

DULWICH GROVE PRECINCT

466 - 480 NEW CANTERBURY ROAD DULWICH HILL

**Supplementary Planning Proposal
Post Sydney Planning Panel Recommendations**



contents

proposed change of zone

- 1.0 existing zoning
- 1.1 original proposed zoning
- 1.2 revised proposed zoning

proposed change of maximum height

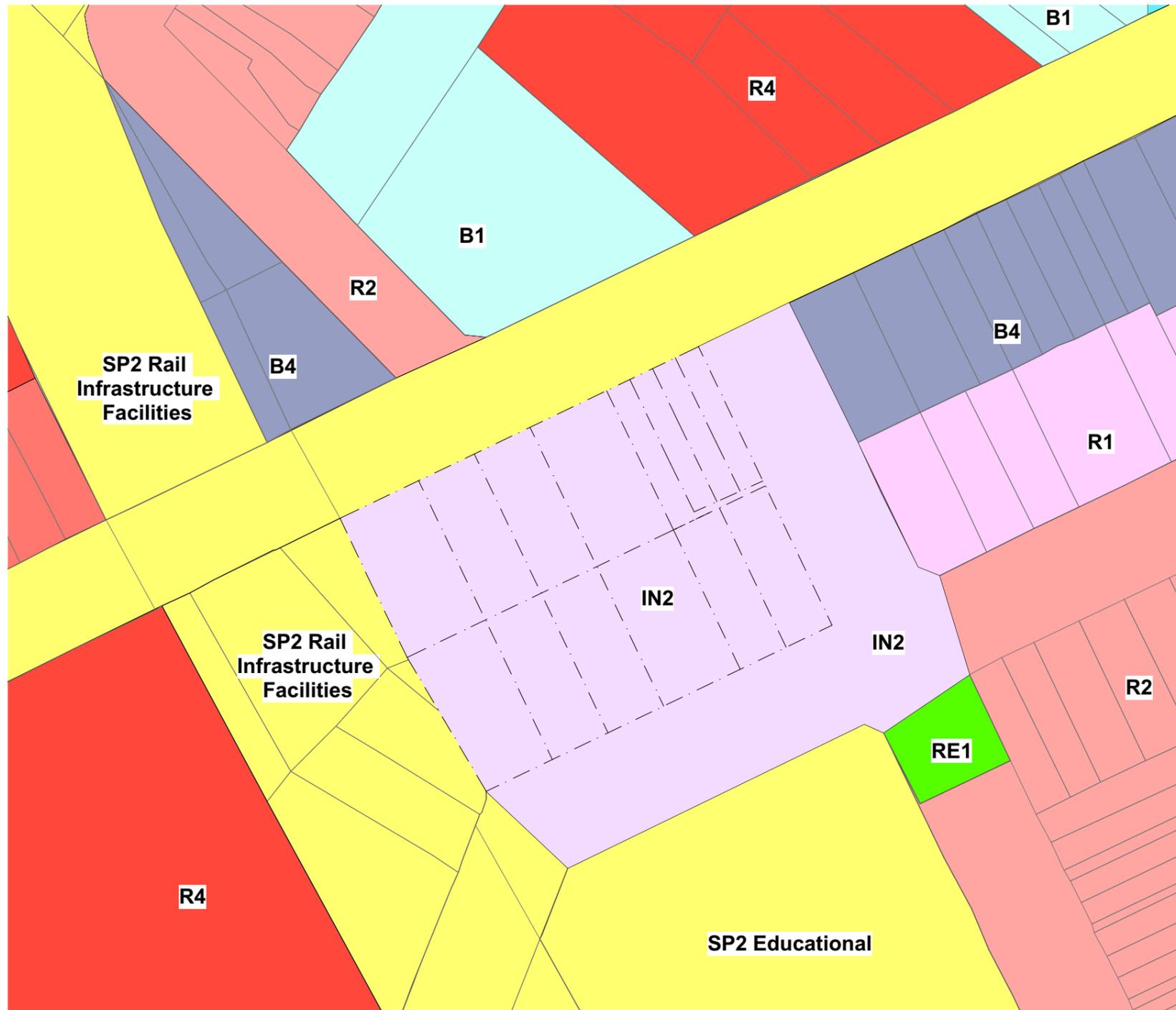
- 2.0 existing maximum height
- 2.1 original proposed maximum height
- 2.2 revised proposed maximum height

proposed change of maximum FSR

- 3.0 existing maximum FSR
- 3.1 original proposed maximum FSR
- 3.2 revised proposed maximum FSR

1.0 existing zoning

Marrickville Local Environmental Plan 2011: Land Zoning Map
5200_COM_LZN_001_010_20160108

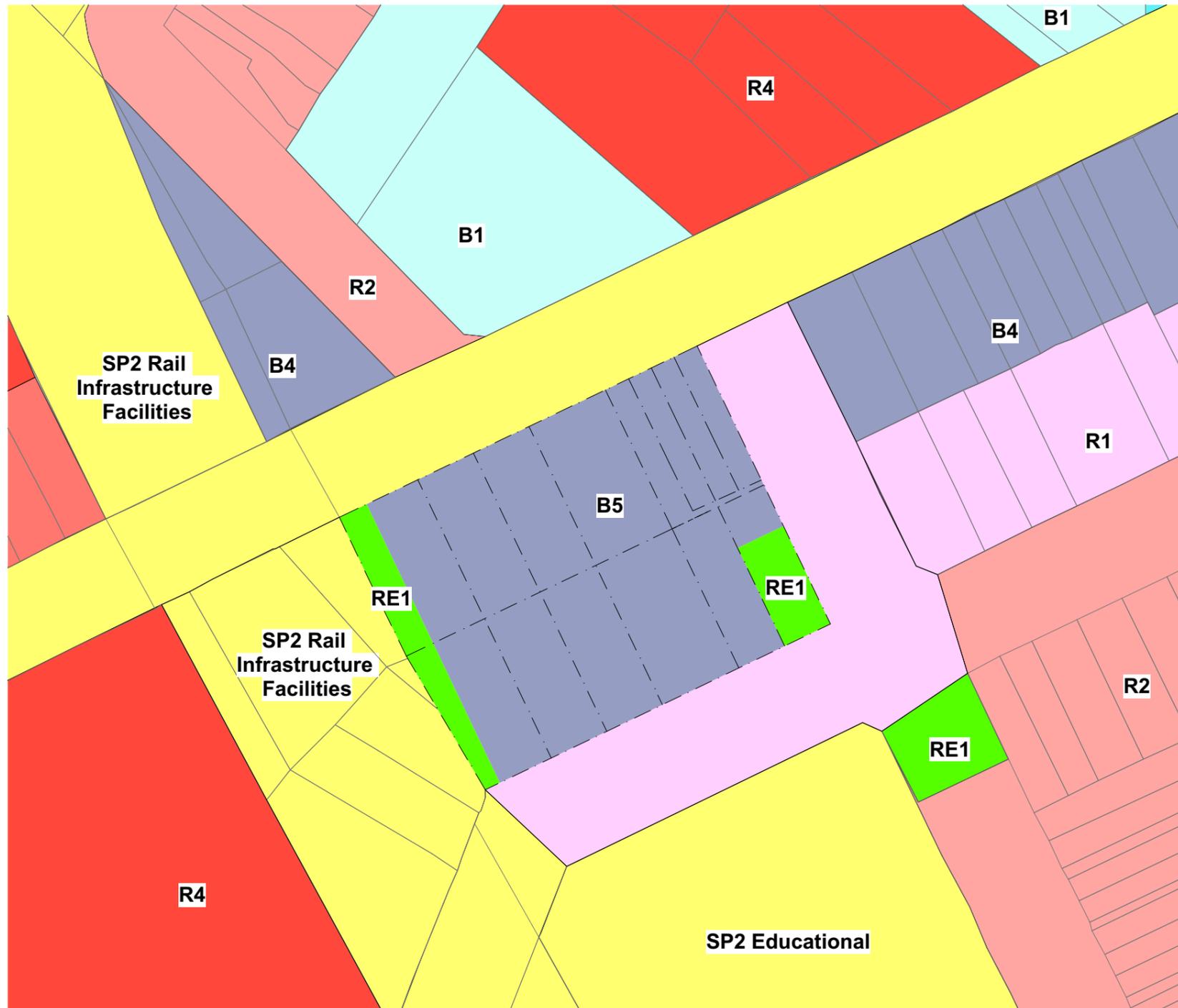


Zone	
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
W1	Natural Waterways
W2	Recreational Waterways



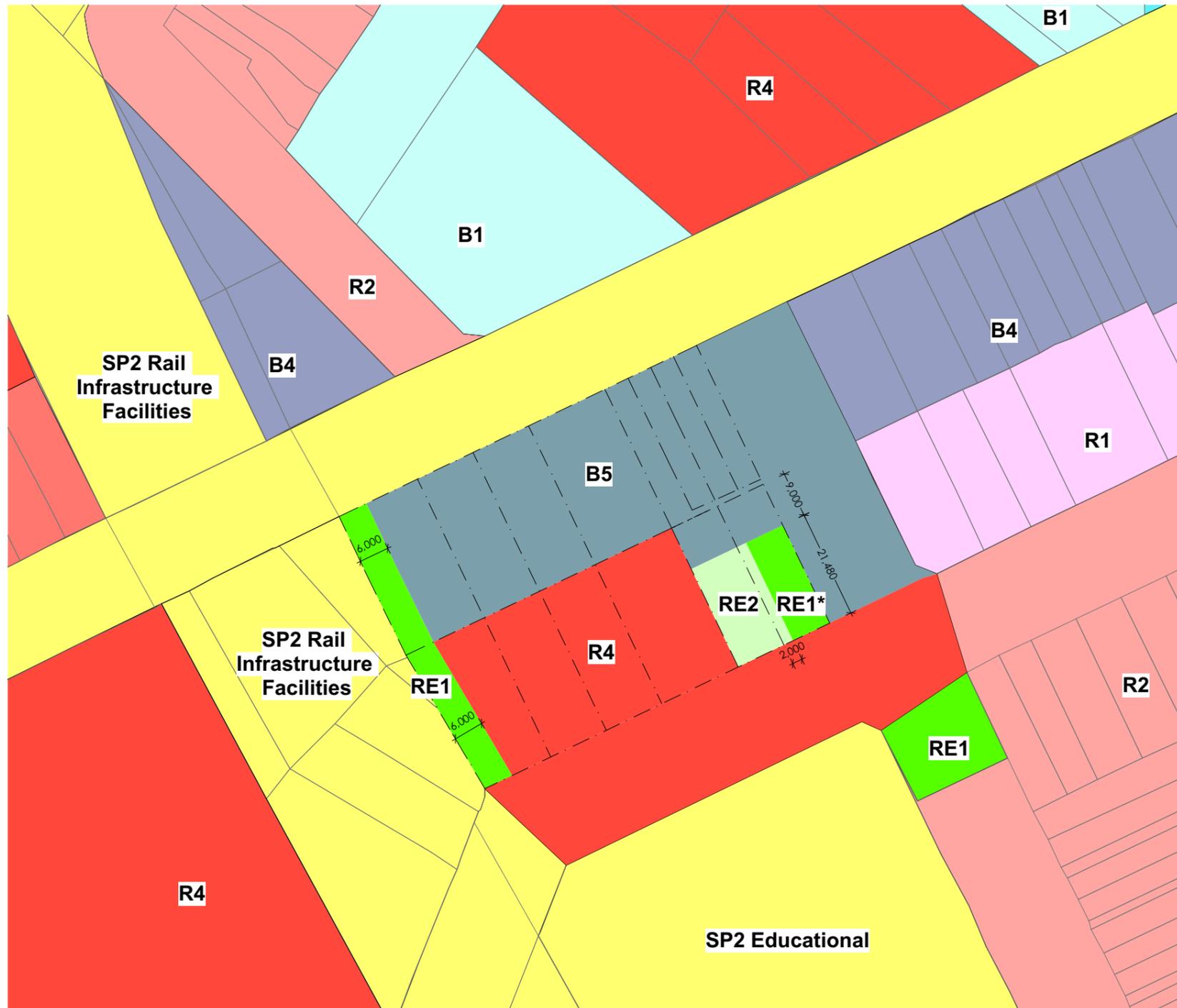
1.1 original proposed zoning

as per Planning Proposal, May 2017



1.2 revised proposed zoning

as per Sydney Planning Panel recommendations



Zone	
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
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W2	Recreational Waterways

please note: dimensions are shown for clarity and exhibition purposes and not for inclusion in LEP document

* note: may be amended to **RE2** if council determine that this is preferable following exhibition



2.0 existing maximum FSR

Marrickville Local Environmental Plan 2011: Floor Space Ratio Map
5200_COM_FSR_001_010_20170309



Maximum Floor Space Ratio (n:1)

F	0.60	S1	1.50	U1	2.50
H	0.70	S2	1.60	U2	2.60
I	0.75	S3	1.70	U3	2.70
J	0.80	S4	1.75	U4	2.80
K	0.85	S5	1.80	V1	3.00
L	0.90	S6	1.85	V2	3.10
M	0.95	S7	1.90	V3	3.30
N	1.00	T1	2.00	W	3.70
O	1.10	T2	2.05		
P	1.20	T3	2.10		
Q	1.30	T4	2.20		
R	1.40	T5	2.30		
		T6	2.40		



2.1 original proposed maximum FSR

as per Planning Proposal, May 2017



Maximum Floor Space Ratio (n:1)

F	0.60	S1	1.50	U1	2.50
H	0.70	S2	1.60	U2	2.60
I	0.75	S3	1.70	U3	2.70
J	0.80	S4	1.75	U4	2.80
K	0.85	S5	1.80	V1	3.00
L	0.90	S6	1.85	V2	3.10
M	0.95	S7	1.90	V3	3.30
N	1.00	T1	2.00	W	3.70
O	1.10	T2	2.05		
P	1.20	T3	2.10		
Q	1.30	T4	2.20		
R	1.40	T5	2.30		
		T6	2.40		



2.2 revised proposed maximum FSR

as per Sydney Planning Panel recommendations



Maximum Floor Space Ratio (n:1)

F	0.60	S1	1.50	U1	2.50
H	0.70	S2	1.60	U2	2.60
I	0.75	S3	1.70	U3	2.70
J	0.80	S4	1.75	U4	2.80
K	0.85	S5	1.80	V1	3.00
L	0.90	S6	1.85	V2	3.10
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		T6	2.40		

please note: dimensions are shown for clarity and exhibition purposes and not for inclusion in LEP document

3.0 existing maximum height

Marrickville Local Environmental Plan 2011: Height of Buildings Map
5200_COM_HOB_001_010_20160801



Maximum Building Height (m)

J	9.5
L	11.0
N	14.0
P	17.0
Q	20.0
S	23.0
T1	26.0
T2	29.0
U	32.0



3.1 original proposed maximum height

as per Planning Proposal, May 2017



Maximum Building Height (m)

J	9.5
L	11.0
N	14.0
P	17.0
Q	20.0
S	23.0
T1	26.0
T2	29.0
U	32.0



3.2 revised proposed maximum height

as per Sydney Planning Panel recommendations



Maximum Building Height (m)

J	9.5
L	11.0
N	14.0
P	17.0
Q	20.0
S	23.0
T1	26.0
T2	29.0
U	32.0

please note: dimensions are shown for clarity and exhibition purposes and not for inclusion in LEP document

