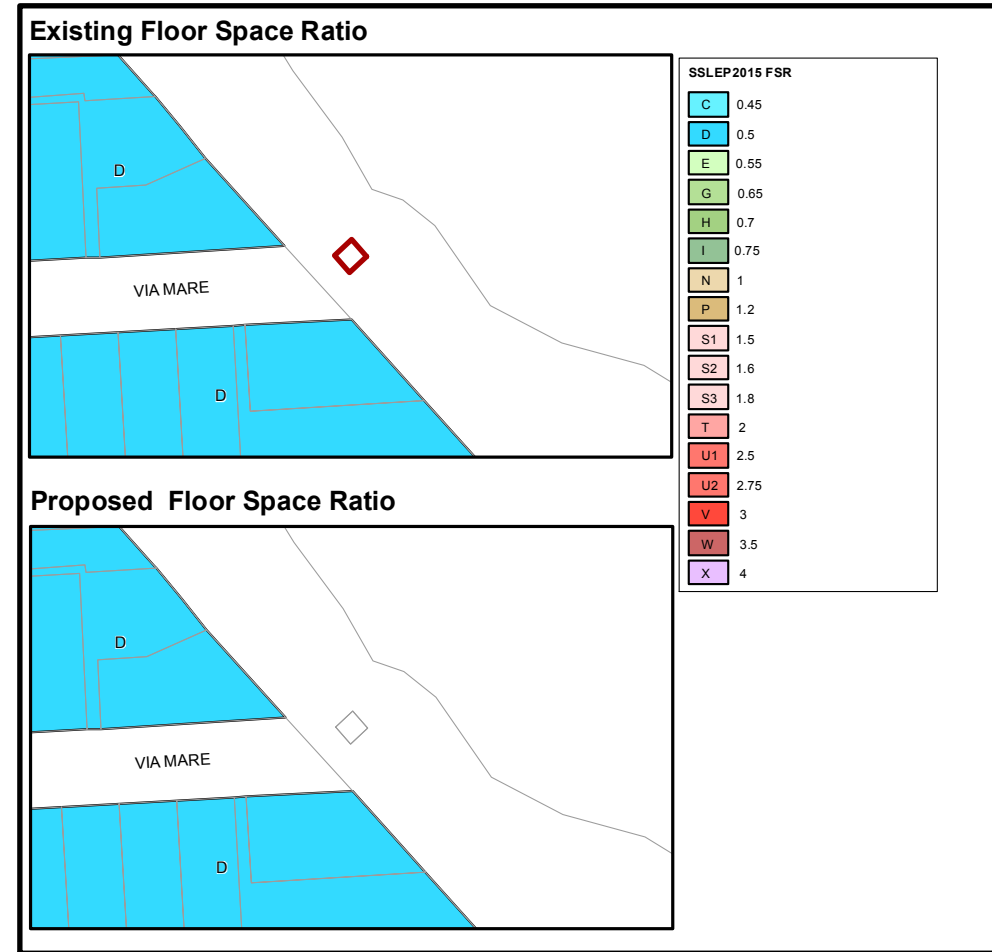
Recreational Waterways

UL

Unzoned Land

DM

Deferred Matter



Proposed Floor Space Ratio

SSLEP2015 FSR

C

0.45

D

0.5

E

0.55

G

0.65

H

0.7

I

0.75

N

1

P

1.2

S1

1.5

S2

1.6

S3

1.8

T

2

U1

2.5

U2

2.75

V

3

W

3.5

X

4



Proposed Height Of Building

Maximum Building Height (m)

I

8.5

J1

9

J2

9.5

M

12

N

13

O

16

Q

20

T

25

U

30

V

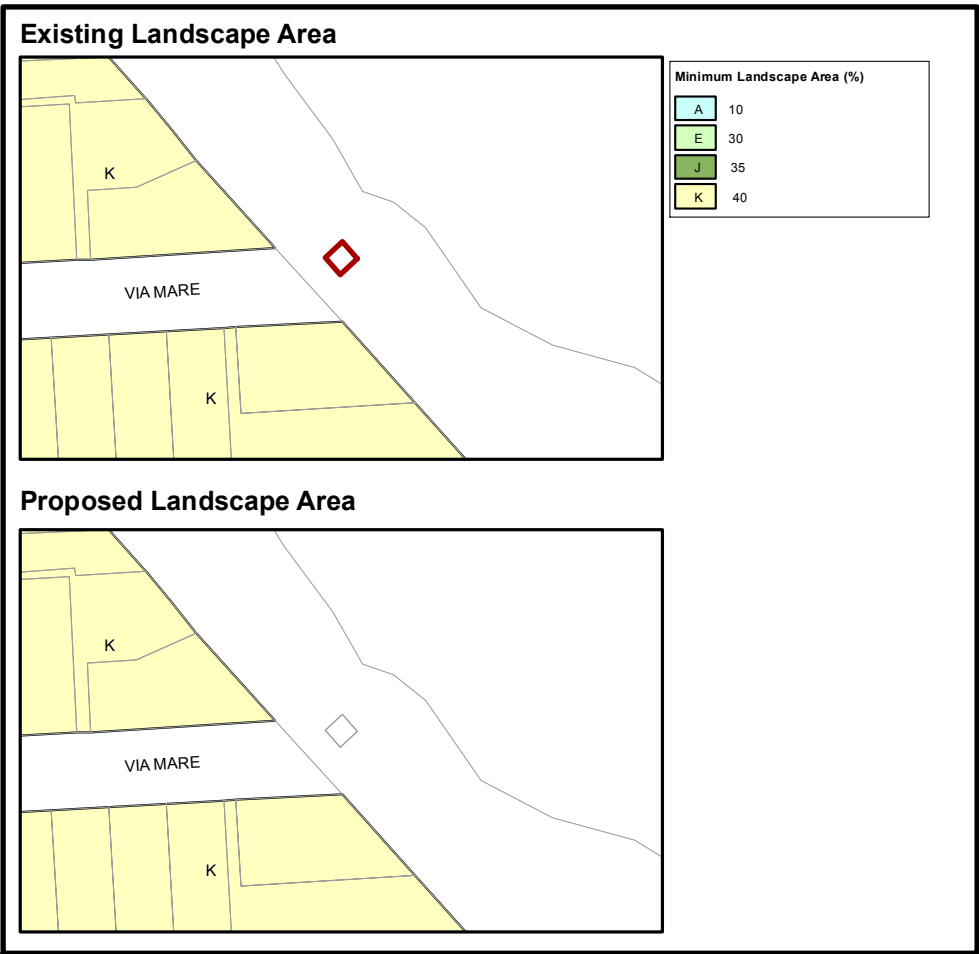
35

W

40

Y

50



Proposed Landscape Area

Minimum Landscape Area (%)

A

10

E

30

J

35

K

40



Proposed Lot Size

Minimum Lot Size (sq m)

K

550

Q

700

S

850

U

1000

Y

1 Ha

Z1

2.0141 Ha

Z2

2.45 Ha

Z3

4 Ha

AA

5 Ha

AB1

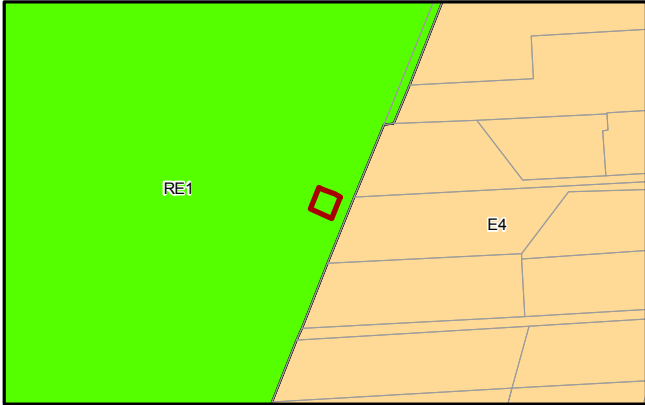
10 Ha

AB2

20 Ha

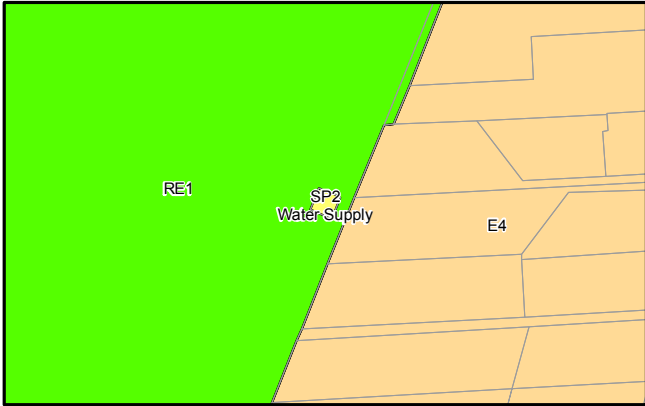
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Existing Land Zoning

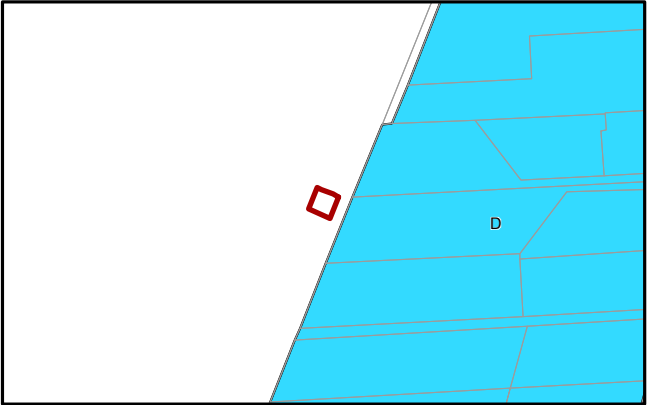


SSLEP2015 LZN	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
IN3	Heavy Industrial
IN4	Working Waterfront
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways
UL	Unzoned Land
DM	Deferred Matter

Proposed Land Zoning

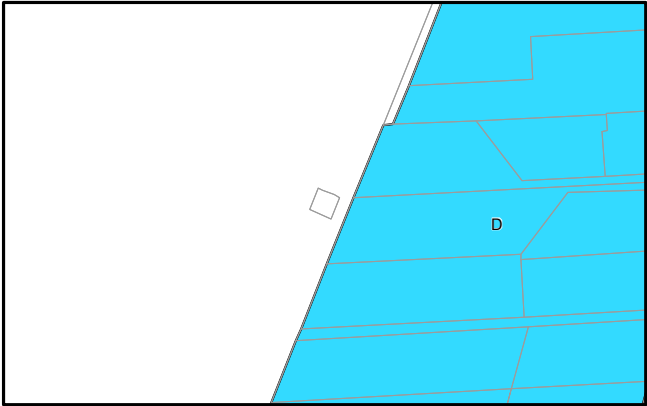


Existing Floor Space Ratio

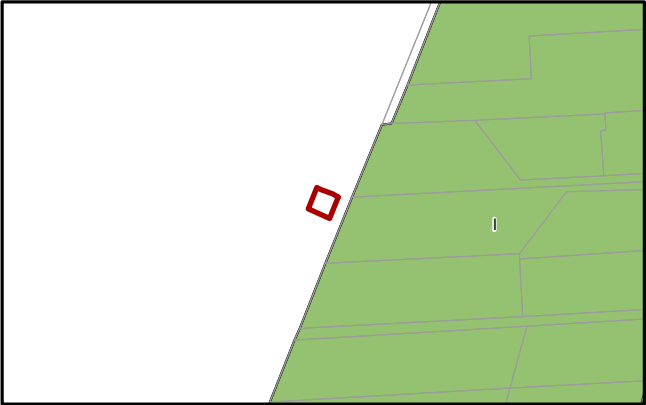


SSLEP2015 FSR	
C	0.45
D	0.5
E	0.55
G	0.65
H	0.7
I	0.75
N	1
P	1.2
S1	1.5
S2	1.6
S3	1.8
T	2
U1	2.5
U2	2.75
V	3
W	3.5
X	4

Proposed Floor Space Ratio

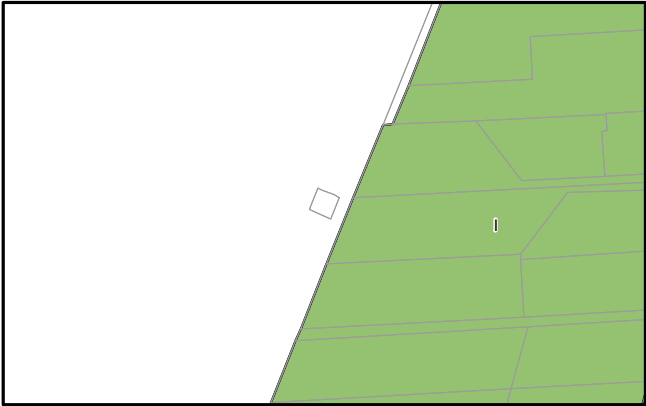


Existing Height Of Building

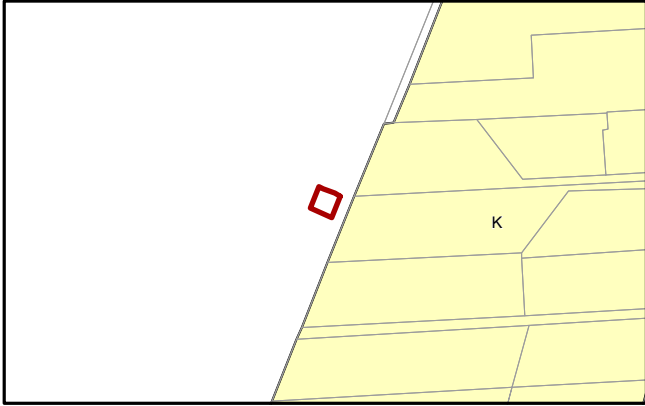


Maximum Building Height (m)	
I	8.5
J1	9
J2	9.5
M	12
N	13
O	16
Q	20
T	25
U	30
V	35
W	40
Y	50

Proposed Height Of Building

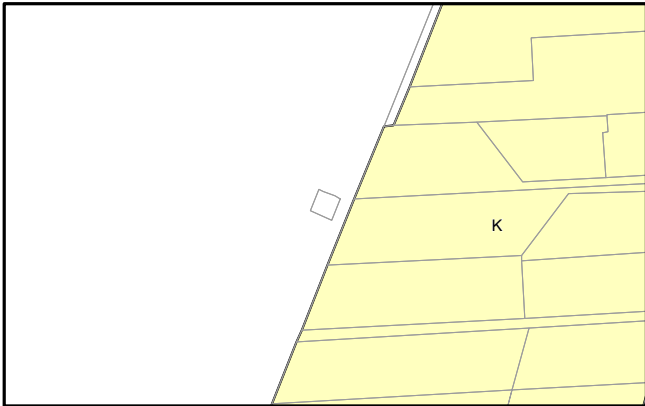


Existing Landscape Area

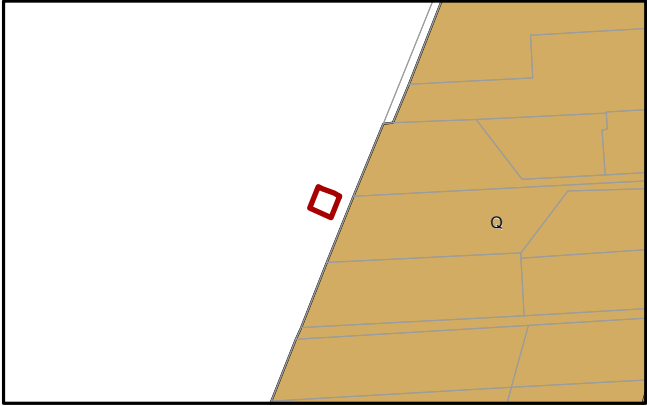


Minimum Landscape Area (%)	
A	10
E	30
J	35
K	40

Proposed Landscape Area

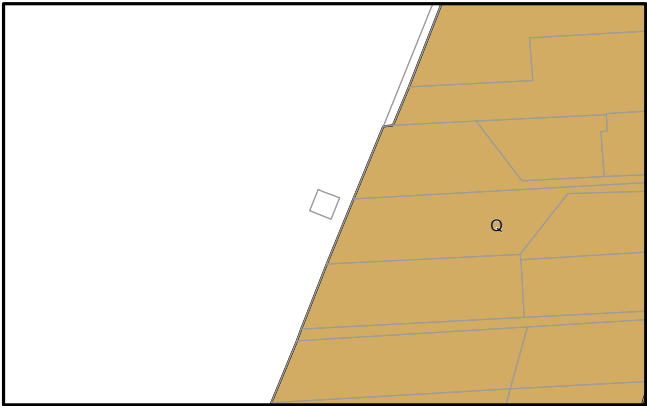


Existing Lot Size

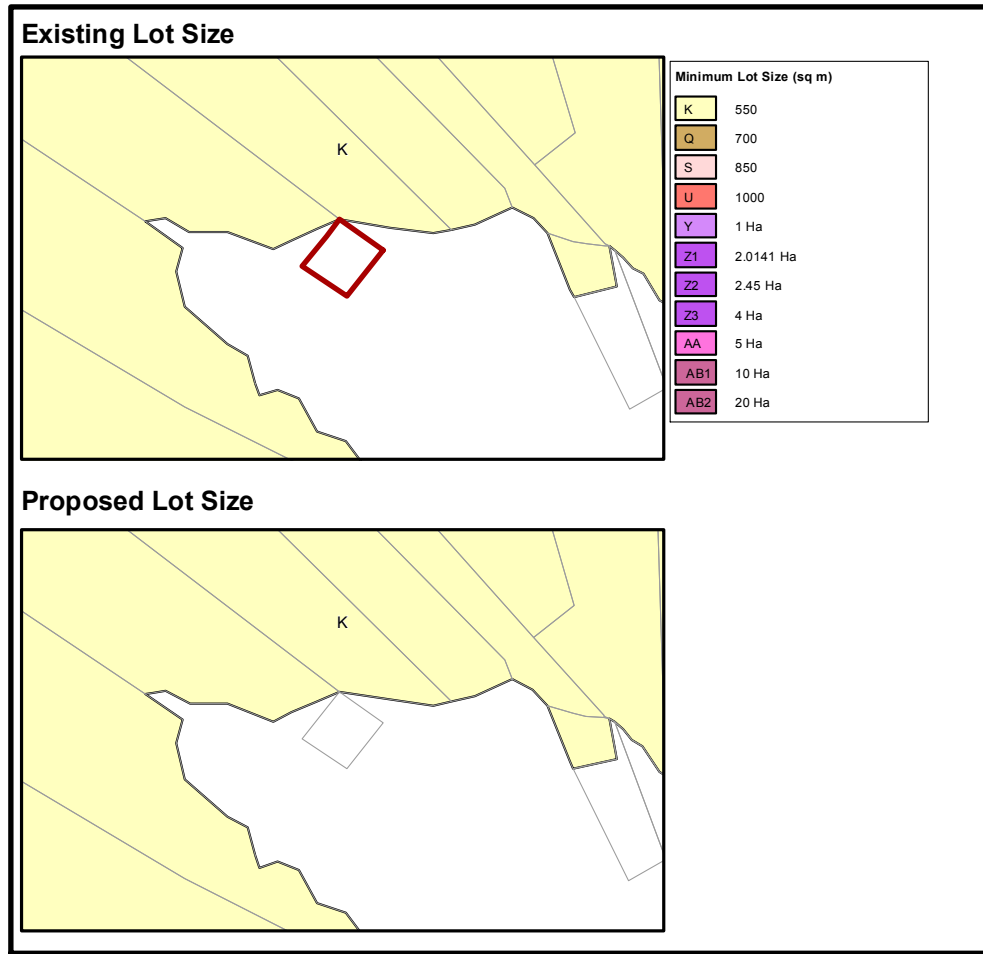
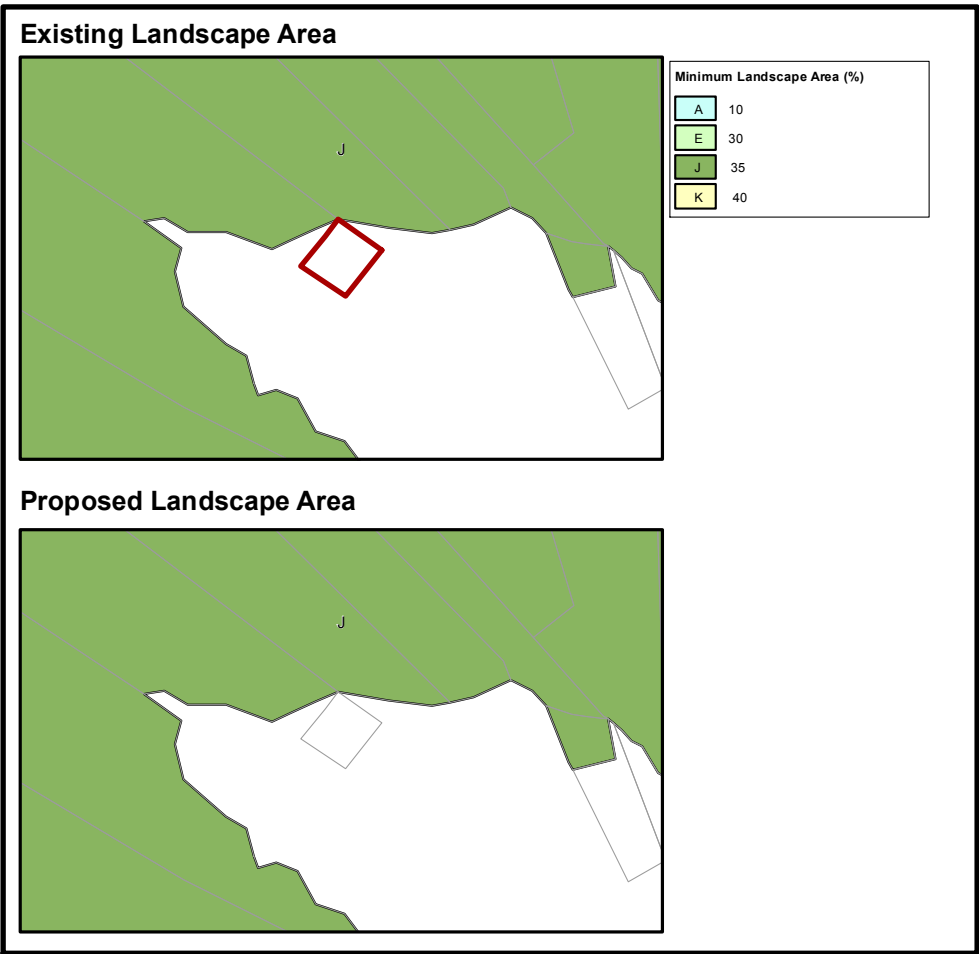
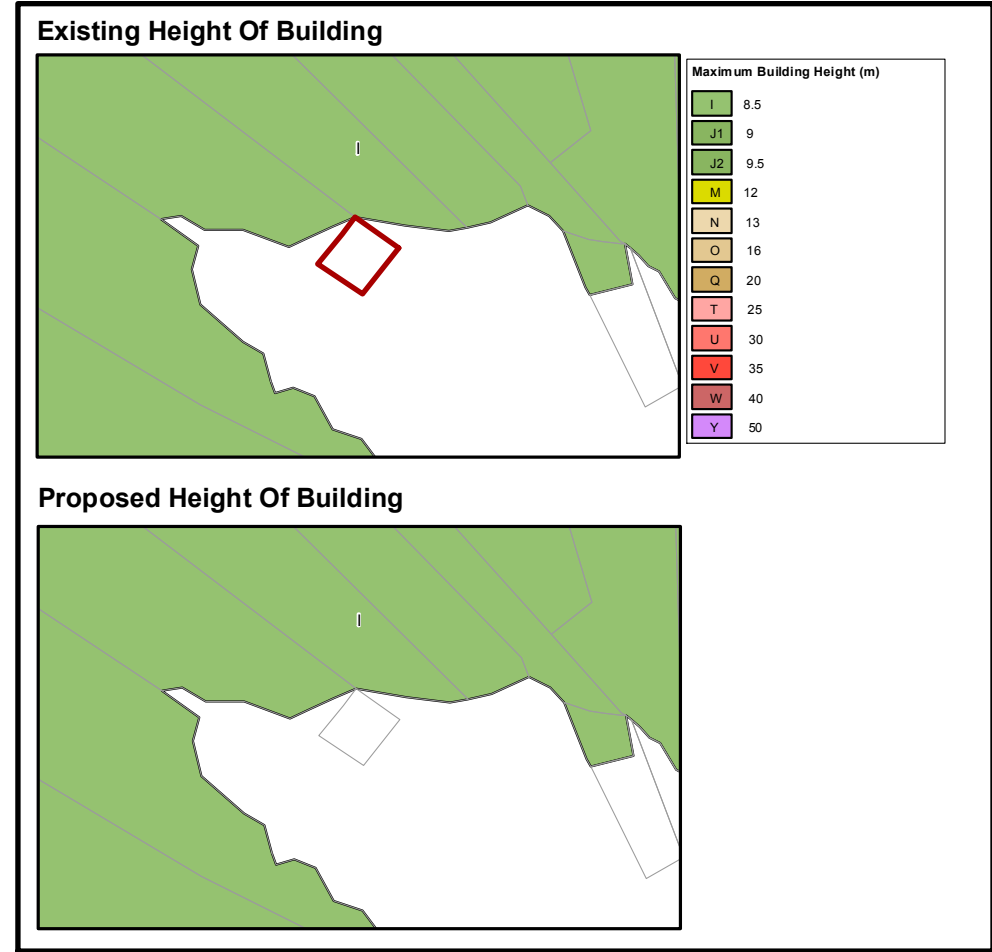
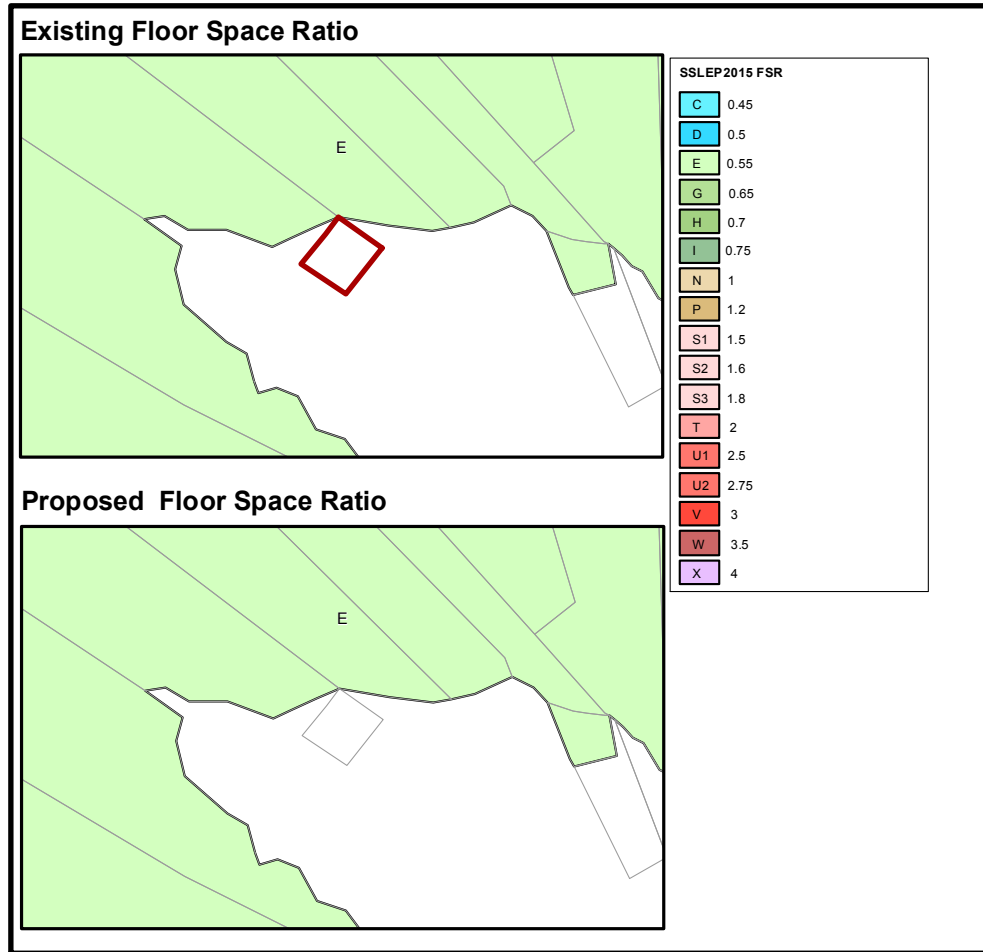
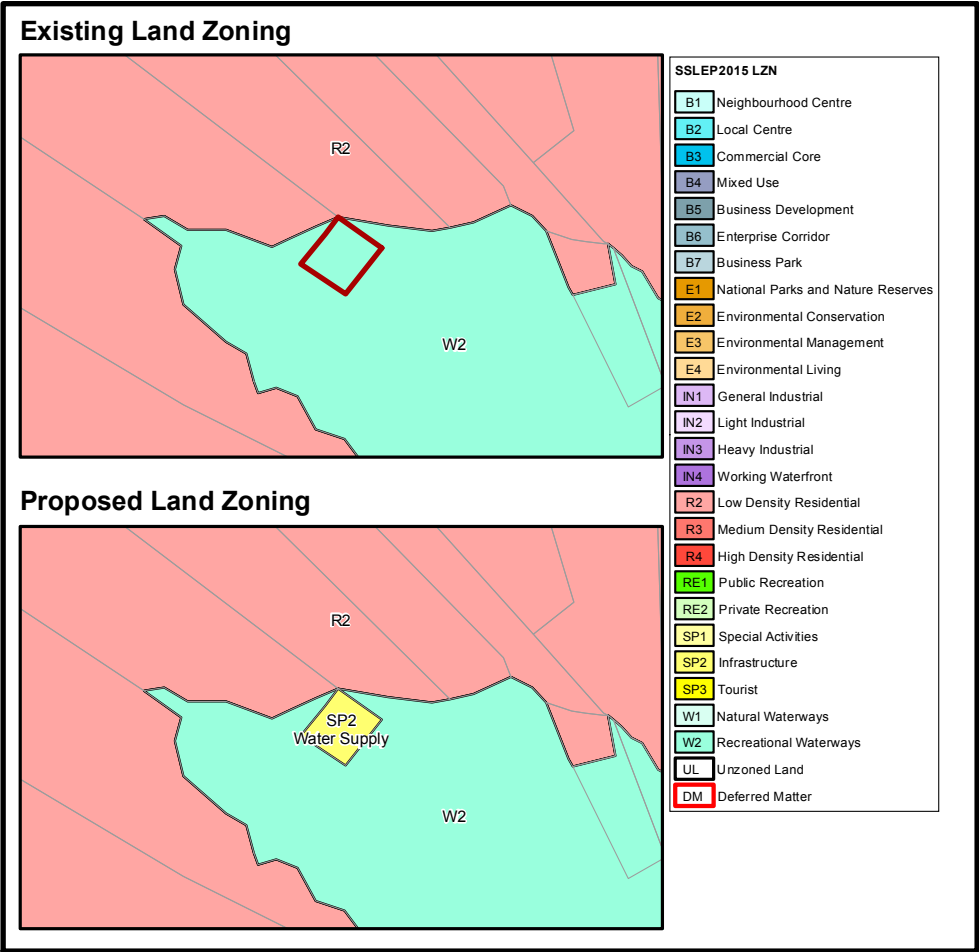


Minimum Lot Size (sq m)	
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Y	1 Ha
Z1	2.0141 Ha
Z2	2.45 Ha
Z3	4 Ha
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AB1	10 Ha
AB2	20 Ha

Proposed Lot Size



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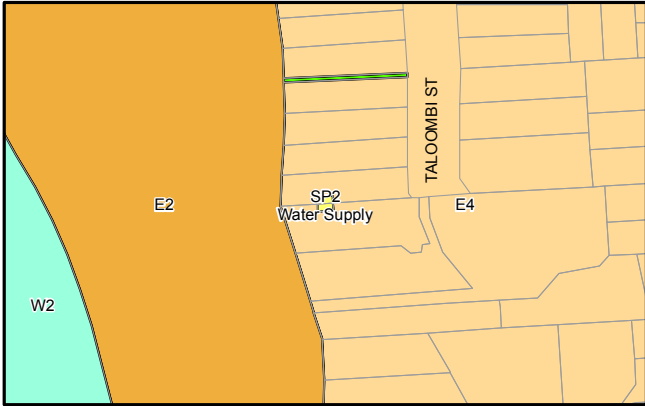
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Existing Land Zoning

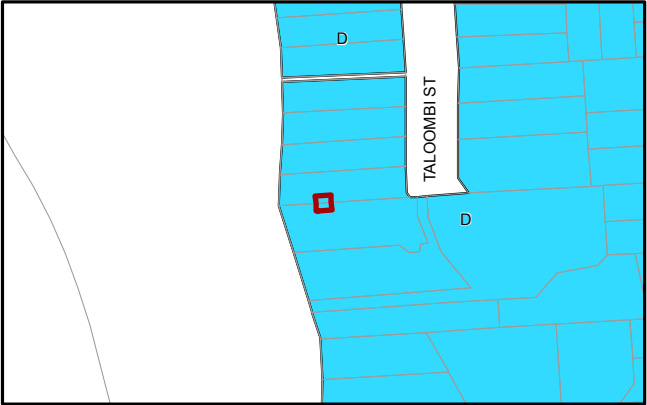


SSLEP2015 LZN	
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Proposed Land Zoning

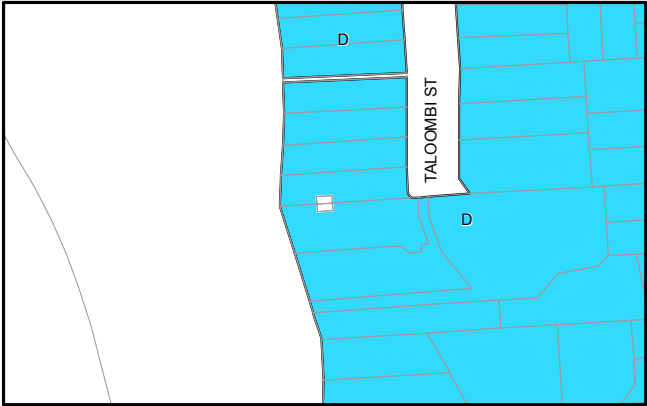


Existing Floor Space Ratio

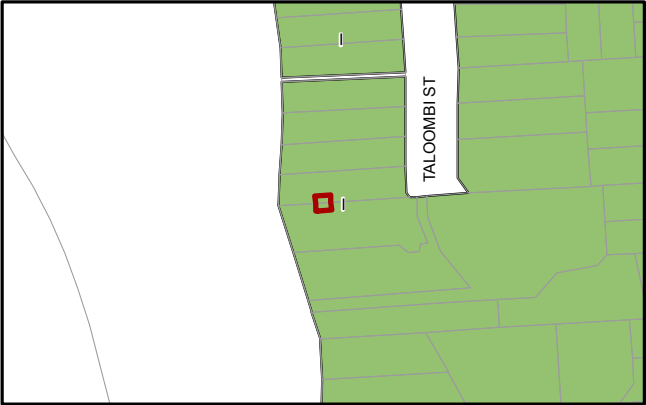


SSLEP2015 FSR	
C	0.45
D	0.5
E	0.55
G	0.65
H	0.7
I	0.75
N	1
P	1.2
S1	1.5
S2	1.6
S3	1.8
T	2
U1	2.5
U2	2.75
V	3
W	3.5
X	4

Proposed Floor Space Ratio



Existing Height Of Building

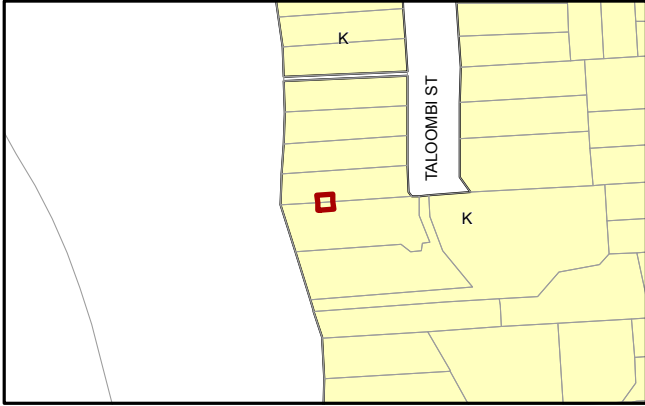


Maximum Building Height (m)	
I	8.5
J1	9
J2	9.5
M	12
N	13
O	16
Q	20
T	25
U	30
V	35
W	40
Y	50

Proposed Height Of Building

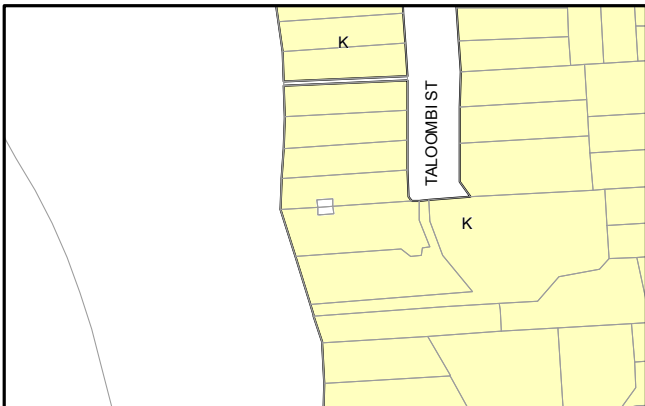


Existing Landscape Area



Minimum Landscape Area (%)	
A	10
E	30
J	35
K	40

Proposed Landscape Area

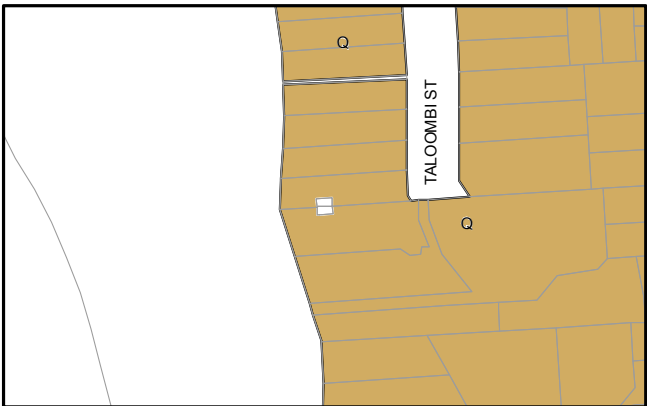


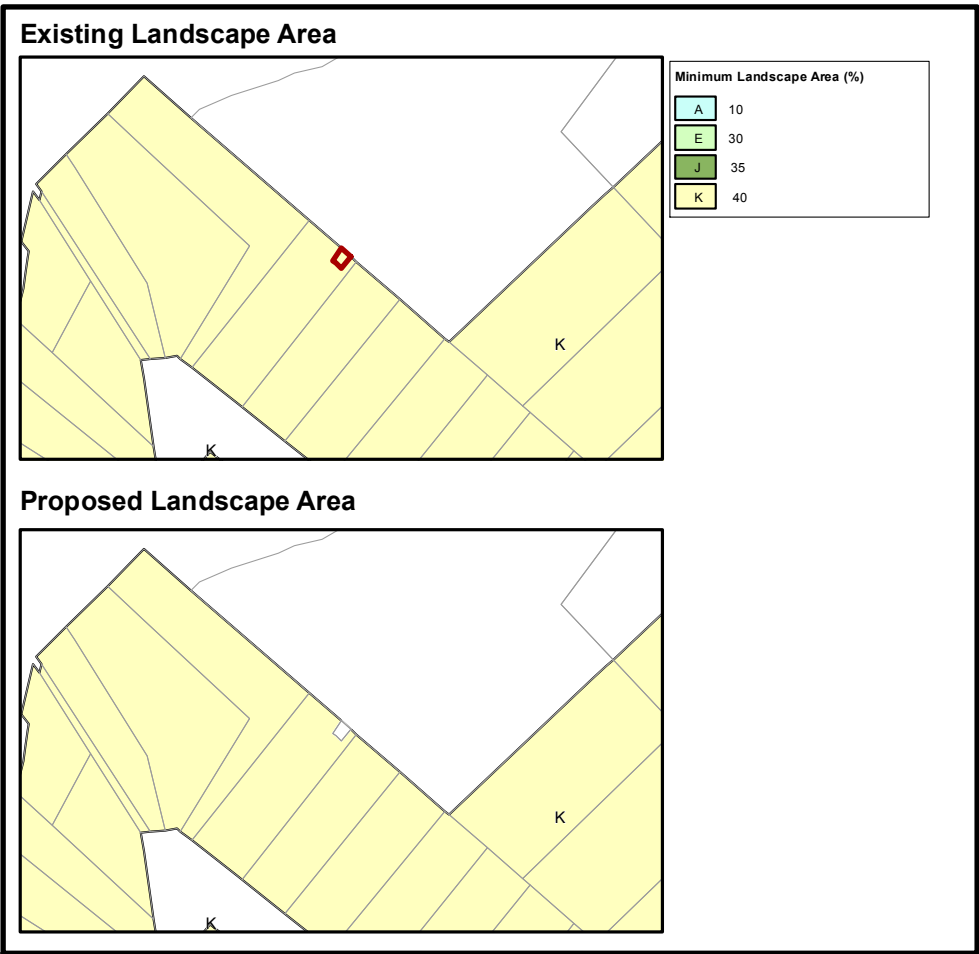
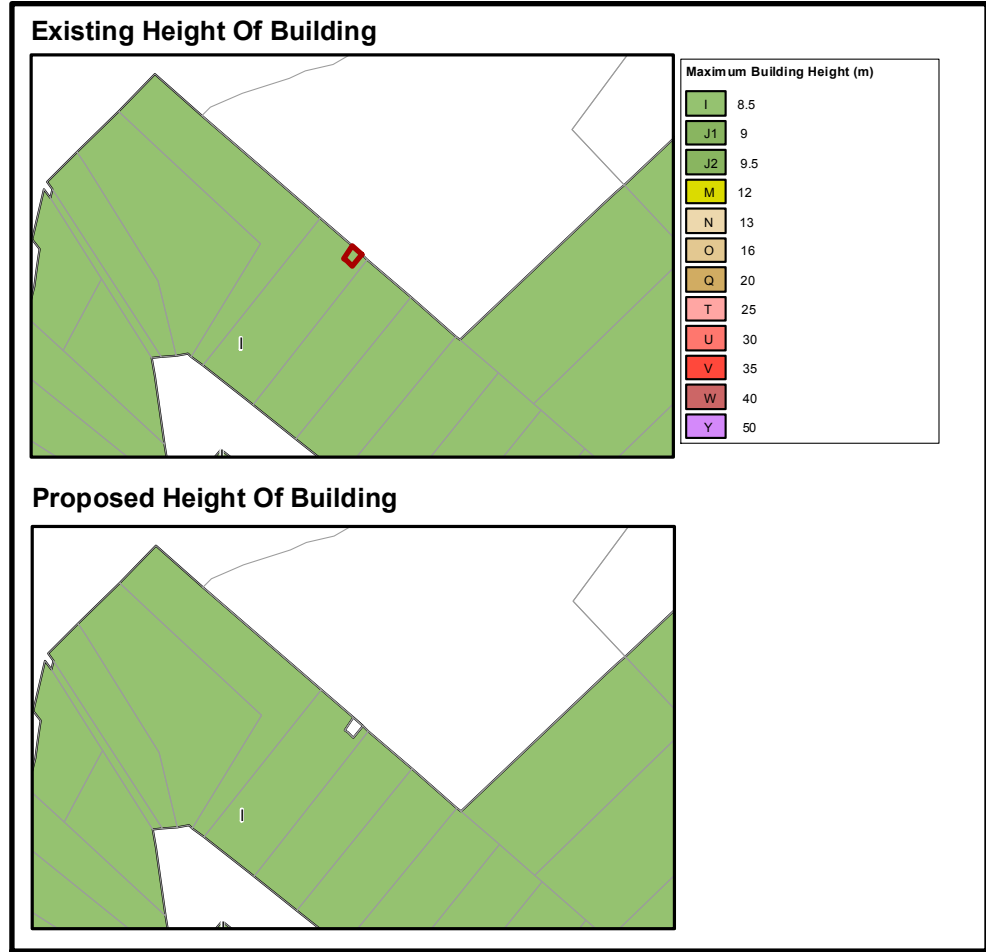
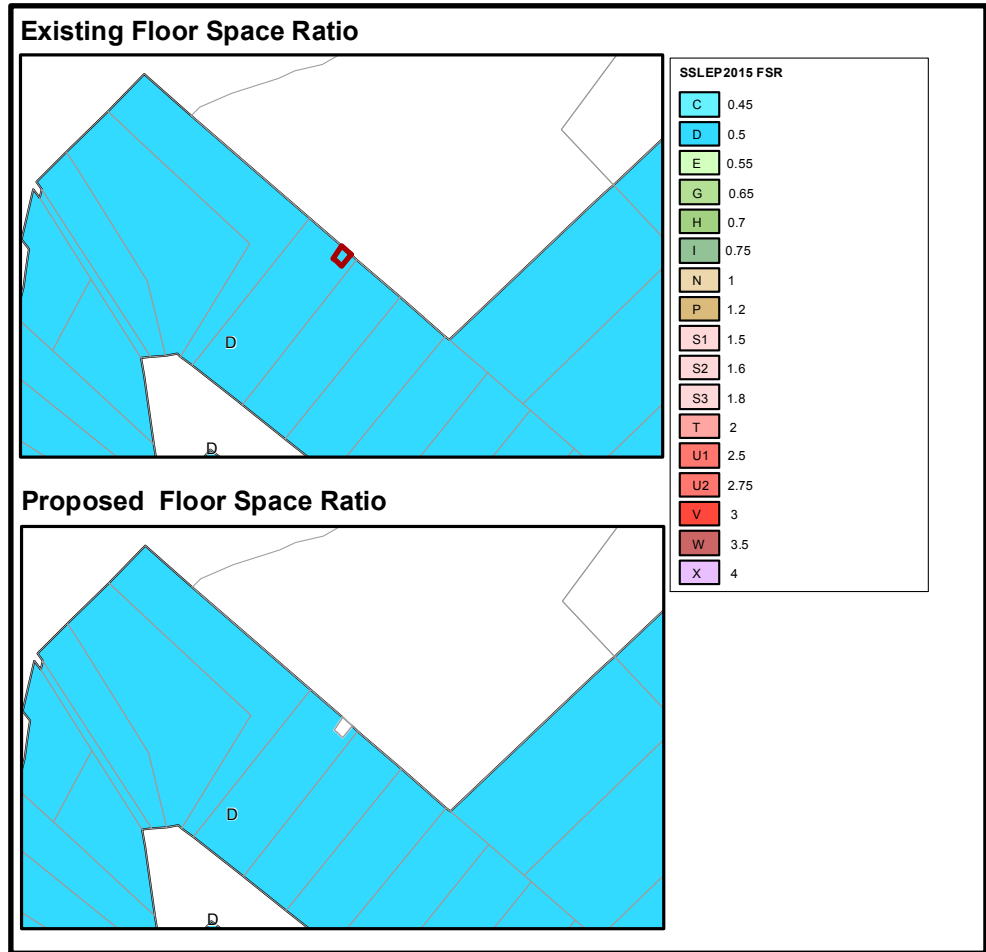
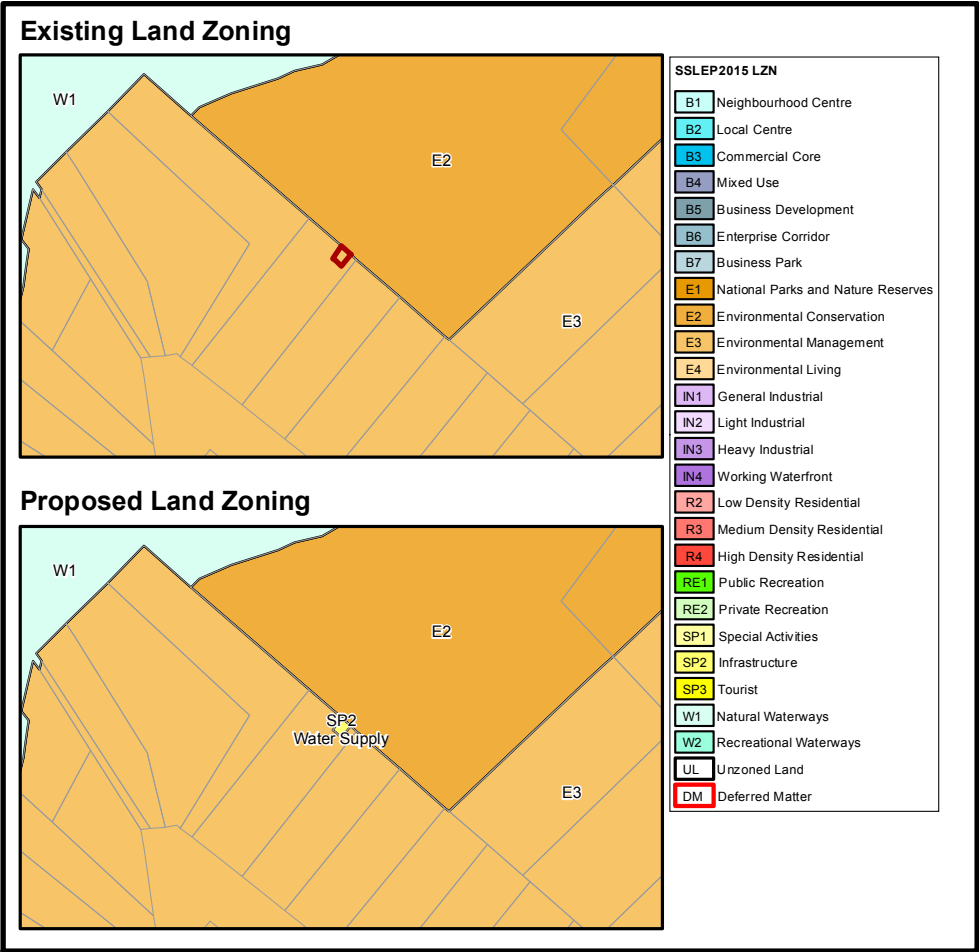
Existing Lot Size



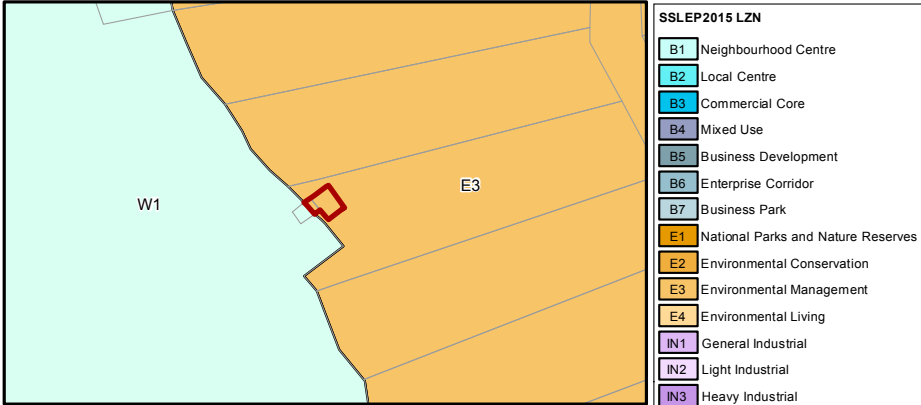
Minimum Lot Size (sq m)	
K	550
Q	700
S	850
U	1000
Y	1 Ha
Z1	2.0141 Ha
Z2	2.45 Ha
Z3	4 Ha
AA	5 Ha
AB1	10 Ha
AB2	20 Ha

Proposed Lot Size

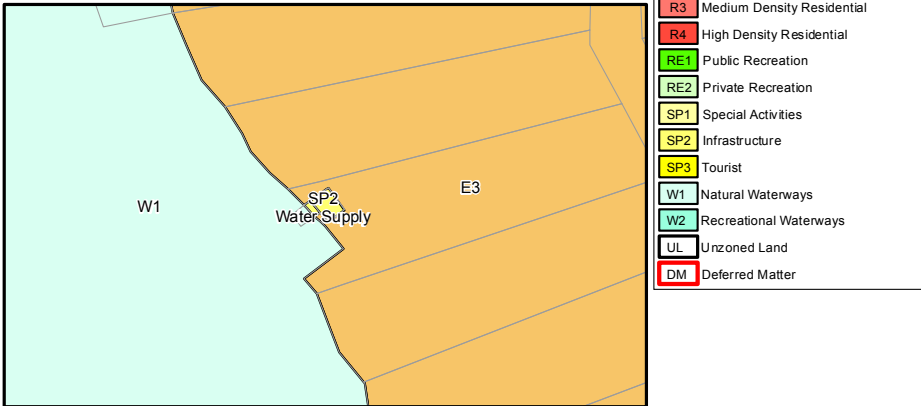




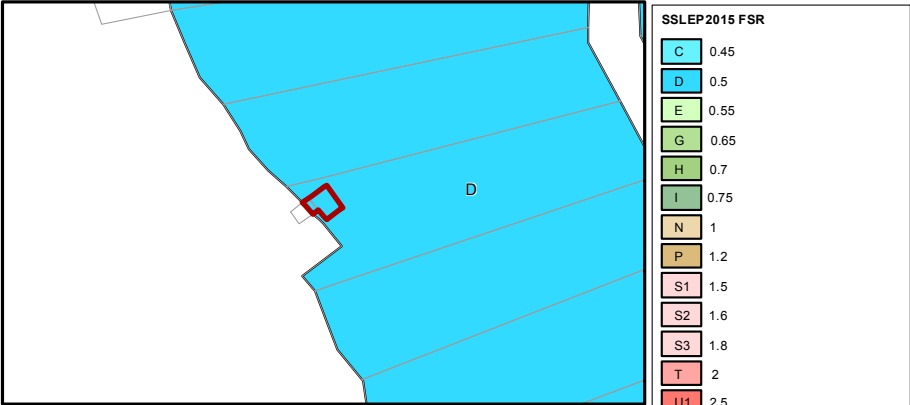
Existing Land Zoning



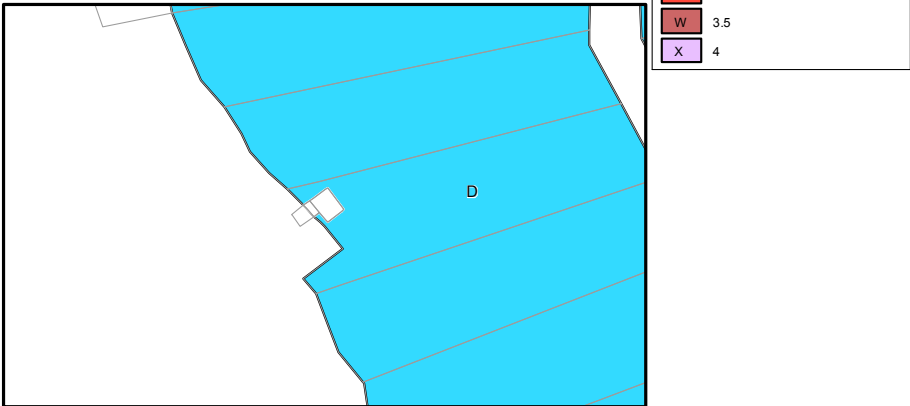
Proposed Land Zoning



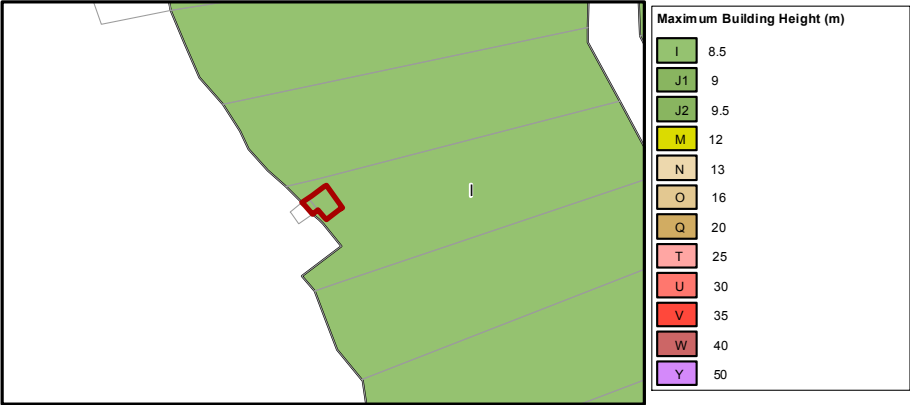
Existing Floor Space Ratio



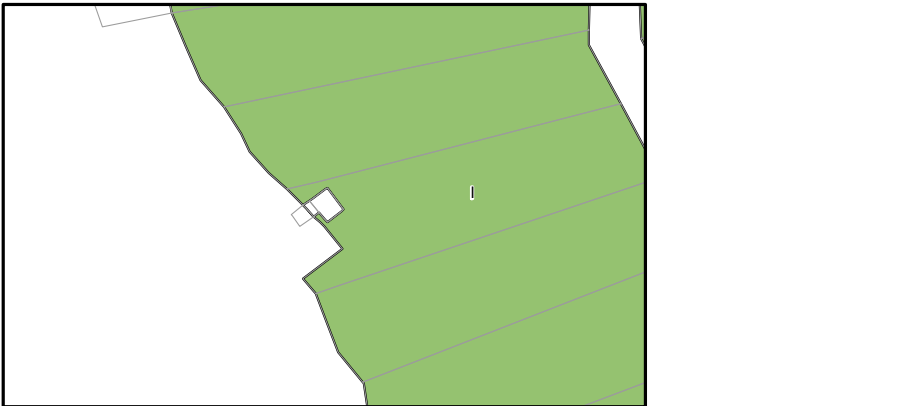
Proposed Floor Space Ratio



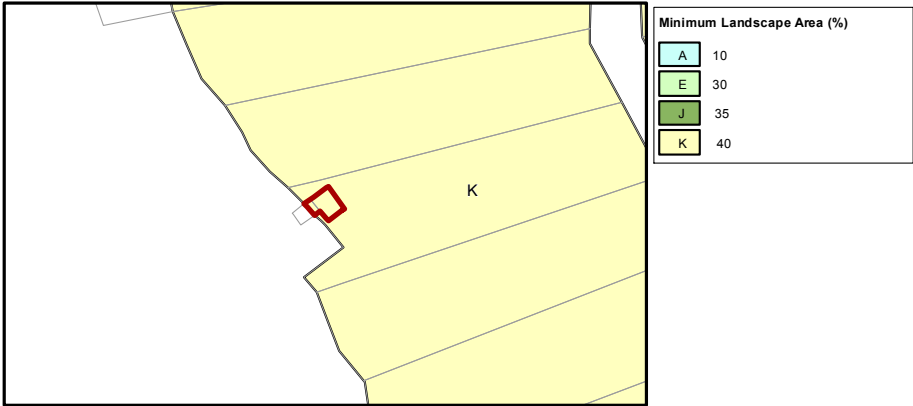
Existing Height Of Building



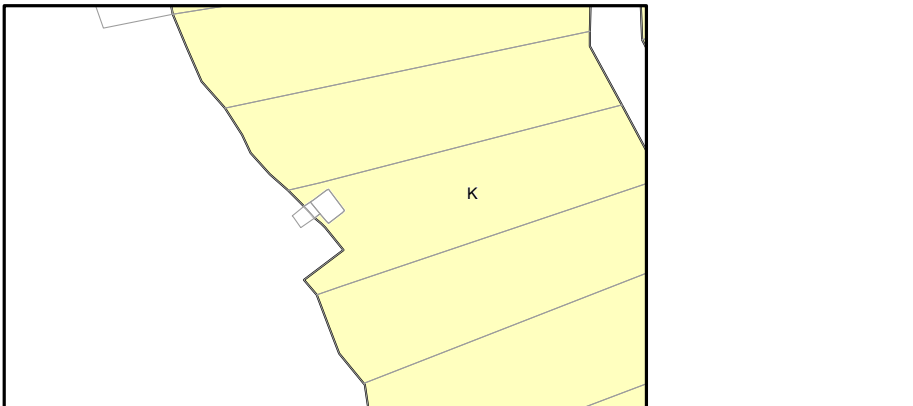
Proposed Height Of Building



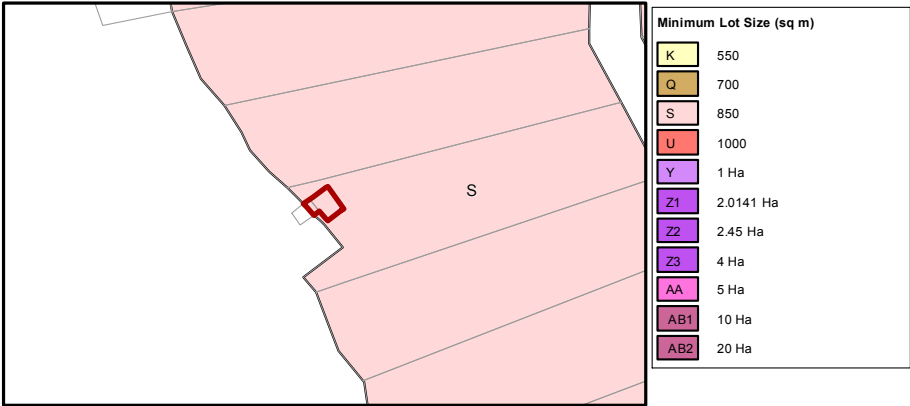
Existing Landscape Area



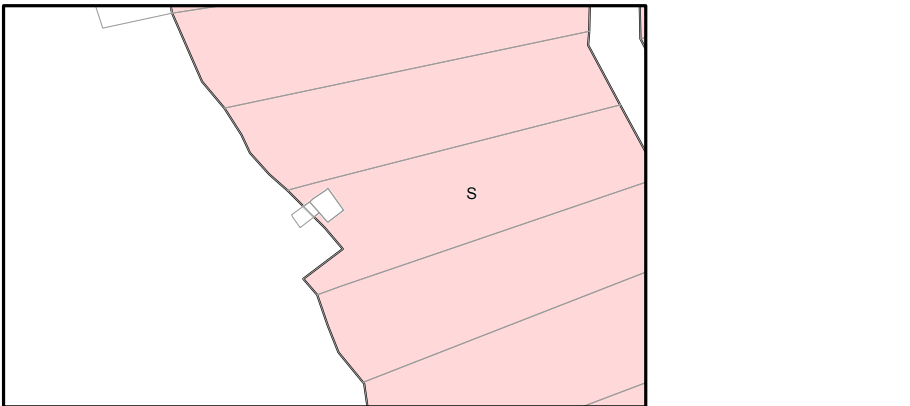
Proposed Landscape Area

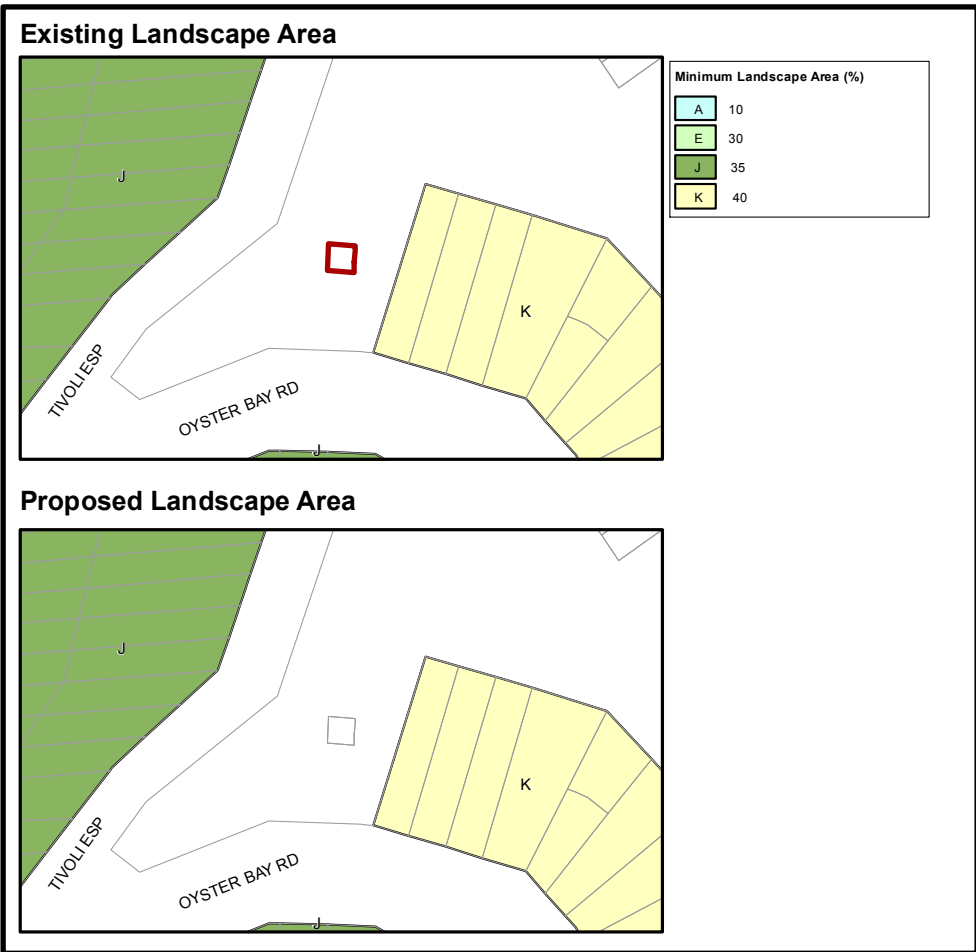
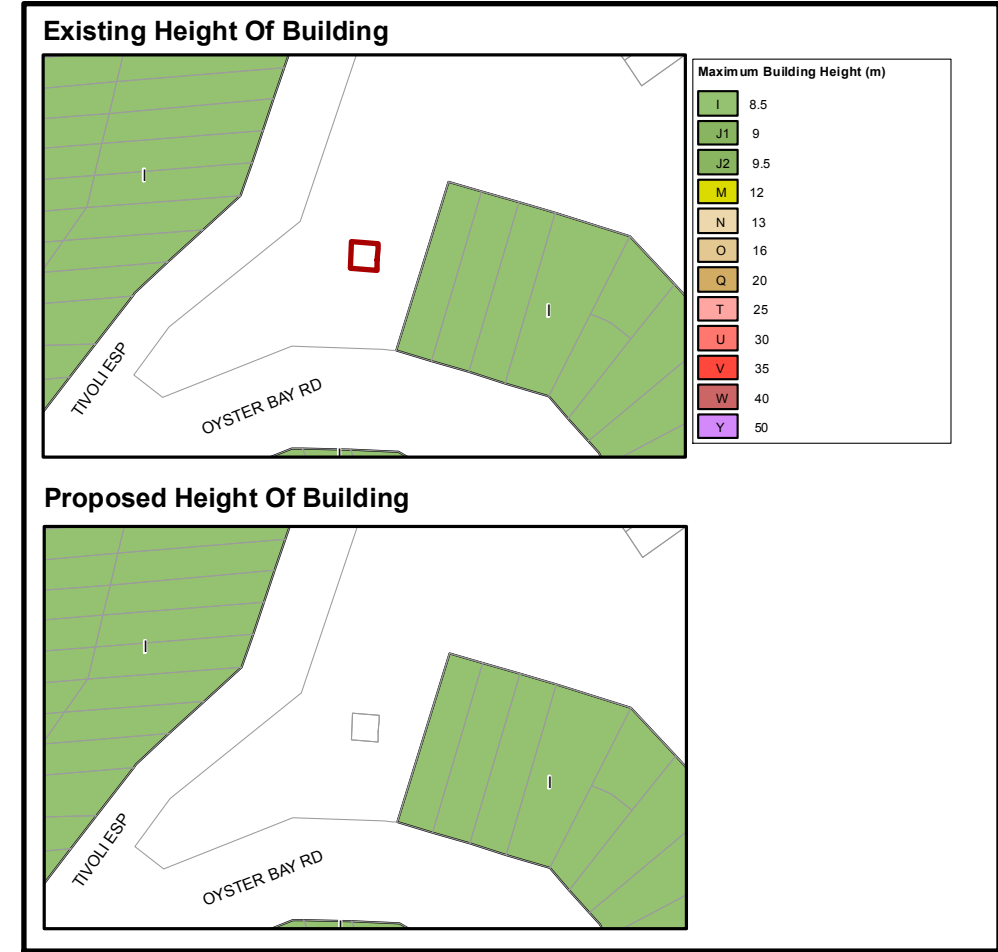
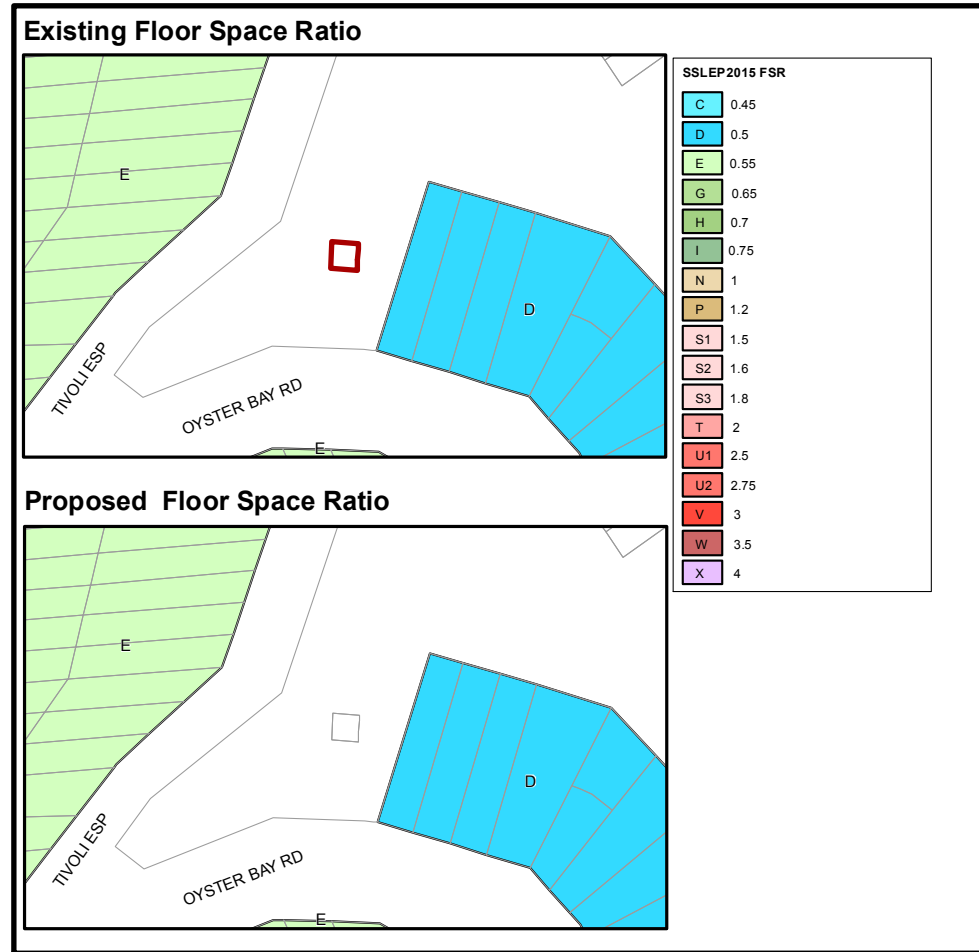
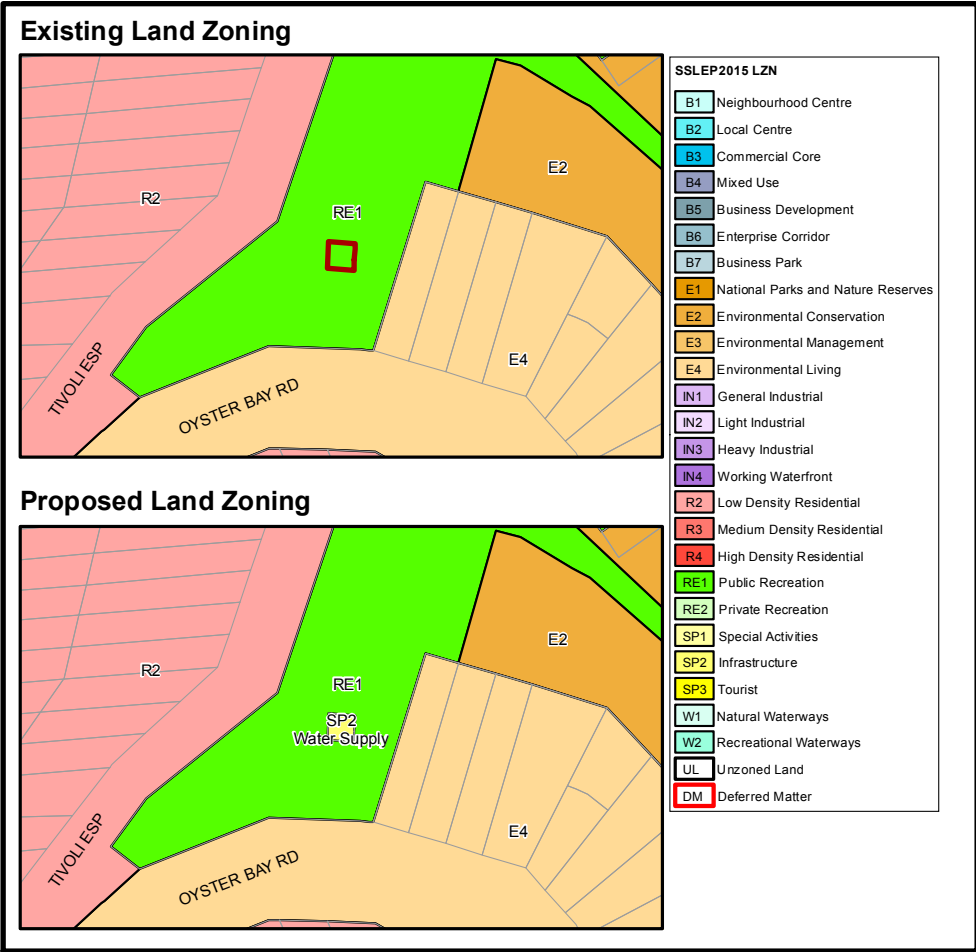


Existing Lot Size



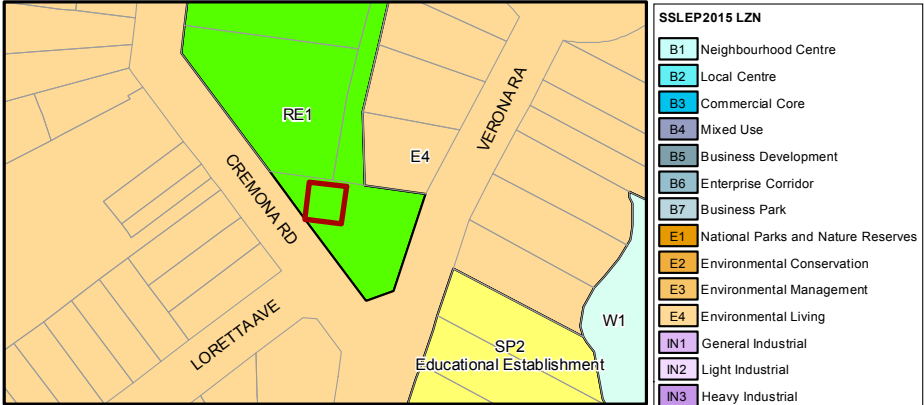
Proposed Lot Size



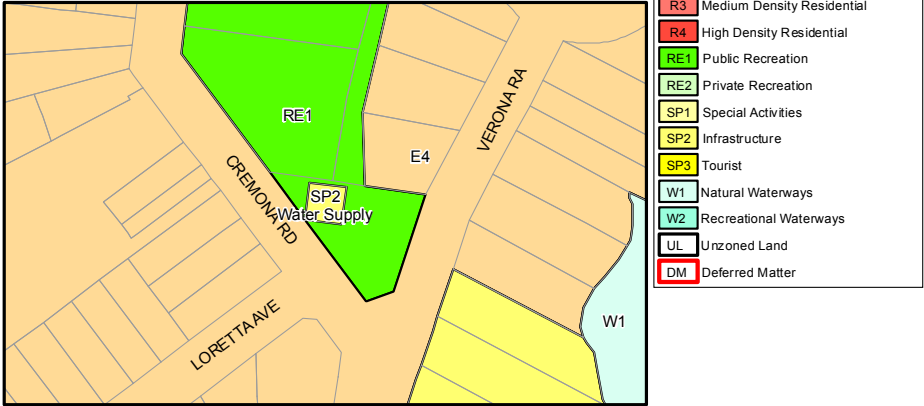


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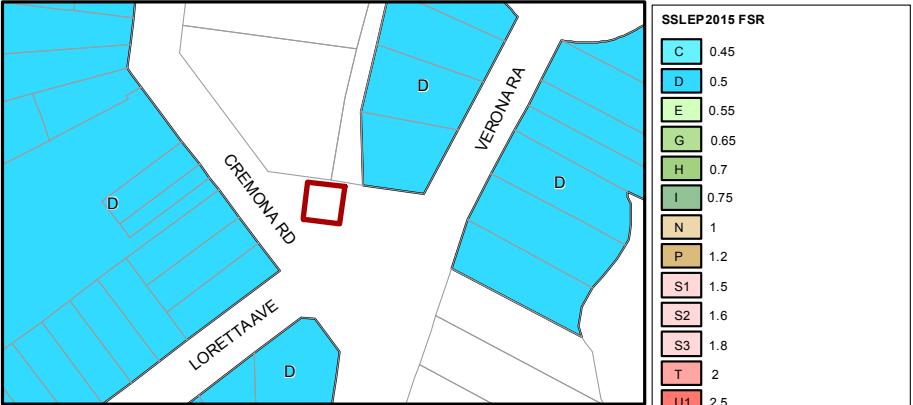
Existing Land Zoning



Proposed Land Zoning



Existing Floor Space Ratio



Proposed Floor Space Ratio



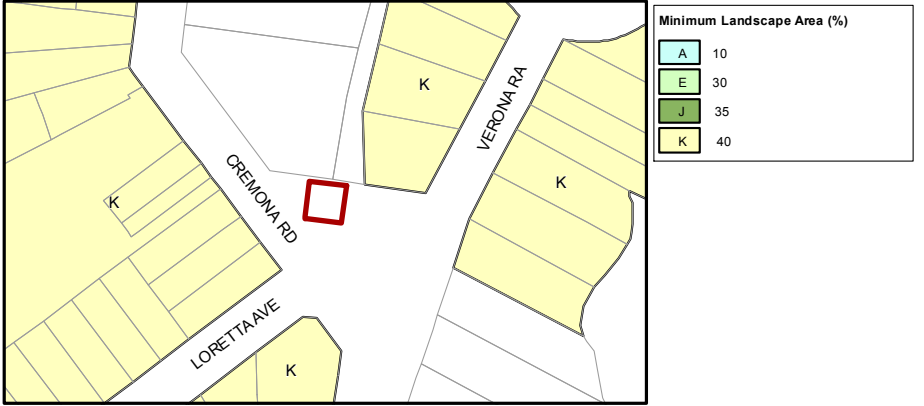
Existing Height Of Building



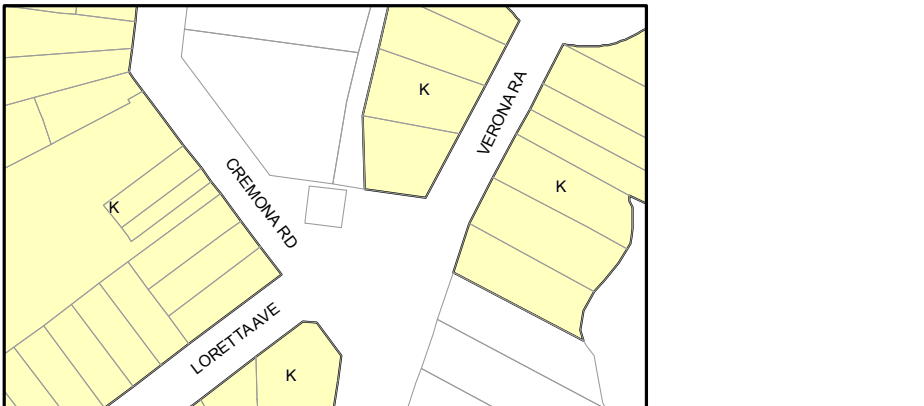
Proposed Height Of Building



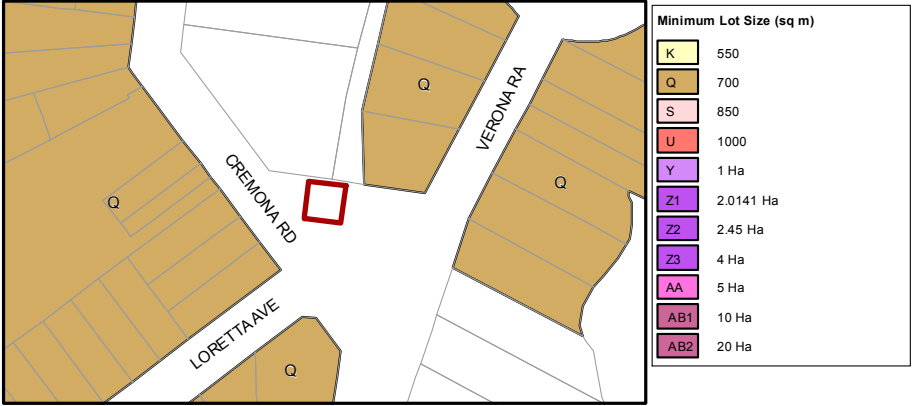
Existing Landscape Area



Proposed Landscape Area



Existing Lot Size

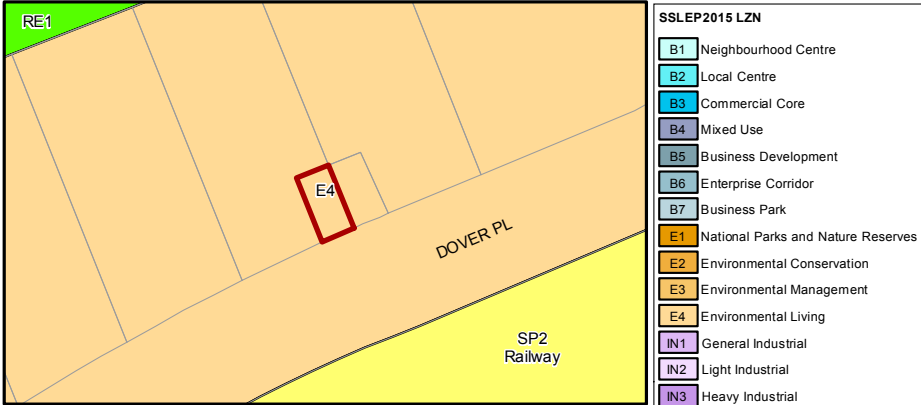


Proposed Lot Size

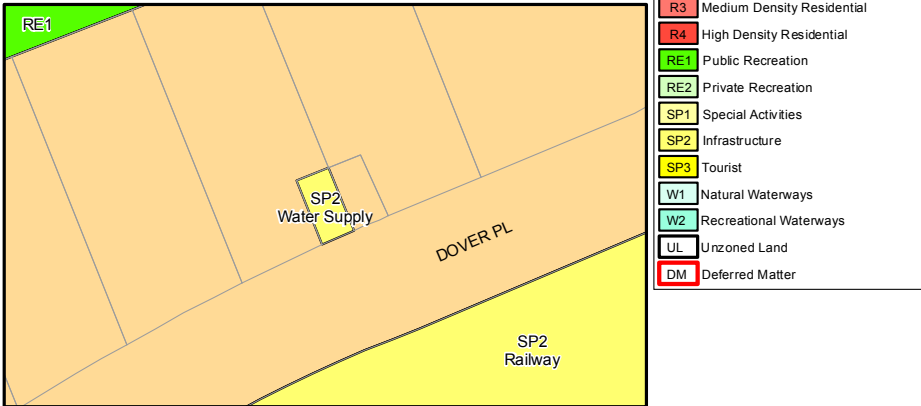


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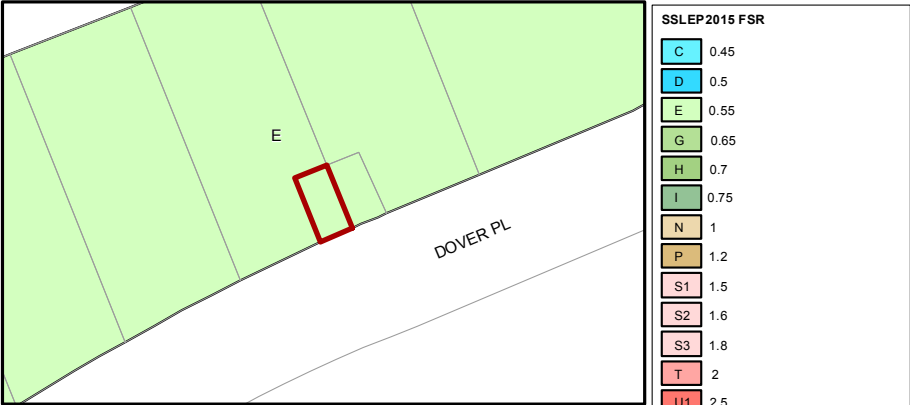
Existing Land Zoning



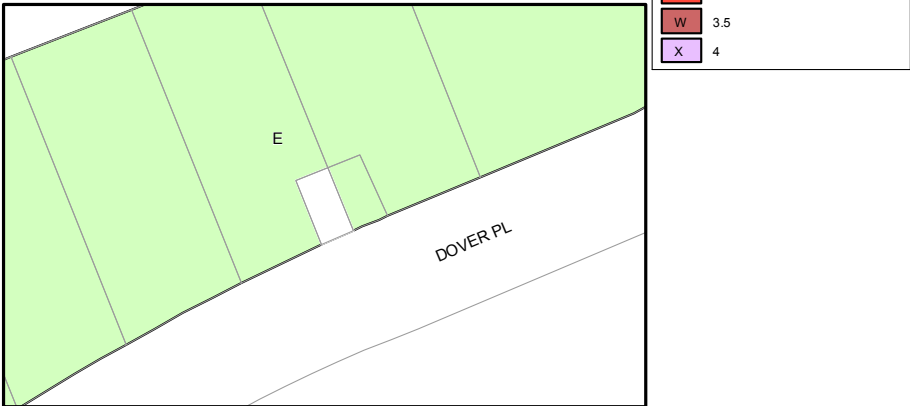
Proposed Land Zoning



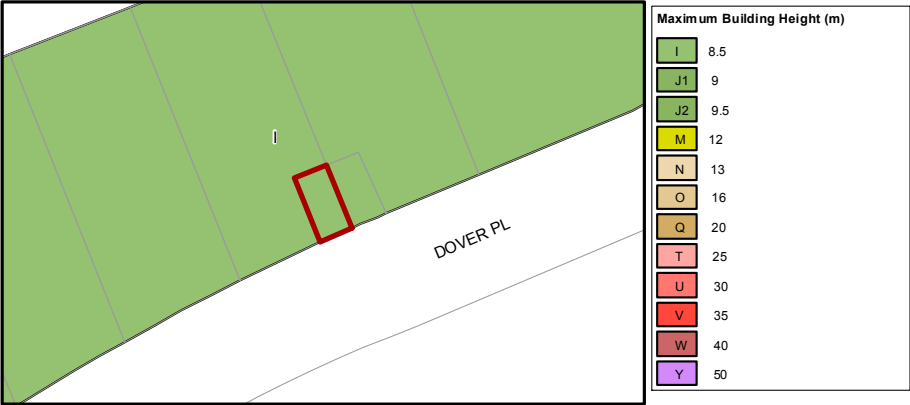
Existing Floor Space Ratio



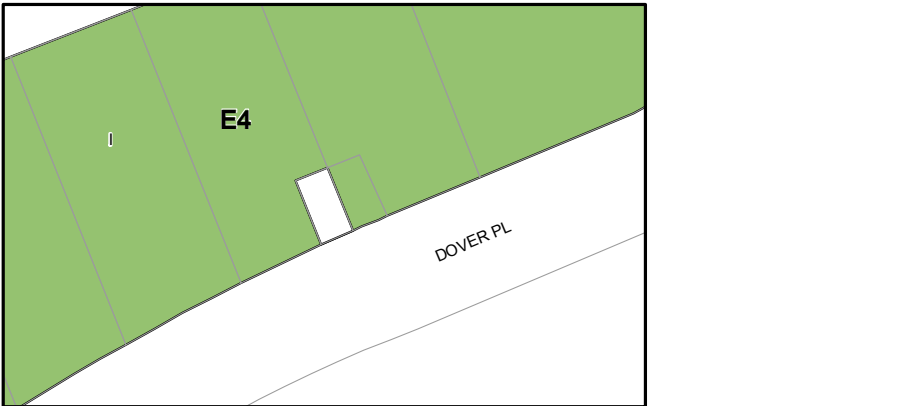
Proposed Floor Space Ratio



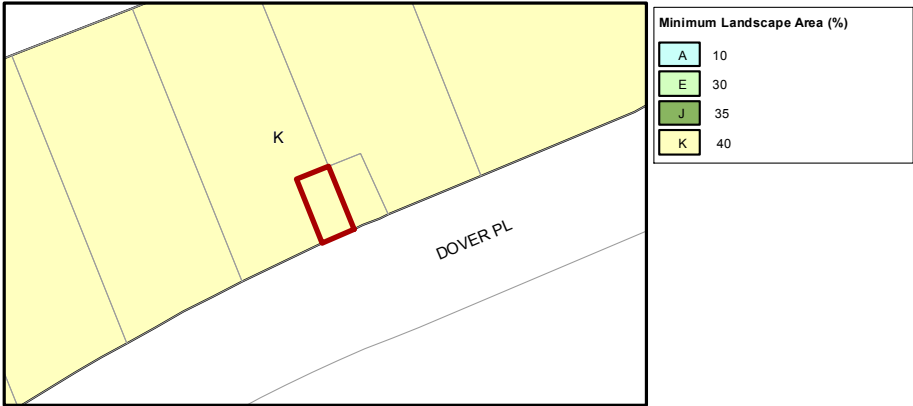
Existing Height Of Building



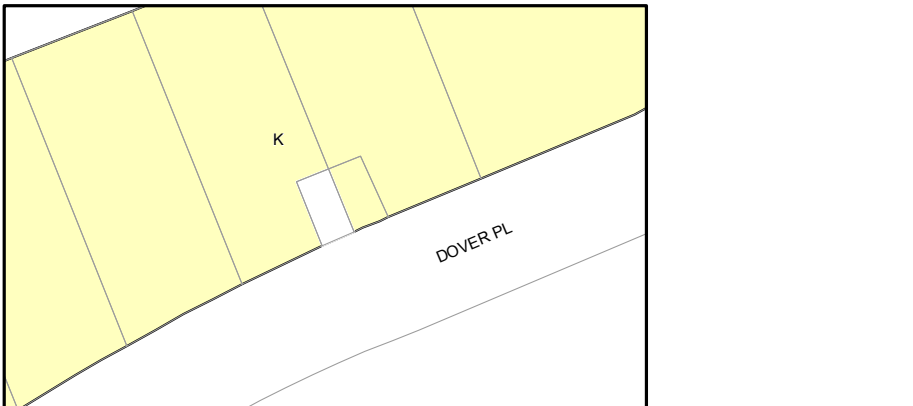
Proposed Height Of Building



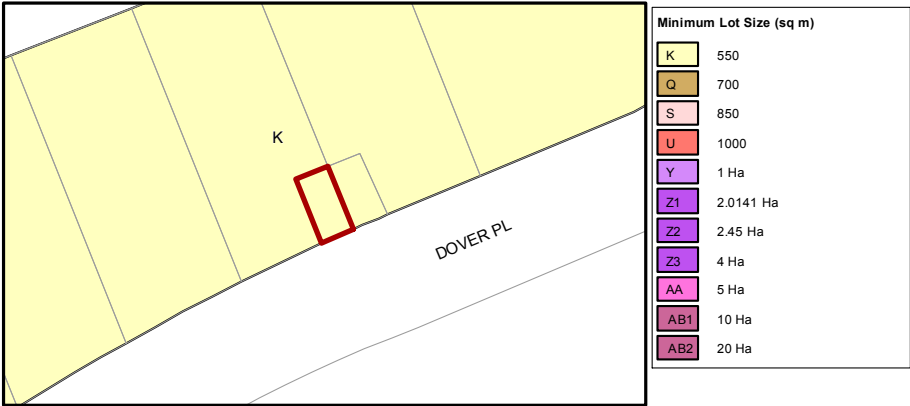
Existing Landscape Area



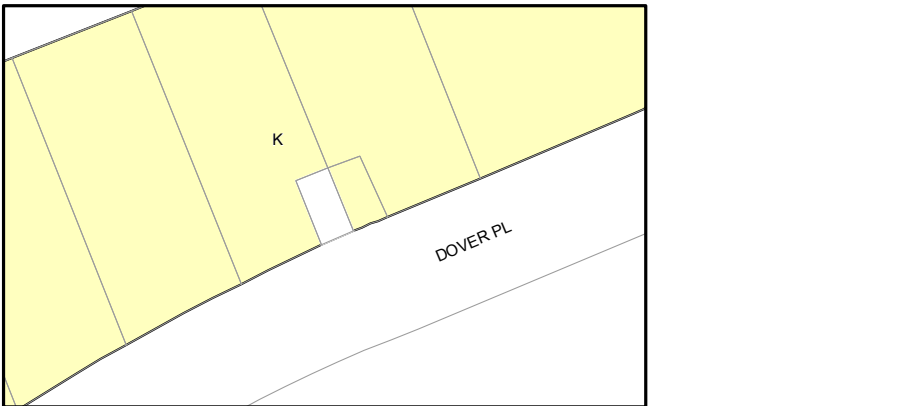
Proposed Landscape Area

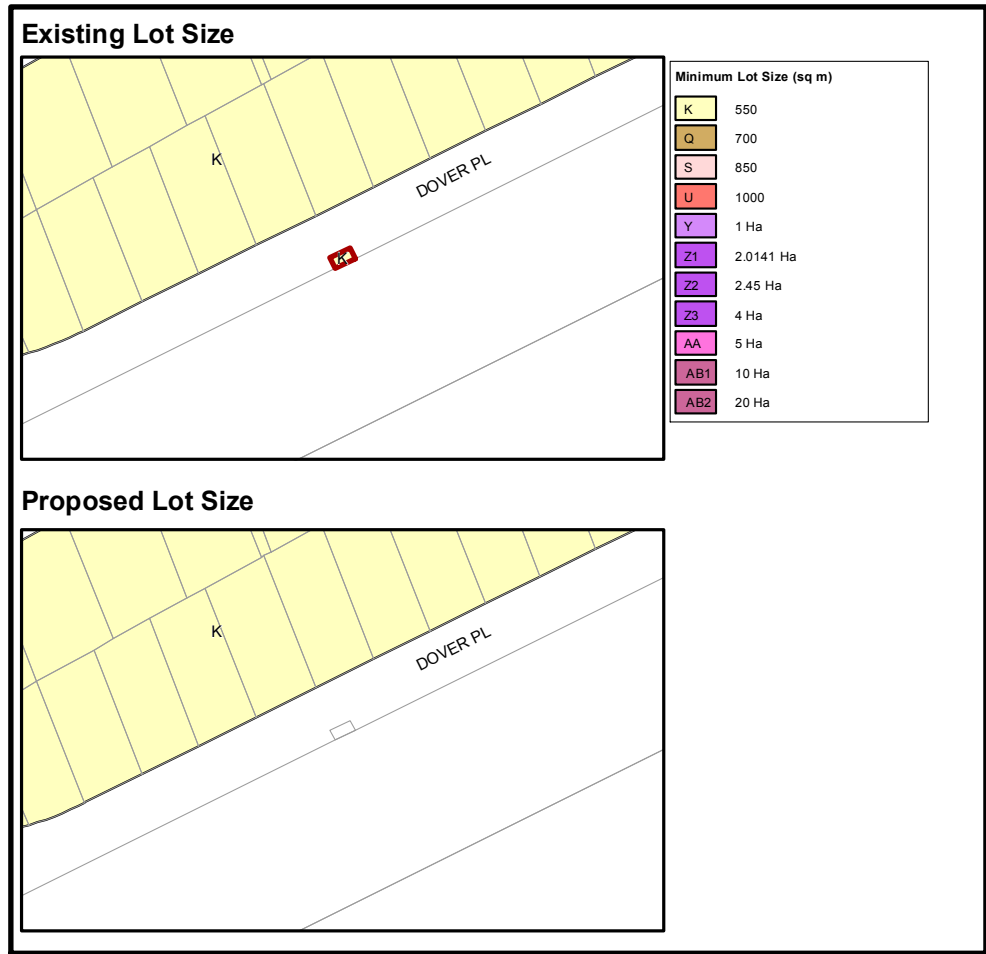
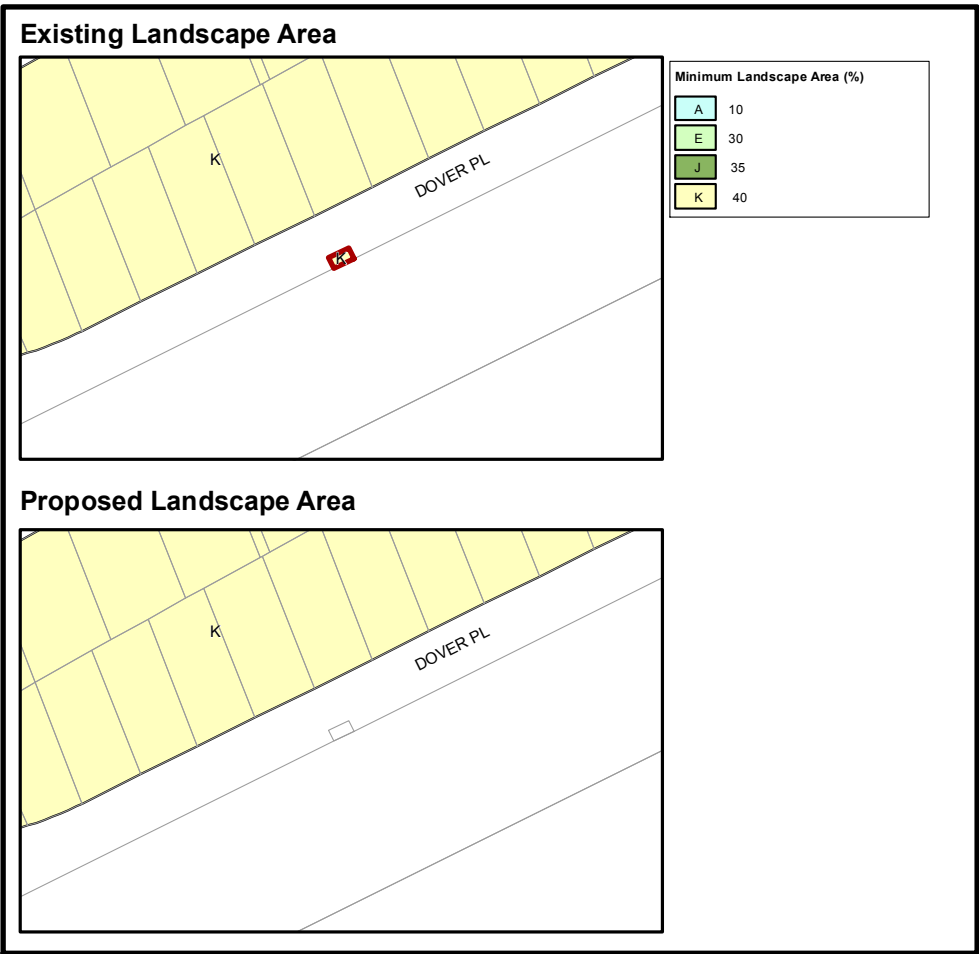
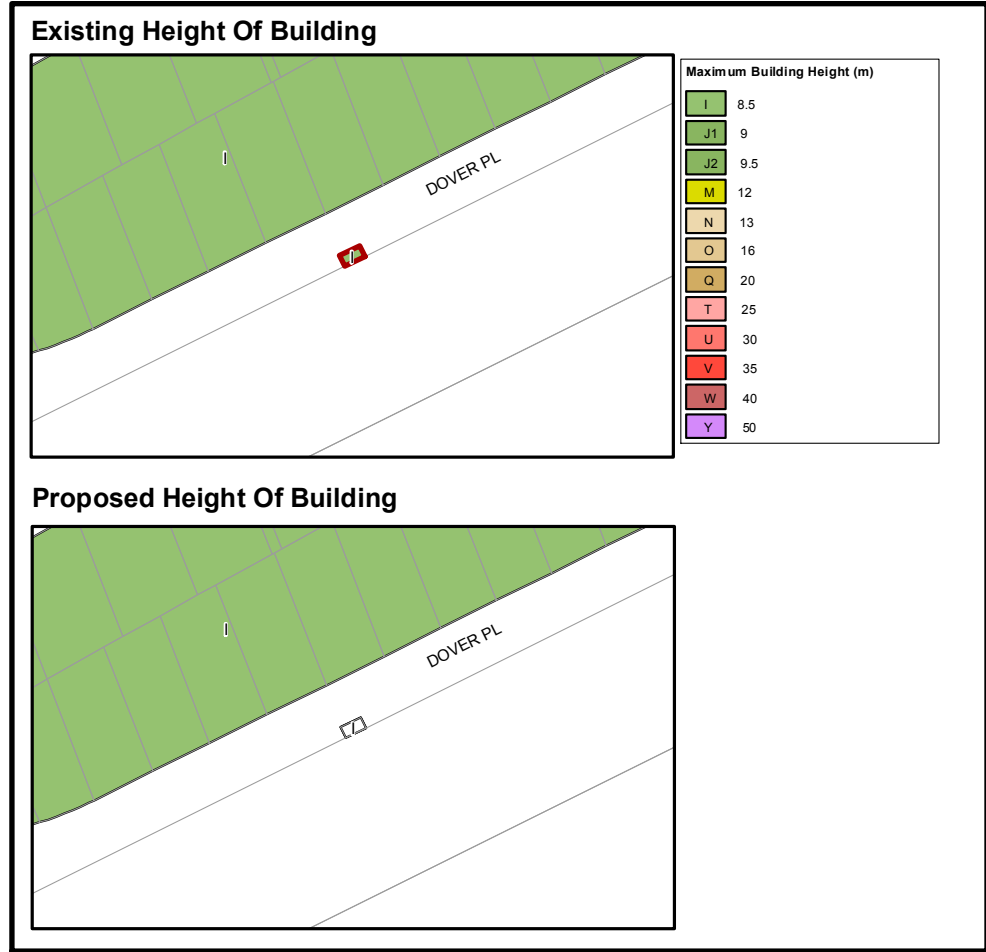
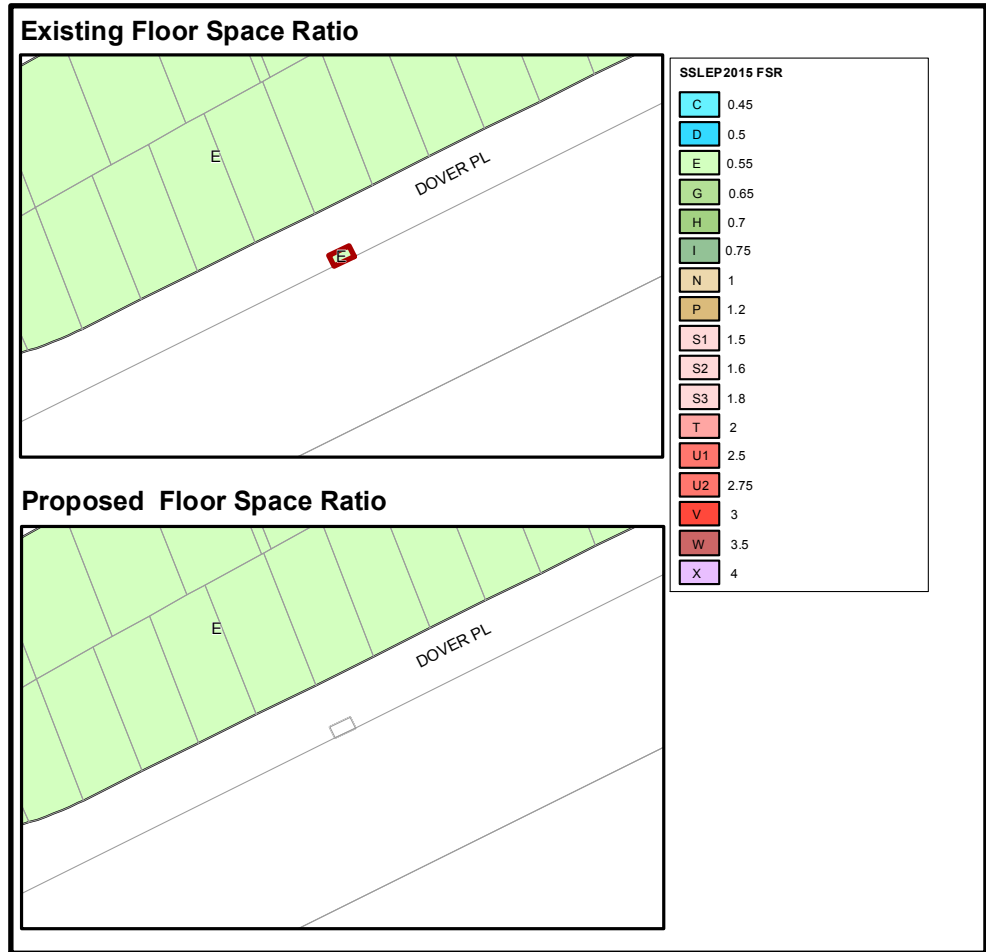
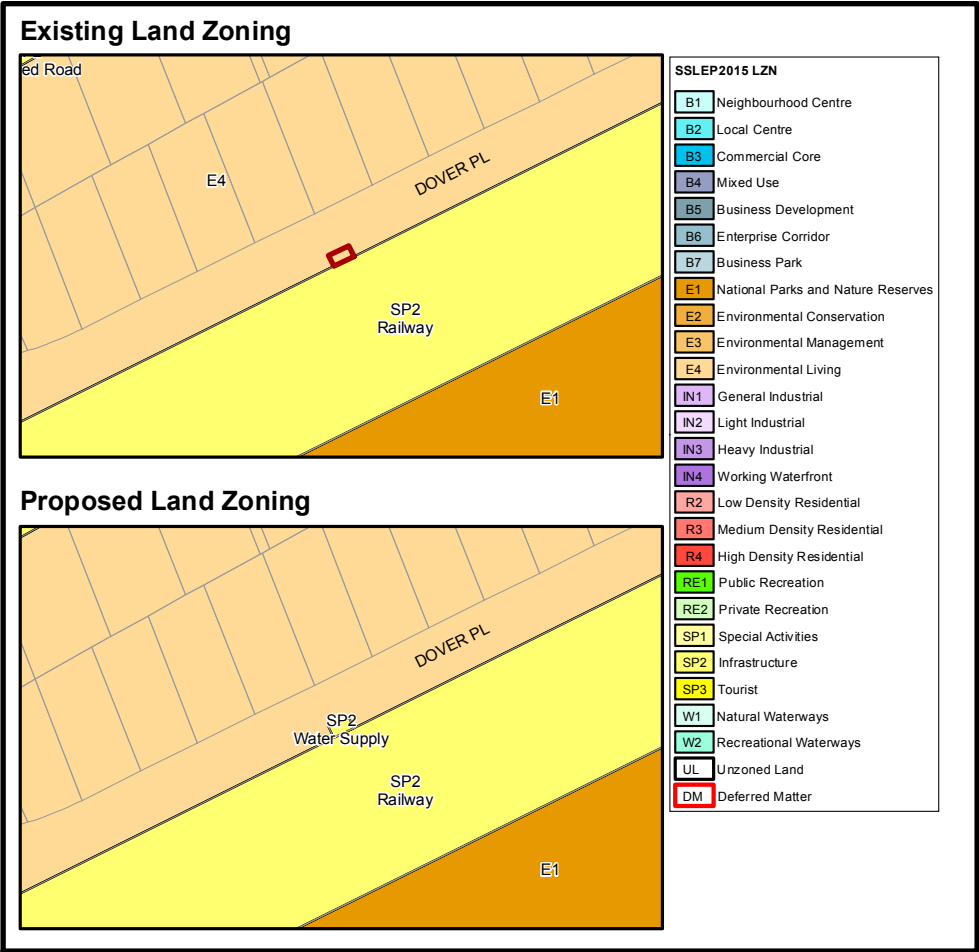


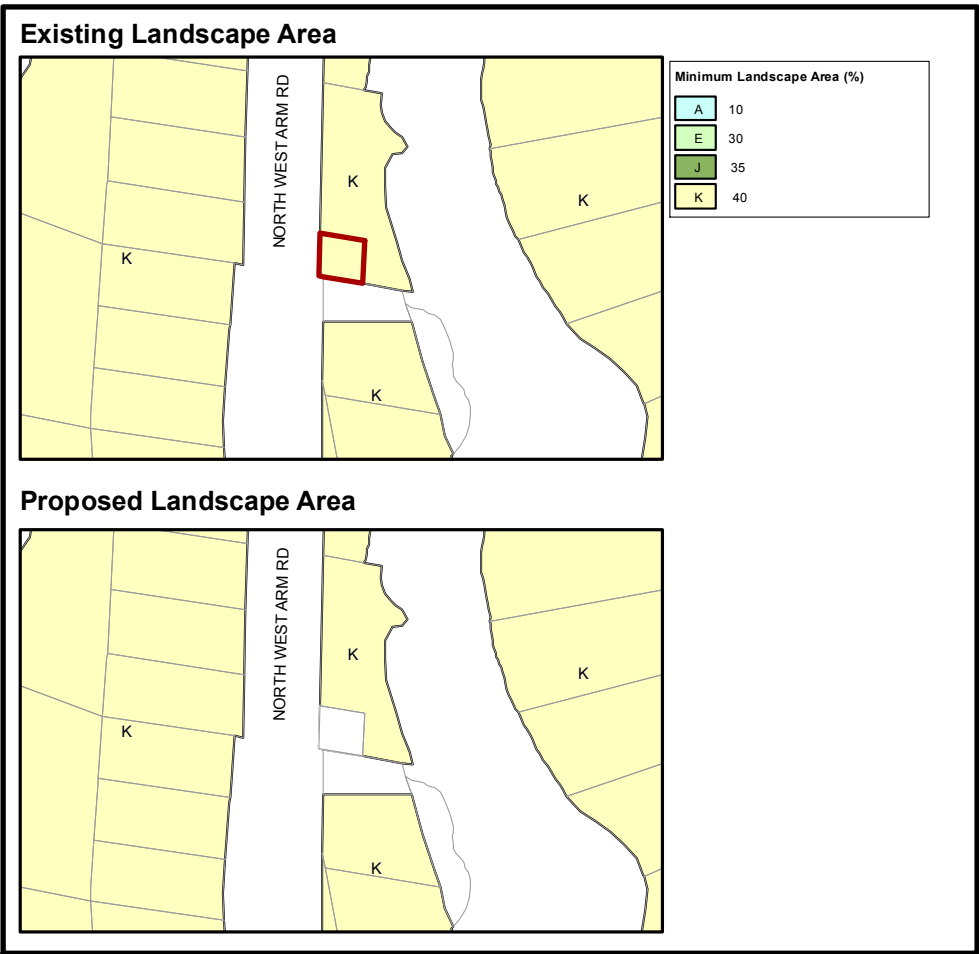
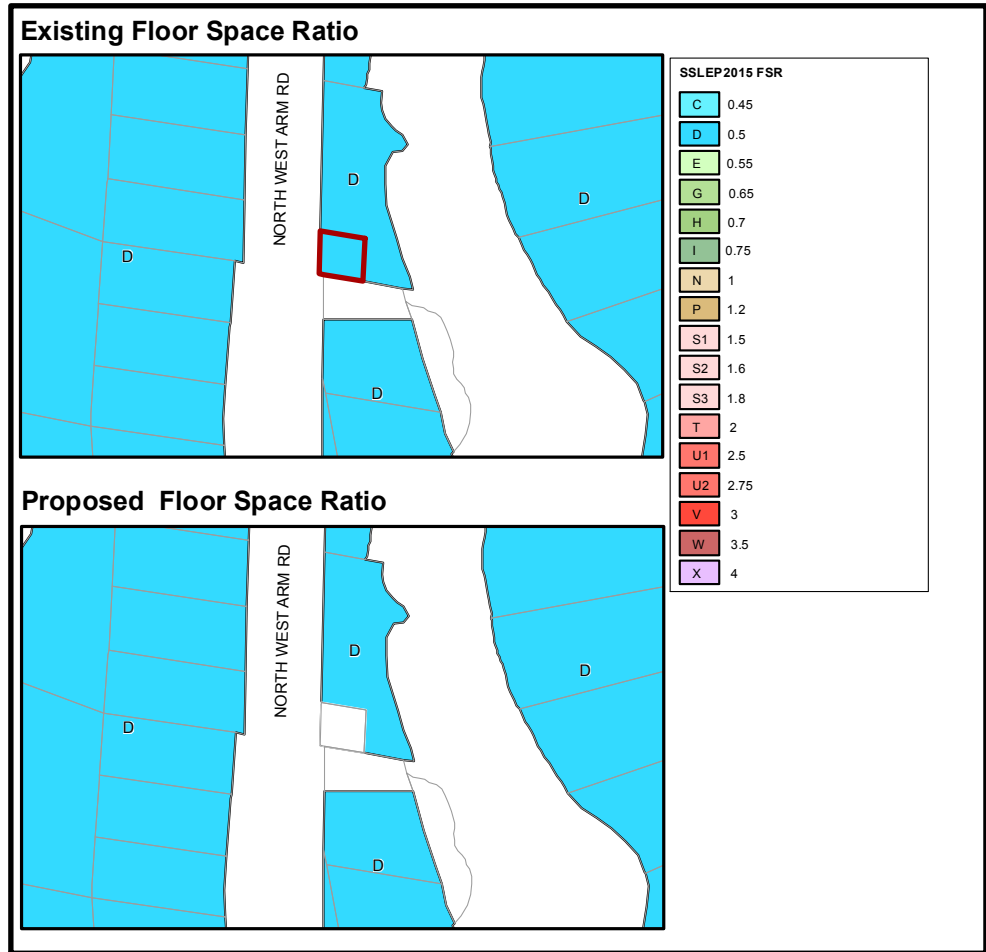
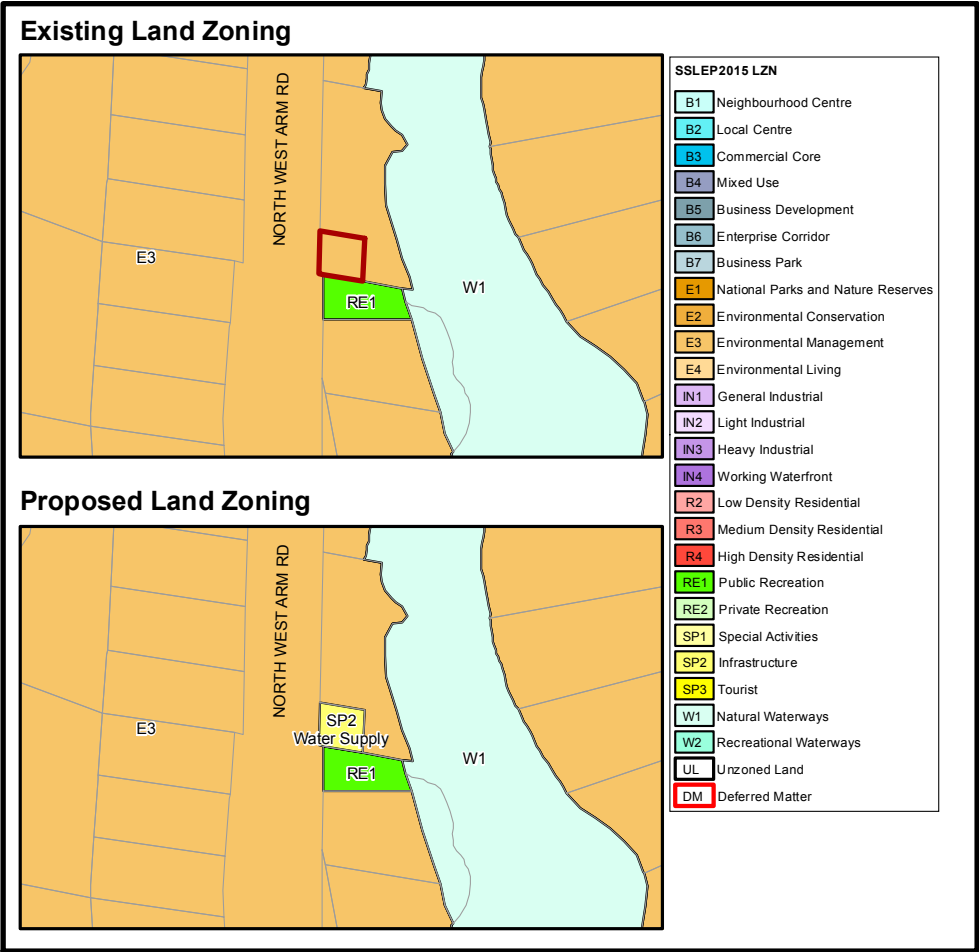
Existing Lot Size

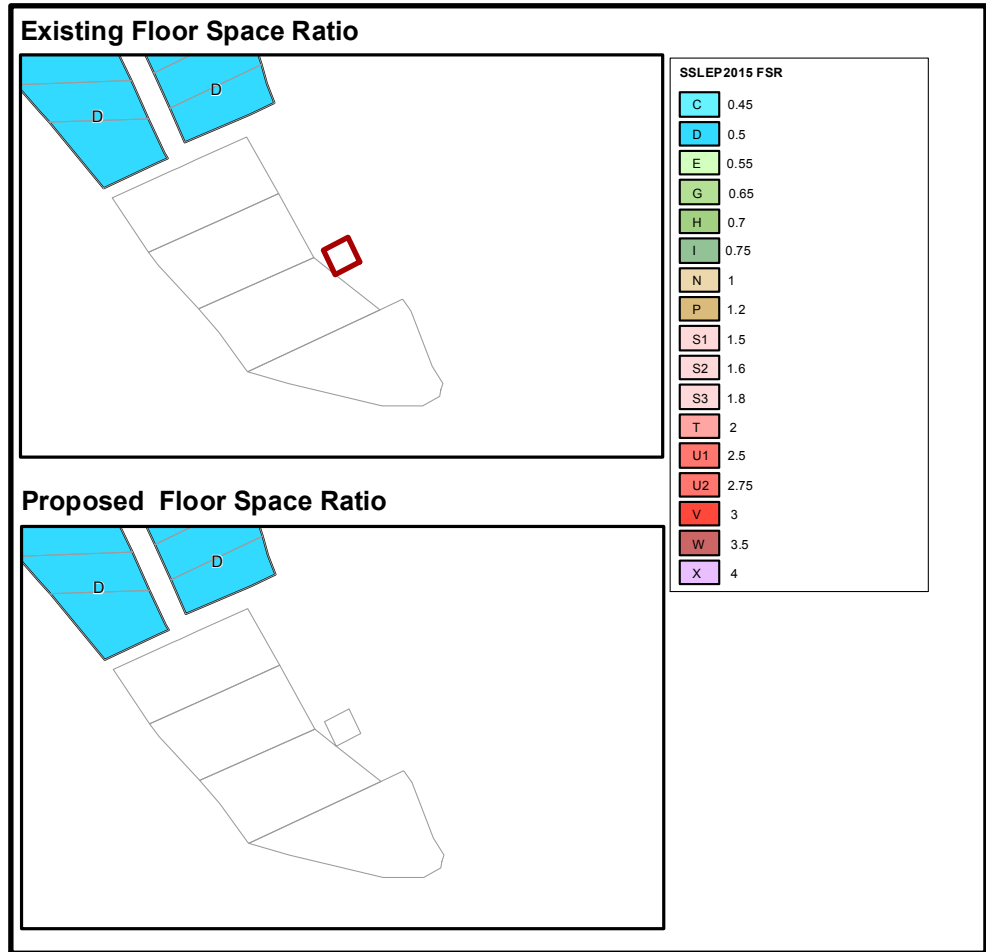
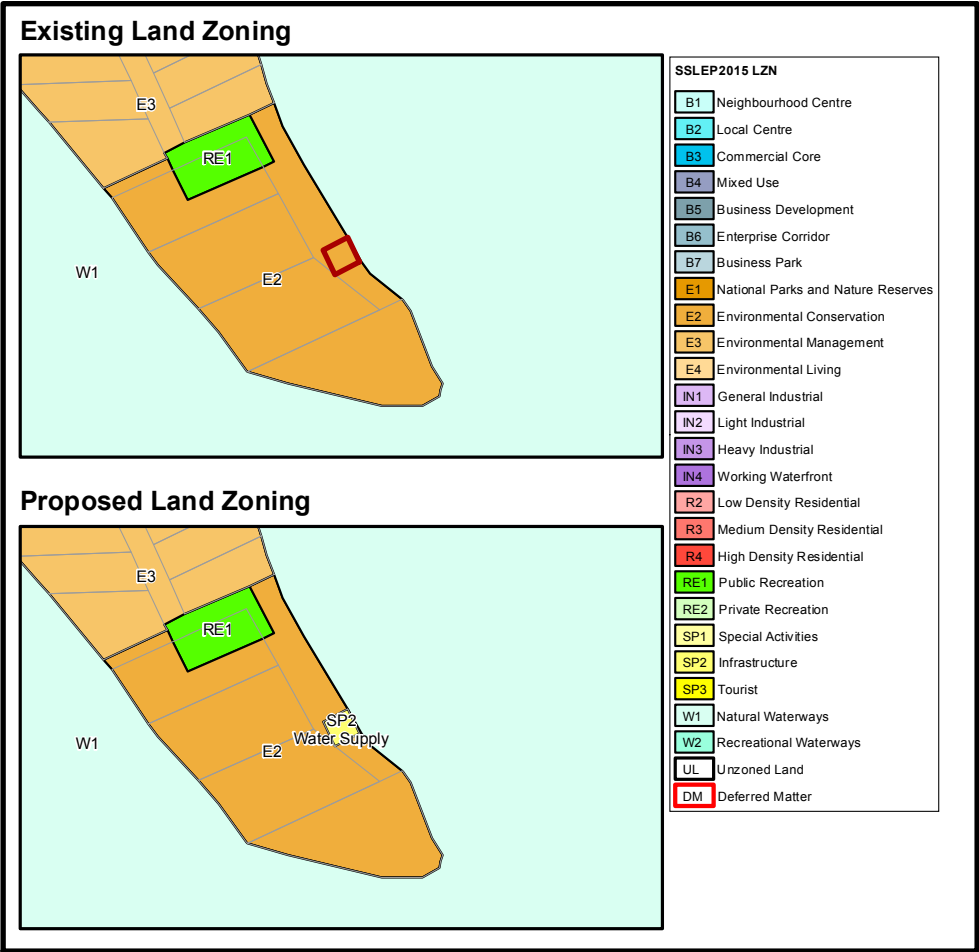


Proposed Lot Size



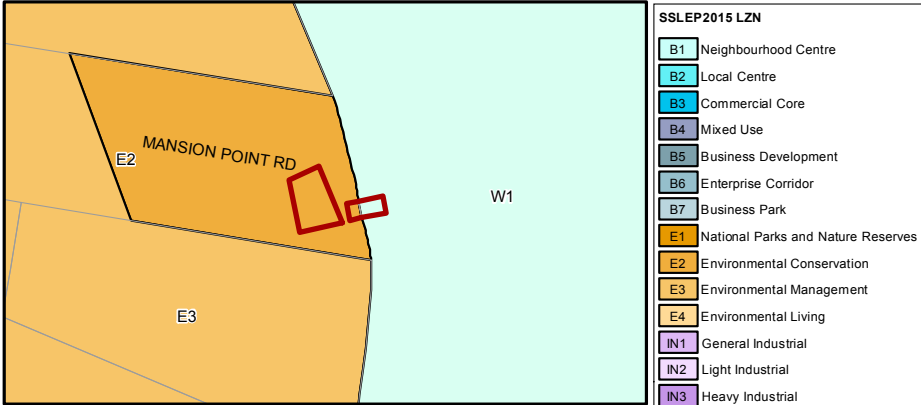




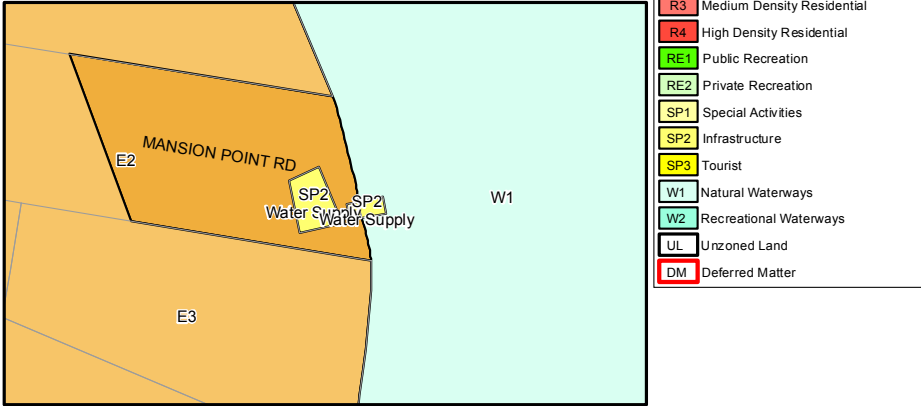


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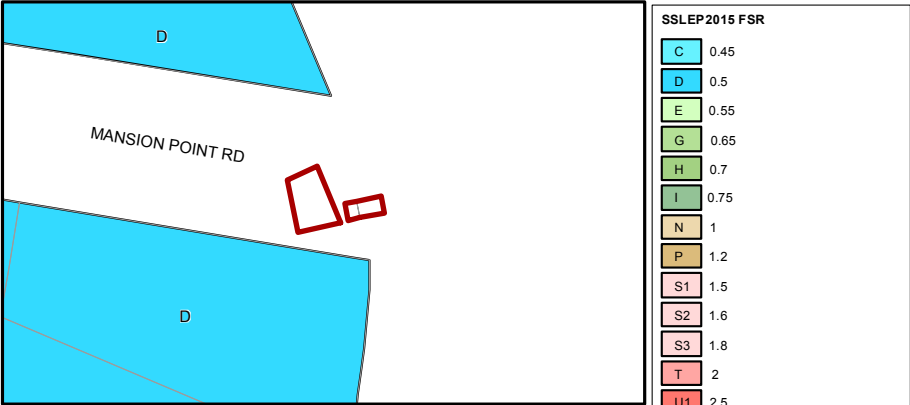
Existing Land Zoning



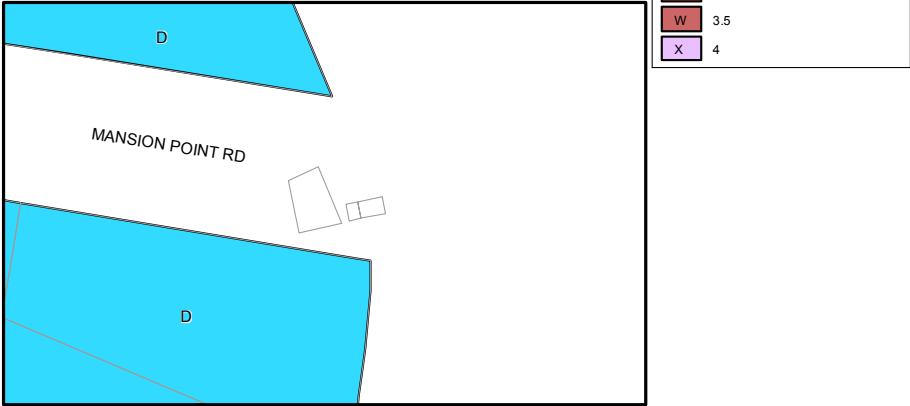
Proposed Land Zoning



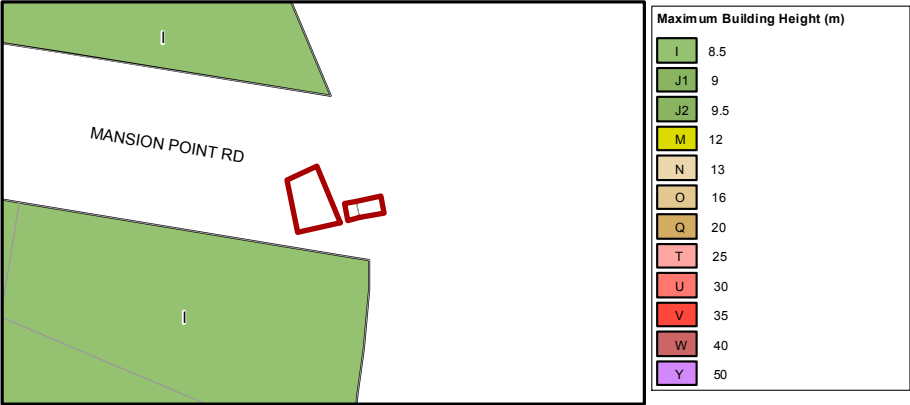
Existing Floor Space Ratio



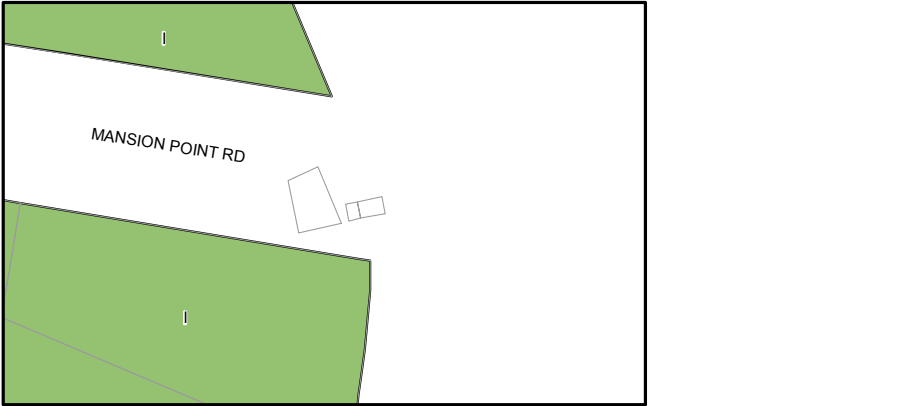
Proposed Floor Space Ratio



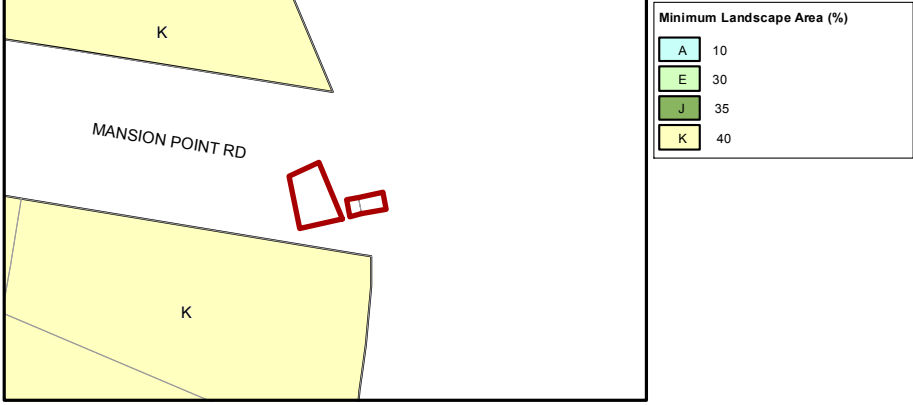
Existing Height Of Building



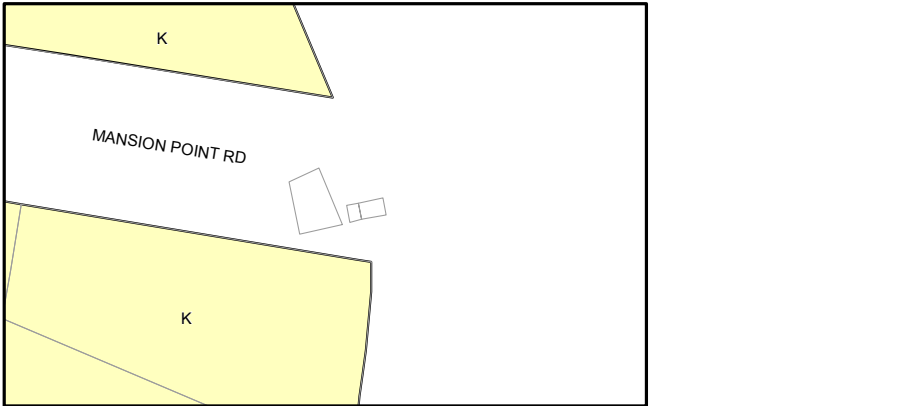
Proposed Height Of Building



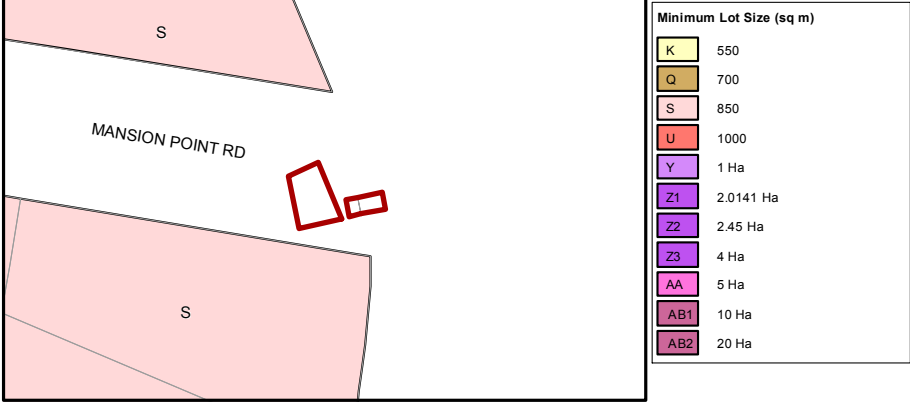
Existing Landscape Area



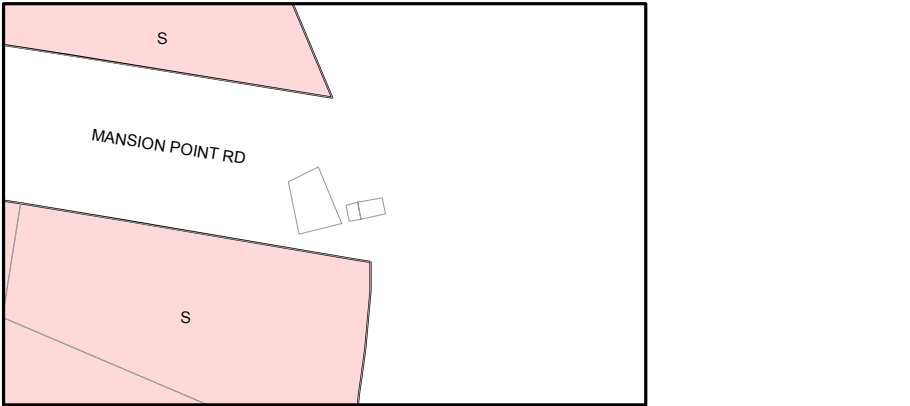
Proposed Landscape Area



Existing Lot Size

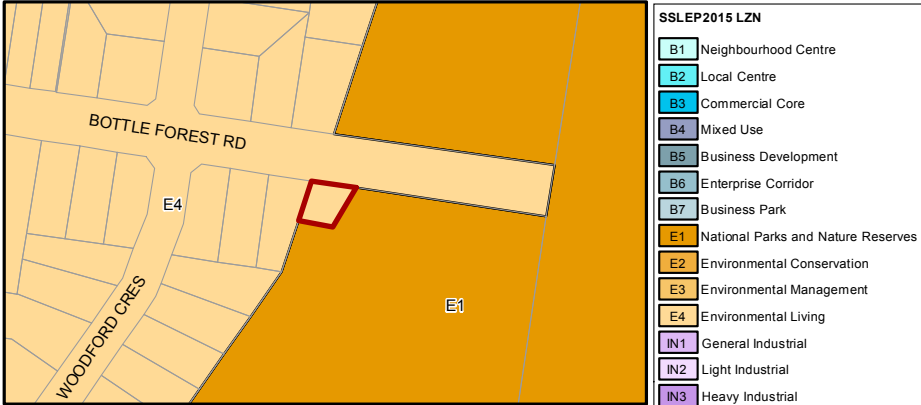


Proposed Lot Size

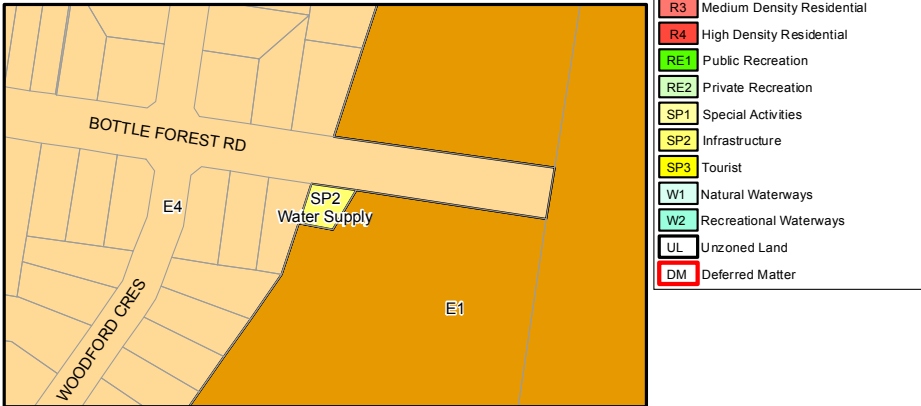


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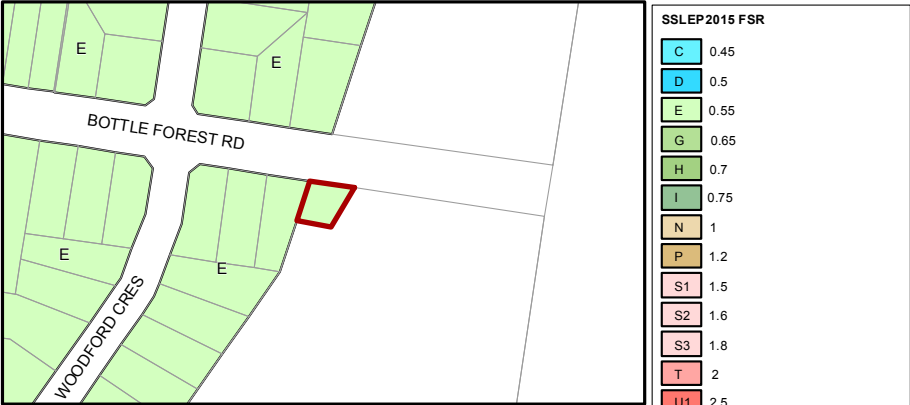
Existing Land Zoning



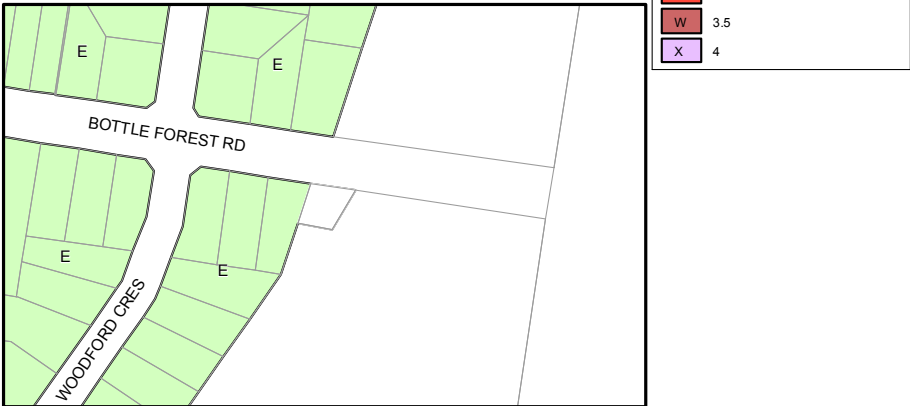
Proposed Land Zoning



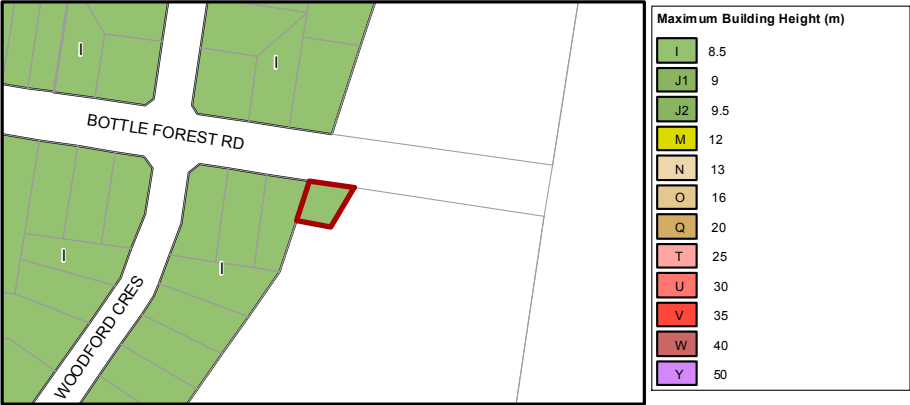
Existing Floor Space Ratio



Proposed Floor Space Ratio



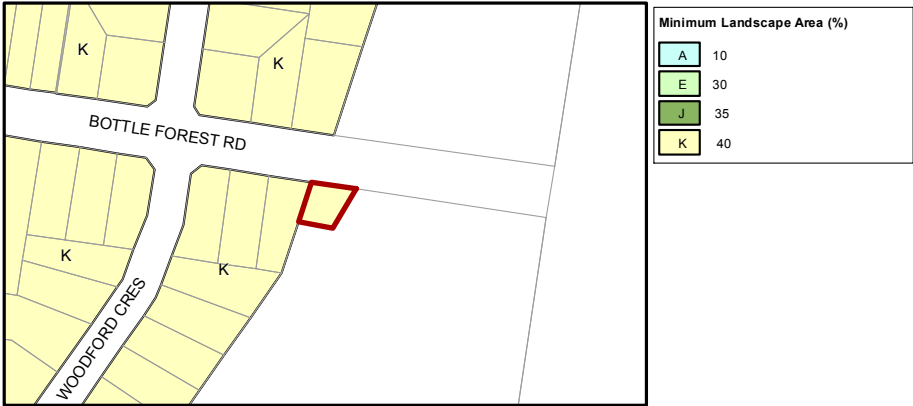
Existing Height Of Building



Proposed Height Of Building



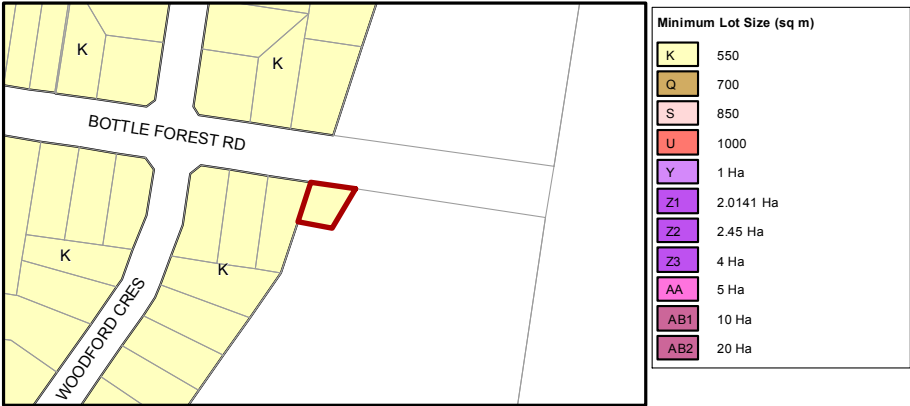
Existing Landscape Area



Proposed Landscape Area



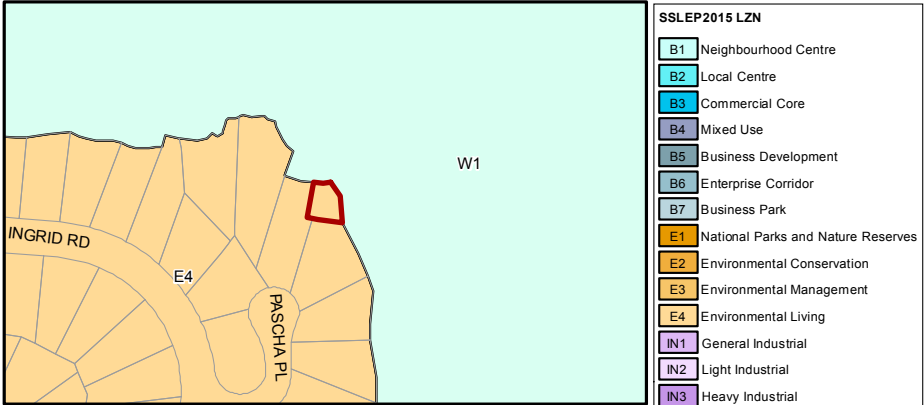
Existing Lot Size



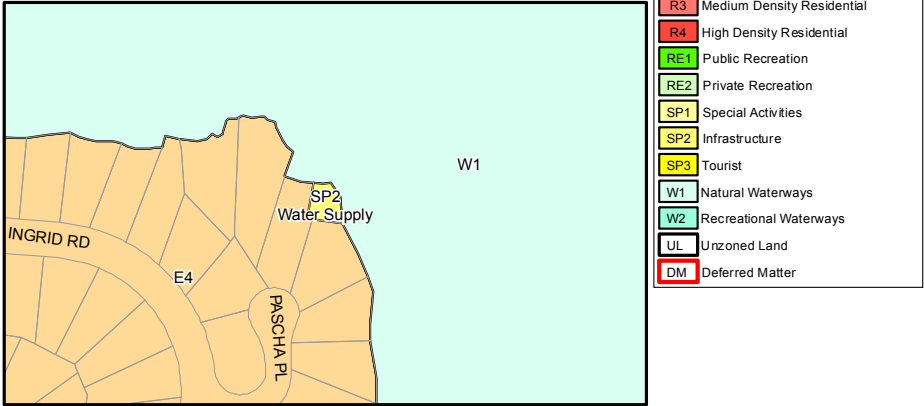
Proposed Lot Size



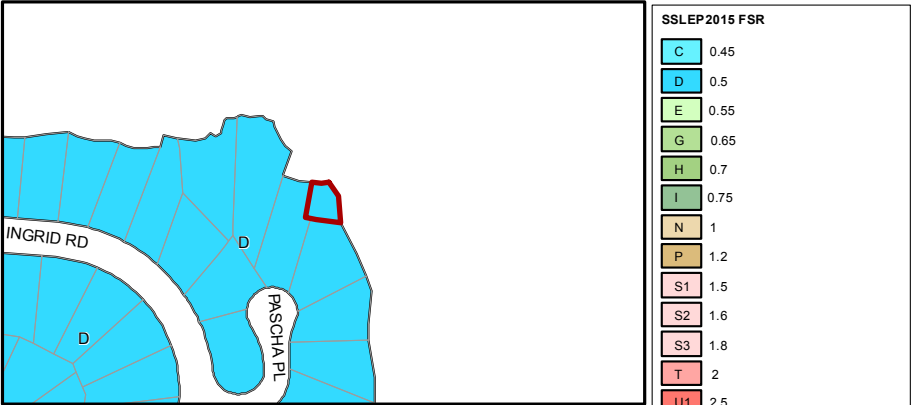
Existing Land Zoning



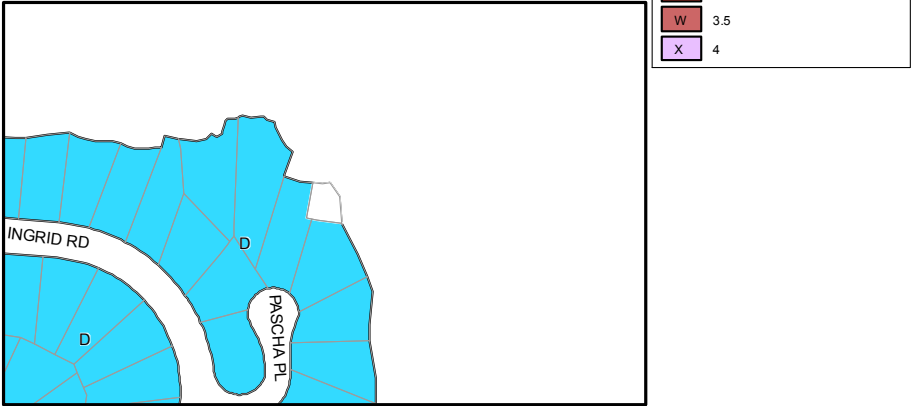
Proposed Land Zoning



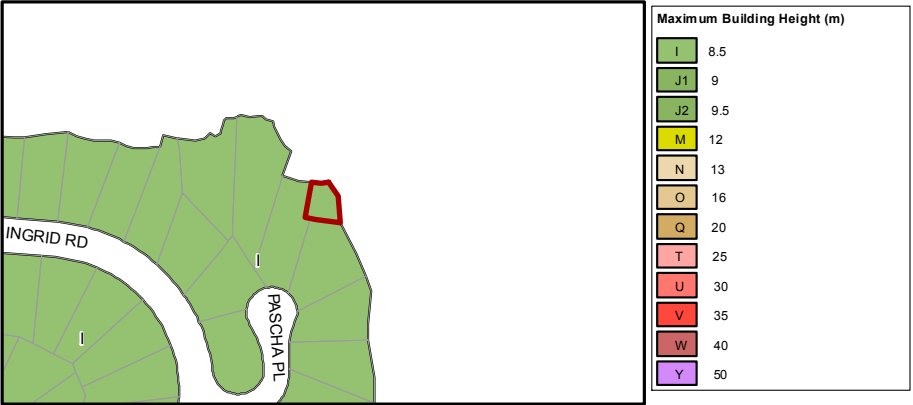
Existing Floor Space Ratio



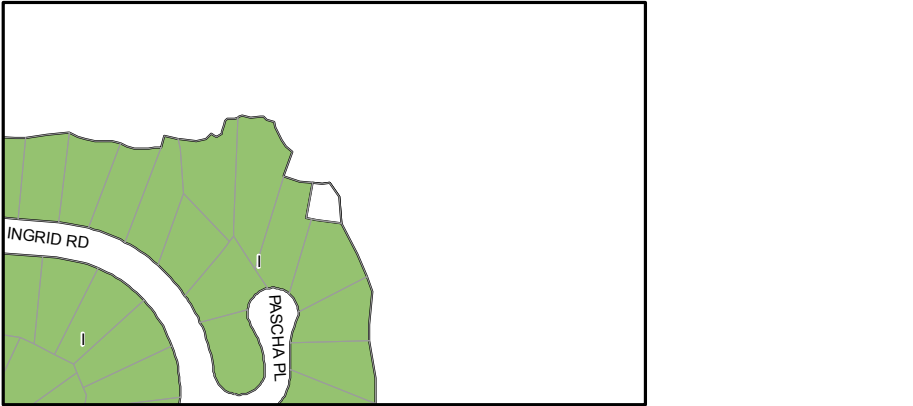
Proposed Floor Space Ratio



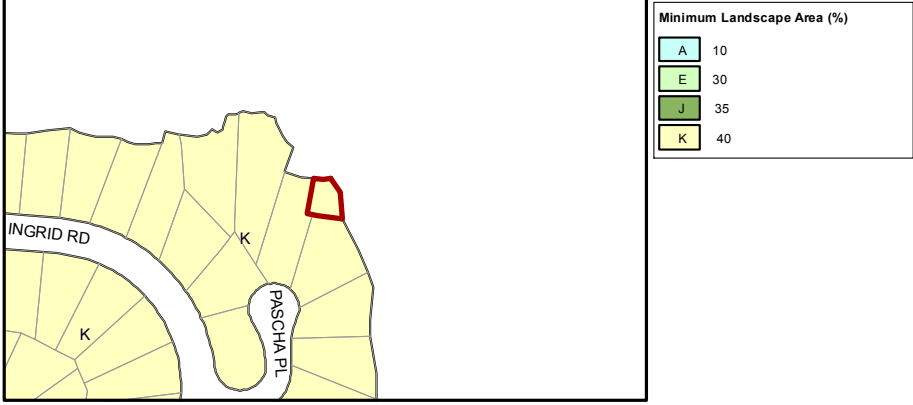
Existing Height Of Building



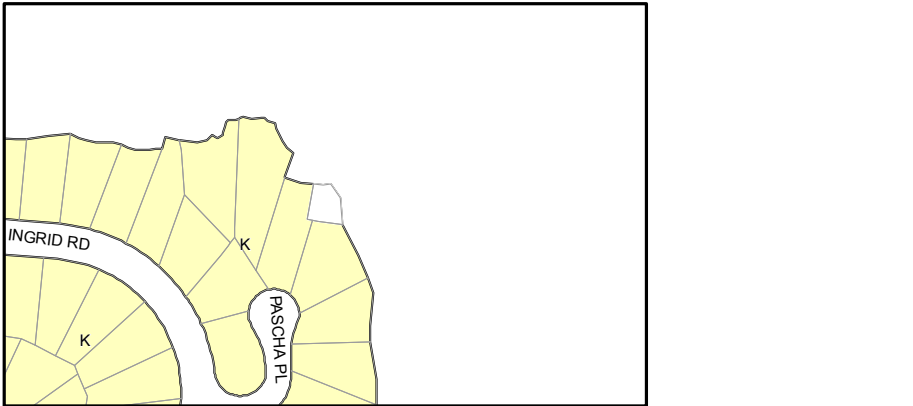
Proposed Height Of Building



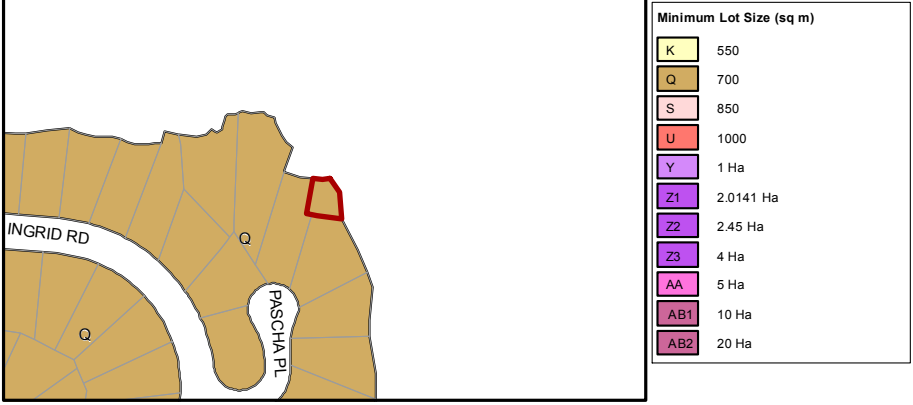
Existing Landscape Area



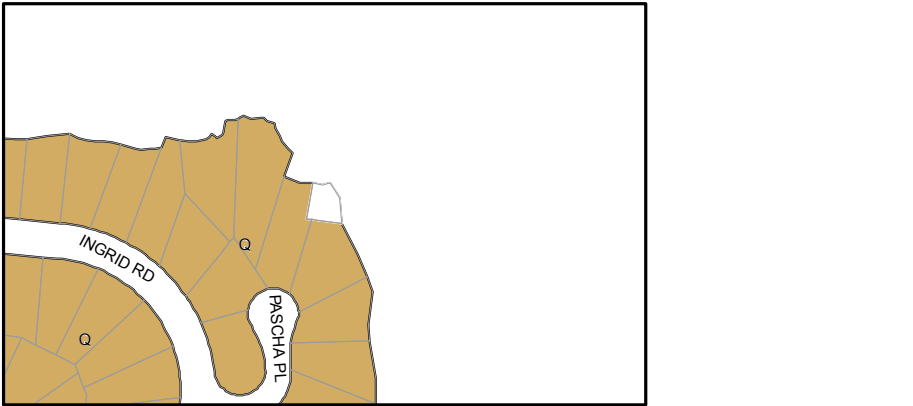
Proposed Landscape Area

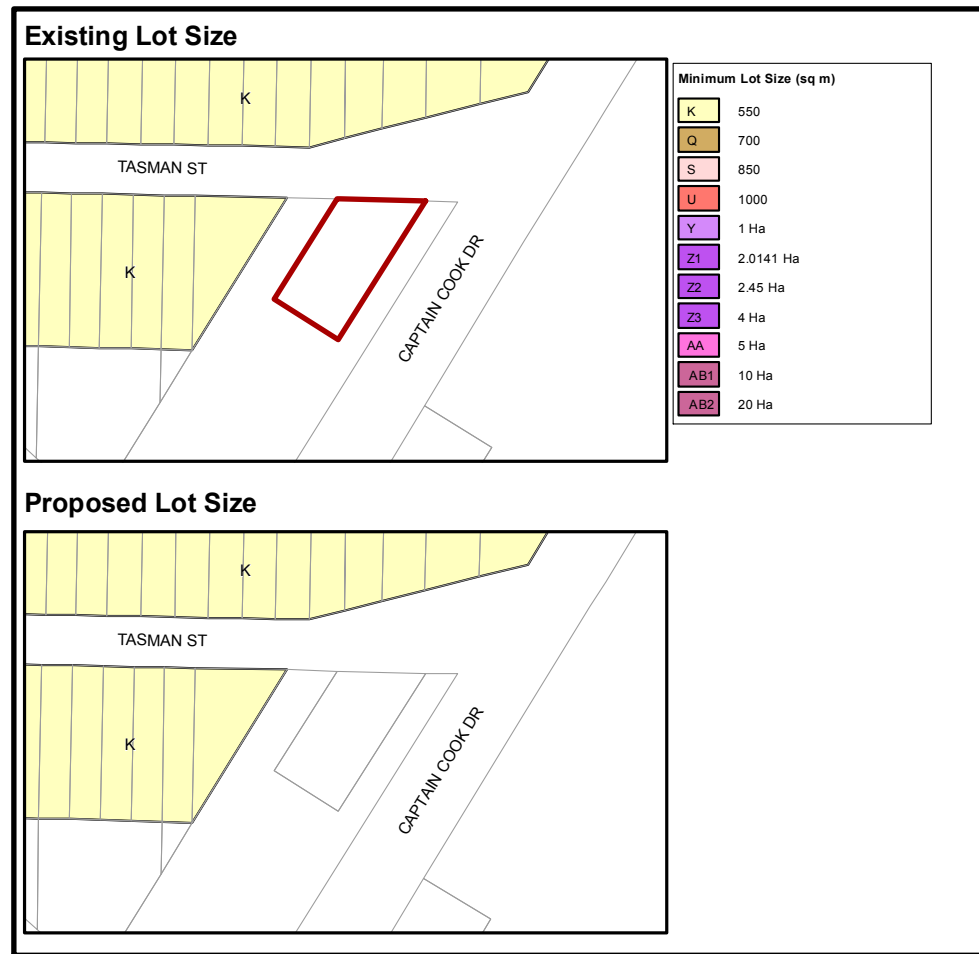
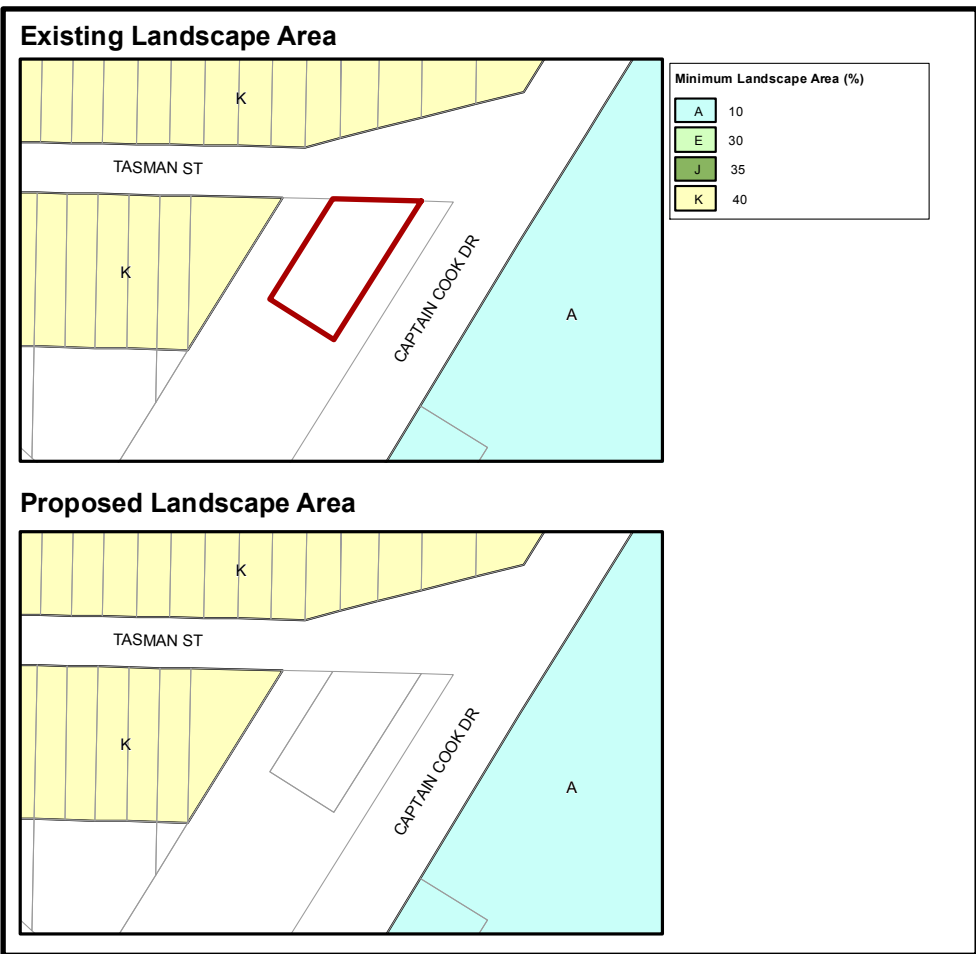
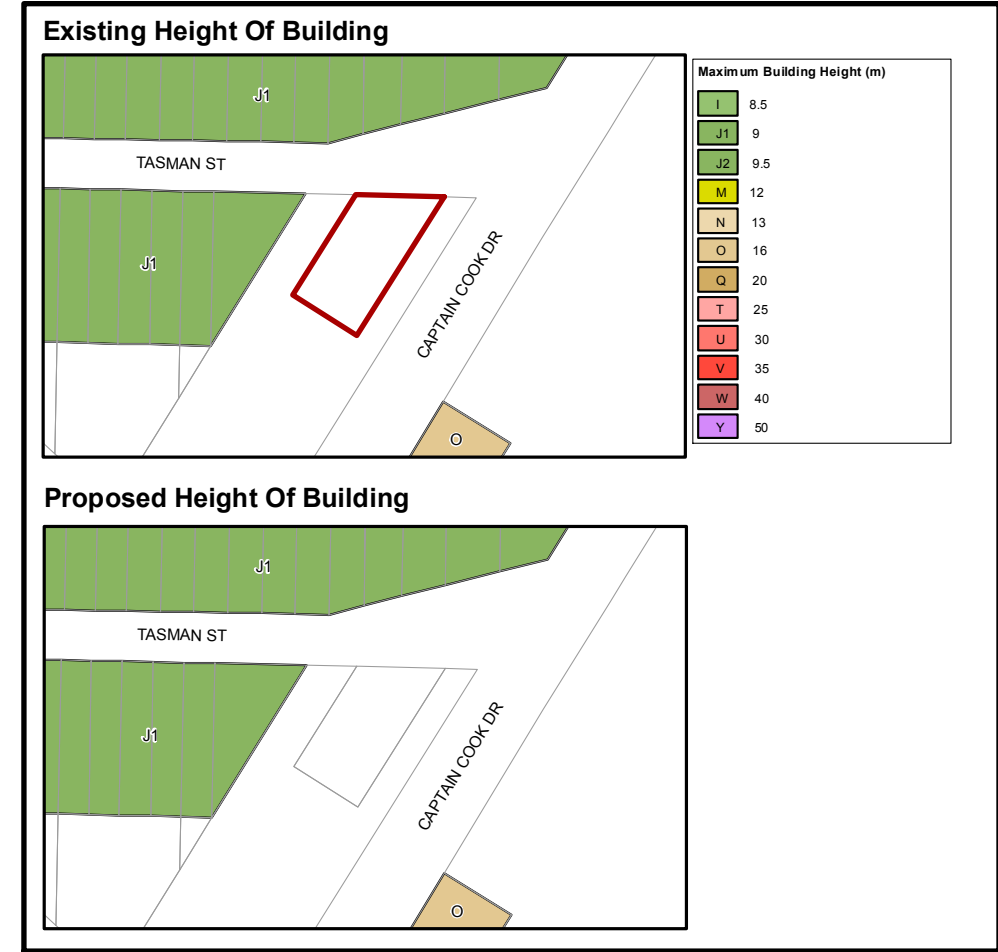
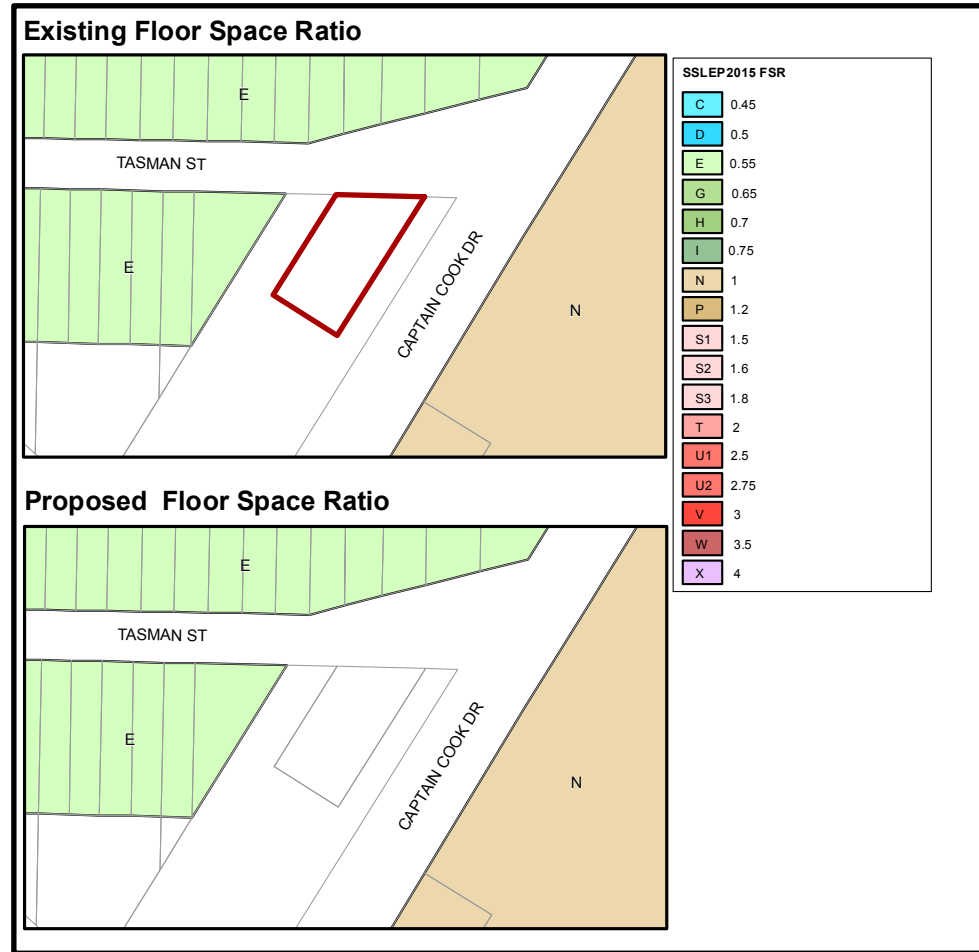
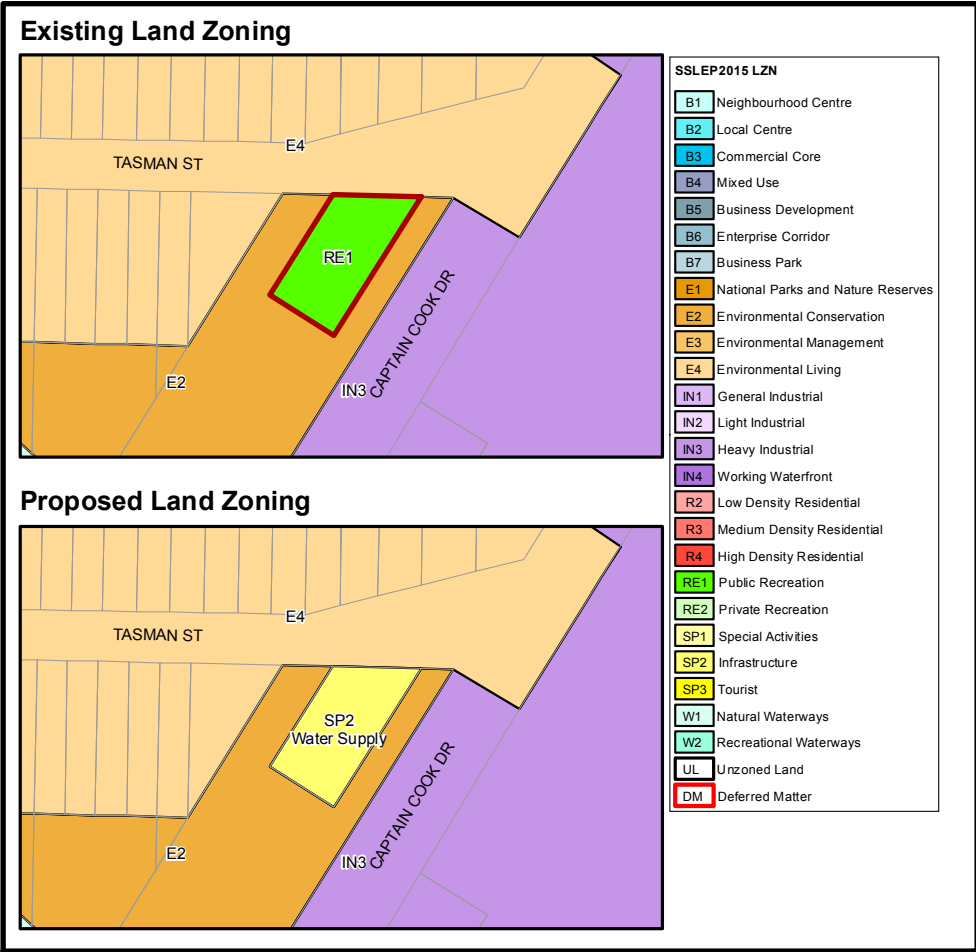


Existing Lot Size

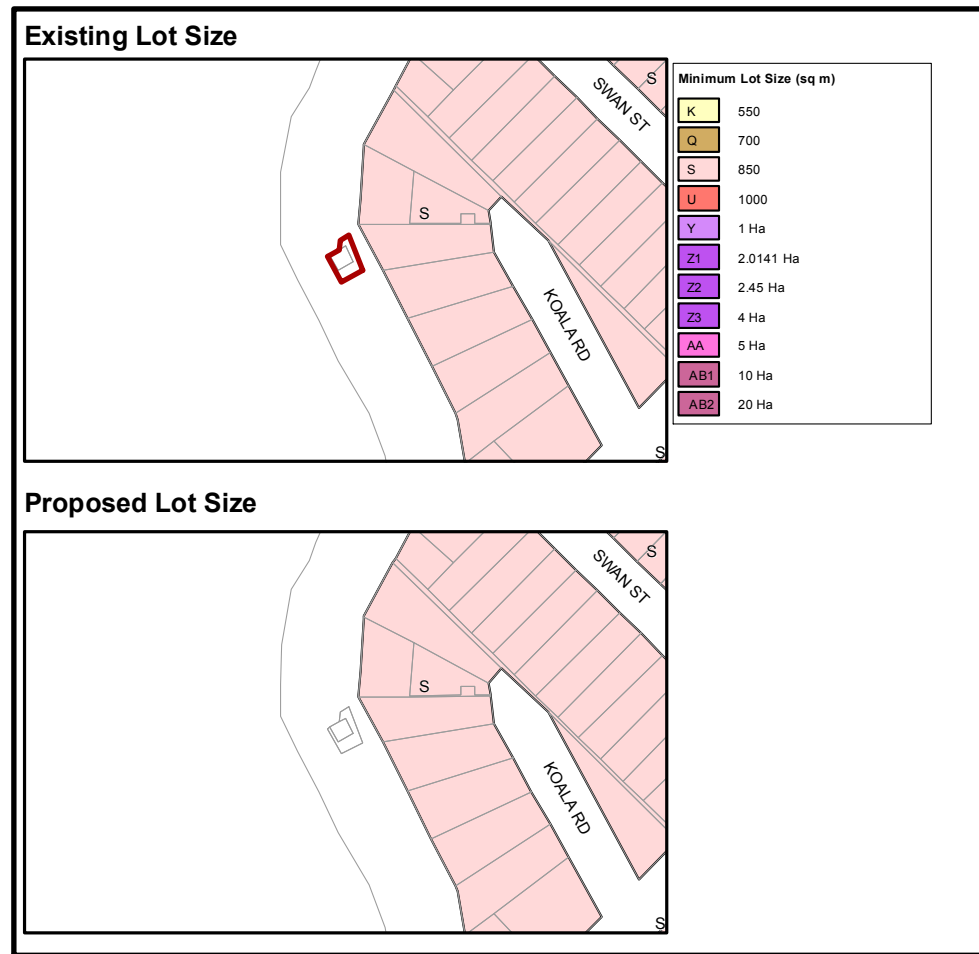
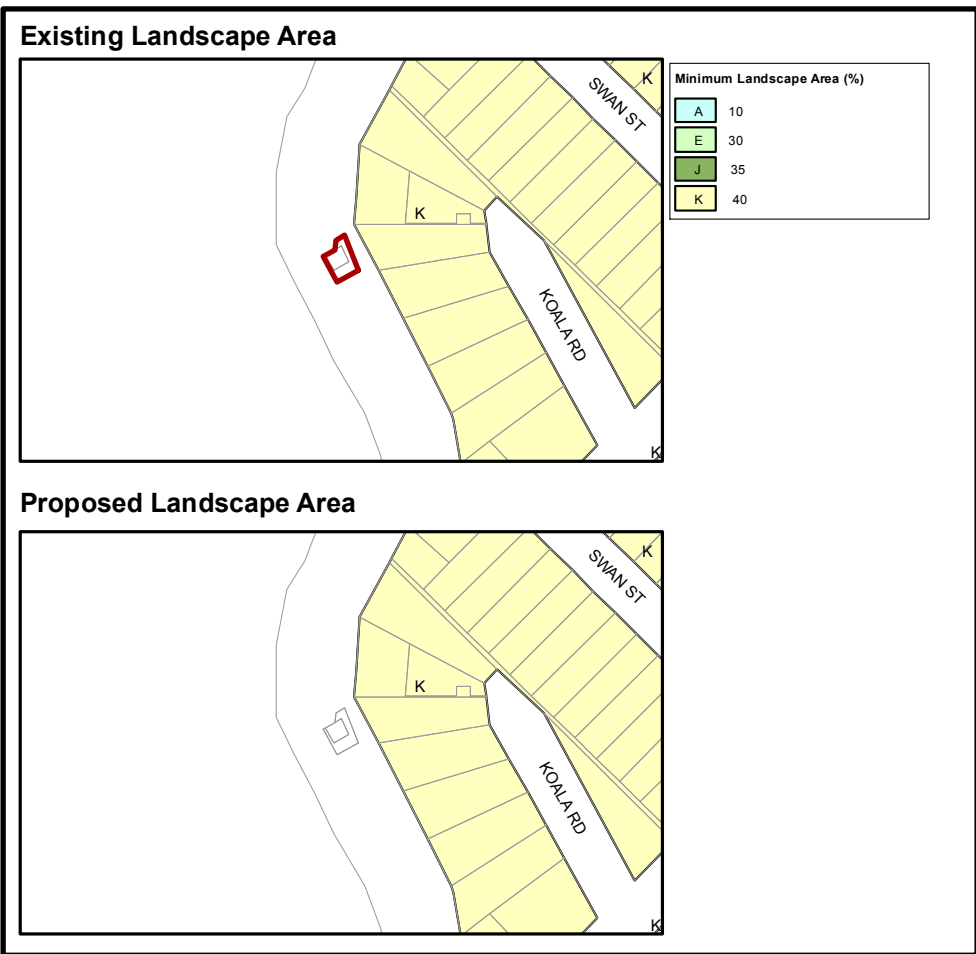
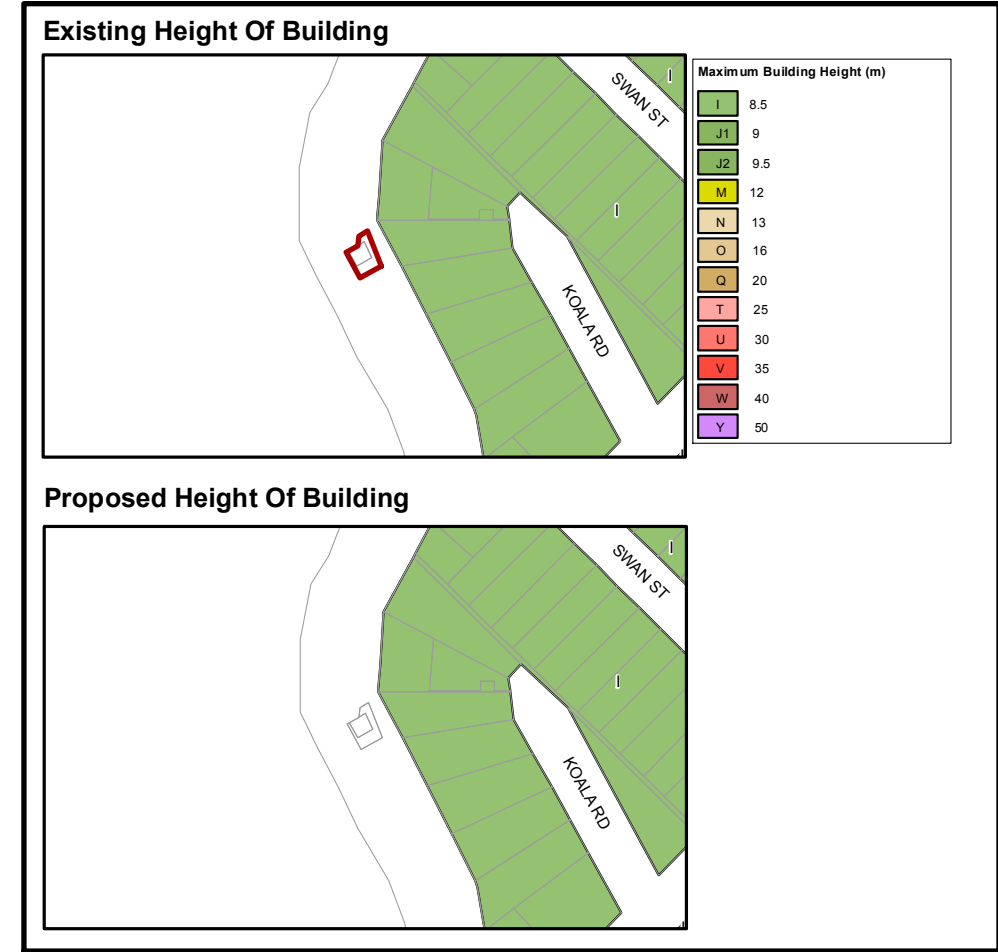
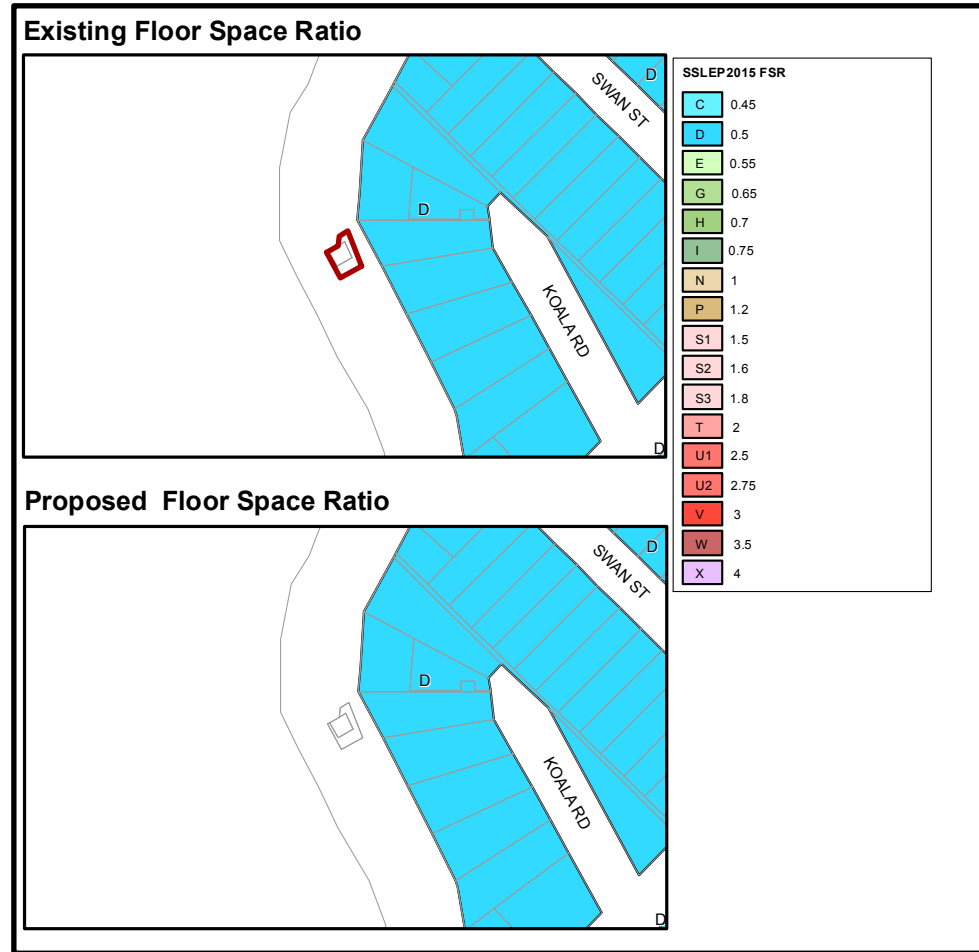
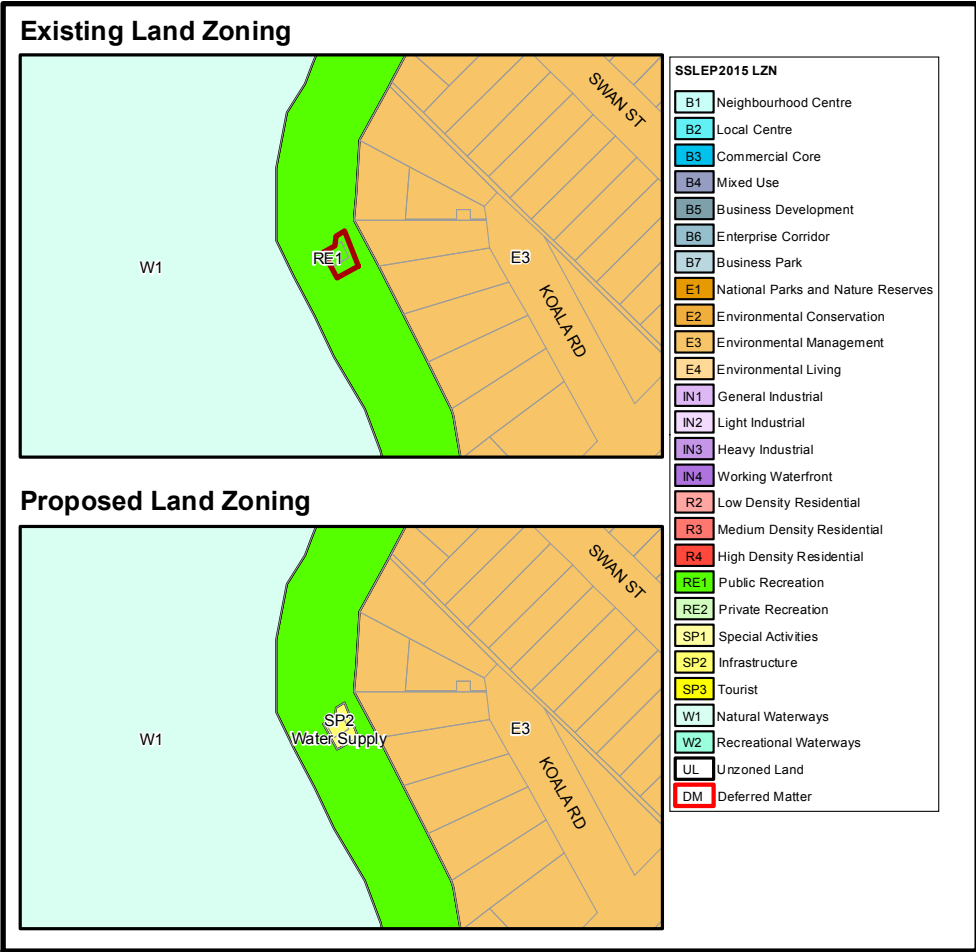


Proposed Lot Size



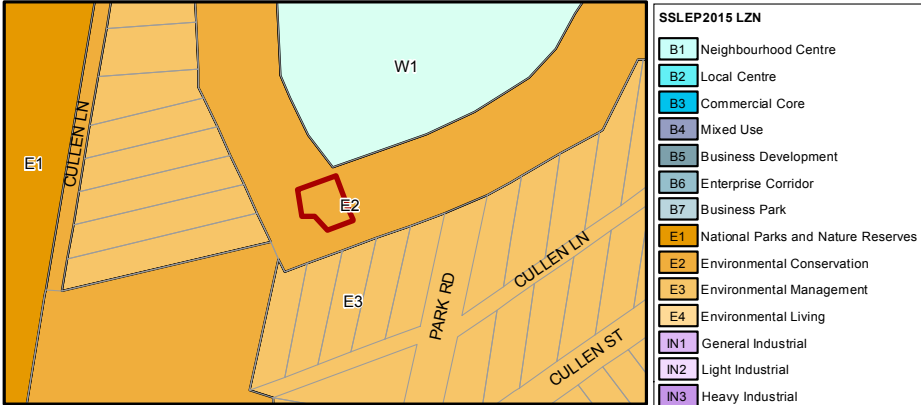


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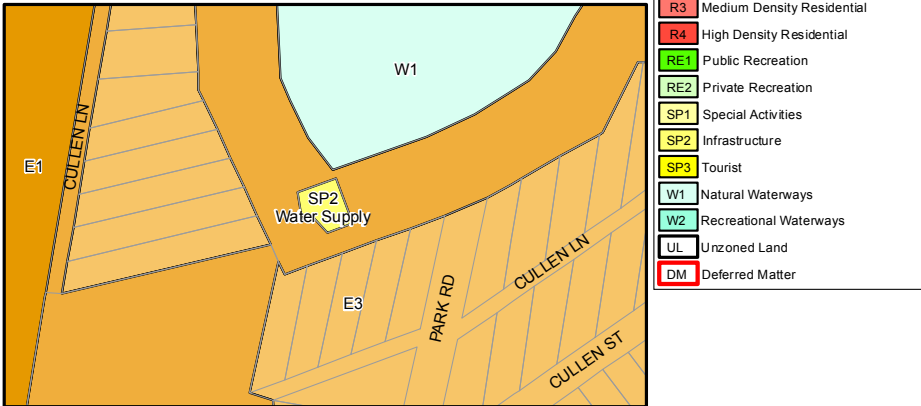


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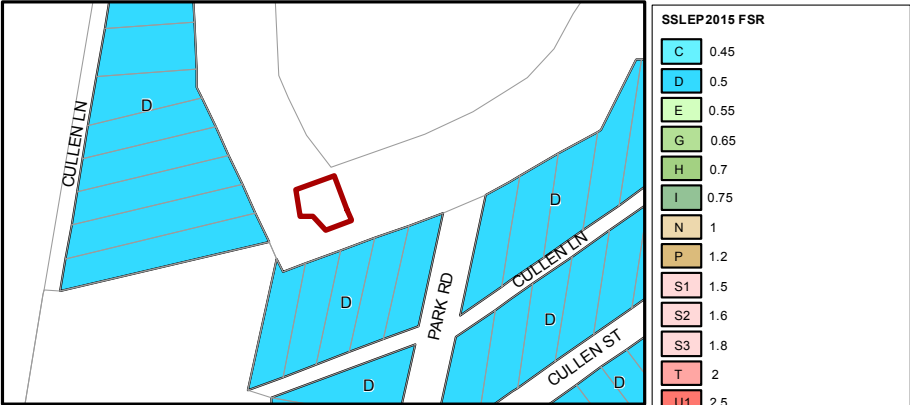
Existing Land Zoning



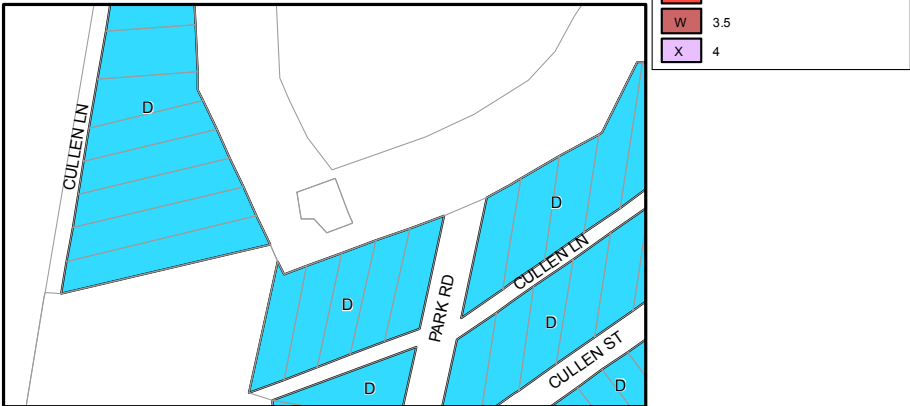
Proposed Land Zoning



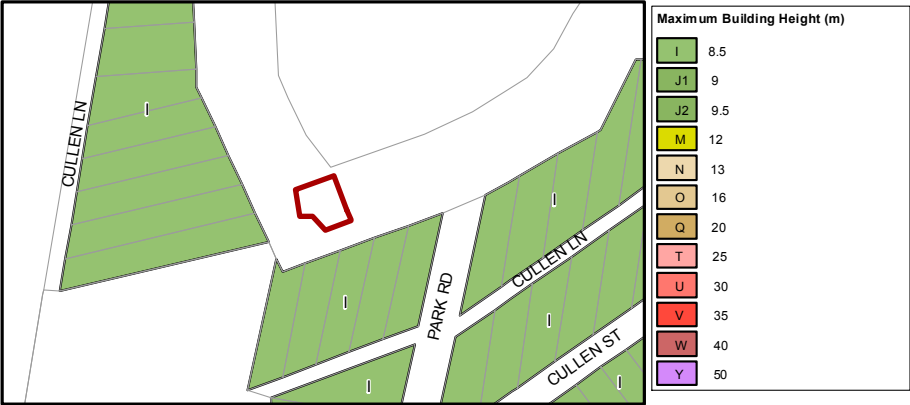
Existing Floor Space Ratio



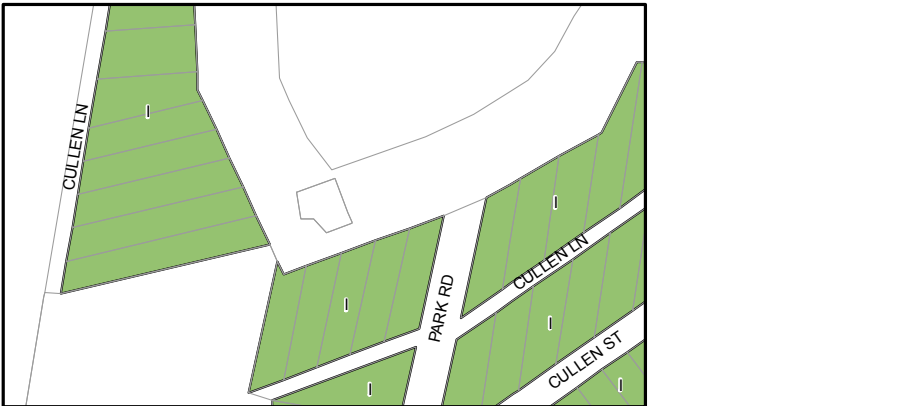
Proposed Floor Space Ratio



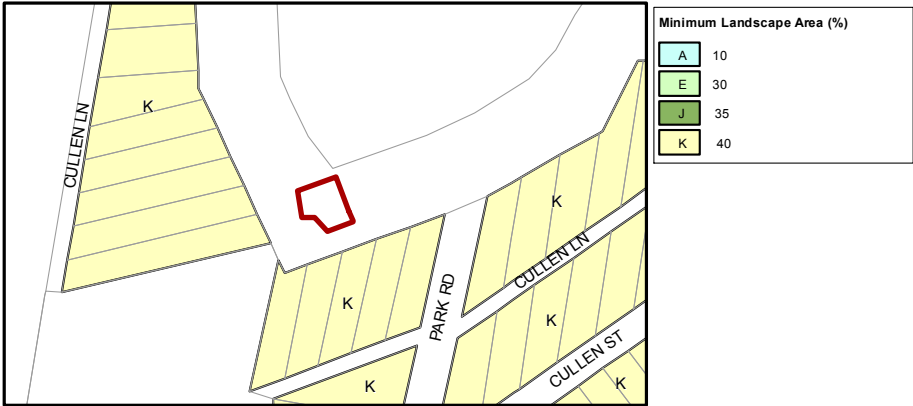
Existing Height Of Building



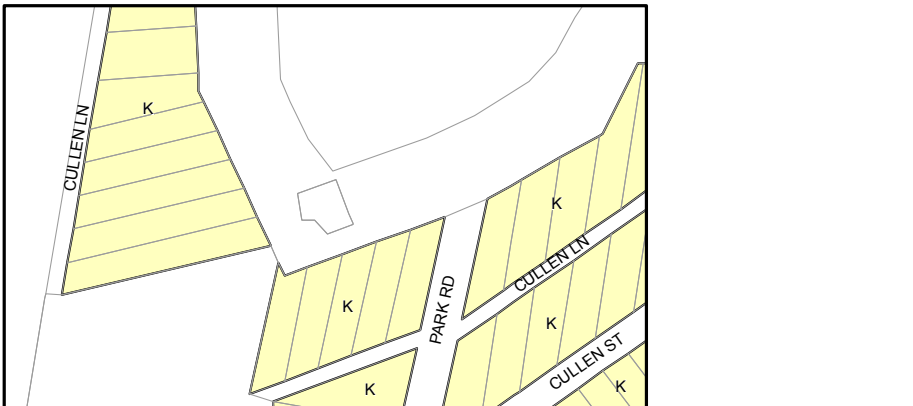
Proposed Height Of Building



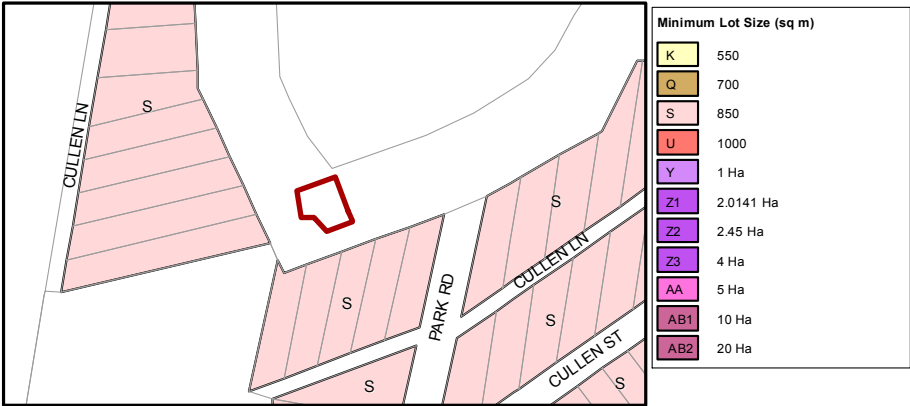
Existing Landscape Area



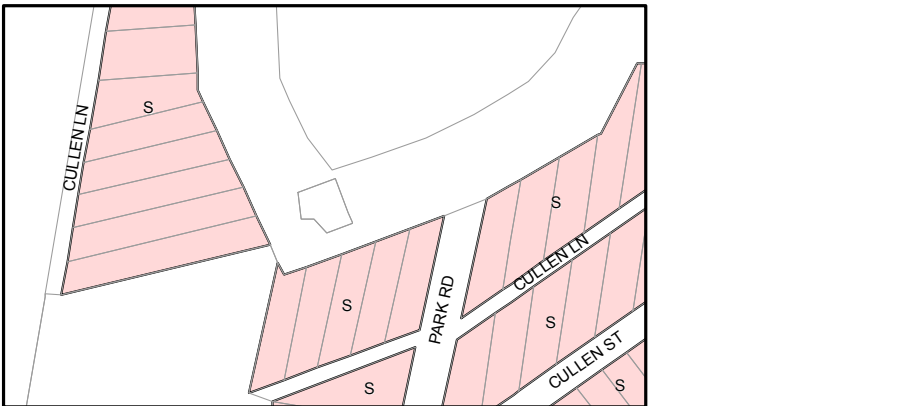
Proposed Landscape Area



Existing Lot Size

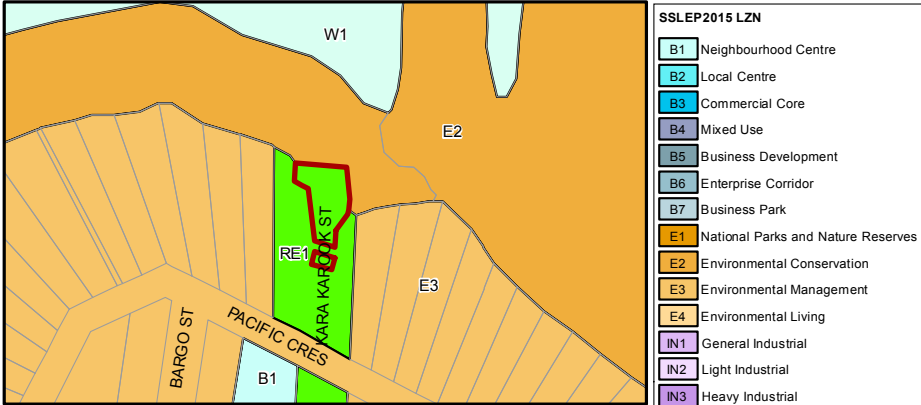


Proposed Lot Size

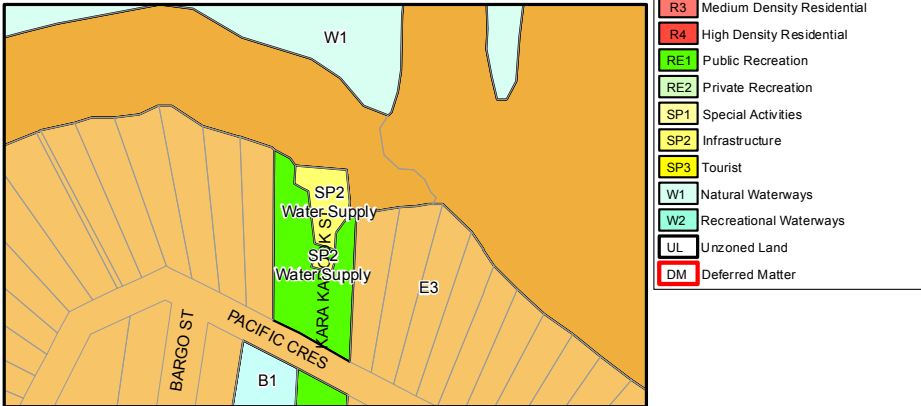


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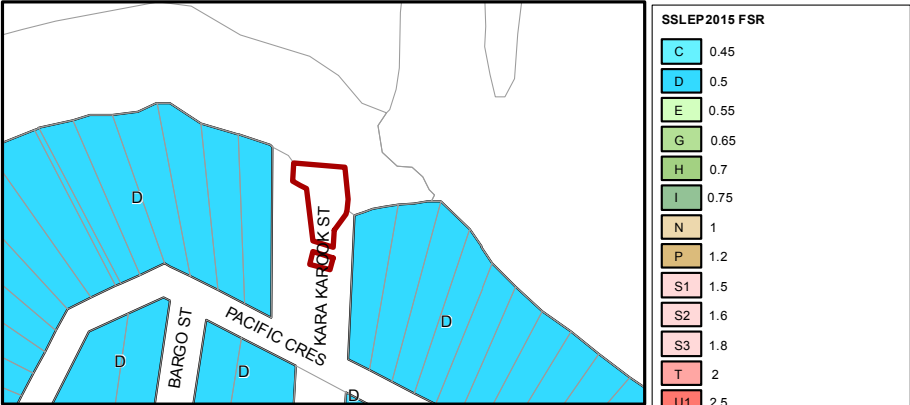
Existing Land Zoning



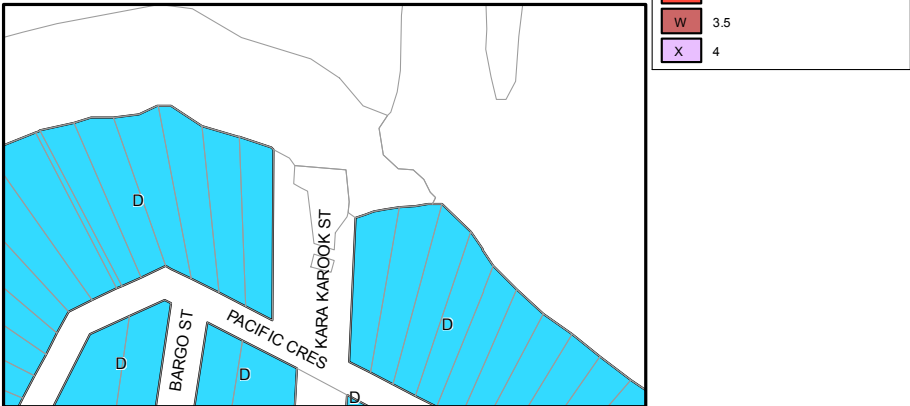
Proposed Land Zoning



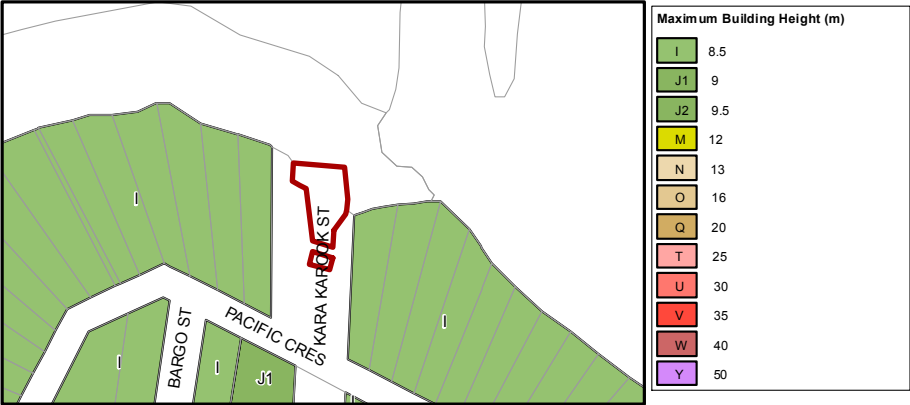
Existing Floor Space Ratio



Proposed Floor Space Ratio



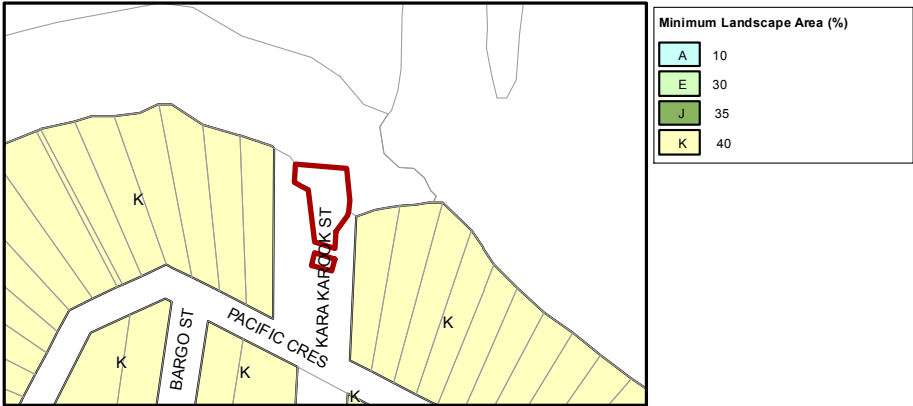
Existing Height Of Building



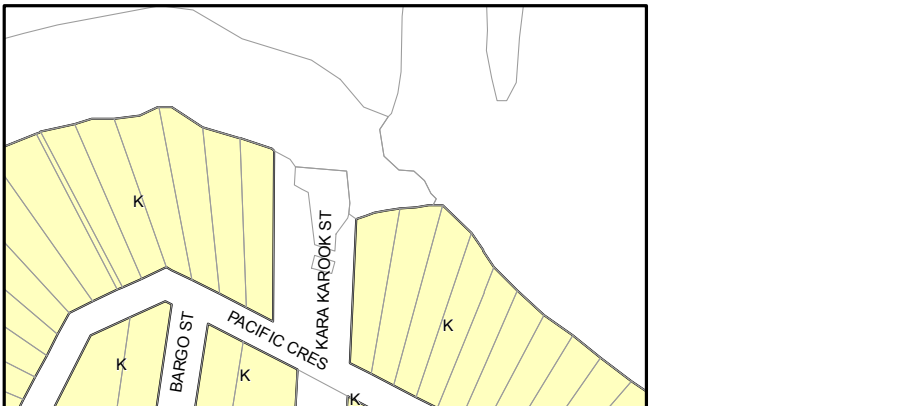
Proposed Height Of Building



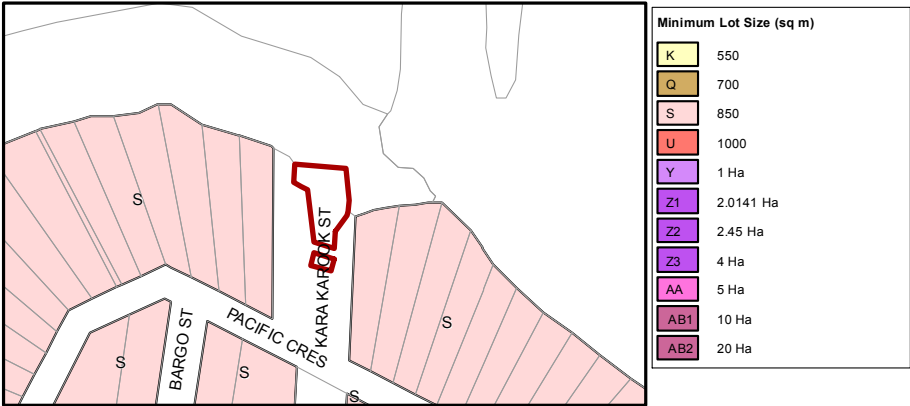
Existing Landscape Area



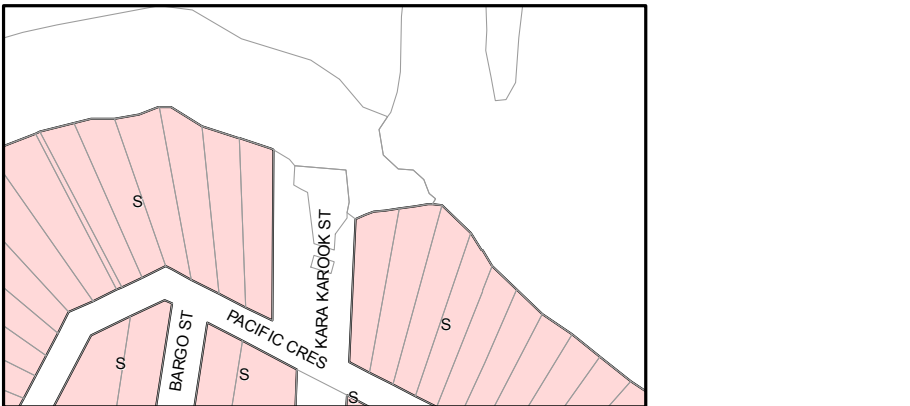
Proposed Landscape Area



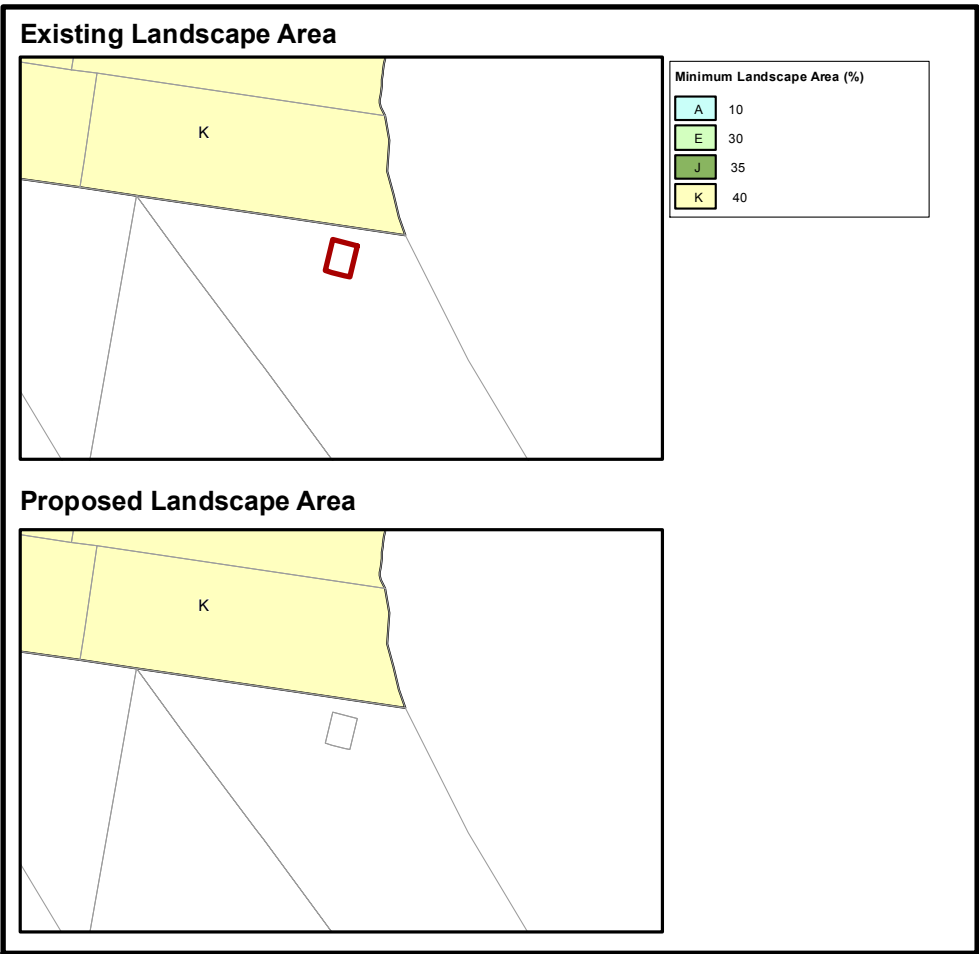
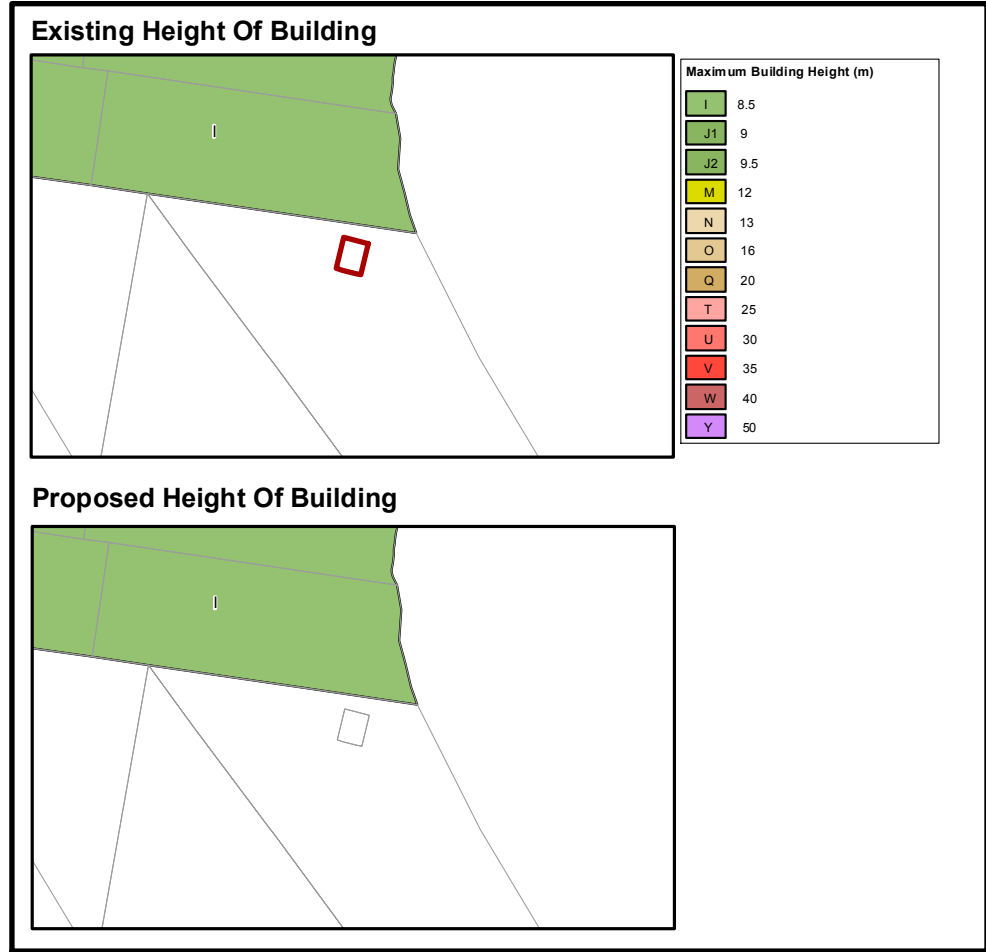
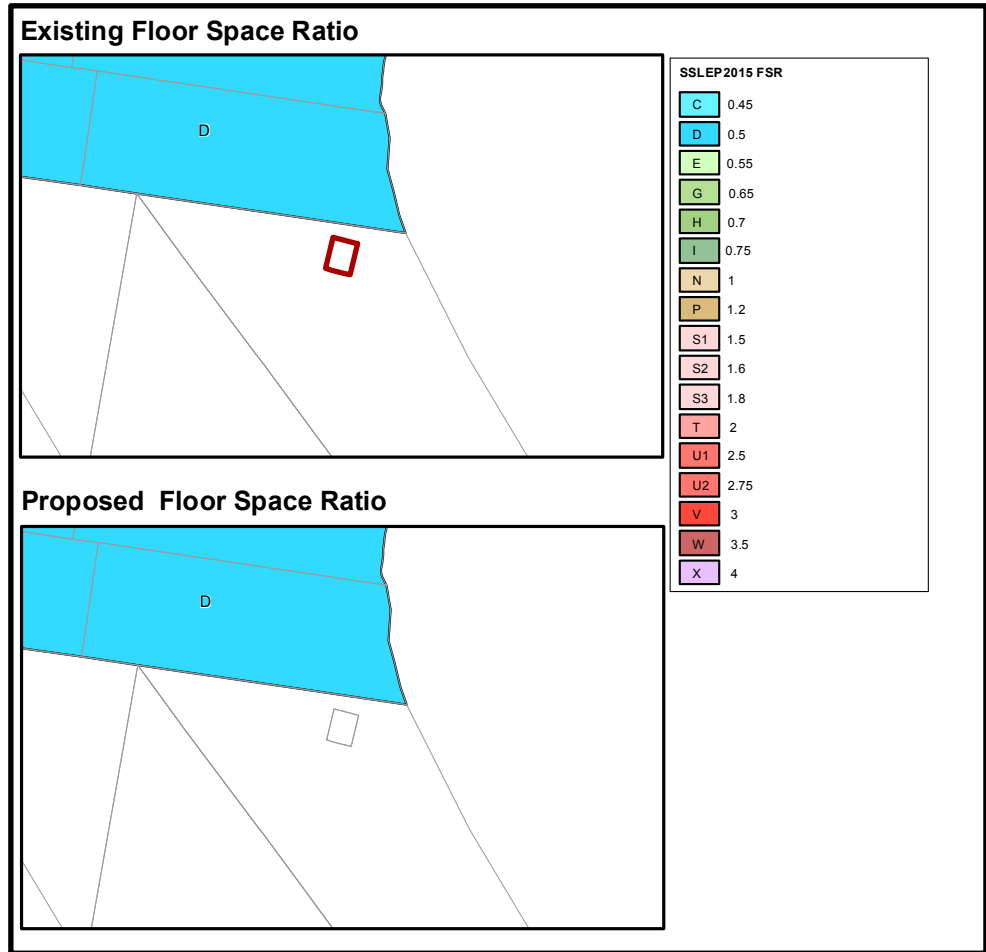
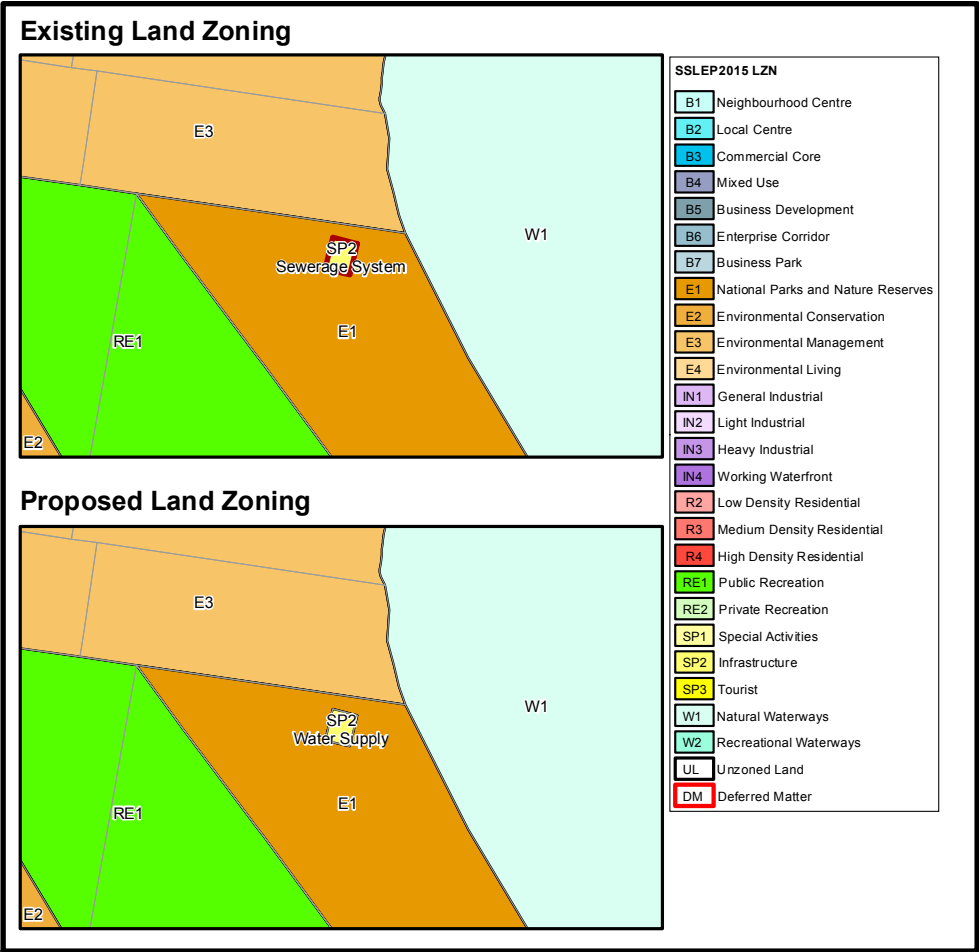
Existing Lot Size



Proposed Lot Size

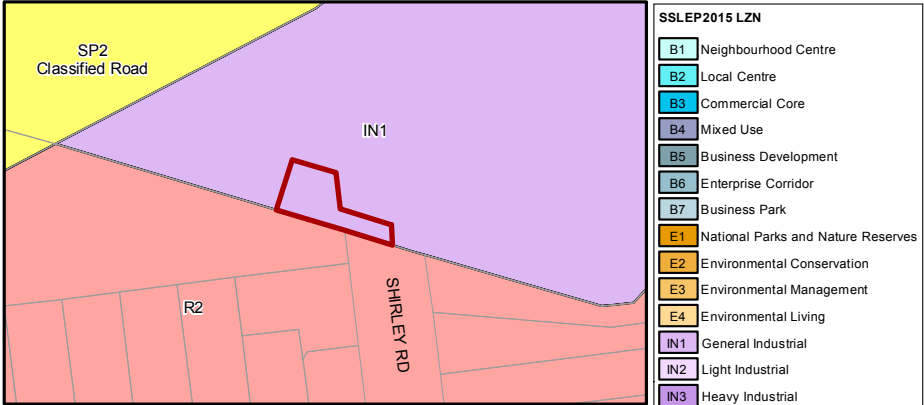


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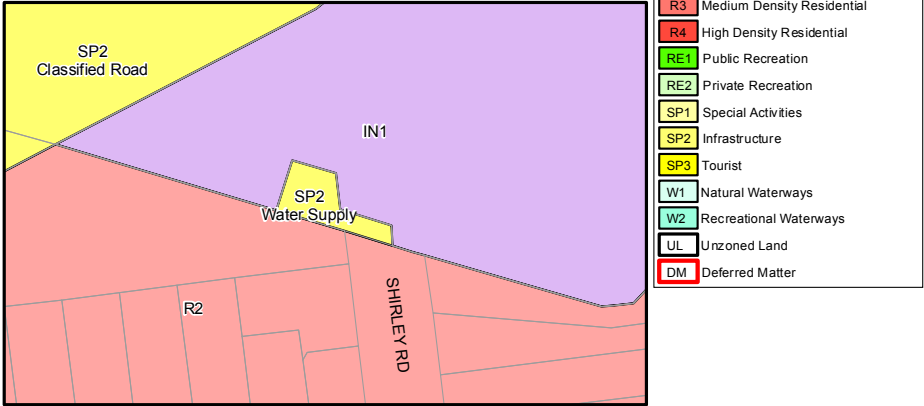


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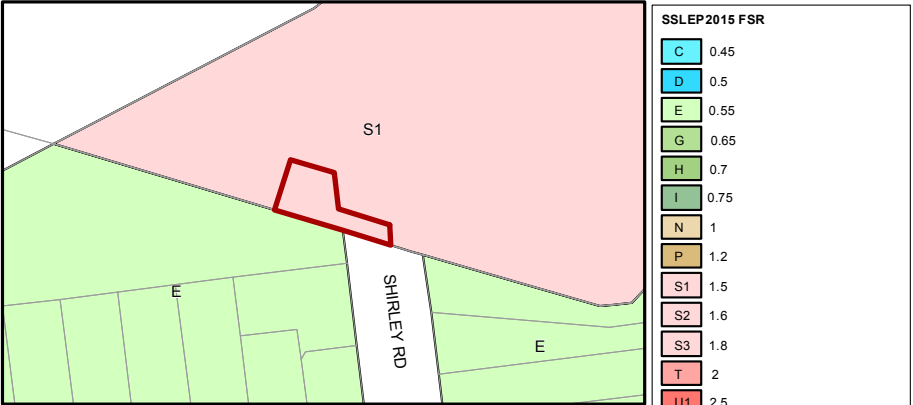
Existing Land Zoning



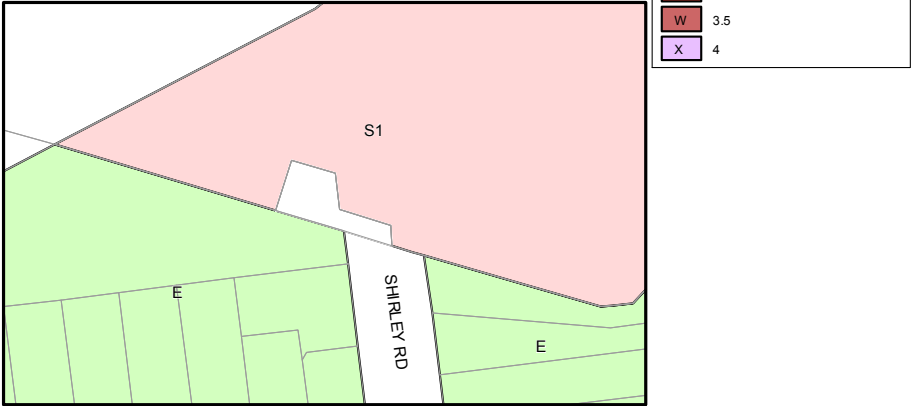
Proposed Land Zoning



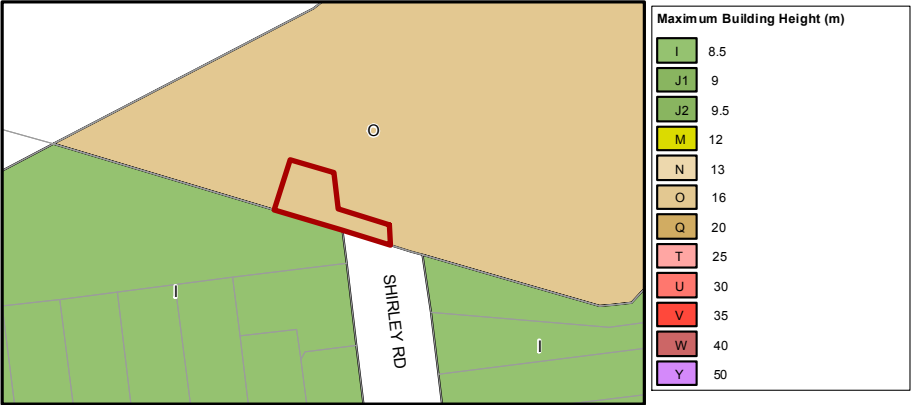
Existing Floor Space Ratio



Proposed Floor Space Ratio



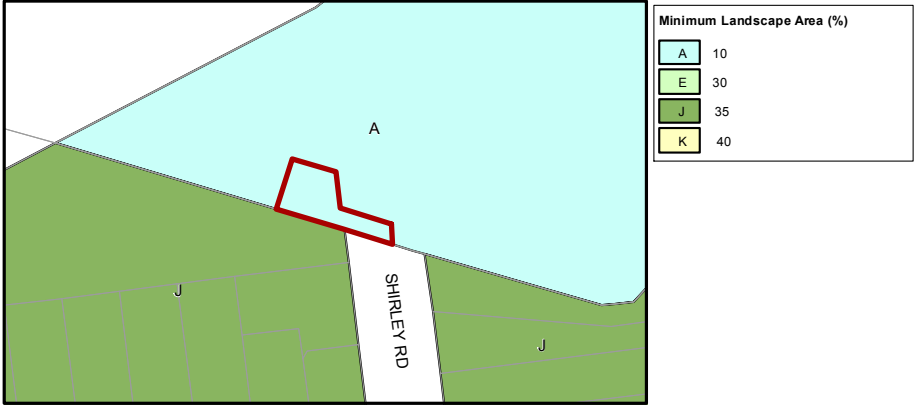
Existing Height Of Building



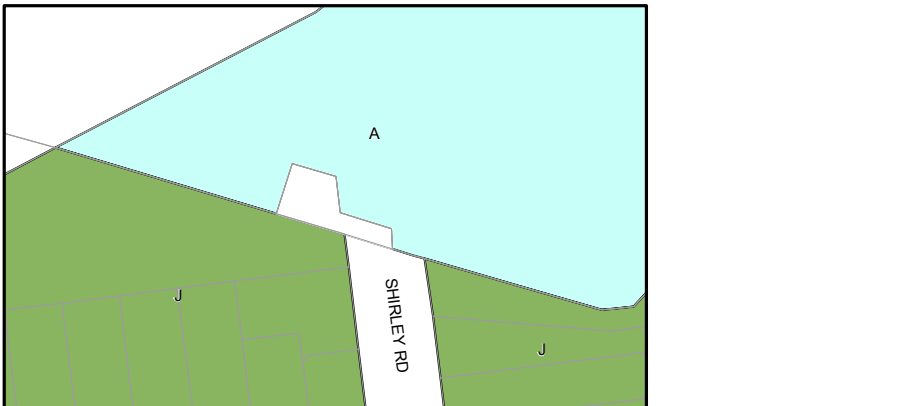
Proposed Height Of Building



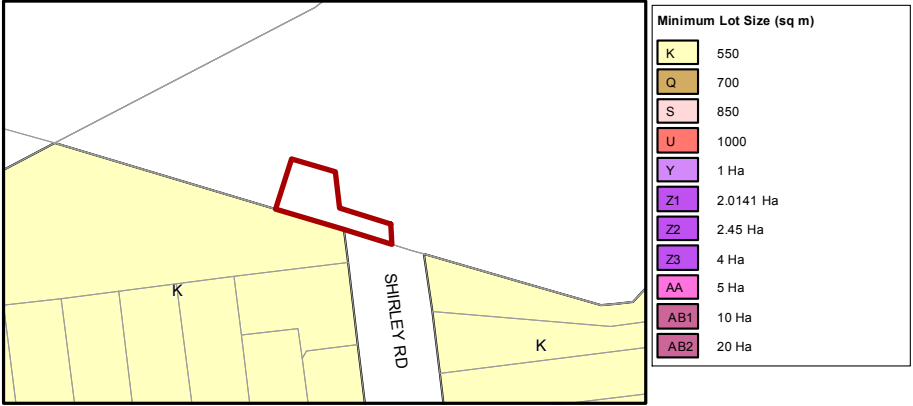
Existing Landscape Area



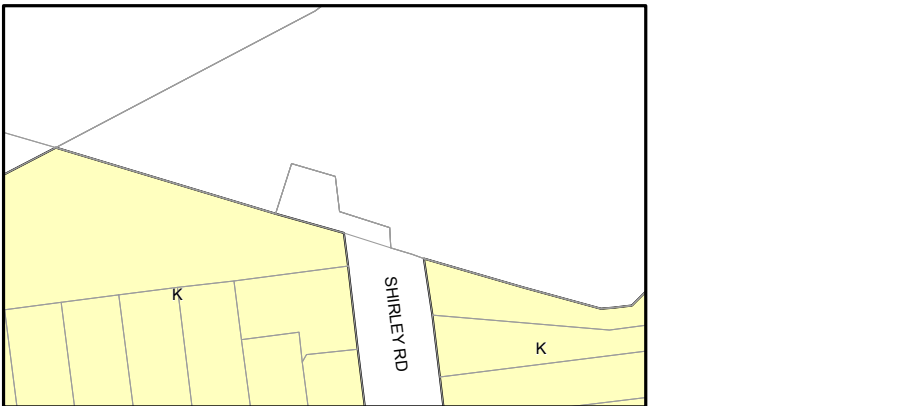
Proposed Landscape Area



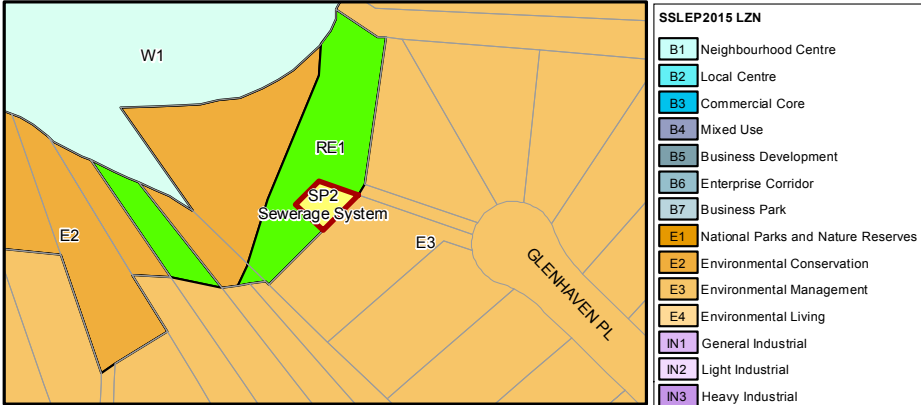
Existing Lot Size



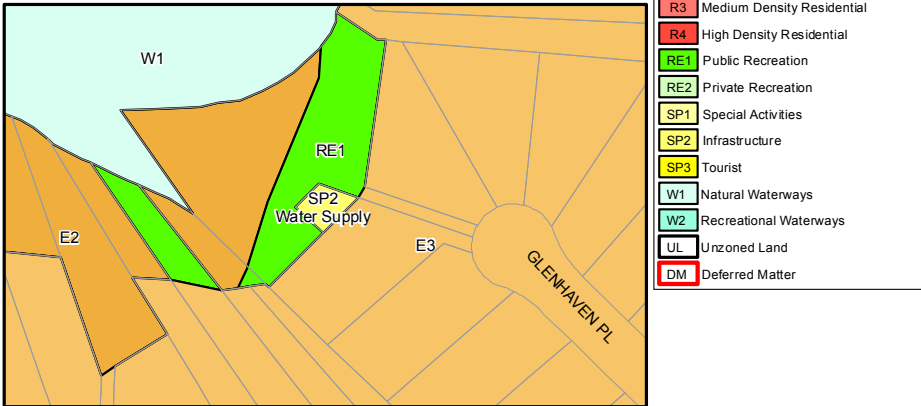
Proposed Lot Size



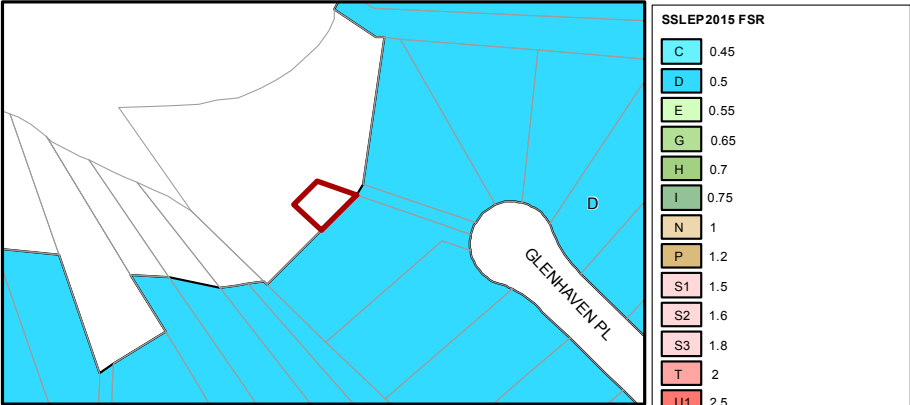
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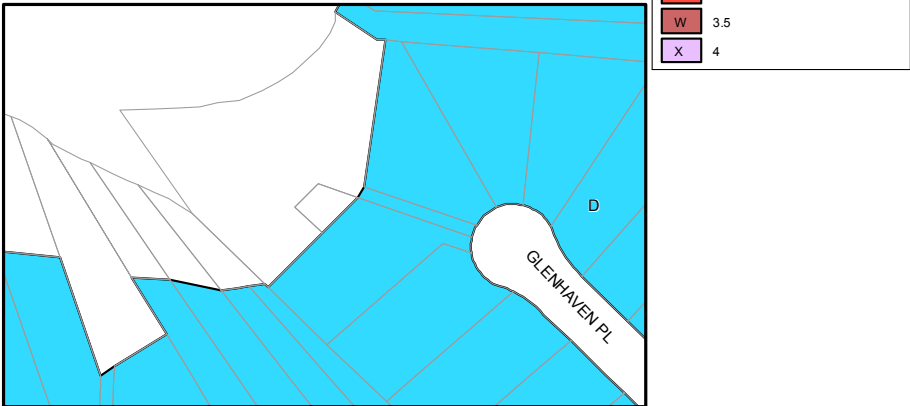
Proposed Land Zoning



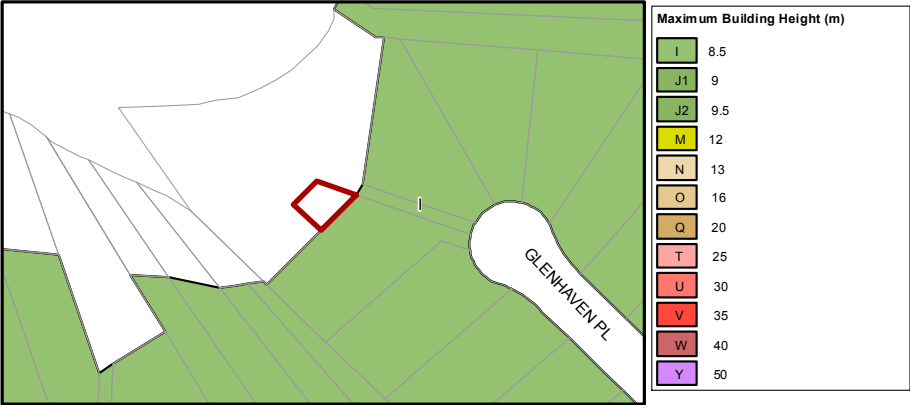
Existing Floor Space Ratio



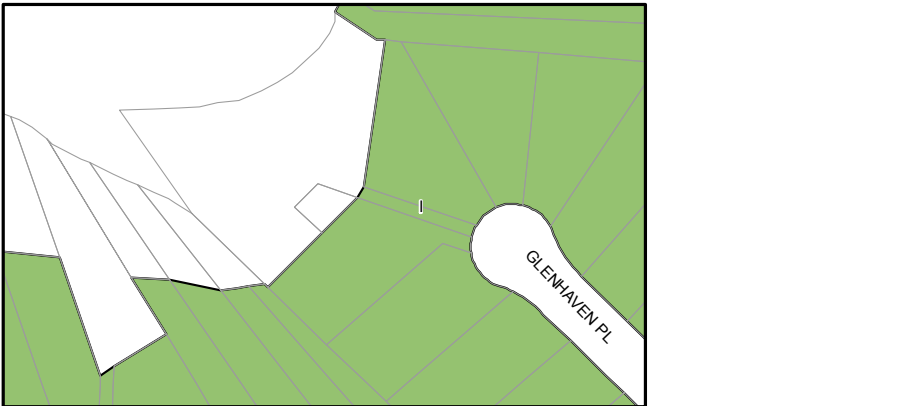
Proposed Floor Space Ratio



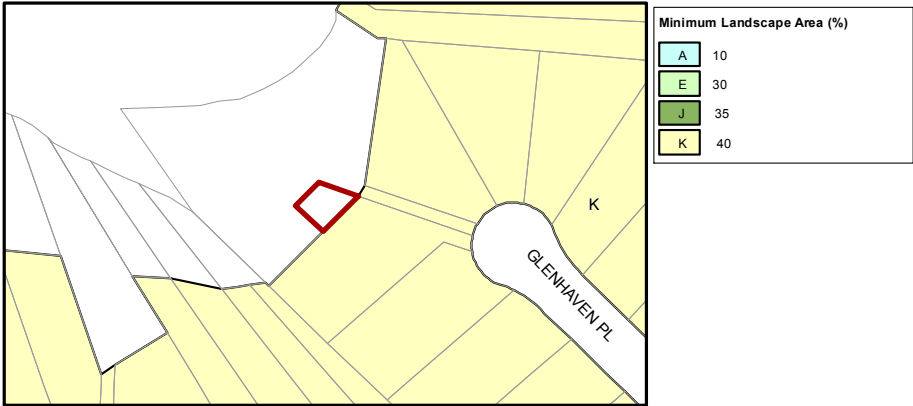
Existing Height Of Building



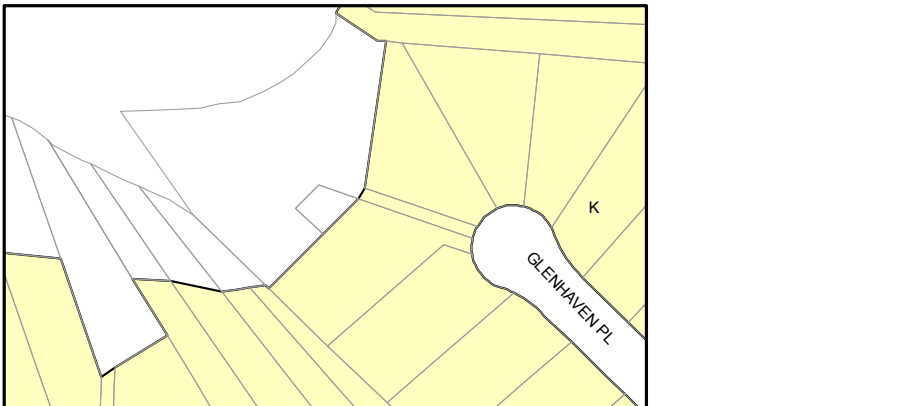
Proposed Height Of Building



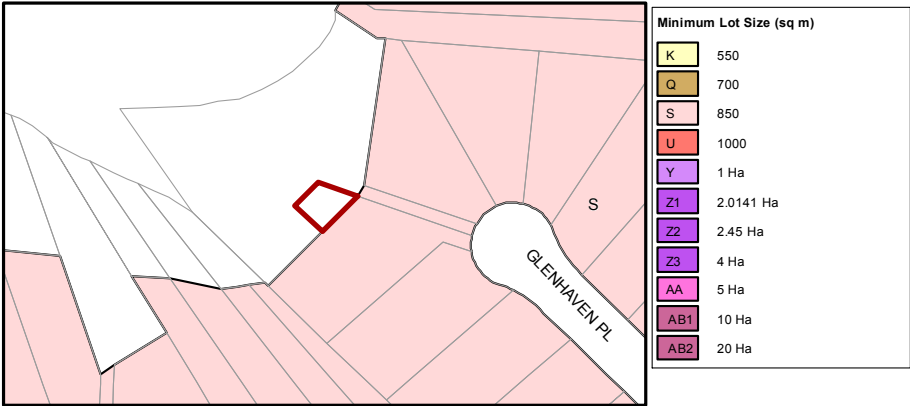
Existing Landscape Area



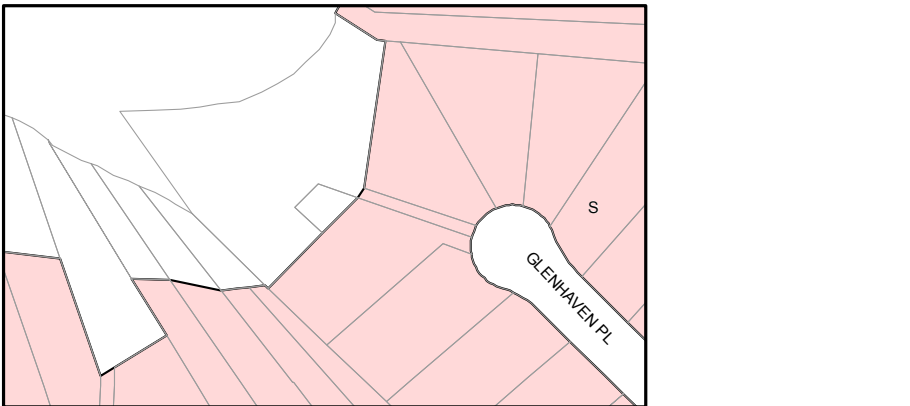
Proposed Landscape Area



Existing Lot Size

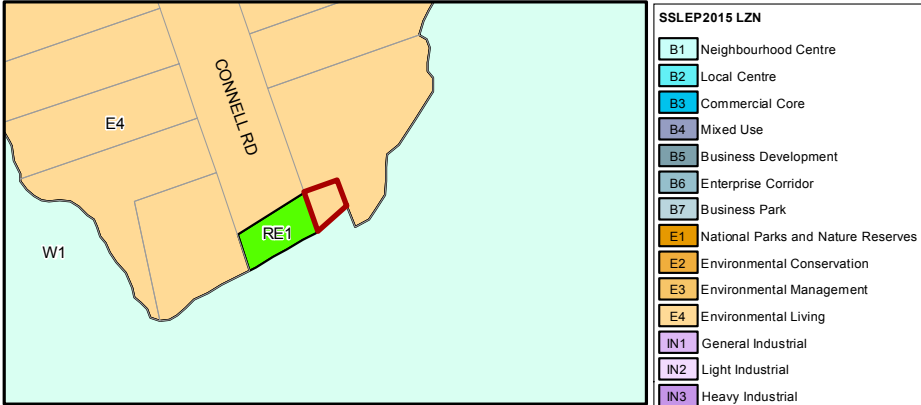


Proposed Lot Size

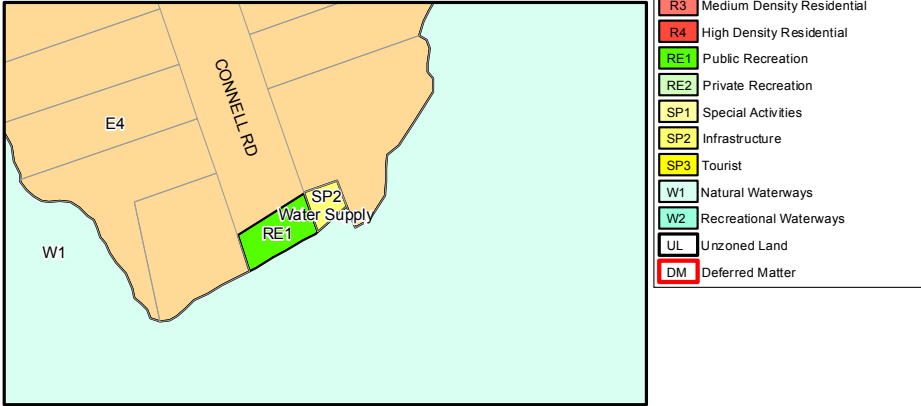


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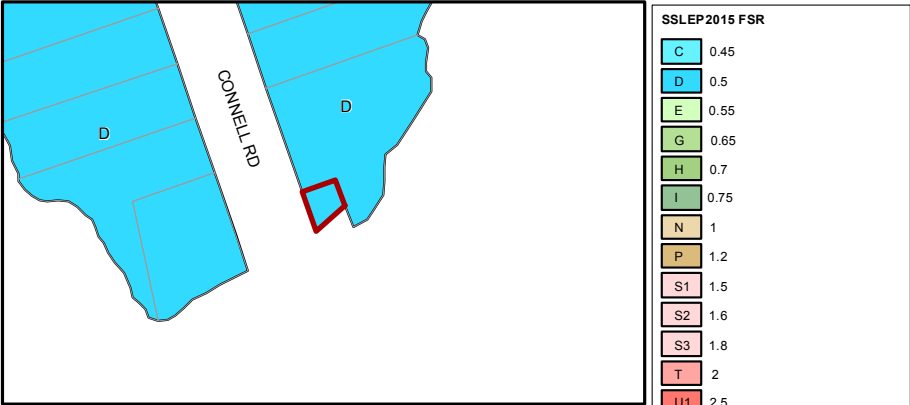
Existing Land Zoning



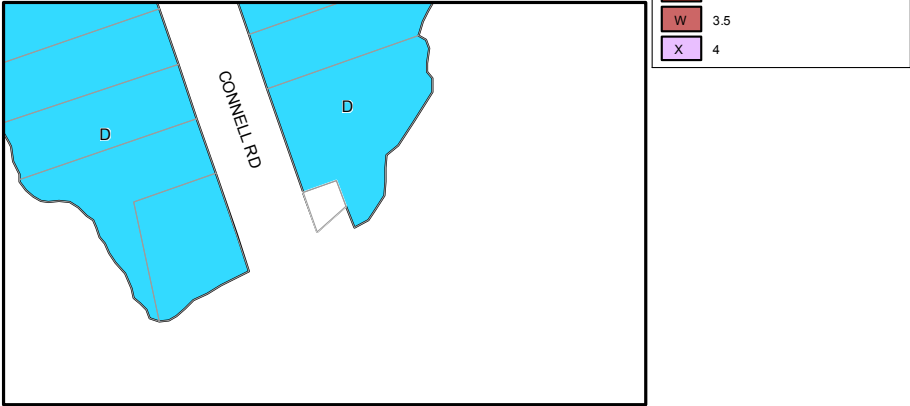
Proposed Land Zoning



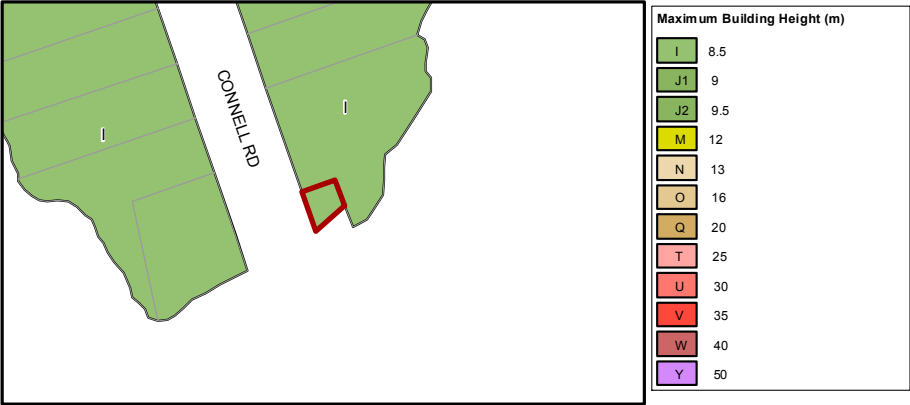
Existing Floor Space Ratio



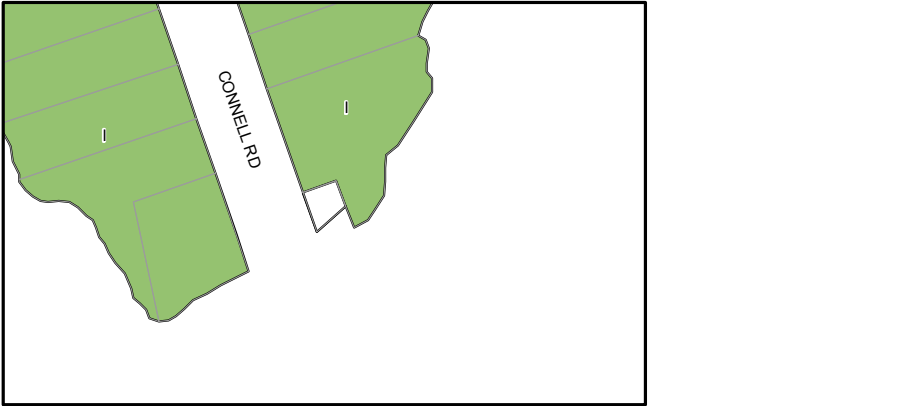
Proposed Floor Space Ratio



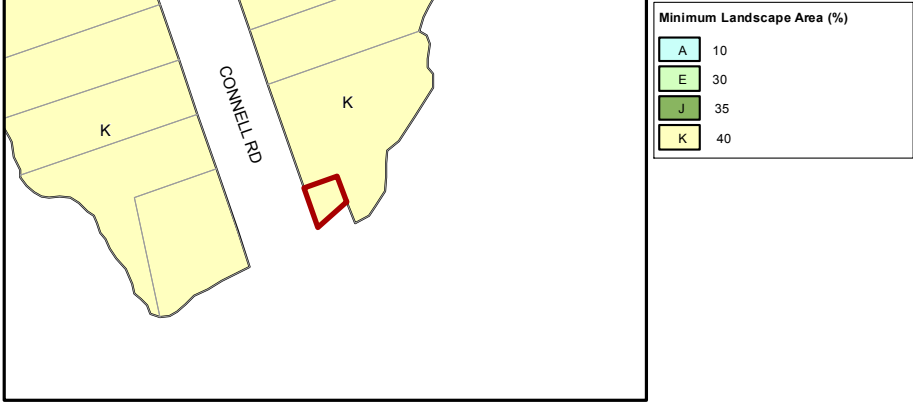
Existing Height Of Building



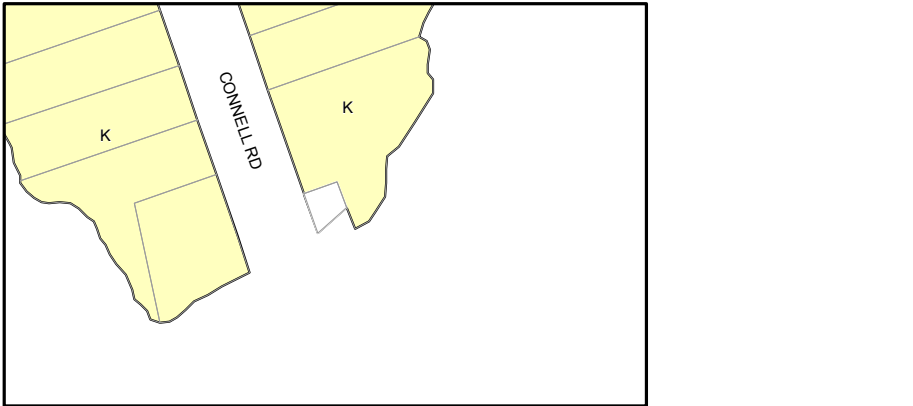
Proposed Height Of Building



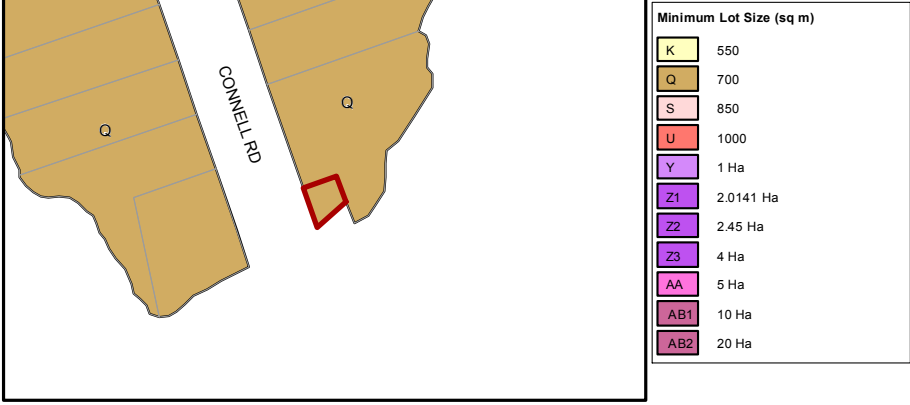
Existing Landscape Area



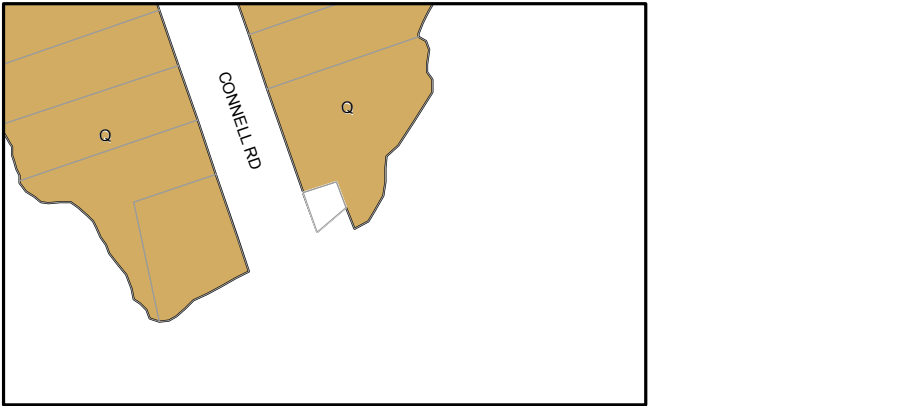
Proposed Landscape Area

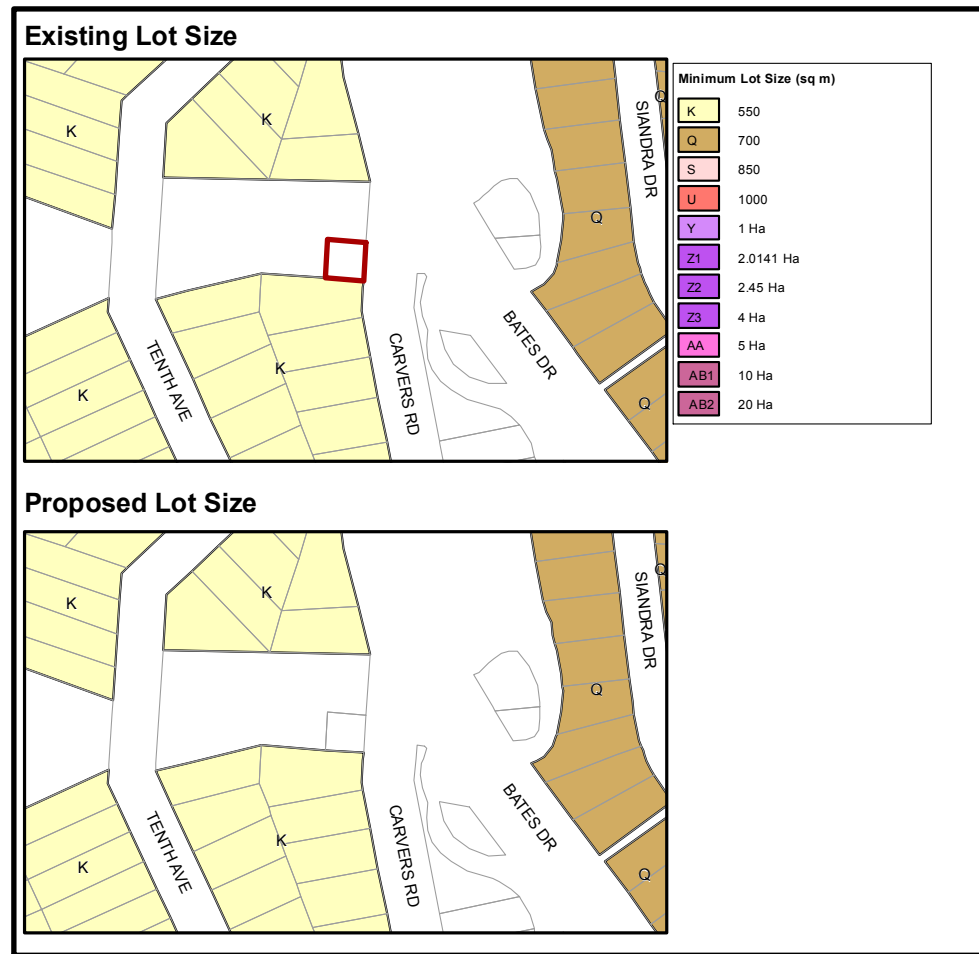
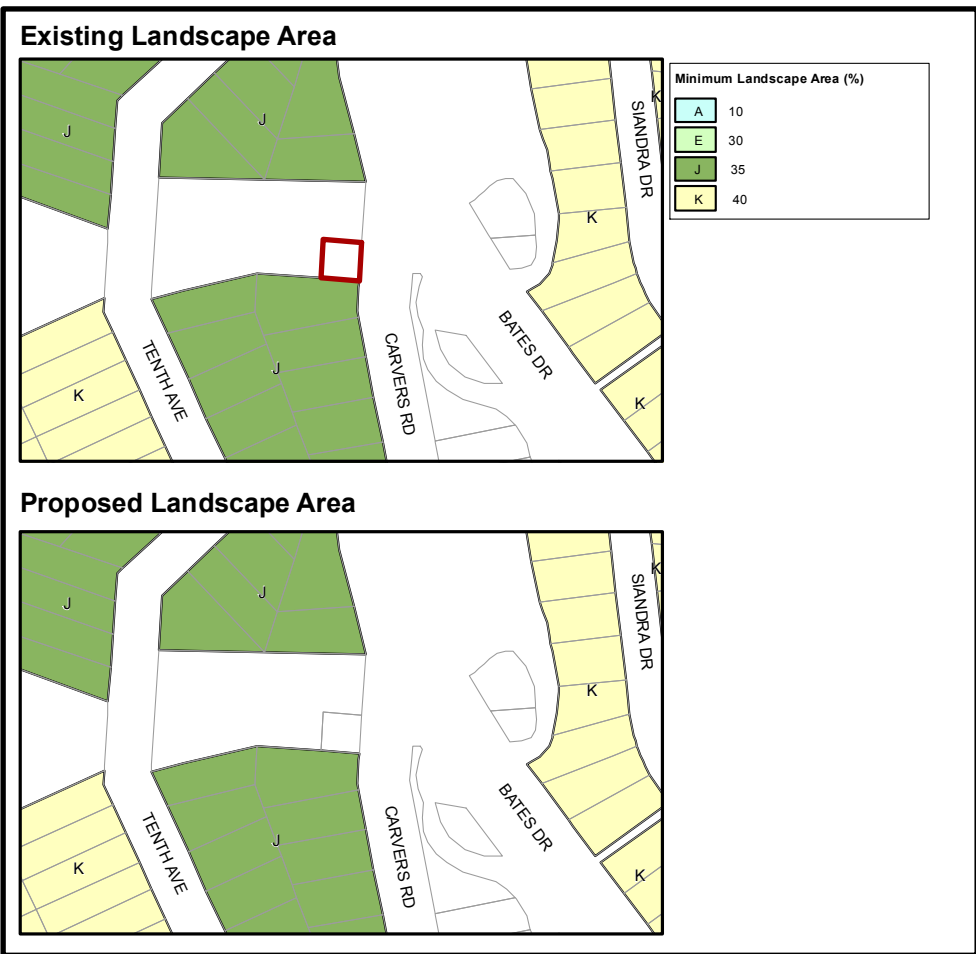
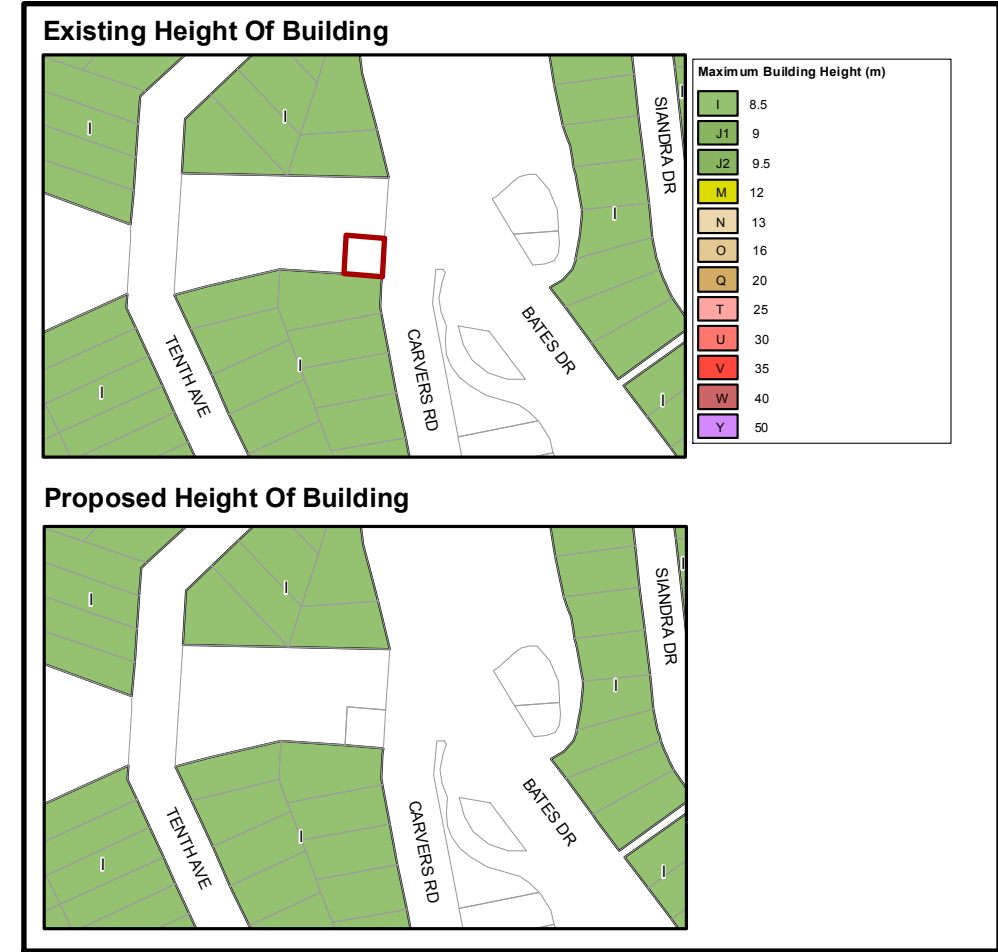
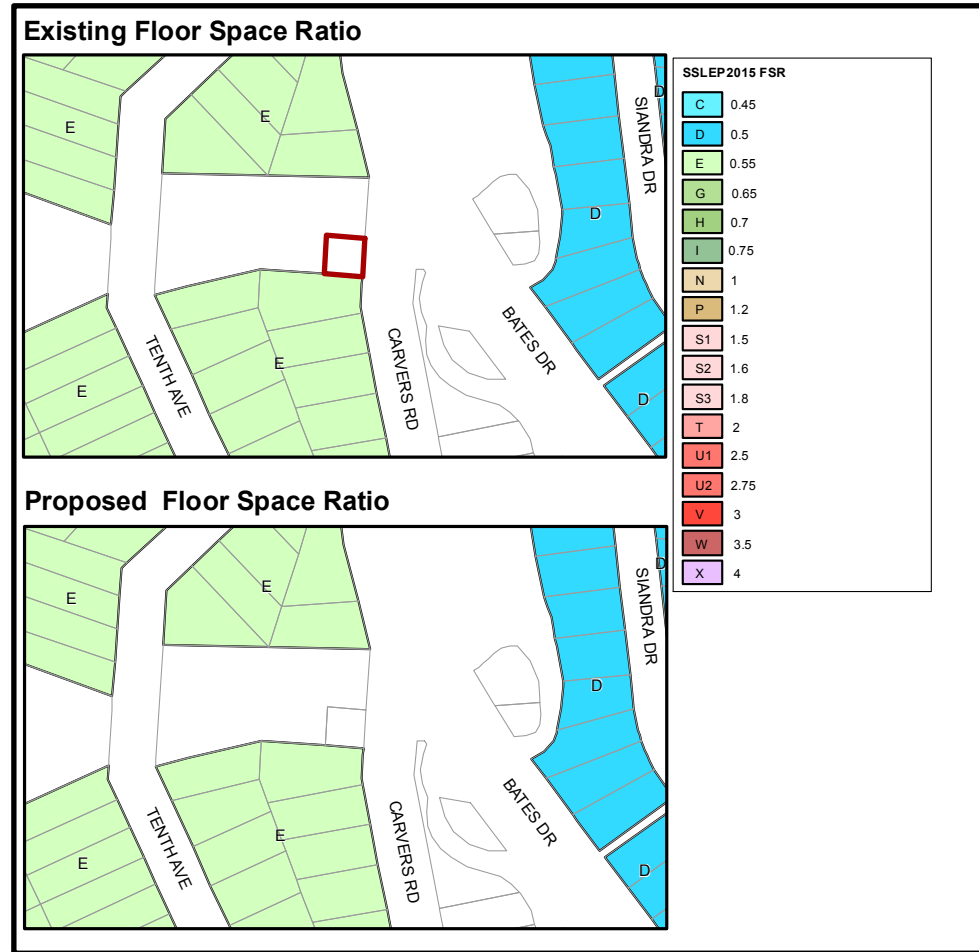
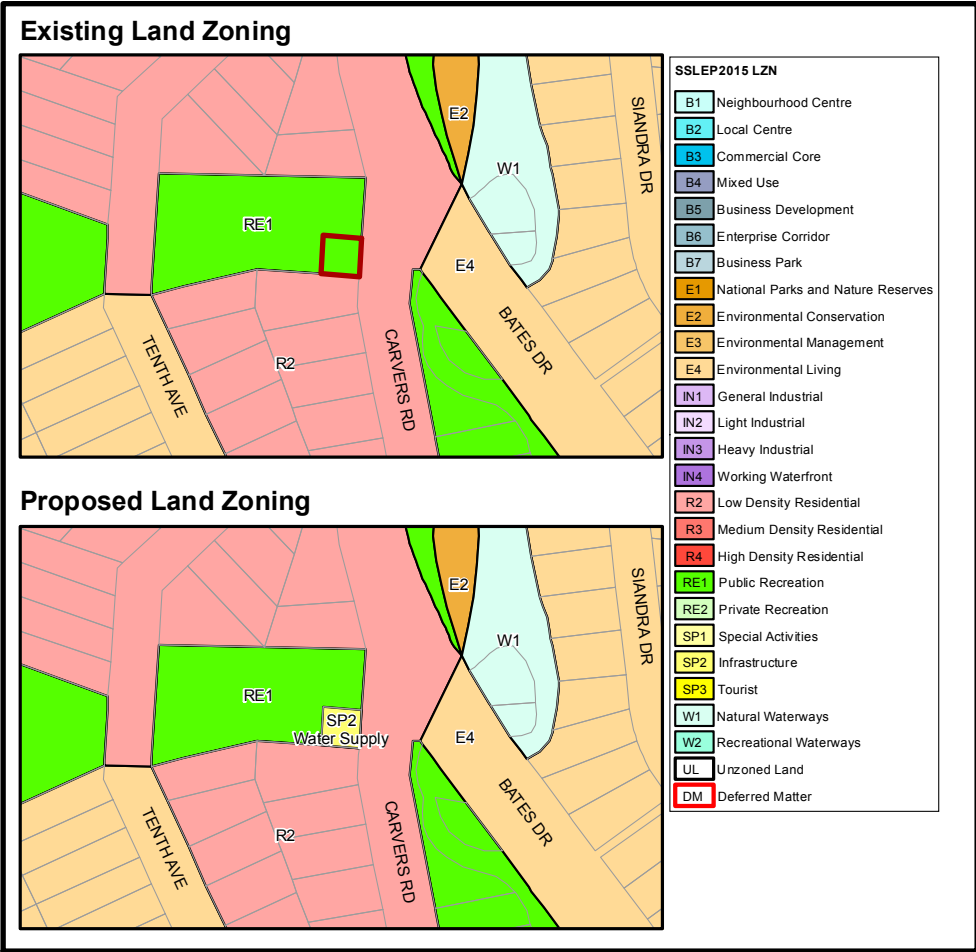


Existing Lot Size

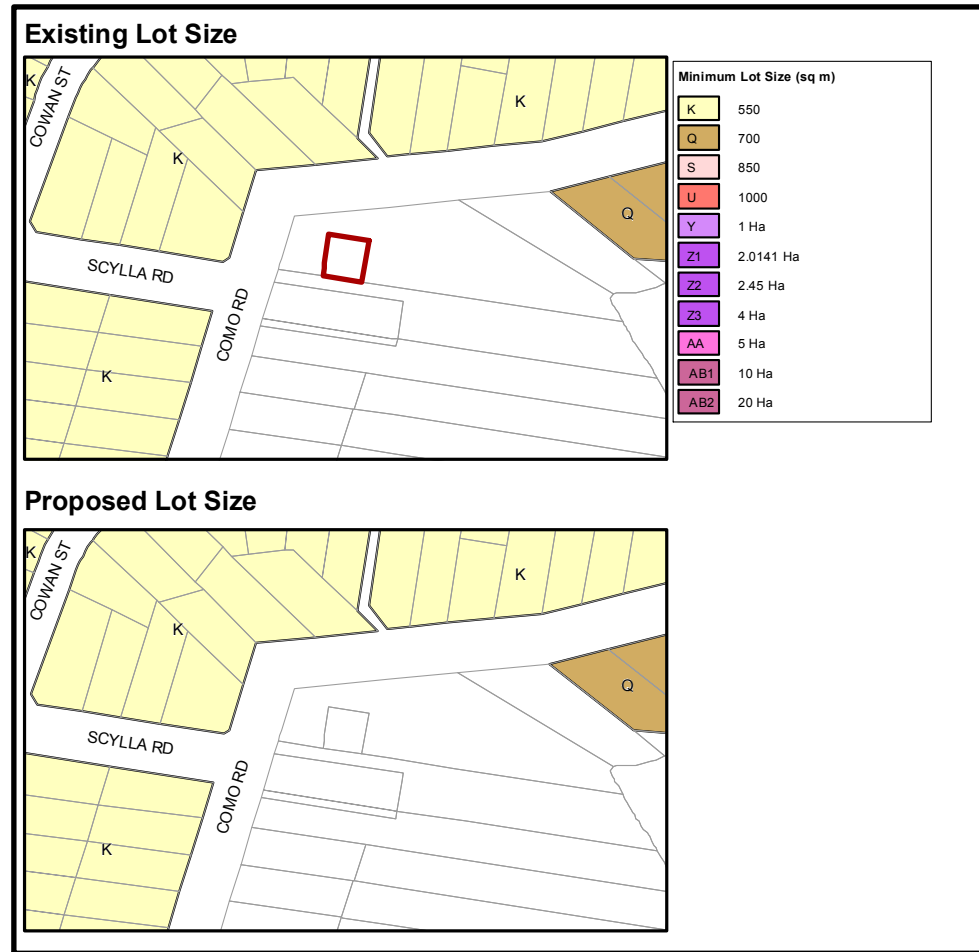
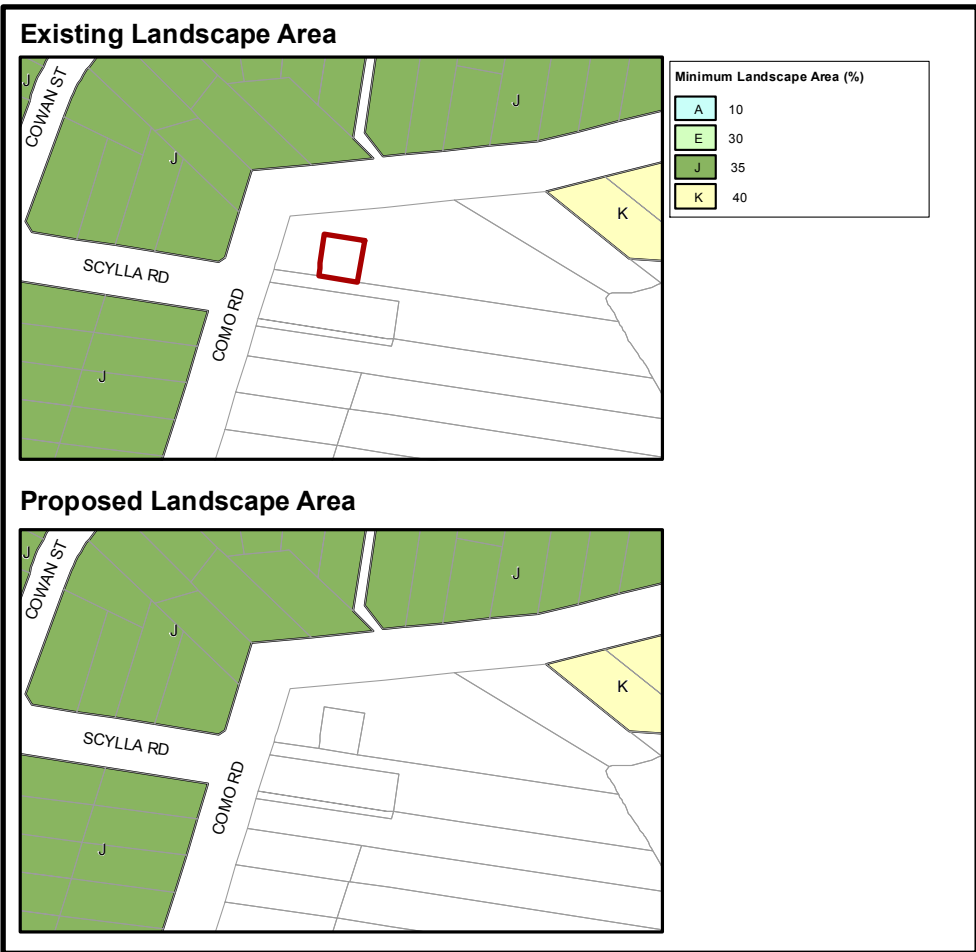
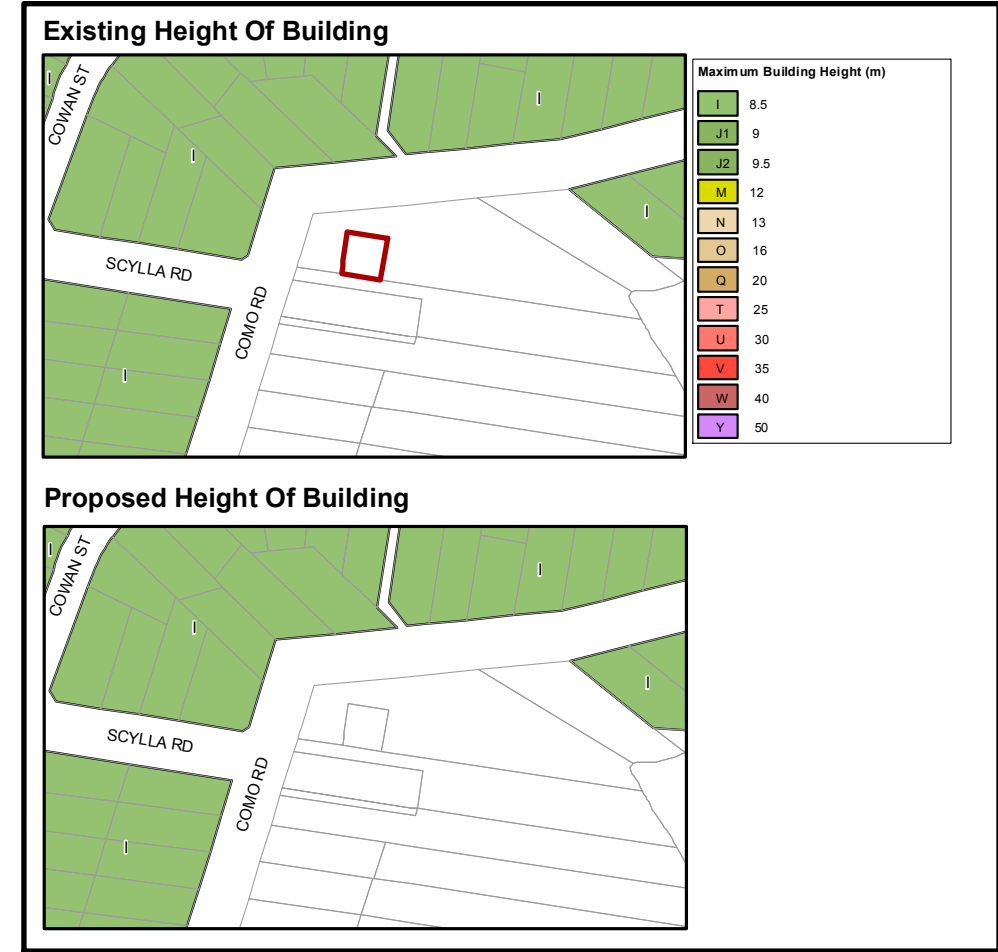
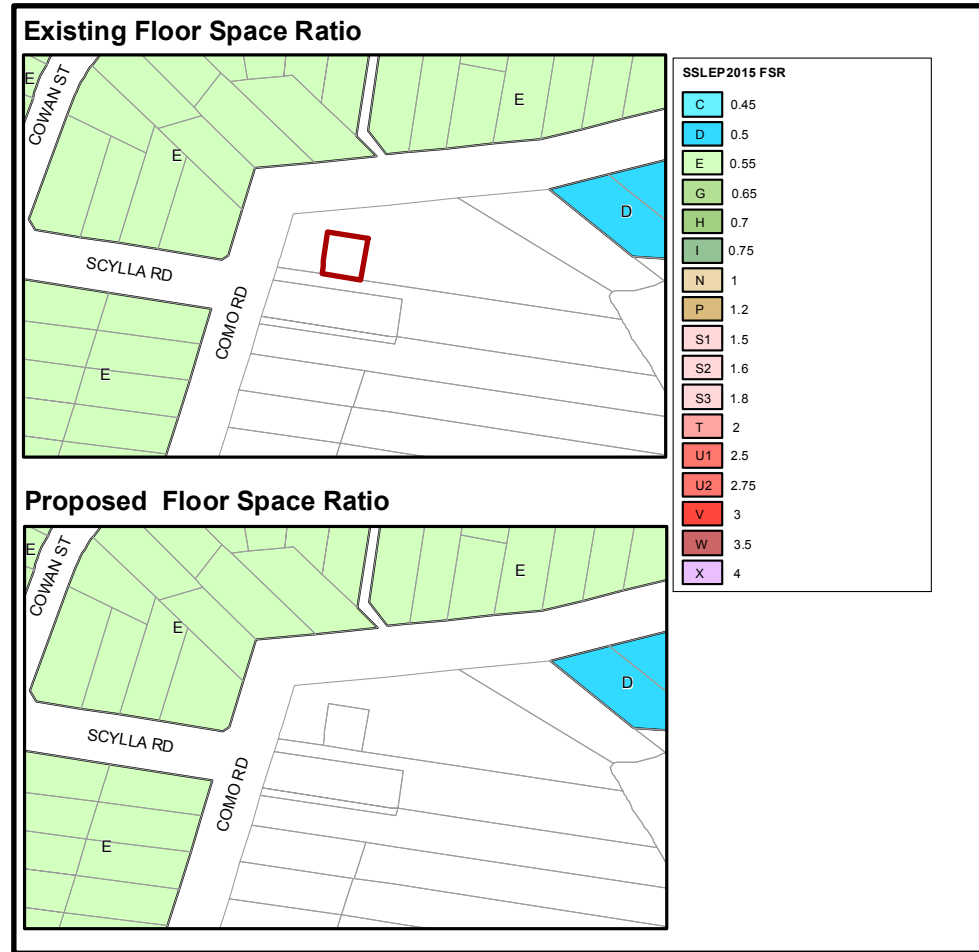
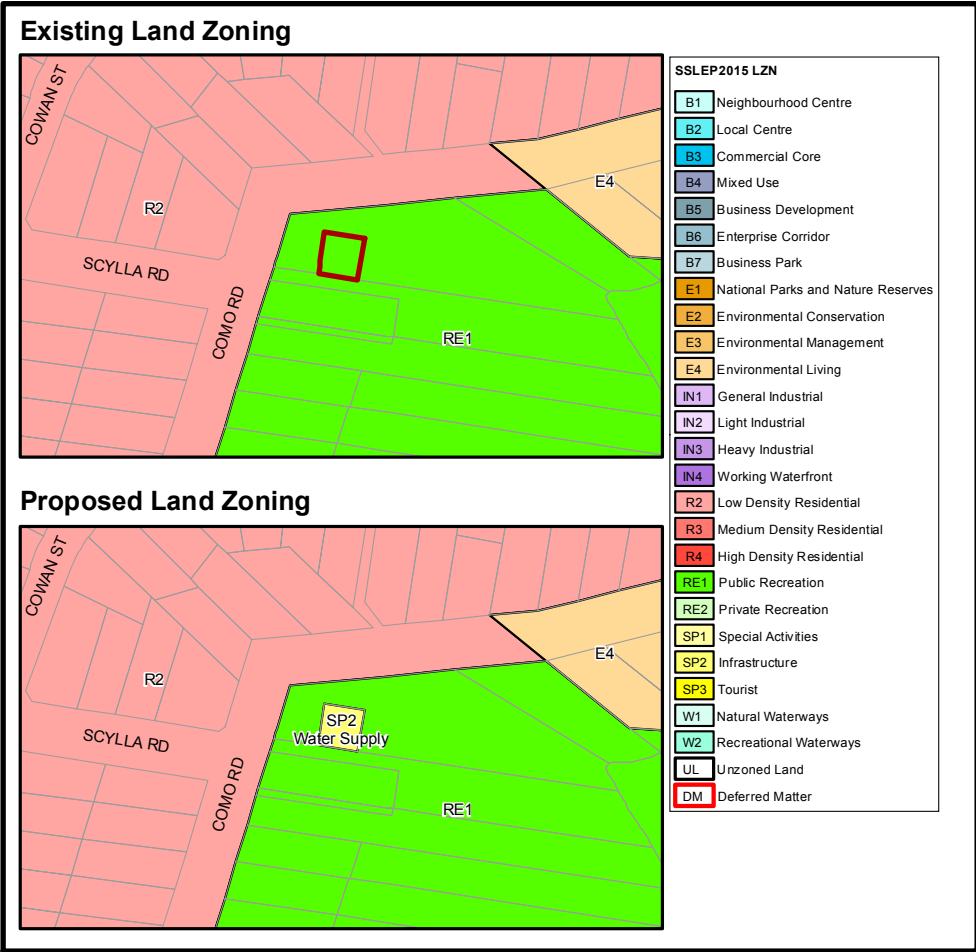


Proposed Lot Size

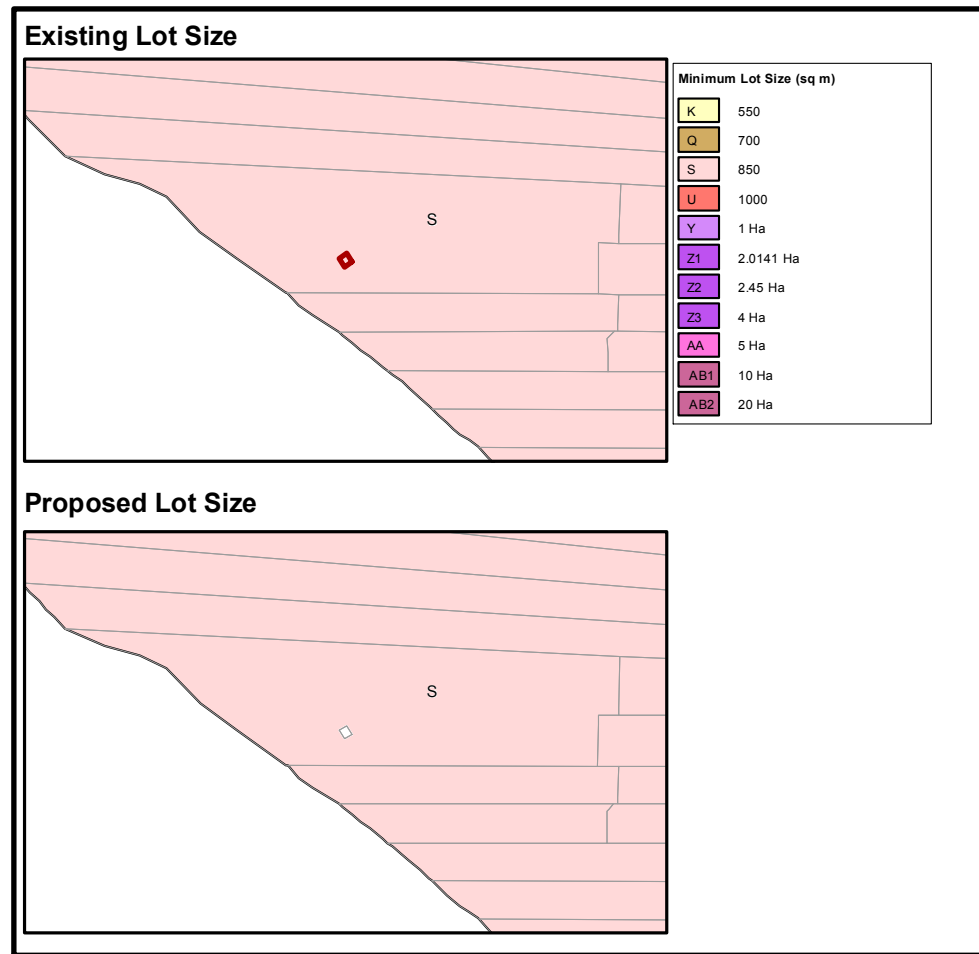
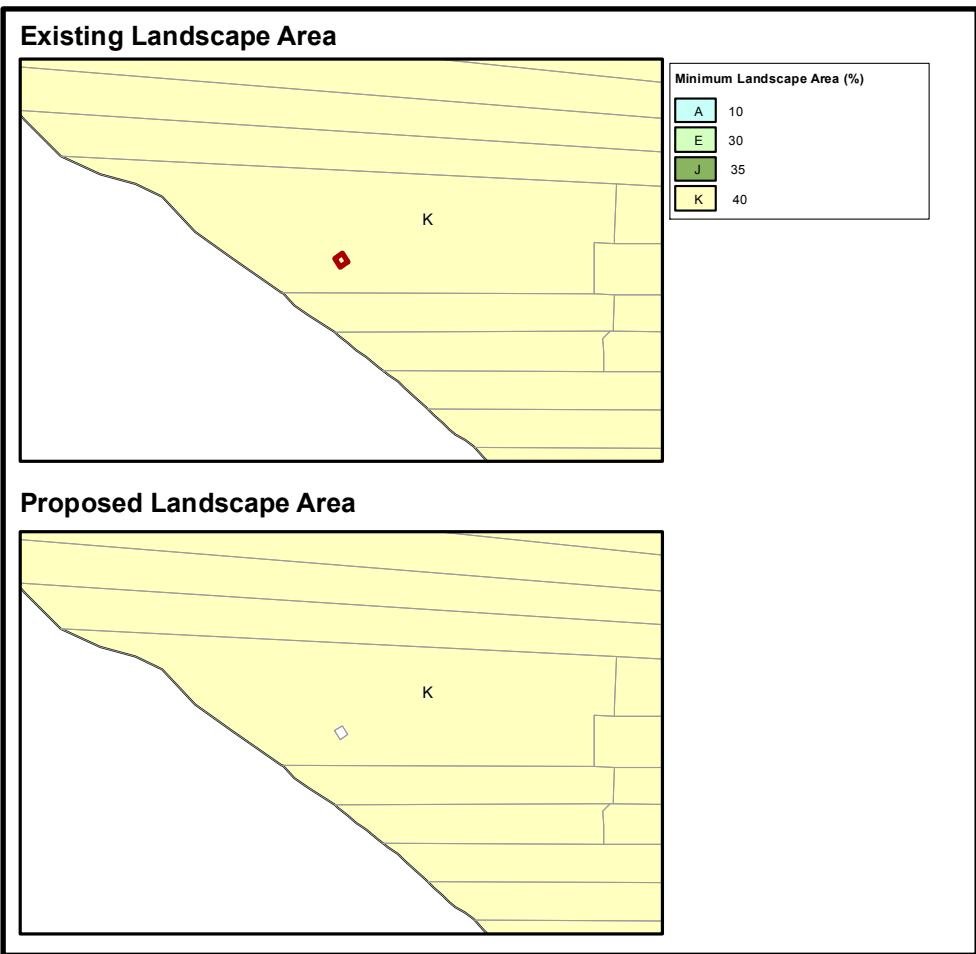
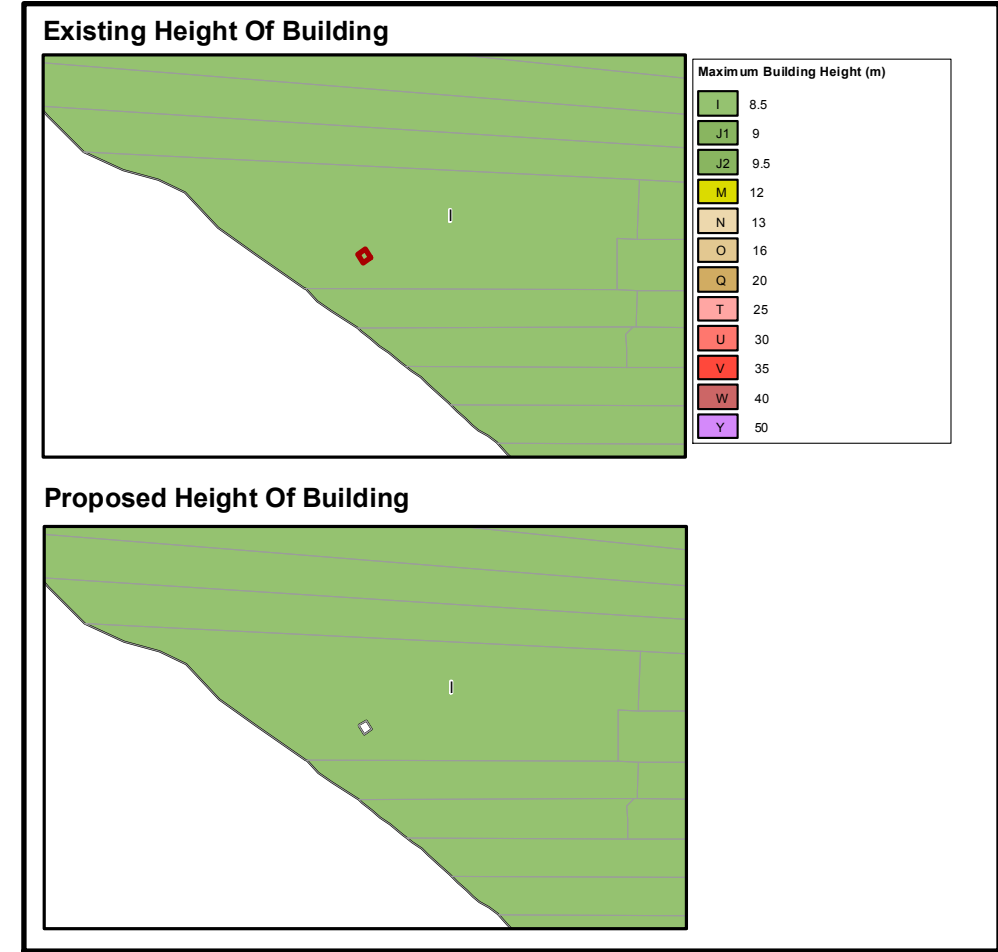
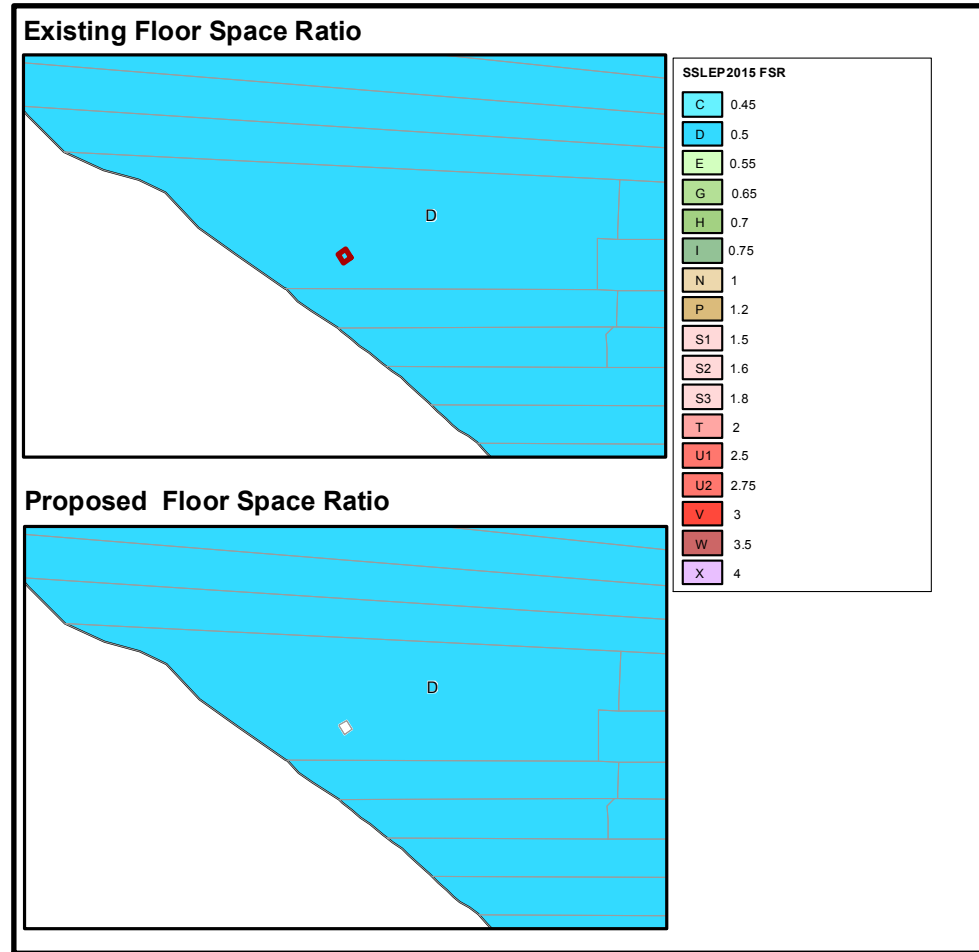
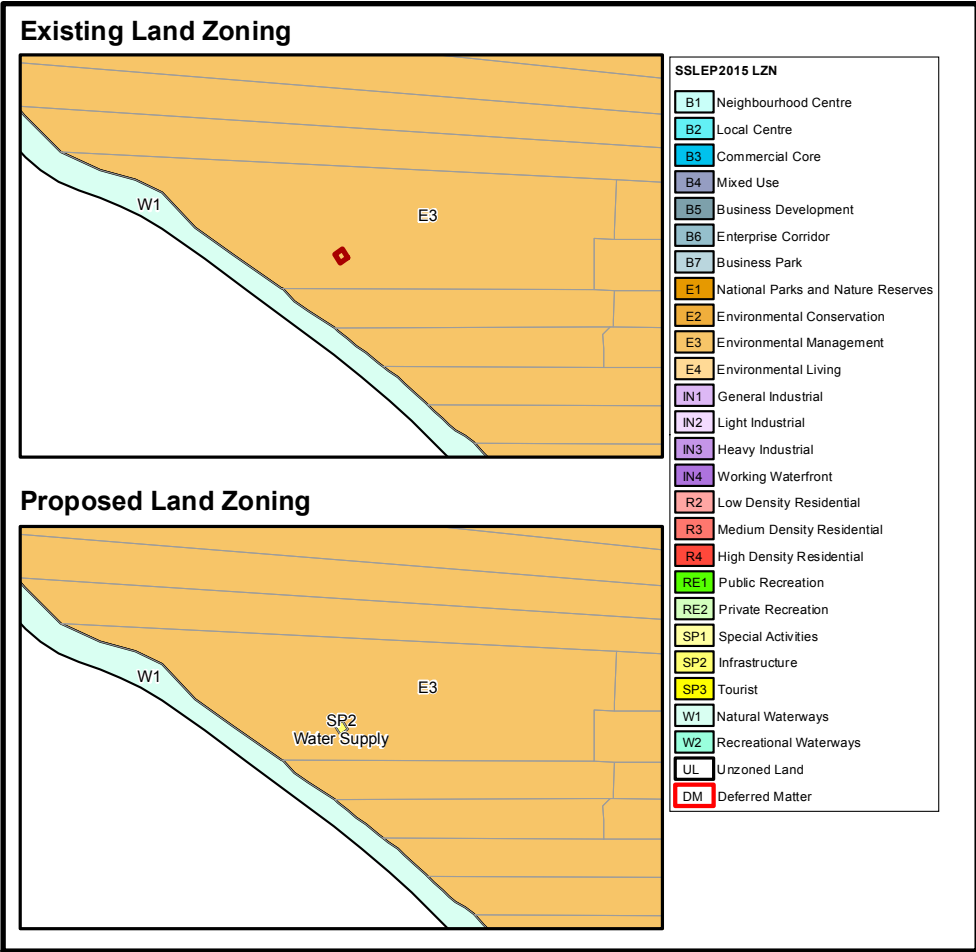




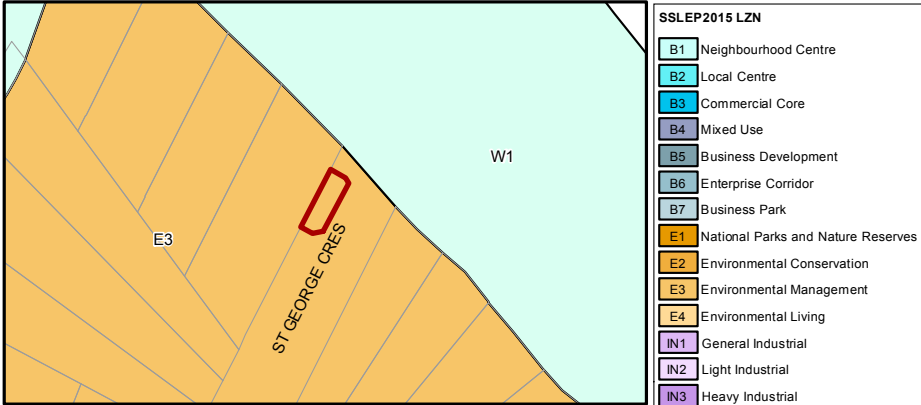
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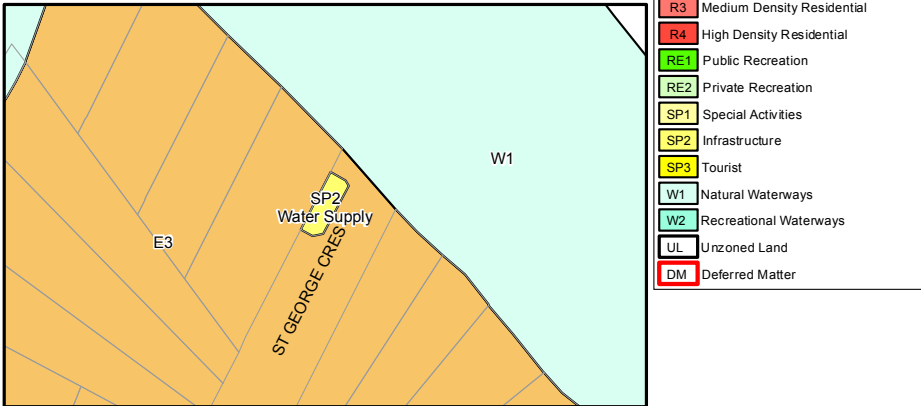
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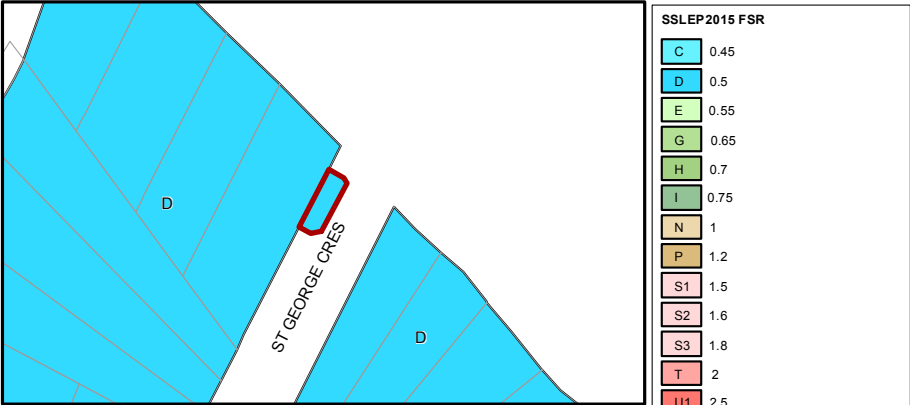
Existing Land Zoning



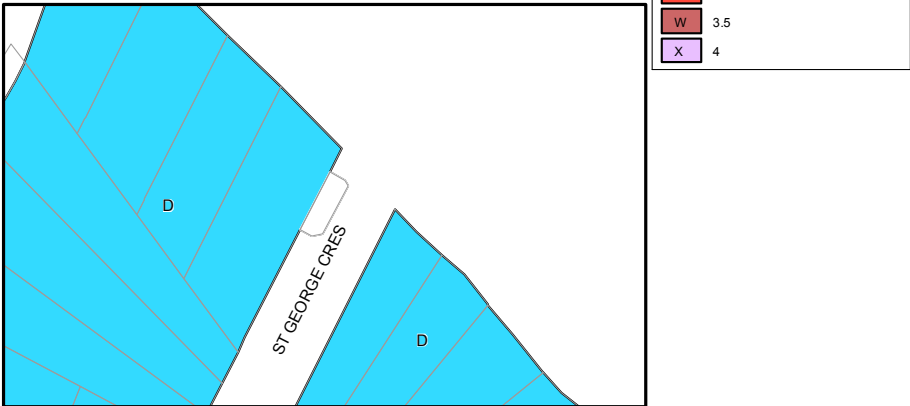
Proposed Land Zoning



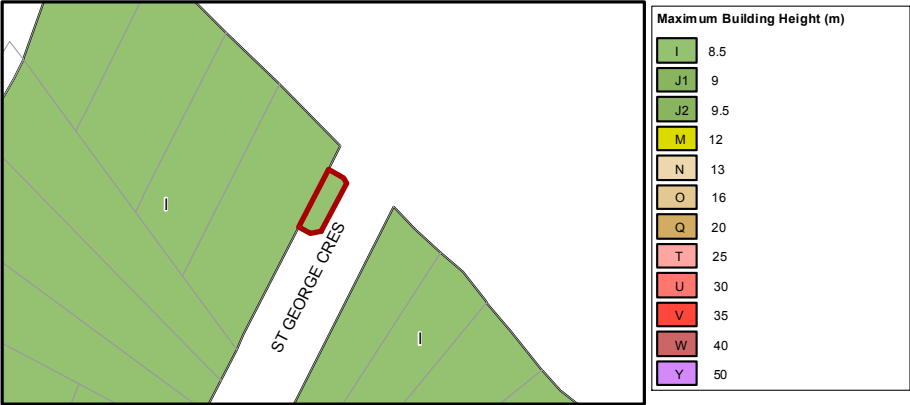
Existing Floor Space Ratio



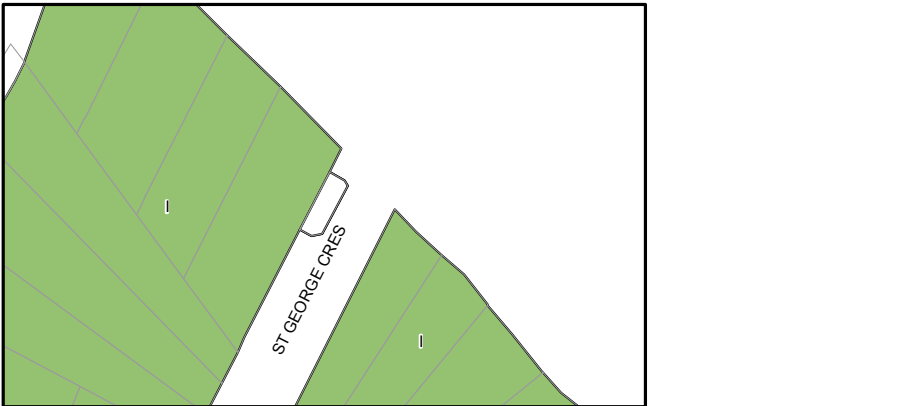
Proposed Floor Space Ratio



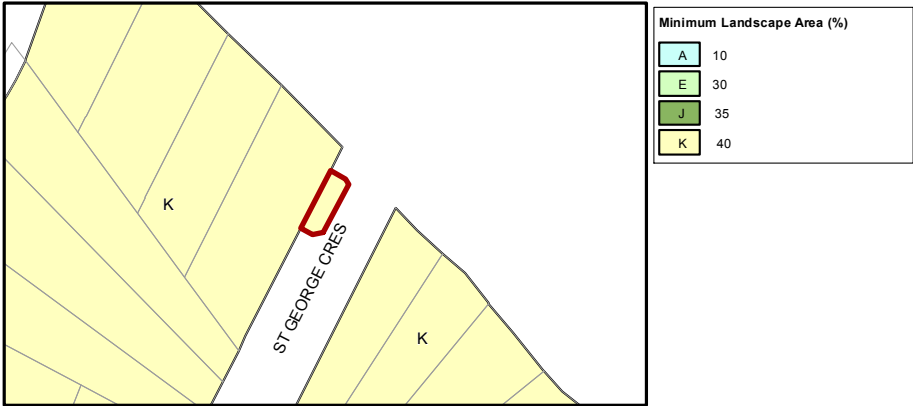
Existing Height Of Building



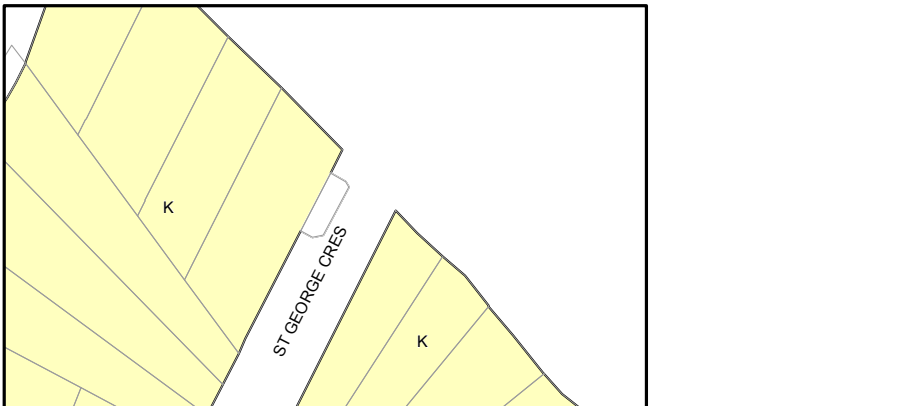
Proposed Height Of Building



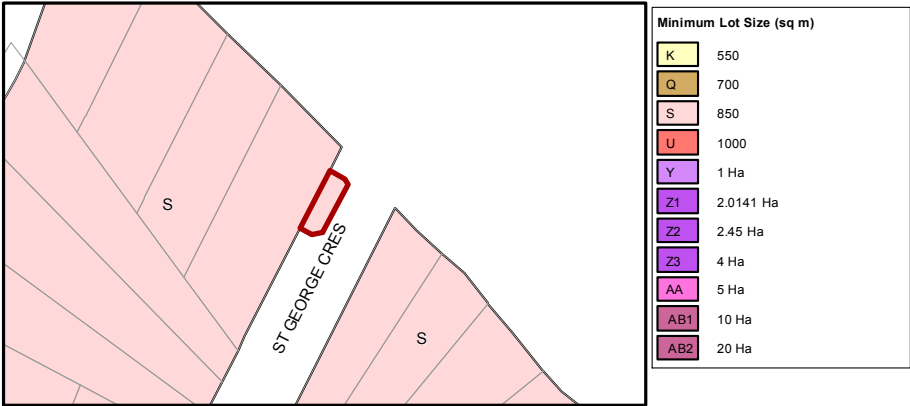
Existing Landscape Area



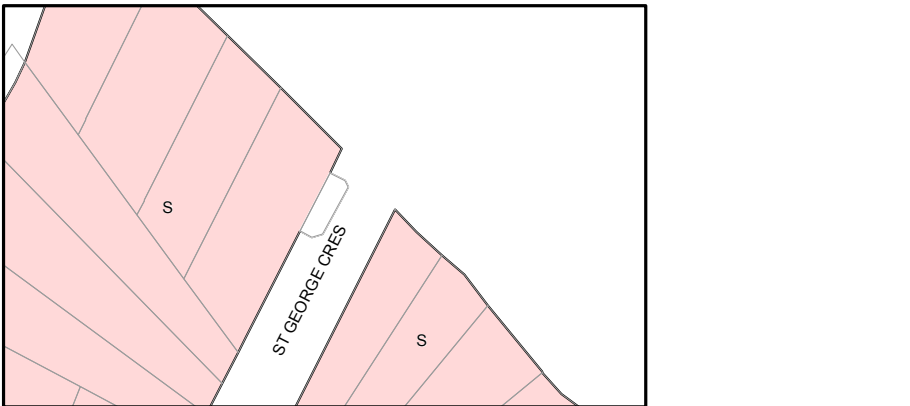
Proposed Landscape Area



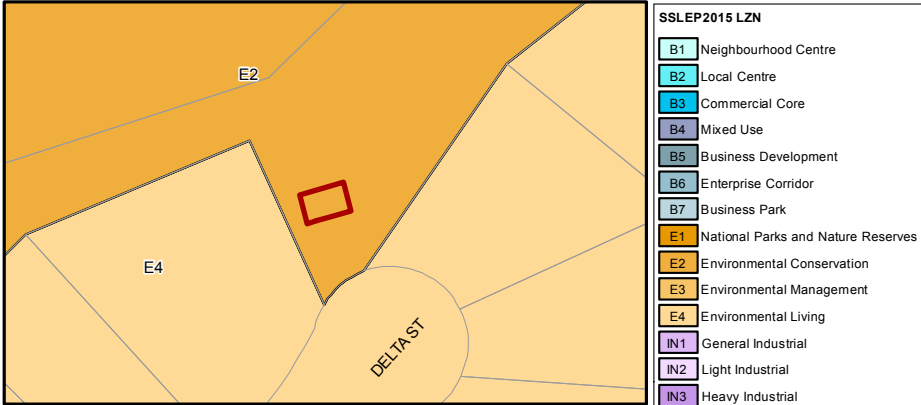
Existing Lot Size



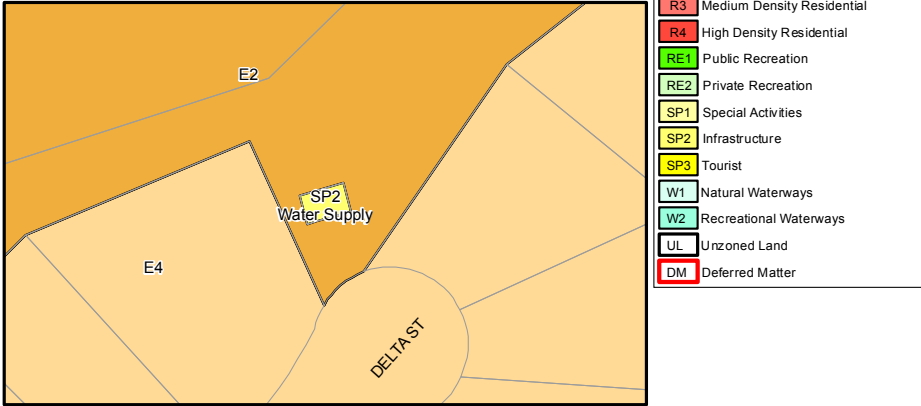
Proposed Lot Size



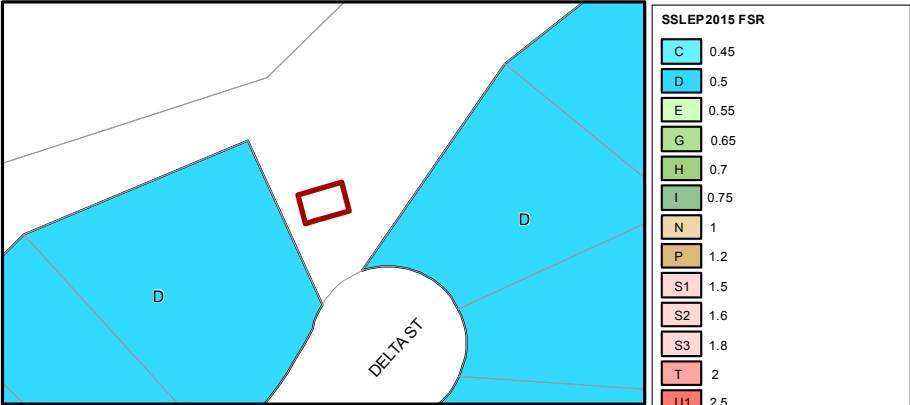
Existing Land Zoning



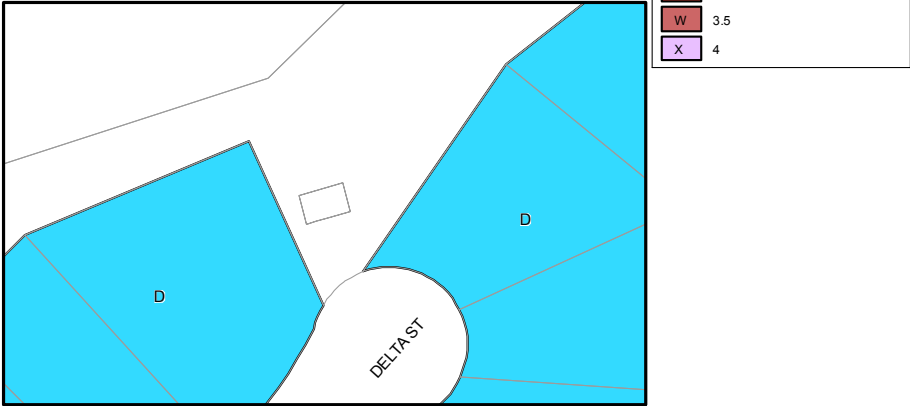
Proposed Land Zoning



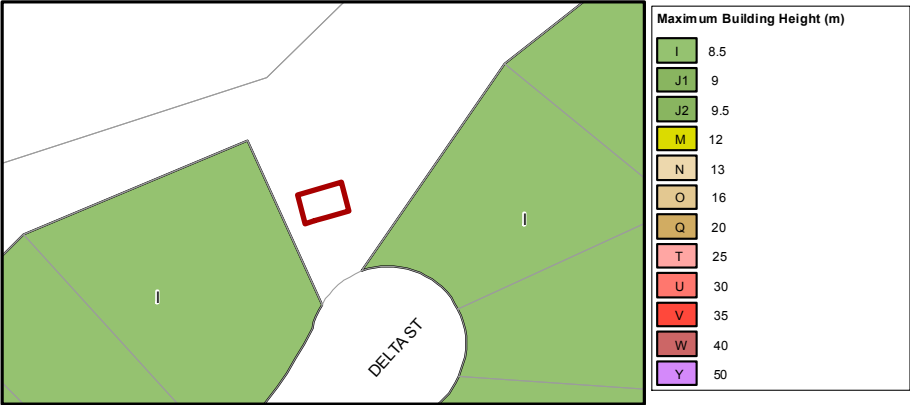
Existing Floor Space Ratio



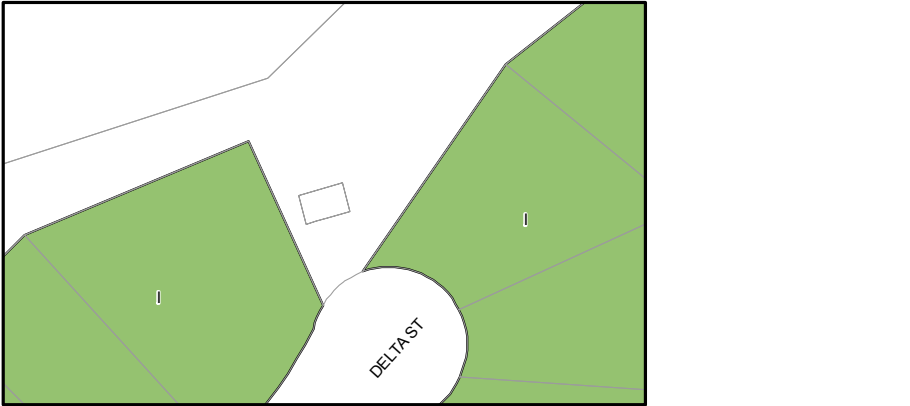
Proposed Floor Space Ratio



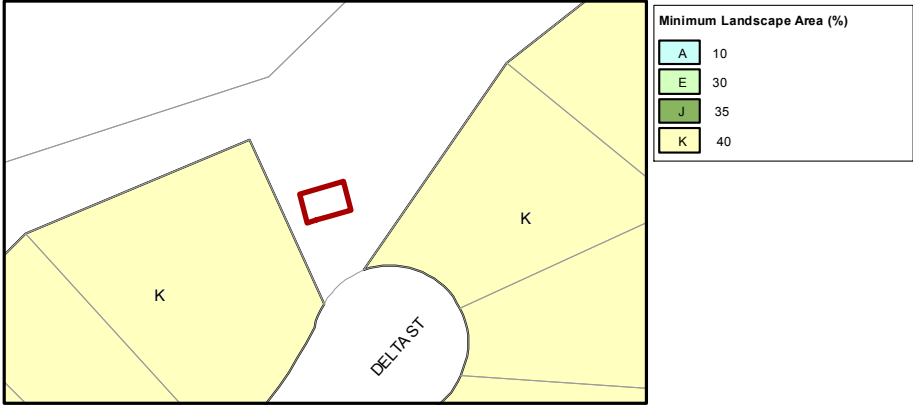
Existing Height Of Building



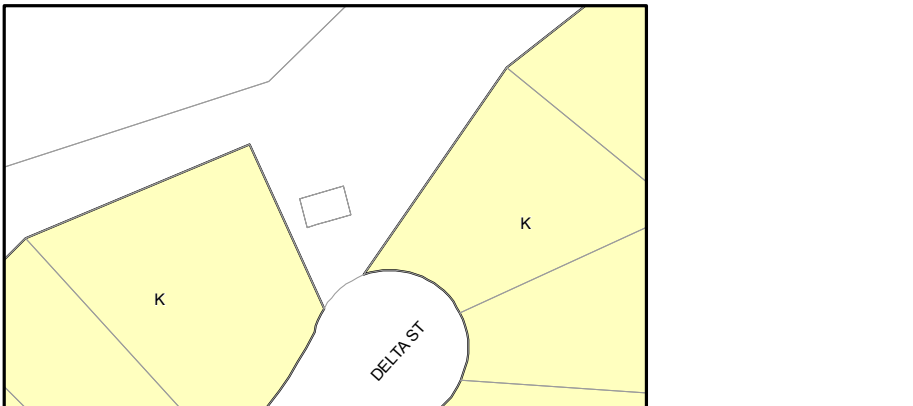
Proposed Height Of Building



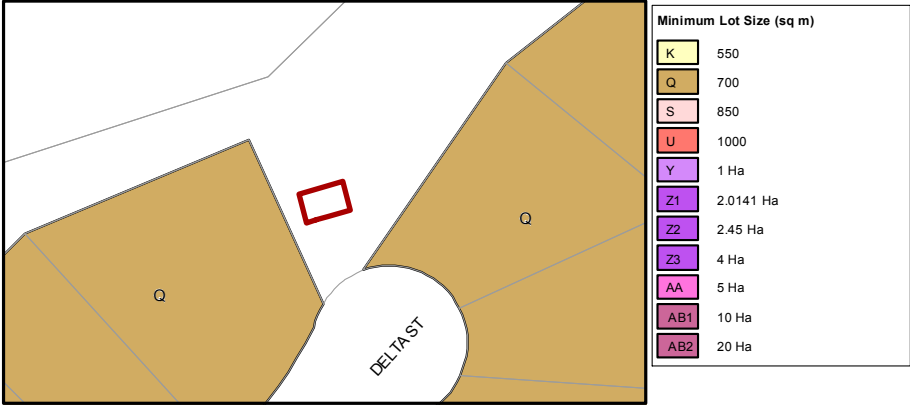
Existing Landscape Area



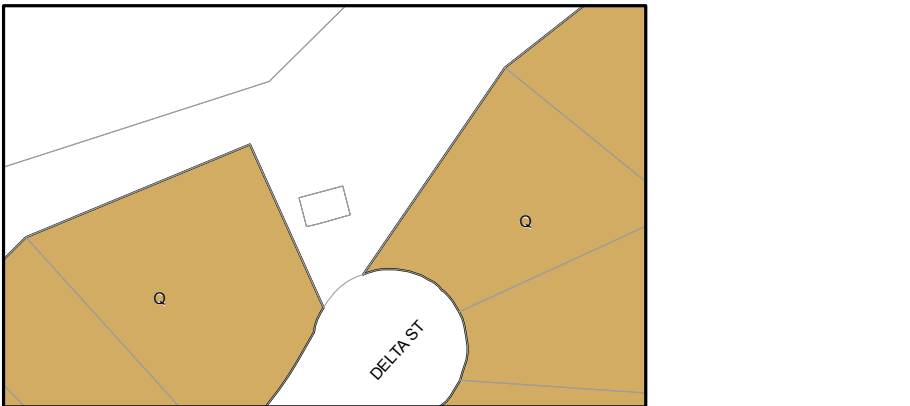
Proposed Landscape Area



Existing Lot Size

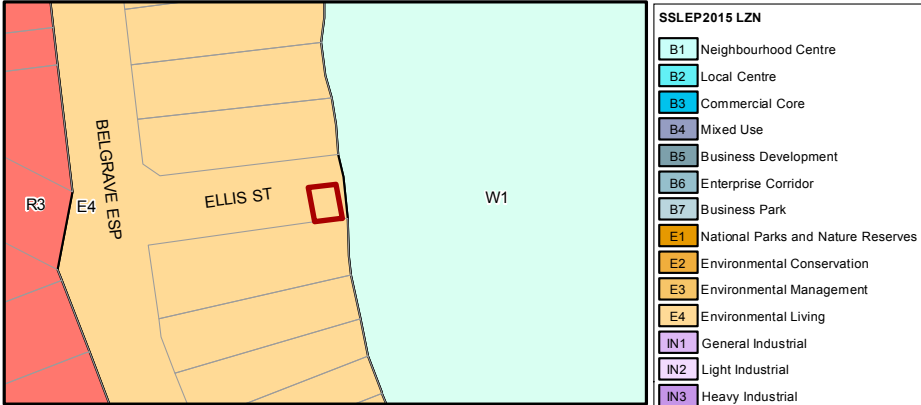


Proposed Lot Size

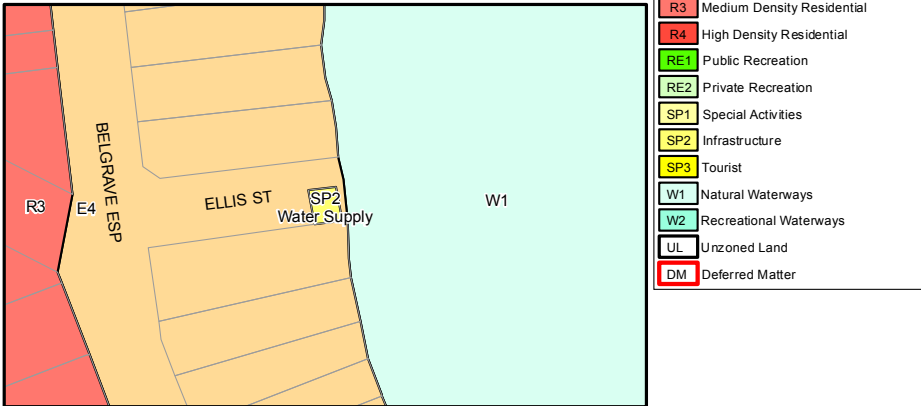


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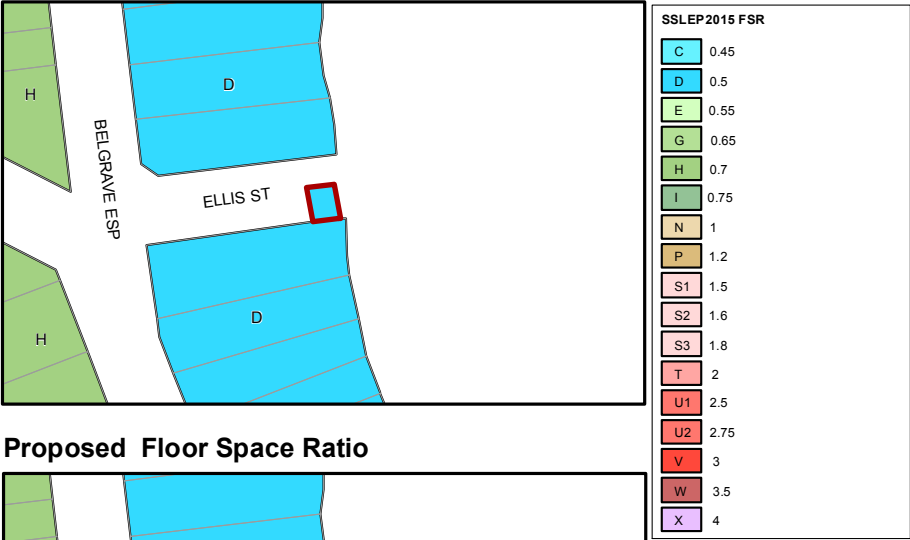
Existing Land Zoning



Proposed Land Zoning



Existing Floor Space Ratio



Proposed Floor Space Ratio



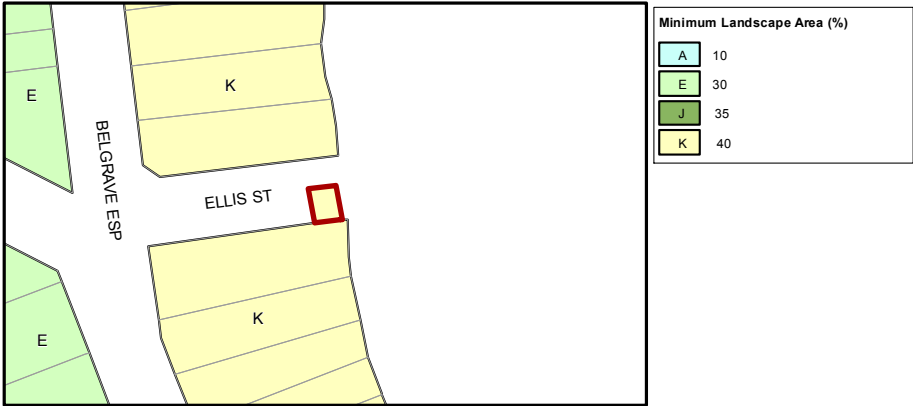
Existing Height Of Building



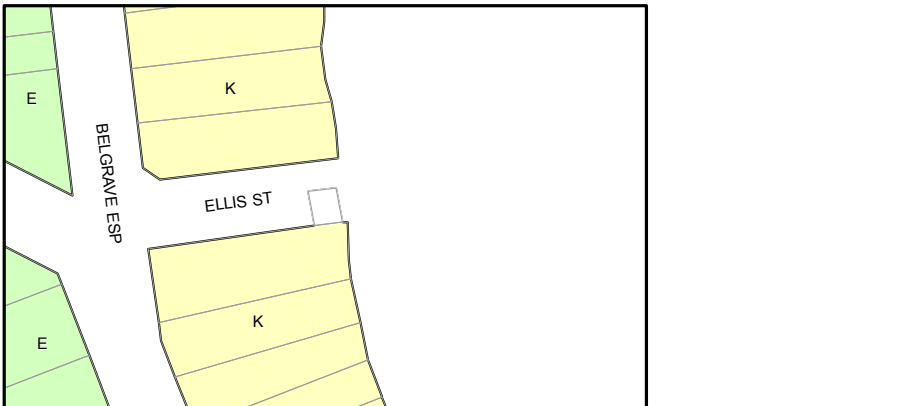
Proposed Height Of Building



Existing Landscape Area



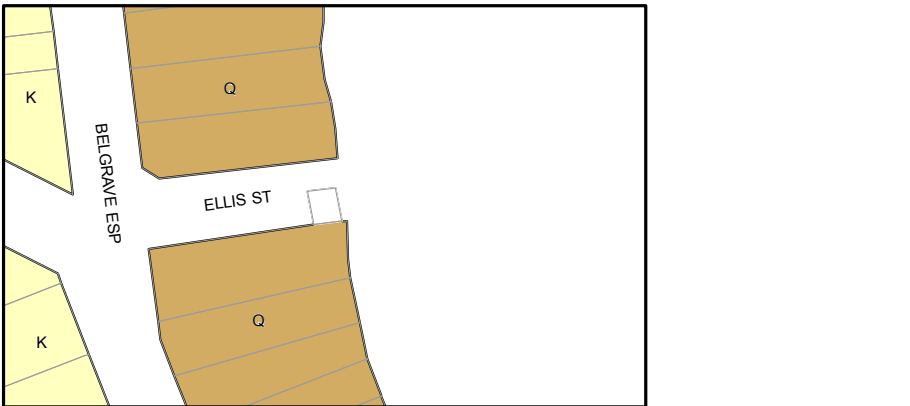
Proposed Landscape Area



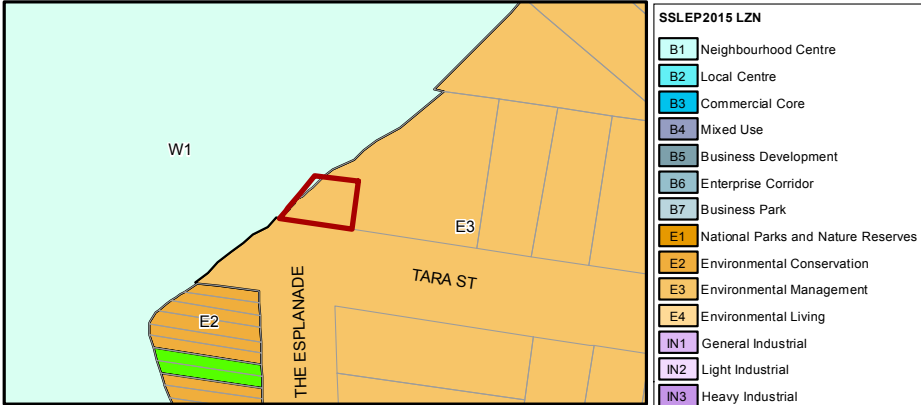
Existing Lot Size



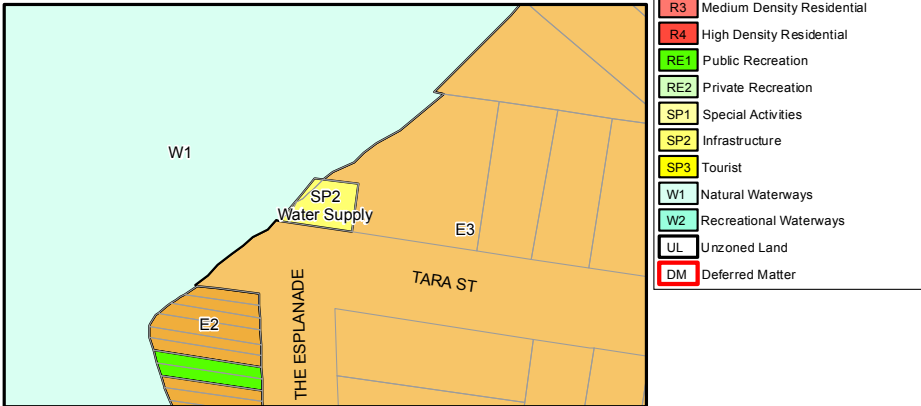
Proposed Lot Size



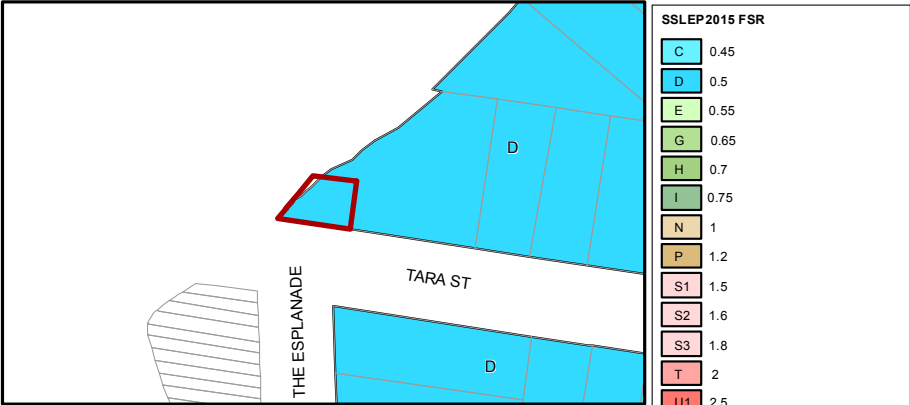
Existing Land Zoning



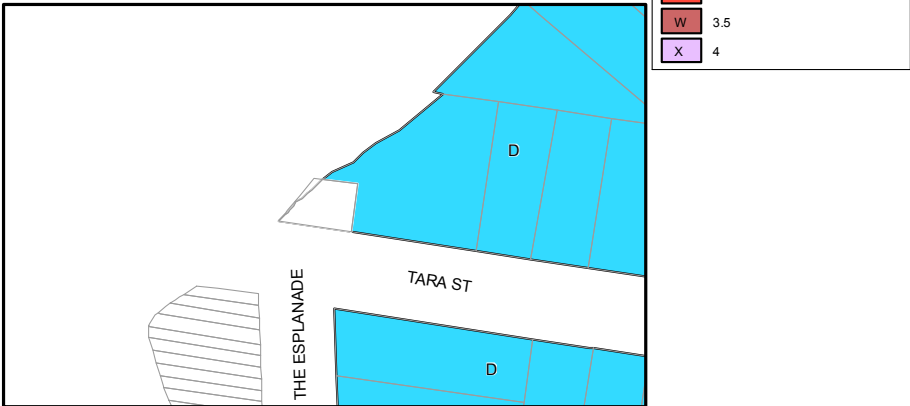
Proposed Land Zoning



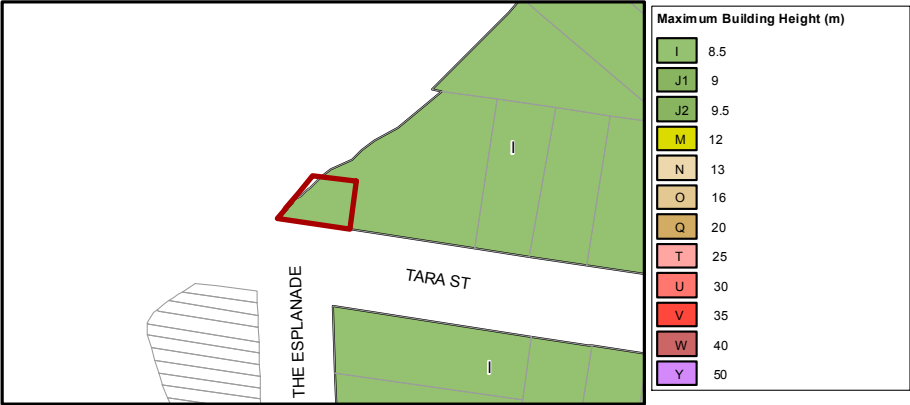
Existing Floor Space Ratio



Proposed Floor Space Ratio



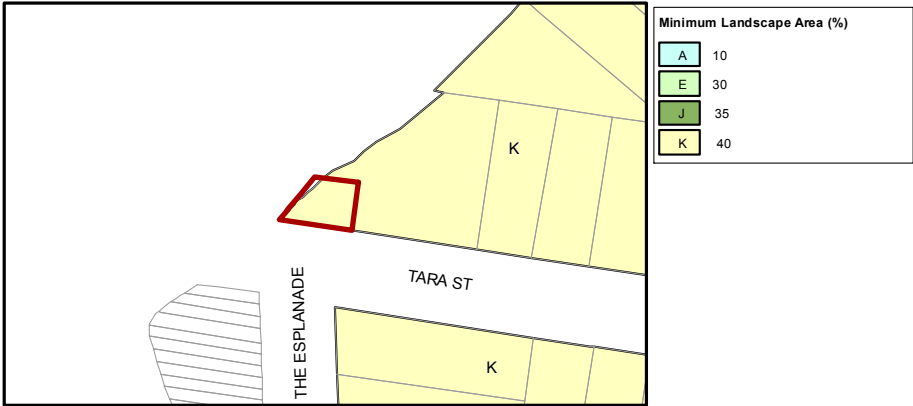
Existing Height Of Building



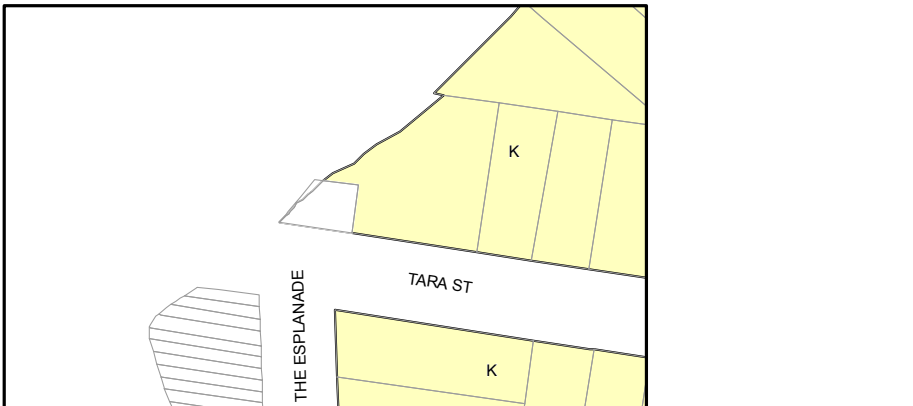
Proposed Height Of Building



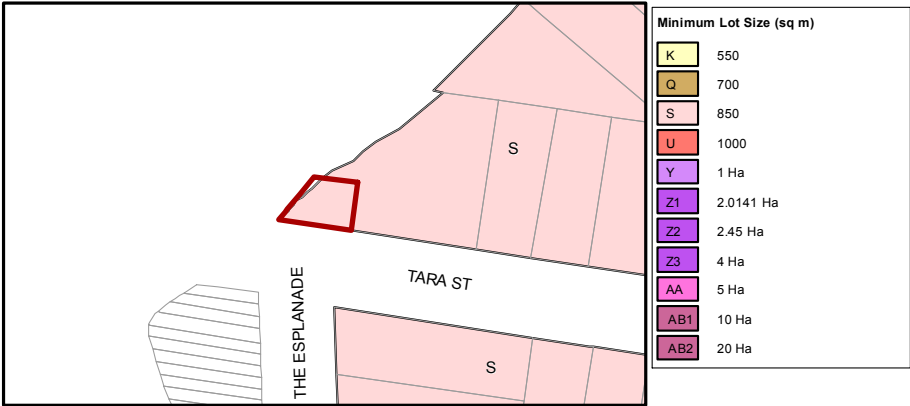
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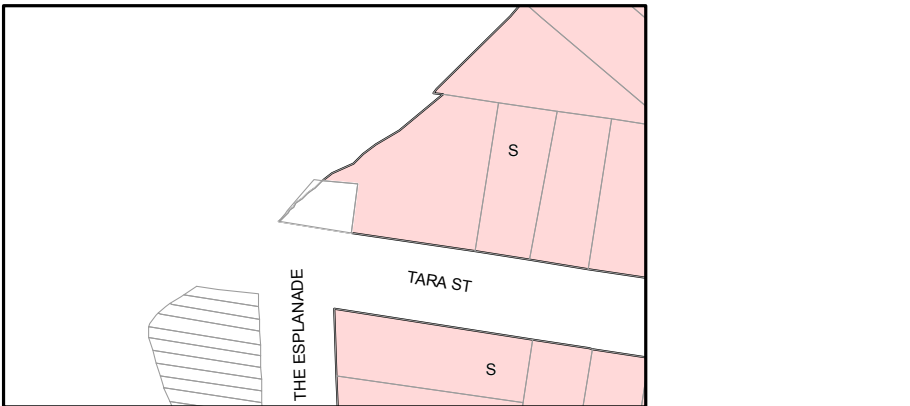
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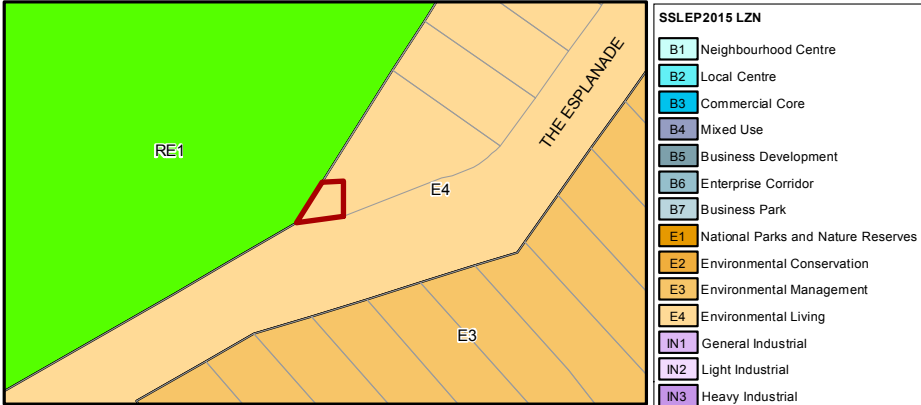
Existing Lot Size



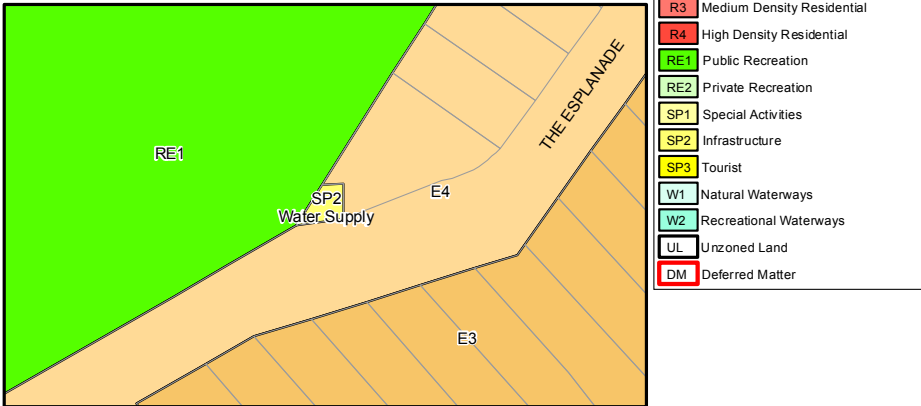
Proposed Lot Size



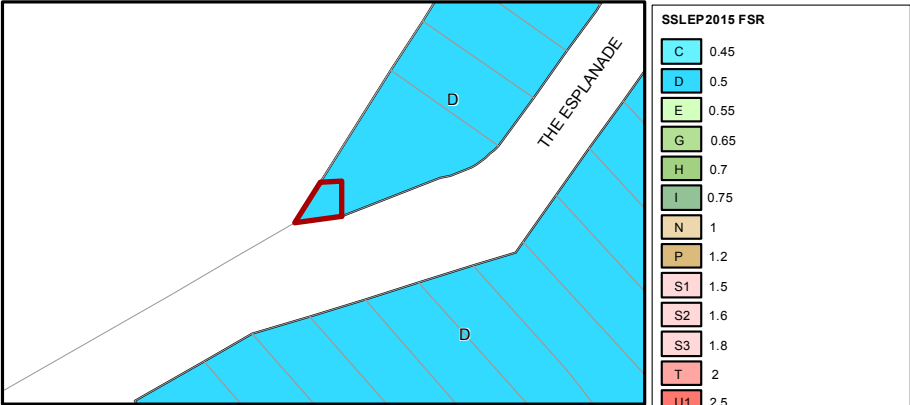
Existing Land Zoning



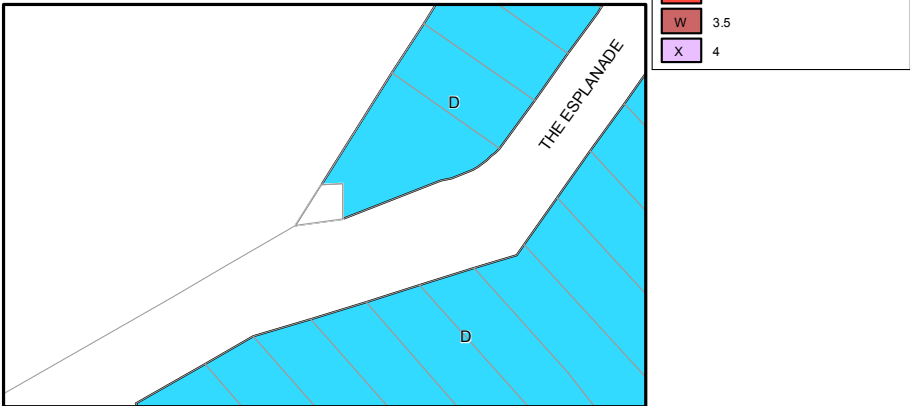
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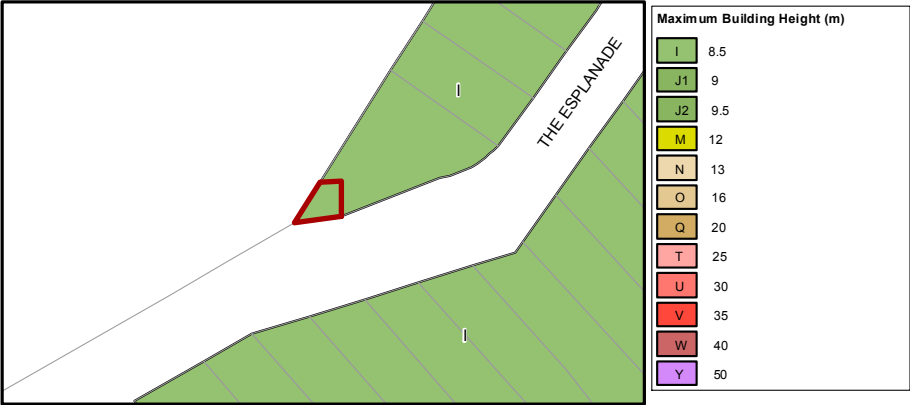
Existing Floor Space Ratio



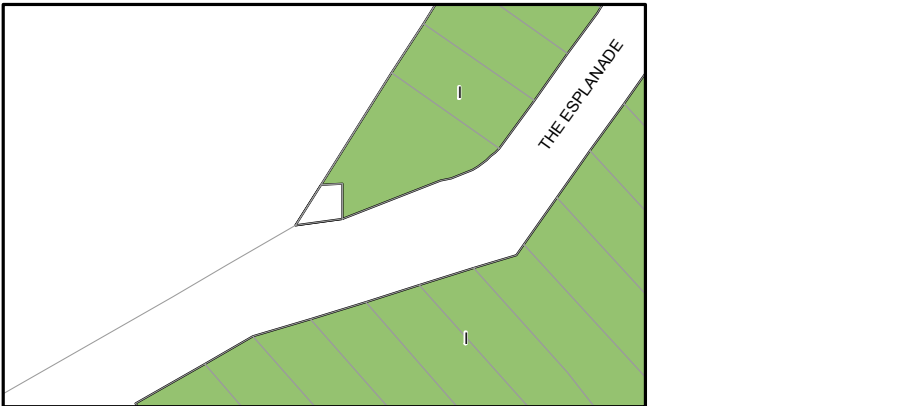
Proposed Floor Space Ratio



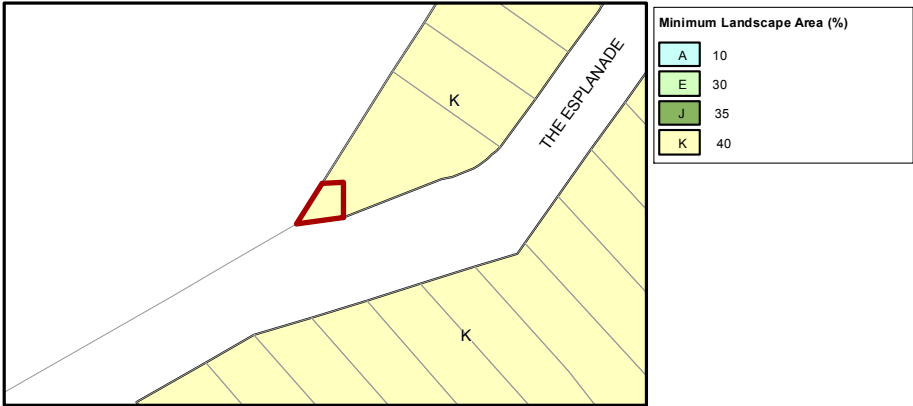
Existing Height Of Building



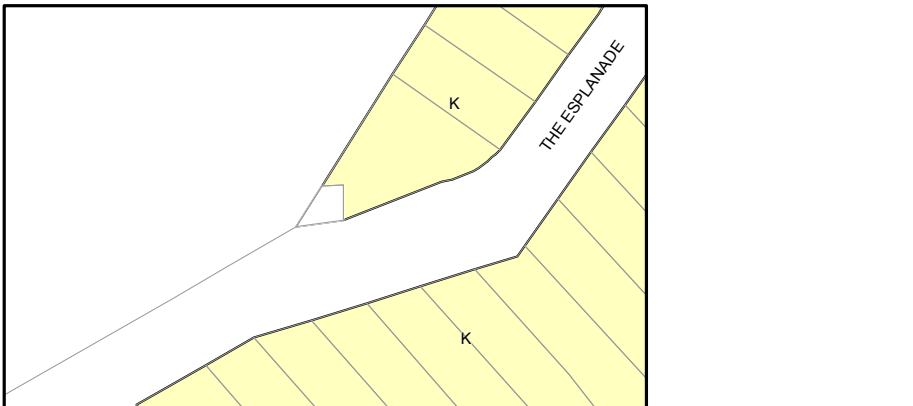
Proposed Height Of Building



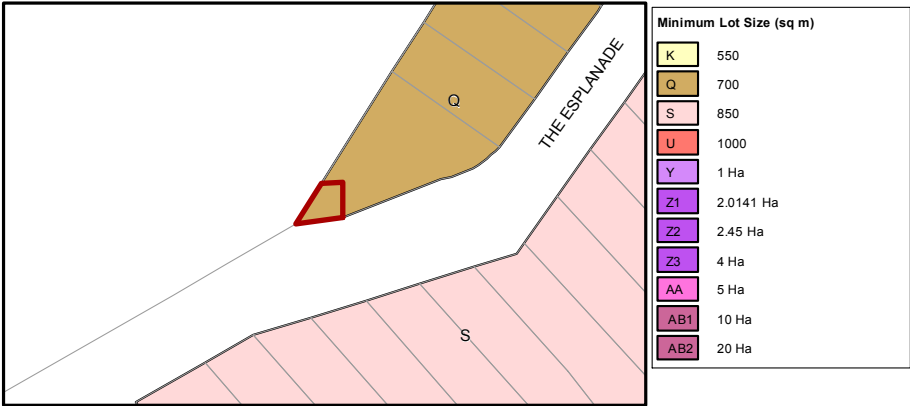
Existing Landscape Area



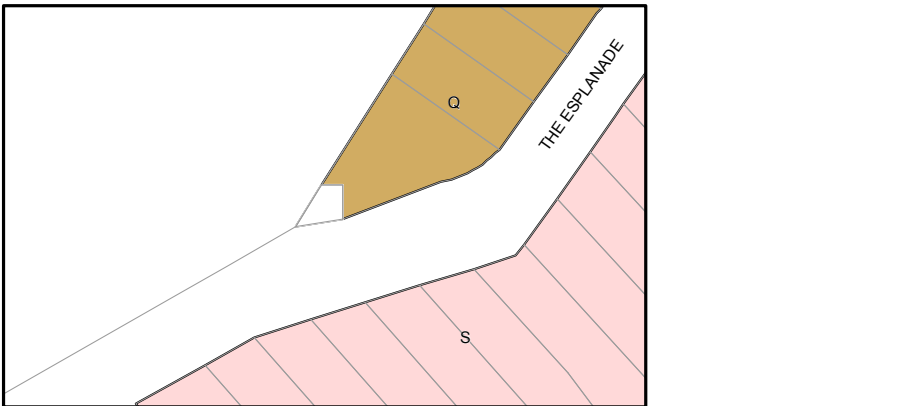
Proposed Landscape Area



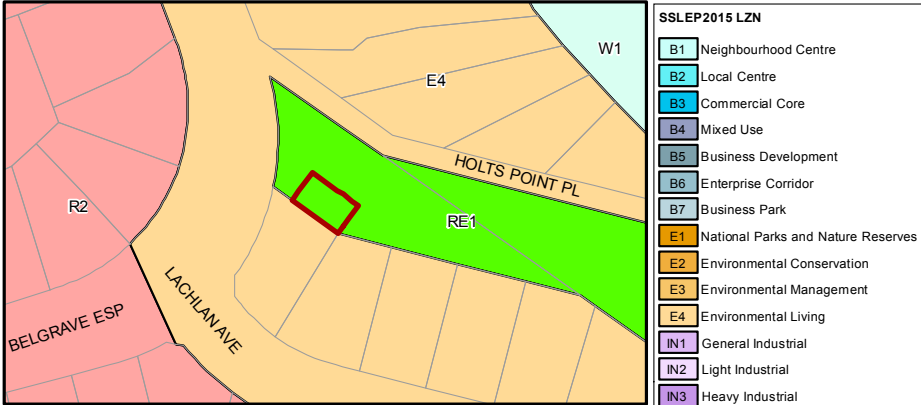
Existing Lot Size



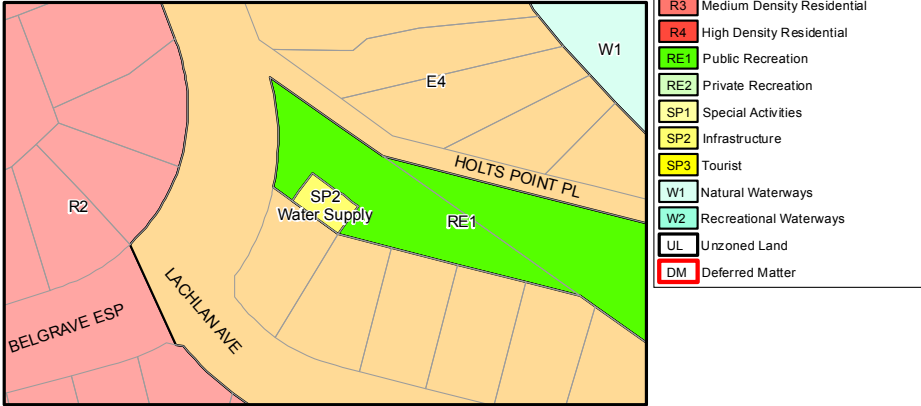
Proposed Lot Size



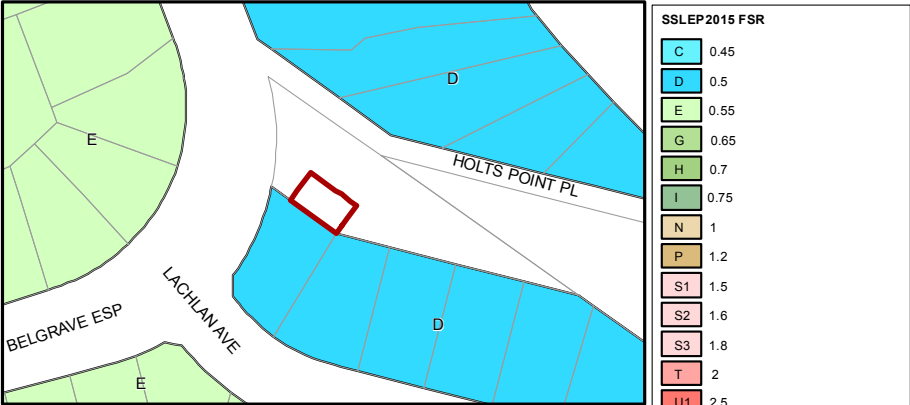
Existing Land Zoning



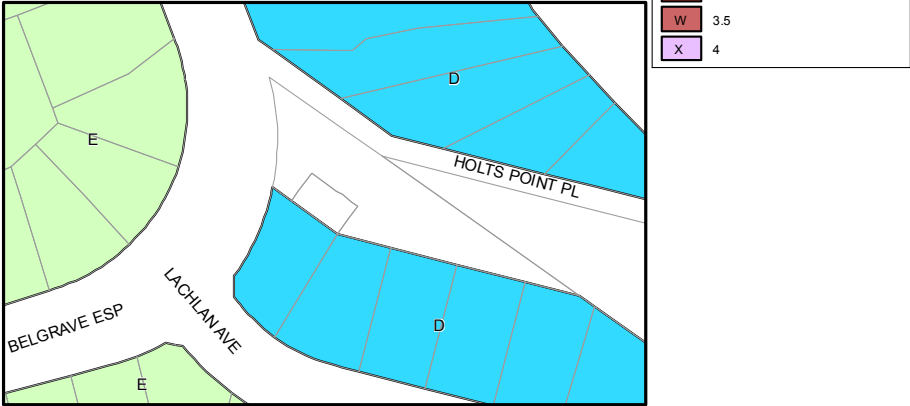
Proposed Land Zoning



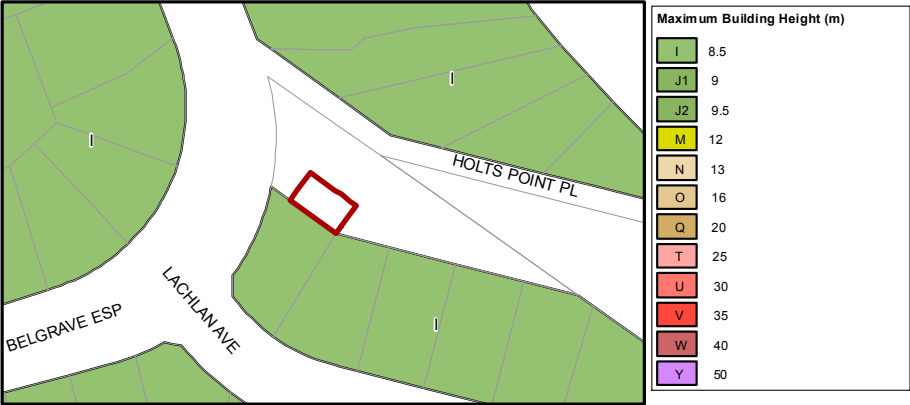
Existing Floor Space Ratio



Proposed Floor Space Ratio



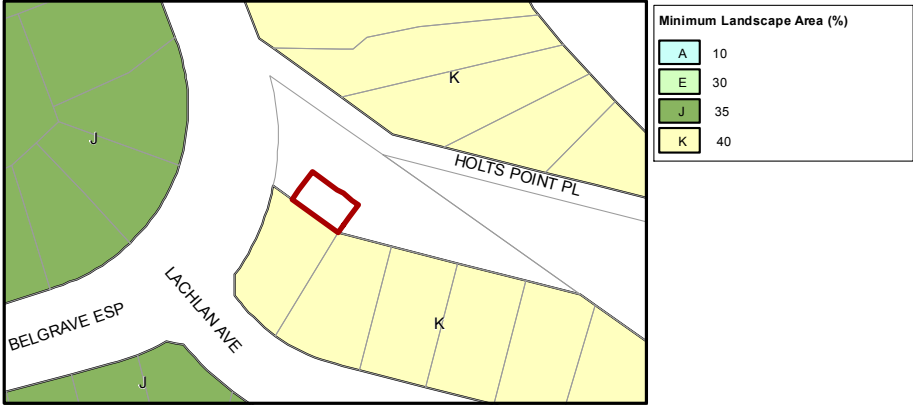
Existing Height Of Building



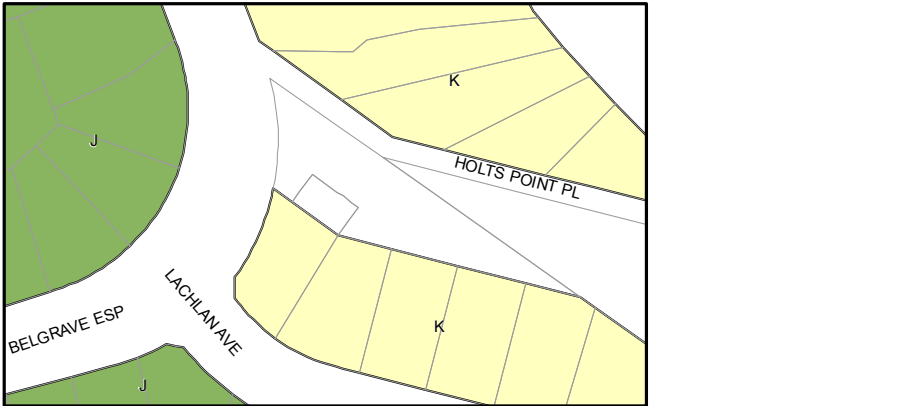
Proposed Height Of Building



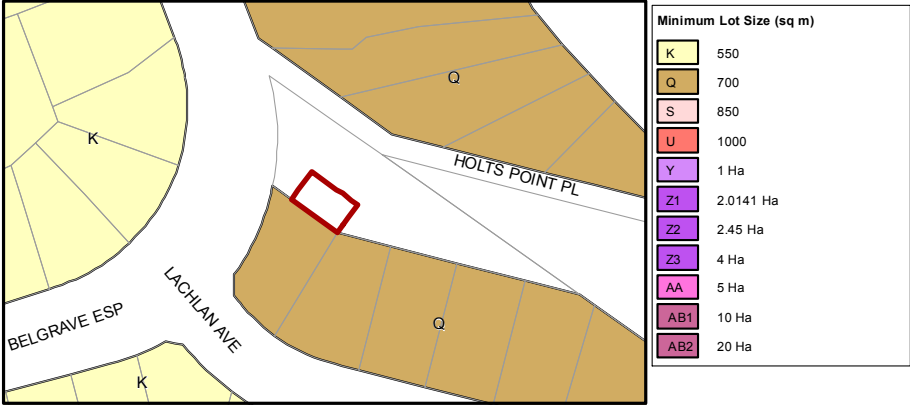
Existing Landscape Area



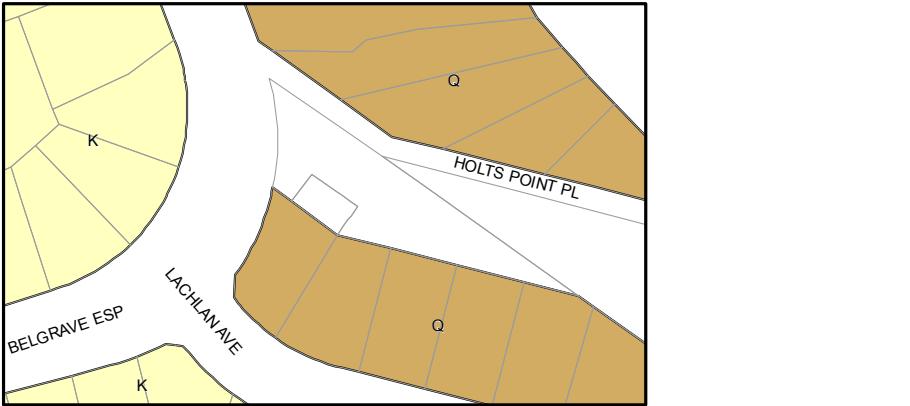
Proposed Landscape Area



Existing Lot Size

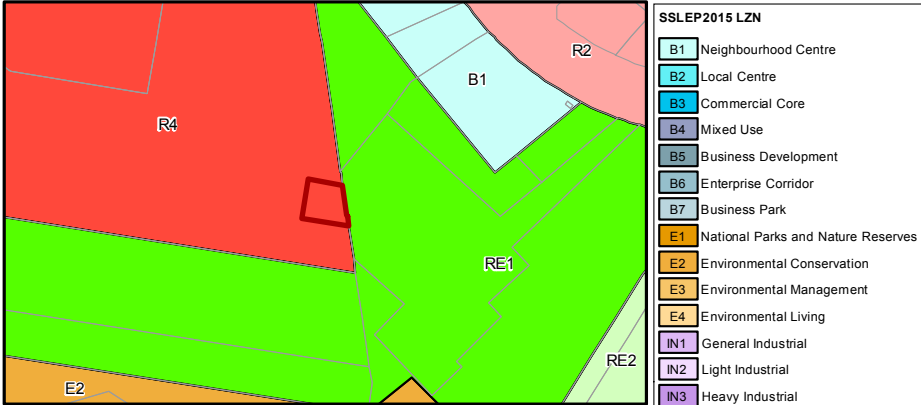


Proposed Lot Size

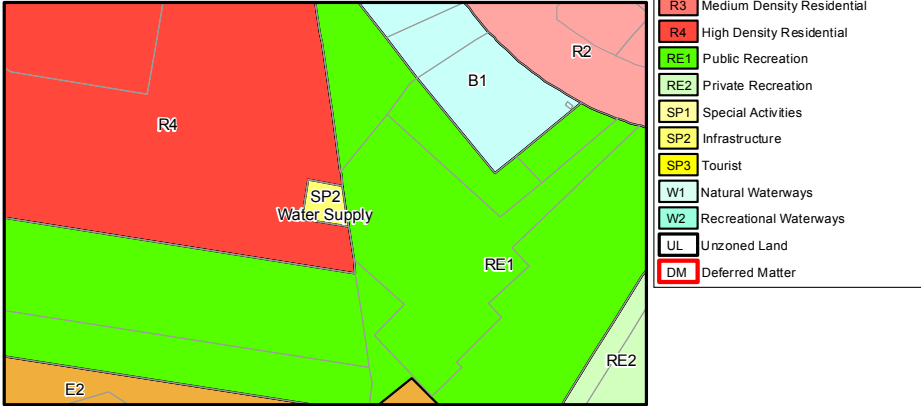


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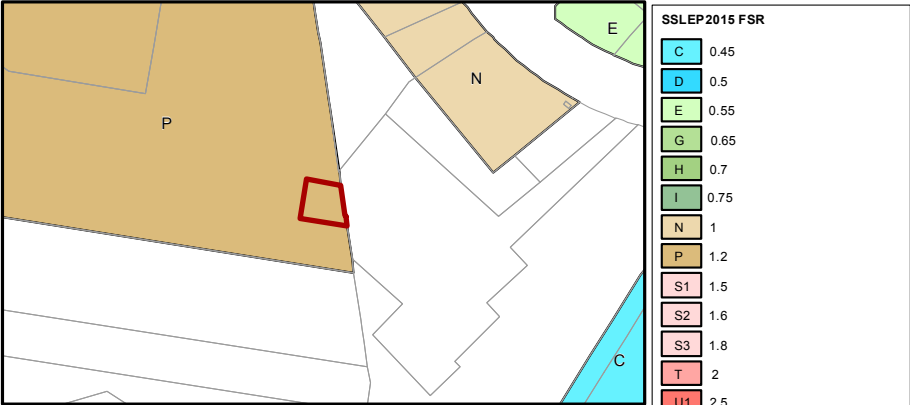
Existing Land Zoning



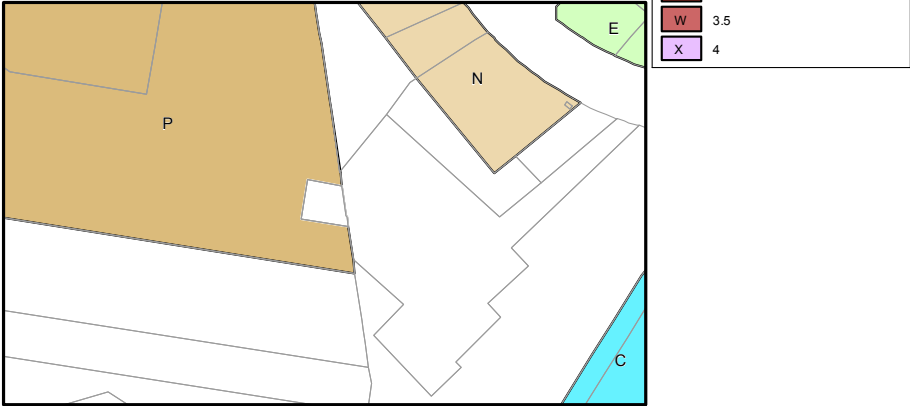
Proposed Land Zoning



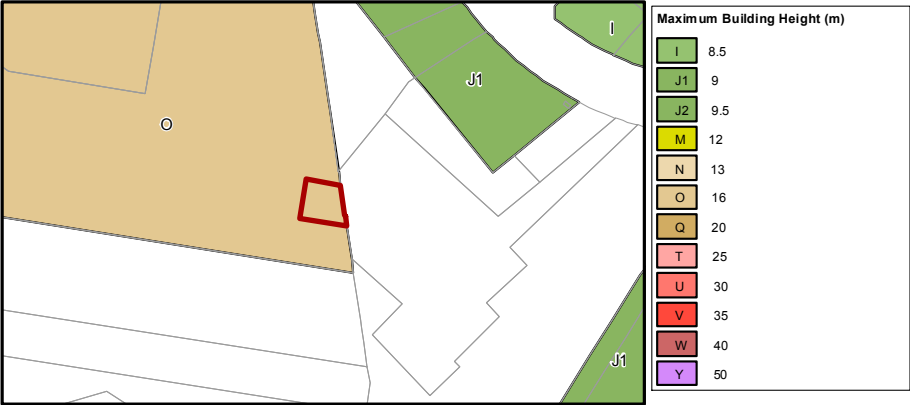
Existing Floor Space Ratio



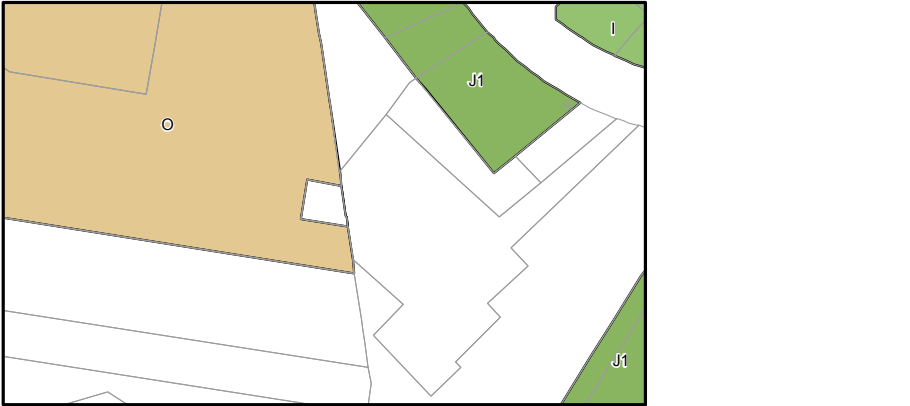
Proposed Floor Space Ratio



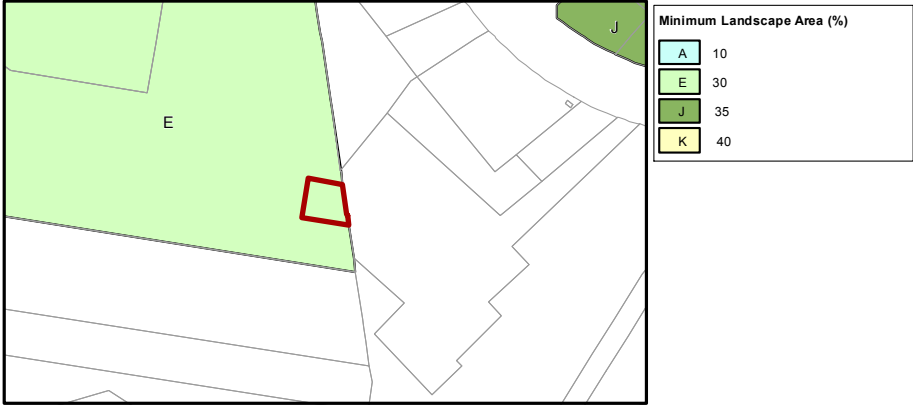
Existing Height Of Building



Proposed Height Of Building



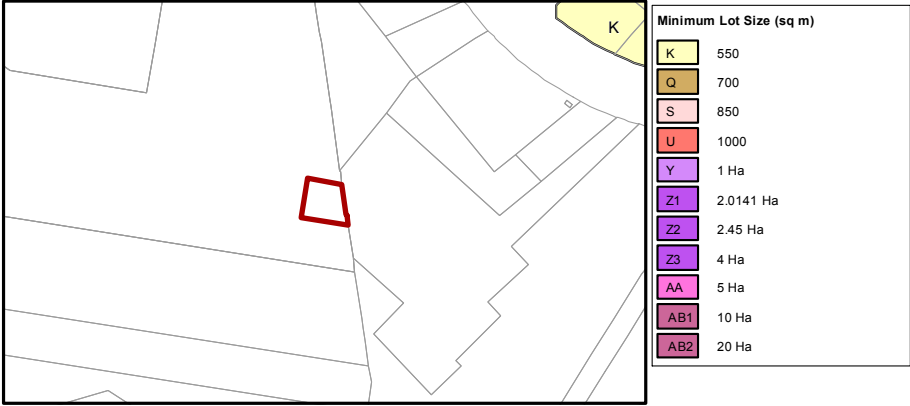
Existing Landscape Area



Proposed Landscape Area



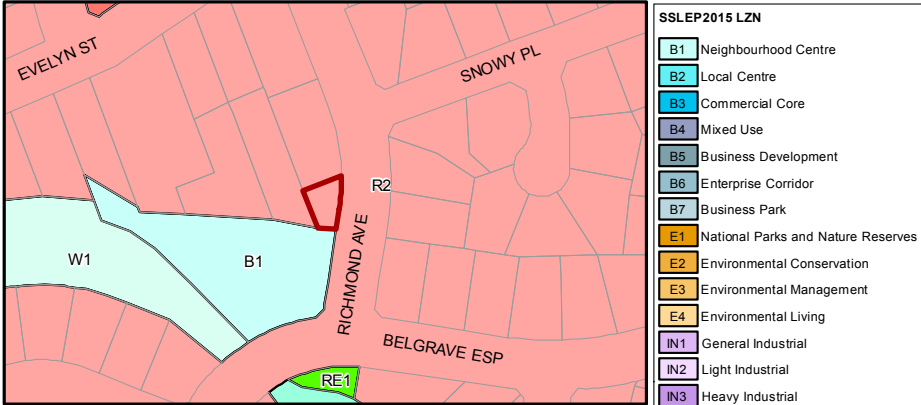
Existing Lot Size



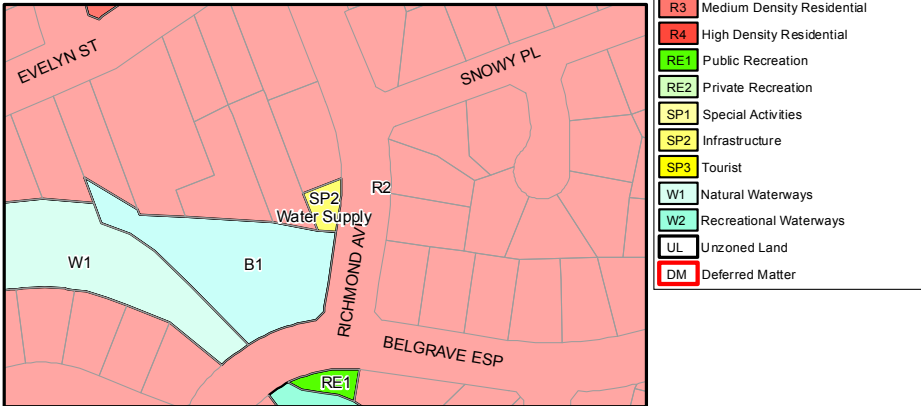
Proposed Lot Size



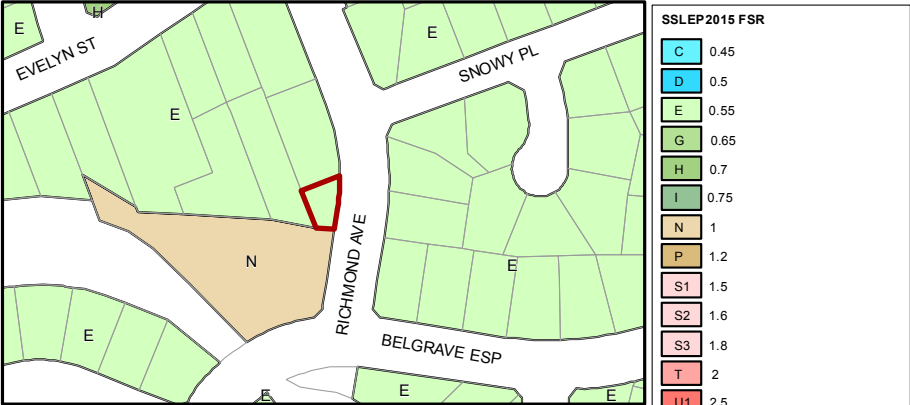
Existing Land Zoning



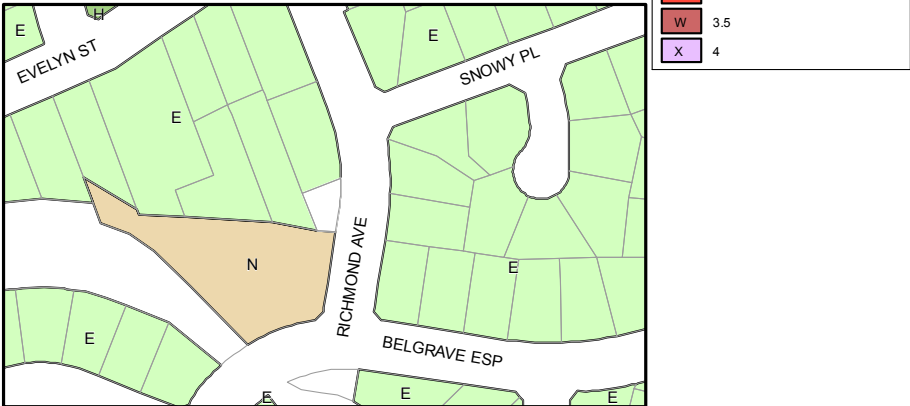
Proposed Land Zoning



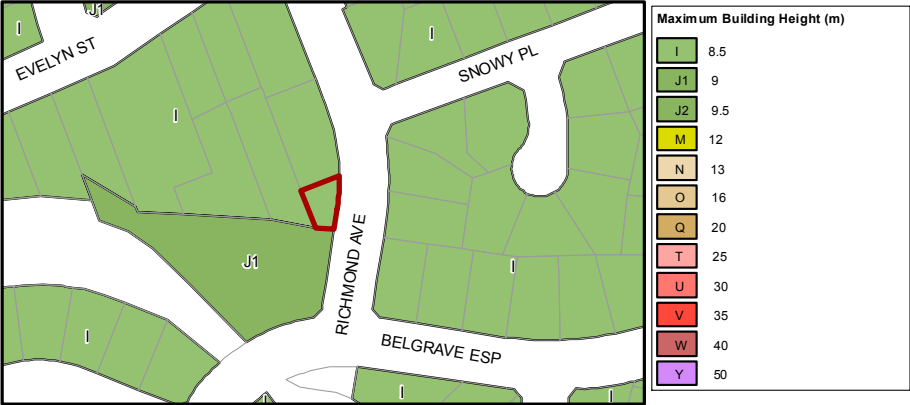
Existing Floor Space Ratio



Proposed Floor Space Ratio



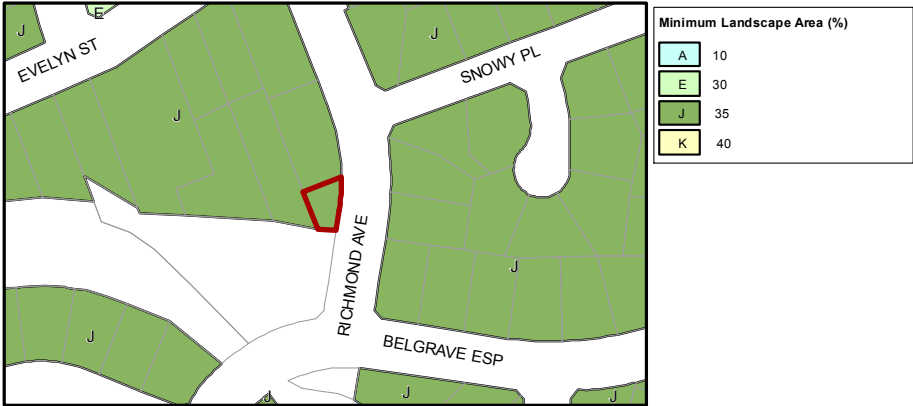
Existing Height Of Building



Proposed Height Of Building



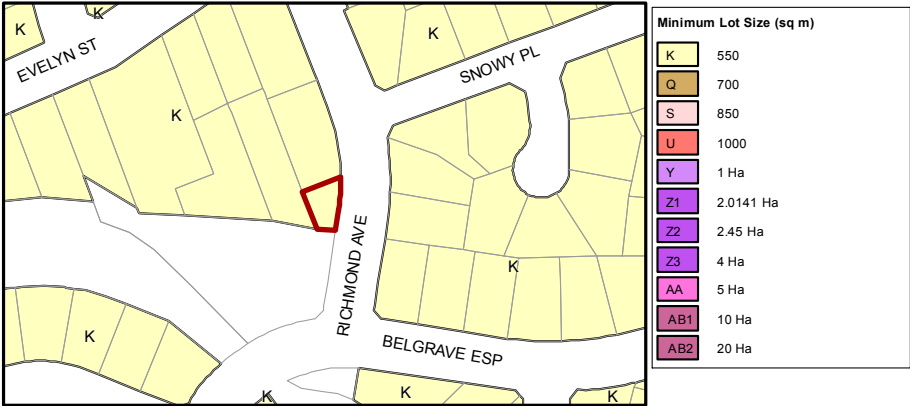
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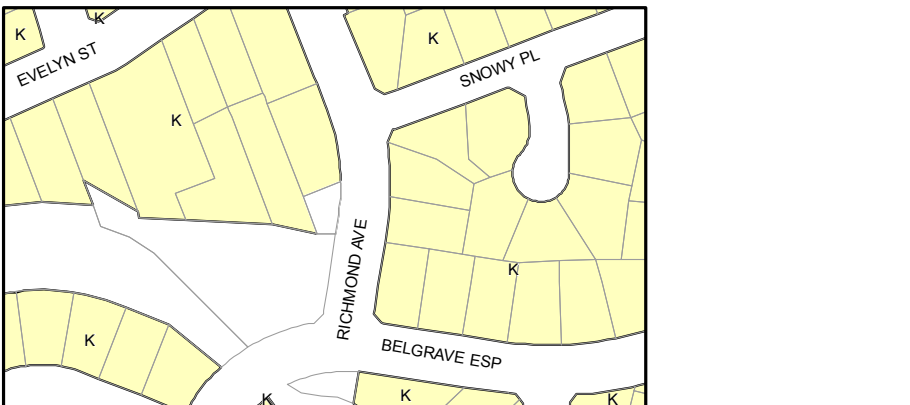
Proposed Landscape Area



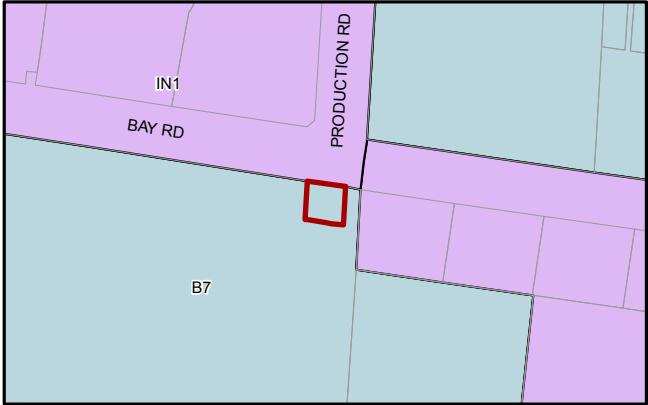
Existing Lot Size



Proposed Lot Size

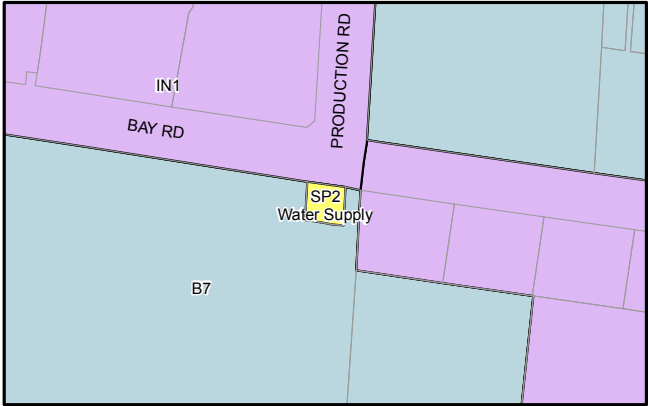


Existing Land Zoning

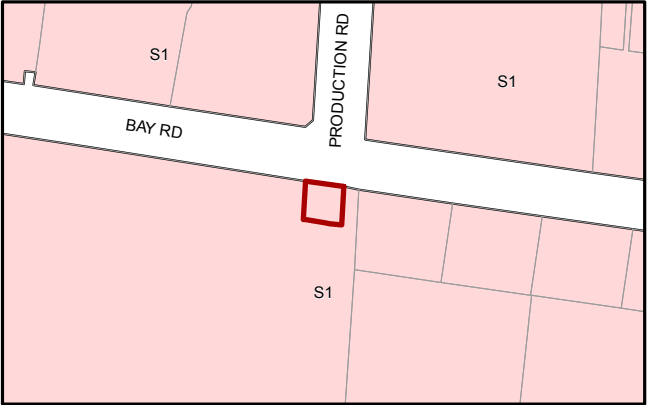


SSLEP2015 LZN	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
IN3	Heavy Industrial
IN4	Working Waterfront
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways
UL	Unzoned Land
DM	Deferred Matter

Proposed Land Zoning

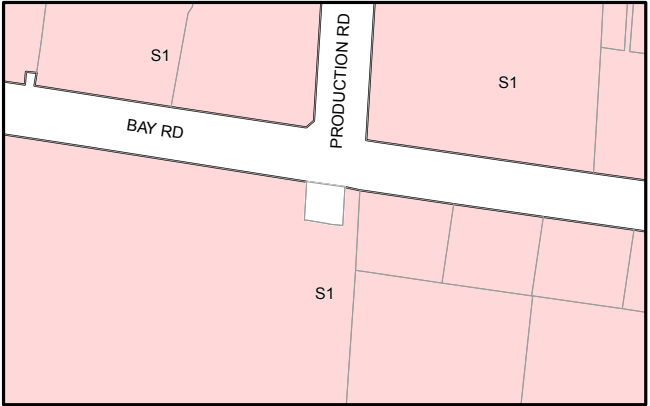


Existing Floor Space Ratio

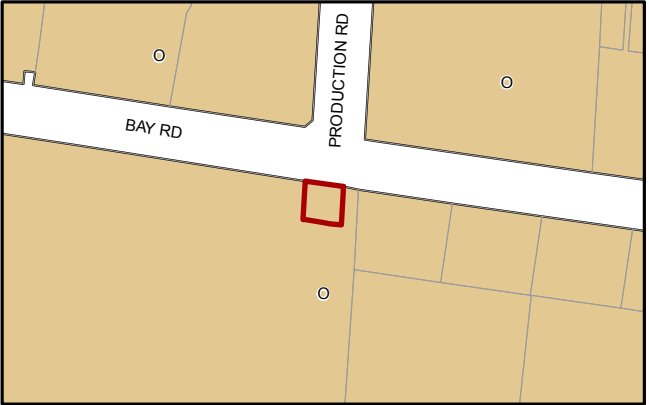


SSLEP2015 FSR	
C	0.45
D	0.5
E	0.55
G	0.65
H	0.7
I	0.75
N	1
P	1.2
S1	1.5
S2	1.6
S3	1.8
T	2
U1	2.5
U2	2.75
V	3
W	3.5
X	4

Proposed Floor Space Ratio

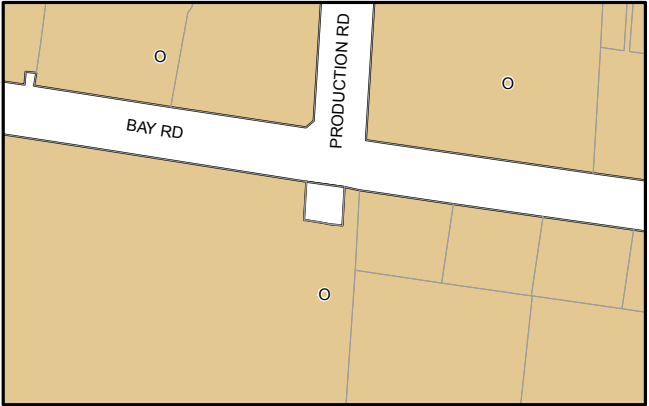


Existing Height Of Building

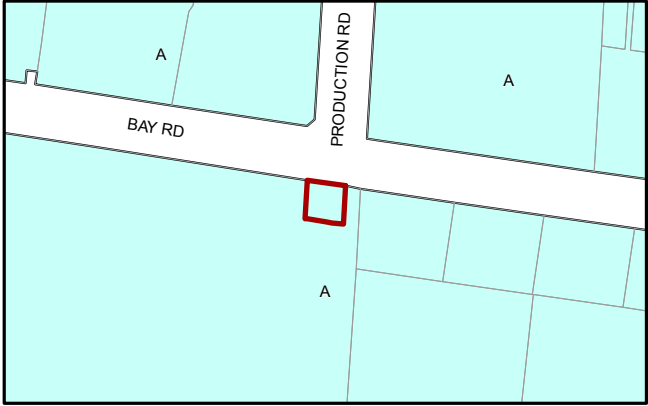


Maximum Building Height (m)	
I	8.5
J1	9
J2	9.5
M	12
N	13
O	16
Q	20
T	25
U	30
V	35
W	40
Y	50

Proposed Height Of Building

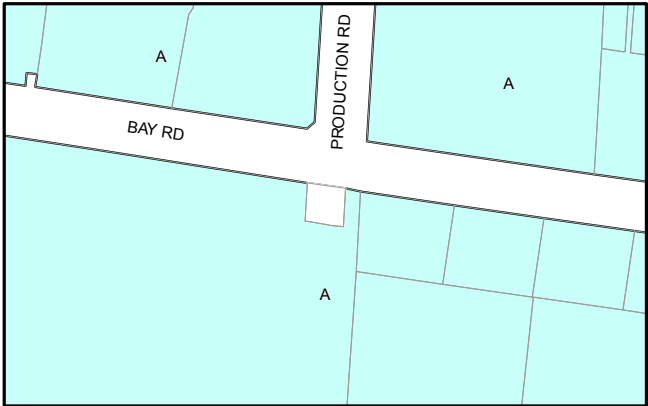


Existing Landscape Area

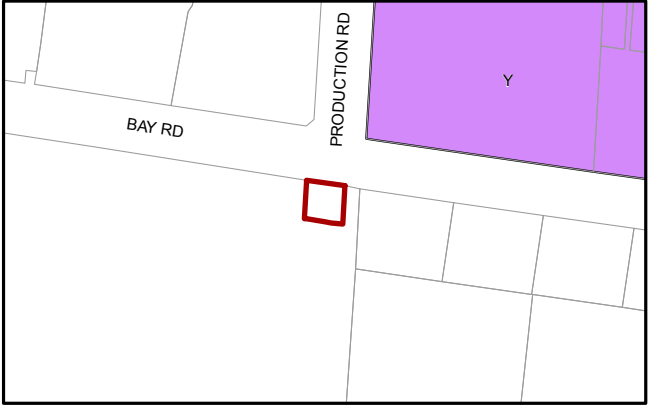


Minimum Landscape Area (%)	
A	10
E	30
J	35
K	40

Proposed Landscape Area

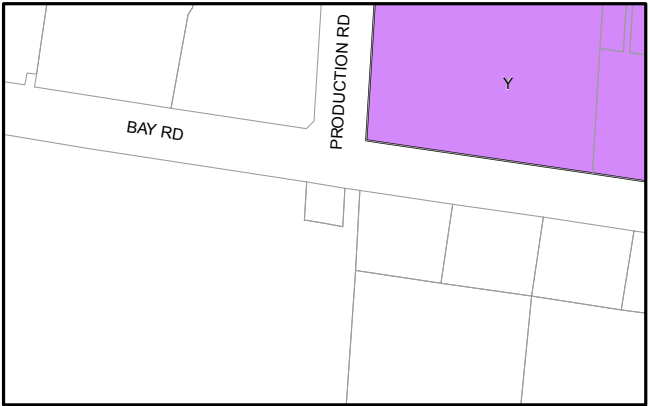


Existing Lot Size

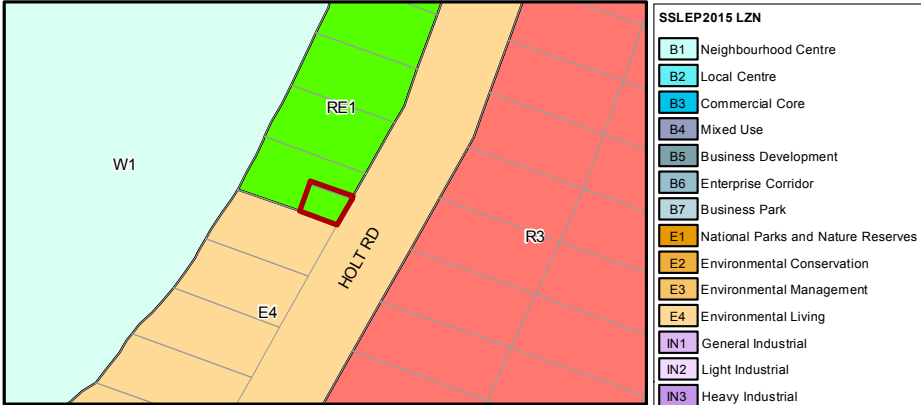


Minimum Lot Size (sq m)	
K	550
Q	700
S	850
U	1000
Y	1 Ha
Z1	2.0141 Ha
Z2	2.45 Ha
Z3	4 Ha
AA	5 Ha
AB1	10 Ha
AB2	20 Ha

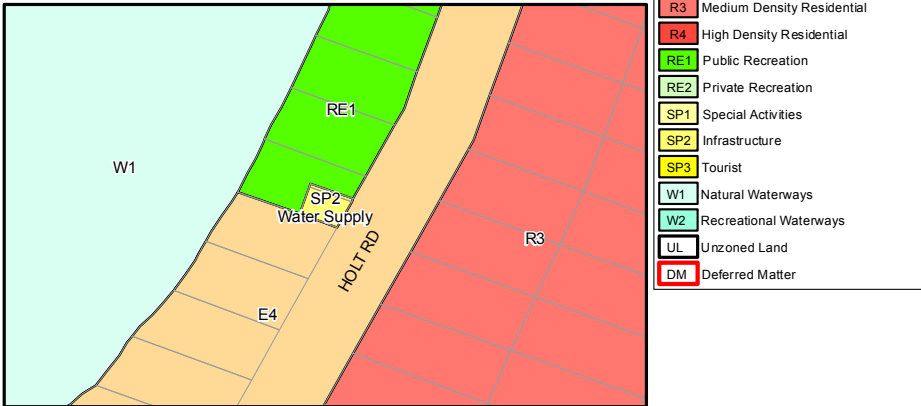
Proposed Lot Size



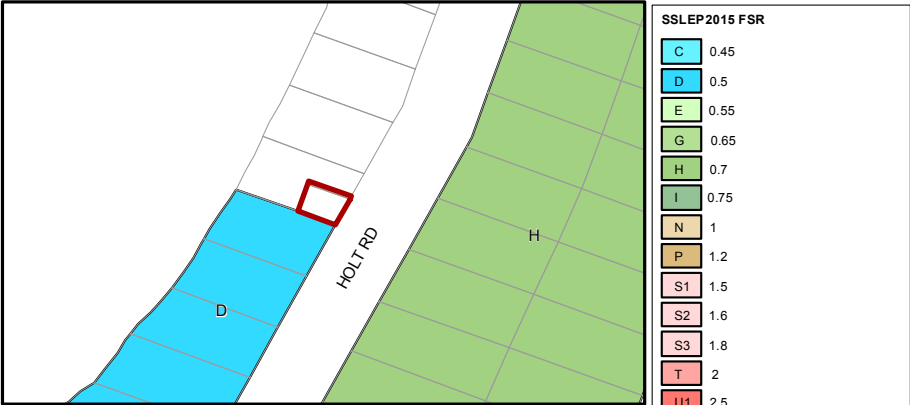
Existing Land Zoning



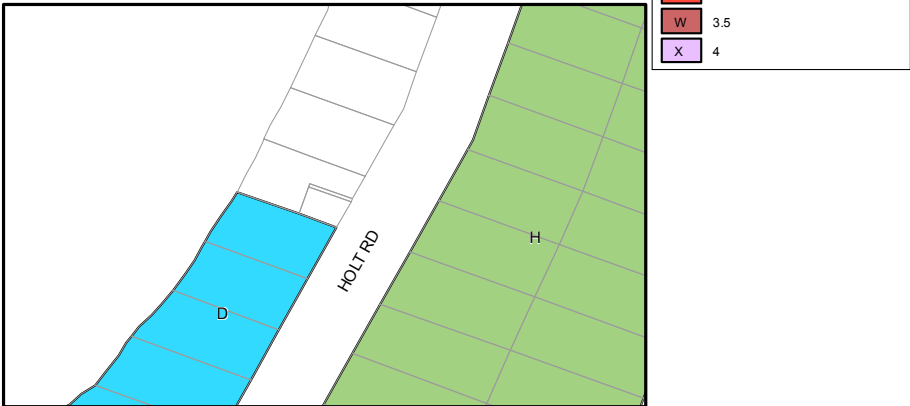
Proposed Land Zoning



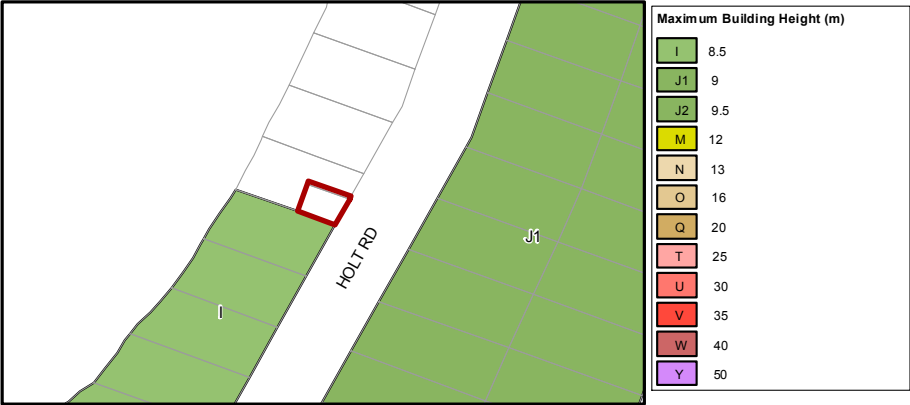
Existing Floor Space Ratio



Proposed Floor Space Ratio



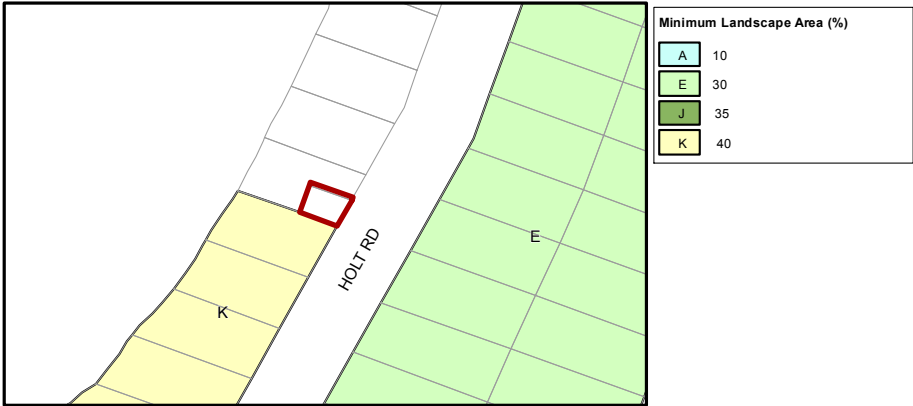
Existing Height Of Building



Proposed Height Of Building



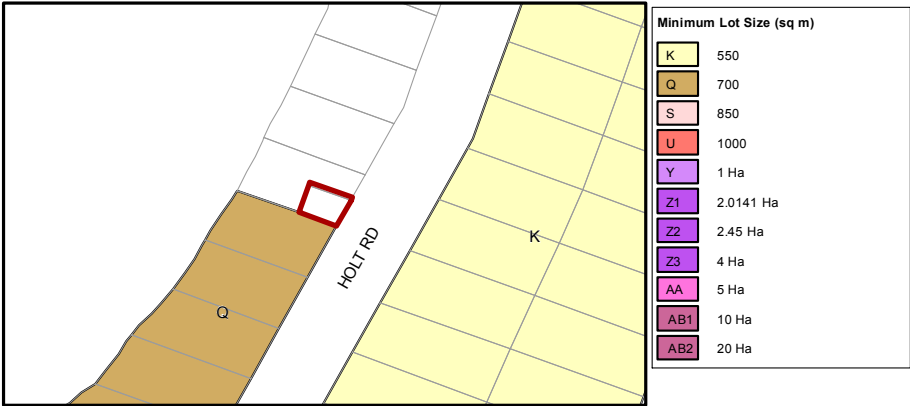
Existing Landscape Area



Proposed Landscape Area



Existing Lot Size

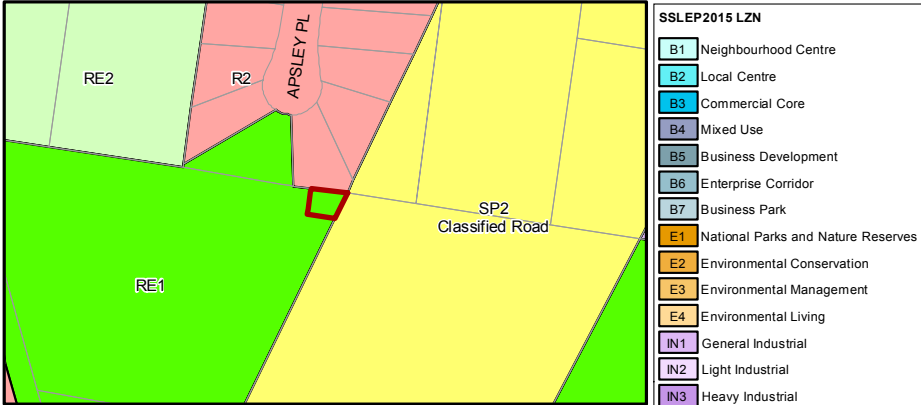


Proposed Lot Size

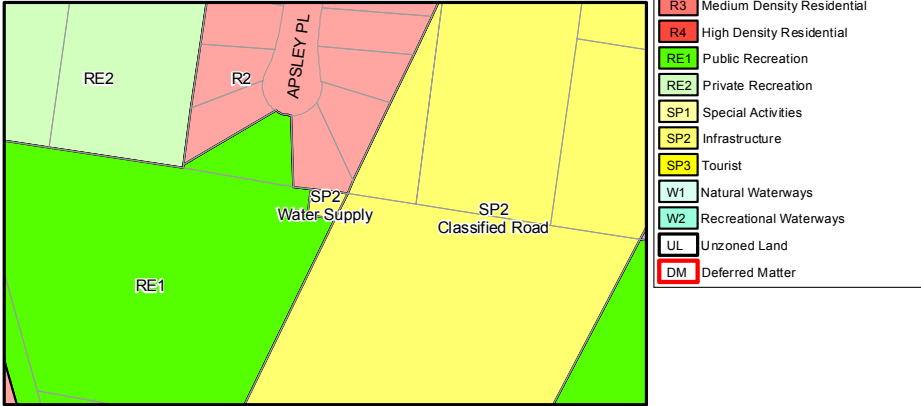


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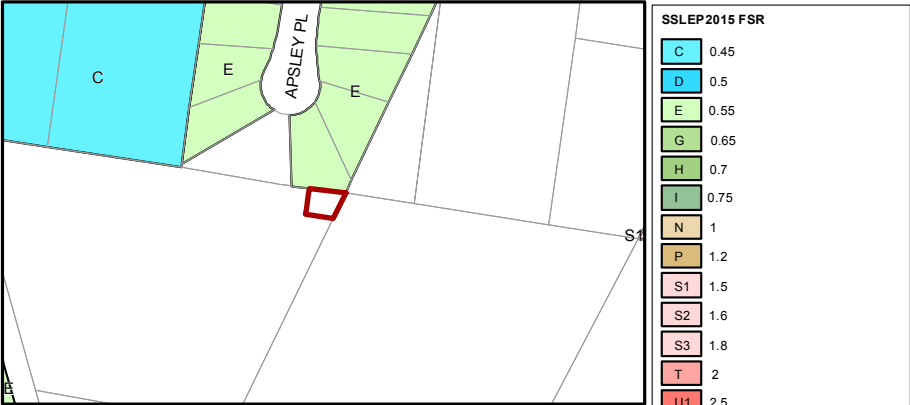
Existing Land Zoning



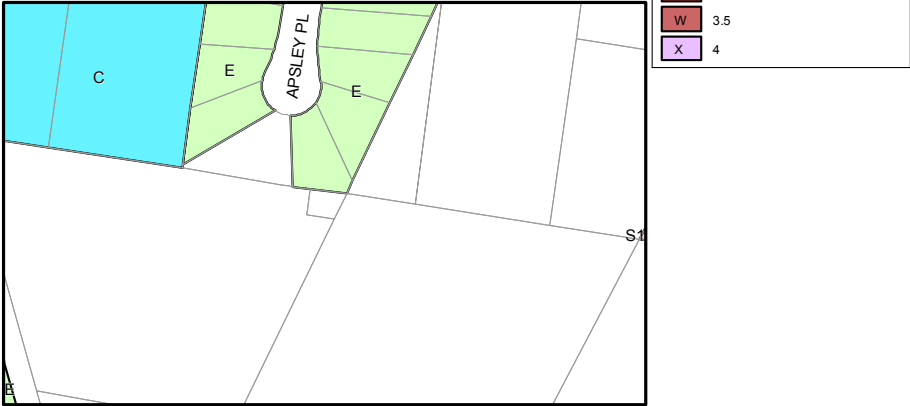
Proposed Land Zoning



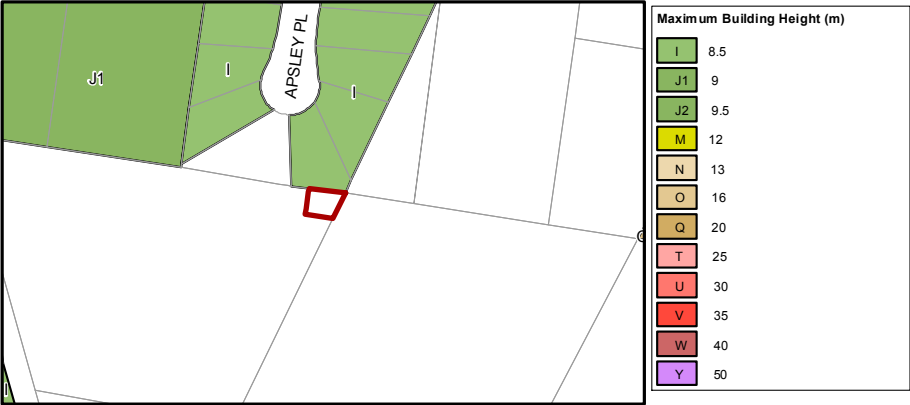
Existing Floor Space Ratio



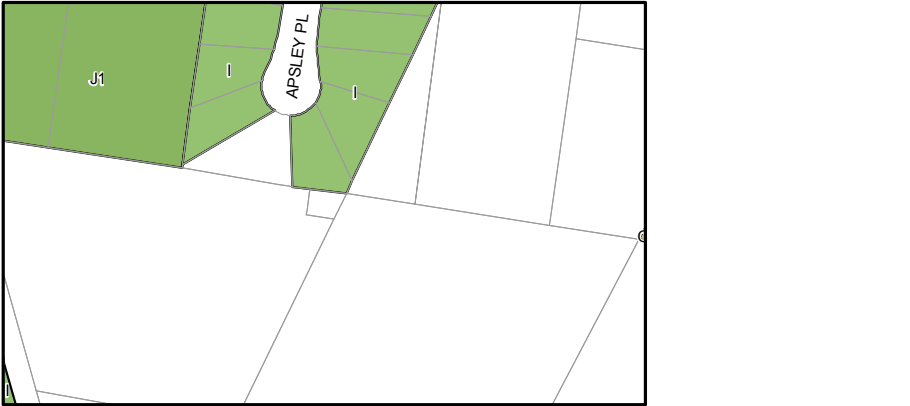
Proposed Floor Space Ratio



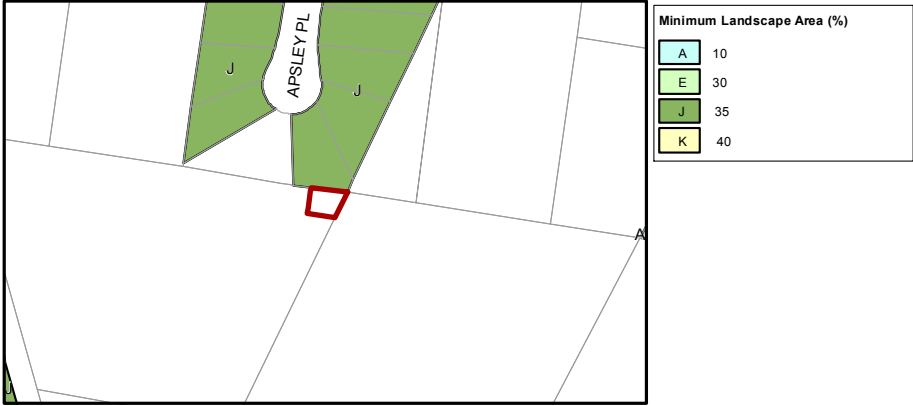
Existing Height Of Building



Proposed Height Of Building



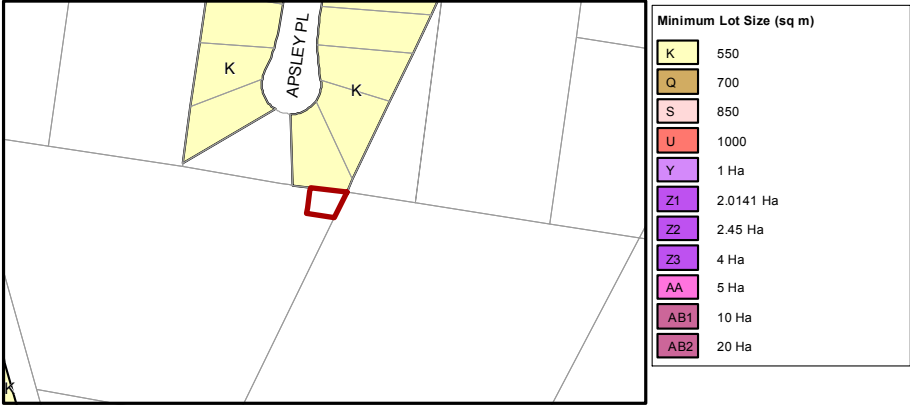
Existing Landscape Area



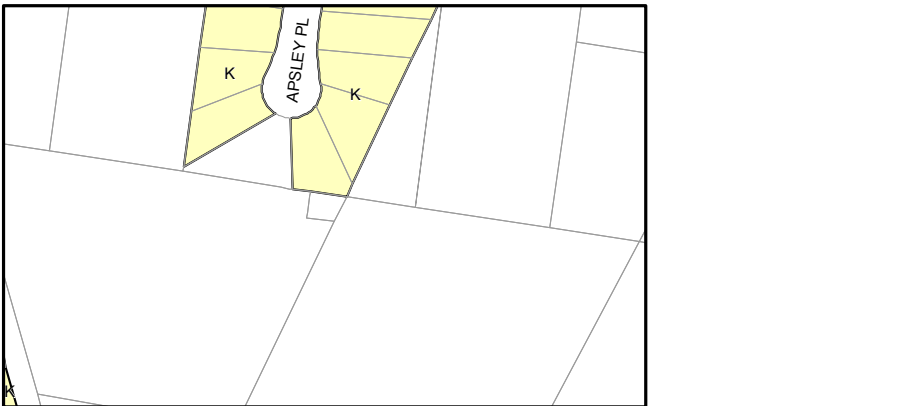
Proposed Landscape Area



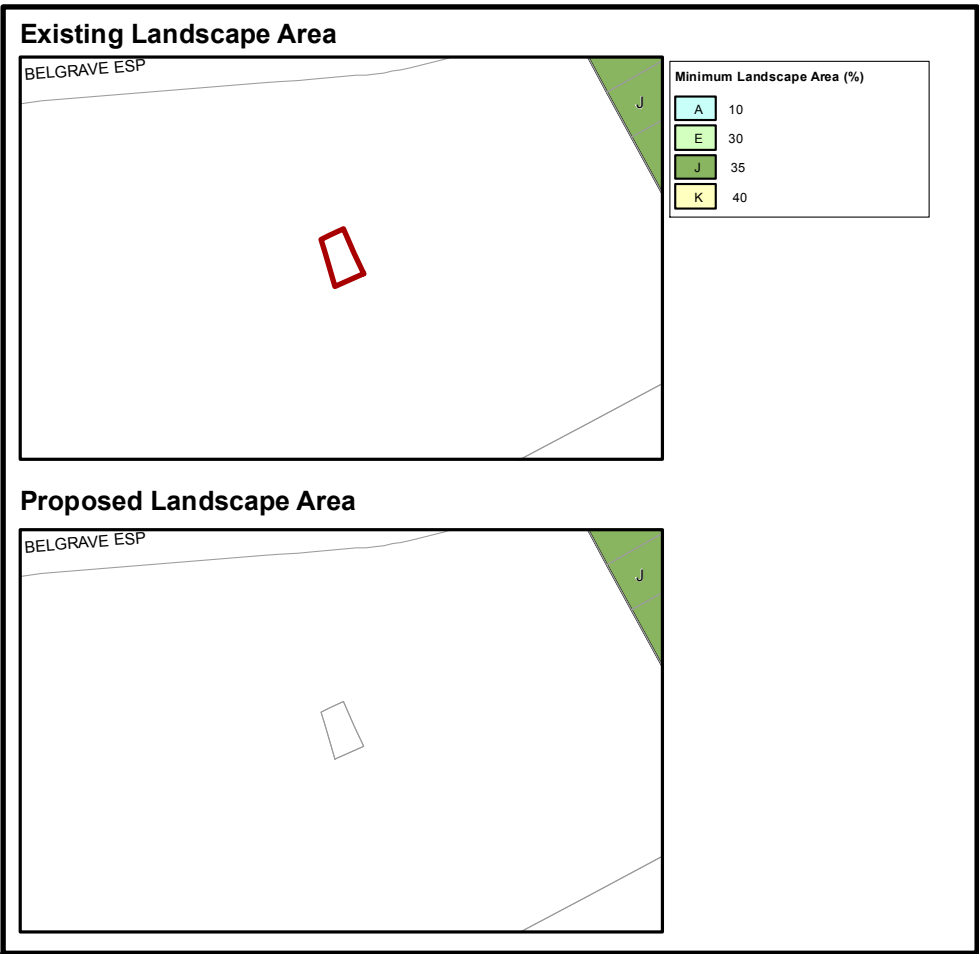
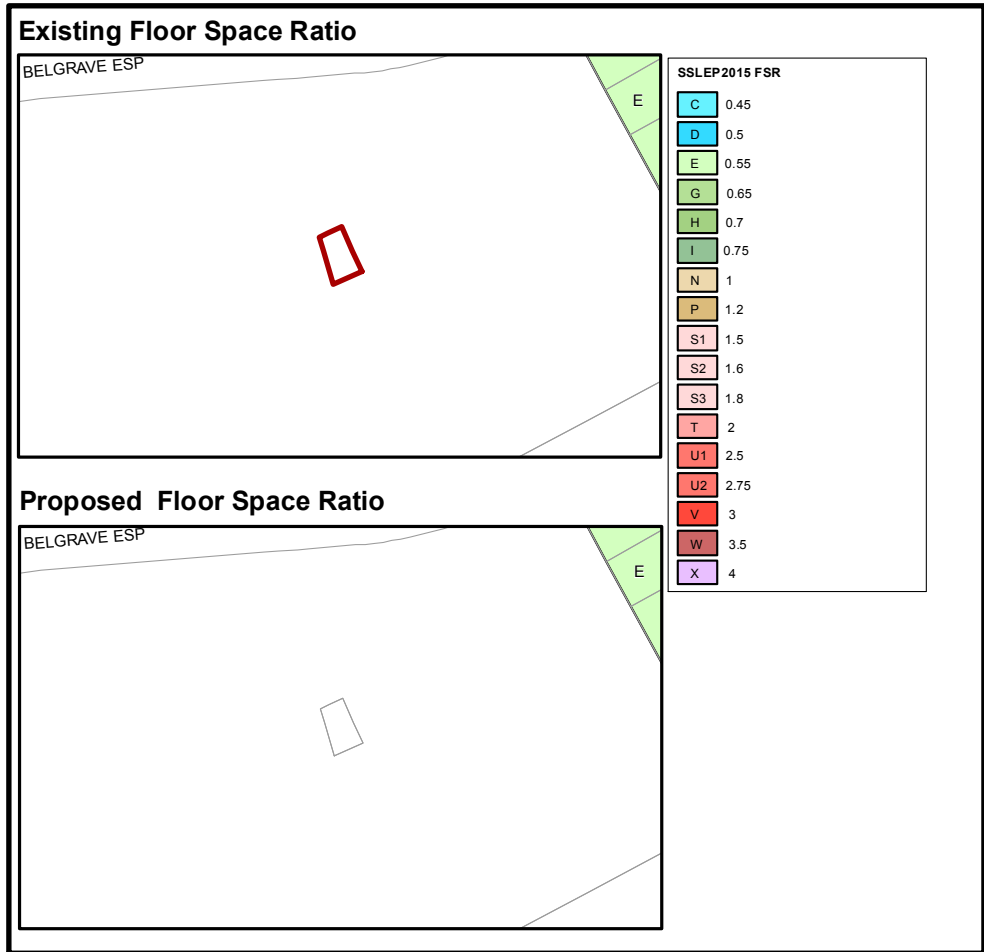
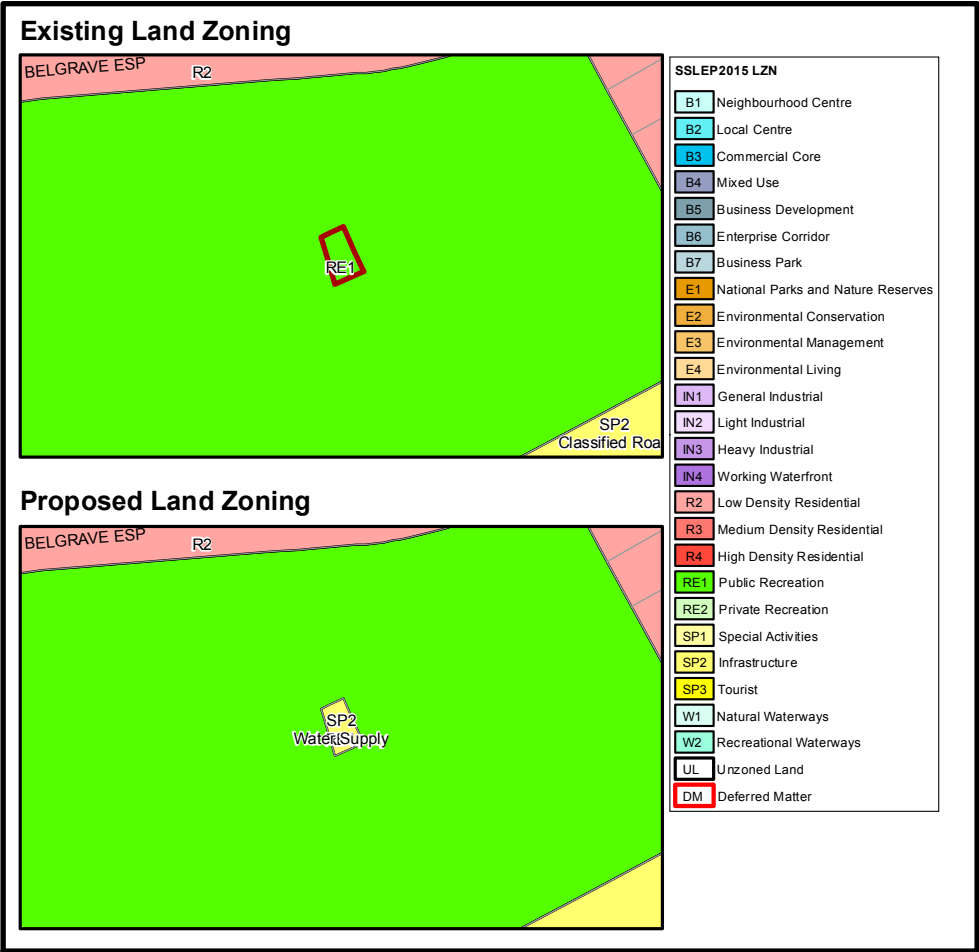
Existing Lot Size



Proposed Lot Size

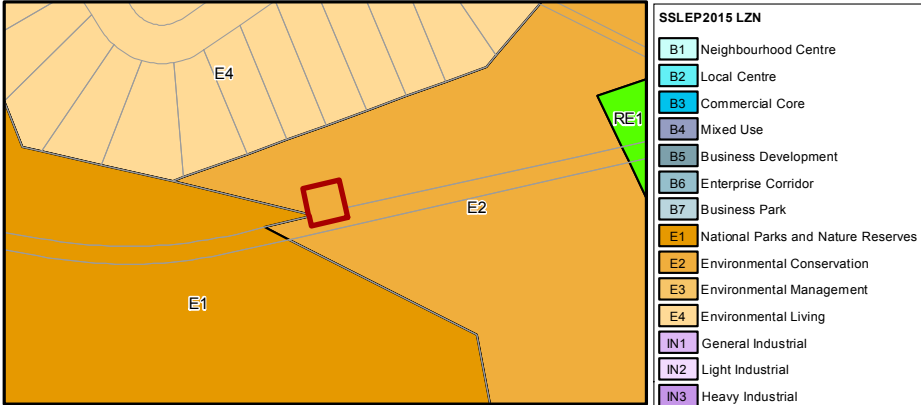


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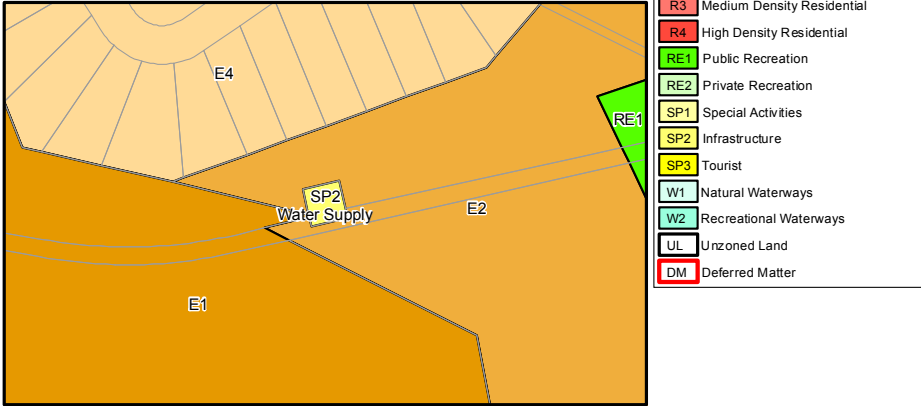


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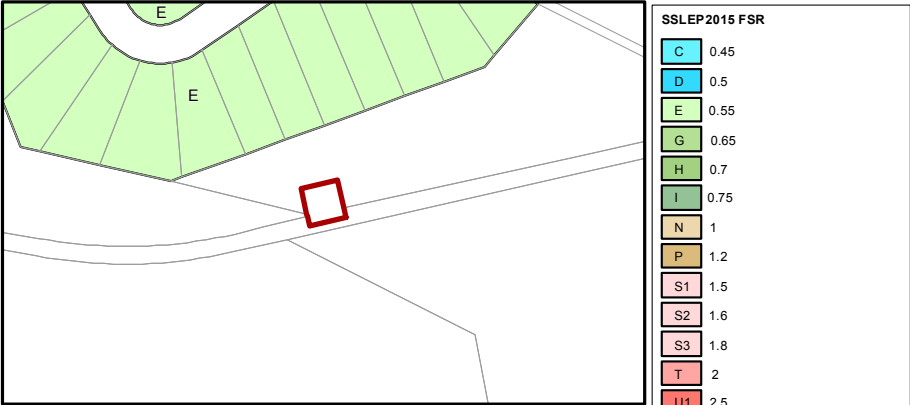
Existing Land Zoning



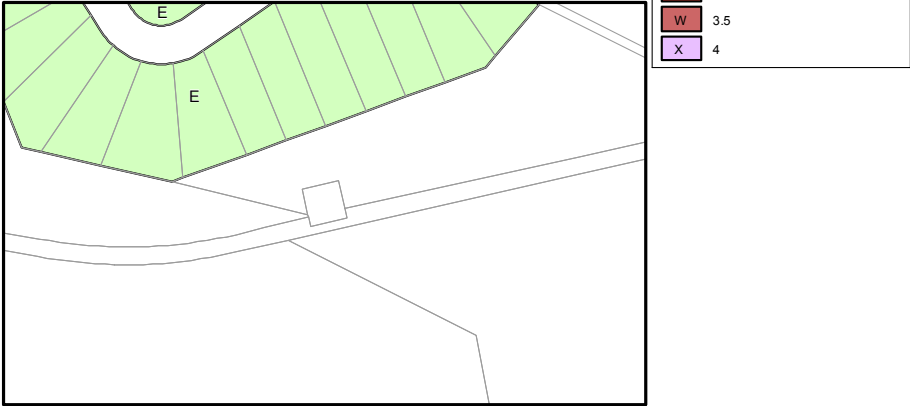
Proposed Land Zoning



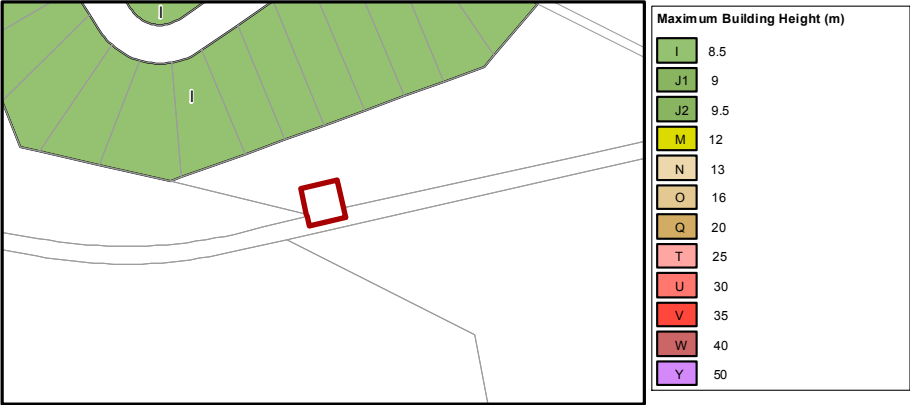
Existing Floor Space Ratio



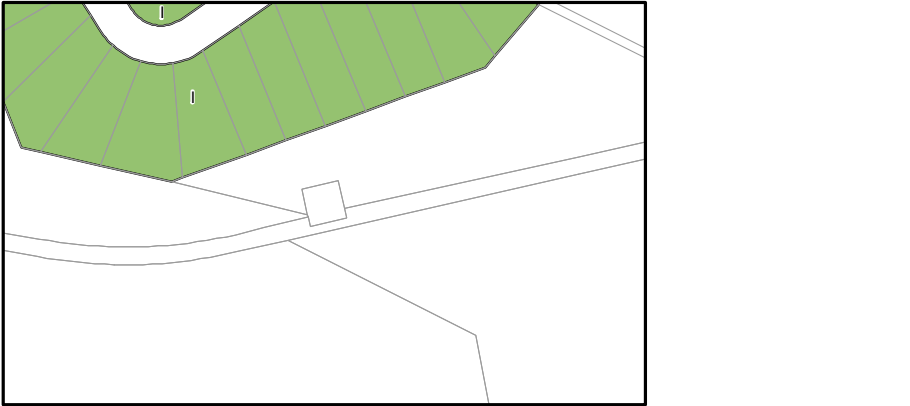
Proposed Floor Space Ratio



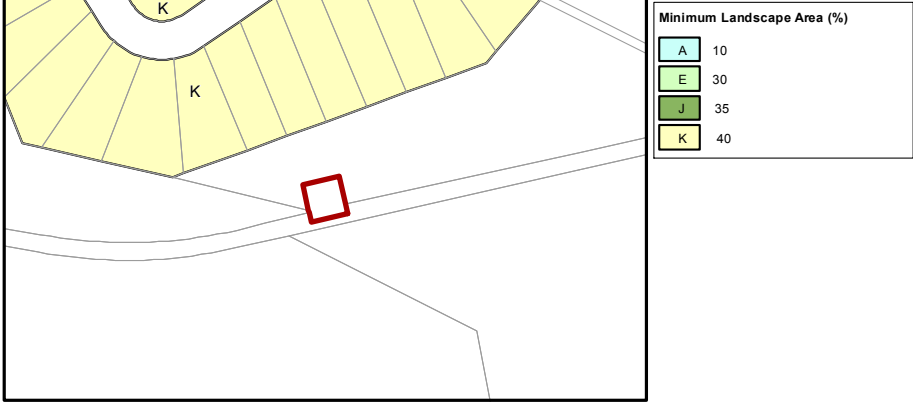
Existing Height Of Building



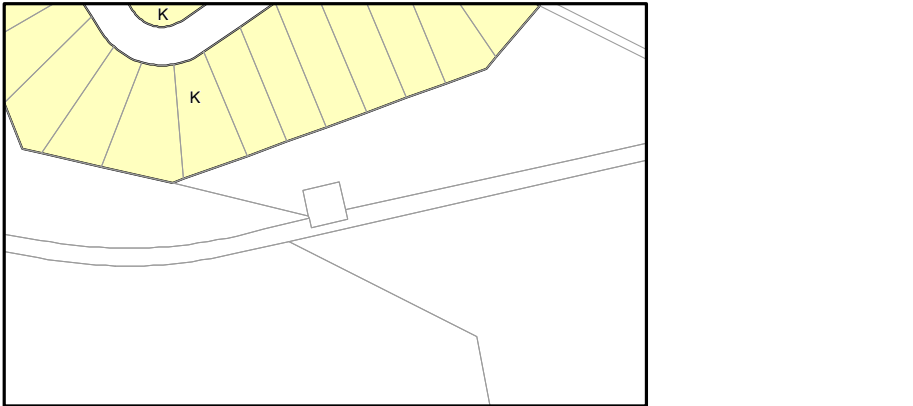
Proposed Height Of Building



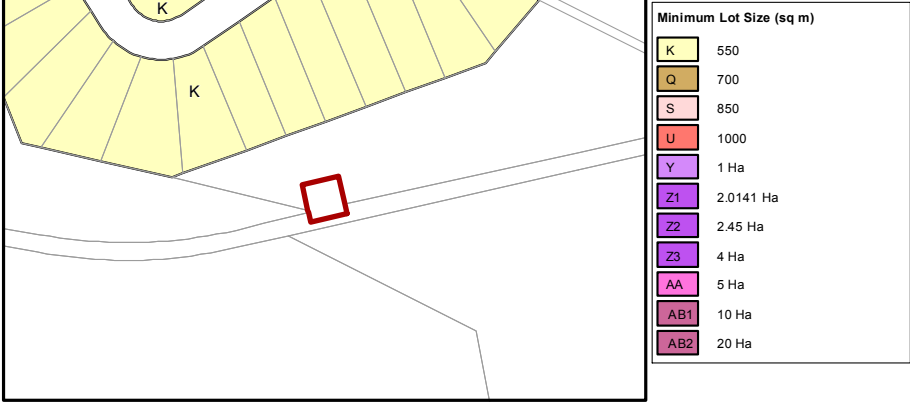
Existing Landscape Area



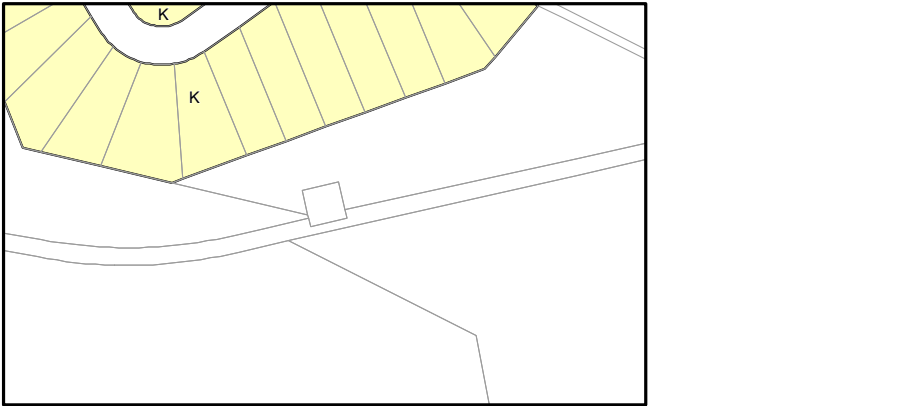
Proposed Landscape Area



Existing Lot Size

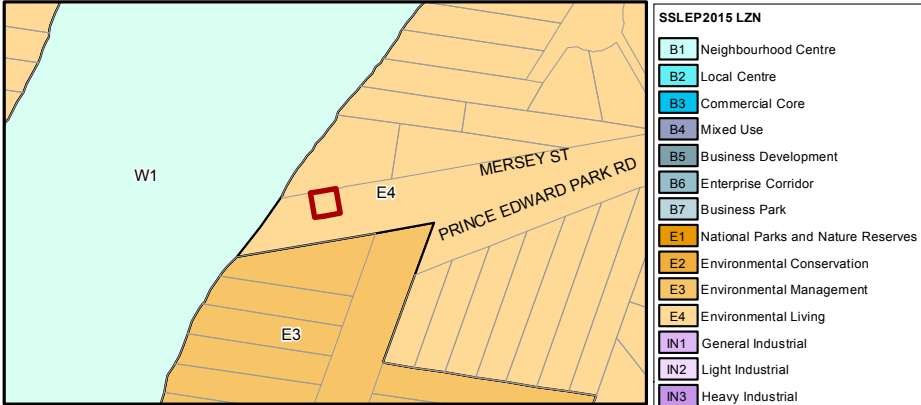


Proposed Lot Size

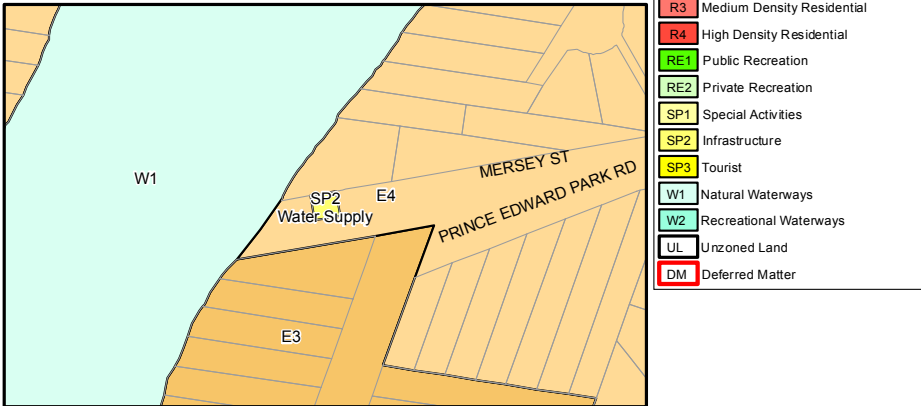


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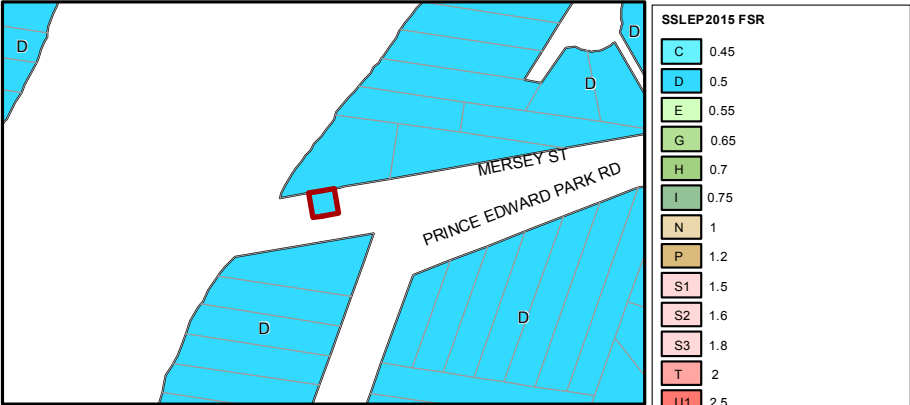
Existing Land Zoning



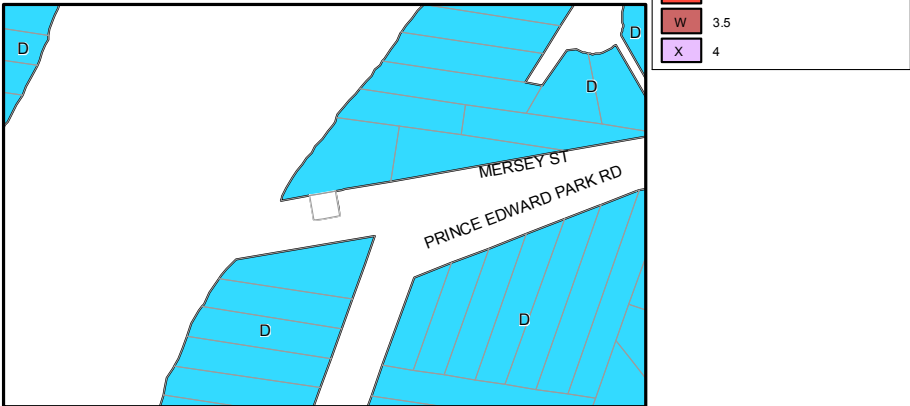
Proposed Land Zoning



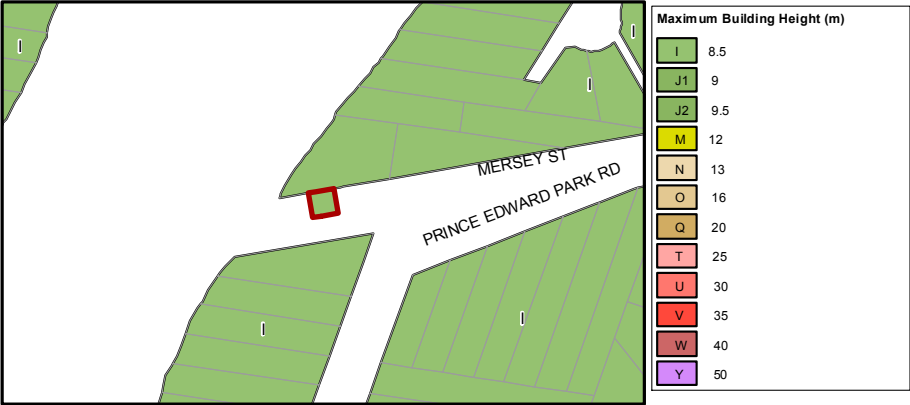
Existing Floor Space Ratio



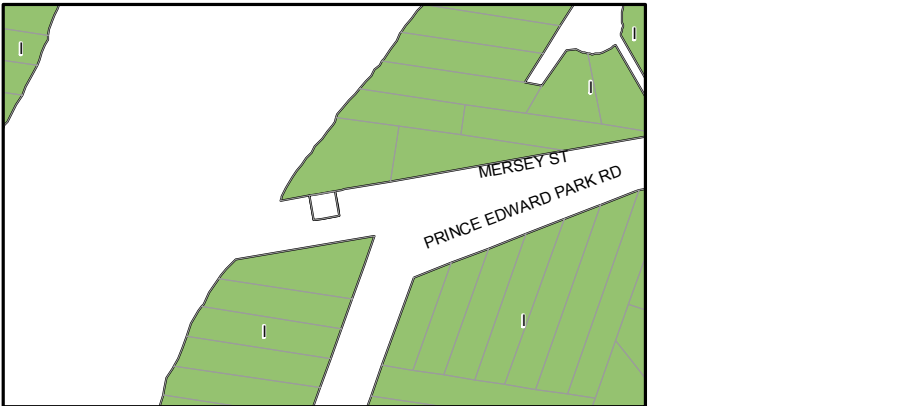
Proposed Floor Space Ratio



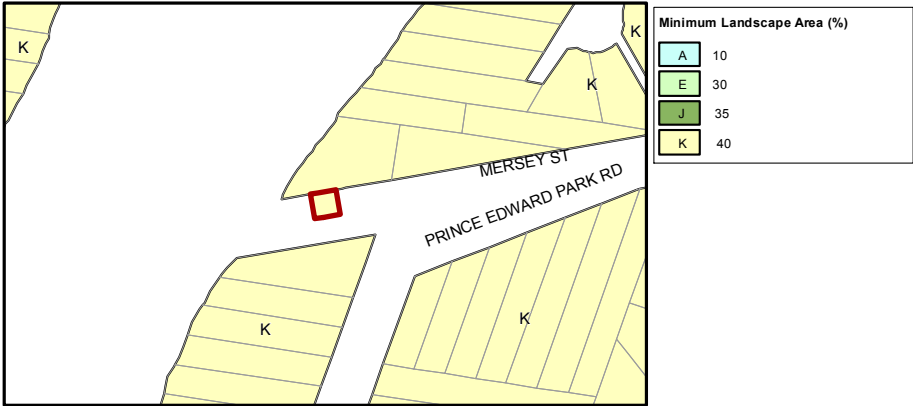
Existing Height Of Building



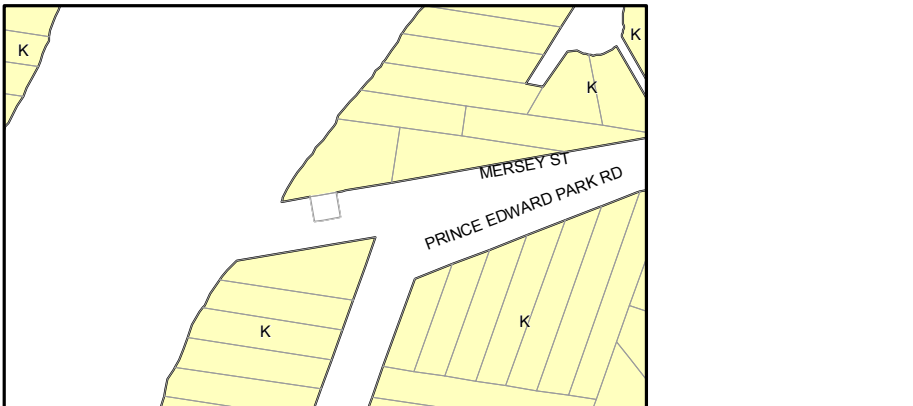
Proposed Height Of Building



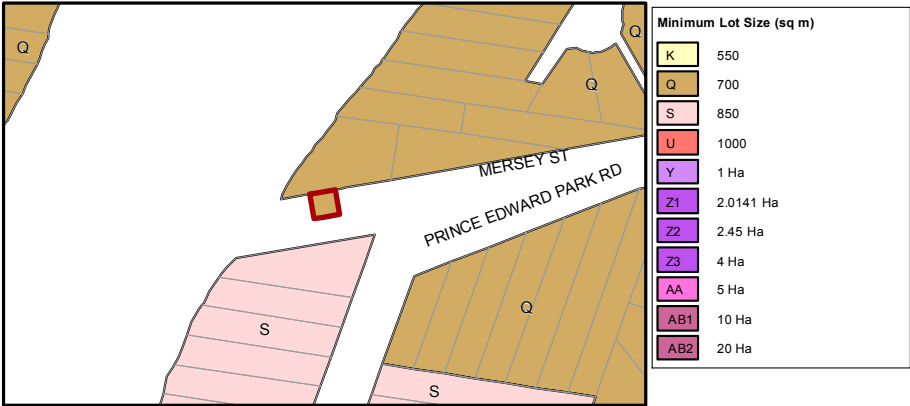
Existing Landscape Area



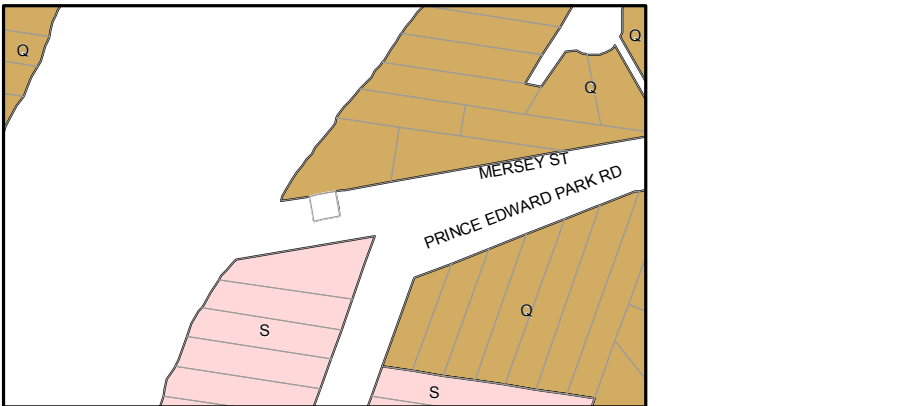
Proposed Landscape Area



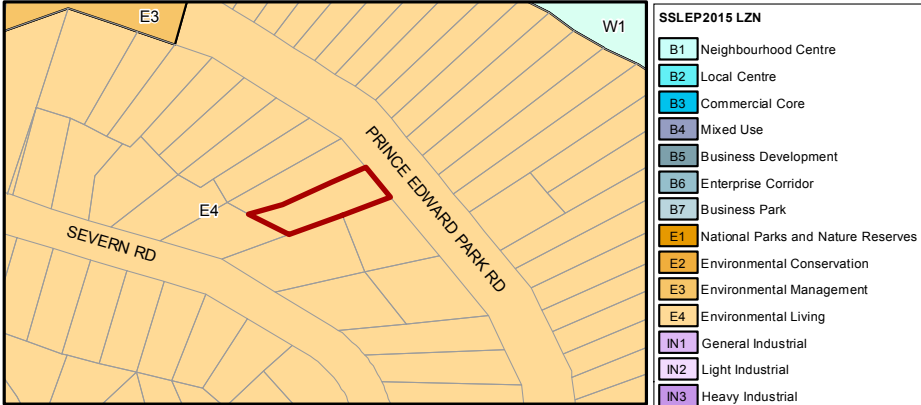
Existing Lot Size



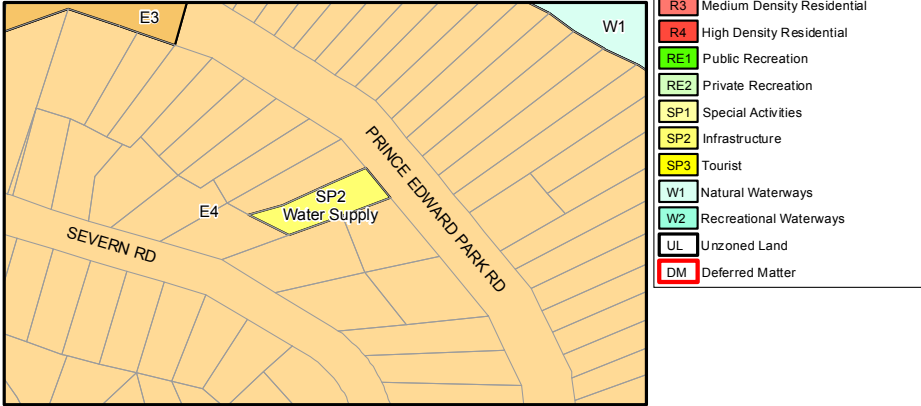
Proposed Lot Size



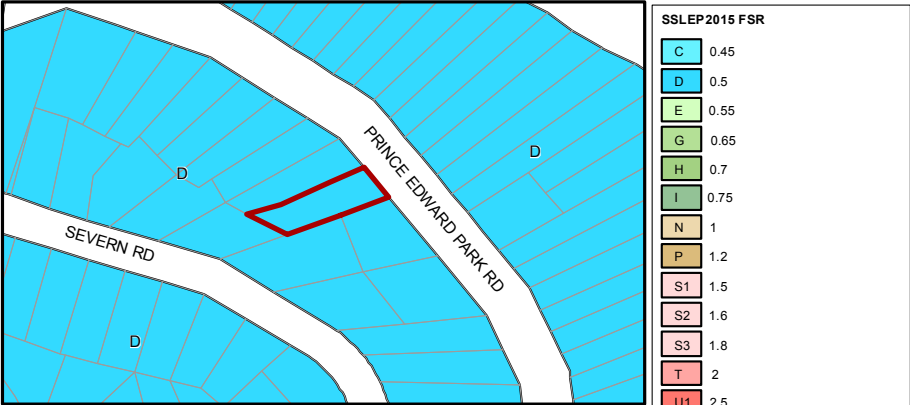
Existing Land Zoning



Proposed Land Zoning



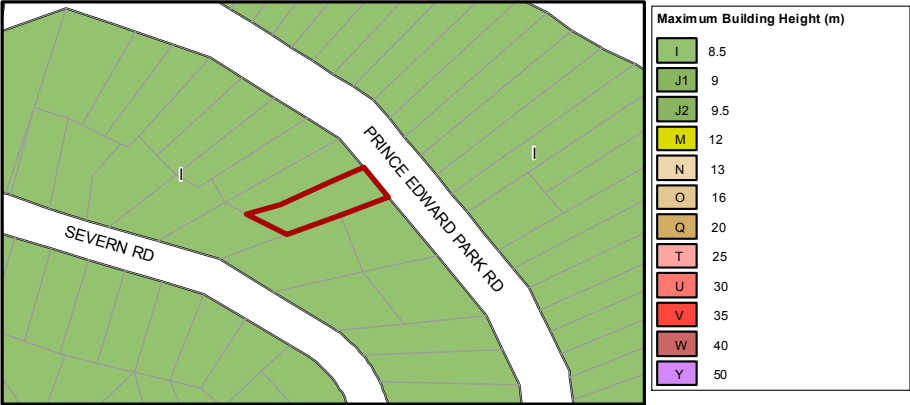
Existing Floor Space Ratio



Proposed Floor Space Ratio



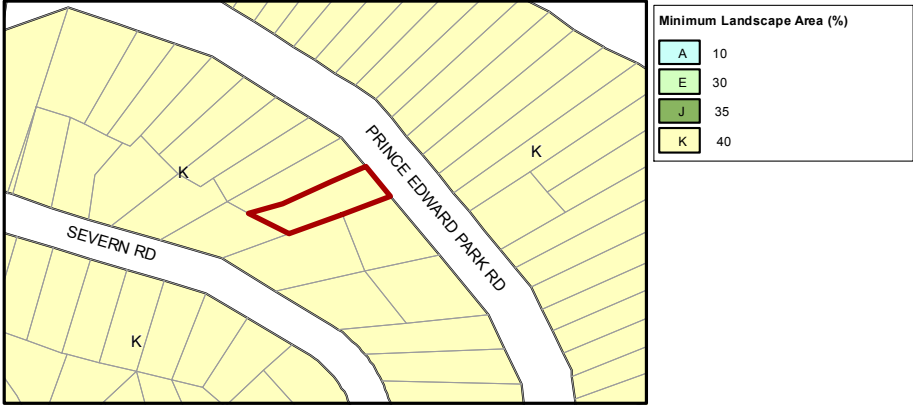
Existing Height Of Building



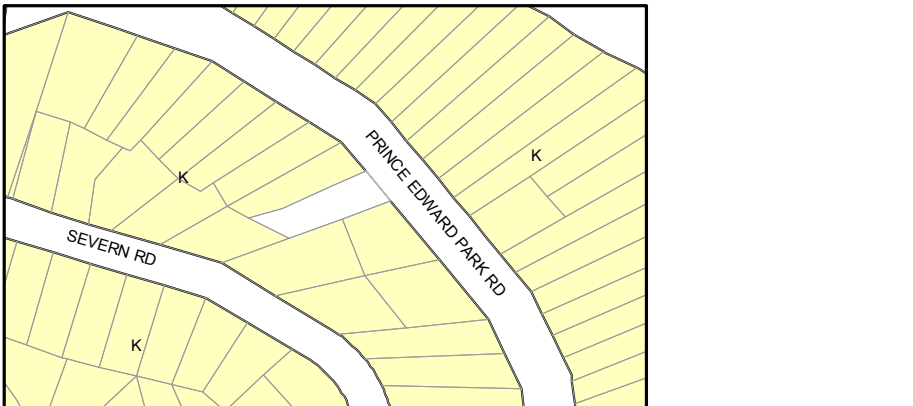
Proposed Height Of Building



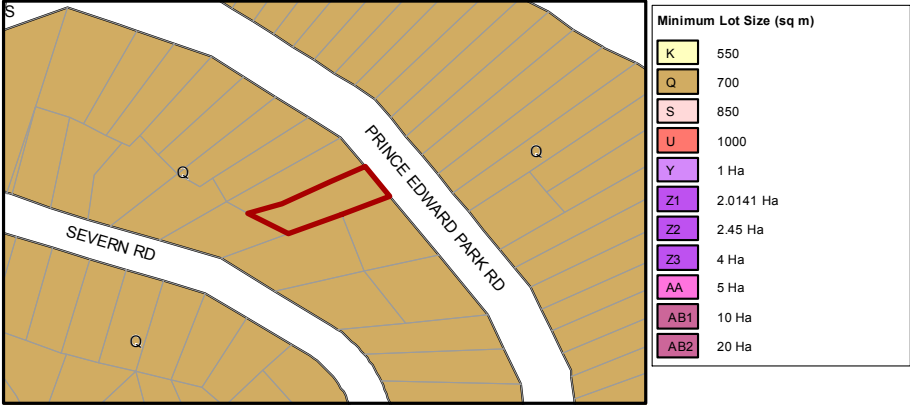
Existing Landscape Area



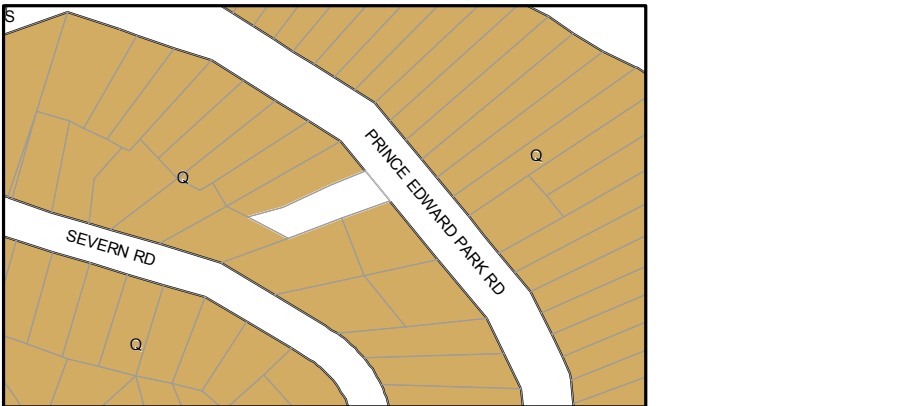
Proposed Landscape Area



Existing Lot Size



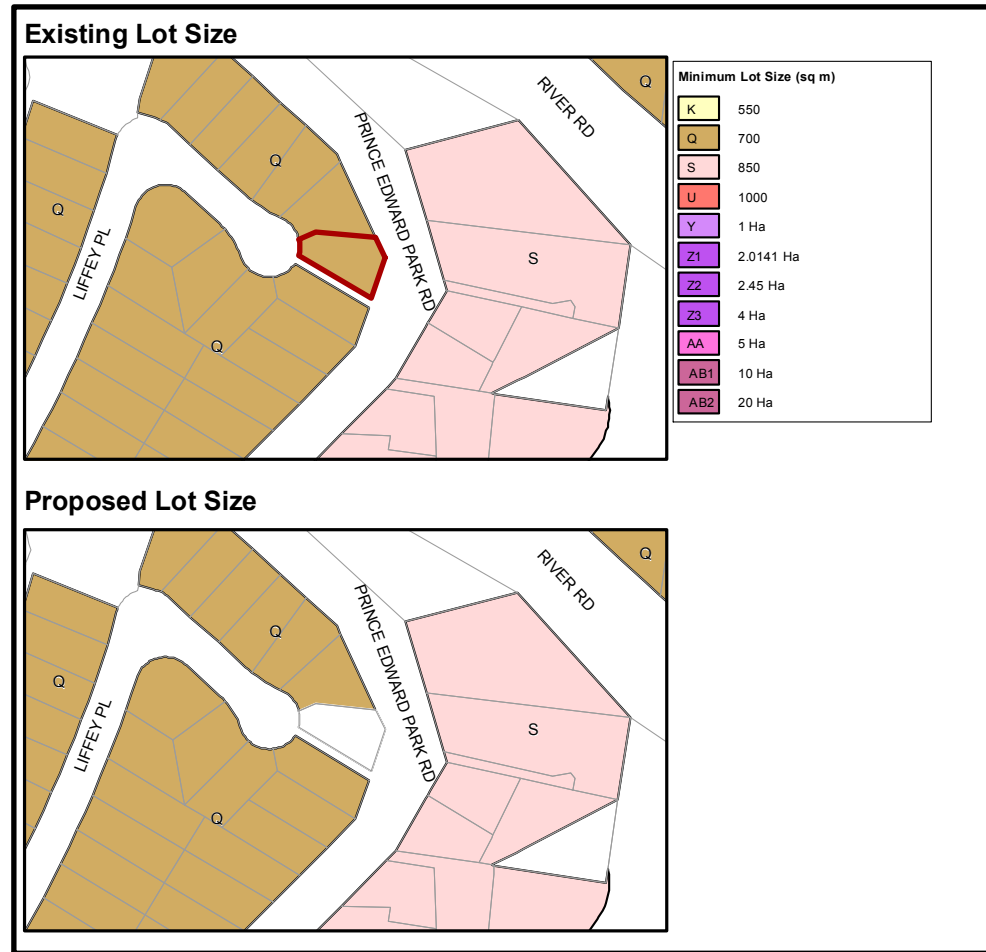
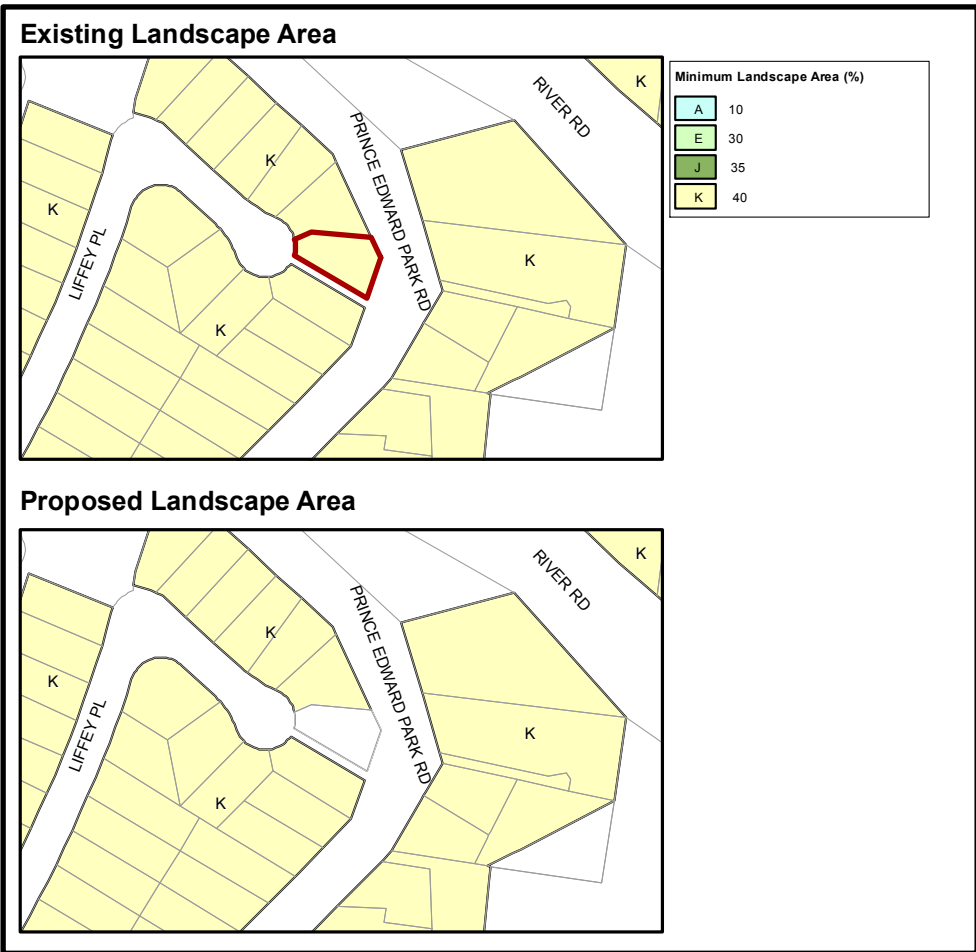
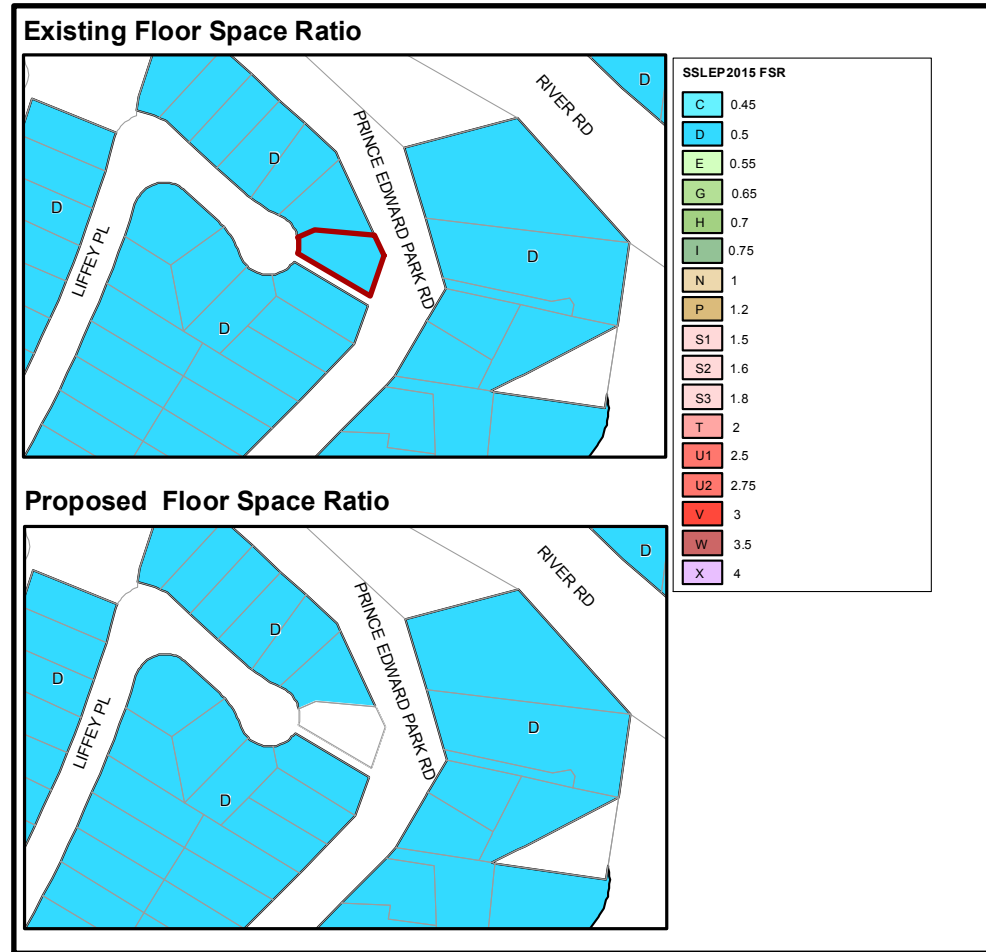
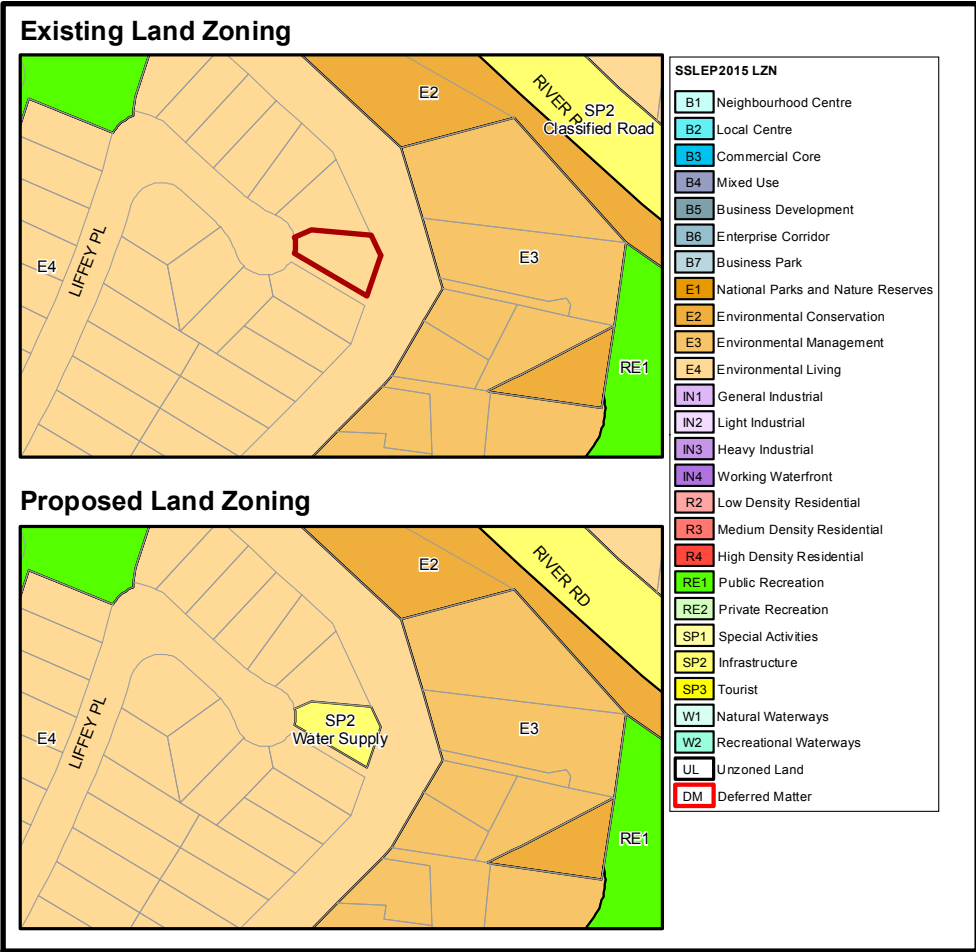
Proposed Lot Size



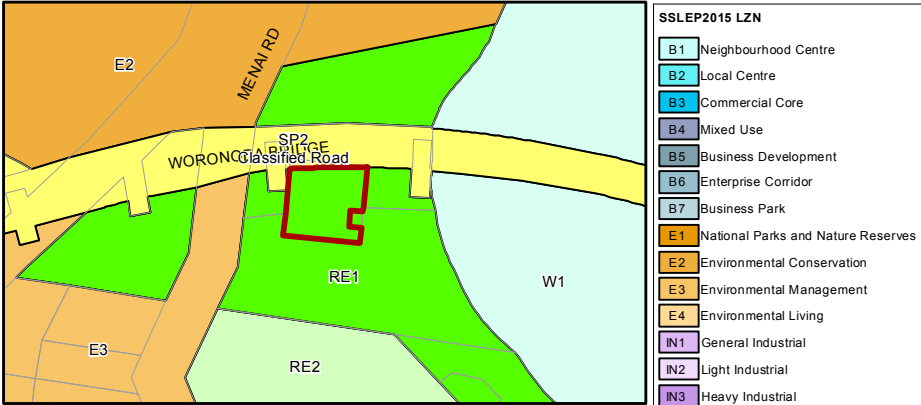
Legend

Subject Land

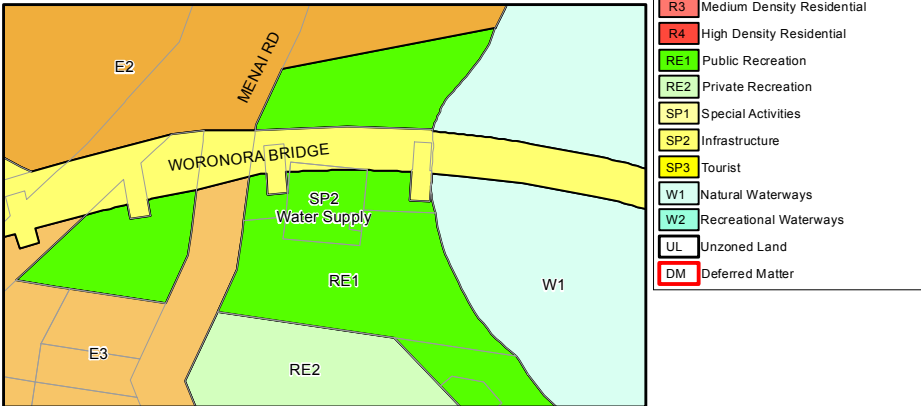
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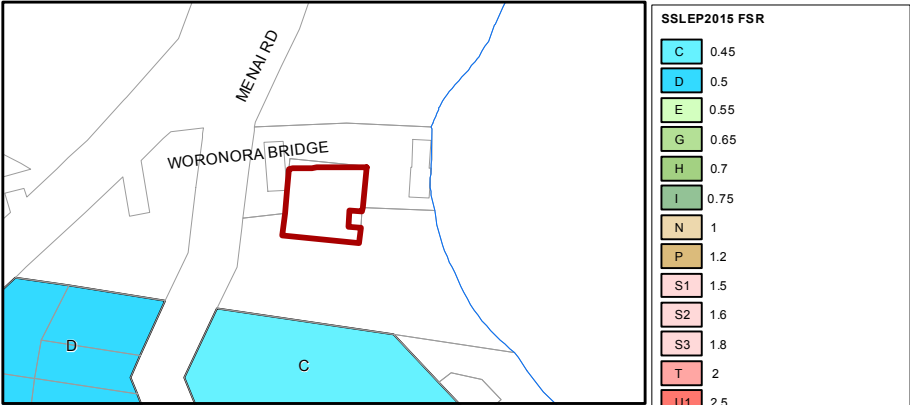
Existing Land Zoning



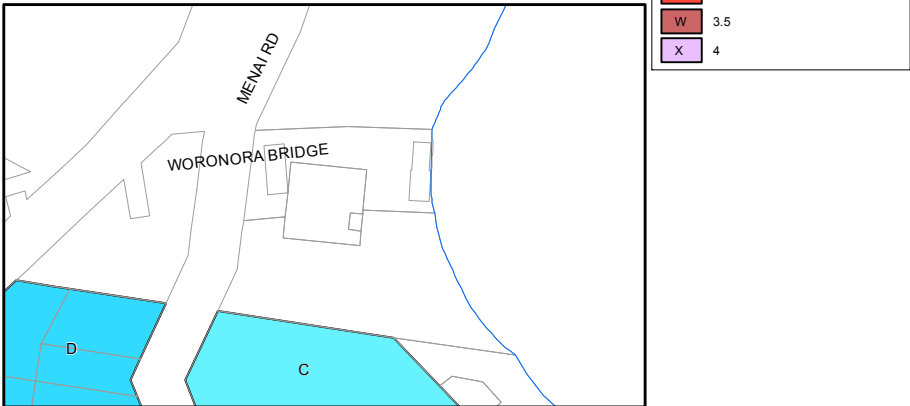
Proposed Land Zoning



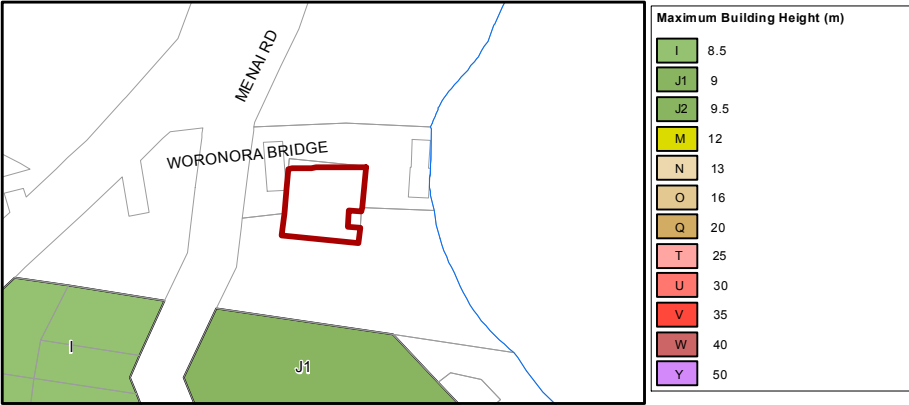
Existing Floor Space Ratio



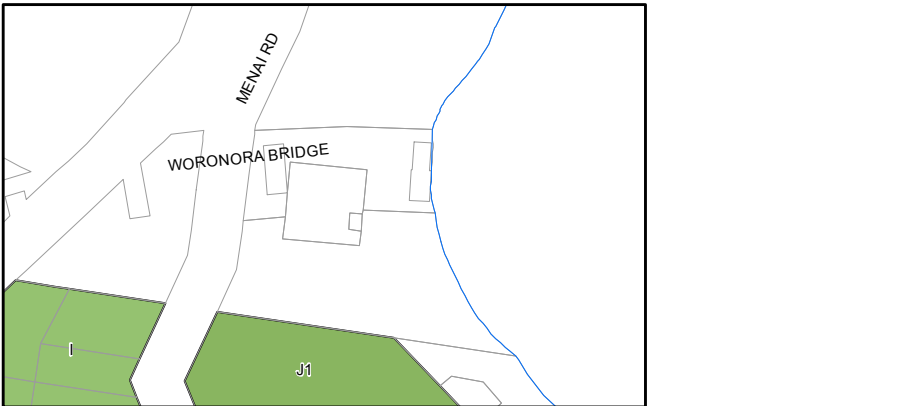
Proposed Floor Space Ratio



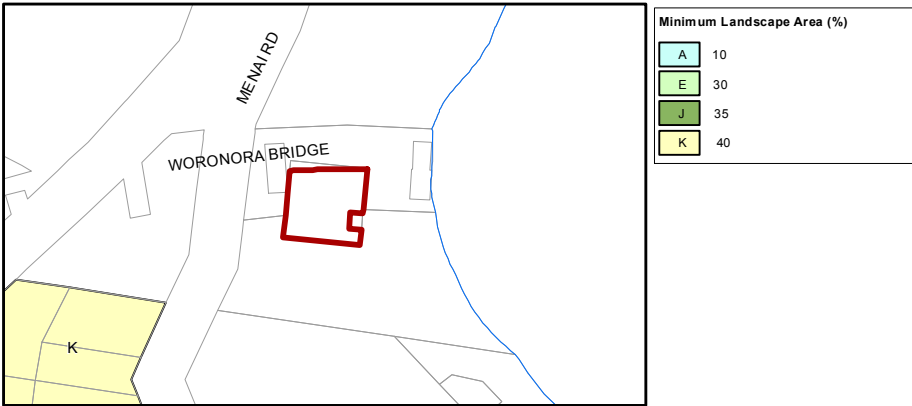
Existing Height Of Building



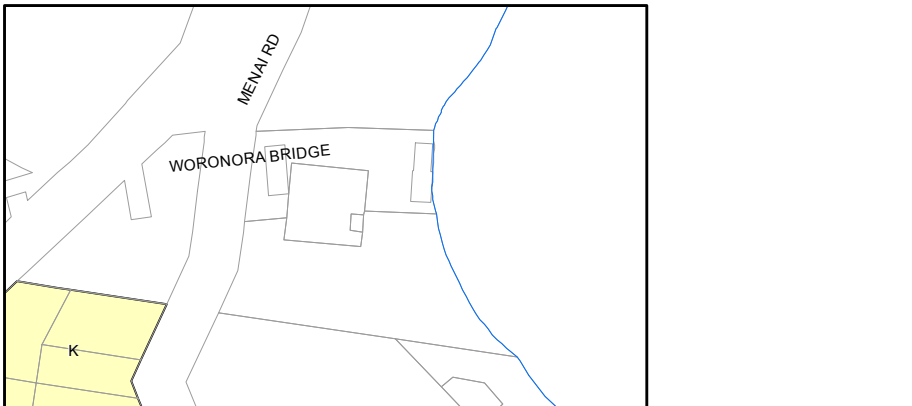
Proposed Height Of Building



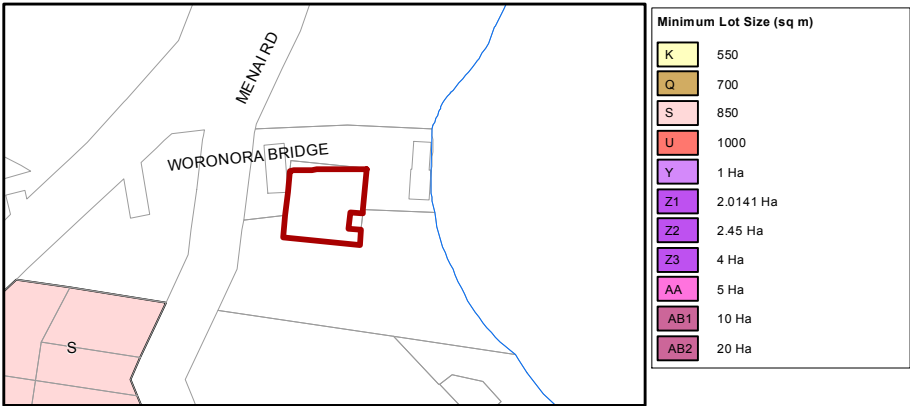
Existing Landscape Area



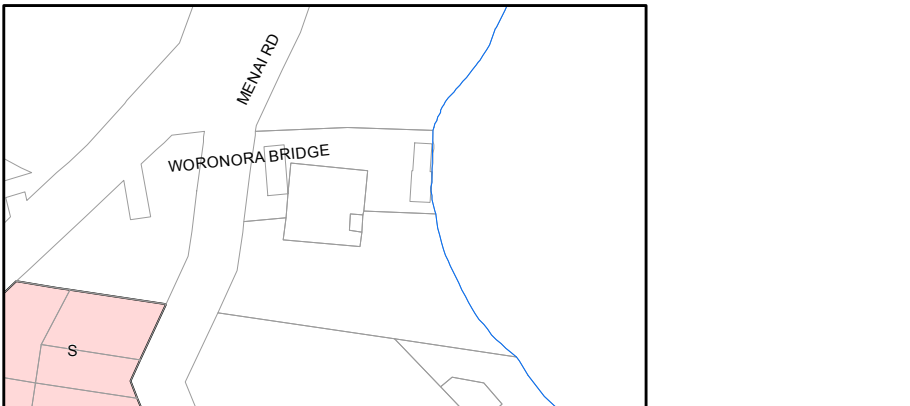
Proposed Landscape Area



Existing Lot Size

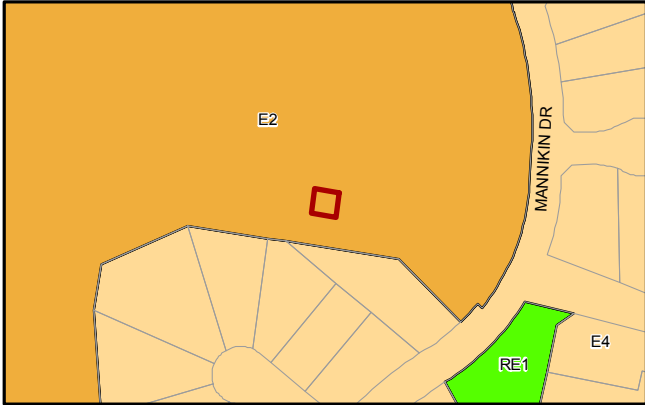


Proposed Lot Size



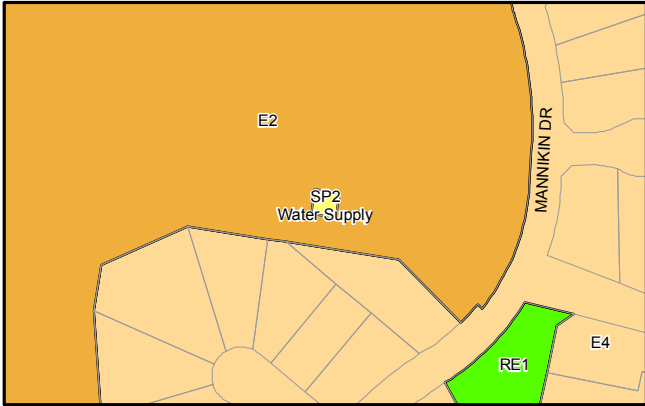
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Existing Land Zoning

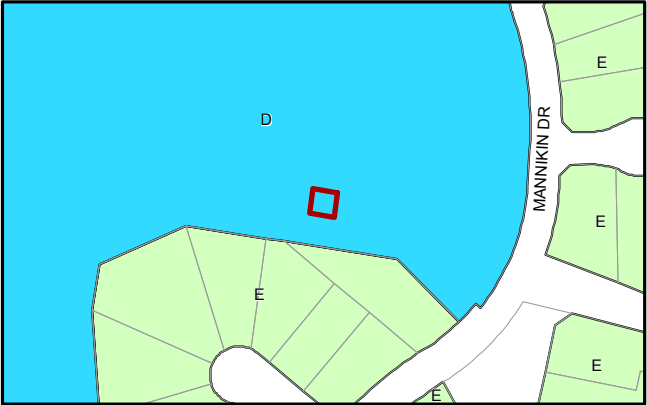


SSLEP2015 LZN	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
IN3	Heavy Industrial
IN4	Working Waterfront
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways
UL	Unzoned Land
DM	Deferred Matter

Proposed Land Zoning

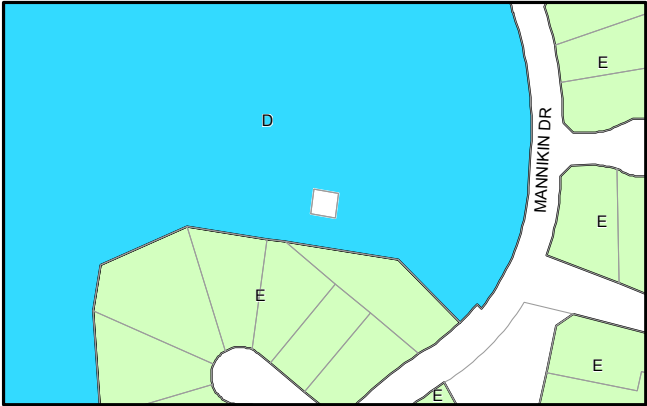


Existing Floor Space Ratio

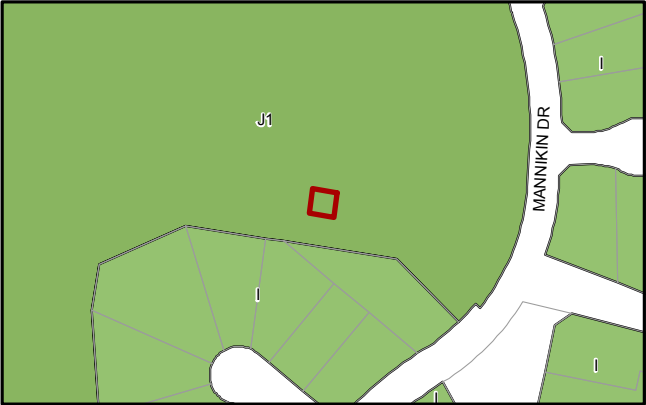


SSLEP2015 FSR	
C	0.45
D	0.5
E	0.55
G	0.65
H	0.7
I	0.75
N	1
P	1.2
S1	1.5
S2	1.6
S3	1.8
T	2
U1	2.5
U2	2.75
V	3
W	3.5
X	4

Proposed Floor Space Ratio

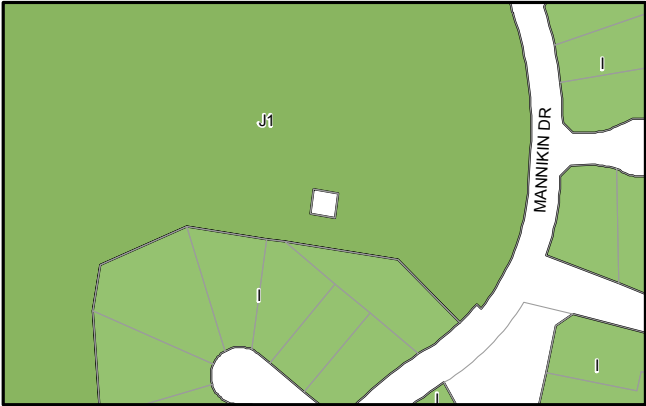


Existing Height Of Building

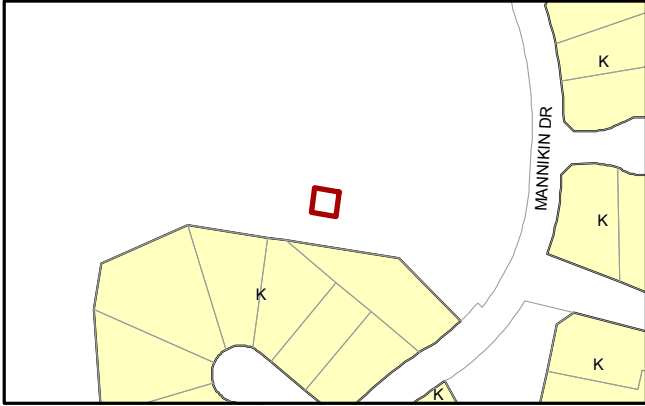


Maximum Building Height (m)	
I	8.5
J1	9
J2	9.5
M	12
N	13
O	16
Q	20
T	25
U	30
V	35
W	40
Y	50

Proposed Height Of Building

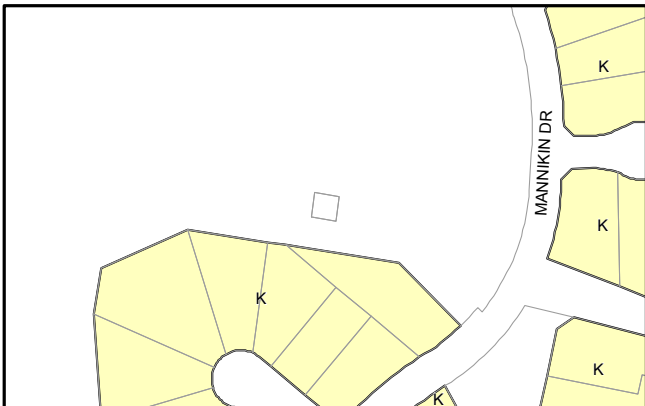


Existing Landscape Area

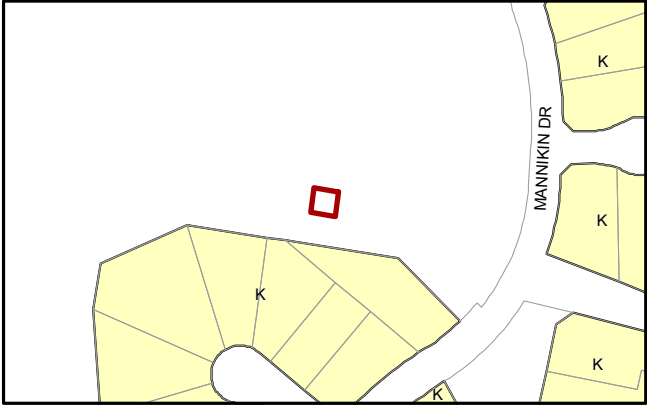


Minimum Landscape Area (%)	
A	10
E	30
J	35
K	40

Proposed Landscape Area

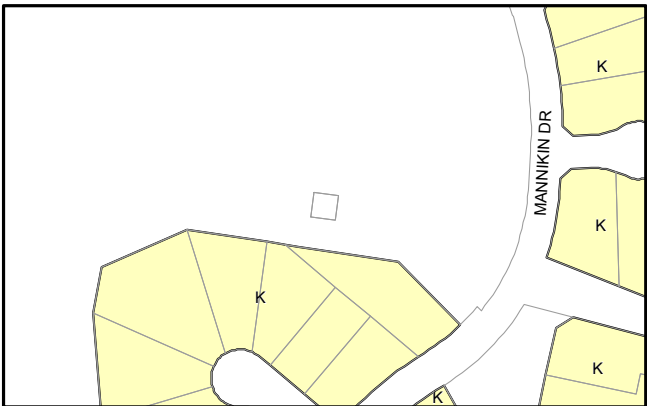


Existing Lot Size



Minimum Lot Size (sq m)	
K	550
Q	700
S	850
U	1000
Y	1 Ha
Z1	2.0141 Ha
Z2	2.45 Ha
Z3	4 Ha
AA	5 Ha
AB1	10 Ha
AB2	20 Ha

Proposed Lot Size

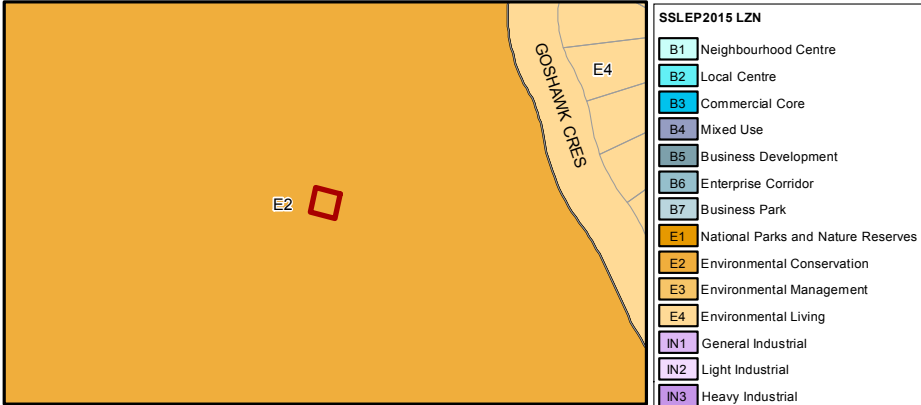


Legend

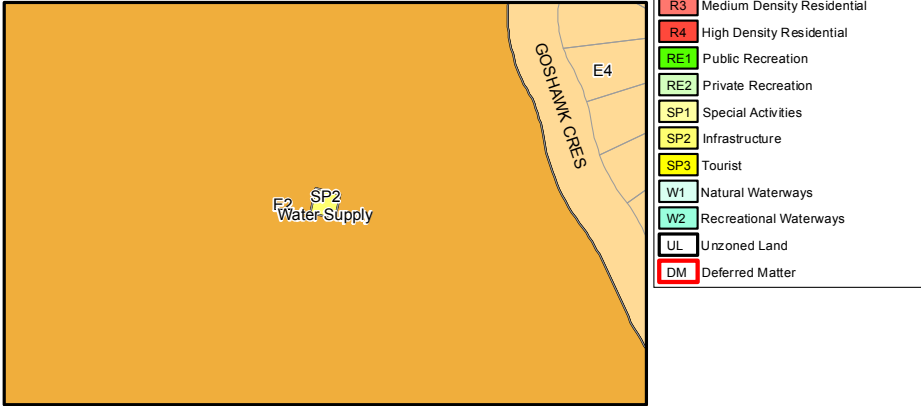
 Subject Land

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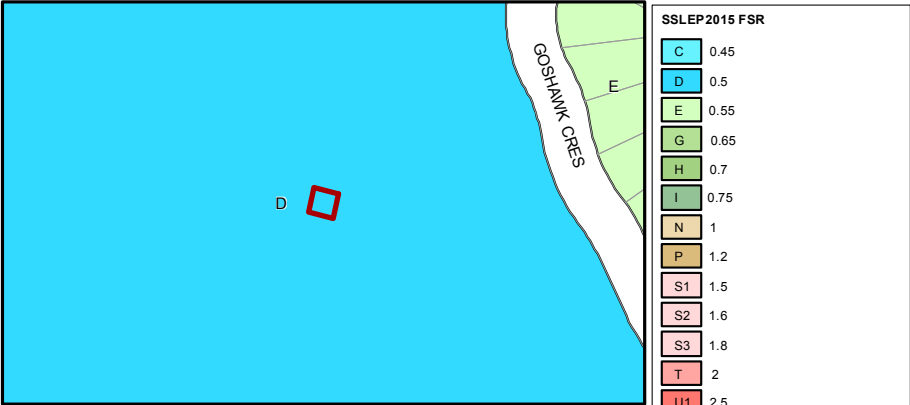
Existing Land Zoning



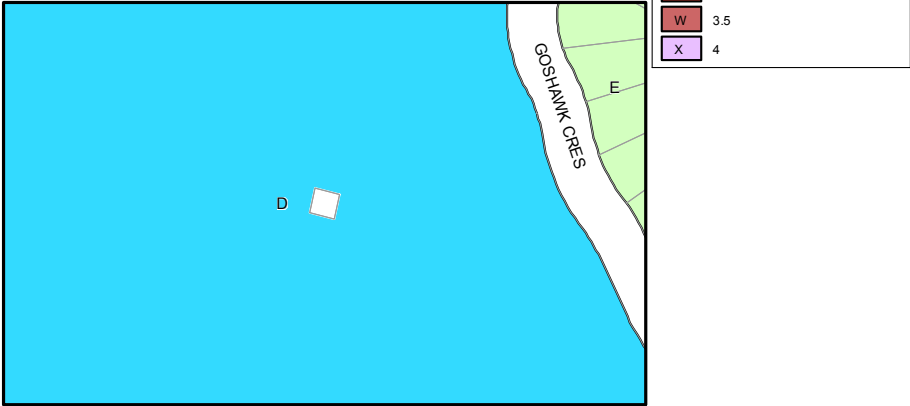
Proposed Land Zoning



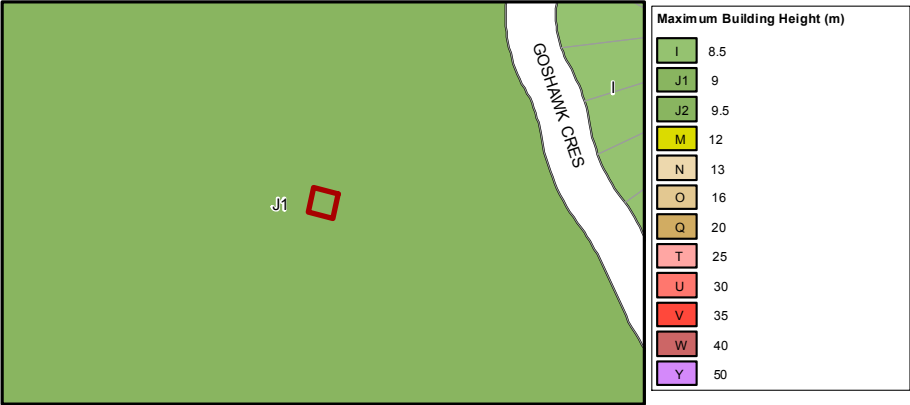
Existing Floor Space Ratio



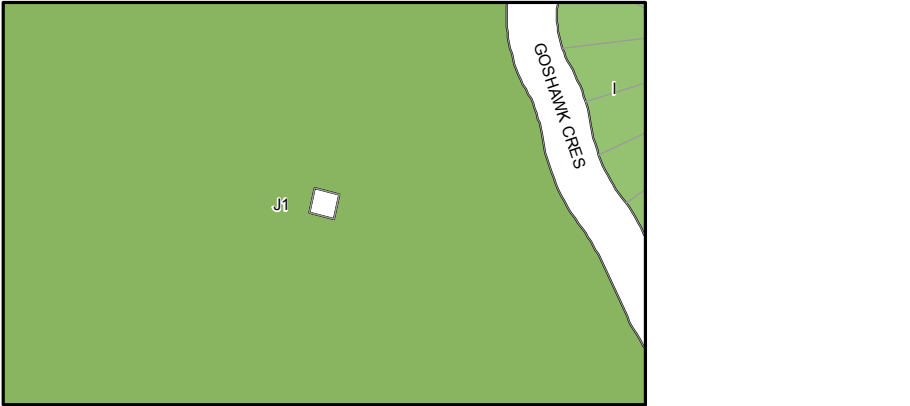
Proposed Floor Space Ratio



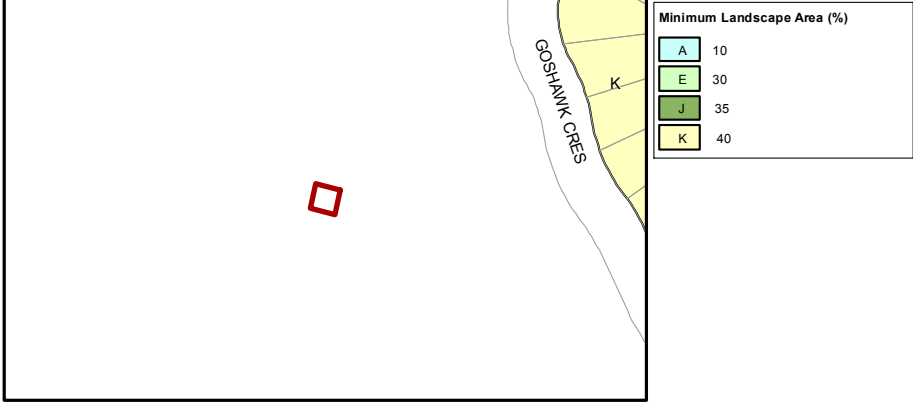
Existing Height Of Building



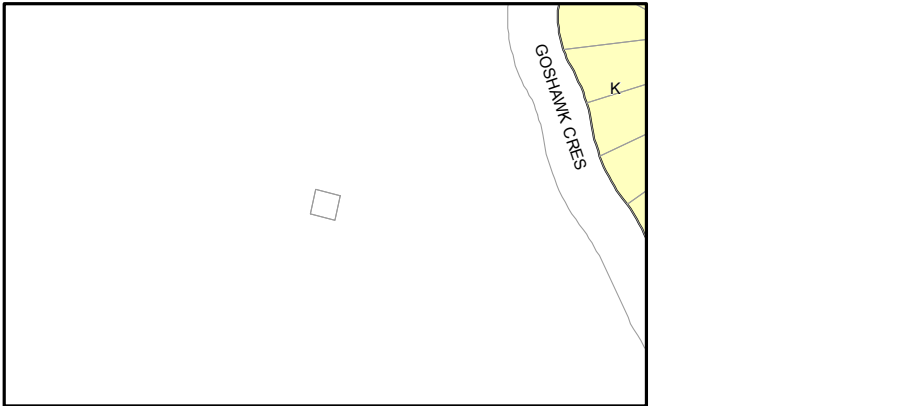
Proposed Height Of Building



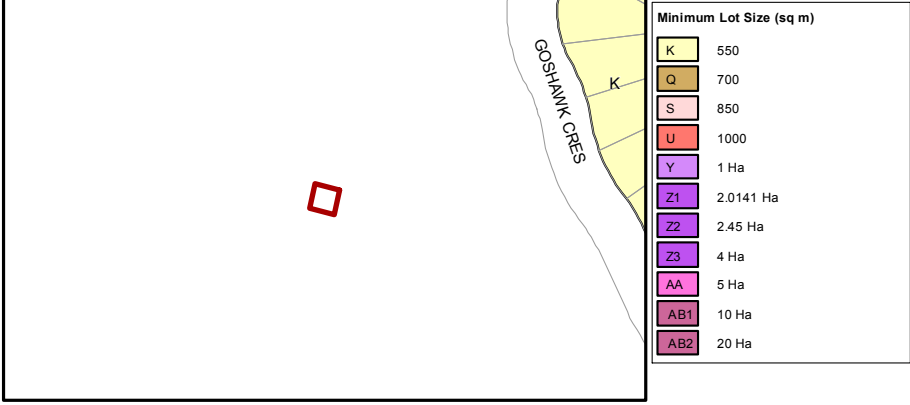
Existing Landscape Area



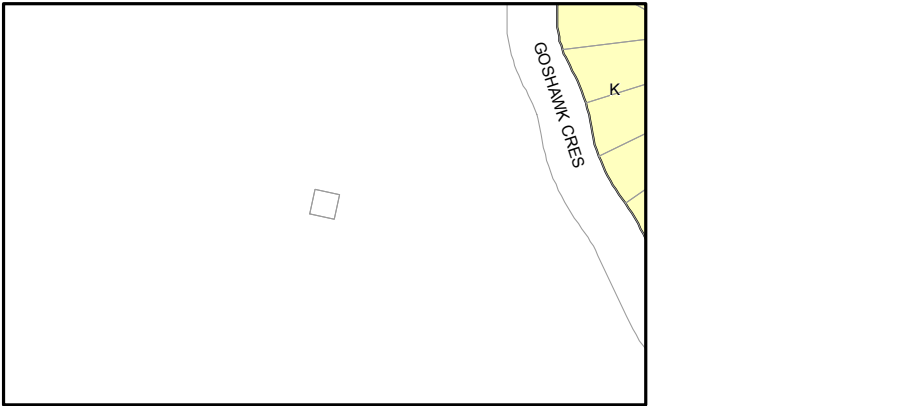
Proposed Landscape Area



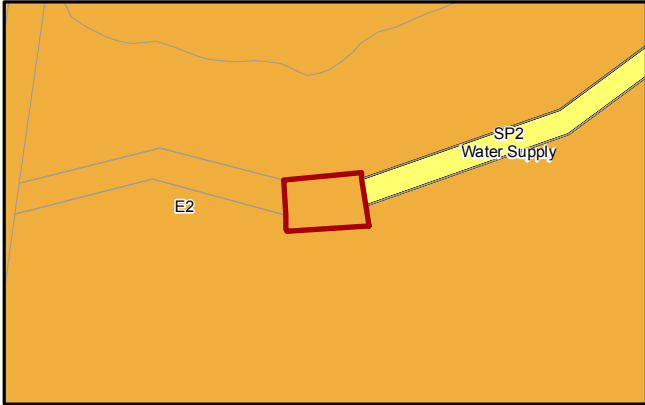
Existing Lot Size



Proposed Lot Size

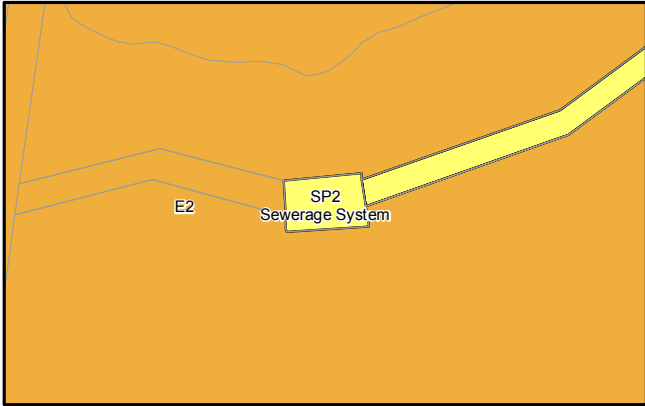


Existing Land Zoning

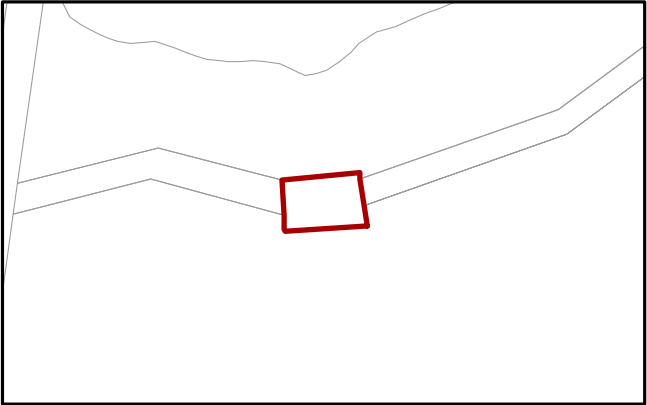


SSLEP2015 LZN	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
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E3	Environmental Management
E4	Environmental Living
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SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways
UL	Unzoned Land
DM	Deferred Matter

Proposed Land Zoning

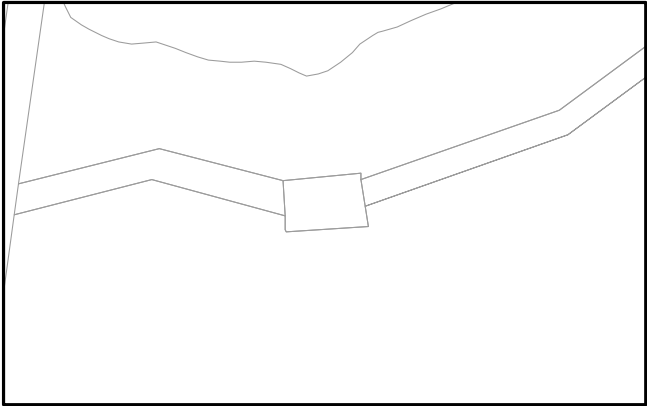


Existing Floor Space Ratio

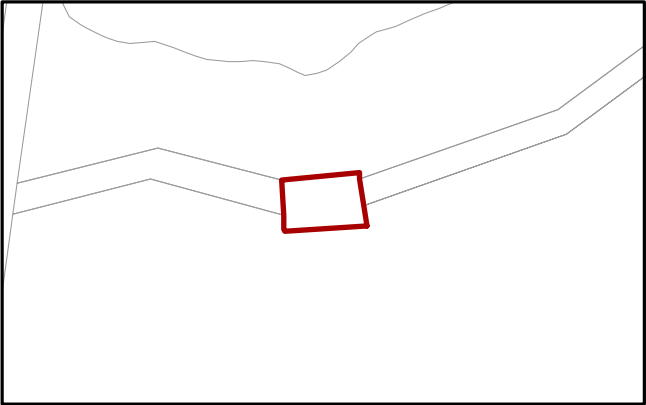


SSLEP2015 FSR	
C	0.45
D	0.5
E	0.55
G	0.65
H	0.7
I	0.75
N	1
P	1.2
S1	1.5
S2	1.6
S3	1.8
T	2
U1	2.5
U2	2.75
V	3
W	3.5
X	4

Proposed Floor Space Ratio

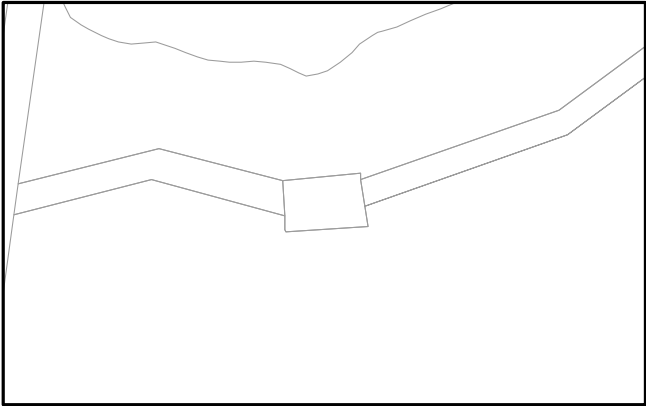


Existing Height Of Building

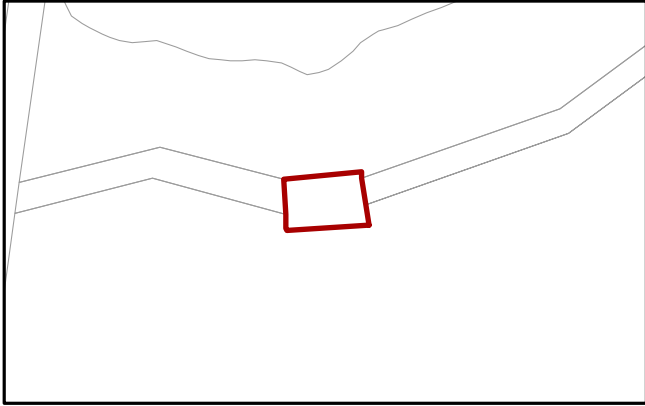


Maximum Building Height (m)	
I	8.5
J1	9
J2	9.5
M	12
N	13
O	16
Q	20
T	25
U	30
V	35
W	40
Y	50

Proposed Height Of Building

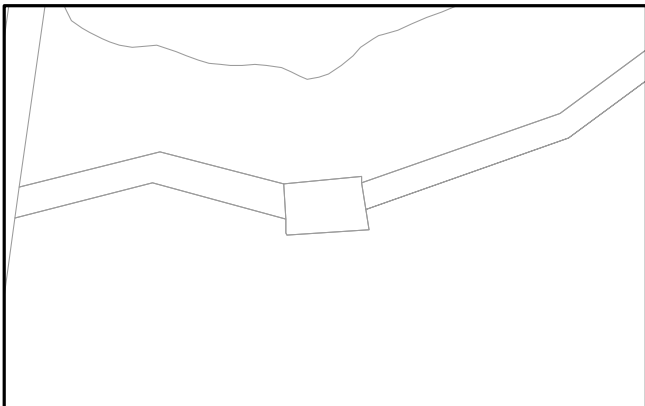


Existing Landscape Area

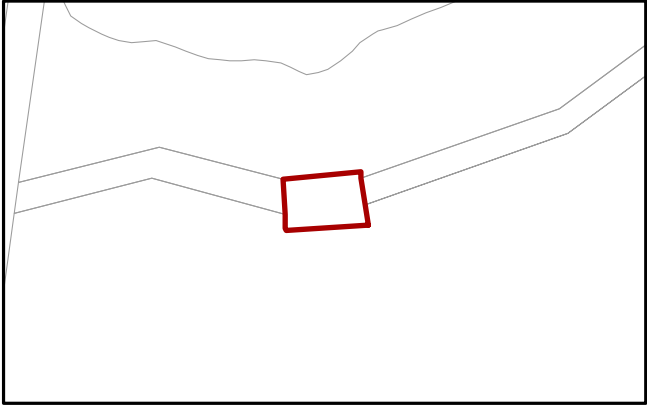


Minimum Landscape Area (%)	
A	10
E	30
J	35
K	40

Proposed Landscape Area

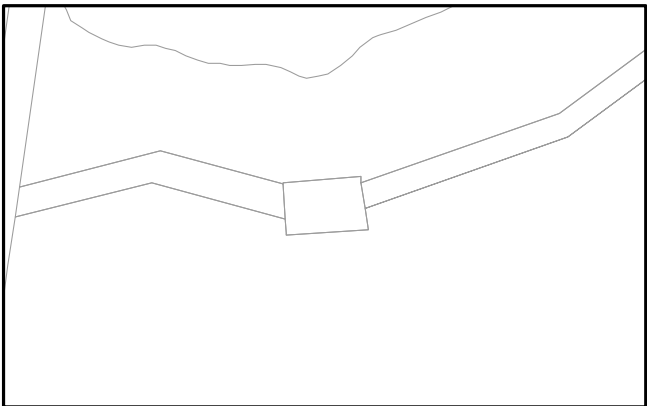


Existing Lot Size



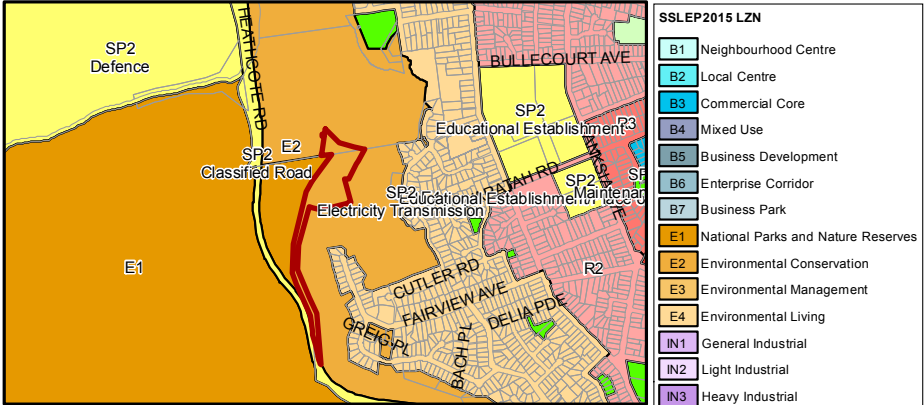
Minimum Lot Size (sq m)	
K	550
Q	700
S	850
U	1000
Y	1 Ha
Z1	2.0141 Ha
Z2	2.45 Ha
Z3	4 Ha
AA	5 Ha
AB1	10 Ha
AB2	20 Ha

Proposed Lot Size

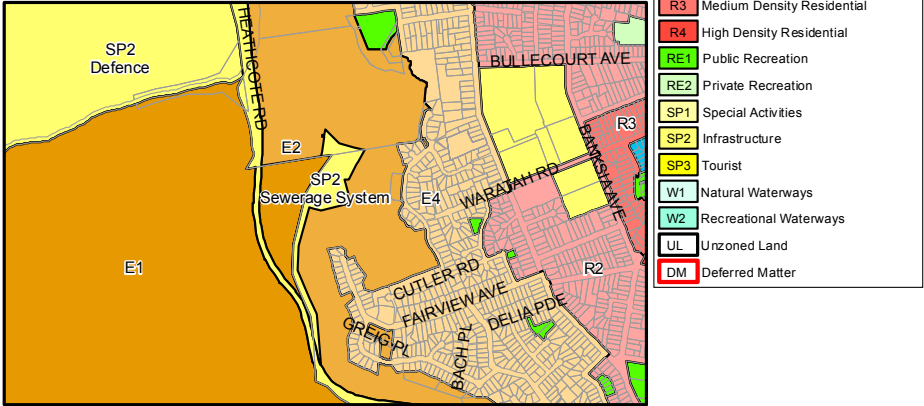


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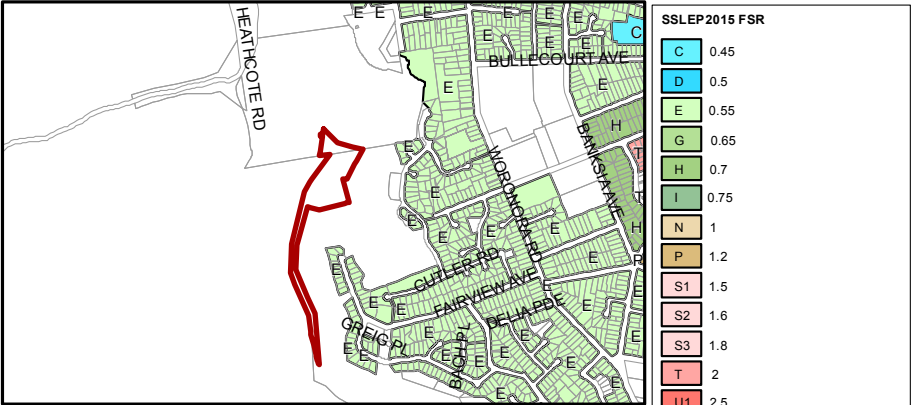
Existing Land Zoning



Proposed Land Zoning



Existing Floor Space Ratio



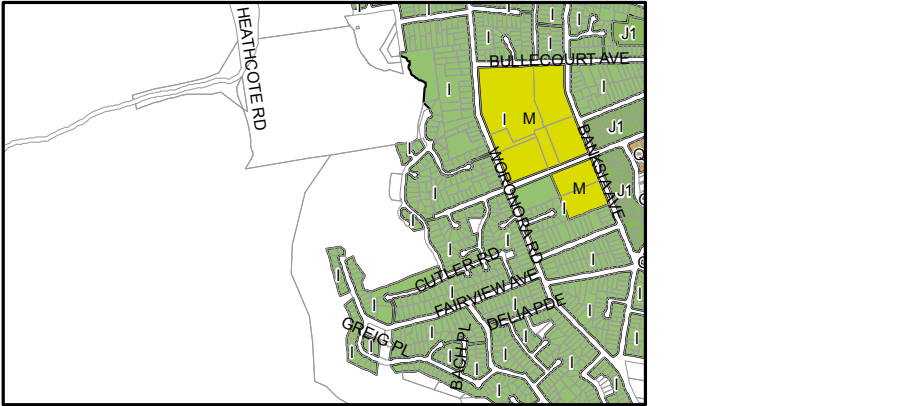
Proposed Floor Space Ratio



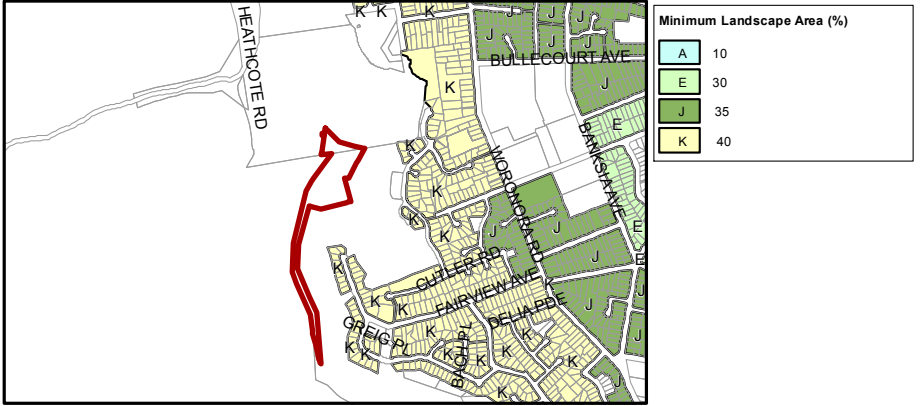
Existing Height Of Building



Proposed Height Of Building



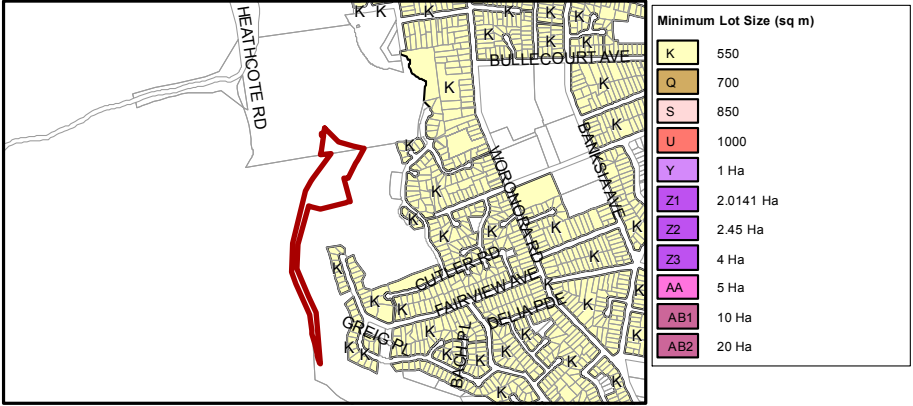
Existing Landscape Area



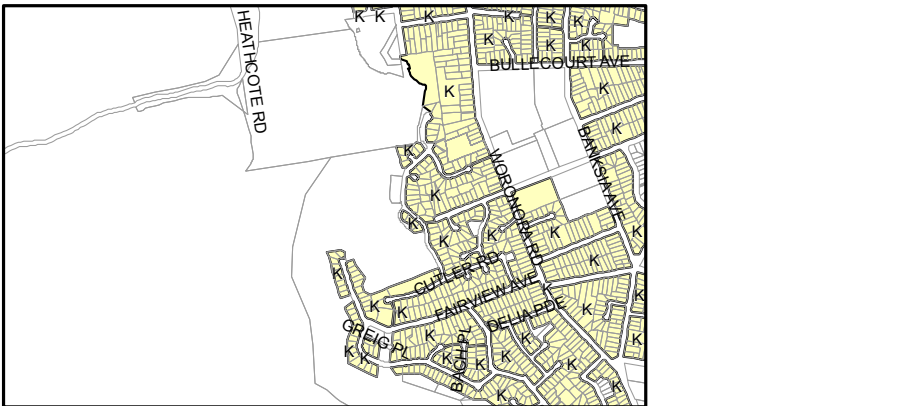
Proposed Landscape Area



Existing Lot Size

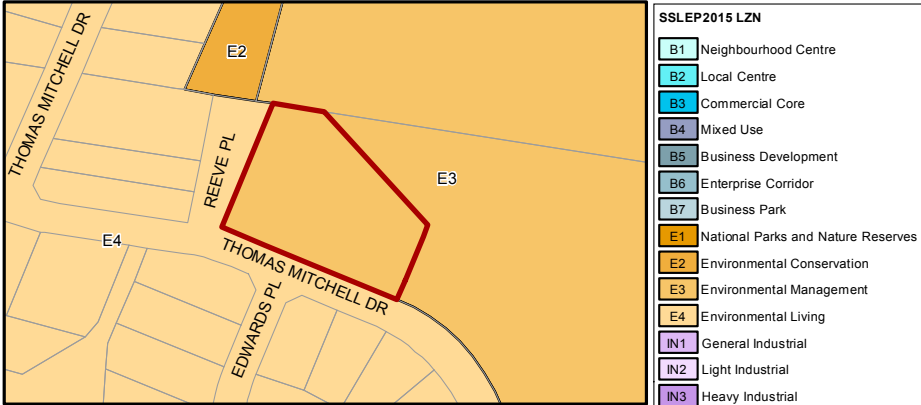


Proposed Lot Size

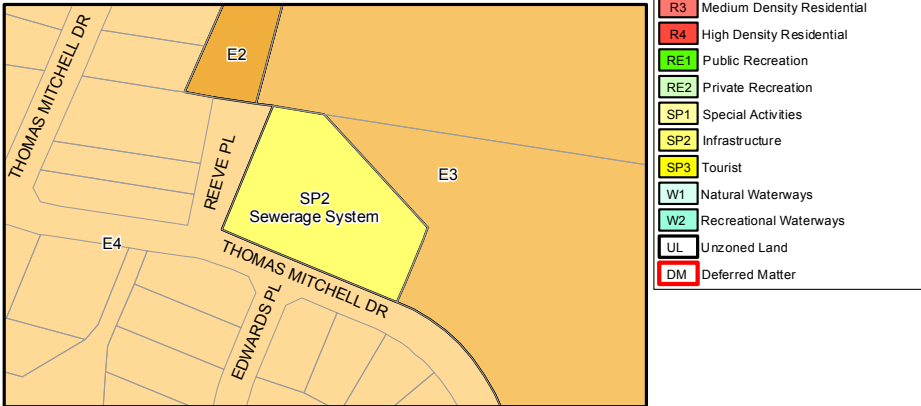


A change to the zoning of the subject land as indicated is proposed. There are no proposed changes to the applicable development standards. The map series is provided for information only.

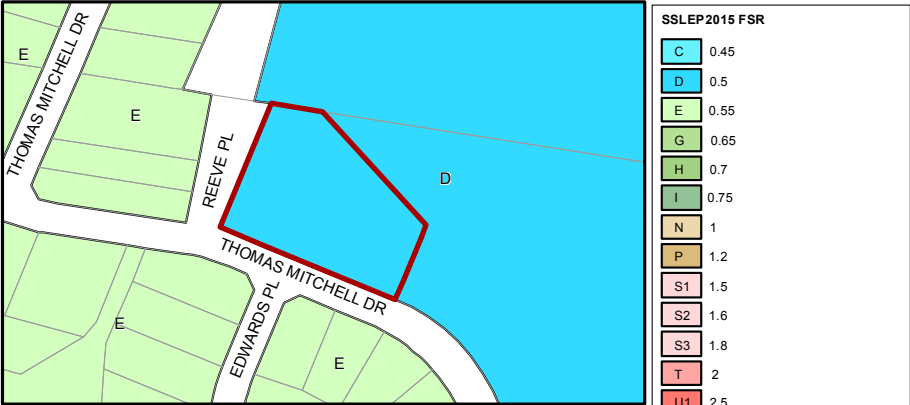
Existing Land Zoning



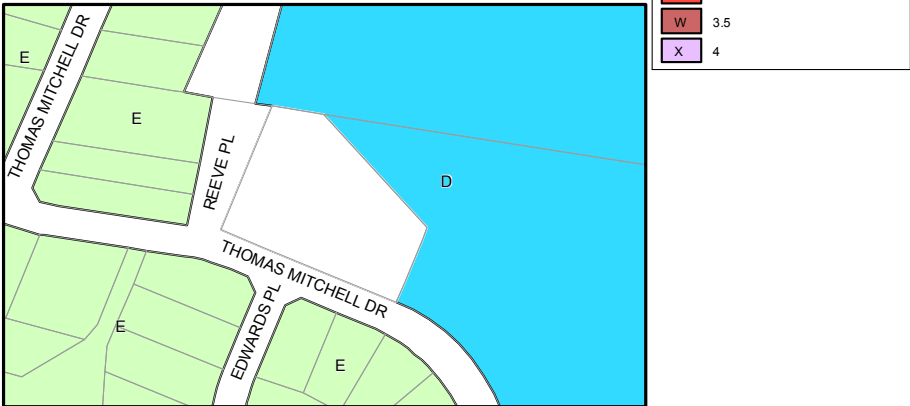
Proposed Land Zoning



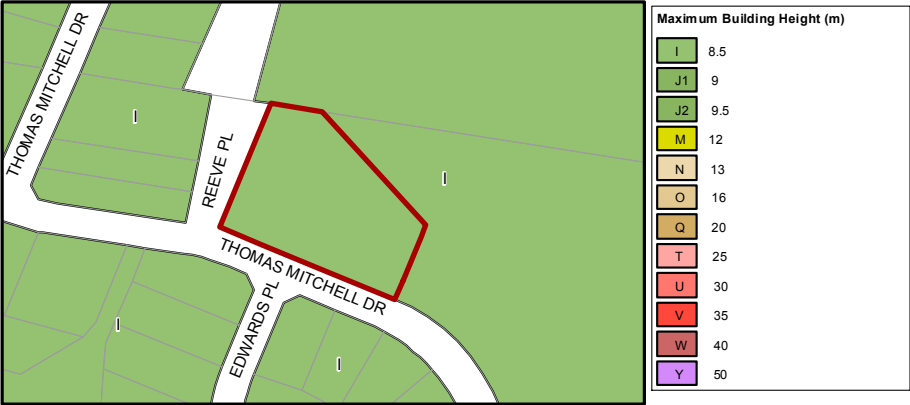
Existing Floor Space Ratio



Proposed Floor Space Ratio



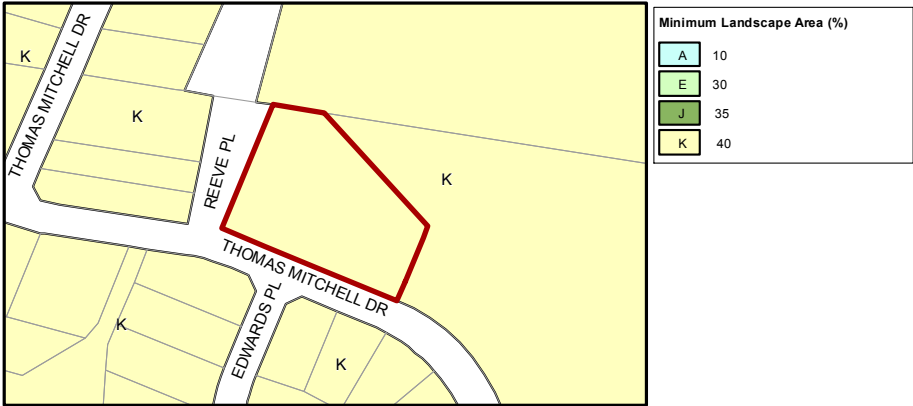
Existing Height Of Building



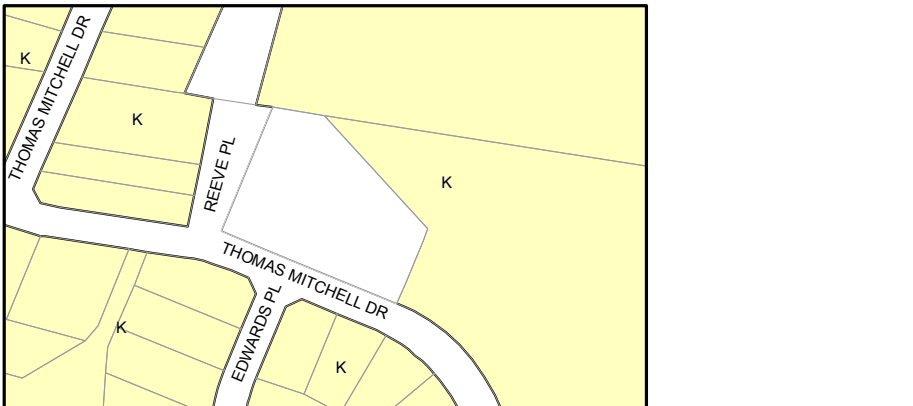
Proposed Height Of Building



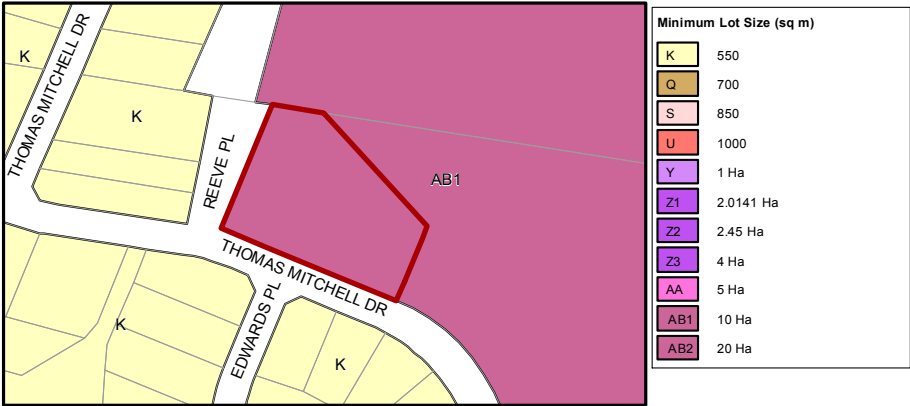
Existing Landscape Area



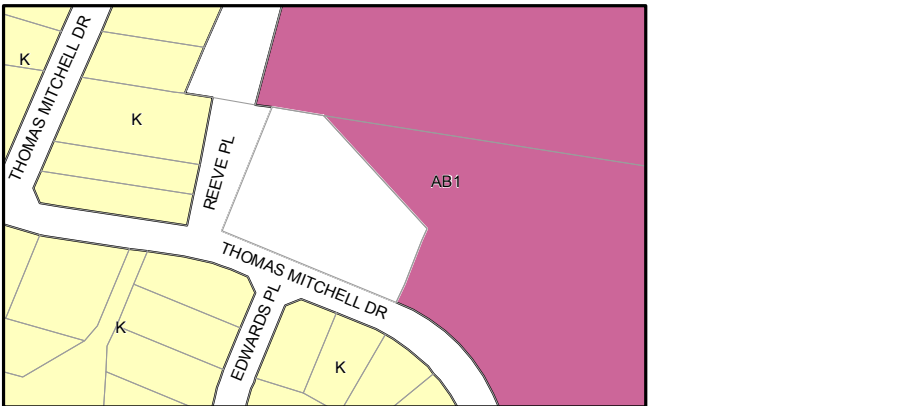
Proposed Landscape Area



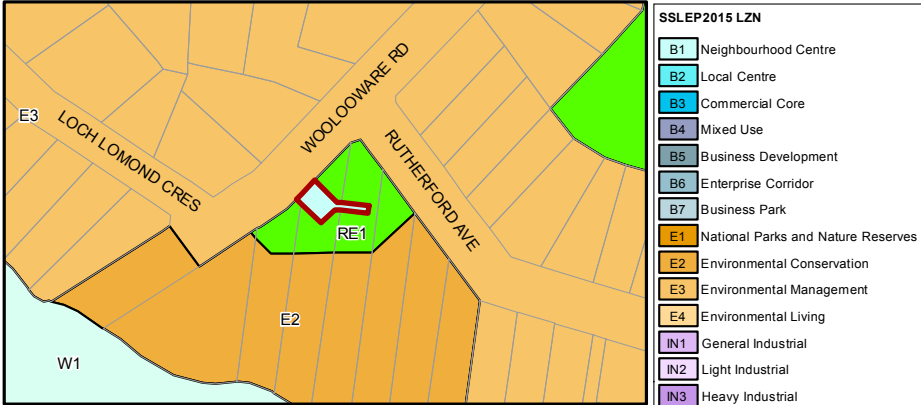
Existing Lot Size



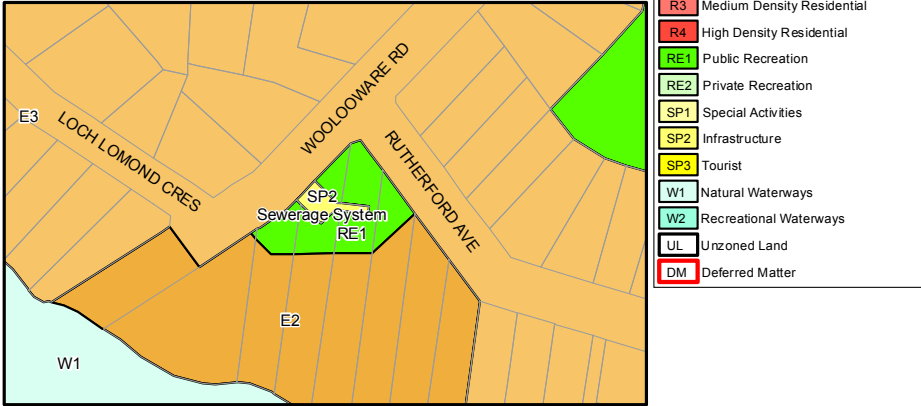
Proposed Lot Size



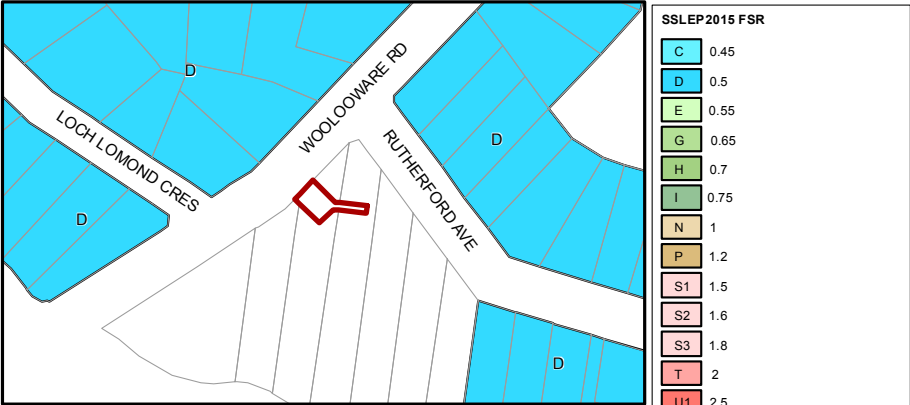
Existing Land Zoning



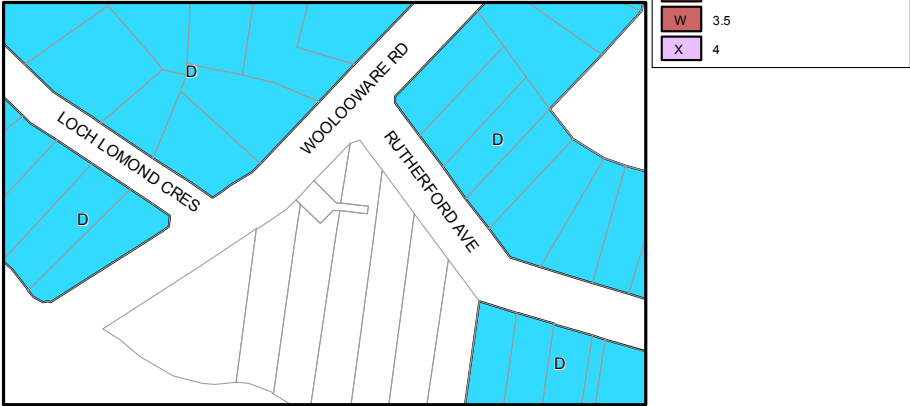
Proposed Land Zoning



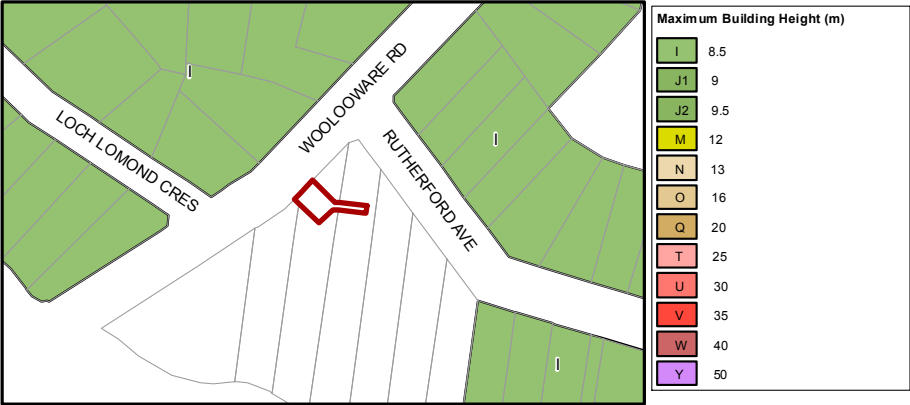
Existing Floor Space Ratio



Proposed Floor Space Ratio



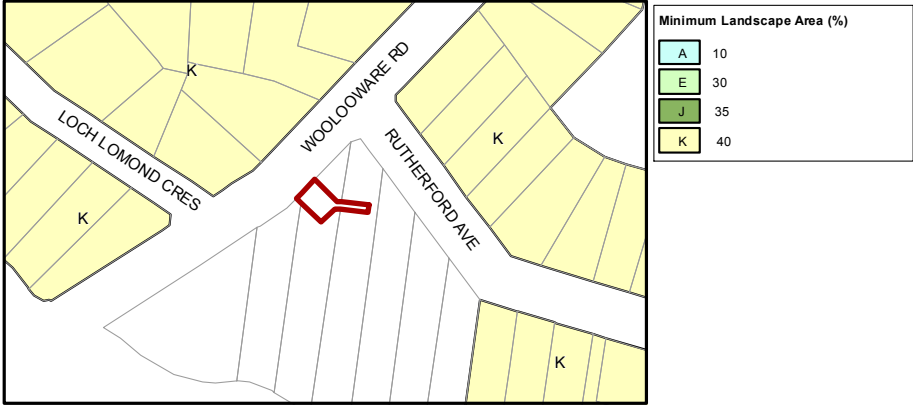
Existing Height Of Building



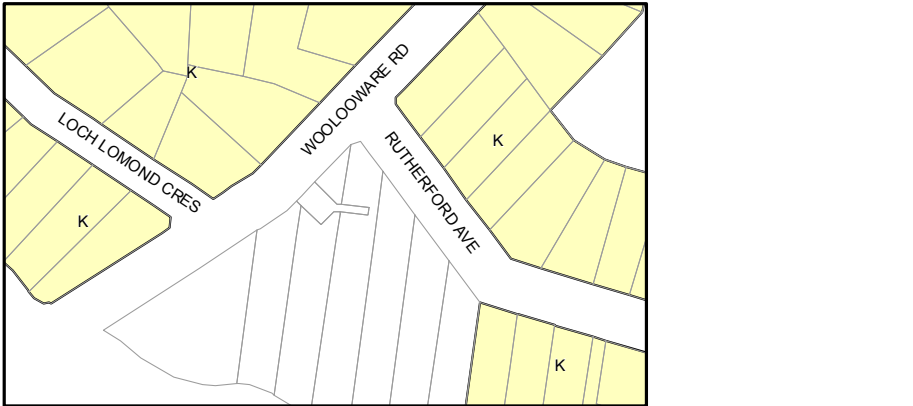
Proposed Height Of Building



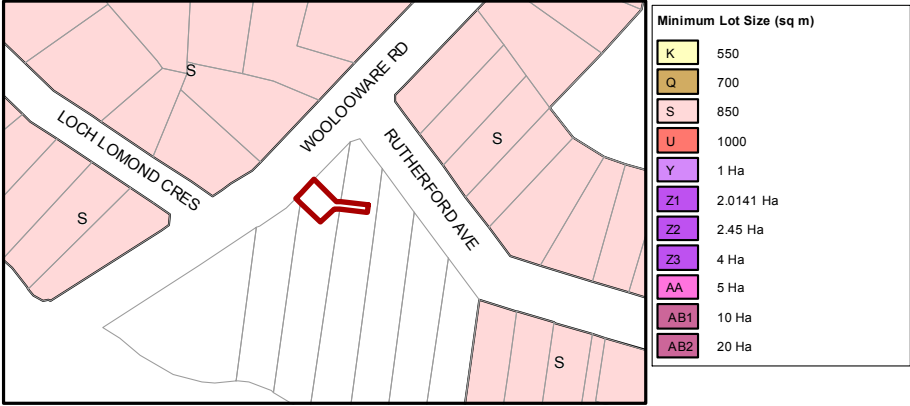
Existing Landscape Area



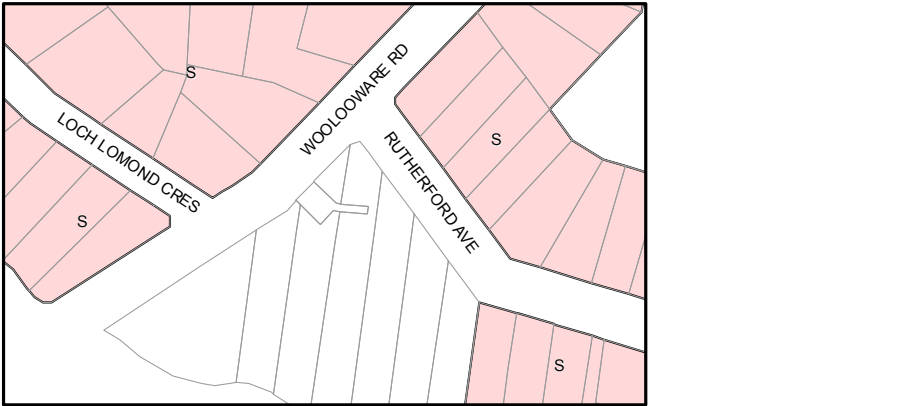
Proposed Landscape Area



Existing Lot Size



Proposed Lot Size



A change to the zoning of the subject land as indicated is proposed. There are no proposed changes to the applicable development standards. The map series is provided for information only.

5. Building Height for Schools (see Part 1 p16)

1. Amend the map legend on the Height of Buildings Map to include a 12m height

Existing Legend

Maximum Building Height (m)

I	8.5
J1	9
J2	9.5
N	13
O	16
Q	20
T	25
U	30
V	35
W	40
Y	50

Proposed Legend

Maximum Building Height (m)

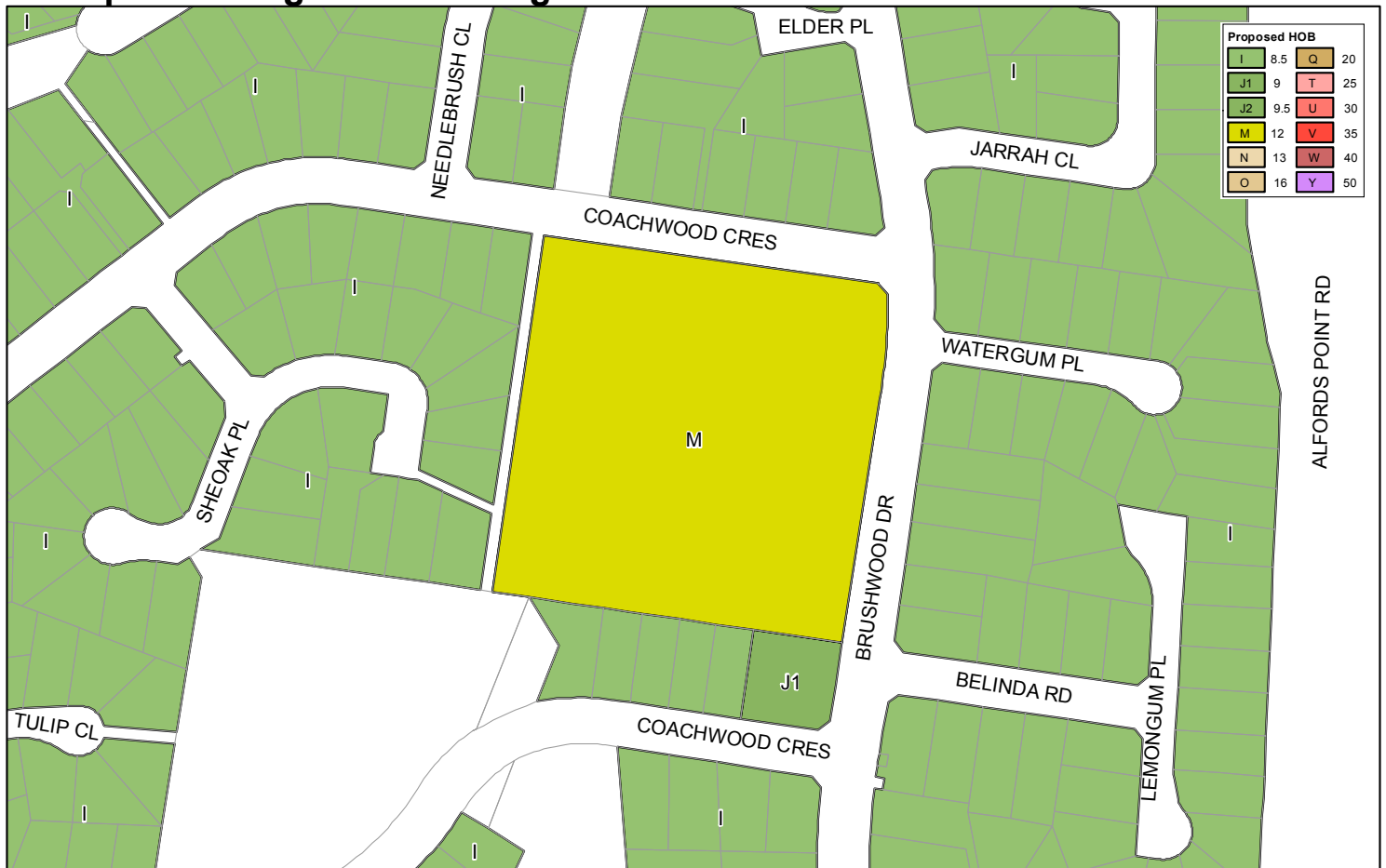
I	8.5
J1	9
J2	9.5
M	12
N	13
O	16
Q	20
T	25
U	30
V	35
W	40
Y	50

Amend the Height of Buildings Map for the following properties

Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Alford's Point Public School



Scale: 1:3,000
0 10 20 30 m

File: FinalEduDoc

@ A4

Printed: 27/06/2016

Legend

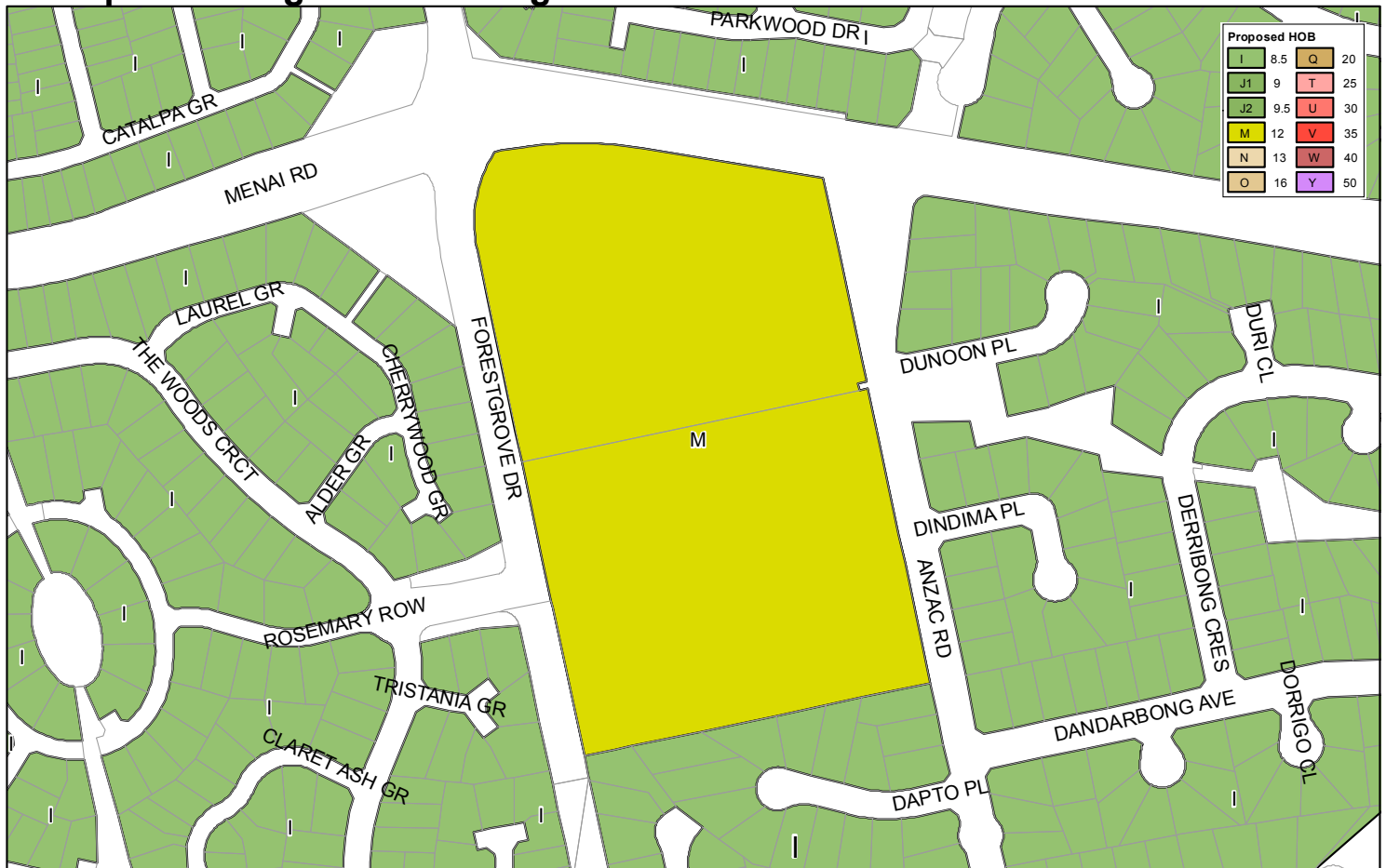
 Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

**Aquinas College &
Holy Family Catholic Primary School**



Scale: 1:4,000 @ A4
0 25 50 75 m

File: FinalEduDoc

Printed: 27/06/2016

Legend

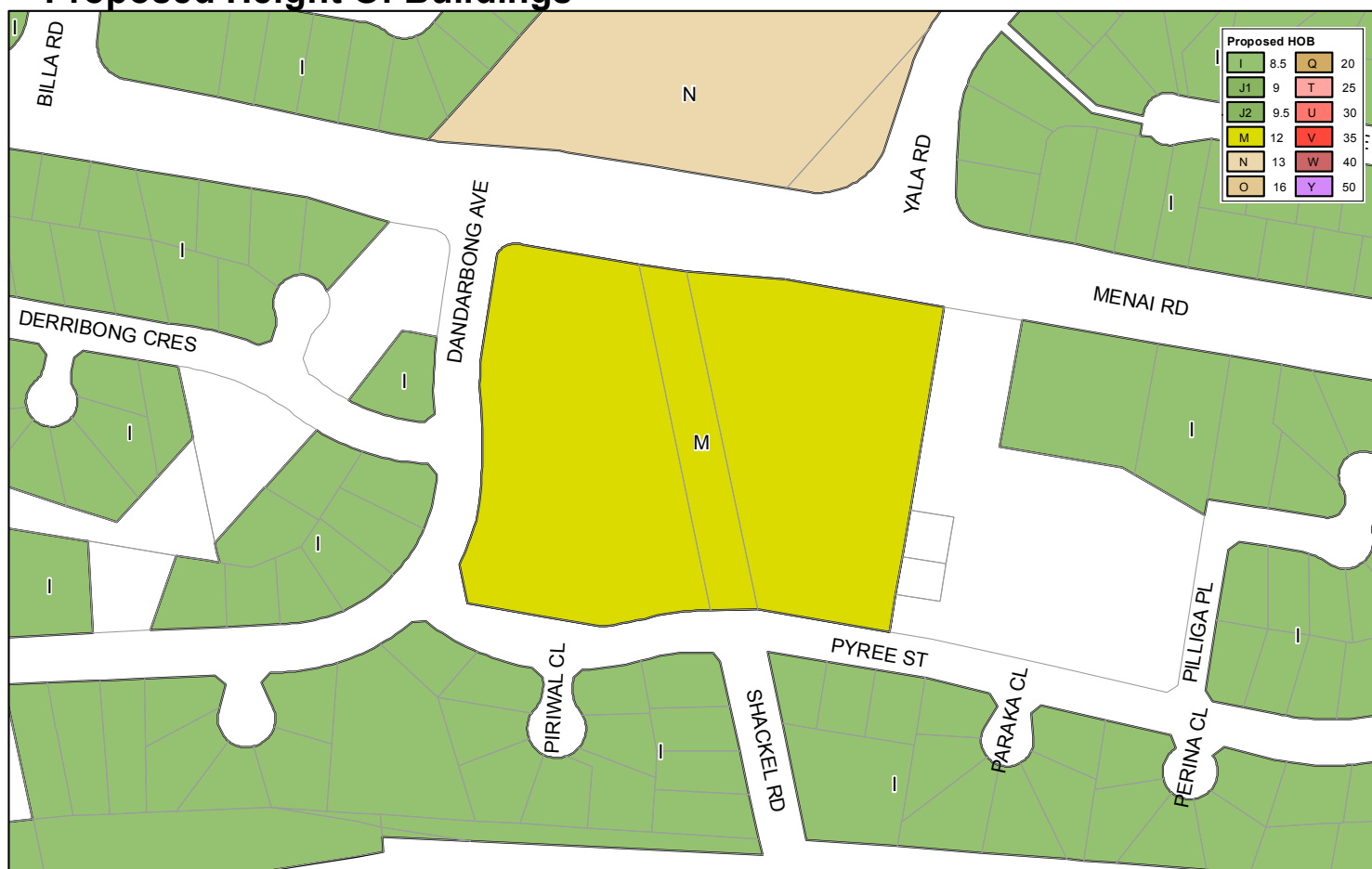
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Bangor Public School



Scale: 1:3,000
0 10 20 30 m

File: FinalEduDoc

@ A4

Printed: 27/06/2016

Legend



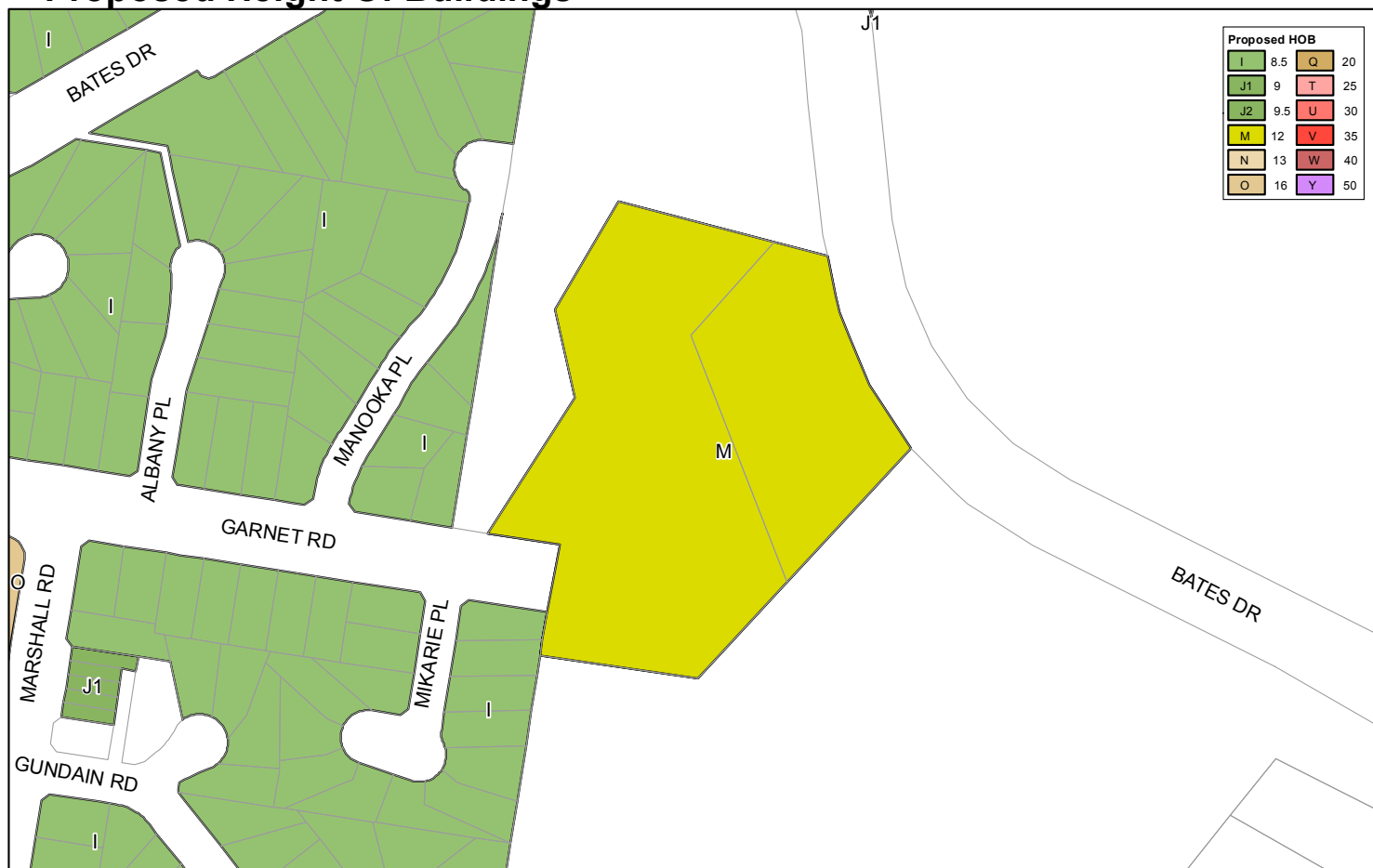
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Bates Drive Public School & Sylvanvale School



Scale: 1:3,000
0 10 20 30 m

File: FinalEduDoc

@ A4

Printed: 27/06/2016

Legend



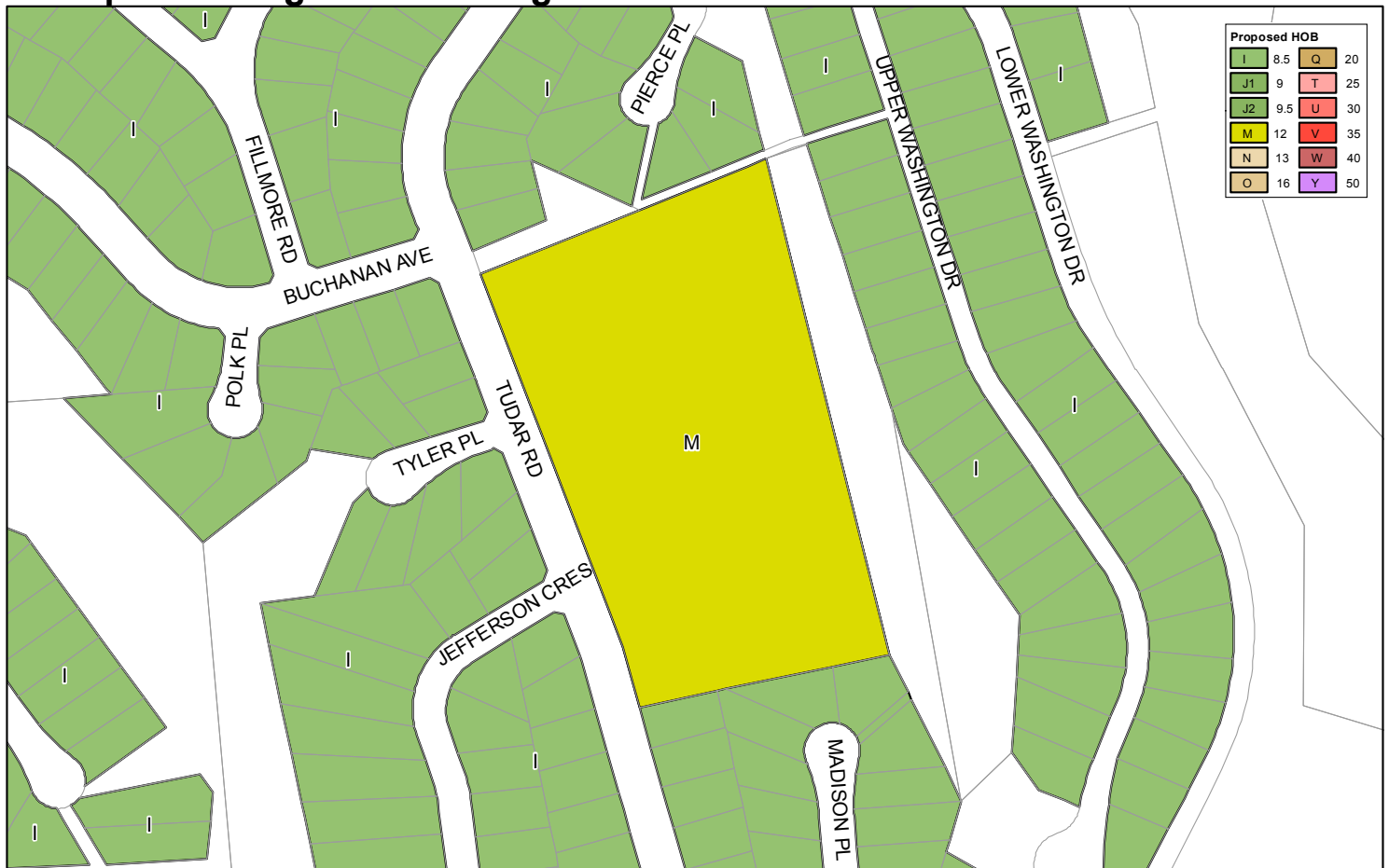
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Bonnet Bay Public School



Scale: 1:3,000
0 10 20 30 m

File: FinalEduDoc

@ A4

Printed: 27/06/2016

Legend

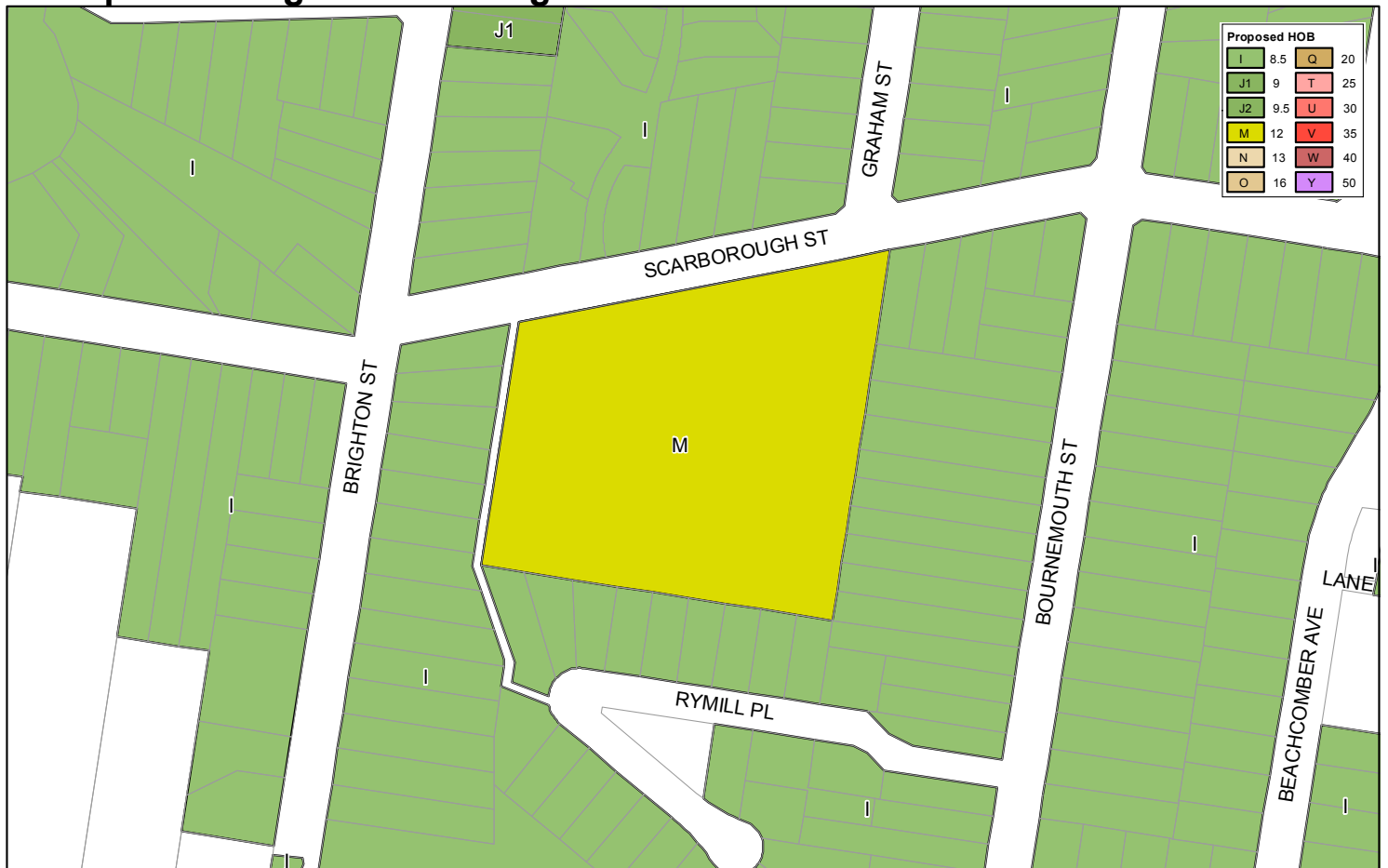
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Bundeena Public School



Scale: 1:3,000 @ A4
0 10 20 30 m

File: FinalEduDoc

Printed: 27/06/2016

Legend

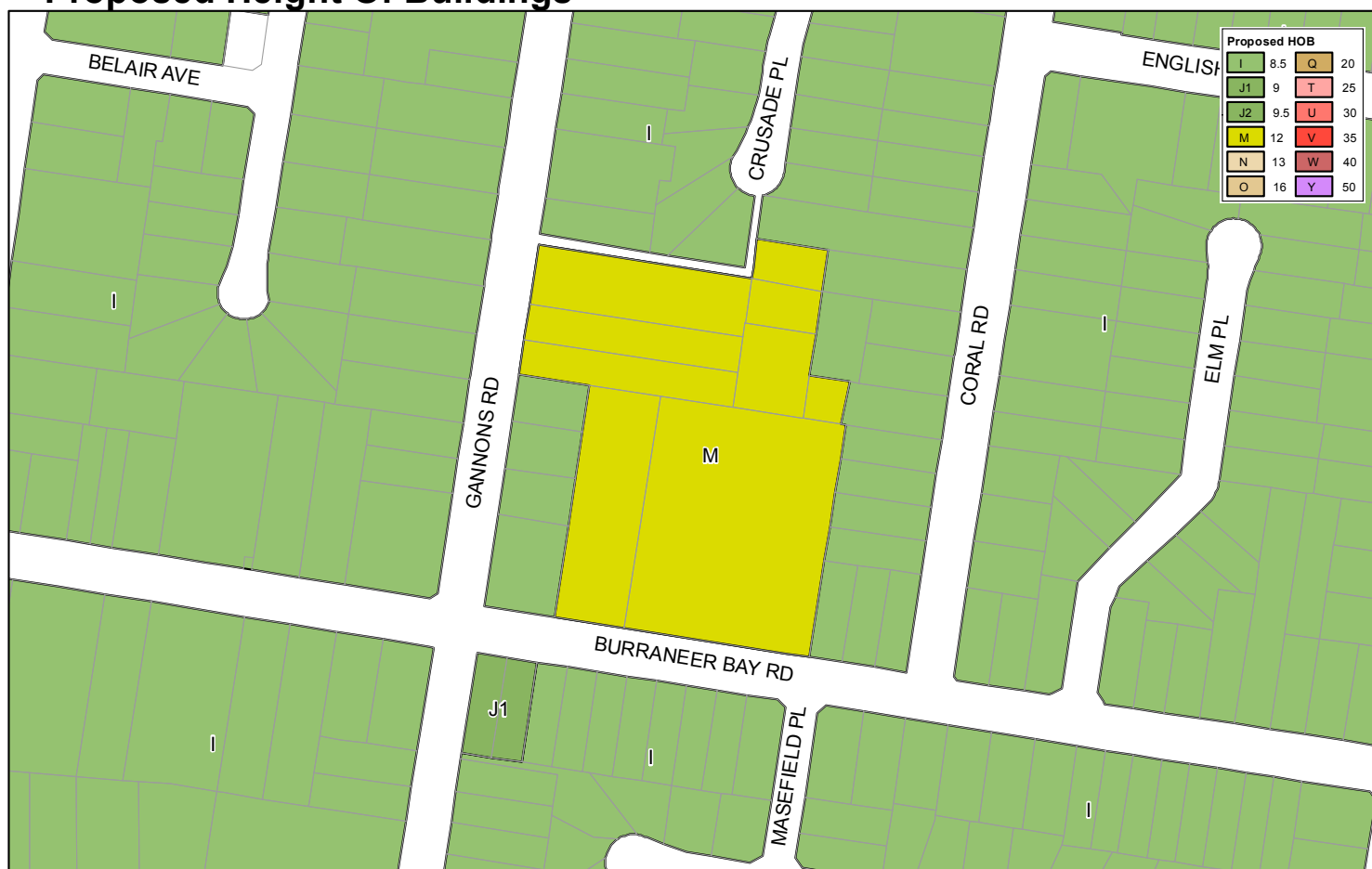
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Burraneer Bay Public School



Scale: 1:3,000
0 10 20 30 m

File: FinalEduDoc

@ A4

Printed: 27/06/2016

Legend



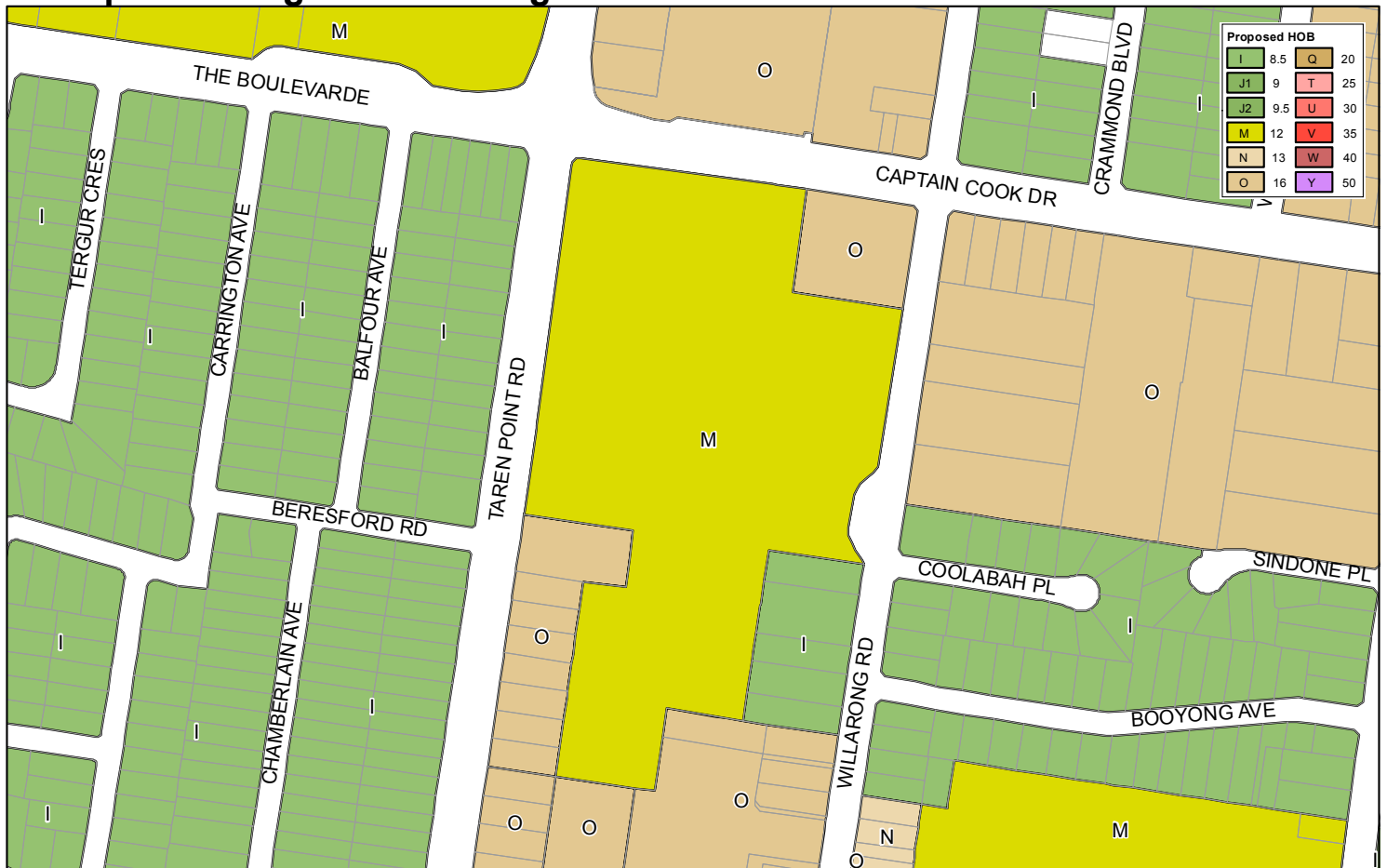
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings





**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Caringbah High School

Scale: 1:4,500 @ A4 Printed: 27/06/2016

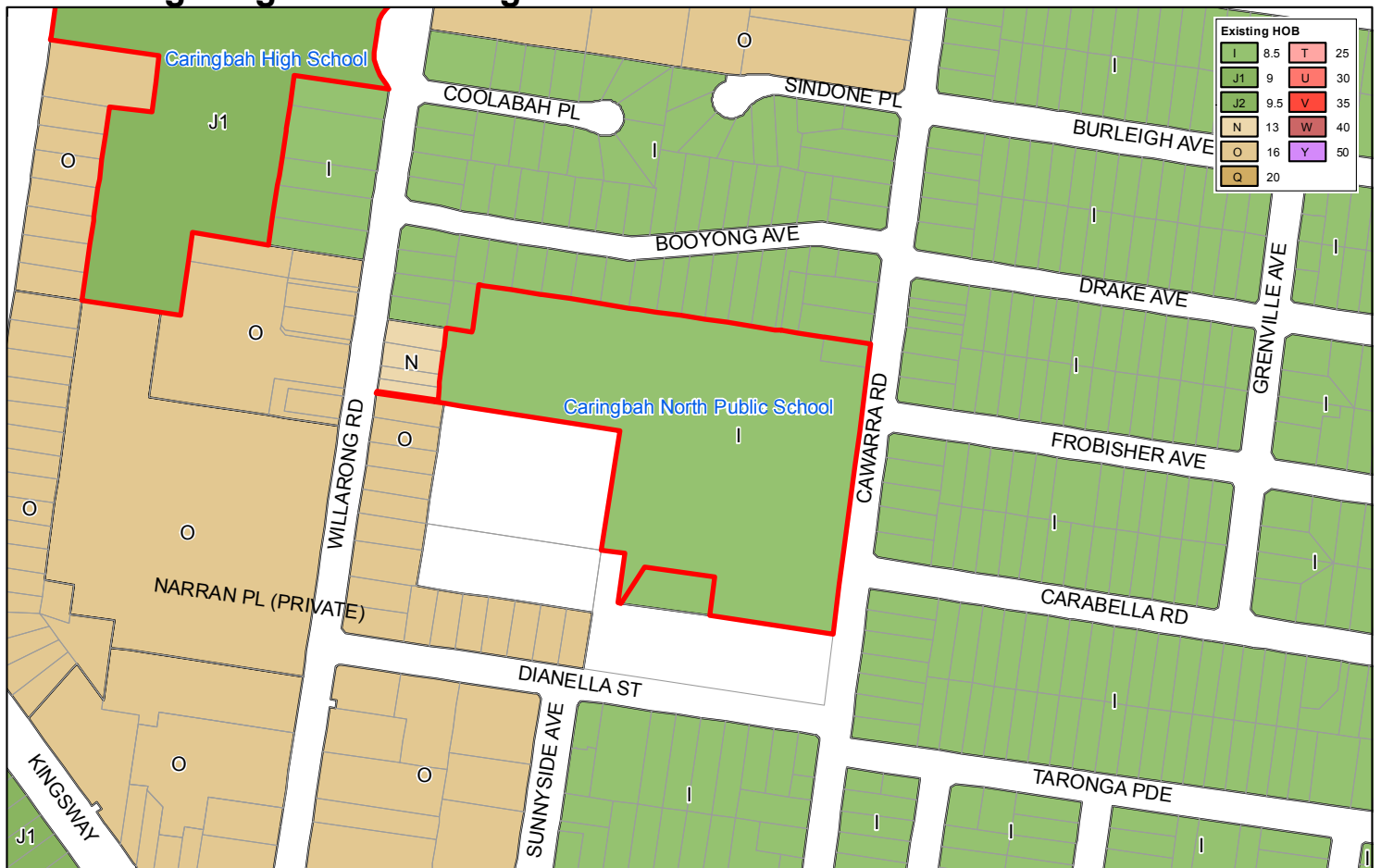
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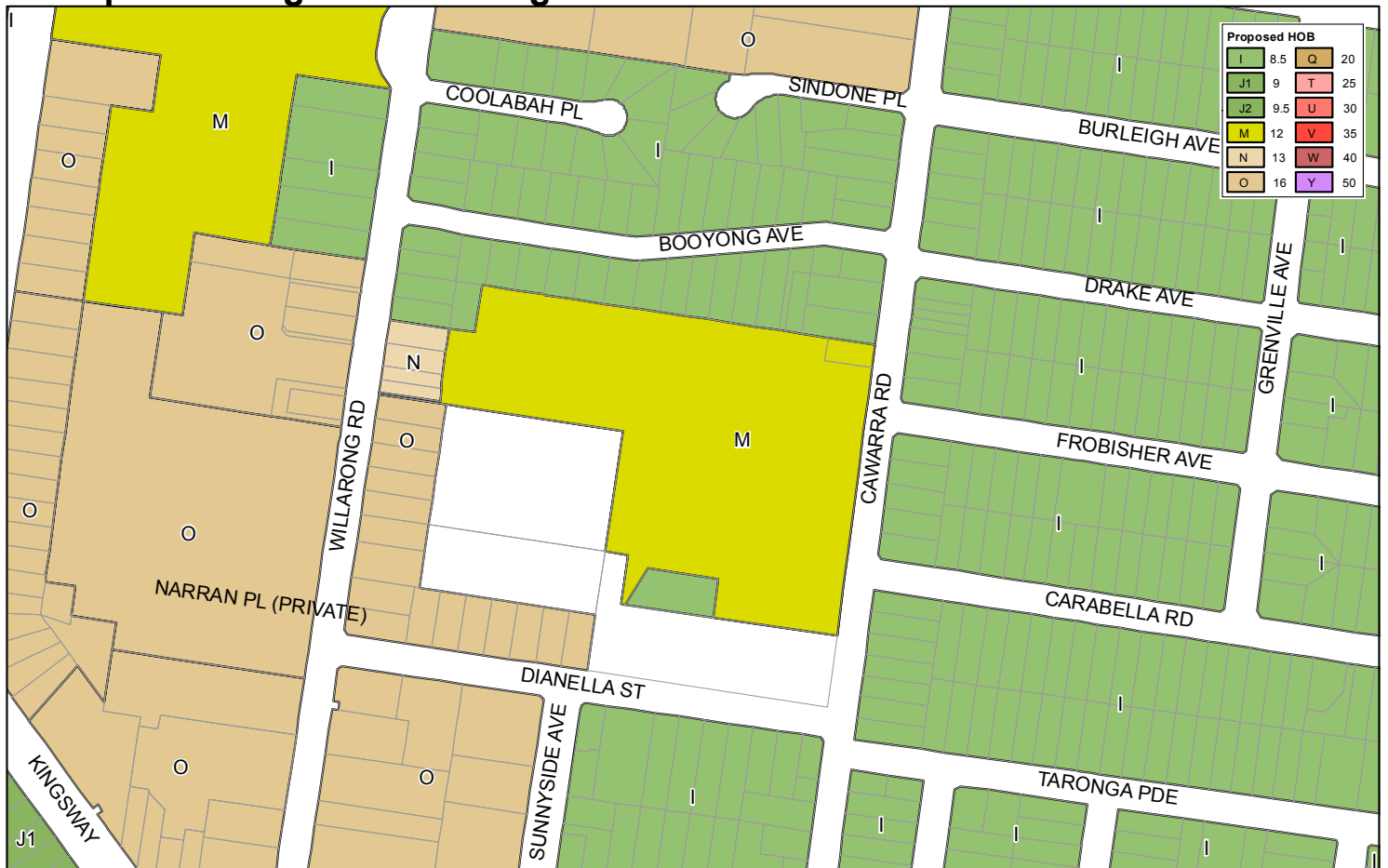
 Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Caringbah North Public School



Scale: 1:4,500 @ A4
0 30 60 90 m

File: FinalEduDoc

Printed: 27/06/2016

Legend

Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Caringbah Public School



Scale: 1:3,000
0 10 20 30 m

File: FinalEduDoc

@ A4

Printed: 27/06/2016

Legend

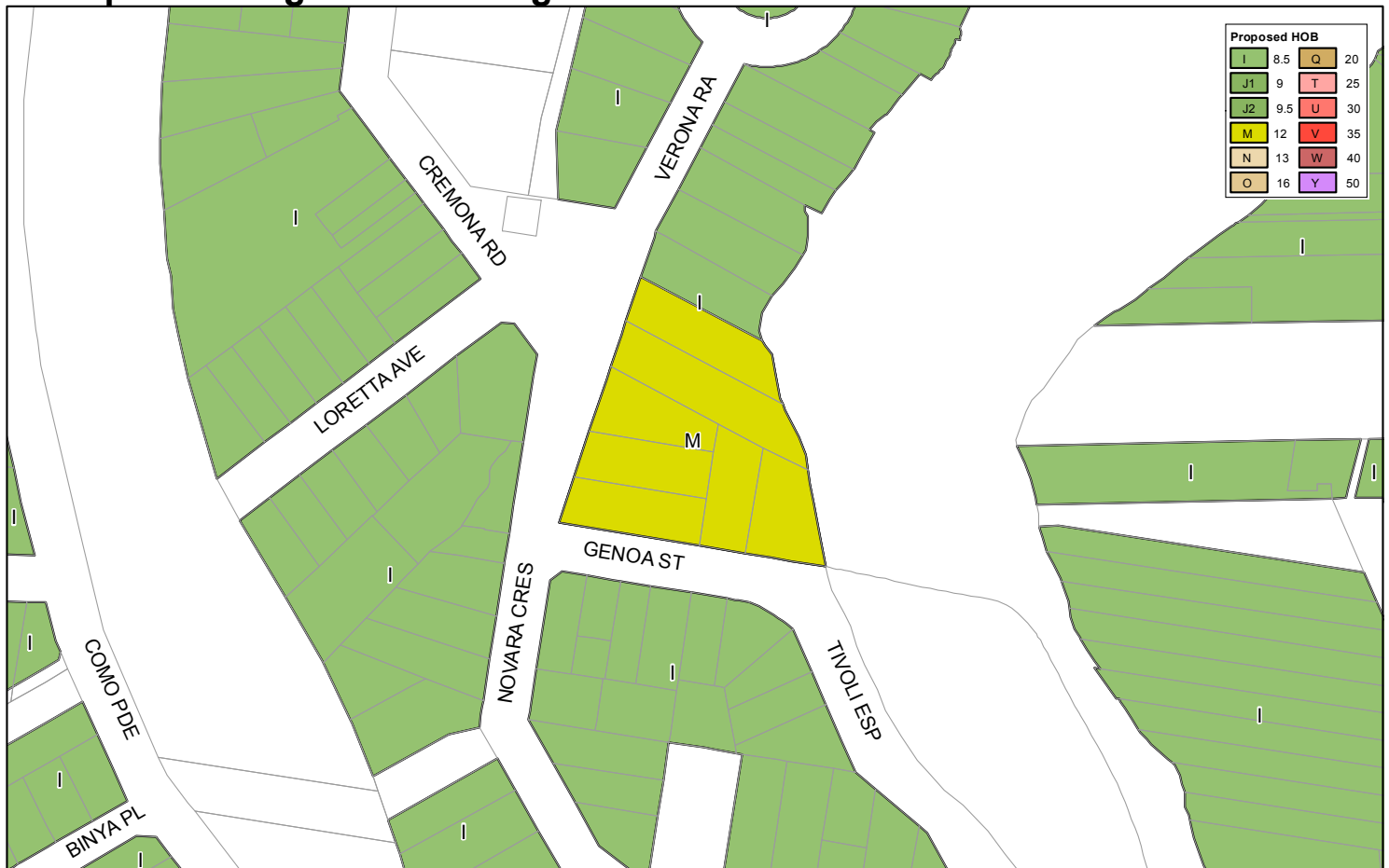
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Como Public School



Scale: 1:3,000 @ A4
0 10 20 30 m

File: FinalEduDoc

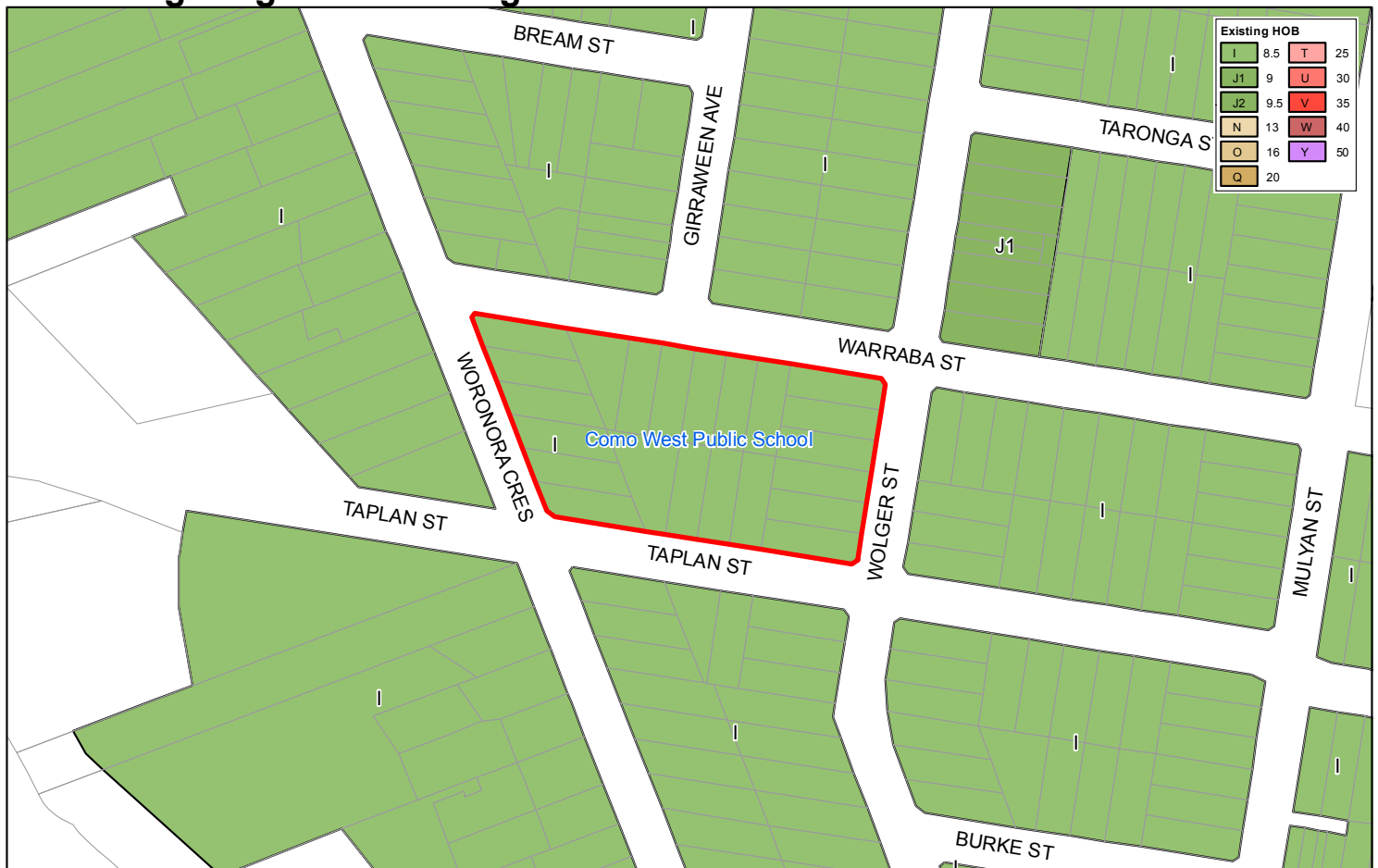
Printed: 27/06/2016

Legend

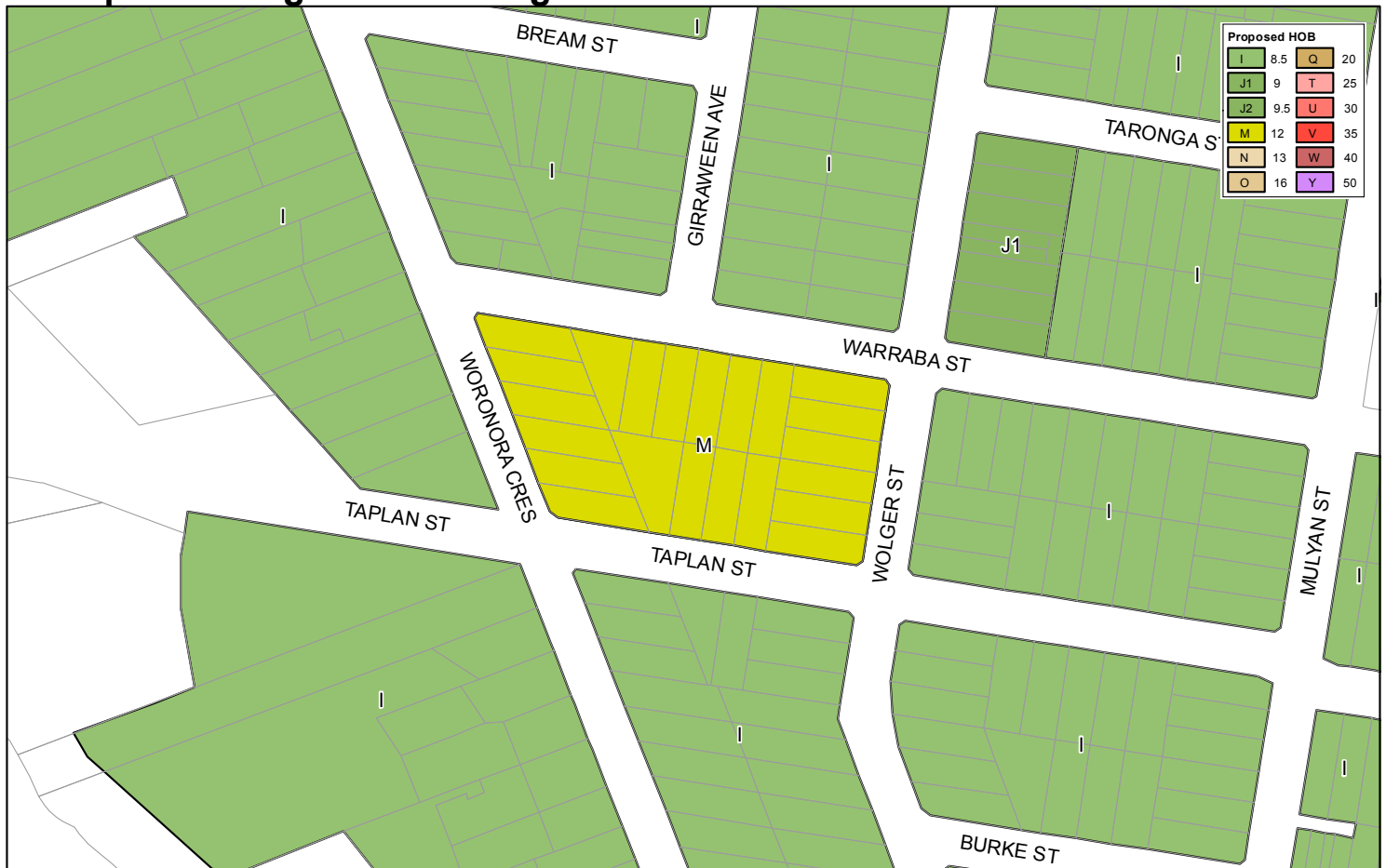
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Como West Public School



Scale: 1:3,000 @ A4
0 10 20 30 m

File: FinalEduDoc

Printed: 27/06/2016

Legend

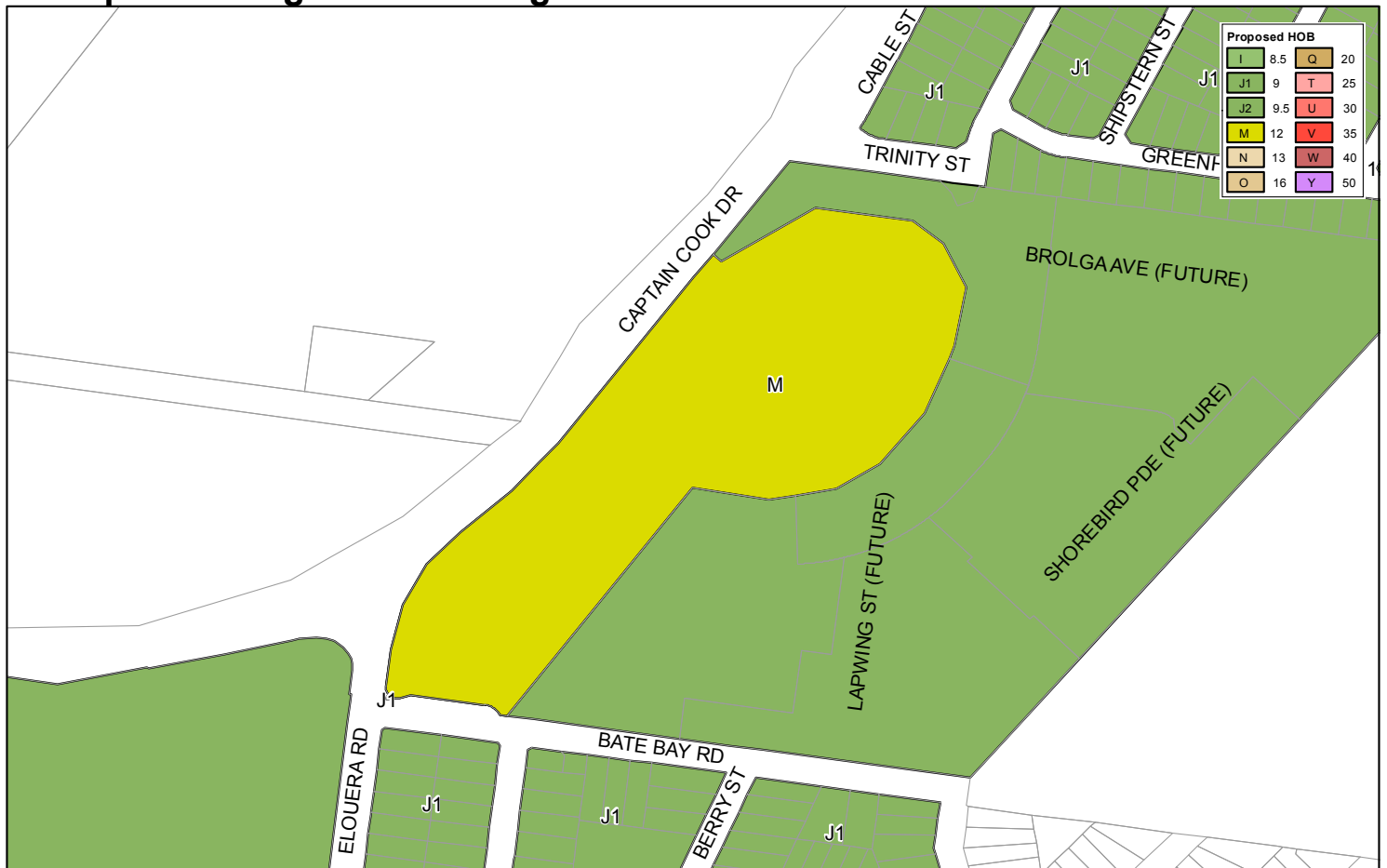
Subject Site

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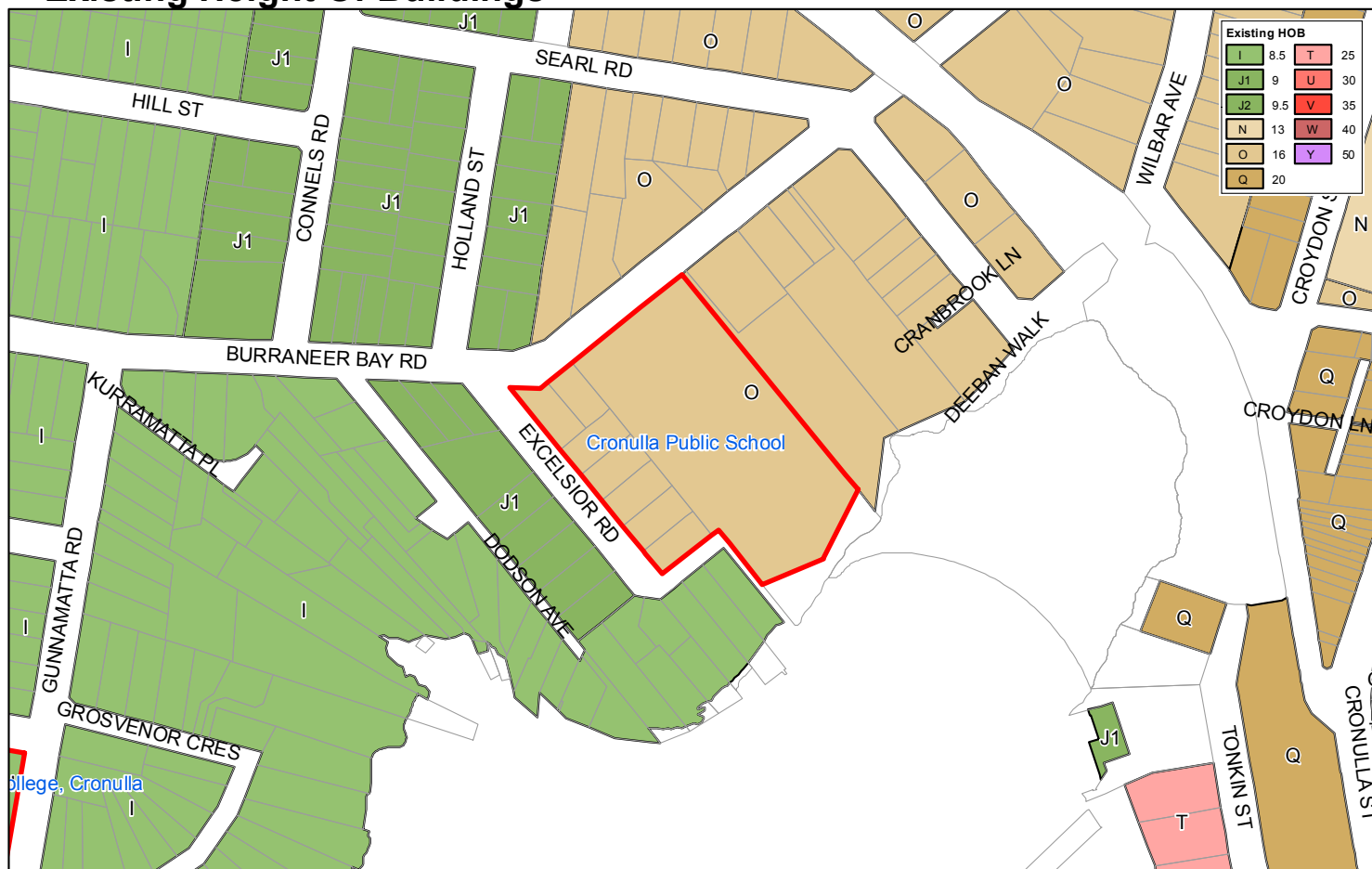
Existing Height Of Buildings



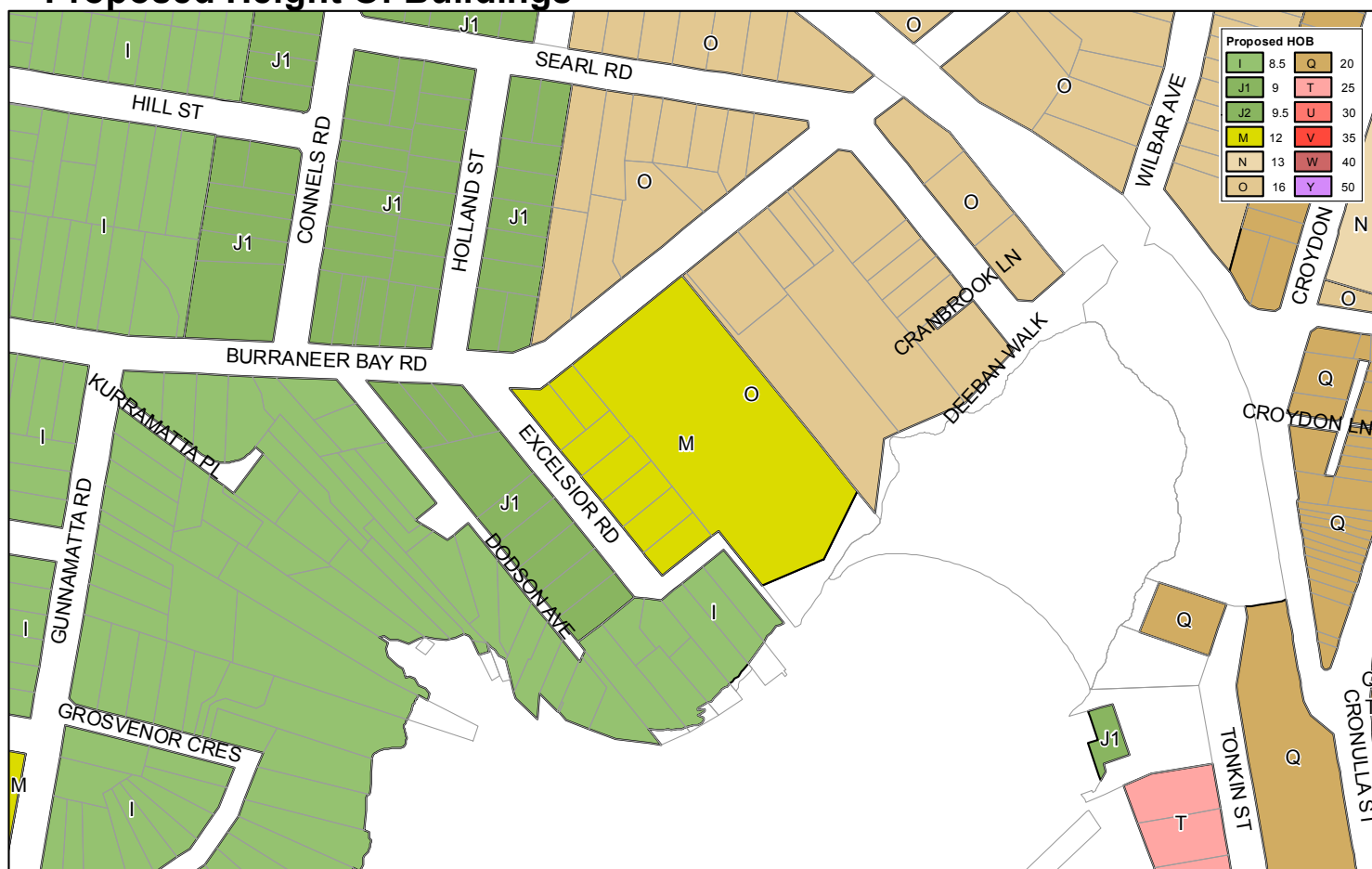
Proposed Height Of Buildings



Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Cronulla Public School



Scale: 1:4,000 @ A4

Printed: 27/06/2016

0 25 50 75 m

File: FinalEduDoc

Legend



Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Cronulla South Public School



Scale: 1:3,000 @ A4
0 10 20 30 m

File: FinalEduDoc

Printed: 27/06/2016

Legend



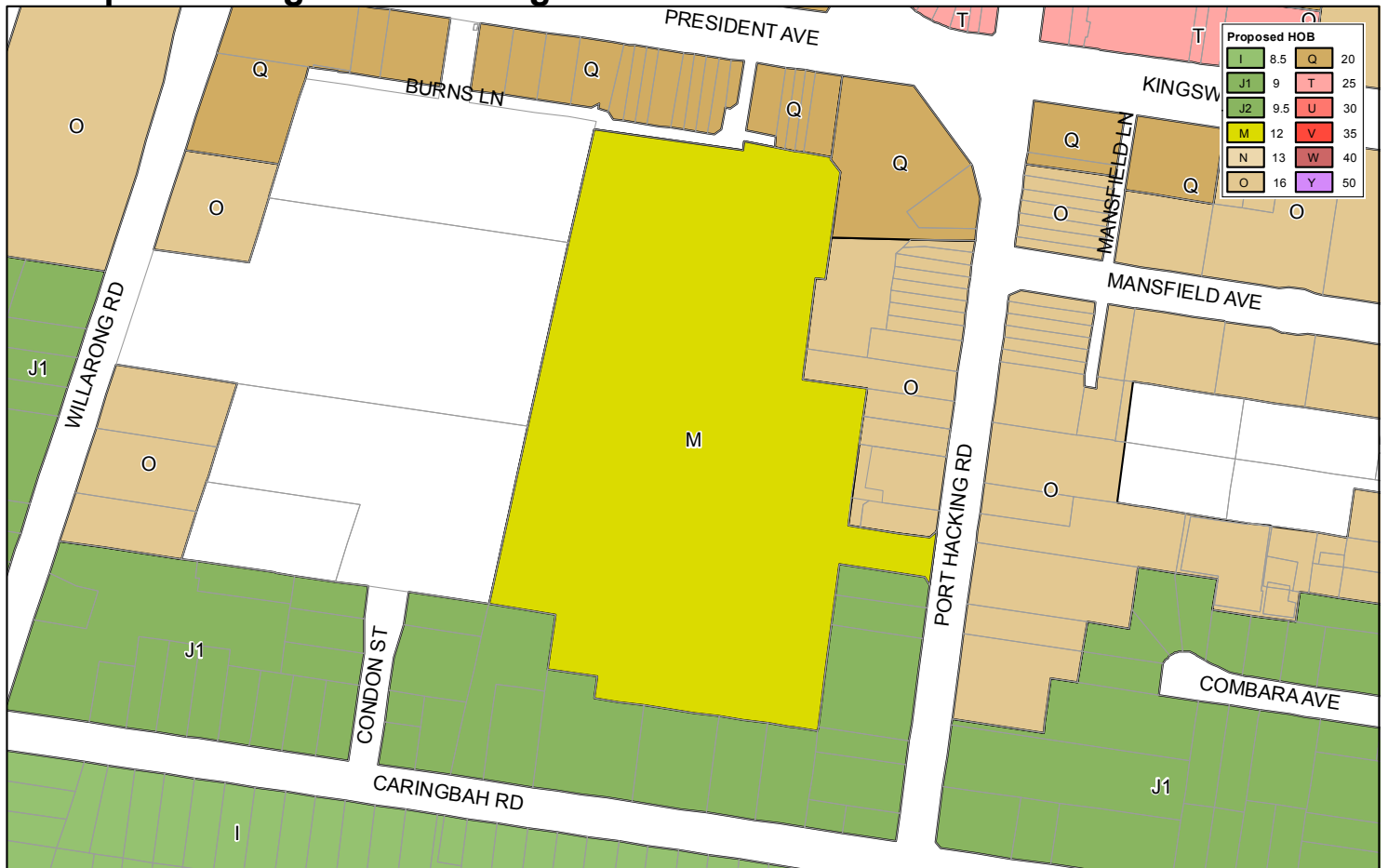
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

De La Salle College / Our Lady of Fatima Primary School, Caringbah



Scale: 1:3,500 @ A4

Printed: 27/06/2016

0 20 40 60 m

File: FinalEduDoc

Legend

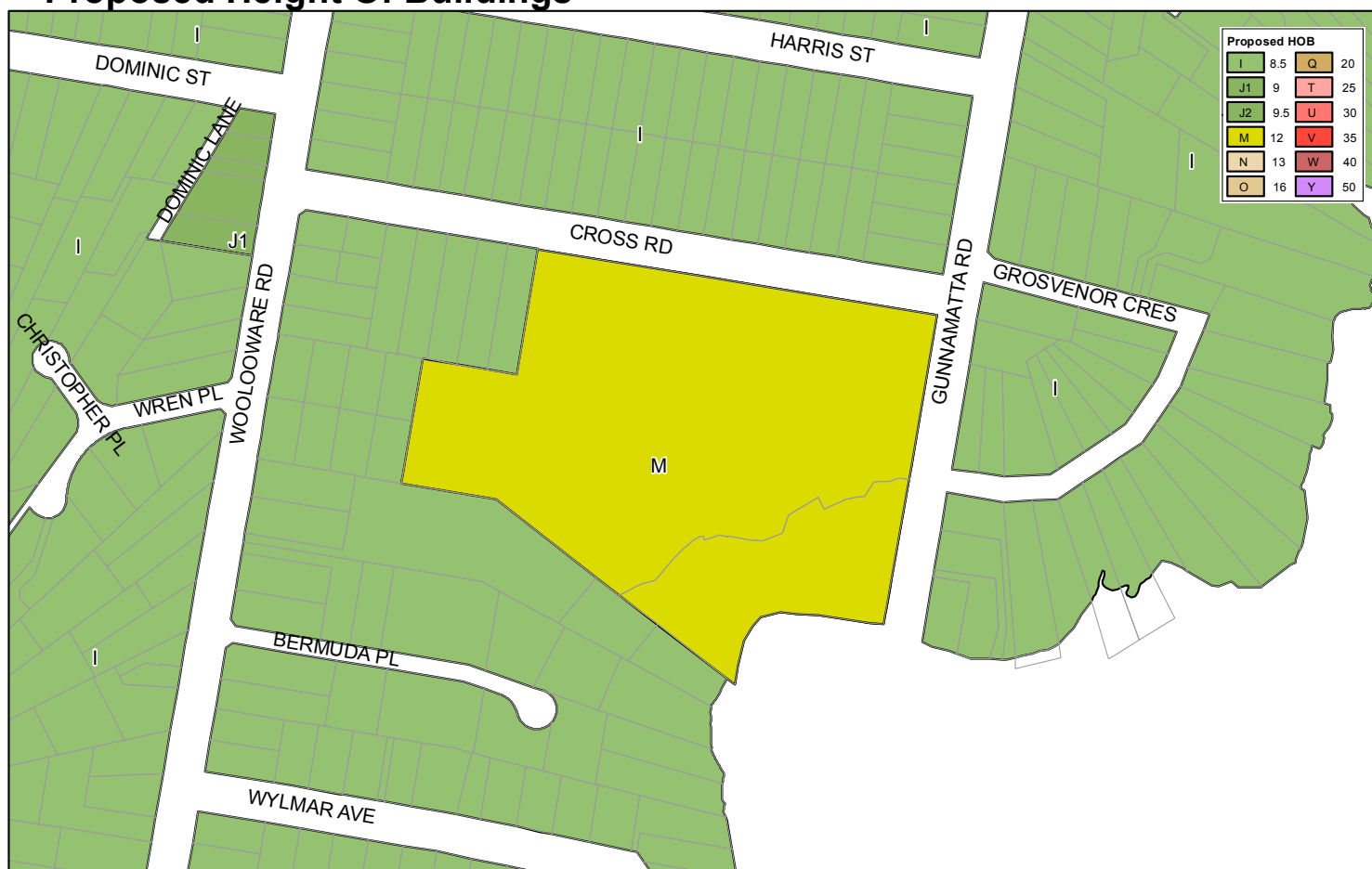
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

De La Salle College, Cronulla



Scale: 1:3,500 @ A4

Printed: 27/06/2016

0 20 40 60 m

File: FinalEduDoc

Legend

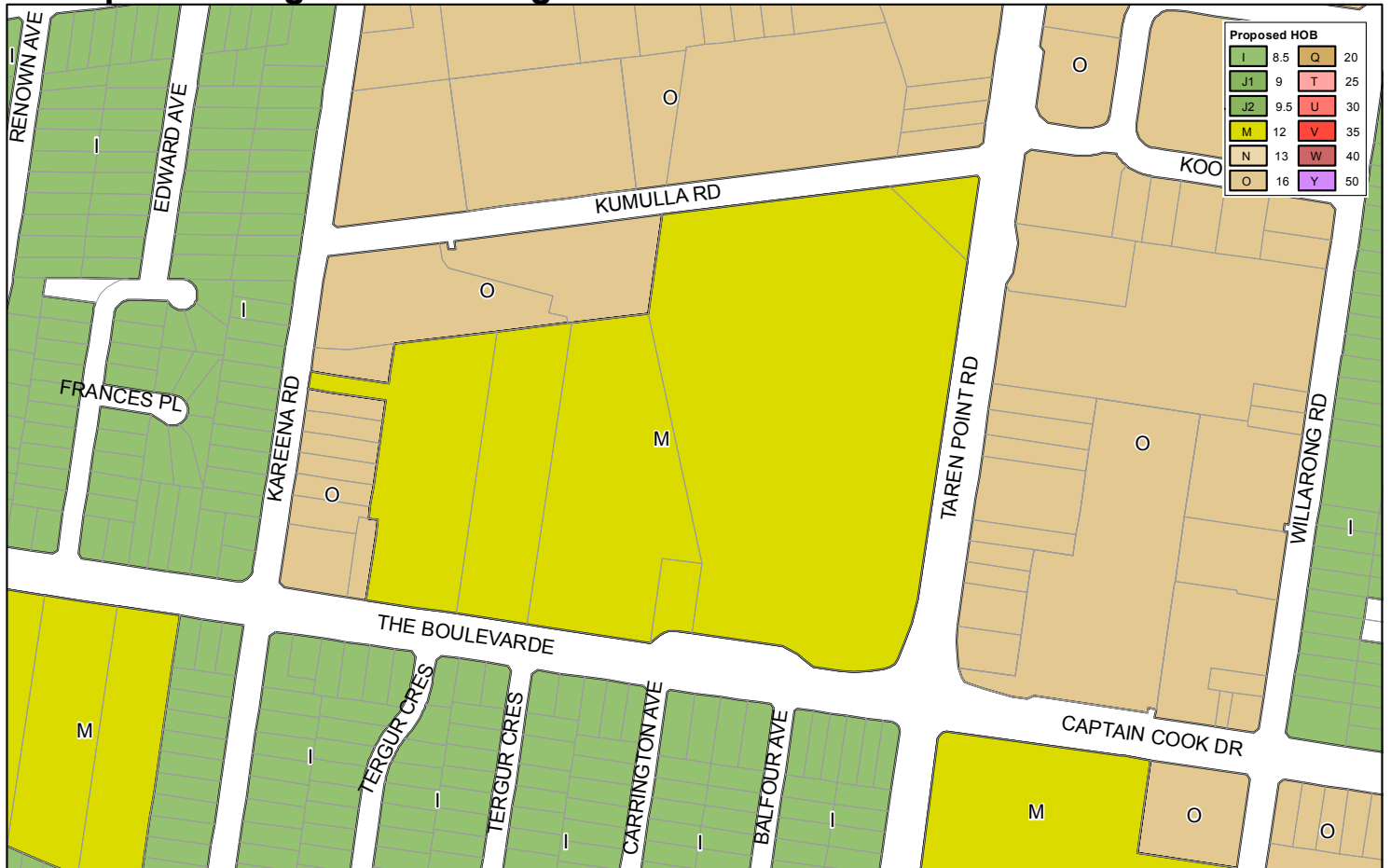
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings

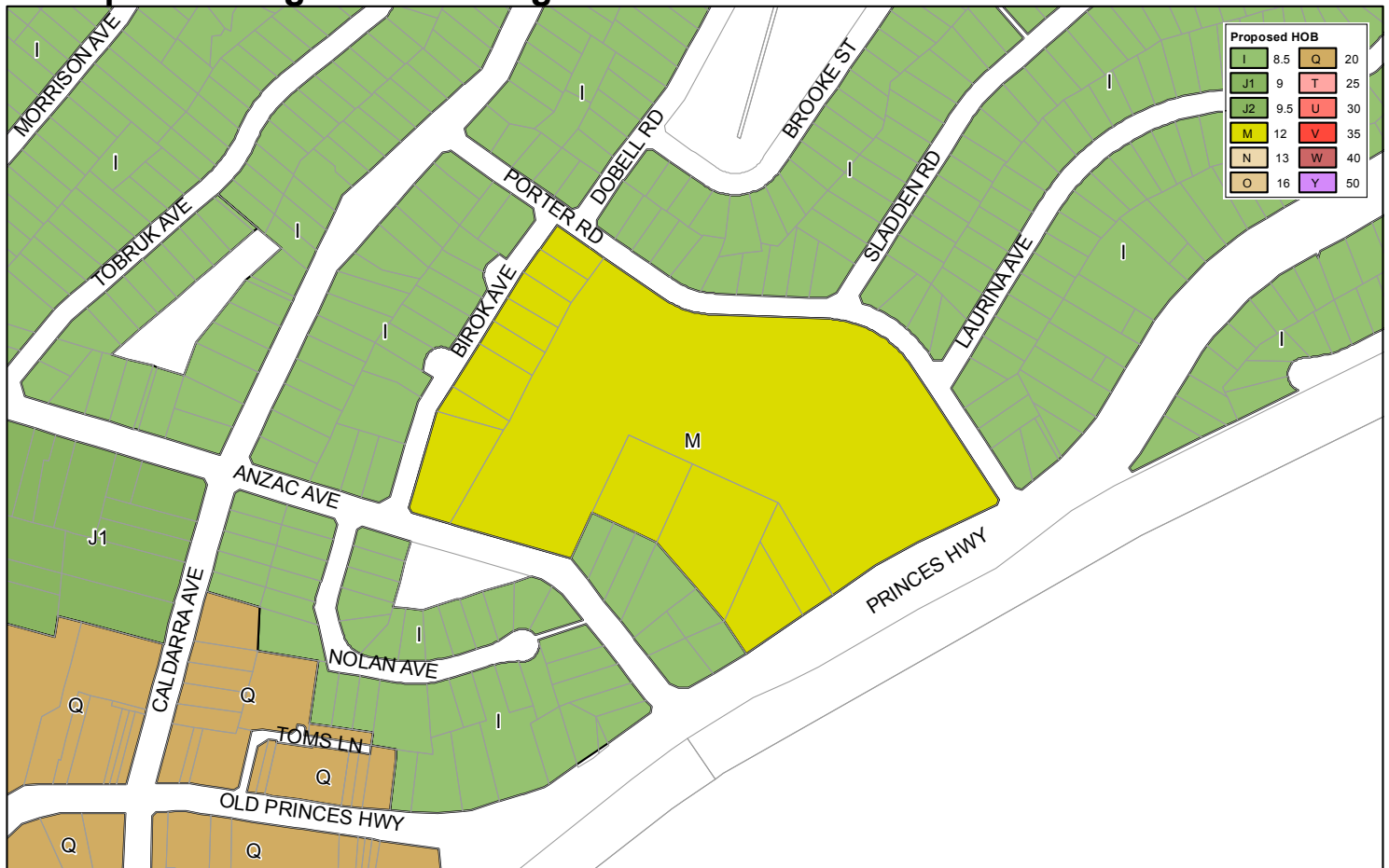


 Sutherland Shire COUNCIL Produced by Business Intelligence	Endeavour High School Scale: 1:5,000 @ A4 Printed: 27/06/2016 0 30 60 90 m File: FinalEduDoc	Legend Subject Site	This map has been produced with the most current data available to Council as supplied by various sources. INFORMATION IN THIS MAP IS SUBJECT TO COPYRIGHT. Council is not responsible for any inaccuracies in the data provided. Contact Council's Business Intelligence (ph. 9710 0116) for further information
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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Engadine High School



Scale: 1:5,000 @ A4
0 30 60 90 m

File: FinalEduDoc

Printed: 27/06/2016

Legend

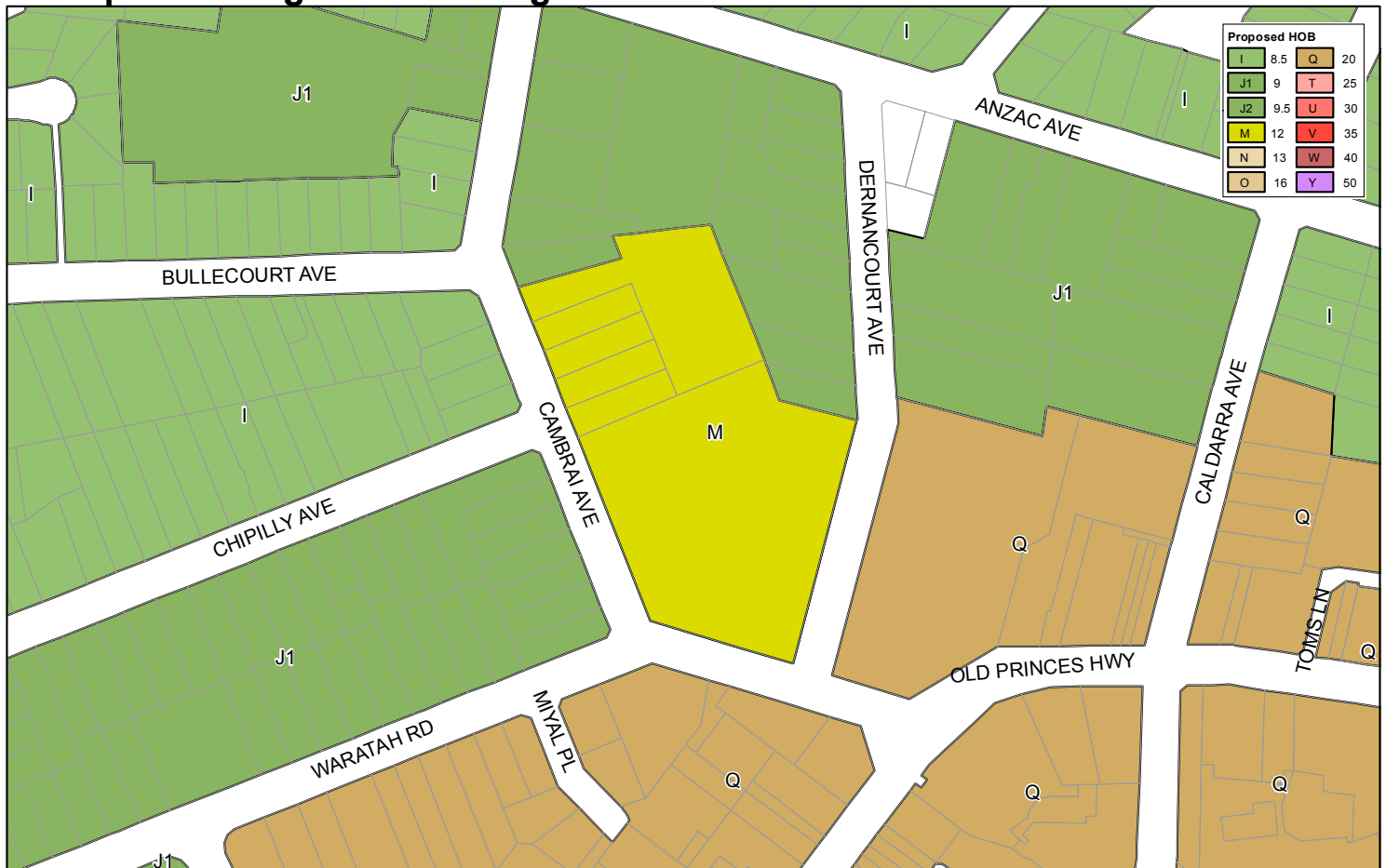
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Engadine Public School



Scale: 1:3,500 @ A4

Printed: 27/06/2016

0 20 40 60 m

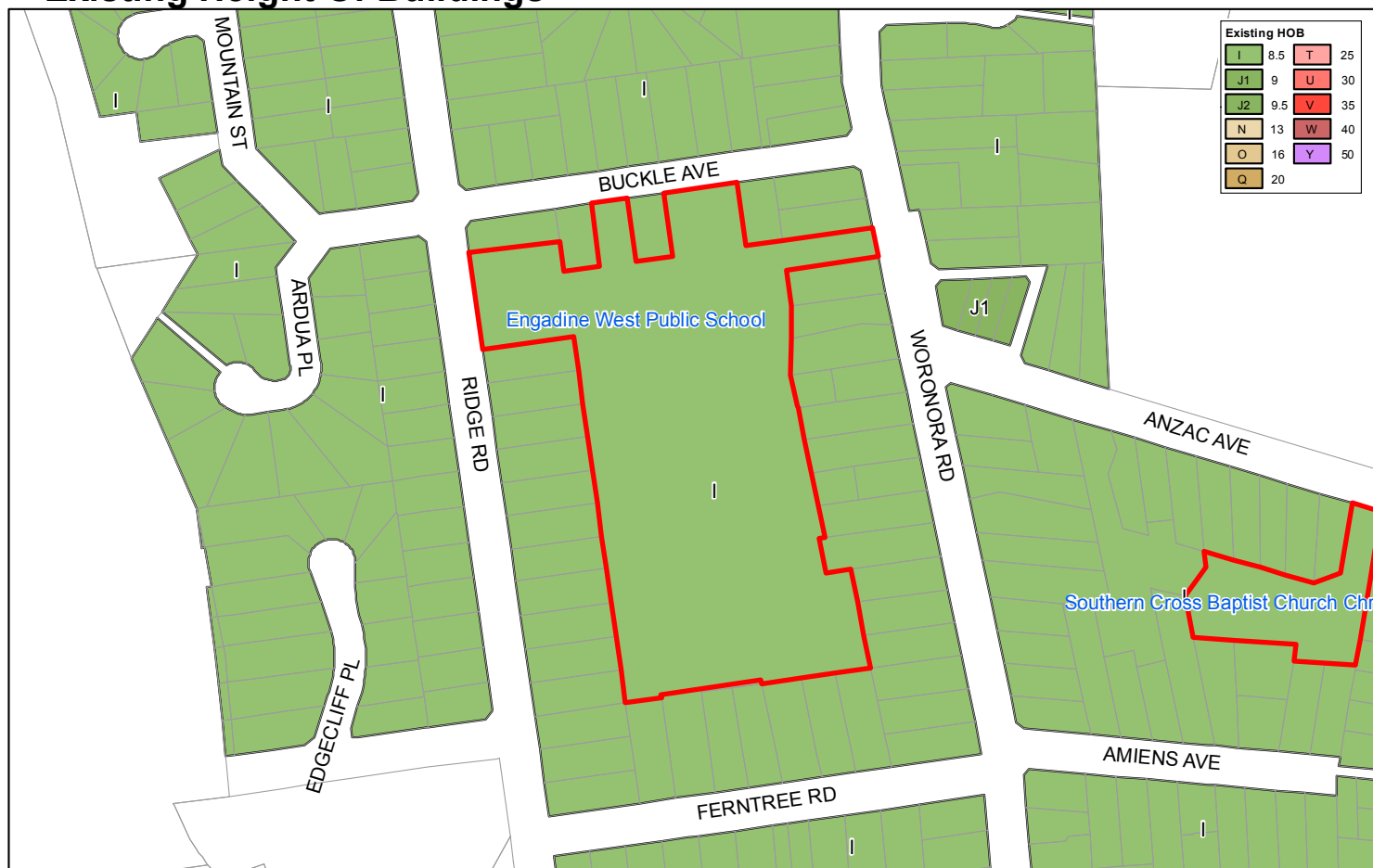
File: FinalEduDoc

Legend

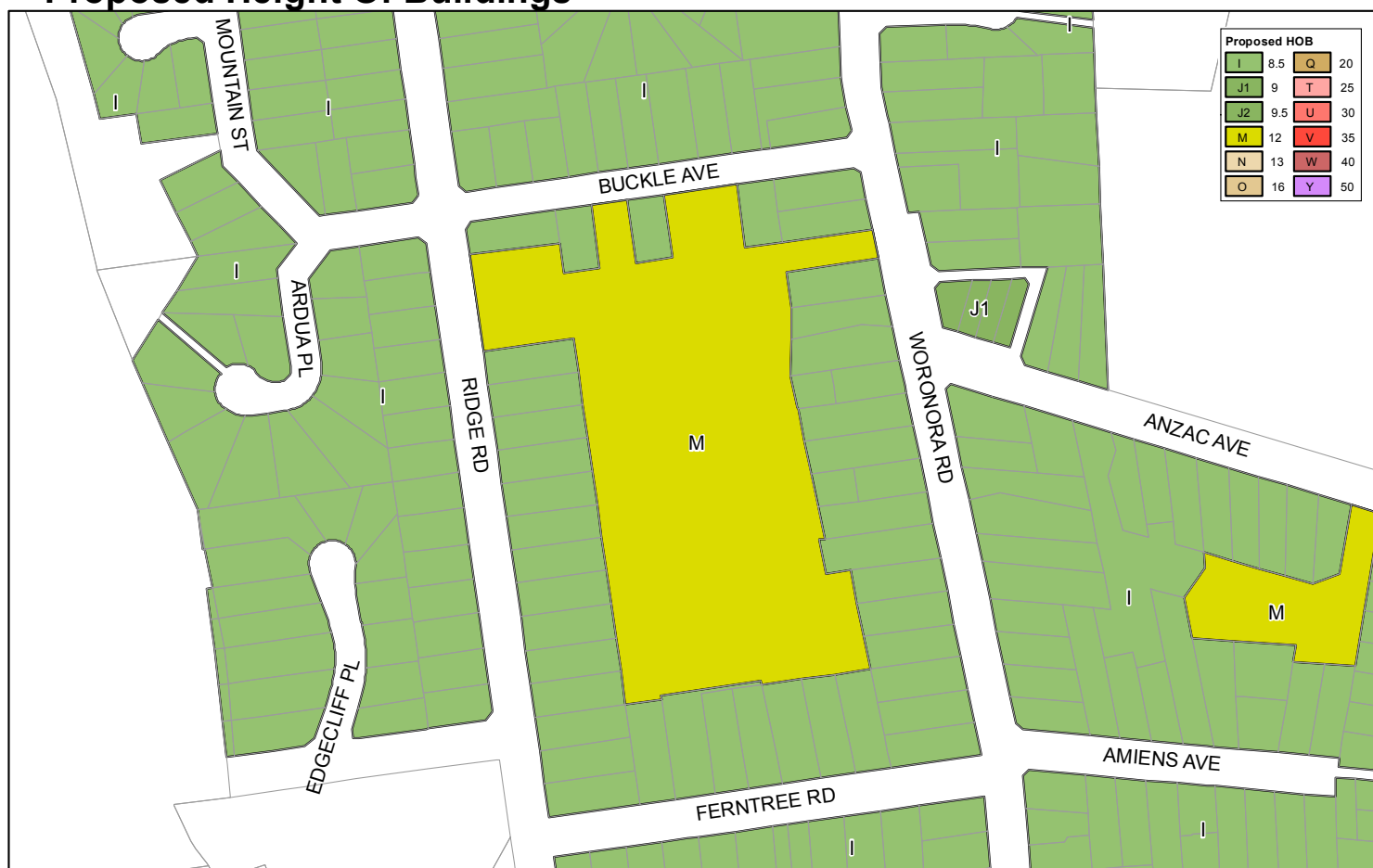
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Engadine West Public School



Scale: 1:3,500 @ A4

Printed: 27/06/2016

0 20 40 60 m

File: FinalEduDoc

Legend



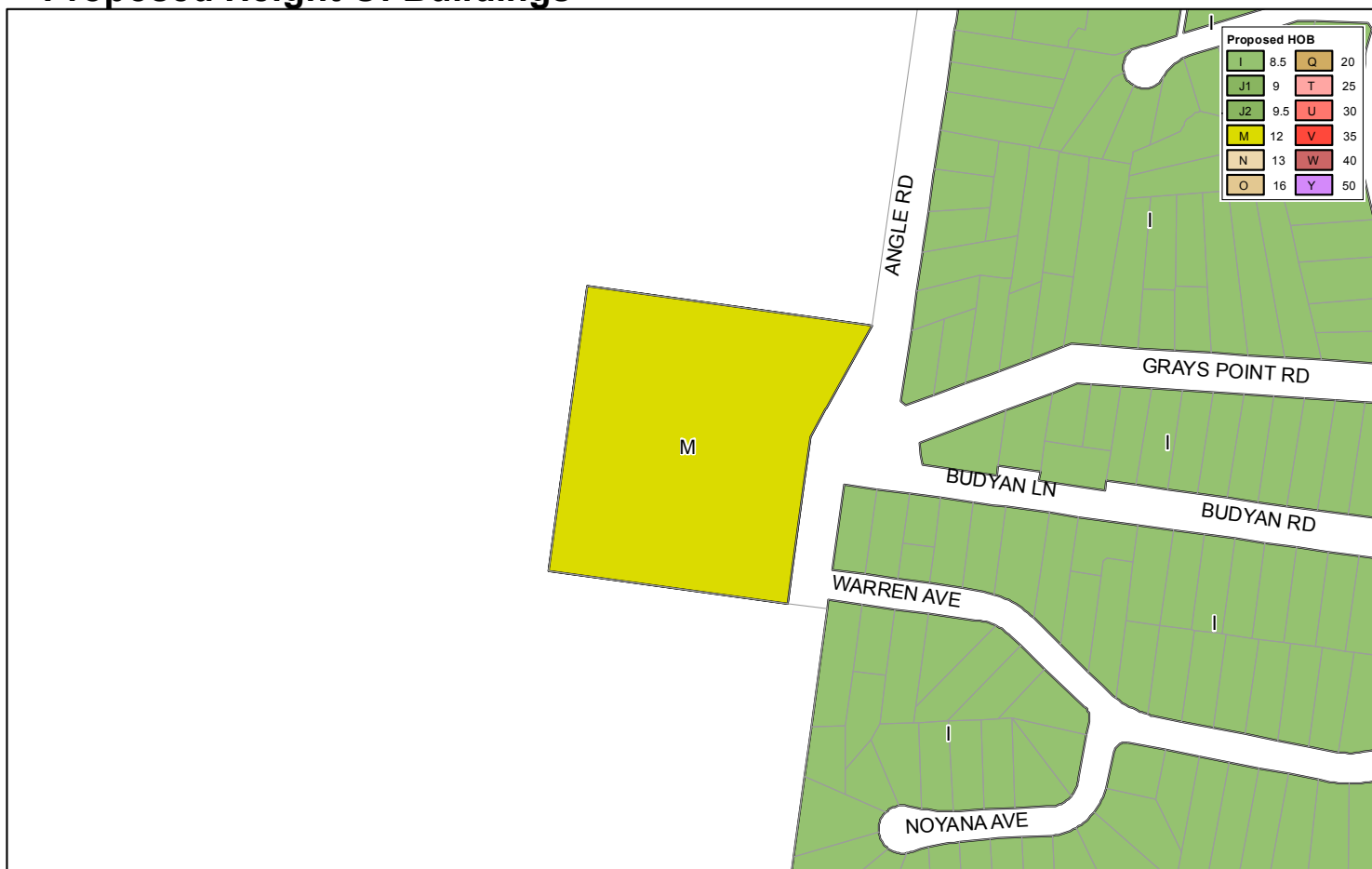
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Grays Point Public School



Scale: 1:3,500 @ A4

Printed: 27/06/2016

0 20 40 60 m

File: FinalEduDoc

Legend



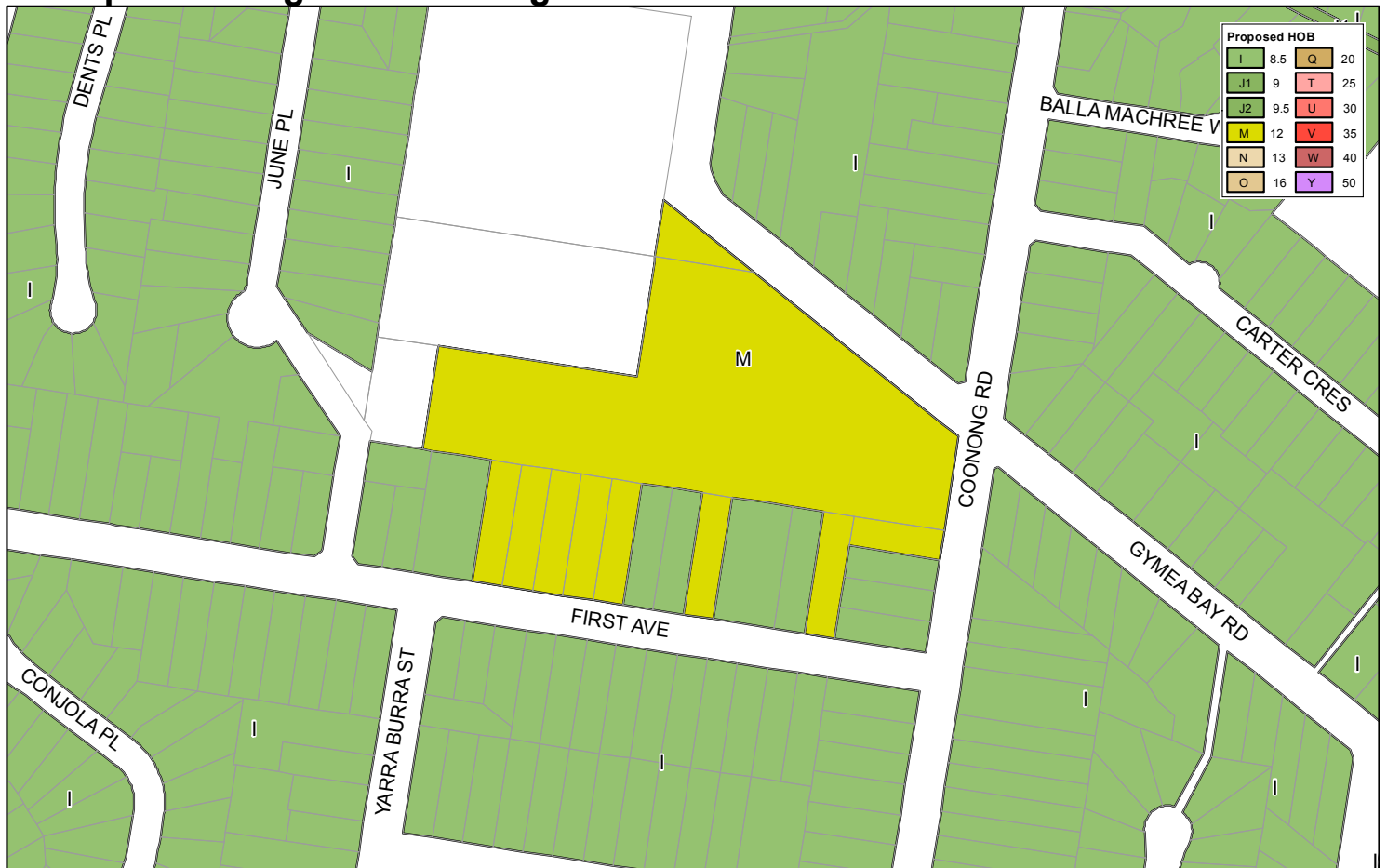
Subject Site

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Existing Height Of Buildings



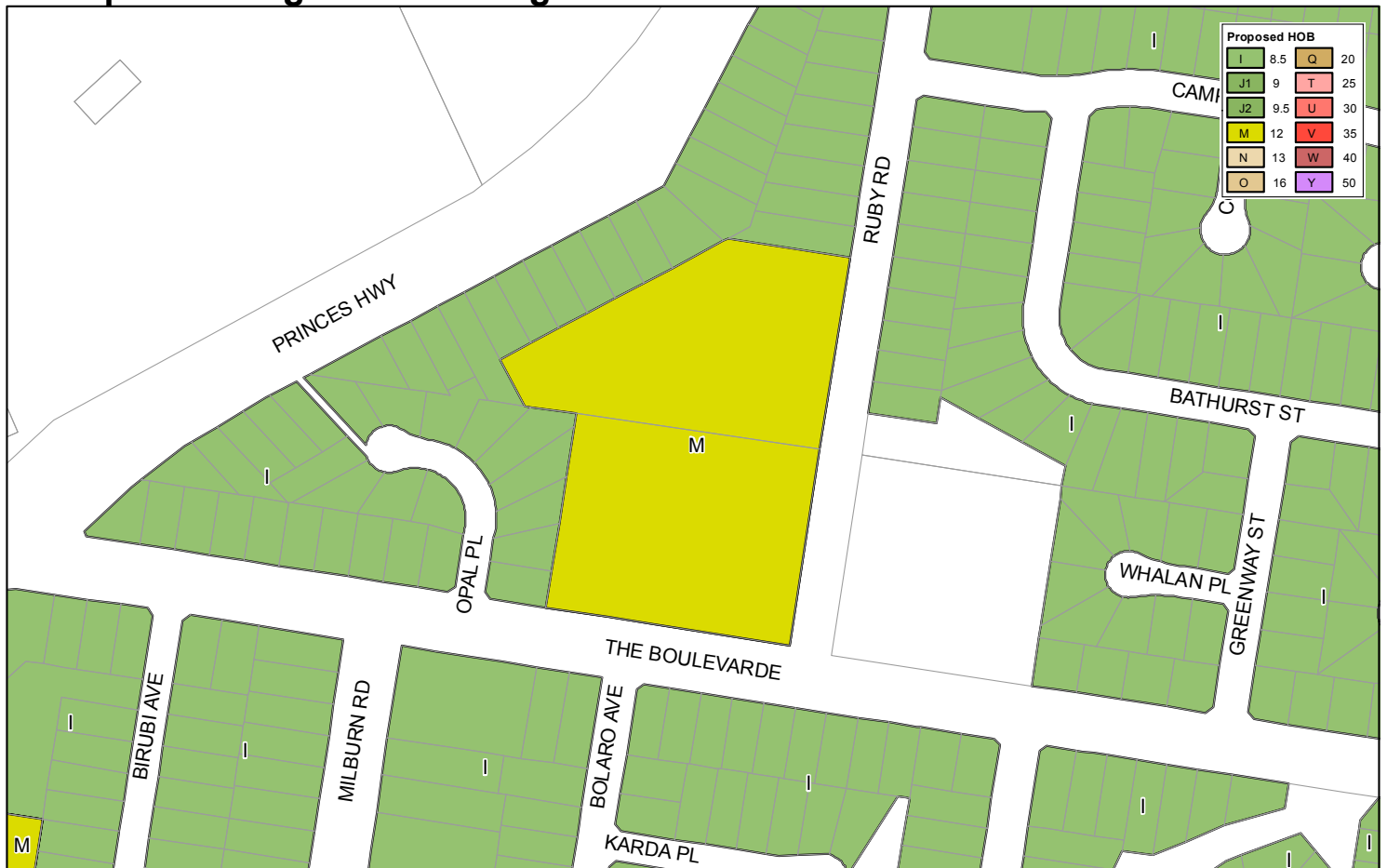
Proposed Height Of Buildings



Existing Height Of Buildings



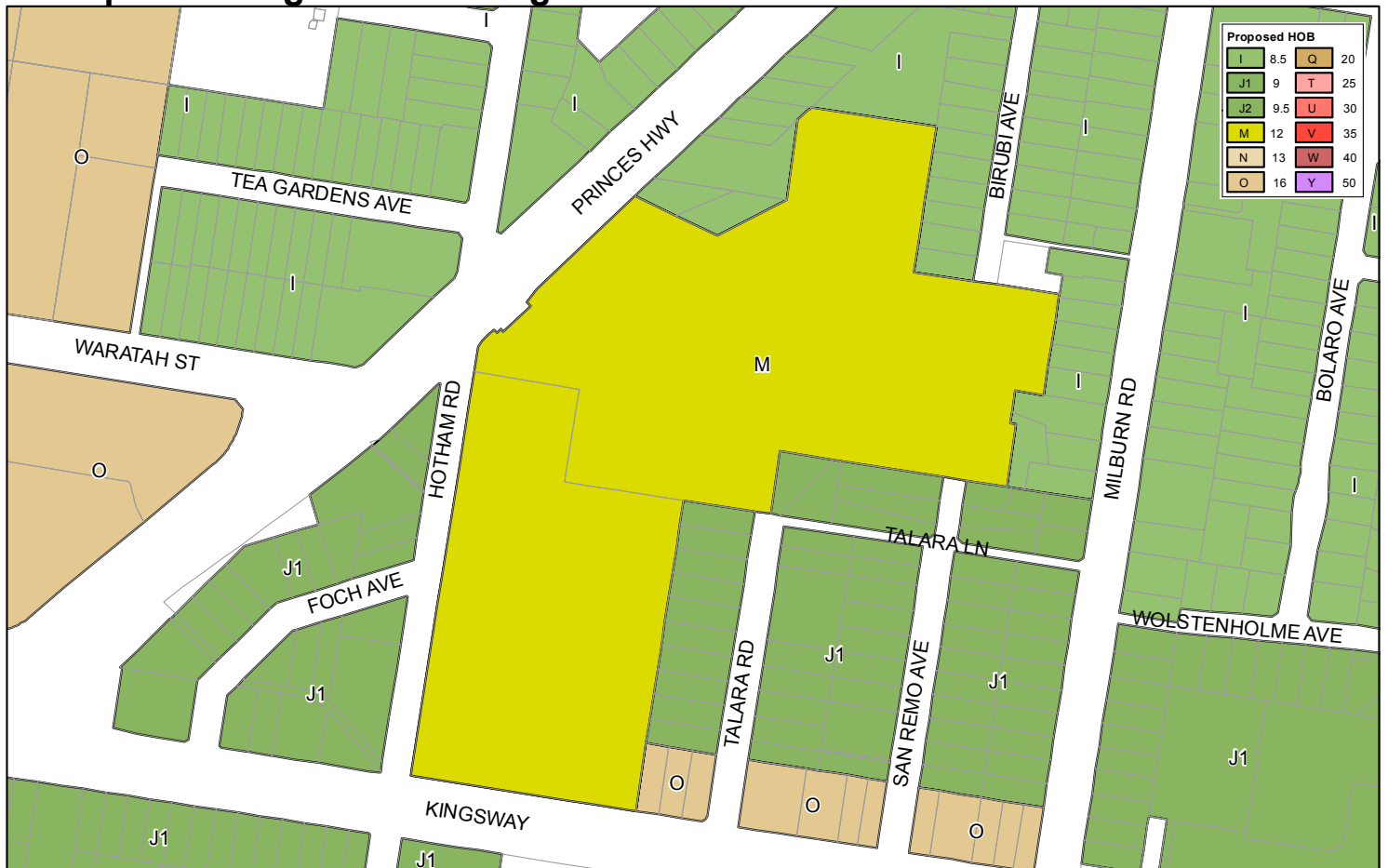
Proposed Height Of Buildings



Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Gymea Technology High School & Southern Sydney Institute of TAFE, Gymea



Scale: 1:4,500 @ A4 Printed: 27/06/2016

0 30 60 90 m

File: FinalEduDoc

Legend

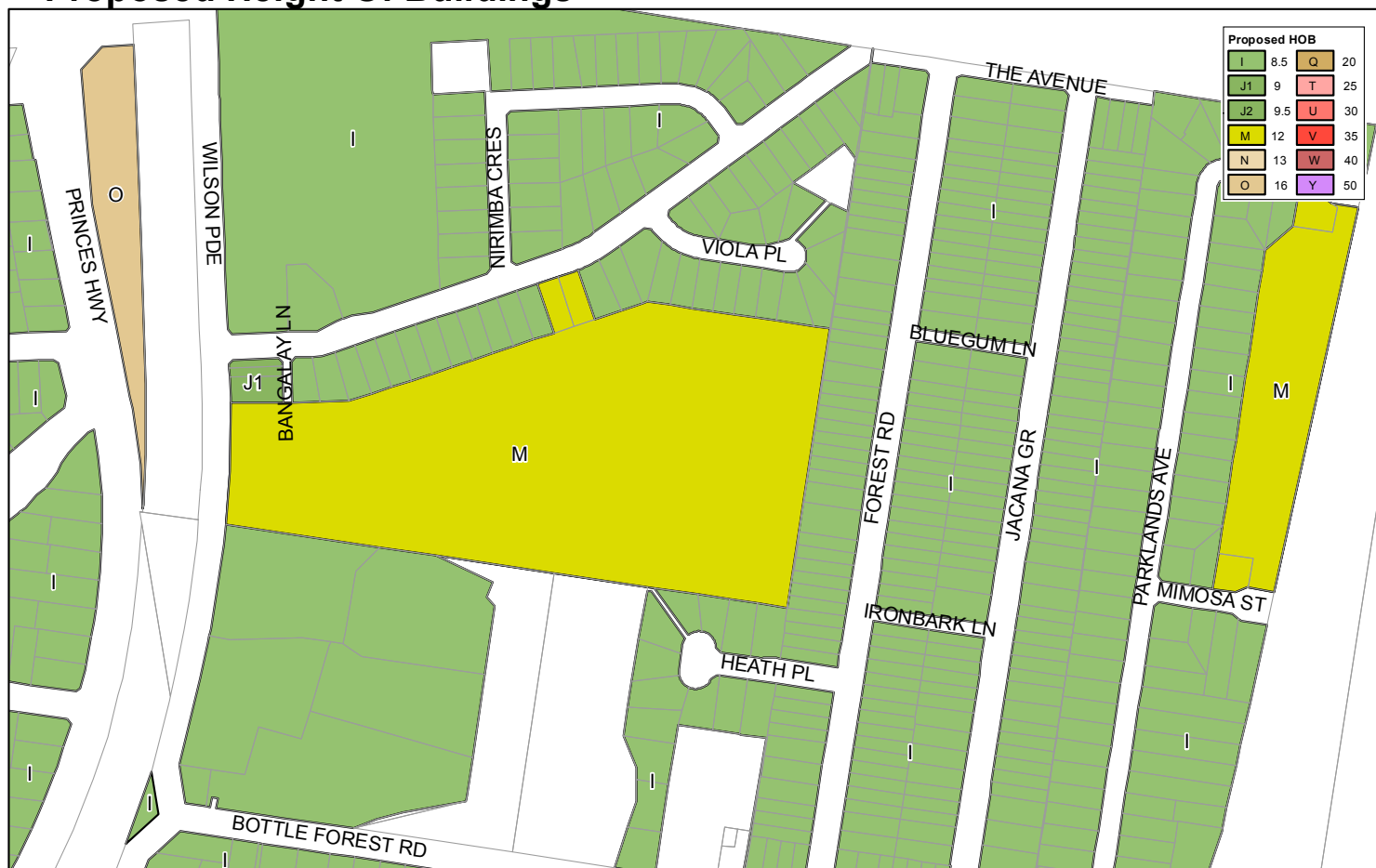
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

**Heathcote East Primary School
Heathcote High School**



Scale: 1:5,000 @ A4
0 30 60 90 m

File: FinalEduDoc

Printed: 27/06/2016

Legend

Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Heathcote Public School



Scale: 1:3,000 @ A4
0 10 20 30 m

File: FinalEduDoc

Printed: 27/06/2016

Legend

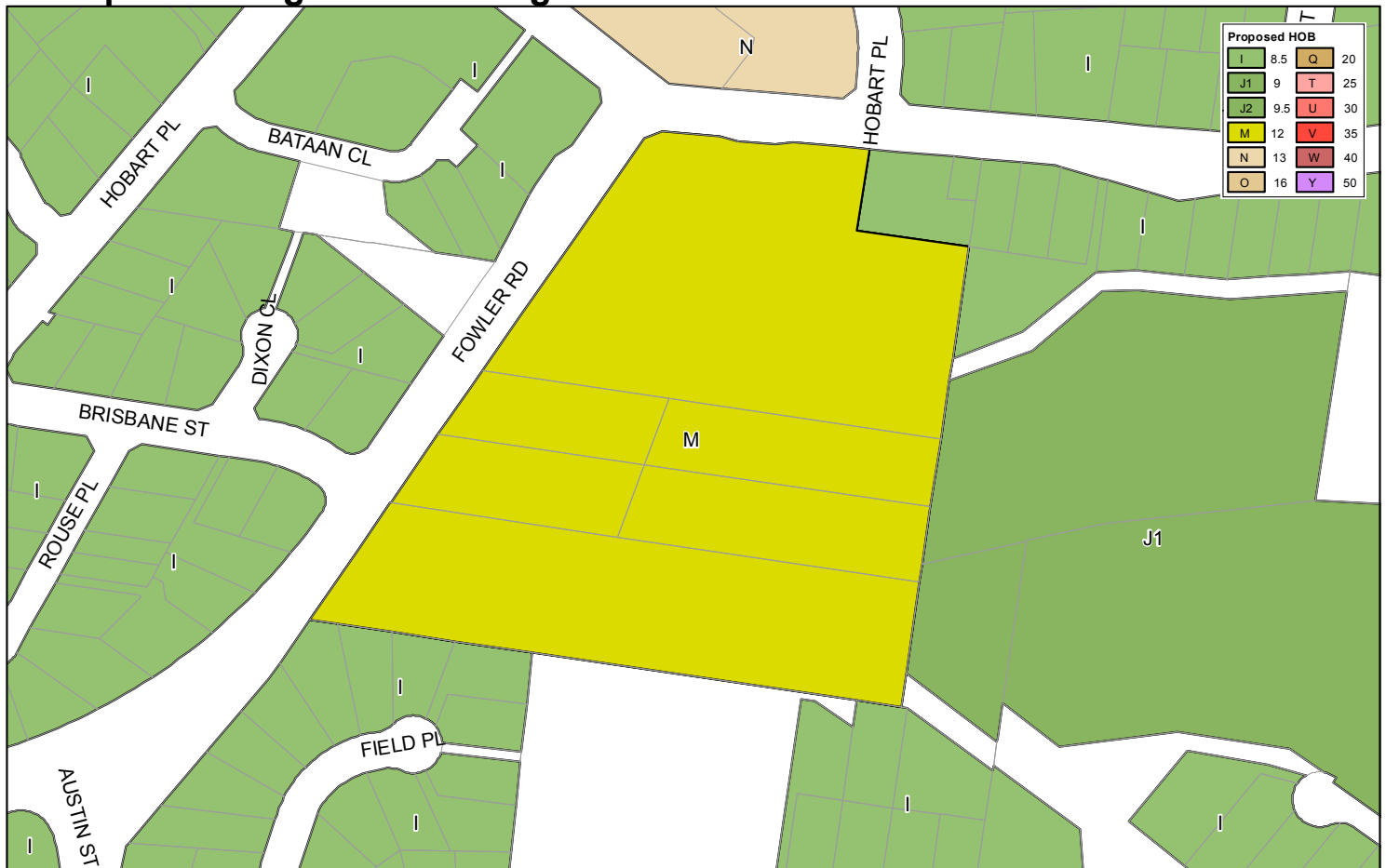
Subject Site

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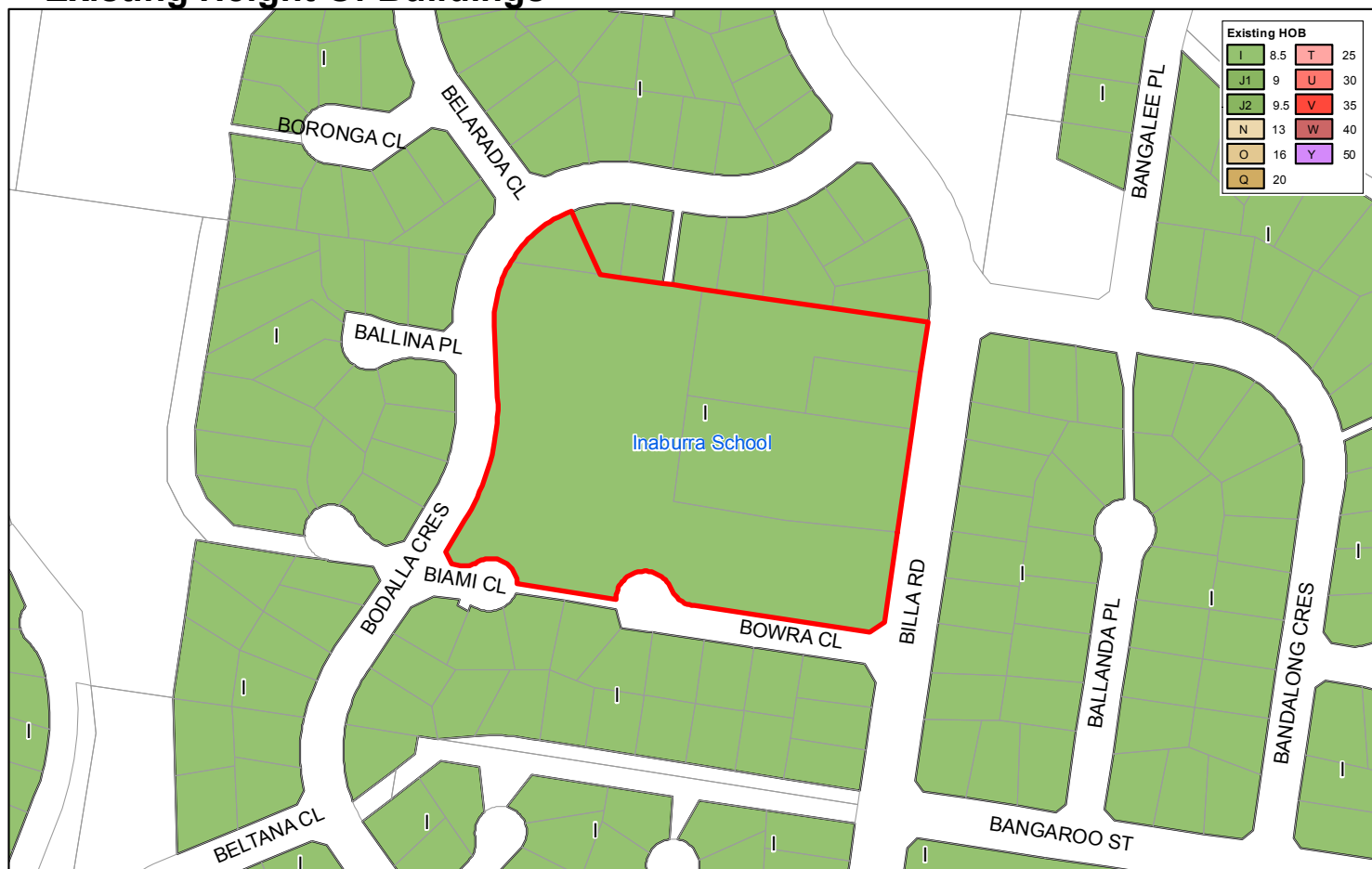
Existing Height Of Buildings



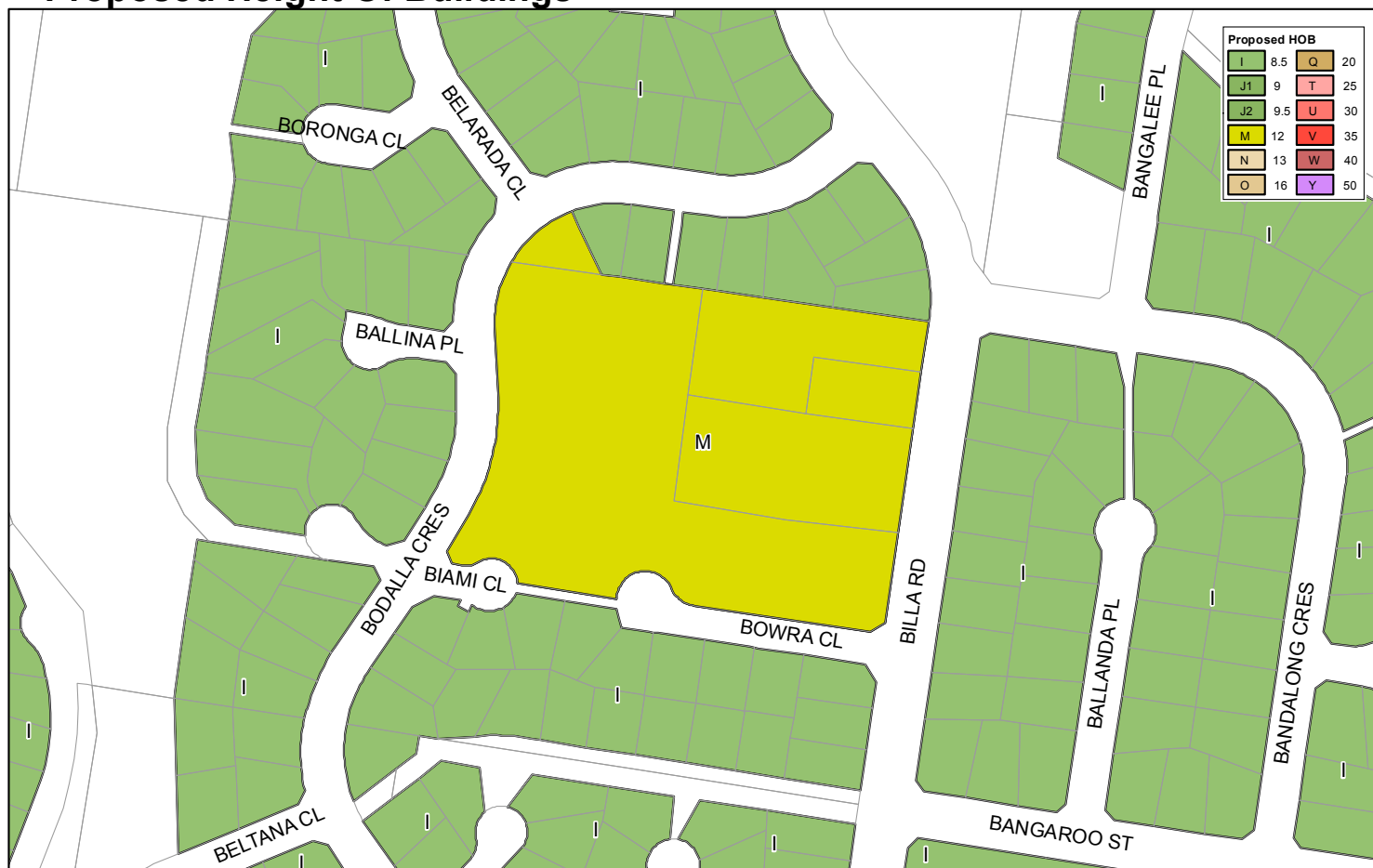
Proposed Height Of Buildings



Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Inaburra School



Scale: 1:3,000
0 10 20 30 m

File: FinalEduDoc

@ A4

Printed: 27/06/2016

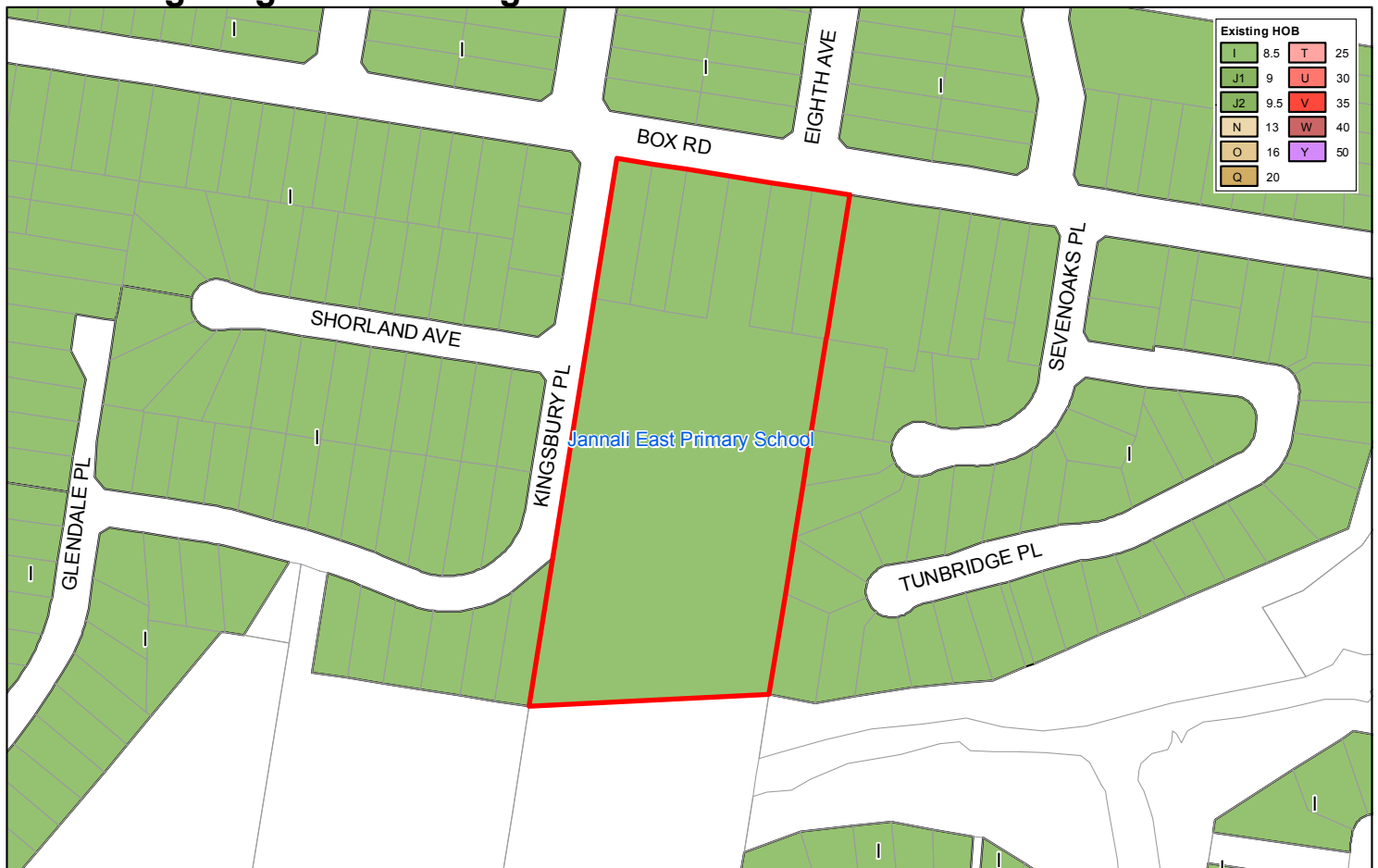
Legend



Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Jannali East Primary School



Scale: 1:3,000
0 10 20 30 m

File: FinalEduDoc

@ A4

Printed: 27/06/2016

Legend



Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Jannali High School



Scale: 1:3,000 @ A4
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File: FinalEduDoc

Printed: 27/06/2016

Legend

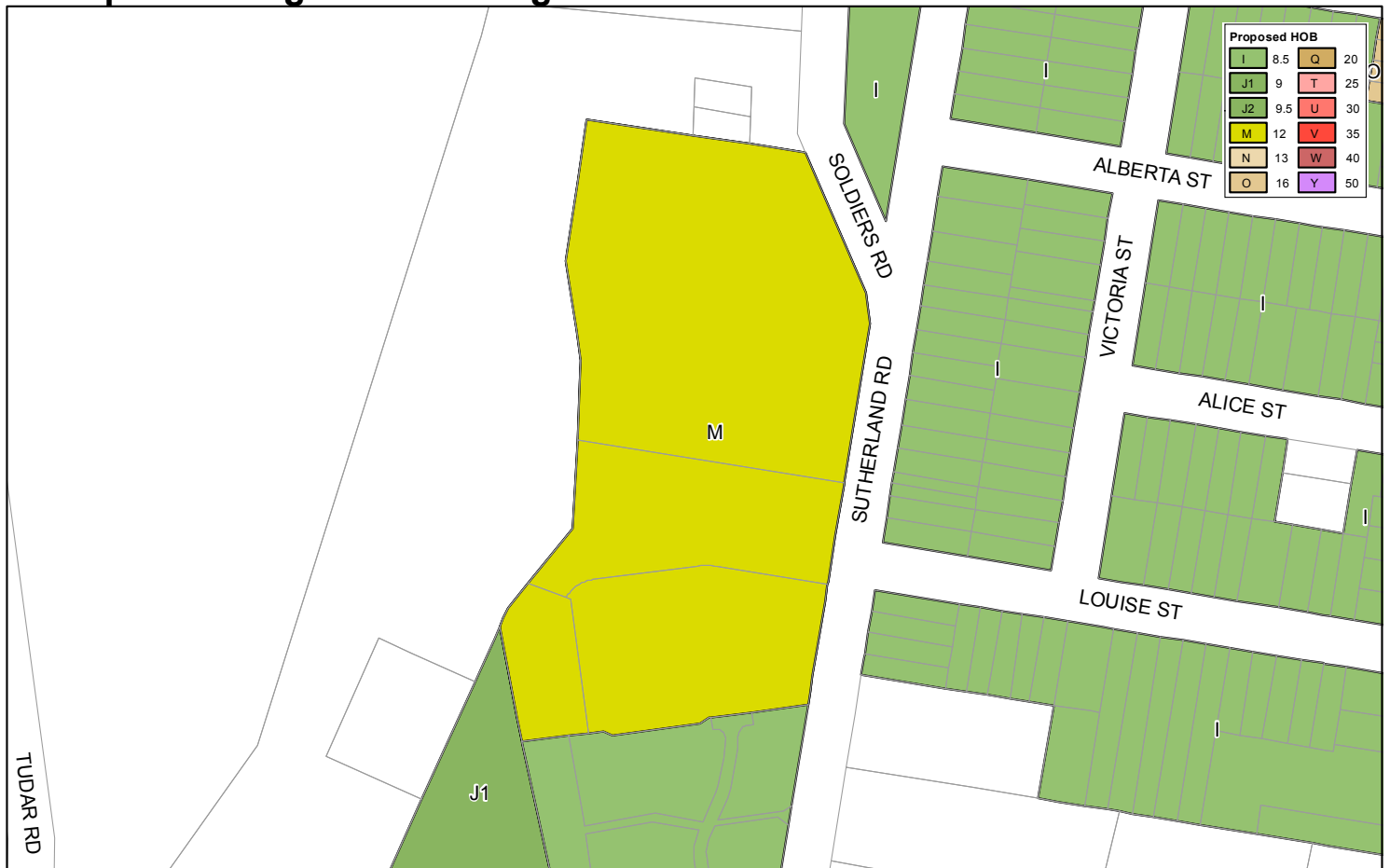
 Subject Site

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Existing Height Of Buildings



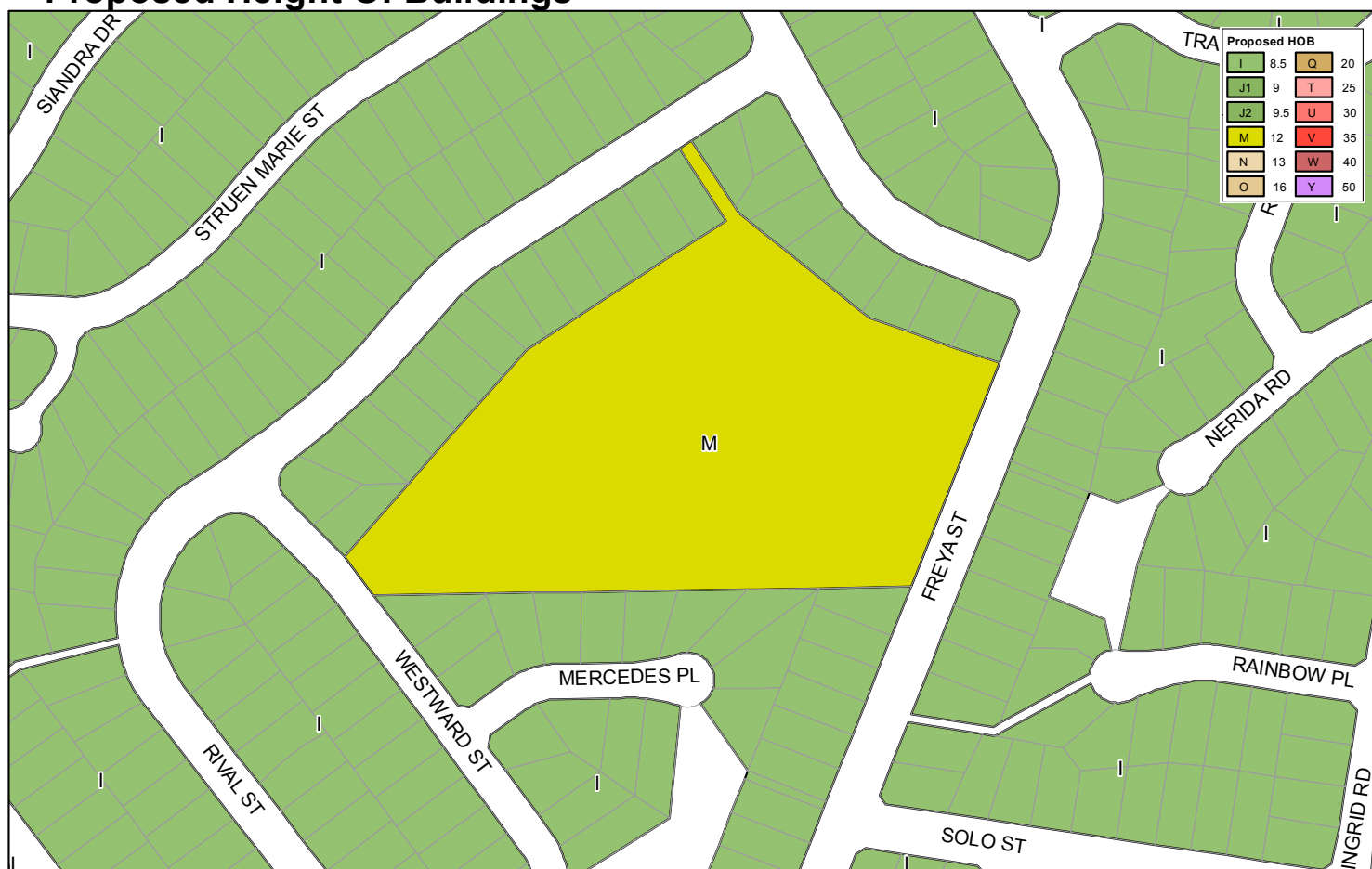
Proposed Height Of Buildings



Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Kareela Public School



Scale: 1:3,000
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File: FinalEduDoc

@ A4

Printed: 27/06/2016

Legend

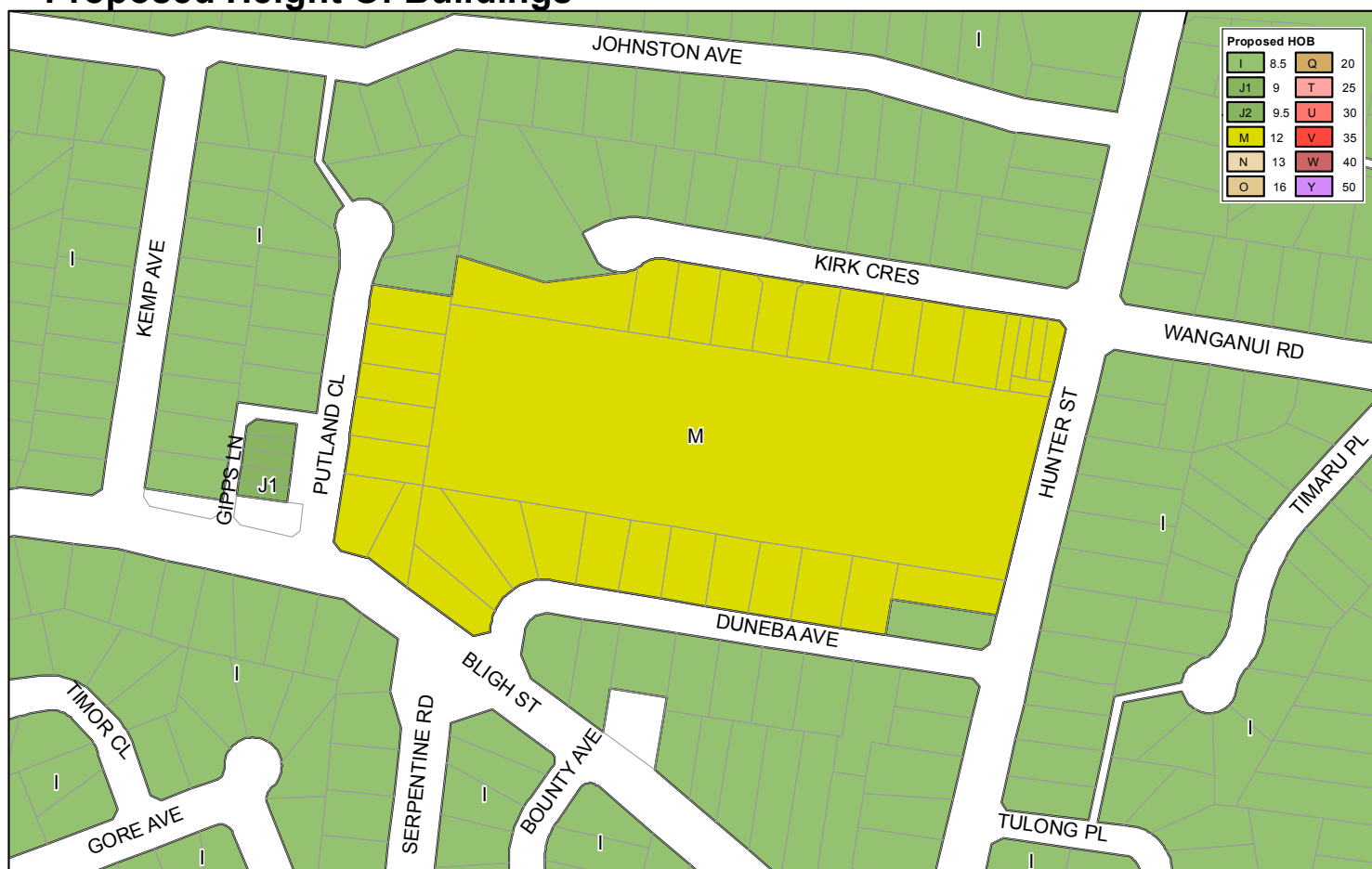
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Kirrawee High School



Scale: 1:3,000 @ A4
0 10 20 30 m

File: FinalEduDoc

Printed: 27/06/2016

Legend



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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Kirrawee Public School



Scale: 1:3,000
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File: FinalEduDoc

@ A4

Printed: 27/06/2016

Legend

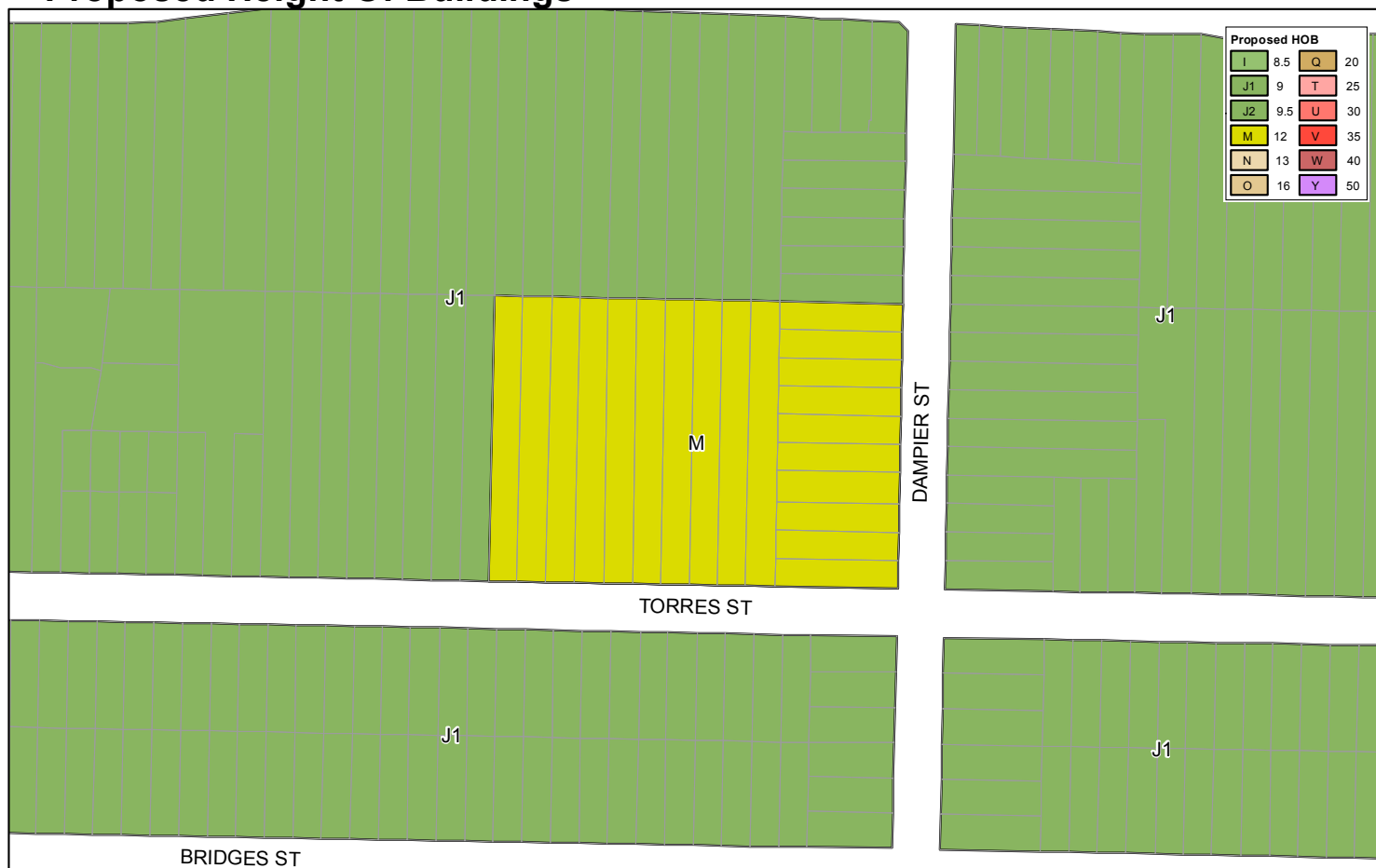
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Kurnell Public School



Scale: 1:3,000
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File: FinalEduDoc

@ A4

Printed: 27/06/2016

Legend



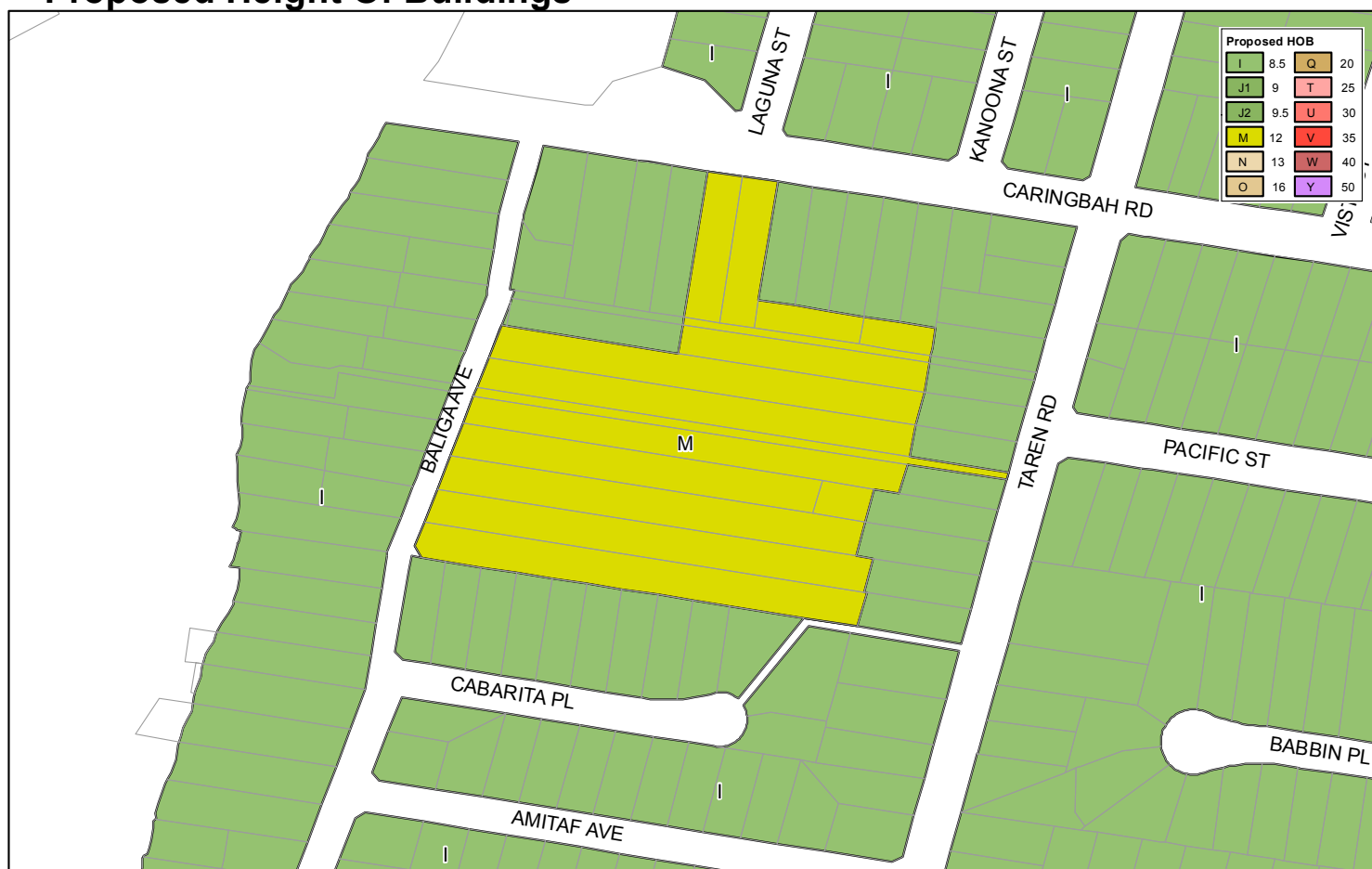
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Laguna Street Public School



Scale: 1:3,000
0 10 20 30 m

File: FinalEduDoc

@ A4 Printed: 27/06/2016

Legend



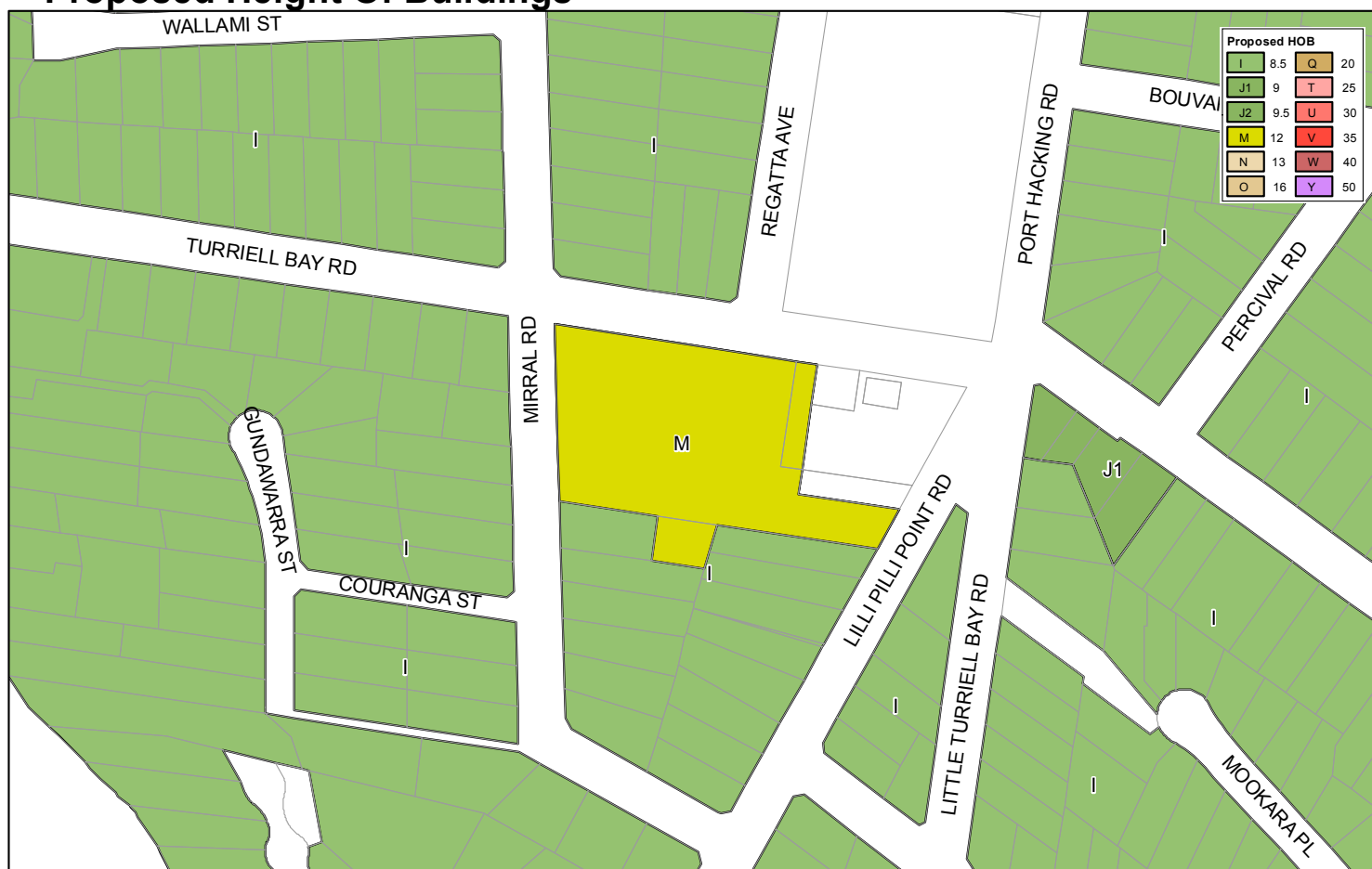
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Lilli Pilli Public School (Infants)



Scale: 1:3,000 @ A4
0 10 20 30 m

File: FinalEduDoc

Printed: 27/06/2016

Legend



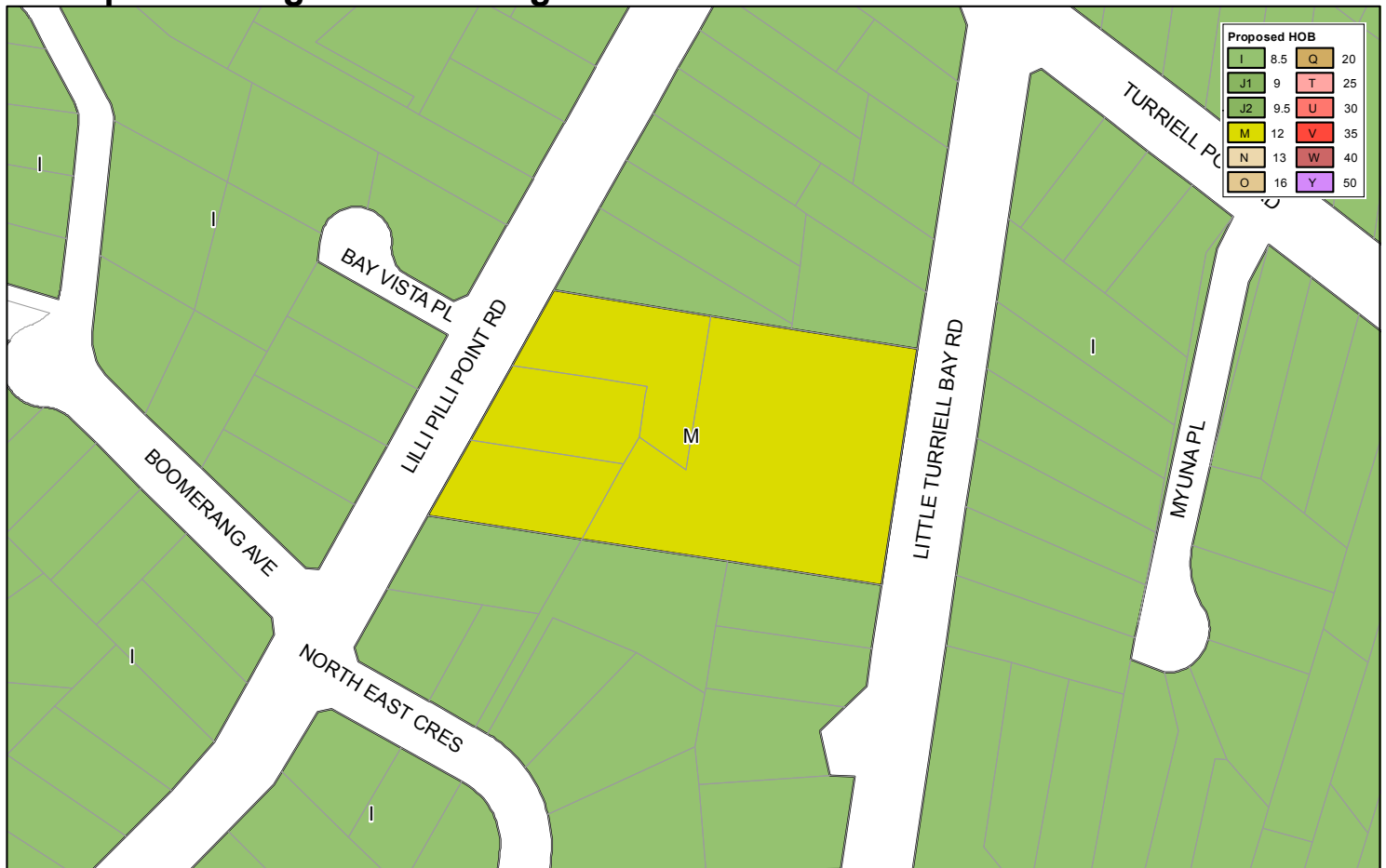
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Lilli Pilli Public School (Primary)



Scale: 1:2,000 @ A4

Printed: 27/06/2016

0 10 20 30 m

File: FinalEduDoc

Legend

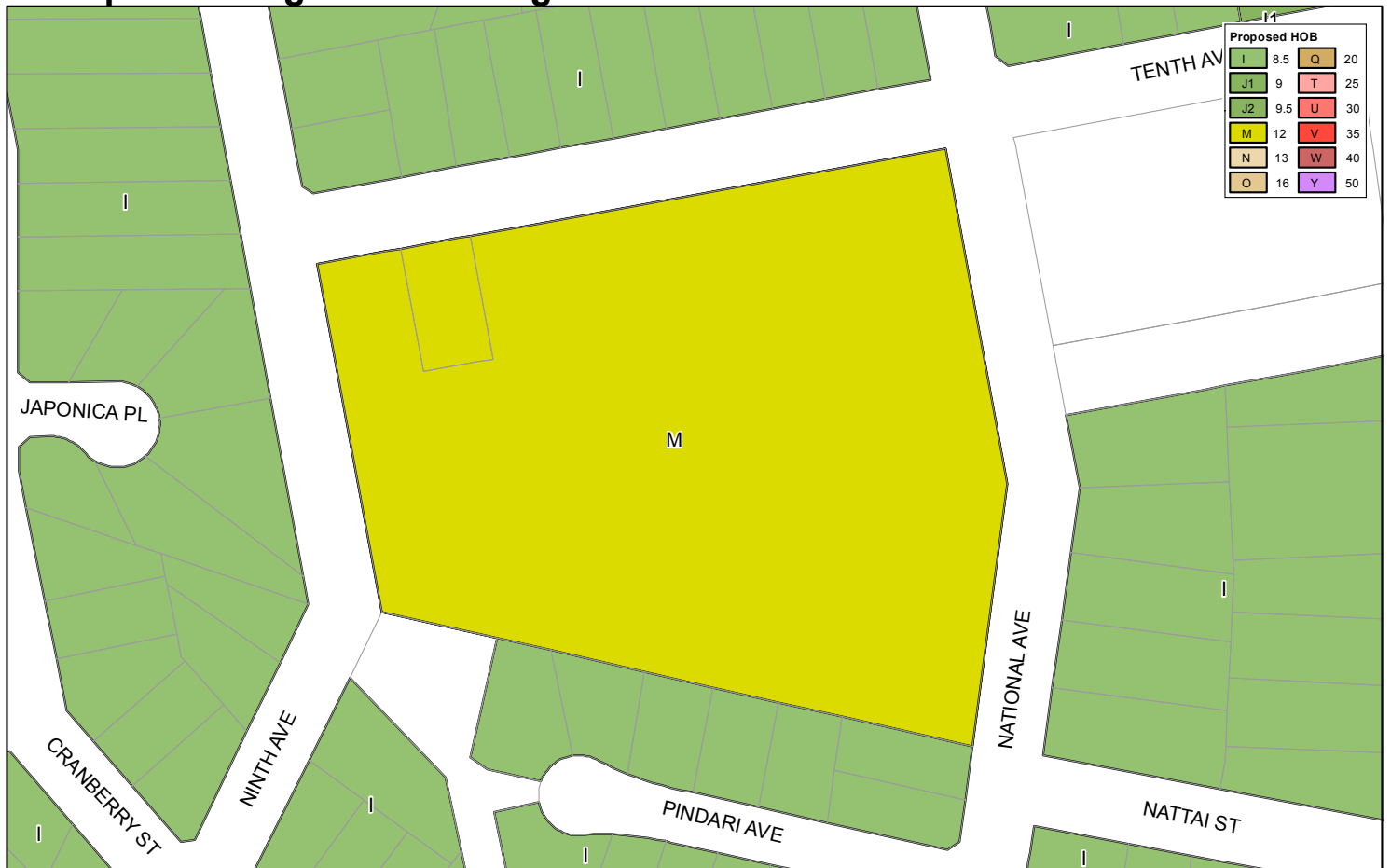
Subject Site

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Existing Height Of Buildings



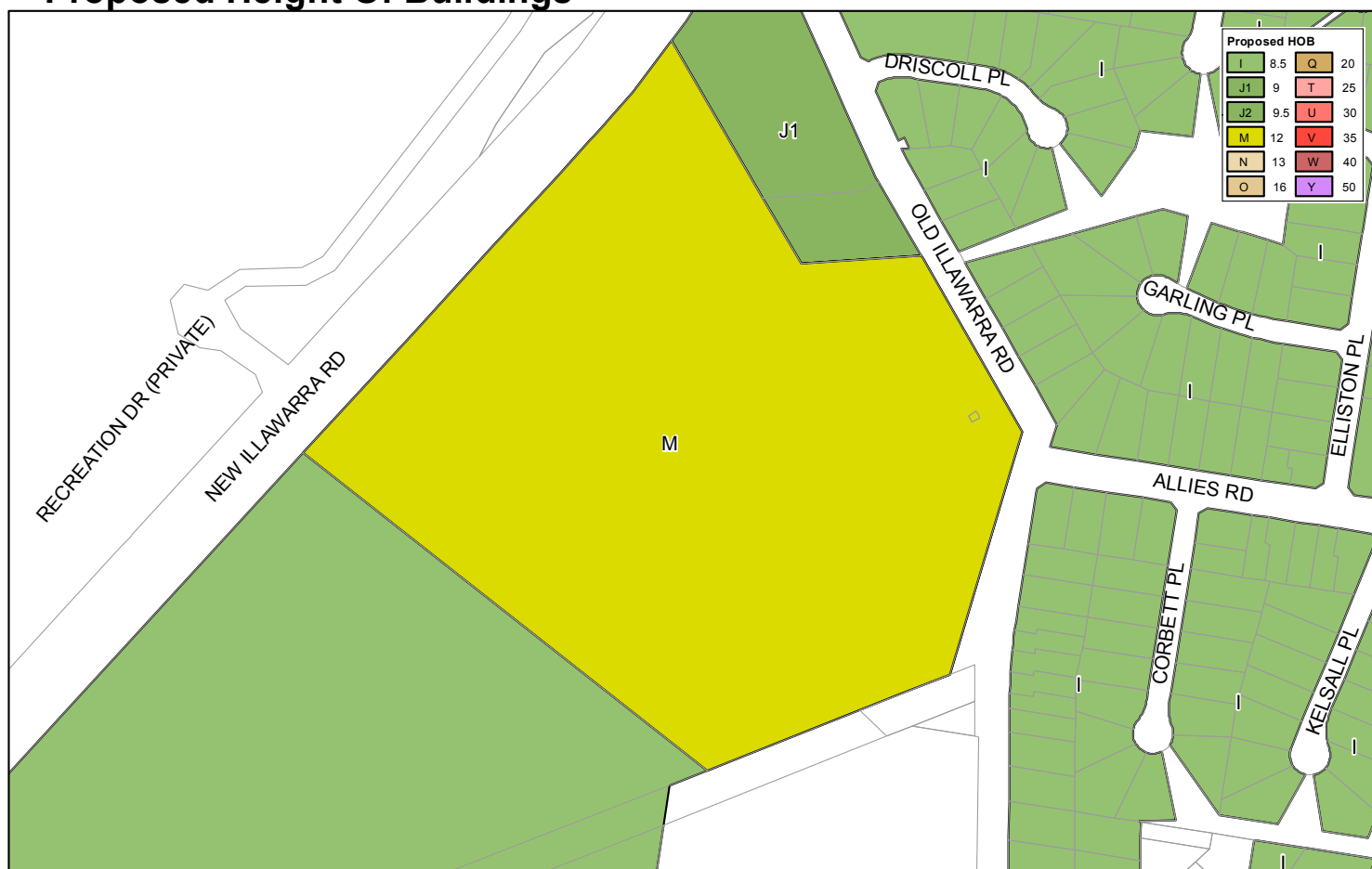
Proposed Height Of Buildings



Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Lucas Heights Community School



Scale: 1:4,000 @ A4

Printed: 27/06/2016

0 25 50 75 m

File: FinalEduDoc

Legend

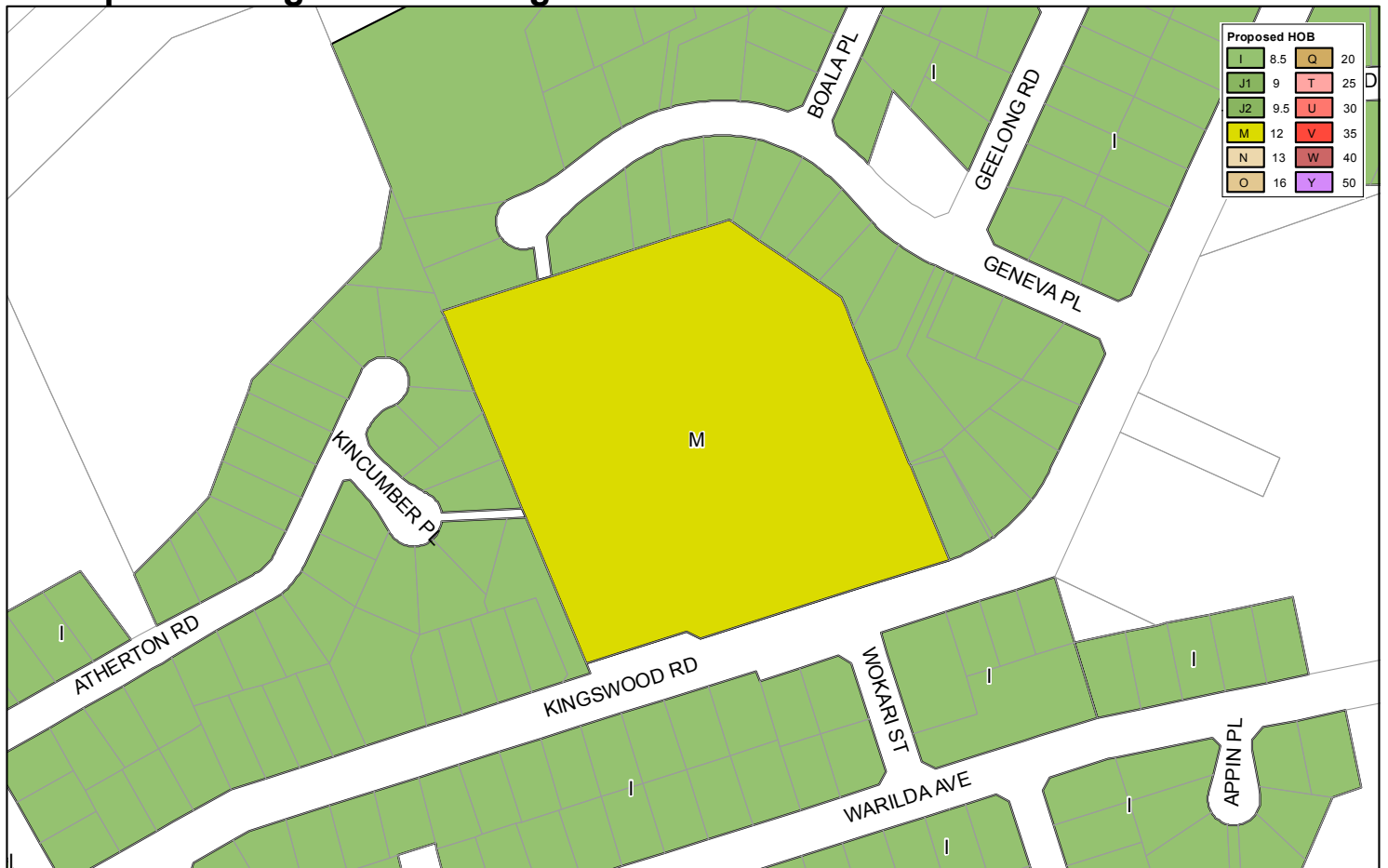
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Marton Public School



Scale: 1:3,000
0 10 20 30 m

File: FinalEduDoc

@ A4

Printed: 27/06/2016

Legend

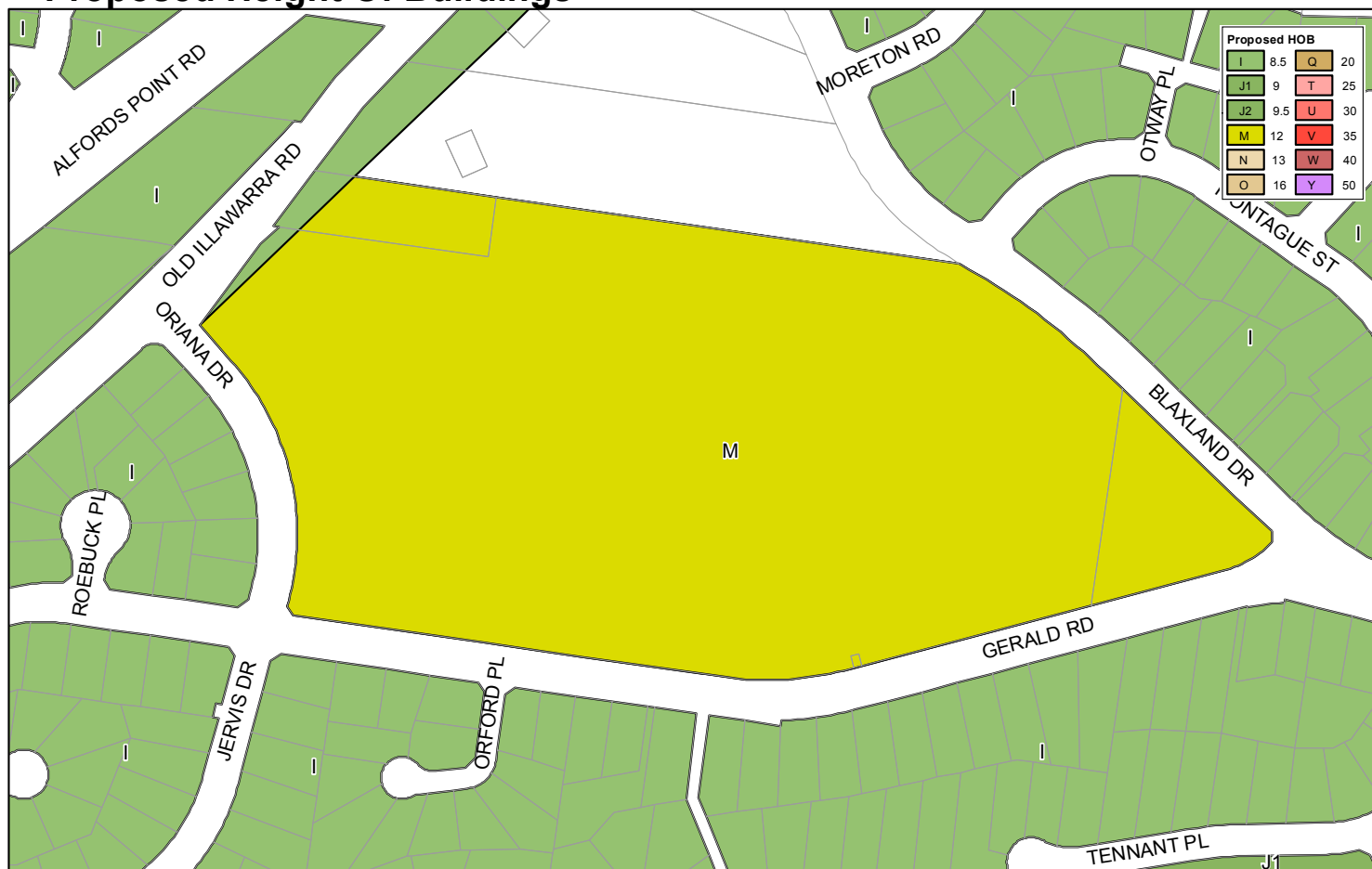
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

**Menai High School &
Tharawal Public School**



Scale: 1:3,500 @ A4

0 20 40 60 m

File: FinalEduDoc

Printed: 27/06/2016

Legend



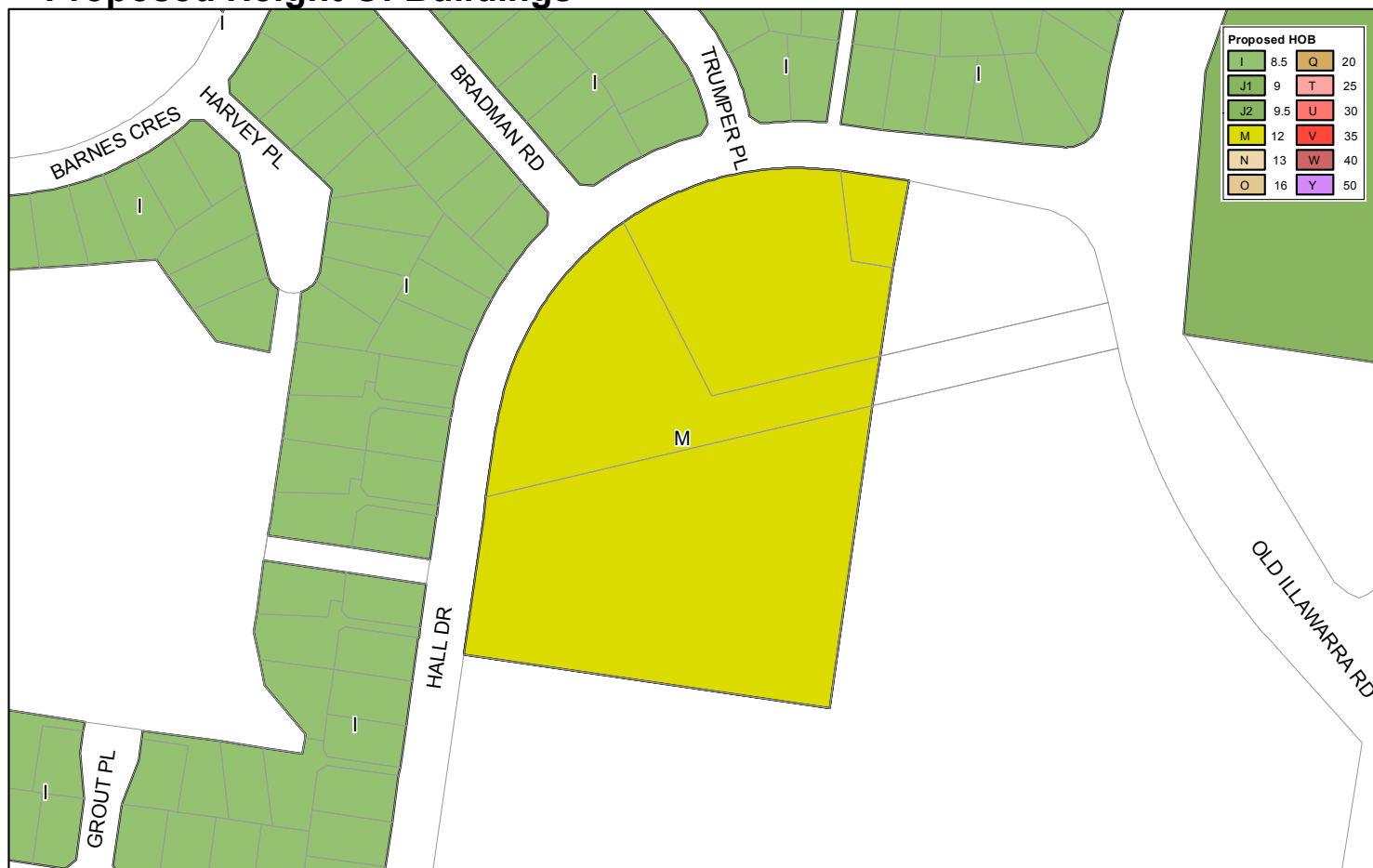
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Menai Public School



Scale: 1:3,000 @ A4
0 10 20 30 m

File: FinalEduDoc

Printed: 27/06/2016

Legend



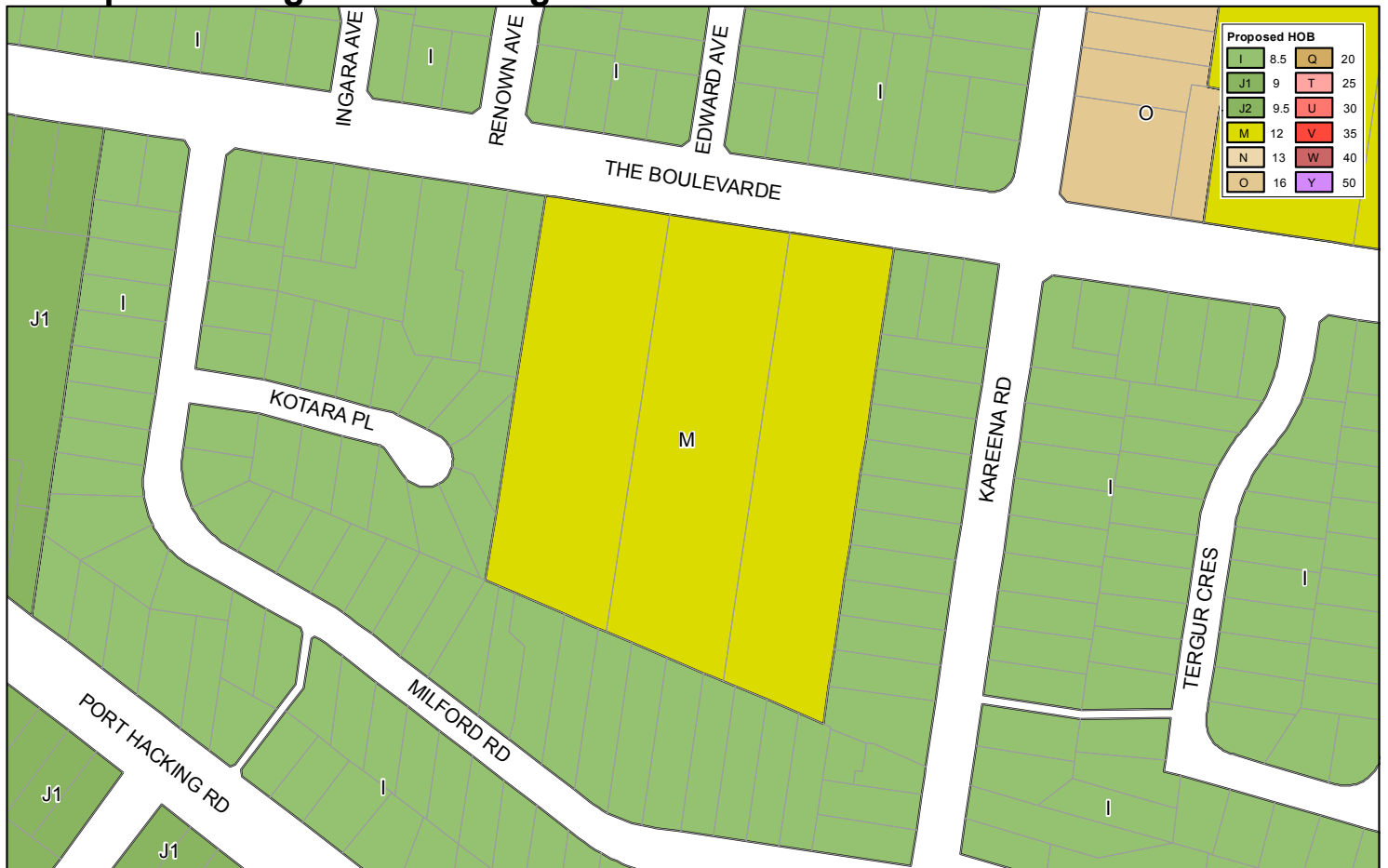
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Miranda North Public School



Scale: 1:3,000 @ A4
0 10 20 30 m

File: FinalEduDoc

Printed: 27/06/2016

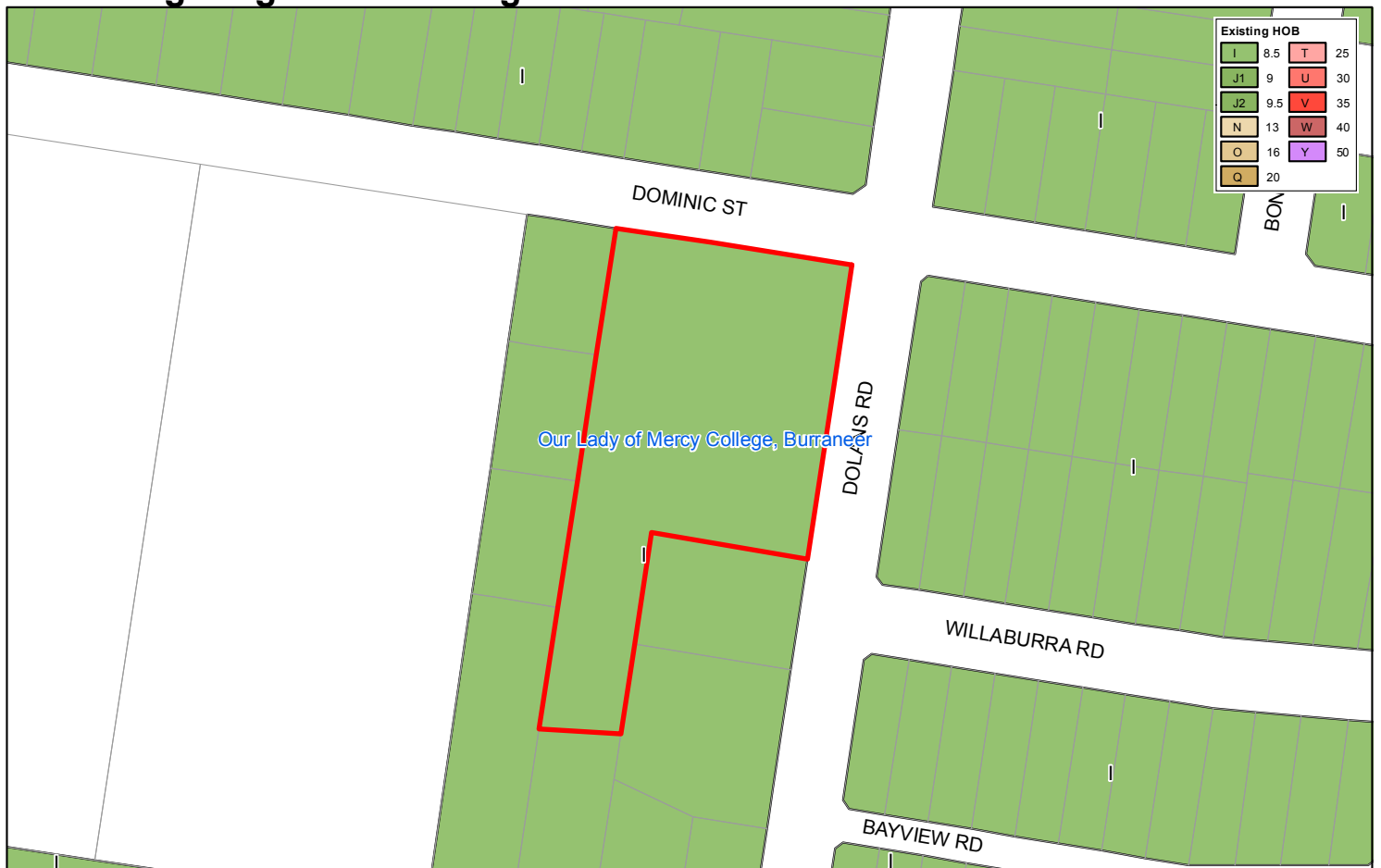
Legend



Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Our Lady of Mercy College, Burraneer



Scale: 1:2,000 @ A4

Printed: 27/06/2016

0 10 20 30 m

File: FinalEduDoc

Legend

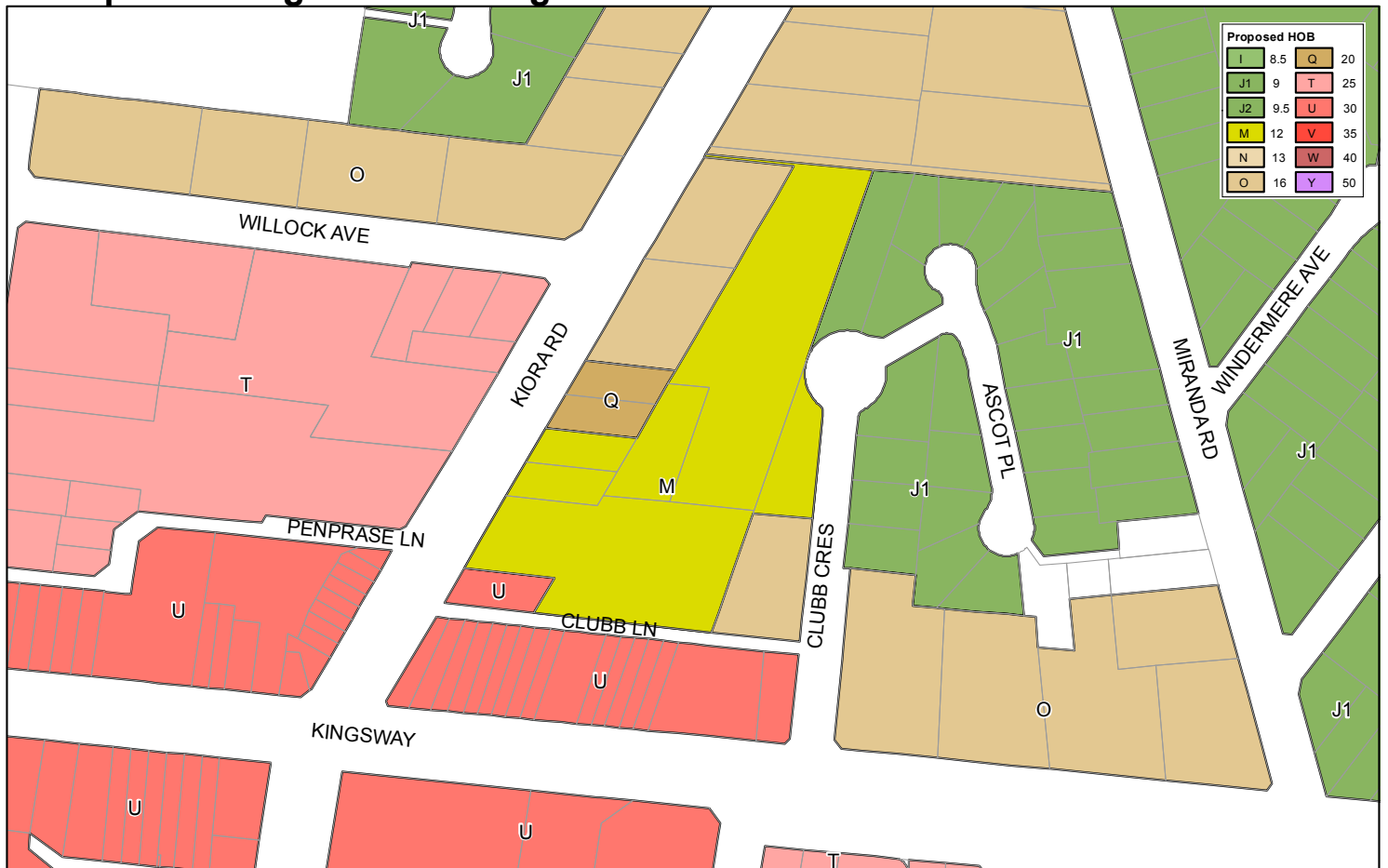
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Our Lady Star of the Sea Primary School



Scale: 1:3,000 @ A4 Printed: 27/06/2016

0 10 20 30 m

File: FinalEduDoc

Legend

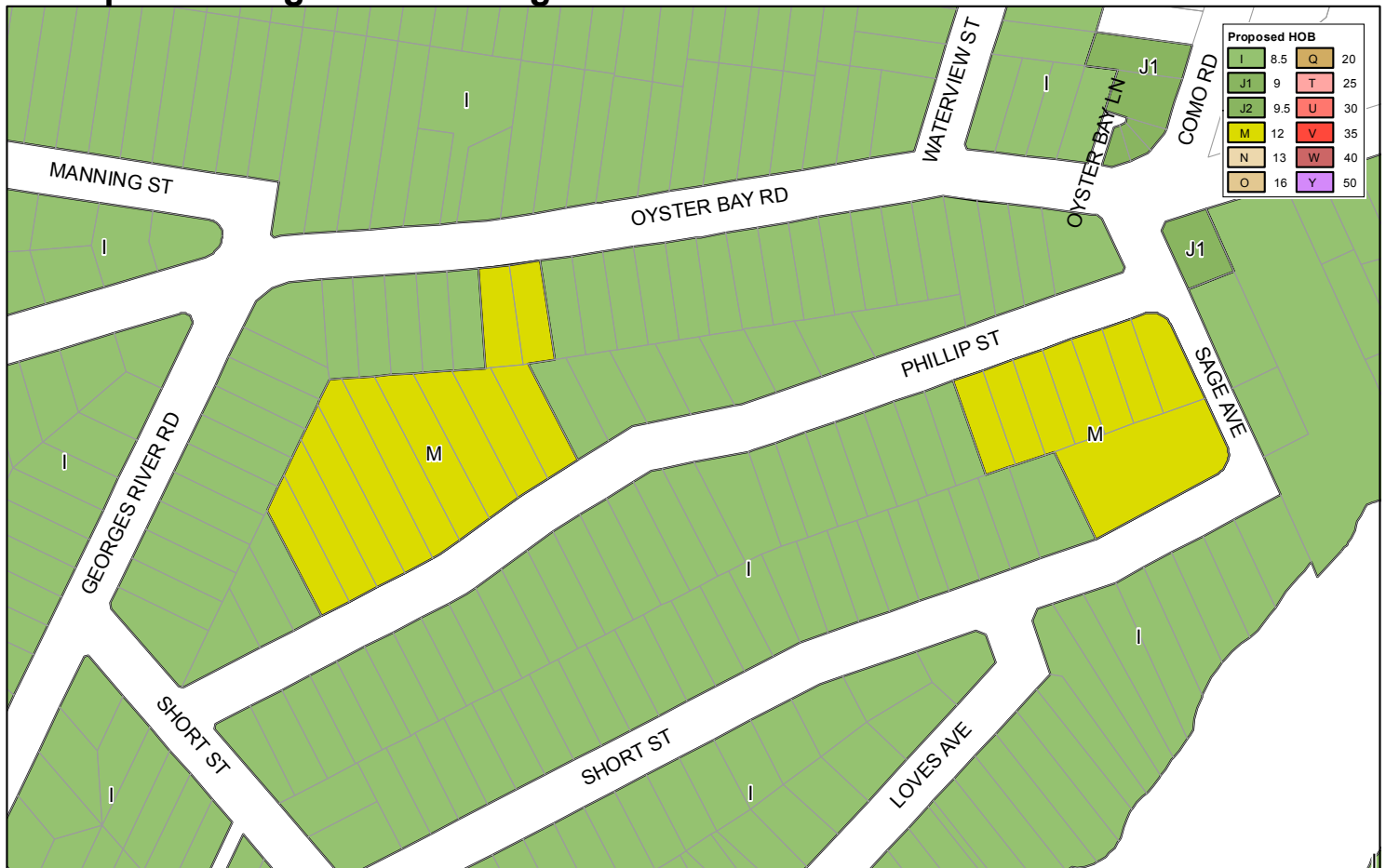
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

**Oyster Bay Infants
Oyster Bay Public School (Primary)**



Scale: 1:3,000 @ A4 Printed: 27/06/2016

0 10 20 30 m

File: FinalEduDoc

Legend

Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Southern Cross Baptist Church Christian School



Scale: 1:2,000 @ A4

Printed: 27/06/2016

0 10 20 30 m

File: FinalEduDoc

Legend

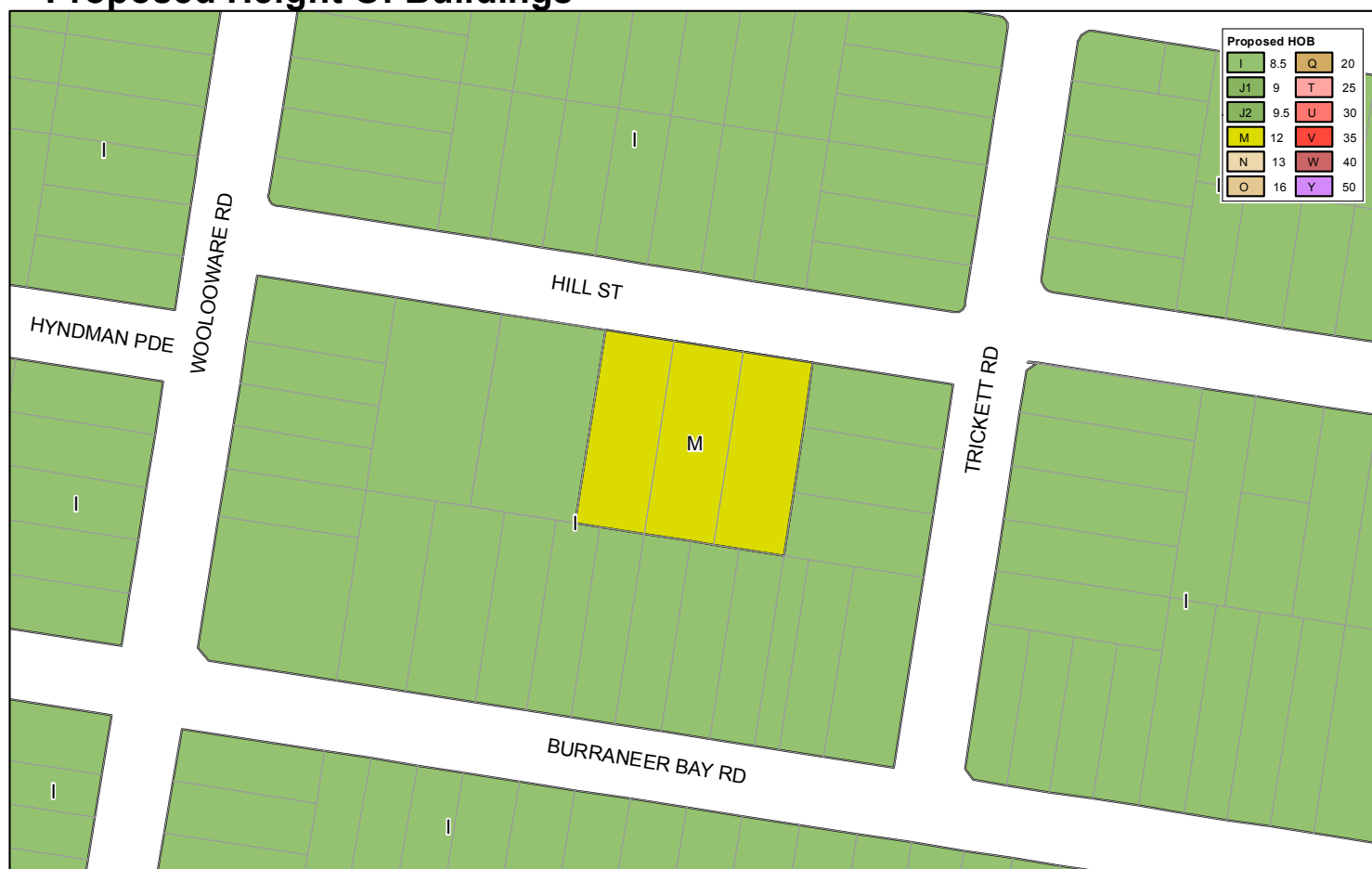
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

St. Francis De Sales Catholic Primary School



Scale: 1:2,000 @ A4

Printed: 27/06/2016

0 10 20 30 m

File: FinalEduDoc

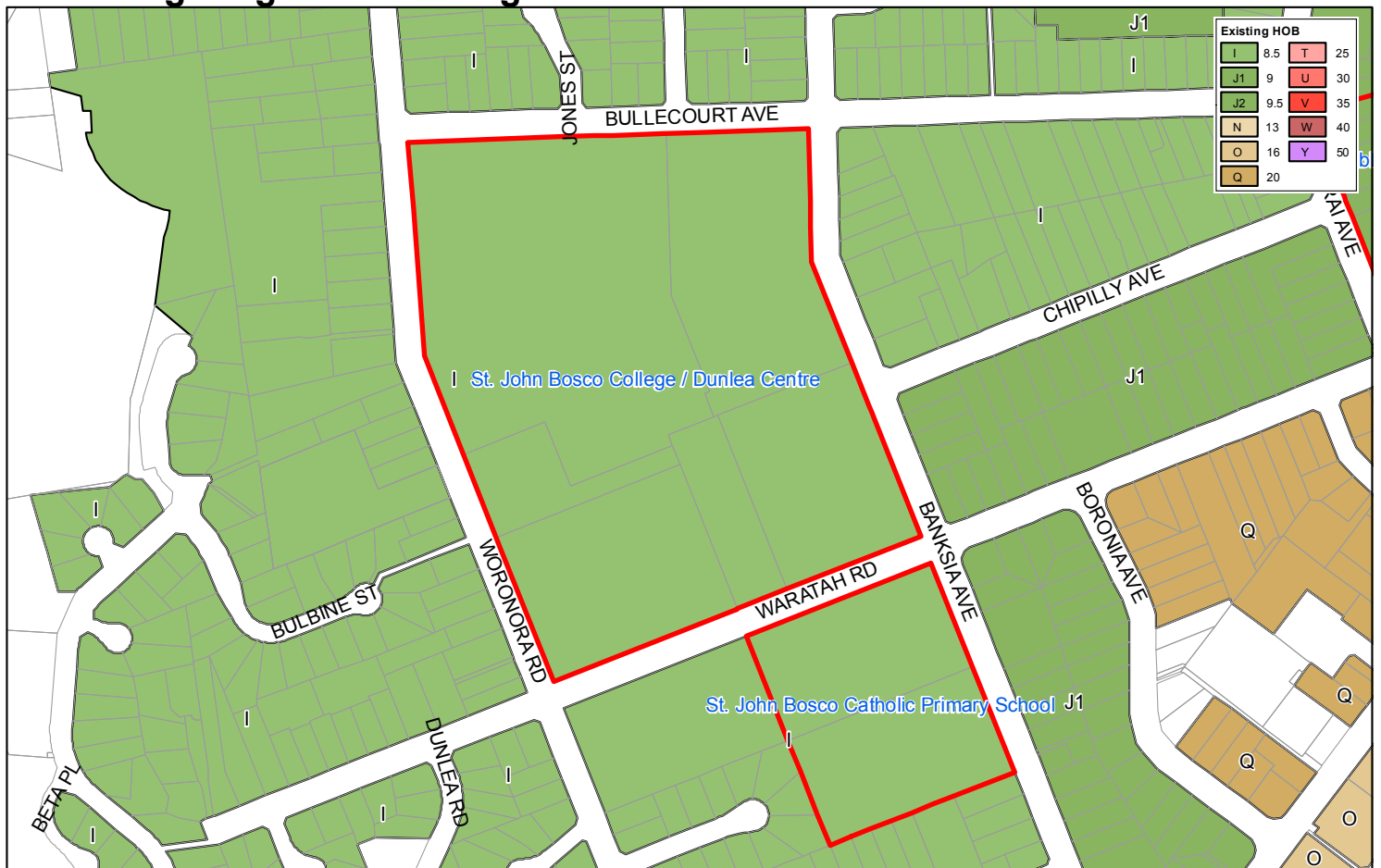
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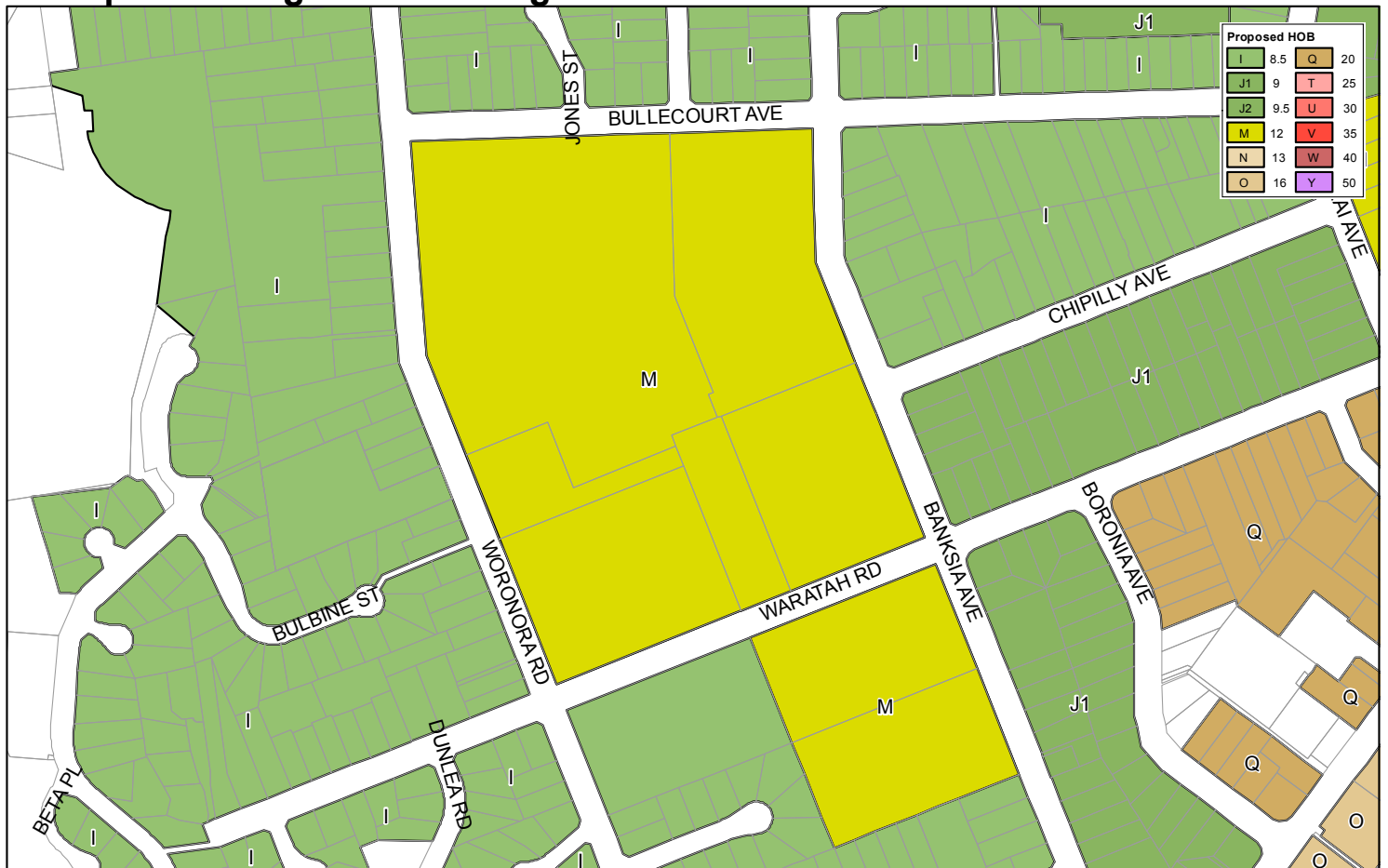
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

**St. John Bosco Catholic Primary School &
St. John Bosco College / Dunlea Centre**



Scale: 1:5,000 @ A4
0 30 60 90 m

File: FinalEduDoc

Printed: 27/06/2016

Legend

Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

St. Joseph's Catholic Primary School



Scale: 1:3,000
0 10 20 30 m

File: FinalEduDoc

@ A4

Printed: 27/06/2016

Legend



Subject Site

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Existing Height Of Buildings



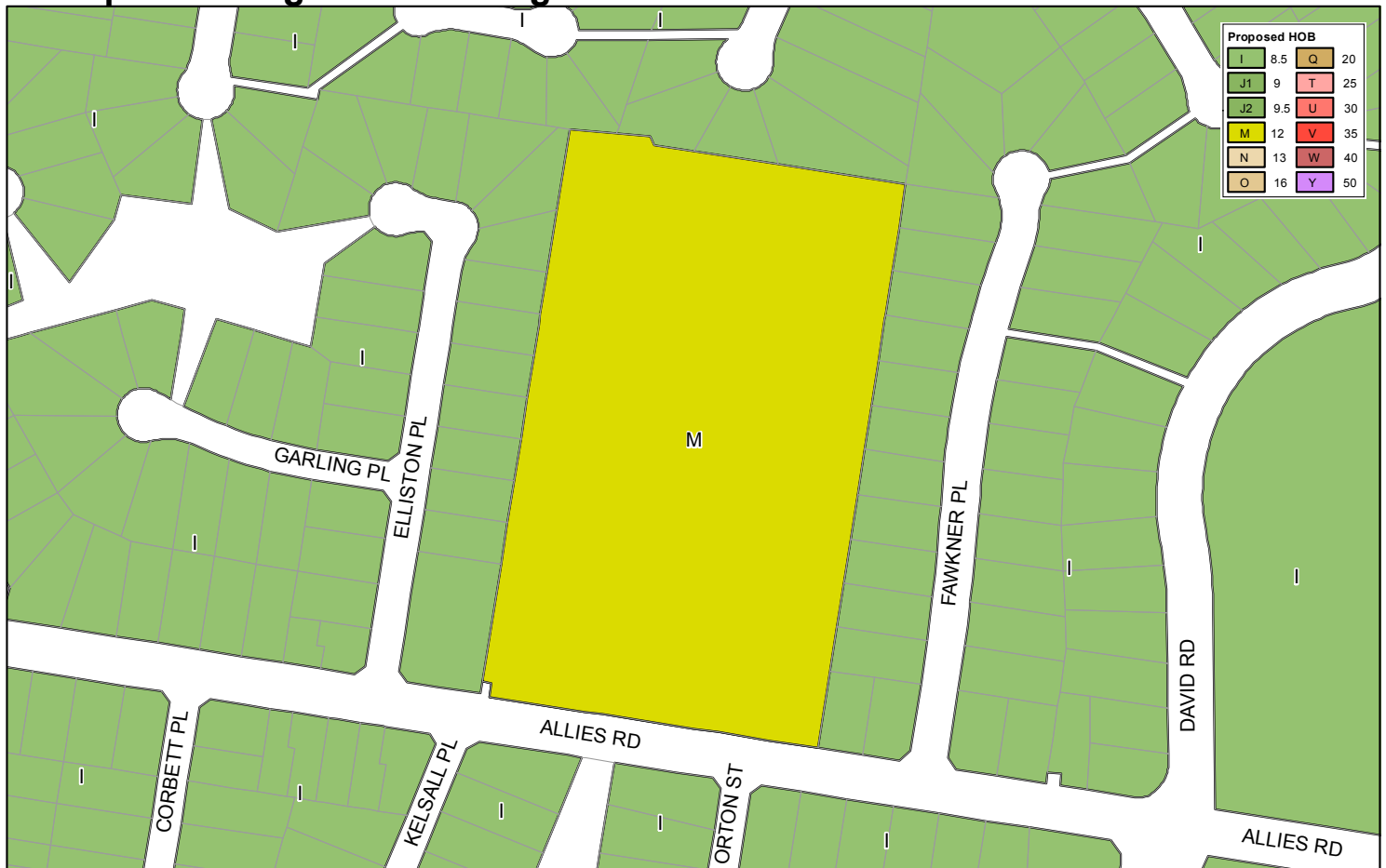
Proposed Height Of Buildings



Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Sutherland Shire Christian School



Scale: 1:3,000
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File: FinalEduDoc

@ A4

Printed: 27/06/2016

Legend

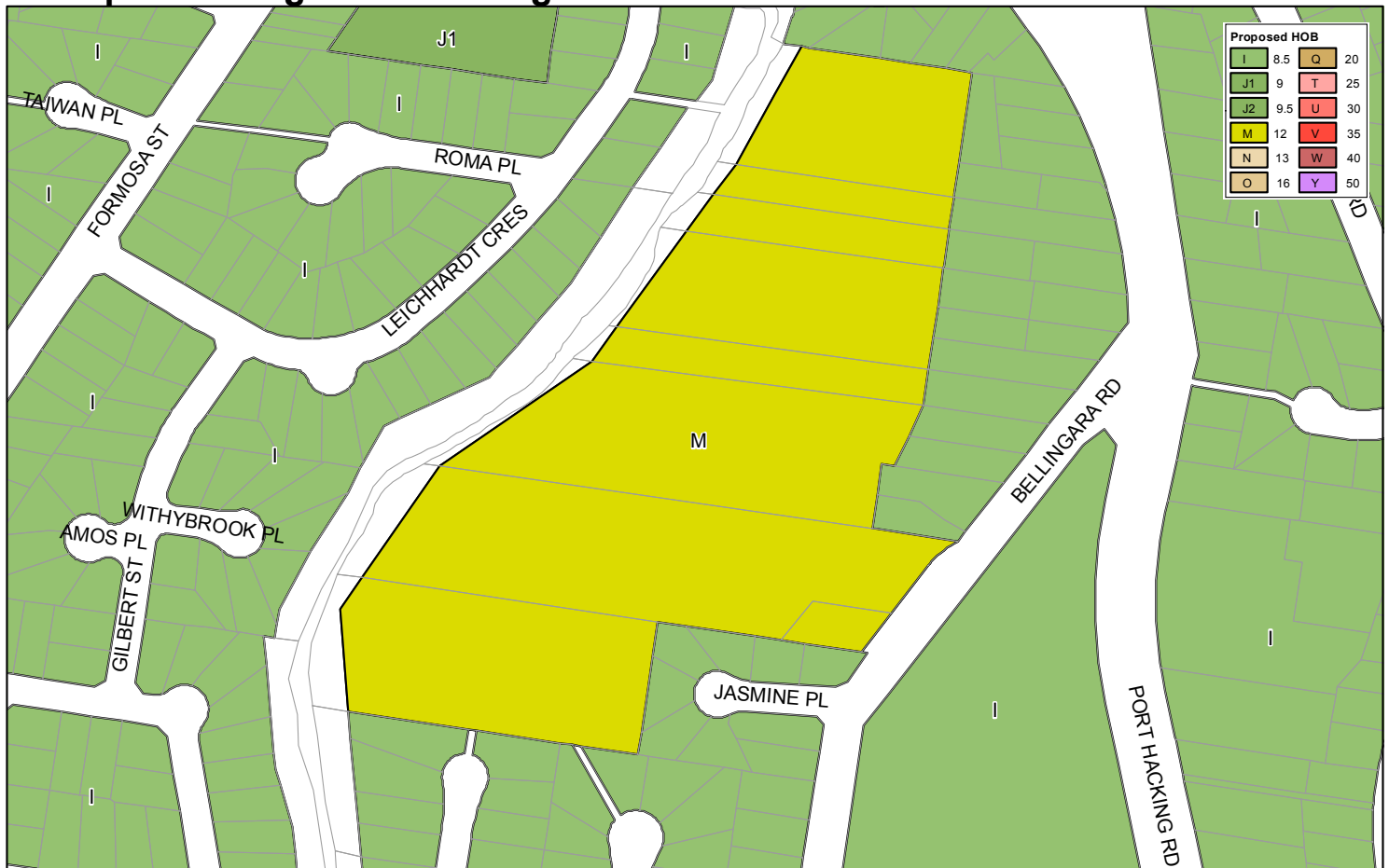
 Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Sylvania High School



Scale: 1:3,500 @ A4

Printed: 27/06/2016

0 20 40 60 m

File: FinalEduDoc

Legend

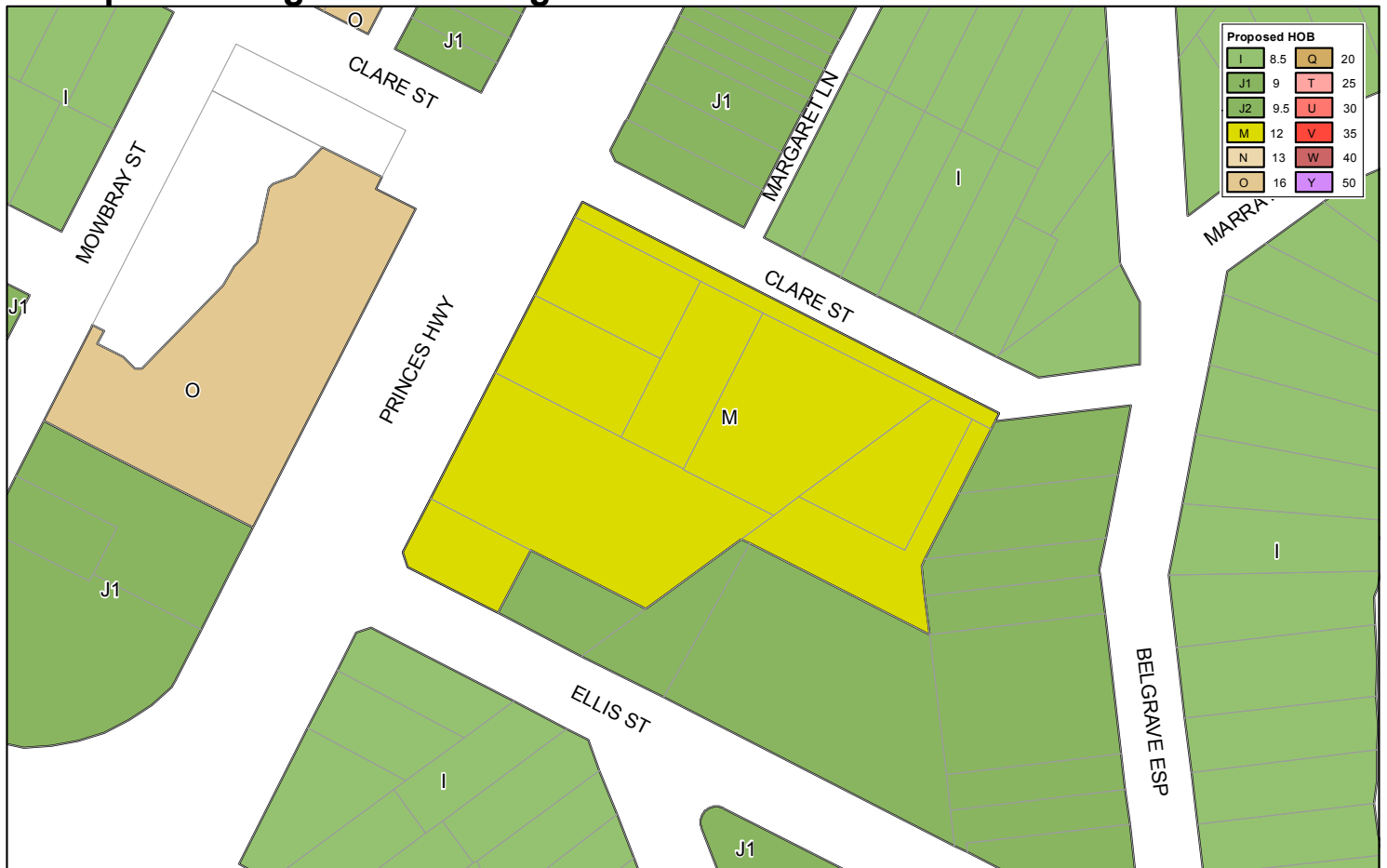
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



Existing Height Of Buildings



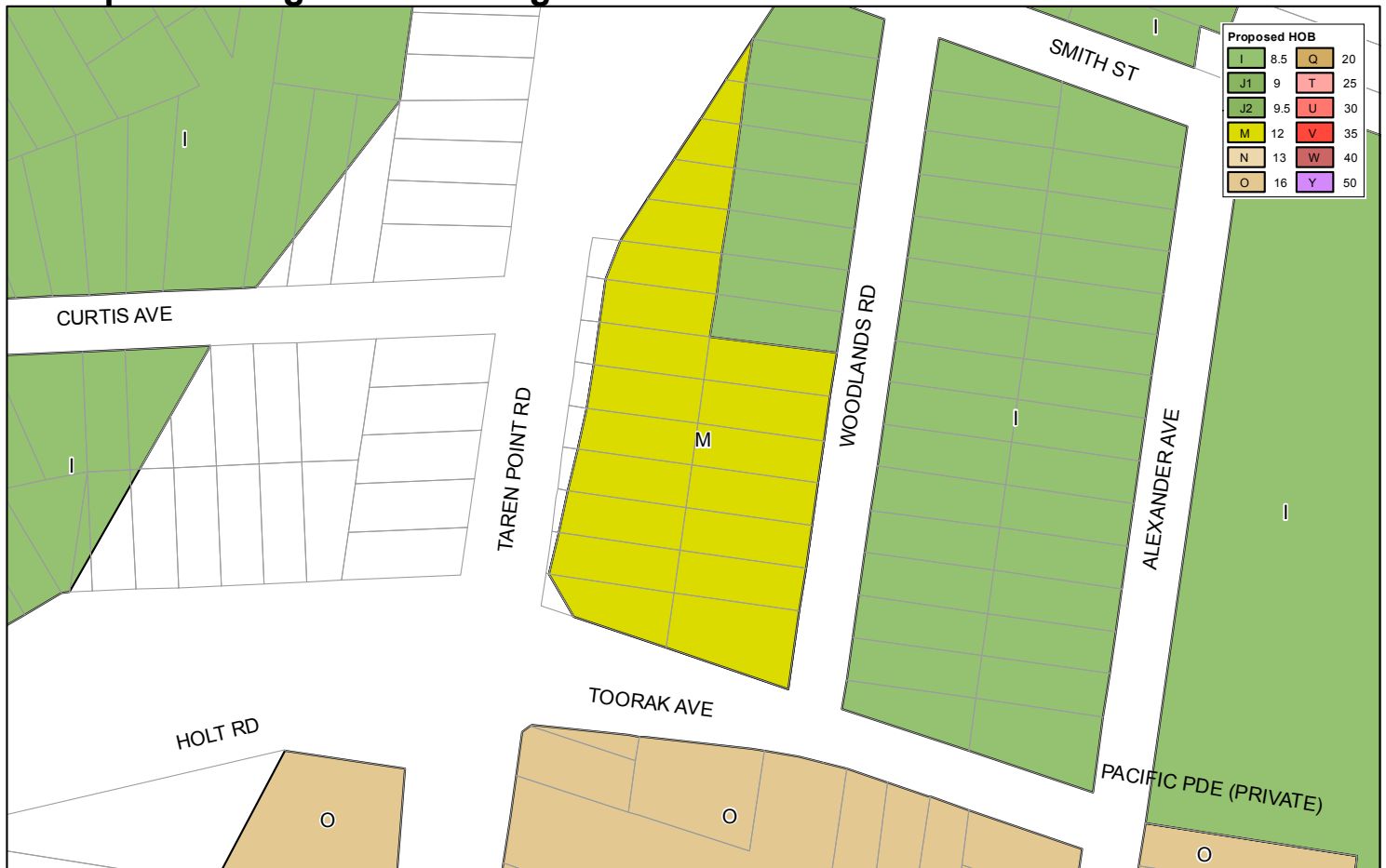
Proposed Height Of Buildings



Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Taren Point Public School



Scale: 1:2,500 @ A4

Printed: 27/06/2016

0 10 20 30 m

File: FinalEduDoc

Legend

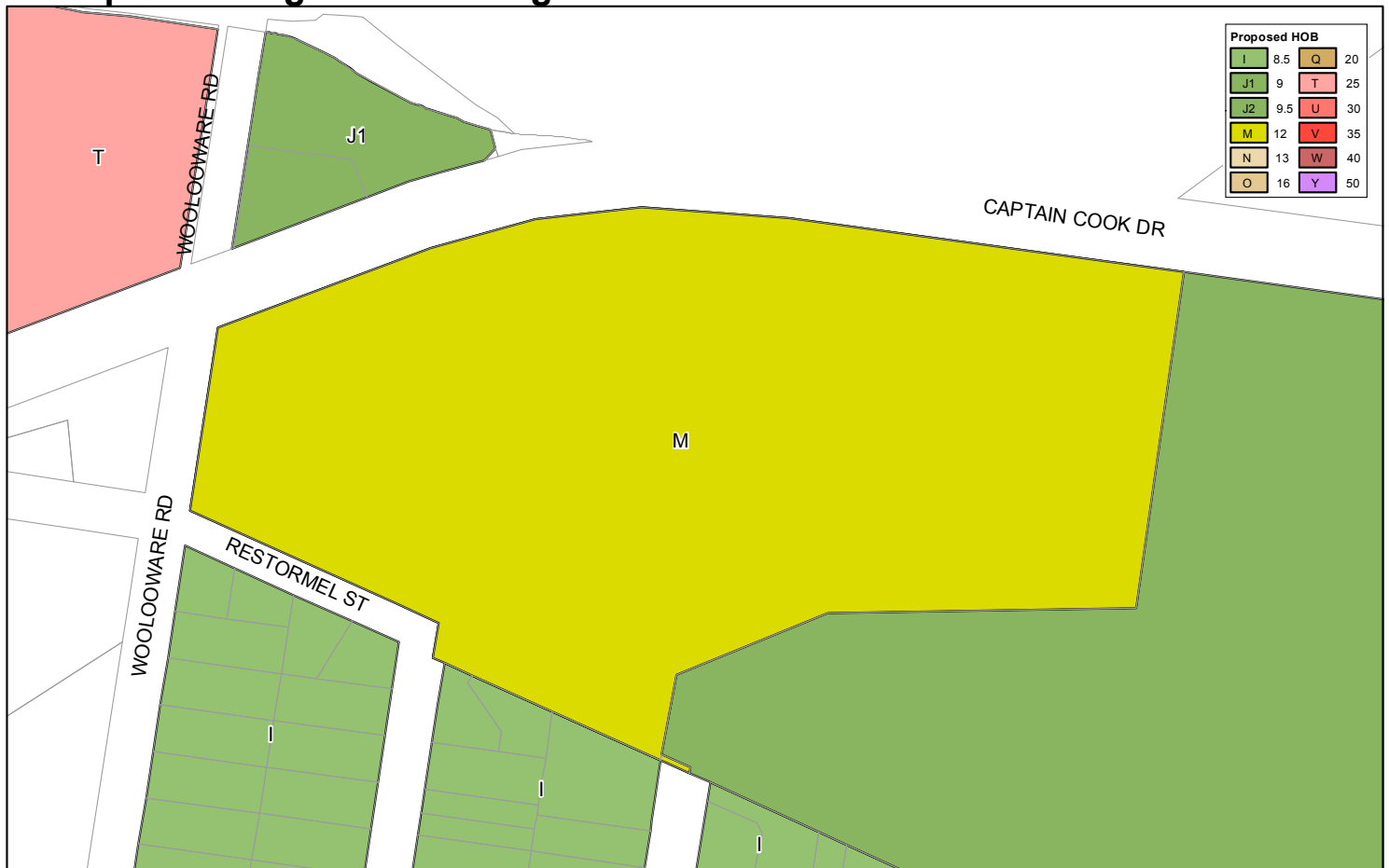
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Woollooware High School



Scale: 1:3,000 @ A4
0 10 20 30 m

File: FinalEduDoc

Printed: 27/06/2016

Legend

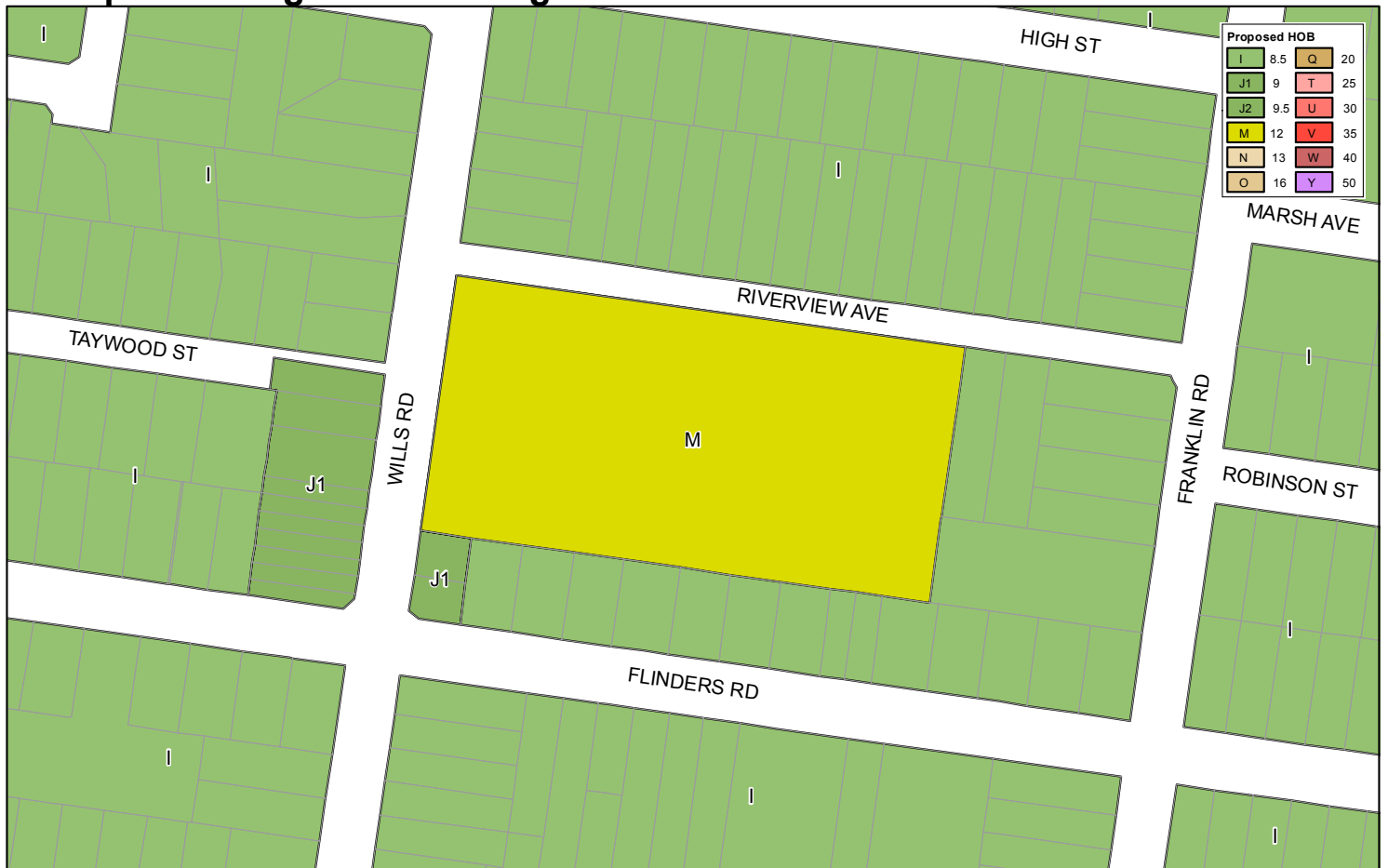
Subject Site

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Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Woollooware Public School



Scale: 1:2,500
0 10 20 30 m

File: FinalEduDoc

@ A4

Printed: 27/06/2016

Legend



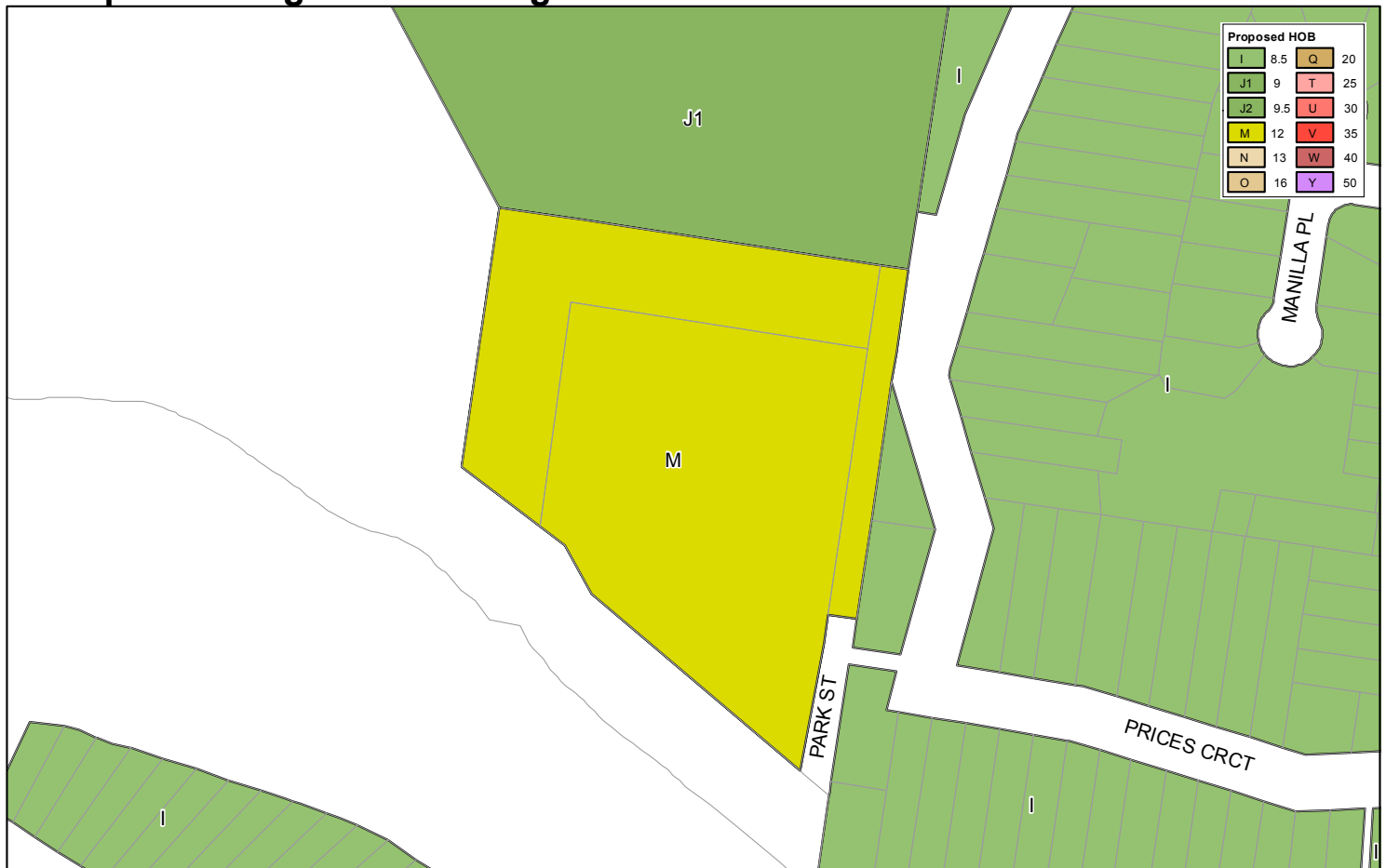
Subject Site

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Existing Height Of Buildings



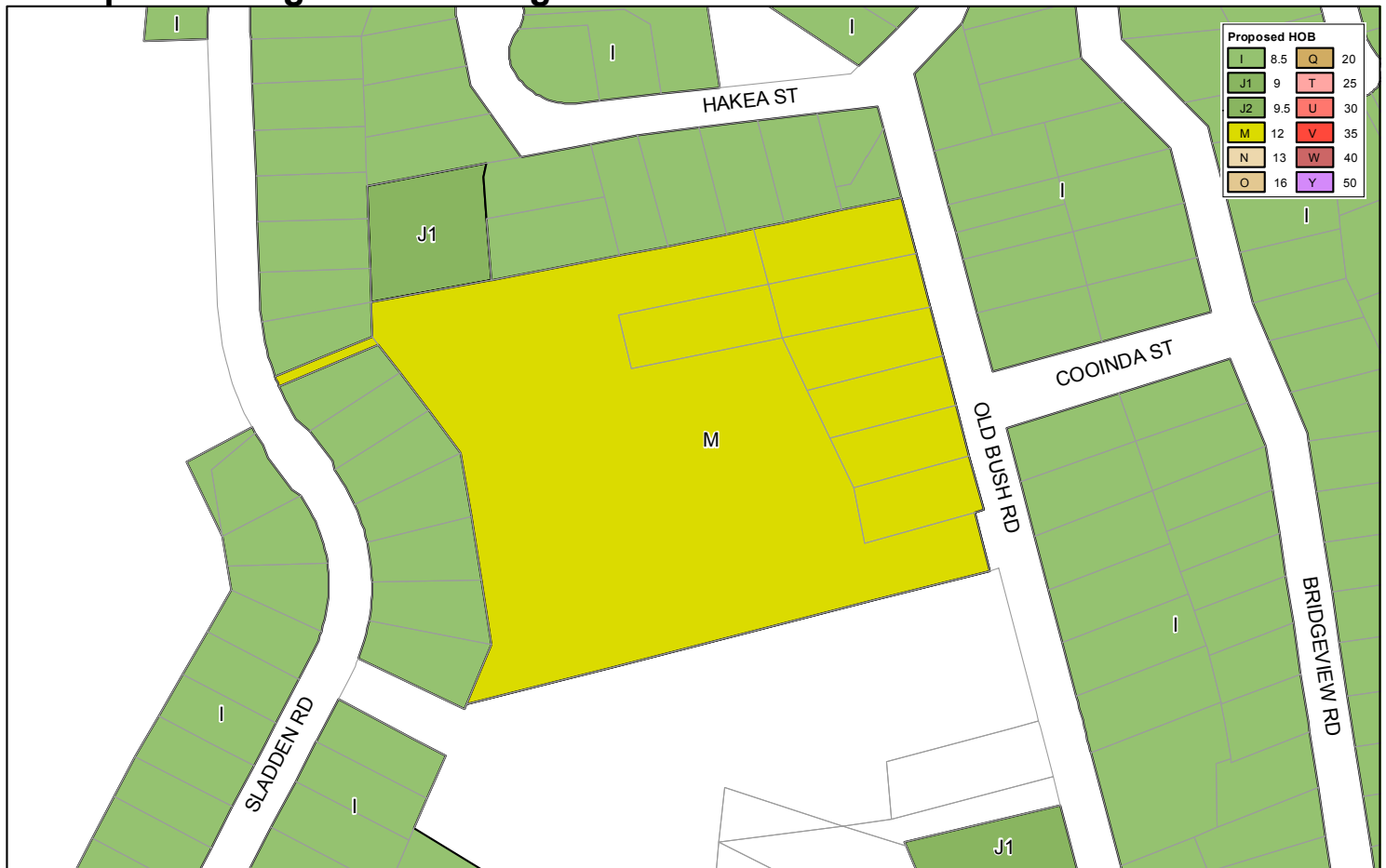
Proposed Height Of Buildings



Existing Height Of Buildings



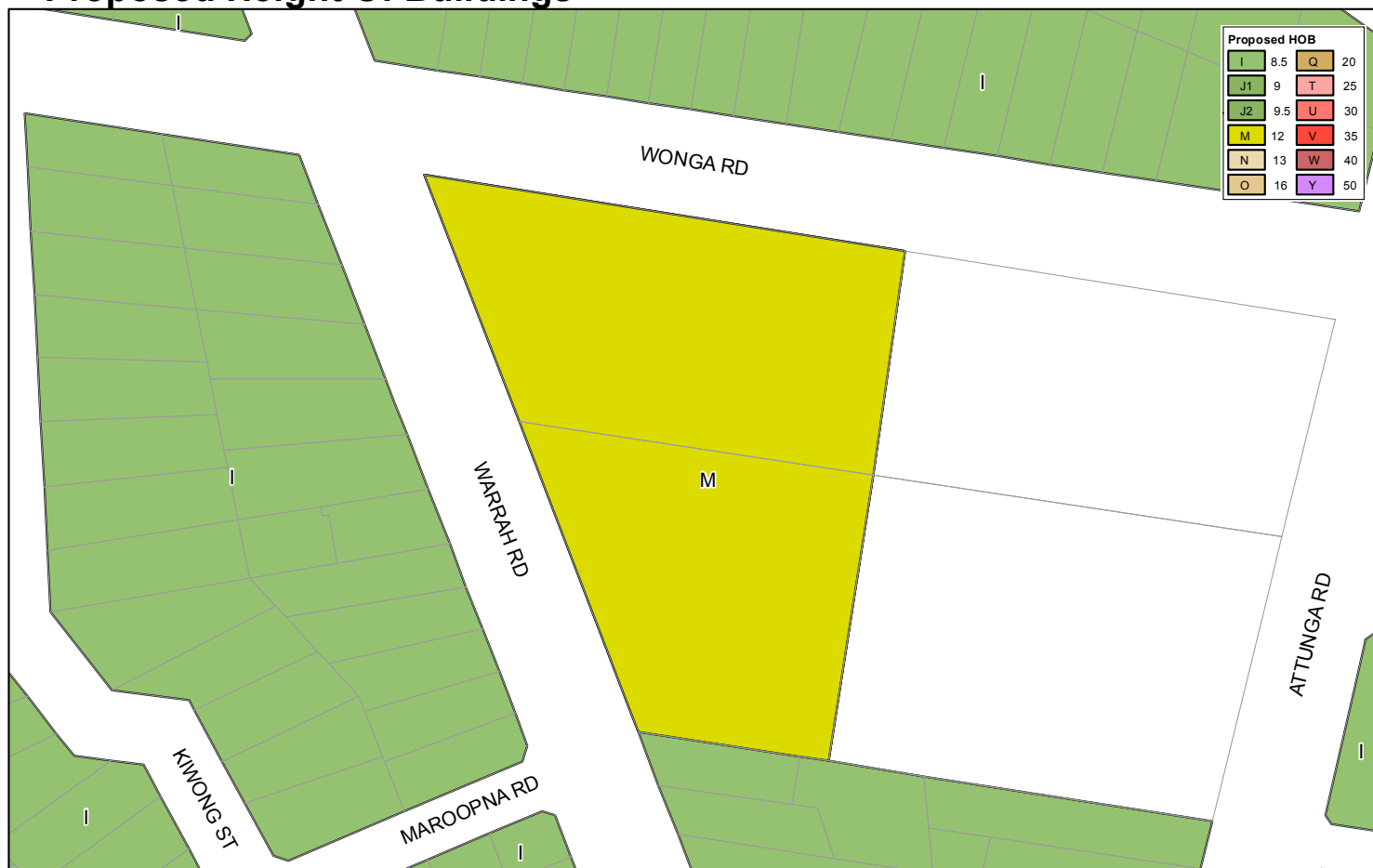
Proposed Height Of Buildings



Existing Height Of Buildings



Proposed Height Of Buildings



**Sutherland
Shire COUNCIL**

Produced by Business Intelligence

Yowie Bay Public School



Scale: 1:2,000 @ A4

Printed: 27/06/2016

0 10 20 30 m

File: FinalEduDoc

Legend



Subject Site

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6. 874-876 Old Princes Highway, Sutherland (Lots 1051, 1086 and 1120 DP 752064) (see Part 1 p17)

Land Application Map

874-876 Old Princes Highway, Sutherland (Lots 1051, 1086 and 1120 DP 752064) is to be included in the land to which the LEP applies. See map overleaf.



**Sutherland
Shire Local
Environmental
Plan 2015**

**Land Application Map -
Sheet LAP_001**

LGA Boundary

LEP Land Application

Included

DM

Deferred Matter

Cadastre

Cadastre 24/04/2015 © Sutherland Shire Council



N

0

1

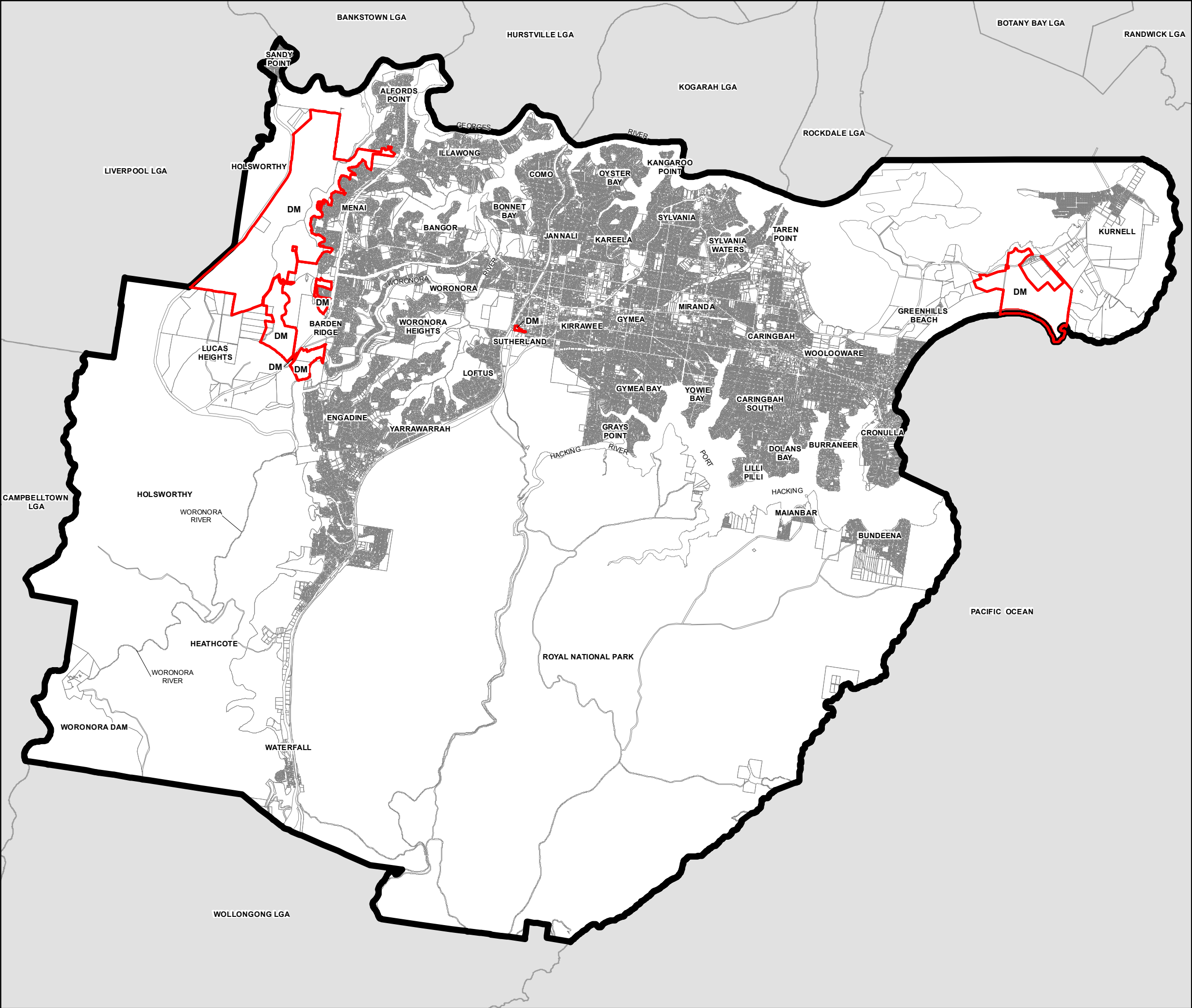
2Kilometres

Projection: GDA 1994
MGA Zone 56

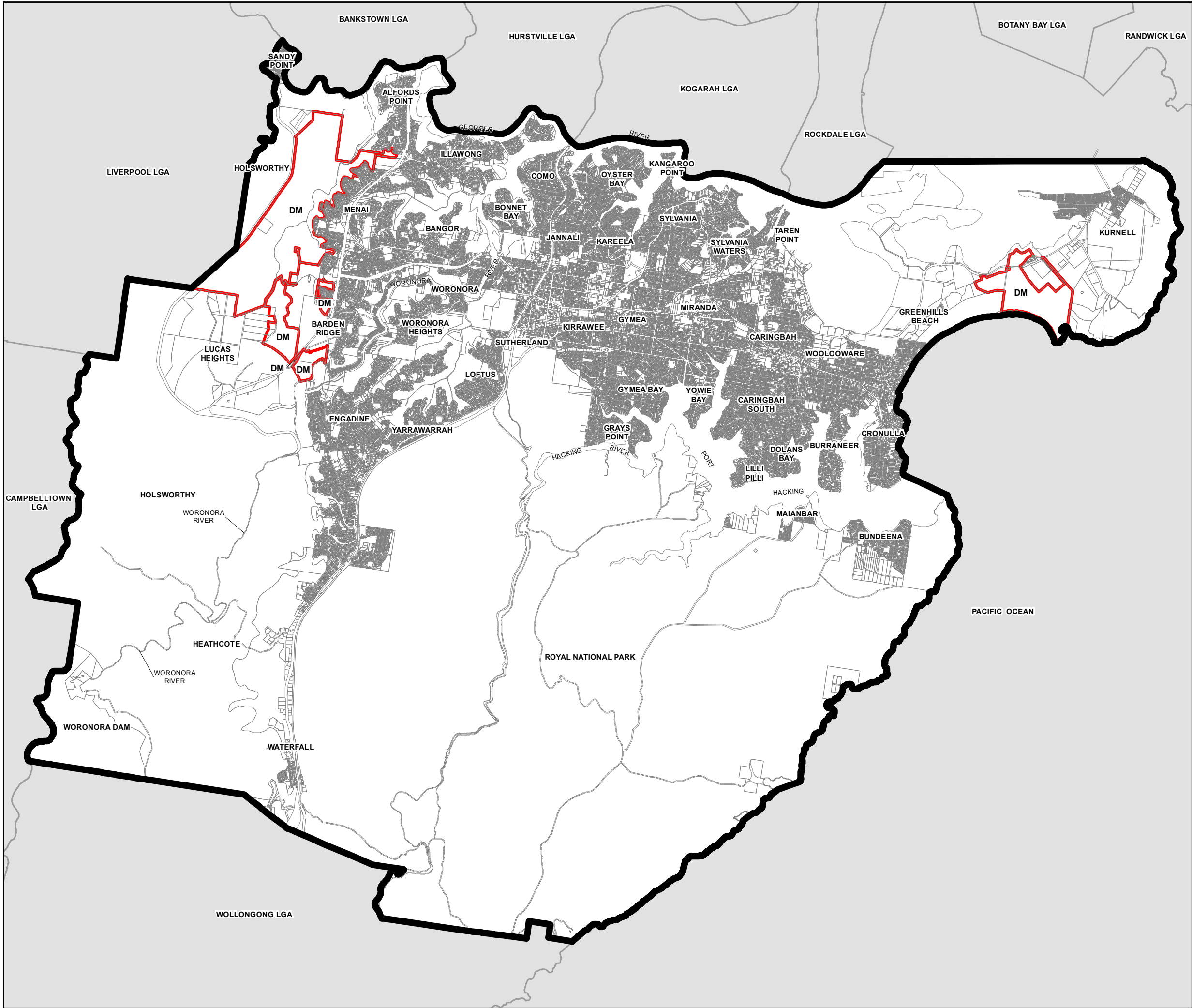
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Map identification number:

7150_COM_LAP_001_090_20150424



-  LGA Boundary
- LEP Land Application**
-  Included
-  Deferred Matter
- Cadastre**
-  Cadastre 20/11/2015 © Sutherland Shire Council



Height of Building Map

*Current Height of Buildings– 2 storeys under
SSLEP2006*



Proposed Height of Buildings – 9m



7. Rezoning of Small Shops in Low Density Residential Areas (See Part 1 p18)

a. 273-277 Willarong Road, Caringbah (Lots 1-3 DP 520407)

Land Zoning Map

Current Zone – R2 Low Density Residential



Proposed Zone – B1 Neighbourhood Centre



Landscape Area Map

Current Landscape Area – 35%



Proposed Landscape Area - None

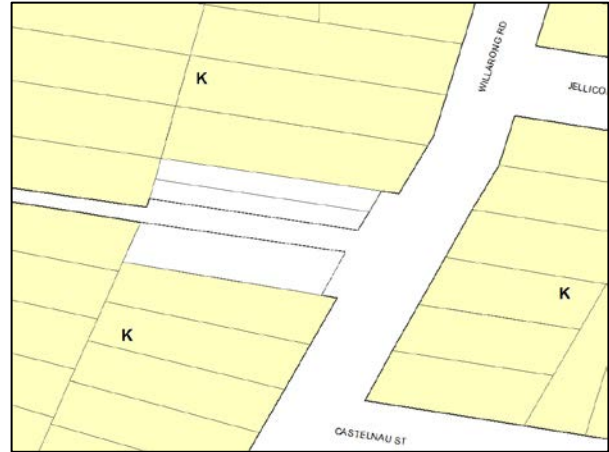


Minimum Lot Size Map

Current Minimum Lot Size – 550 m²



Proposed Minimum Lot Size – None



b. 23 Leonay Street, Sutherland (Lot 3 DP 598707)

Land Zoning Map

Current Zone – R2 Low Density Residential



Proposed Zone – B1 Neighbourhood Centre



Landscape Area Map

Current Landscape Area – 35%

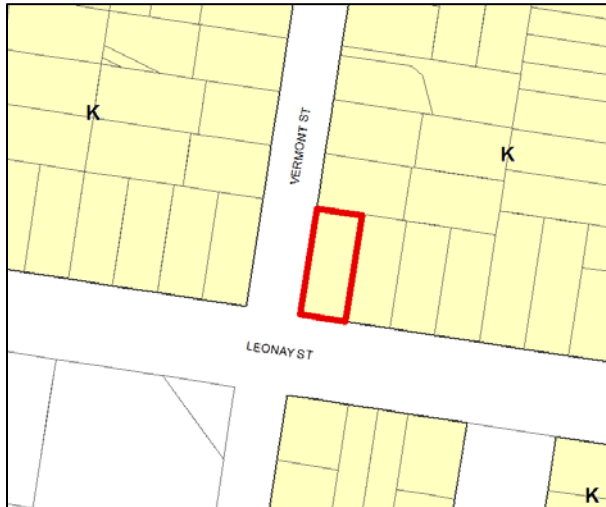


Proposed Landscape Area – None

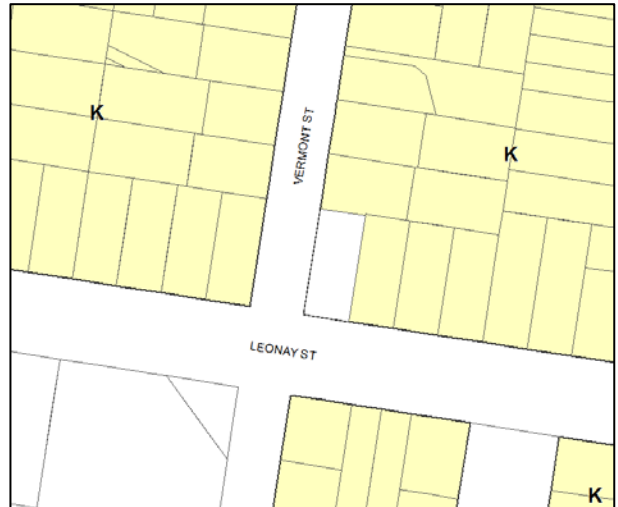


Minimum Lot Size Map

Current Minimum Lot Size – 550 m²



Proposed Minimum Lot Size – None



c. 84 Cawarra Road (Lot 11 DP 16481) and 86-94 Cawarra Road, Caringbah (Lots A,B, C and D DP 385007)

Land Zoning Map

Current Zone – R2 Low Density Residential



Proposed Zone – B1 Neighbourhood Centre



Landscape Area Map

Current Landscape Area – 35%

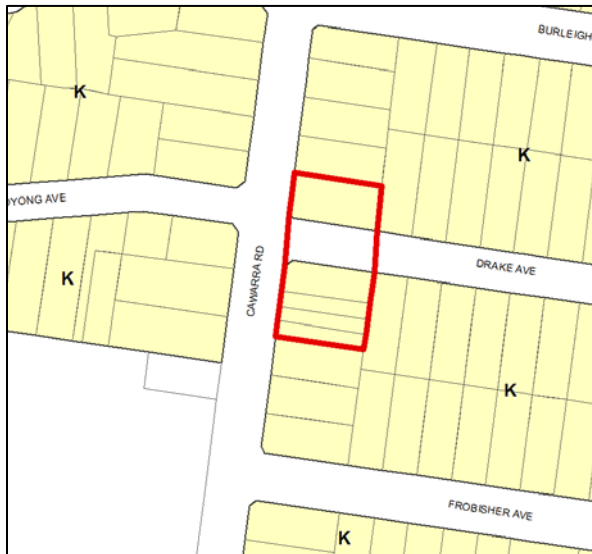


Proposed Landscape Area – None



Minimum Lot Size Map

Current Minimum Lot Size – 550 m²



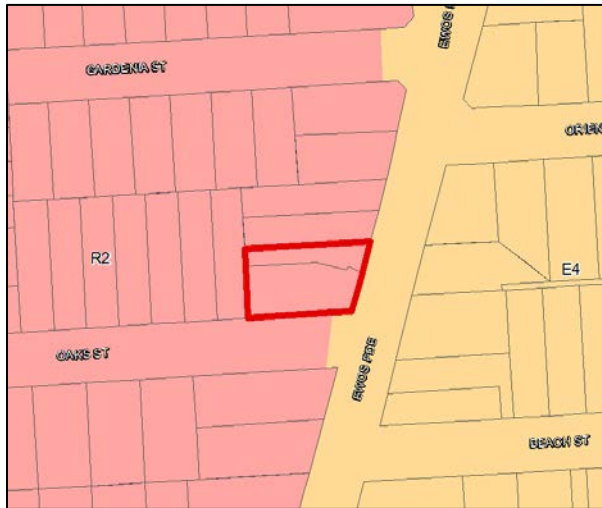
Proposed Minimum Lot Size – None



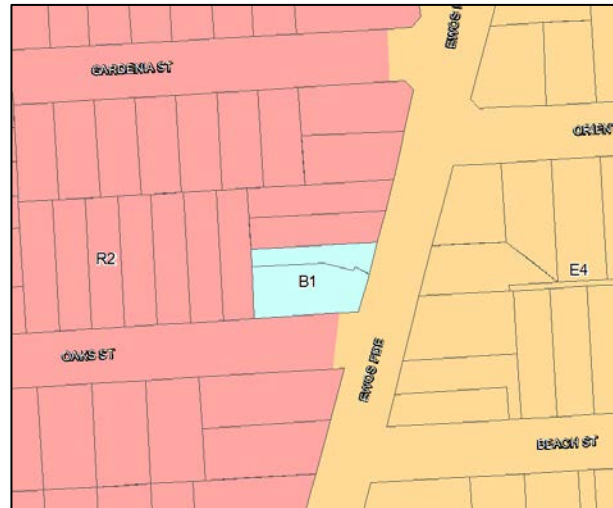
d. 143-149 Ewos Parade, Cronulla (Lots A and B DP 387445)

Land Zoning Map

Current Zone – R2 Low Density Residential



Proposed Zone – B1 Neighbourhood Centre



Landscape Area Map

Current Landscape Area – 35%



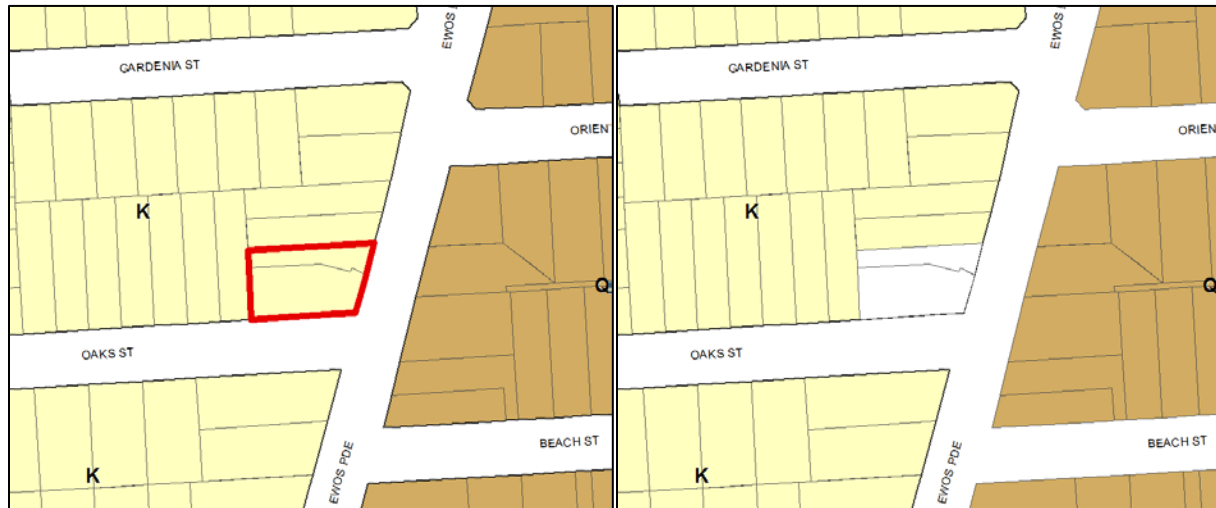
Proposed Landscape Area – None



Minimum Lot Size

Current Minimum Lot Size – 550 m²

Proposed Minimum Lot Size – None



e. 69-71 National Avenue, Loftus (Lots 1 and 2 DP 535824)

Land Zoning Map

Current Zone – R2 Low Density Residential



Proposed Zone – B1 Neighbourhood Centre



Landscape Area Map

Current Landscape Area – 35%



Proposed Landscape Area – None



Minimum Lot Size

Current Minimum Lot Size – 550 m²



Proposed Minimum Lot Size – None



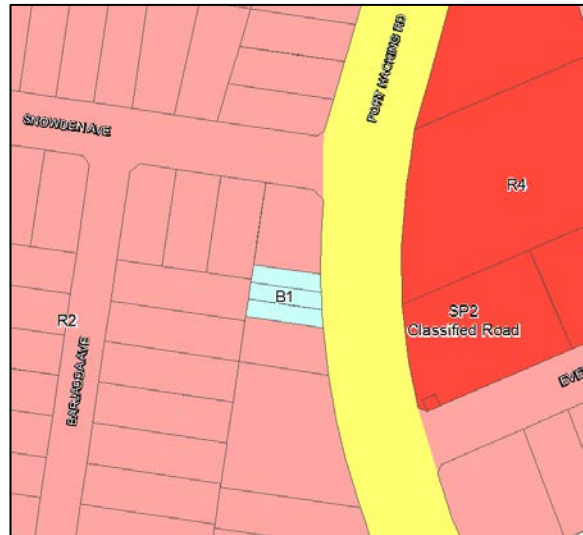
f. 55A,57 and 57A Port Hacking Road, Sylvania (Lots 1-3 DP 512022)

Land Zoning Map

Current Zone – R2 Low Density Residential



Proposed Zone – B1 Neighbourhood Centre



Landscape Area Map

Current Landscape Area – 35%

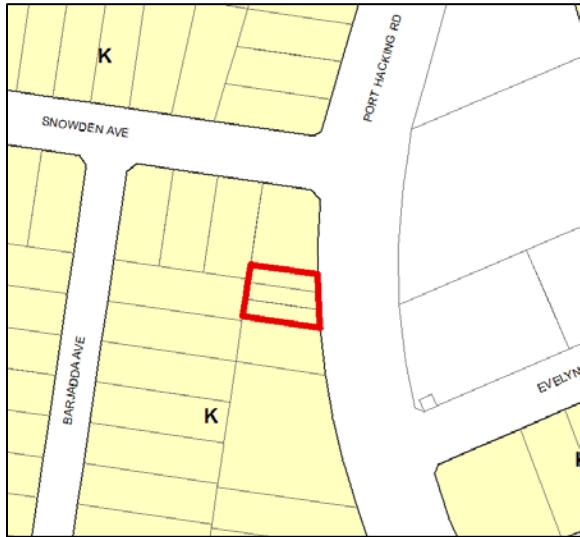


Proposed Landscape Area – None

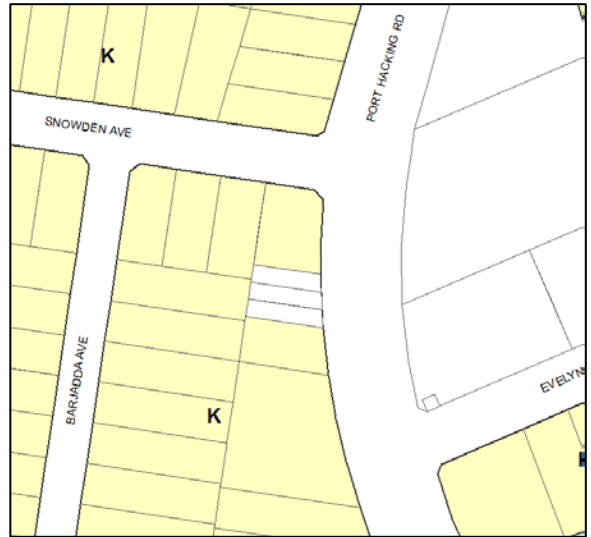


Minimum Lot Size Map

Current Minimum Lot Size – 550 m²



Proposed Minimum Lot Size – None



g. 206 Sylvania Road, Miranda (Lots 1 and 2 DP 507176)

Land Zoning Map

Current Zone – R2 Low Density Residential



Proposed Zone – B1 Neighbourhood Centre



Landscape Area Map

Current Landscape Area – 35%



Proposed Landscape Area– None



Minimum Lot Size Map

Current Minimum Lot Size – 550 m²



Proposed Minimum Lot Size – None



h. 52 Forest Road, Yowie Bay (Lot 31 DP 9094)

Land Zoning Map

Current Zone – R2 Low Density Residential



Proposed Zone – B1 Neighbourhood Centre

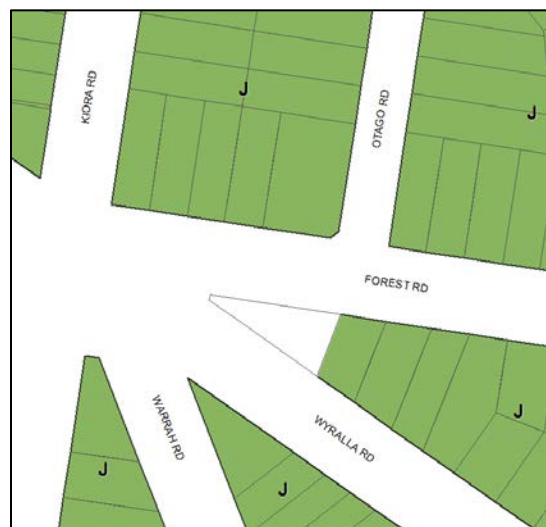


Landscape Area Map

Current Landscape Area – 35%

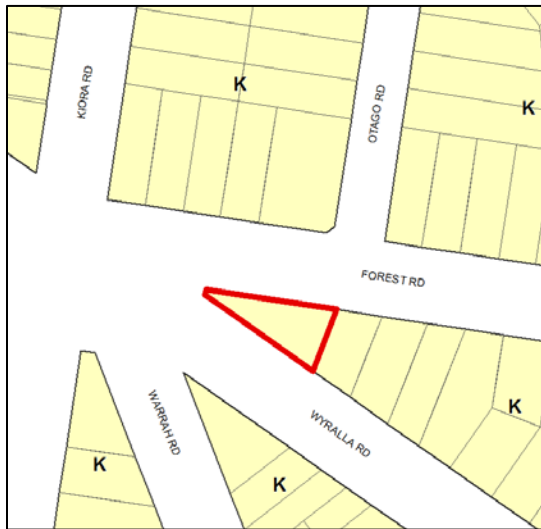


Proposed Landscape Area – None

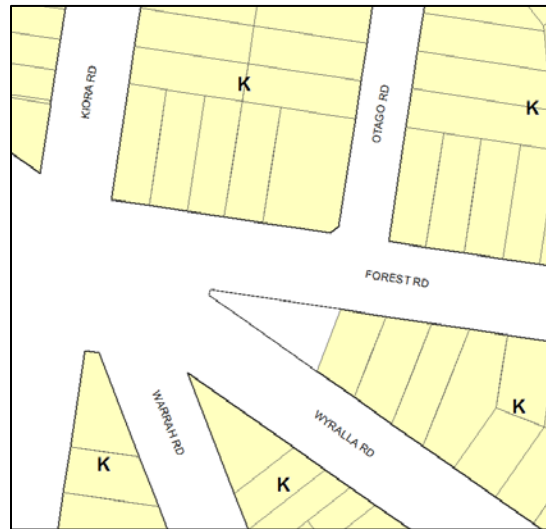


Minimum Lot Size Map

Current Minimum Lot Size – 550 m²



Proposed Minimum Lot Size – None



i. 418 Princes Highway, GyMEA (Lot 20 DP 202488)

Land Zoning Map

Current Zone – R2 Low Density Residential



Proposed Zone – B1 Neighbourhood Centre



Landscape Area Map

Current Landscape Area – 35%



Proposed Landscape Area – None



Minimum Lot Size Map

Current Minimum Lot Size – 550 m²



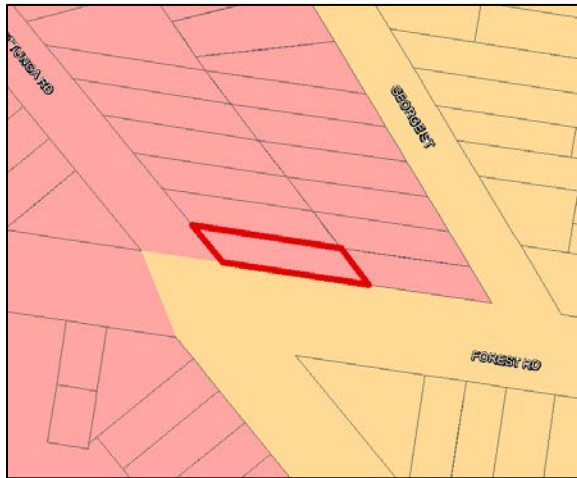
Proposed Minimum Lot Size – None



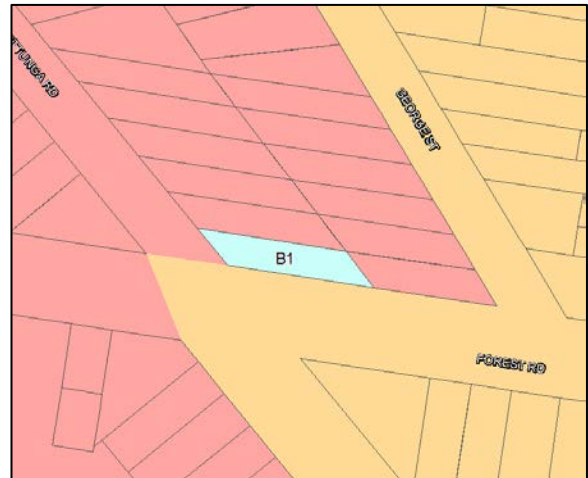
j. 46 Attunga Road, Yowie Bay (S/P 66608)

Land Zoning Map

Current Zone – R2 Low Density Residential



Proposed Zone – B1 Neighbourhood Centre



Landscape Area Map

Current Landscape Area – 35%

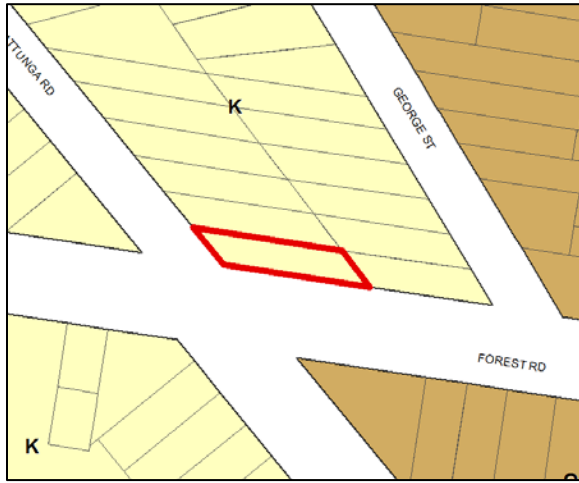


Proposed Landscape Area – Remove



Minimum Lot Size Map

Current Minimum Lot Size – 550 m²



Proposed Minimum Lot Size – None



k. 461 Princes Highway, Kirrawee (Lot 9 DP 20858)

Land Zoning Map

Current Zone – R2 Low Density Residential



Proposed Zone – B1 Neighbourhood Centre



Landscape Area Map

Current Landscape Area – 35%

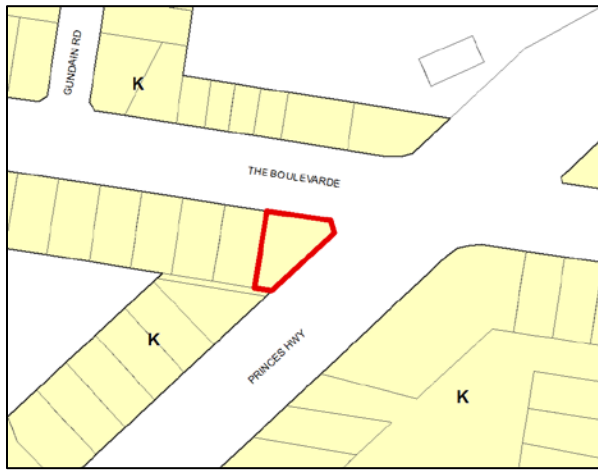


Proposed Landscape Area – None



Minimum Lot Size Map

Current Minimum Lot Size – 550 m²



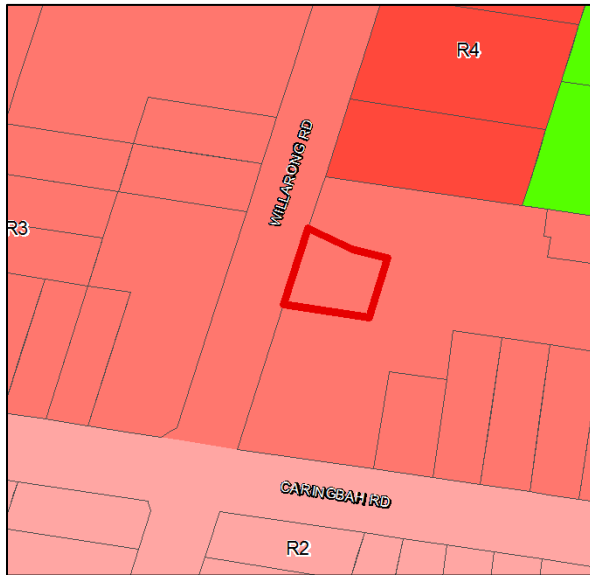
Proposed Minimum Lot Size – None



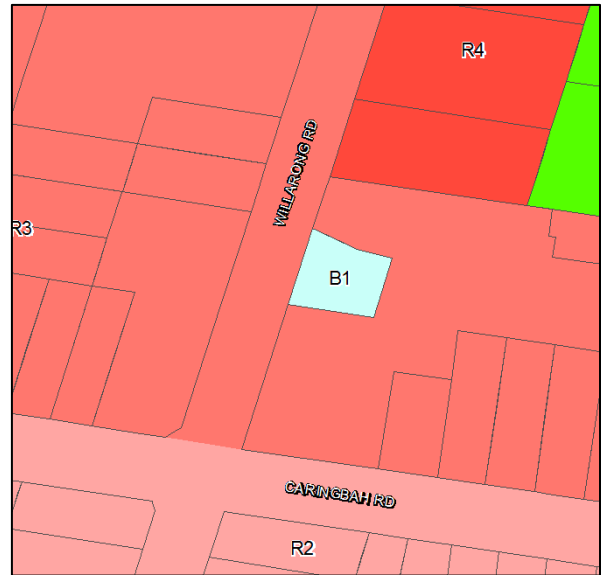
I. 218 Willarong Road, Caringbah (Lot 1 DP 583233)

Land Zoning Map

Current Zone – R3 Low Density Residential



Proposed Zone – B1 Neighbourhood Centre



Landscape Area Map

Current Landscape Area – 30%

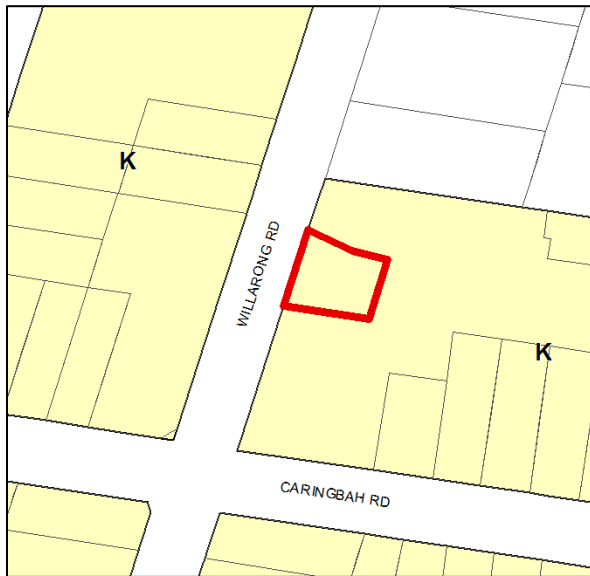


Proposed Landscape Area – None

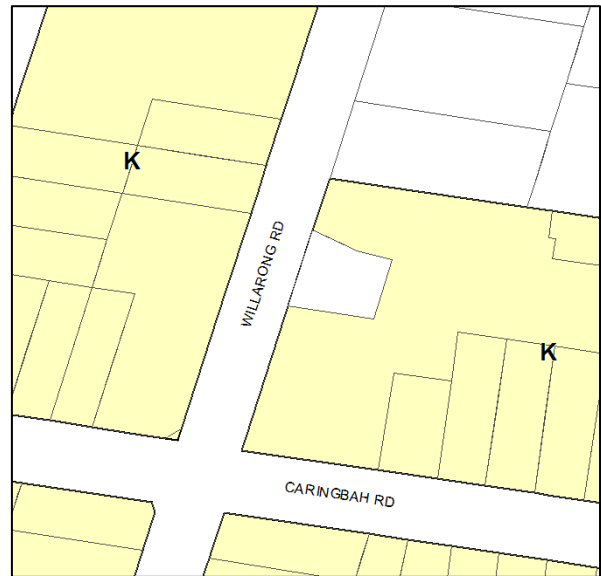


Minimum Lot Size Map

Current Minimum Lot Size – 550 m²



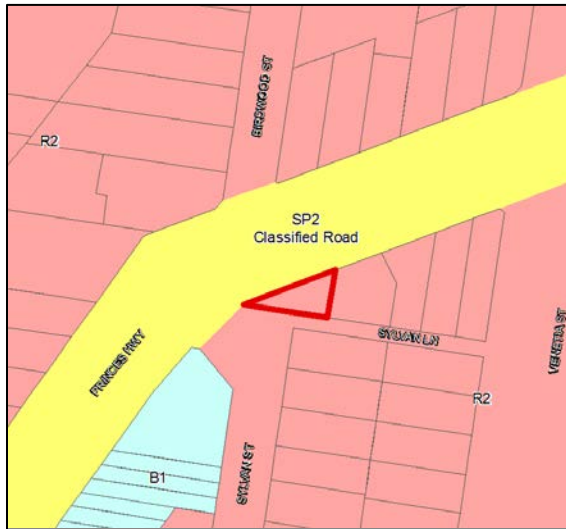
Proposed Minimum Lot Size – None



m. 192 Princes Highway, Sylvania (Lot A DP 364483)

Land Zoning Map

Current Zone – R2 Low Density Residential



Proposed Zone – B1 Neighbourhood Centre



Landscape Area Map

Current Landscape Area – 35%

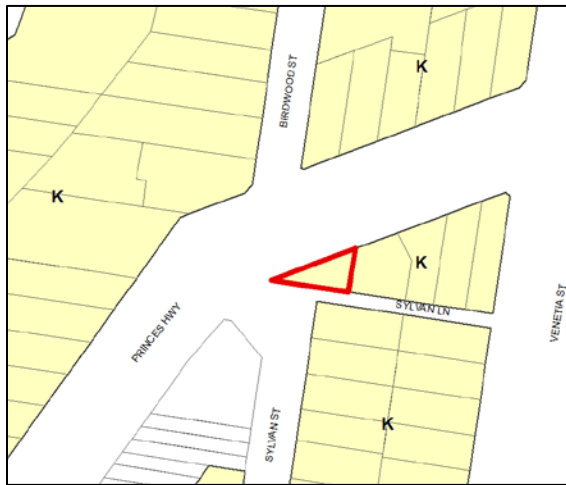


Proposed Landscape Area – None



Minimum Lot Size

Current Minimum Lot Size – 550 m²



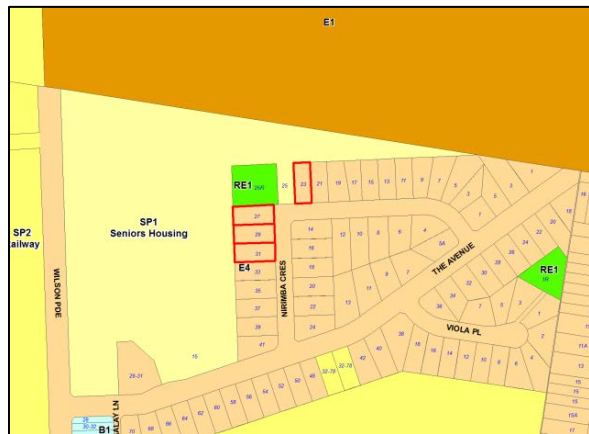
Proposed Minimum Lot Size – None



8. Rezoning of 23, 27, 29 and 31 Nirimba Crescent, Heathcote (Lots 60, 62, 63 and 64 DP 31803) (see Part 1 p20)

Current Zone – E4 Environmental Living

*Proposed Zone – SP1 Special Activities
(Seniors Housing)*



Floor Space Ratio Map

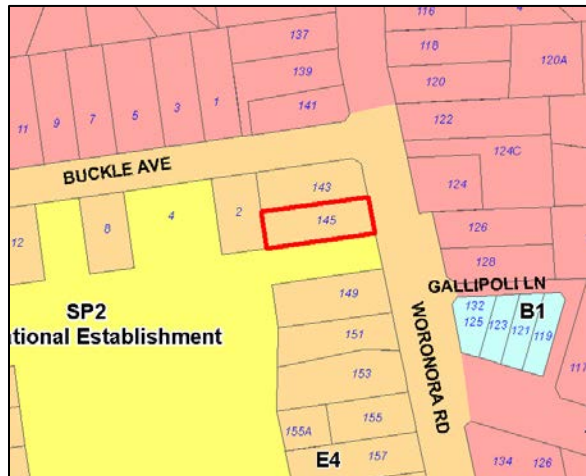
Current FSR– 0.55:1

Proposed FSR – None

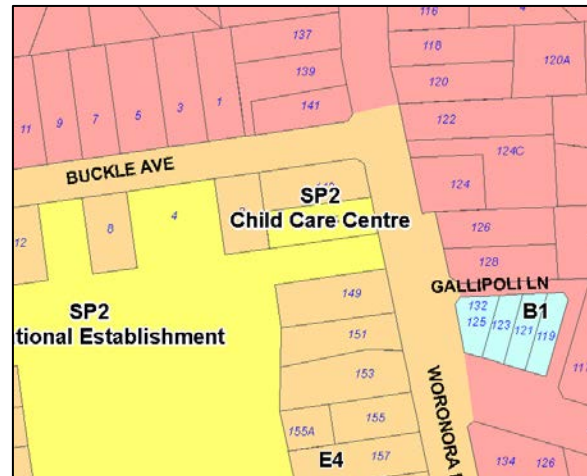


9. 145 Woronora Road, Engadine (Lot B DP 35768) (see Part 1 p22)

Current Zone – E4 Environmental Living

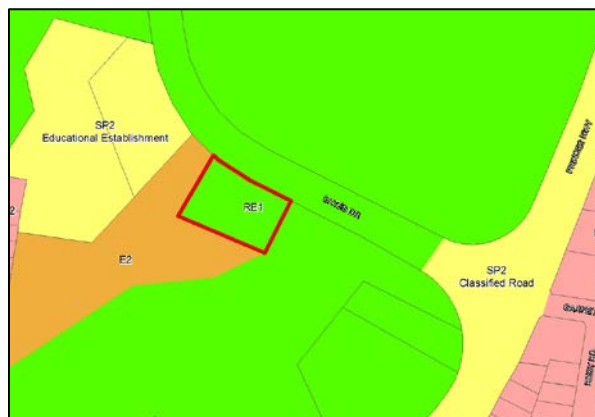


Proposed Zone – SP2 Infrastructure (Child Care Centre)



10. 441 Princes Highway, Kareela (off Bates Drive) (Part of Lot 7013 DP1059414) (see Part 1 p28)

Current Zone – RE1 Public Recreation

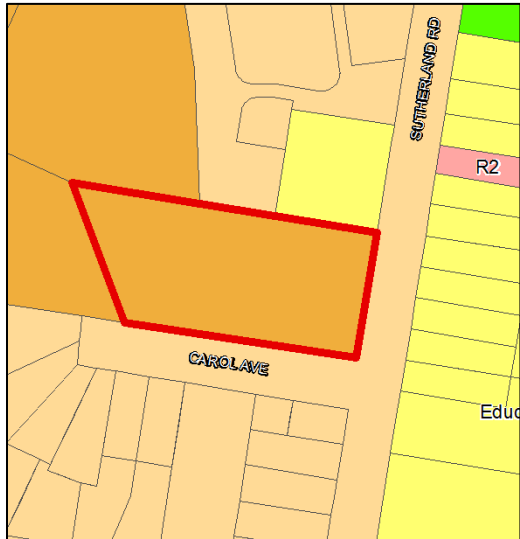


Proposed Zone – SP2 Infrastructure (Waste and Resource Management Facility)

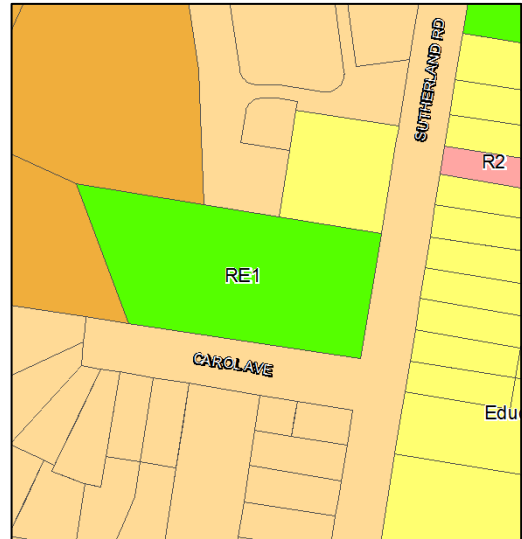


**11. Part of Carol Avenue Reserve, Jannali (Part of Lot 200 DP 1081859)
(see Part 1 p31)**

Current Zone – E2 Environmental Conservation



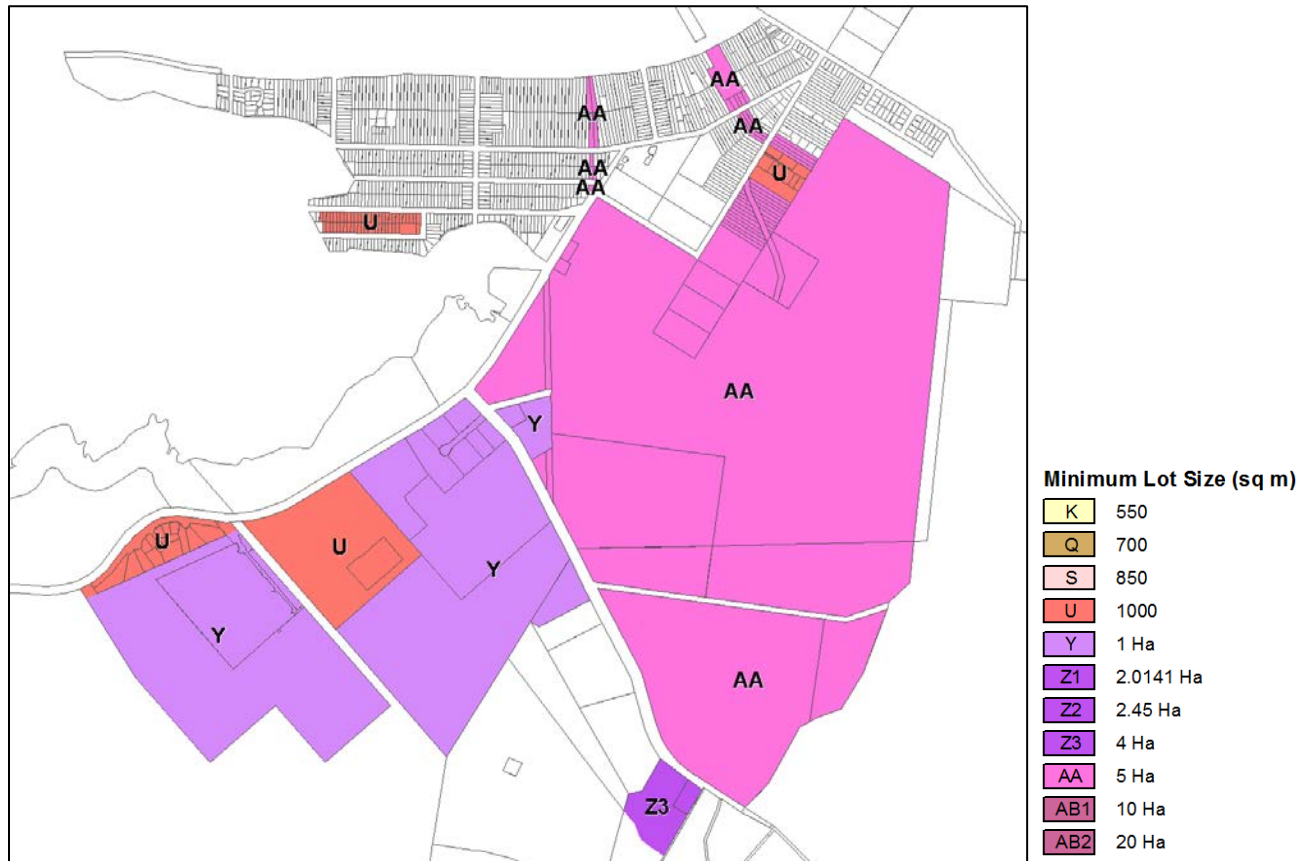
Proposed Zone – RE1 Public Recreation



12. Minimum lot sizes for land zoned IN1 General Industrial, IN2 Light Industrial, IN3 Heavy Industrial, IN4 Working Waterfront, B5 Business Development and B6 Enterprise Corridor (see Part 1 p32)

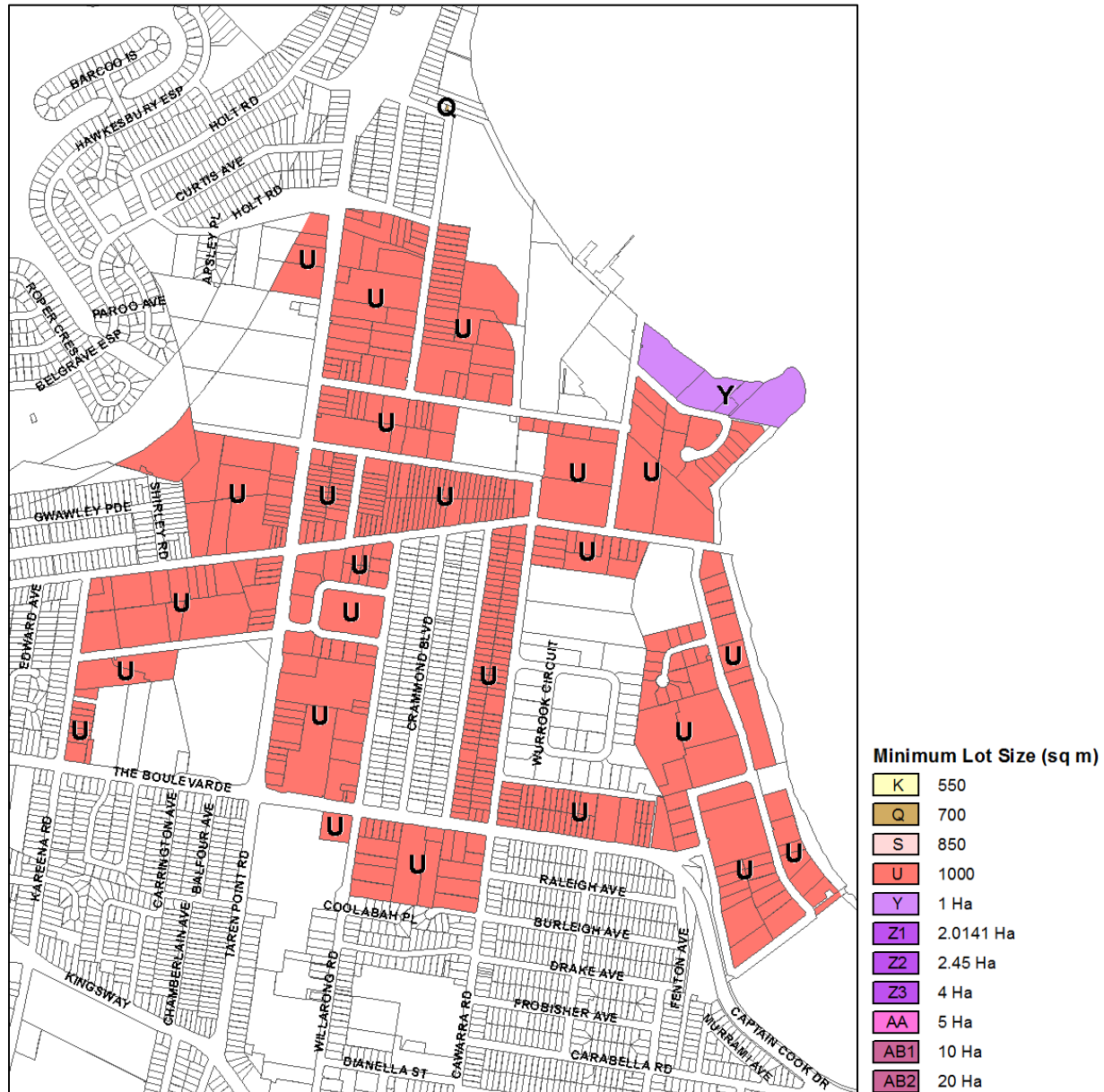
No current Minimum Lot Size applies to land zone IN2, IN2, IN3, IN4, B5 and B6

Proposed Minimum Lot Size – Industrial Land in Kurnell (IN1 General Industrial, IN2 Light Industrial and IN3 zones Heavy Industrial)

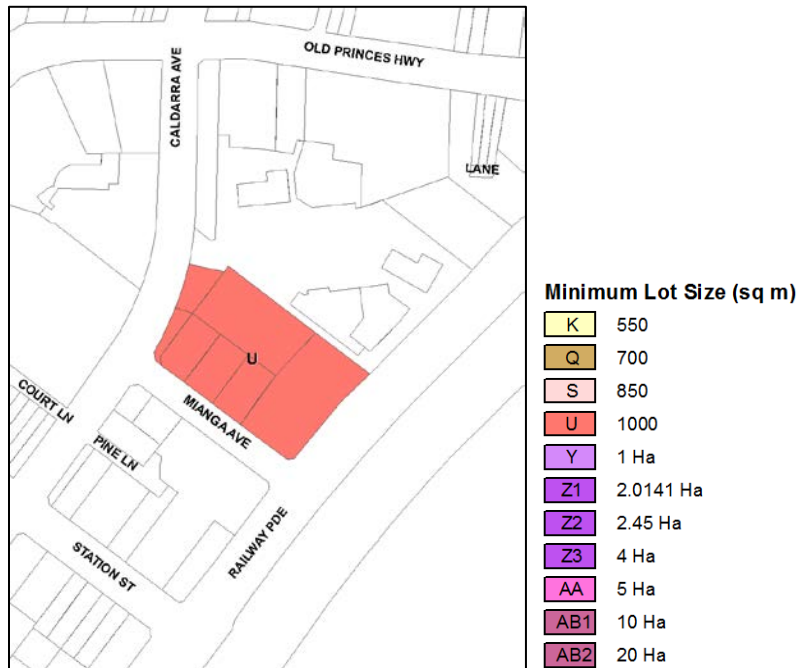


Proposed Minimum Lot Size 1 000 m² – Industrial zones in Taren Point (IN1 General Industrial, IN2 Light Industrial, B6 Enterprise Corridor and B7 Business Park)

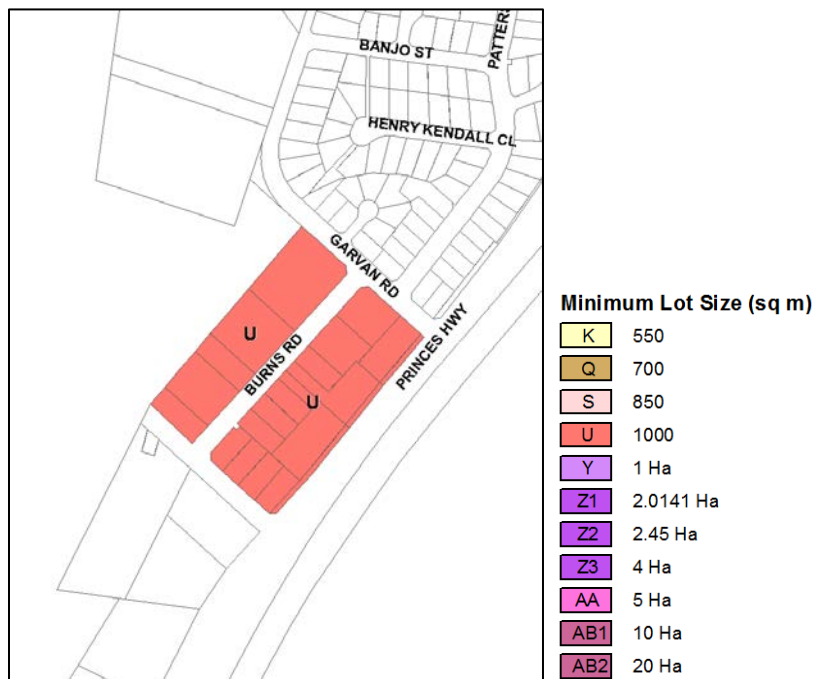
Proposed Minimum Lot Size 1 ha – IN4 Working Waterfront zone



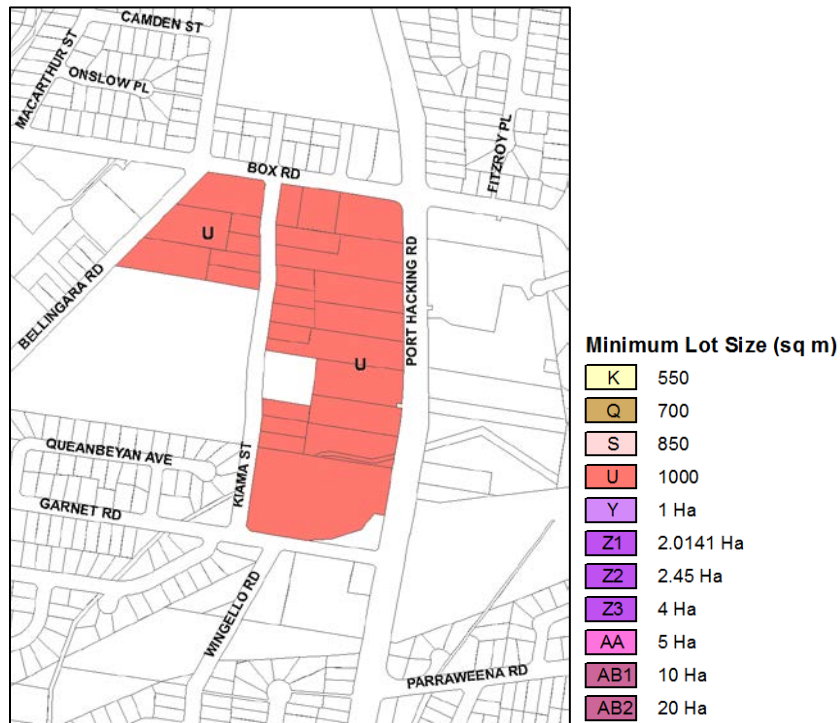
Proposed Minimum Lot Size 1 000 m² – IN2 Light Industrial zone in Engadine



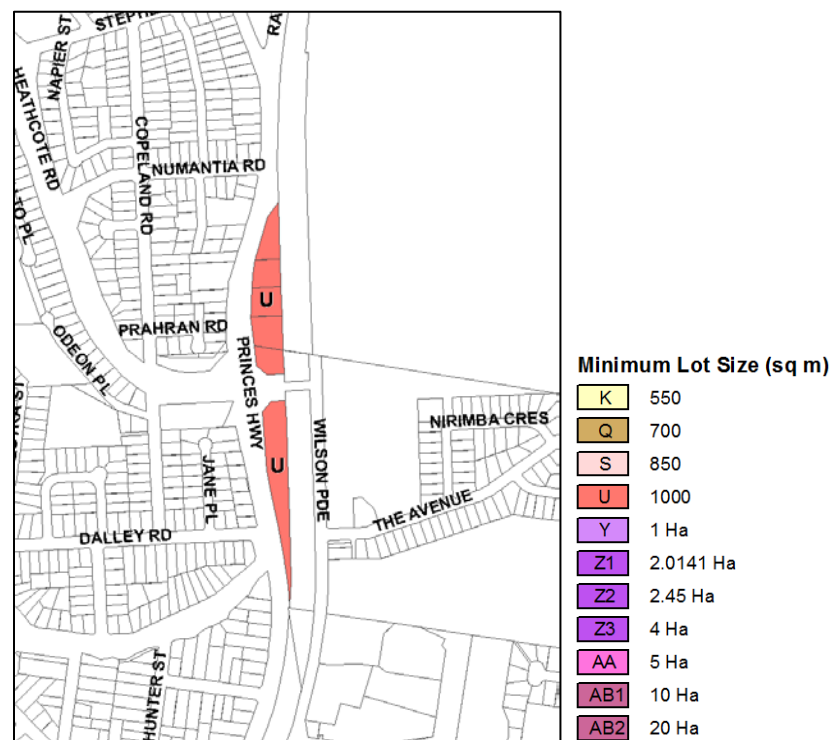
Proposed Minimum Lot Size 1 000 m² - IN2 Light Industrial zone in Heathcote



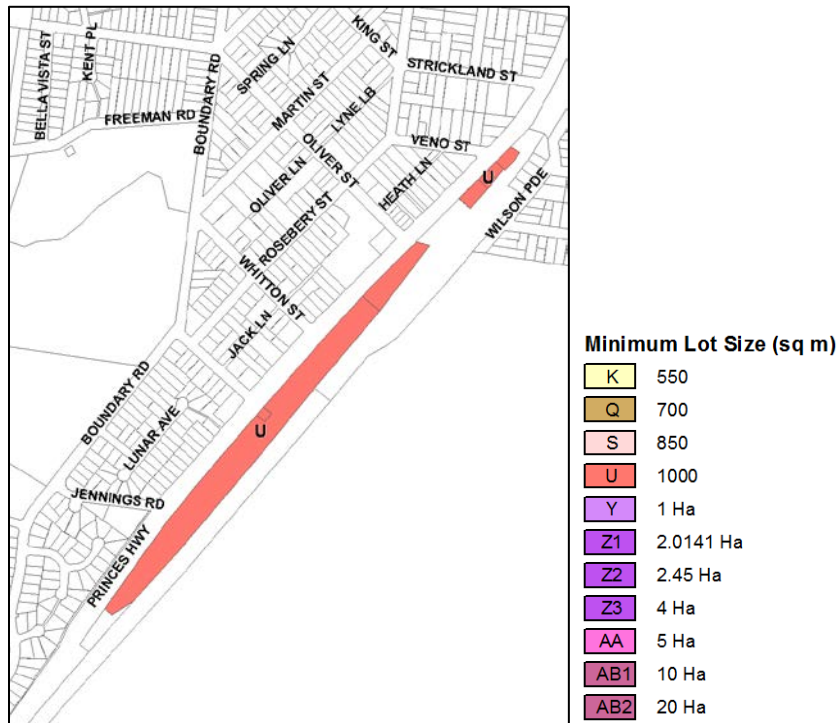
Proposed Minimum Lot Size - 1 000 m² IN2 Light Industrial zone in Miranda



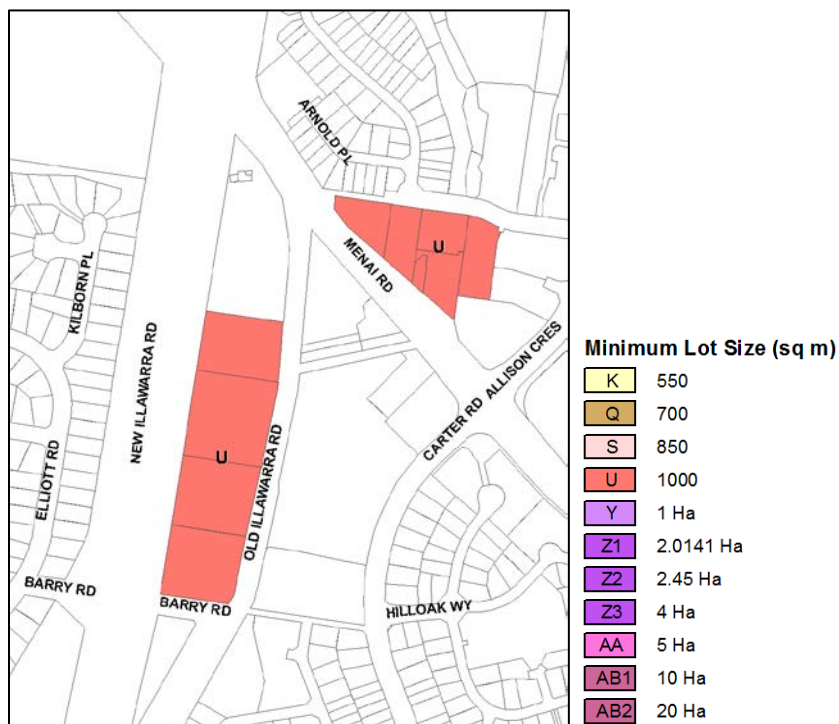
Proposed Minimum Lot Size 1 000 m² – B6 Enterprise Corridor zone in Engadine



Proposed Minimum Lot Size 1 000 m² – B6 Enterprise Corridor zone in Heathcote



Proposed Minimum Lot Size 1 000 m² – B6 Enterprise Corridor zone in Menai



Proposed Minimum Lot Size 1 000 m² – B6 Enterprise Corridor zone in Sylvania

