

SECTION 4 – Floor Space Ratio Maps (FSR)

SECTION CONTENTS – FLOOR SPACE RATIO MAP ASSESSMENTS

No.	STREET ADDRESS	LOCALITY	PAGE
	Maps included in this set		2
71	Katoomba Street	KATOOMBA	6
72	3 Lilianfels Avenue	KATOOMBA	17
73	Staples Street + adjacent streets	LAWSON	24
74	Raymond Road + adjacent streets	SPRINGWOOD	32
75	1 Wascoe Street	GLENBROOK	39

ABBREVIATIONS

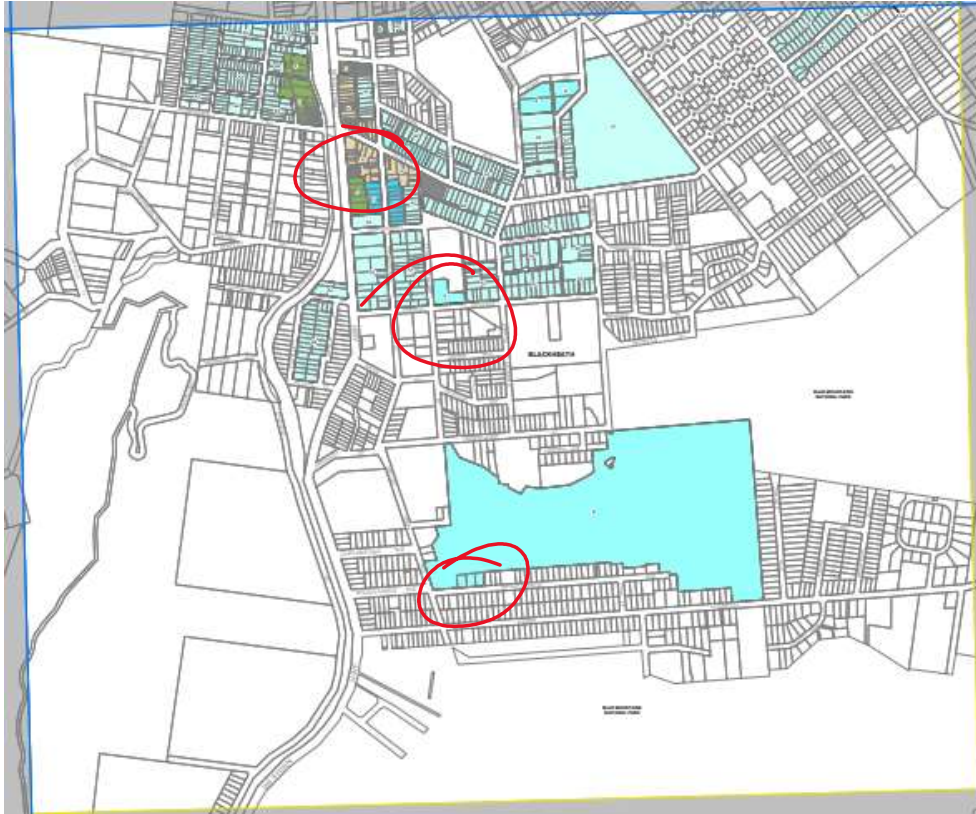
LAP	Land Application Map
LZN	Land Zoning Map
LSZ	Lot Size Map
HOB	Height of Buildings Map
FSR	Floor Space Ratio Map
LRA	Land Reservation Map
HER	Heritage Map
LAV	Lot Averaging Map
WCL	Riparian Lands and Watercourses Map
SLV	Scenic and Landscape Values Map
MRA	Mineral Resource Area Map
BCH	Built Character Map
ASF	Active Street Frontages Map
NRB	Natural Resources – Biodiversity Map
NRL	Natural Resources – Land Map
KYS	Key Sites Map

SECTION 4 – Floor Space Ratio Maps (FSR)

43

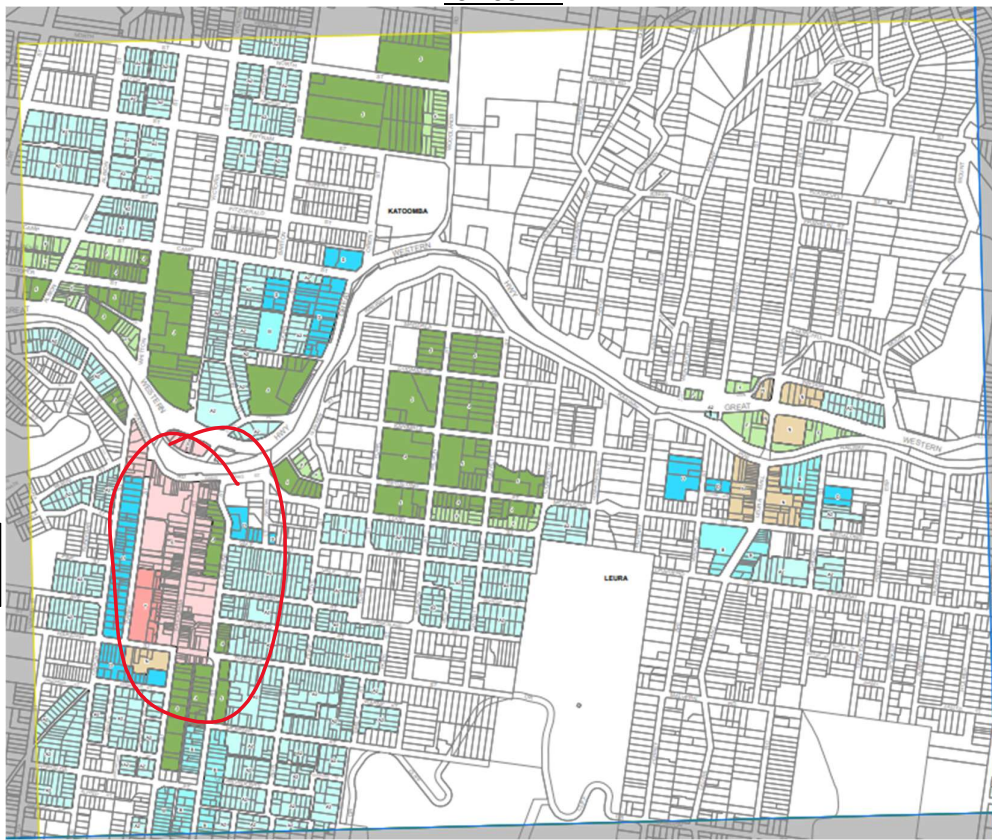
1

3



FSR 002FA

71

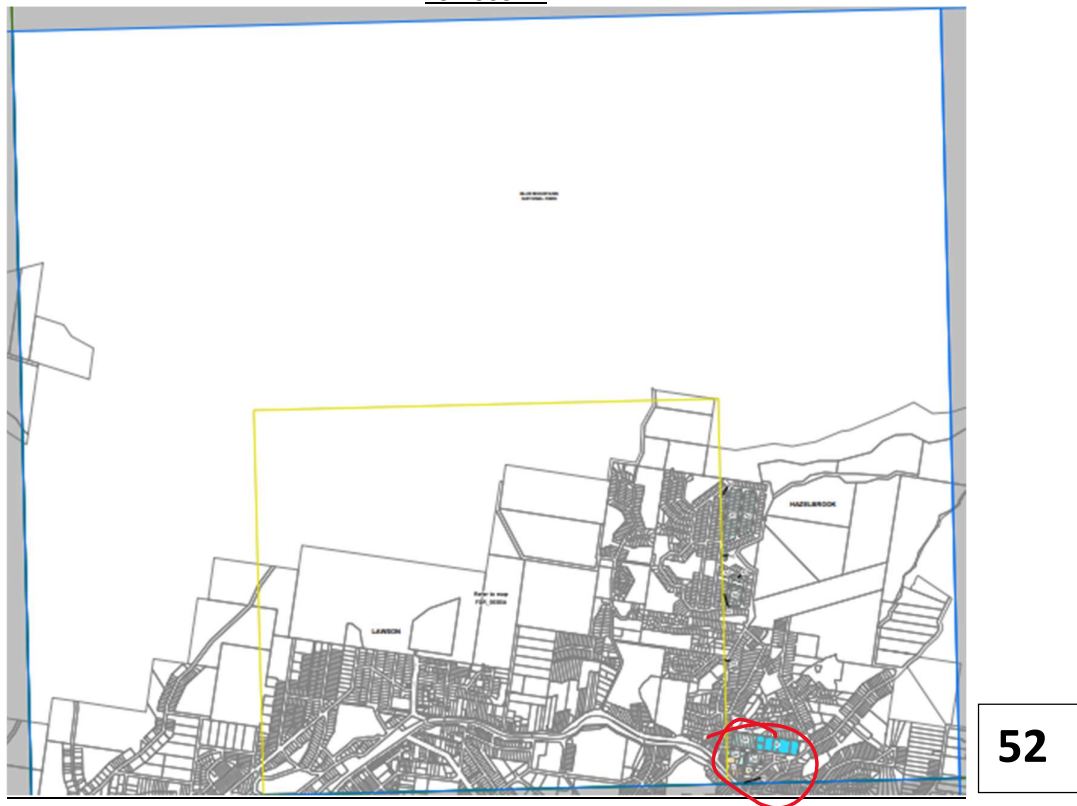


FSR 002GA

SECTION 4 – Floor Space Ratio Maps (FSR)



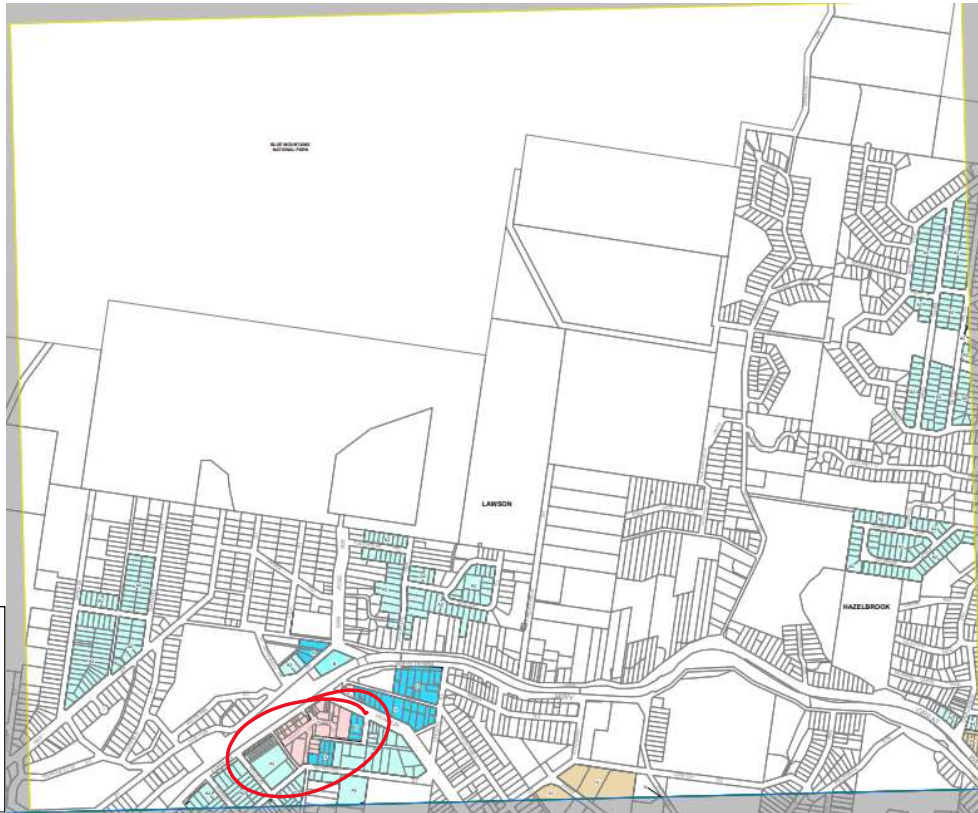
FSR 003BA



FSR 005B

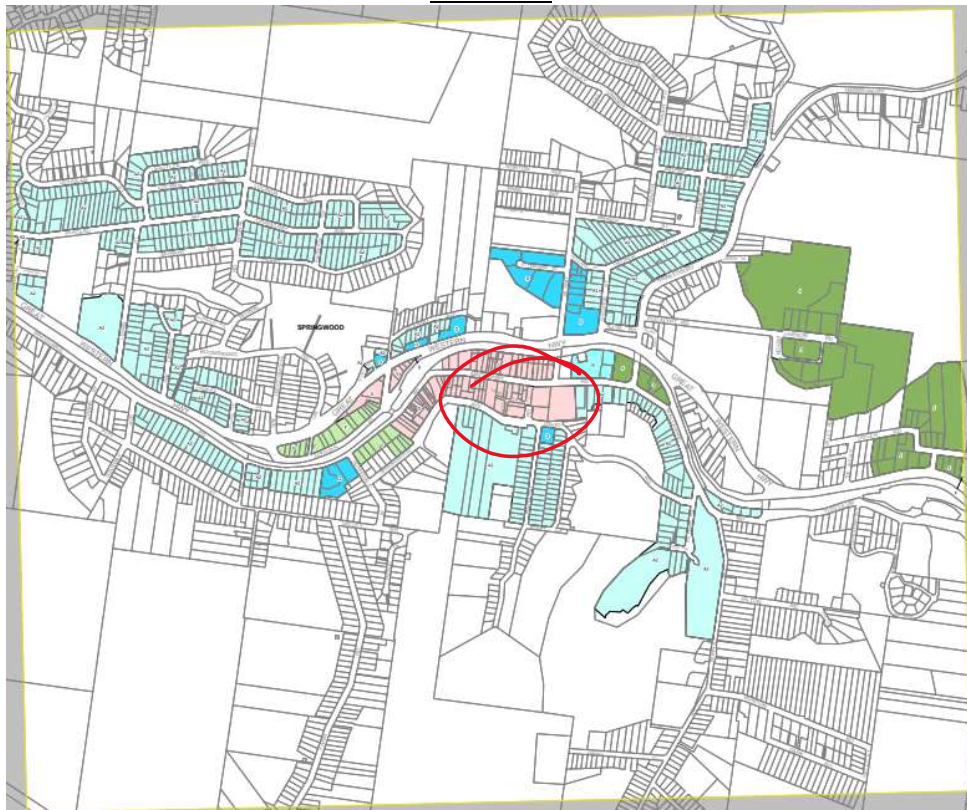
SECTION 4 – Floor Space Ratio Maps (FSR)

30
73



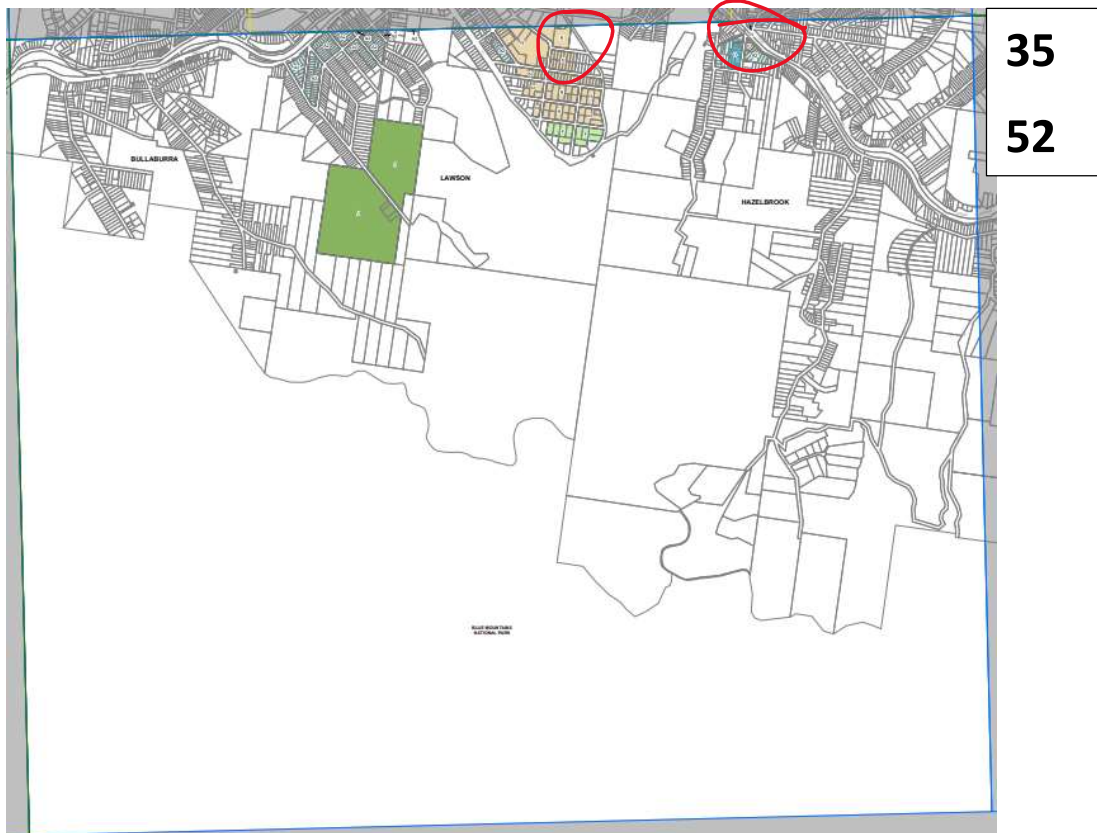
FSR 005BA

74



FSR 005EA

SECTION 4 – Floor Space Ratio Maps (FSR)



35

52

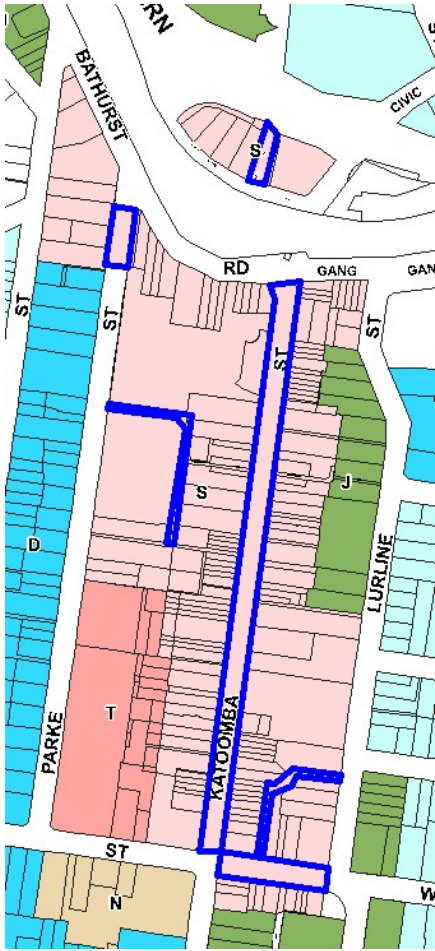
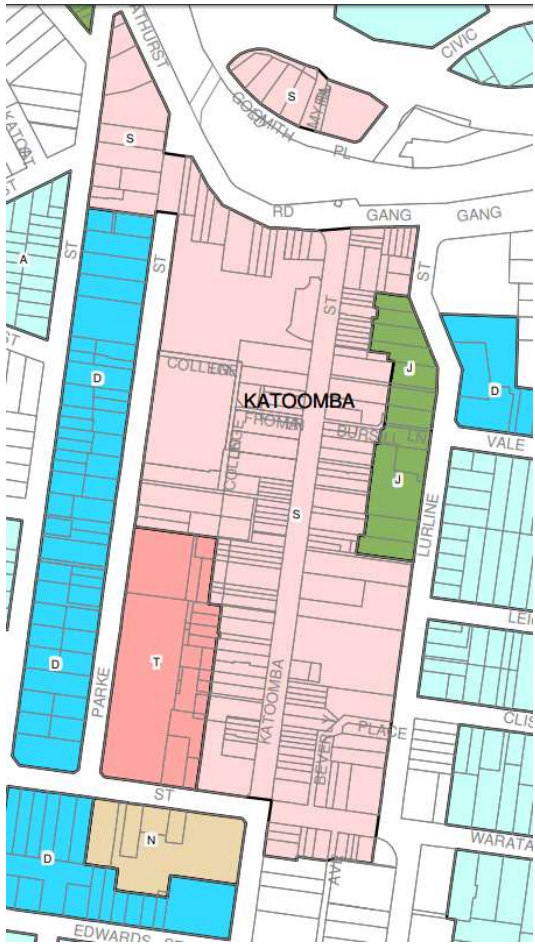
FSR 006A



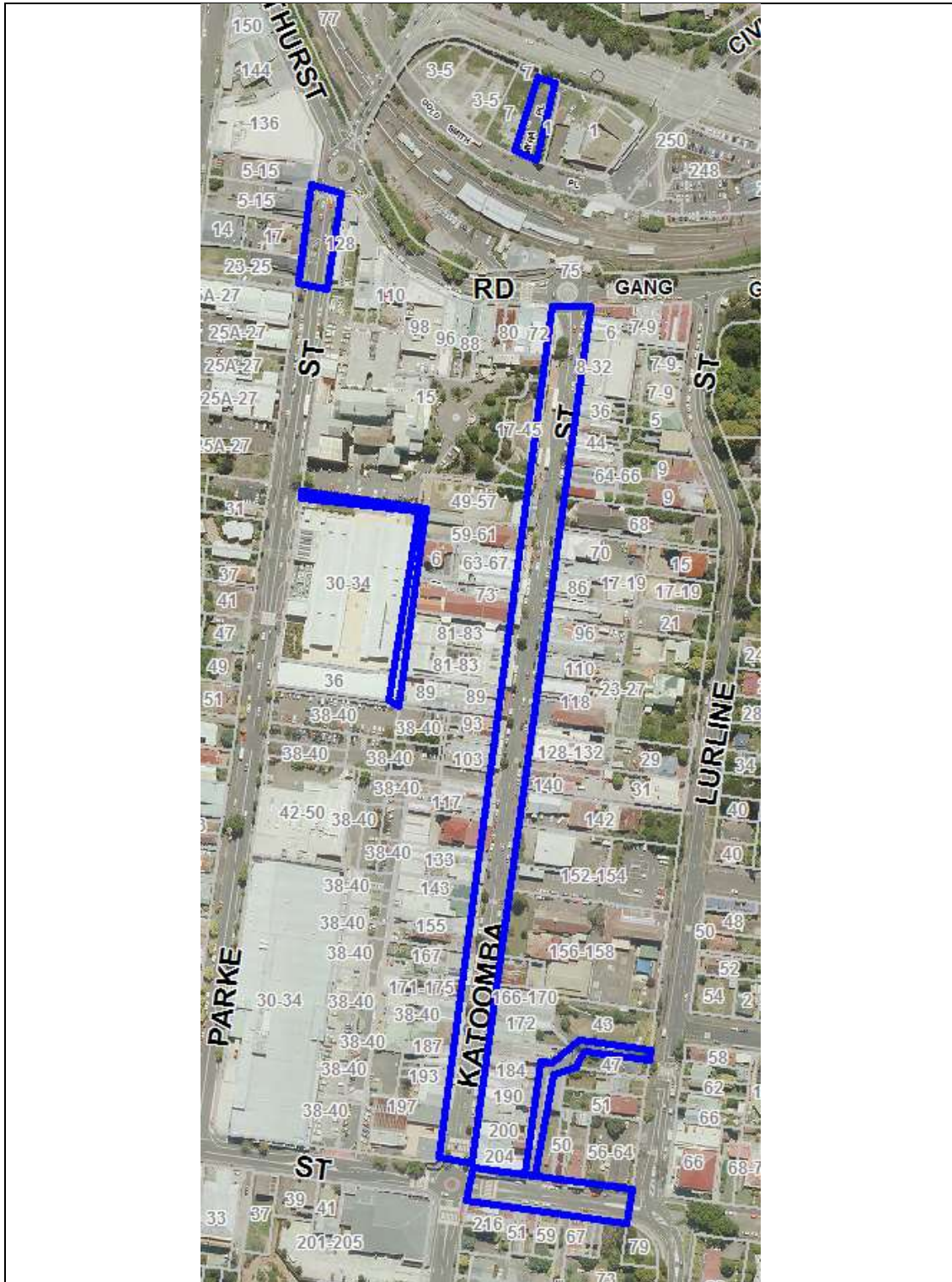
75

FSR 006D

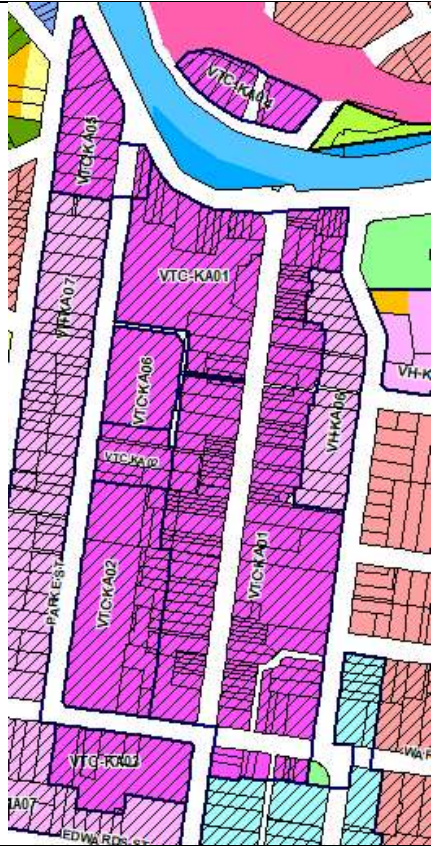
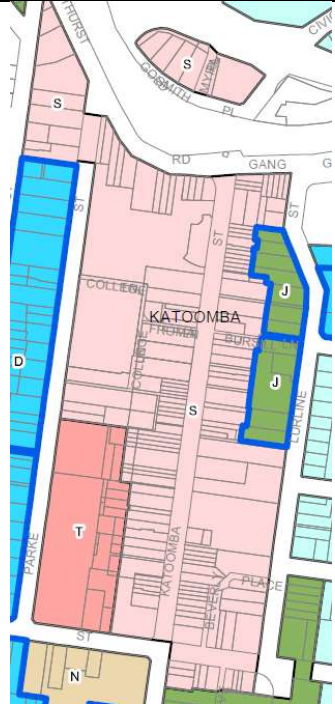
SECTION 4 – Floor Space Ratio Maps (FSR)

71 PROPERTY	Katoomba Street & adjacent road reserves KATOOMBA
COMMENT The Floor Space Ratio is incorrectly applied over several road reserves on this map. Owner: BMCC	
THEME	FSR
MAP TILE	002GA
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p>X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p>X</p> </div> </div>	
RECOMMENDATION Delete the FSR from road reserves and the provision noted on the KYS map (Cl. 6.26).	

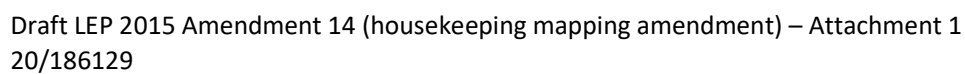
SECTION 4 – Floor Space Ratio Maps (FSR)



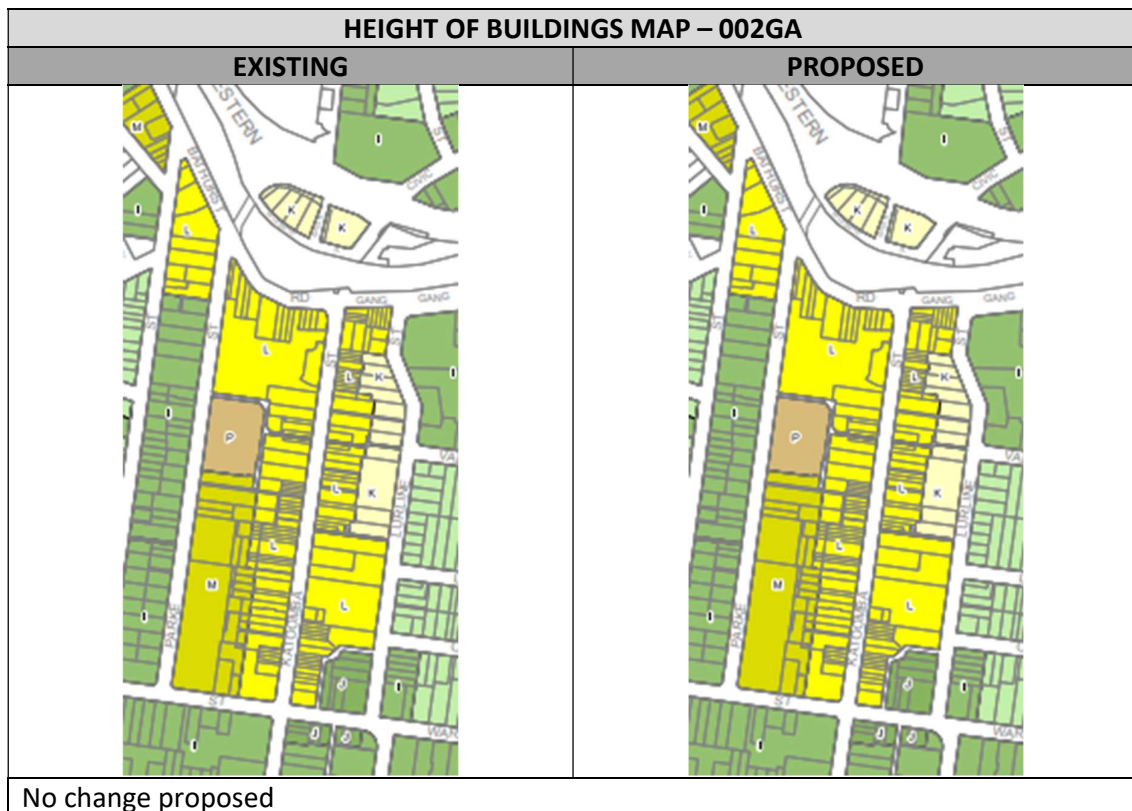
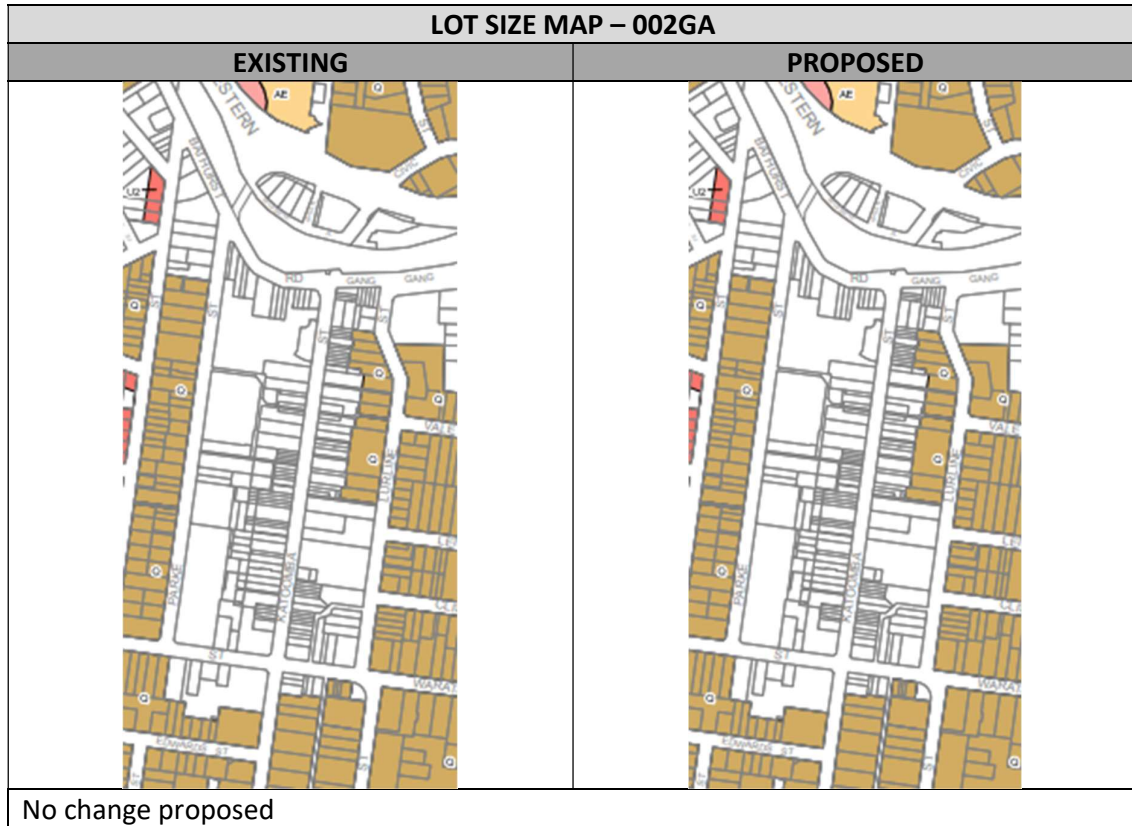
SECTION 4 – Floor Space Ratio Maps (FSR)

LEP 2005 Village Town Centre	
DLEP	
Submission	No
DA/property	

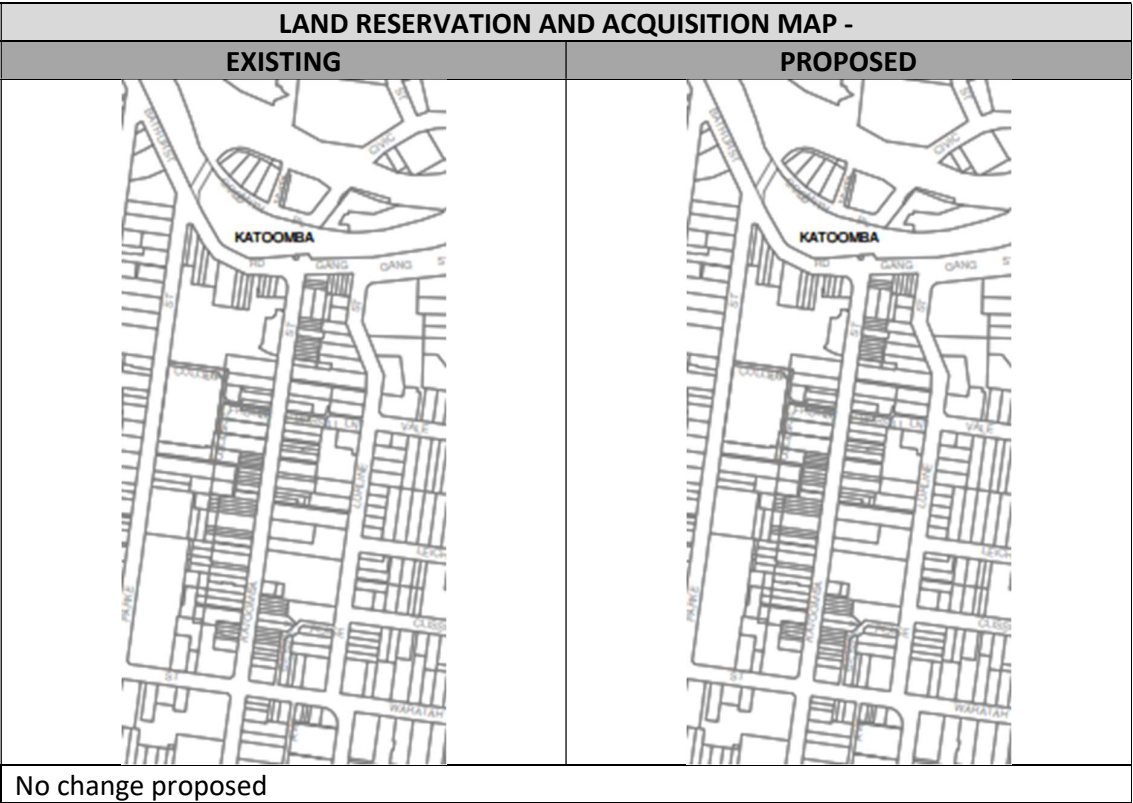
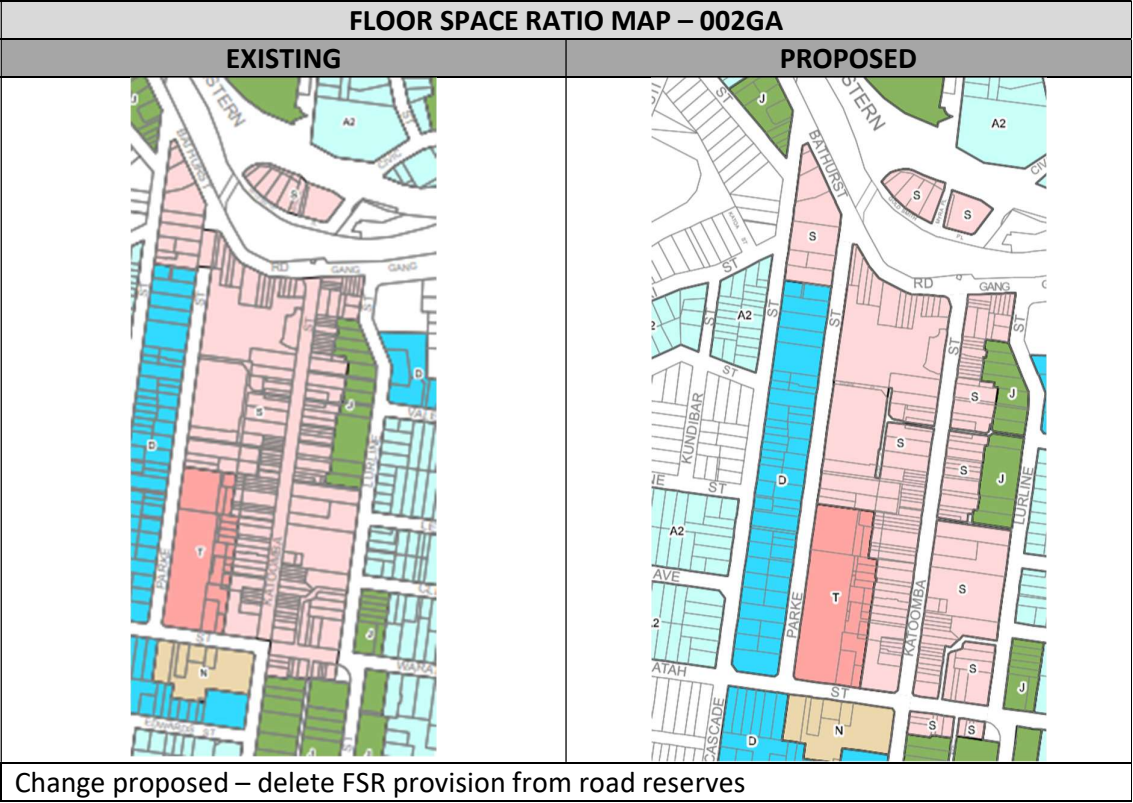
Proposed Map Amendments



SECTION 4 – Floor Space Ratio Maps (FSR)



SECTION 4 – Floor Space Ratio Maps (FSR)





SECTION 4 – Floor Space Ratio Maps (FSR)



HERITAGE MAP – 002GA

EXISTING

LOT AVERAGING MAP – 002GA	
EXISTING	PROPOSED
No change proposed	



SECTION 4 – Floor Space Ratio Maps (FSR)

RIPARIAN LANDS & WATERCOURSES MAP – 002GA	
EXISTING	PROPOSED
	
No change proposed	



SCENIC & LANDSCAPE VALUES MAP – 002GA	
EXISTING	PROPOSED
	
No change proposed	



SECTION 4 – Floor Space Ratio Maps (FSR)

MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

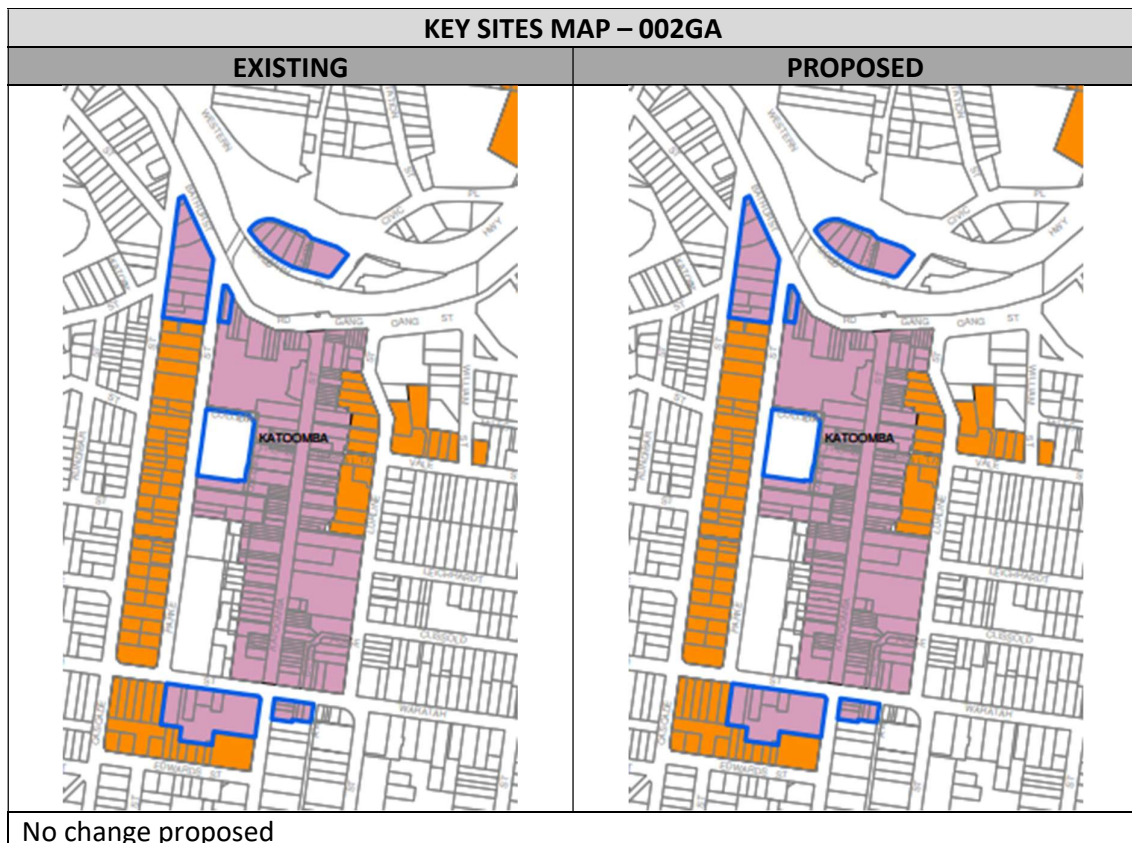
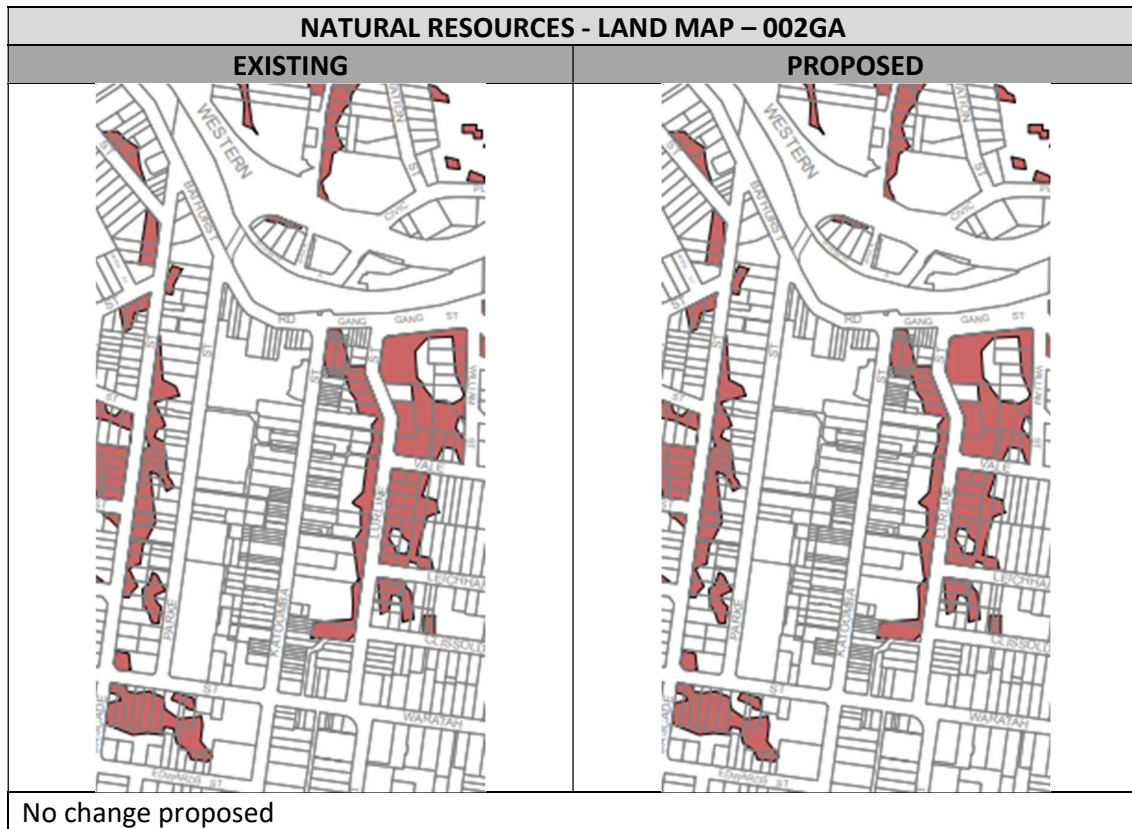
BUILT CHARACTER MAP – 002GA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 4 – Floor Space Ratio Maps (FSR)

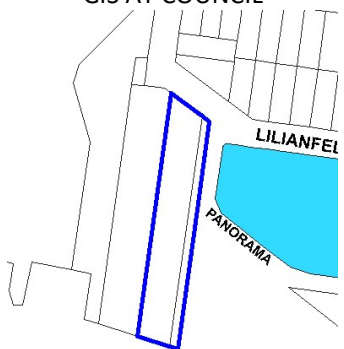

ACTIVE STREET FRONTAGES MAP – 002GA	
EXISTING	PROPOSED
	
No change proposed	

NATURAL RESOURCES - BIODIVERSITY MAP – 002GA	
EXISTING	PROPOSED
	
No change proposed	


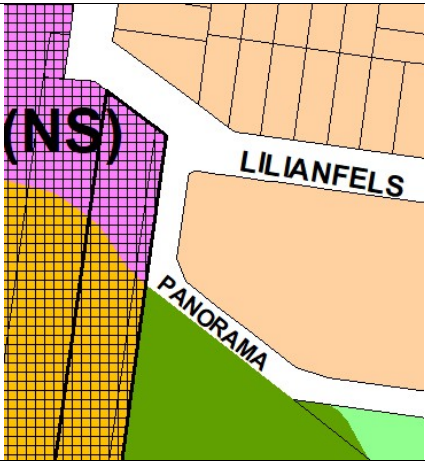
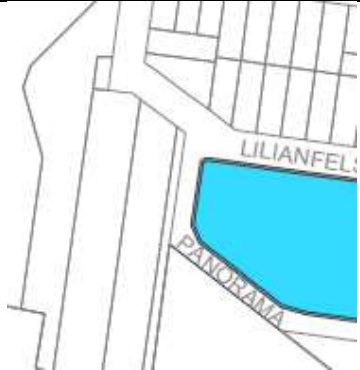
SECTION 4 – Floor Space Ratio Maps (FSR)



SECTION 4 – Floor Space Ratio Maps (FSR)

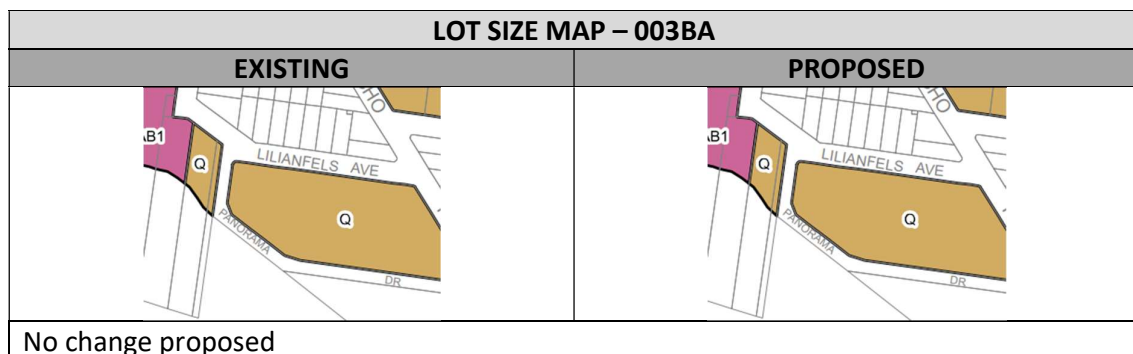
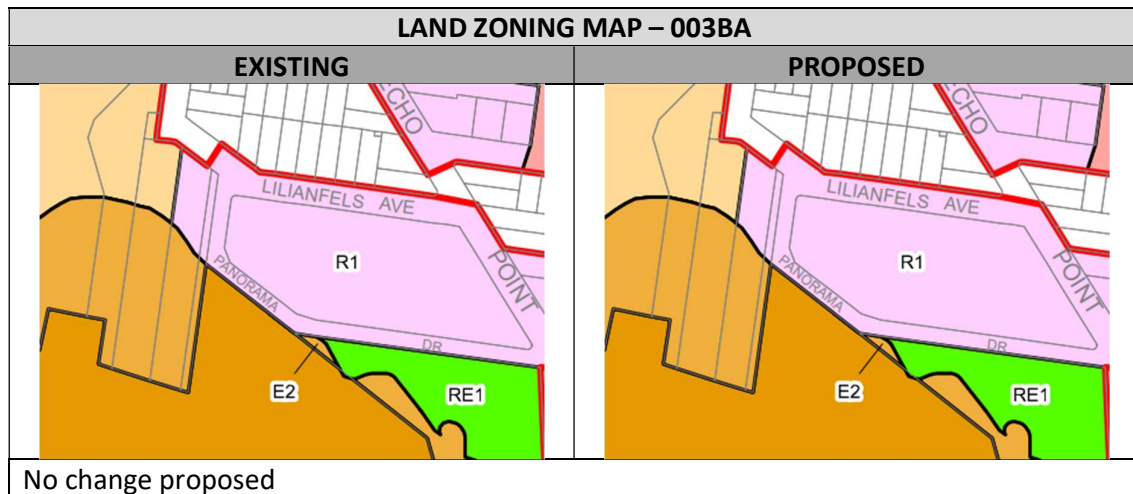
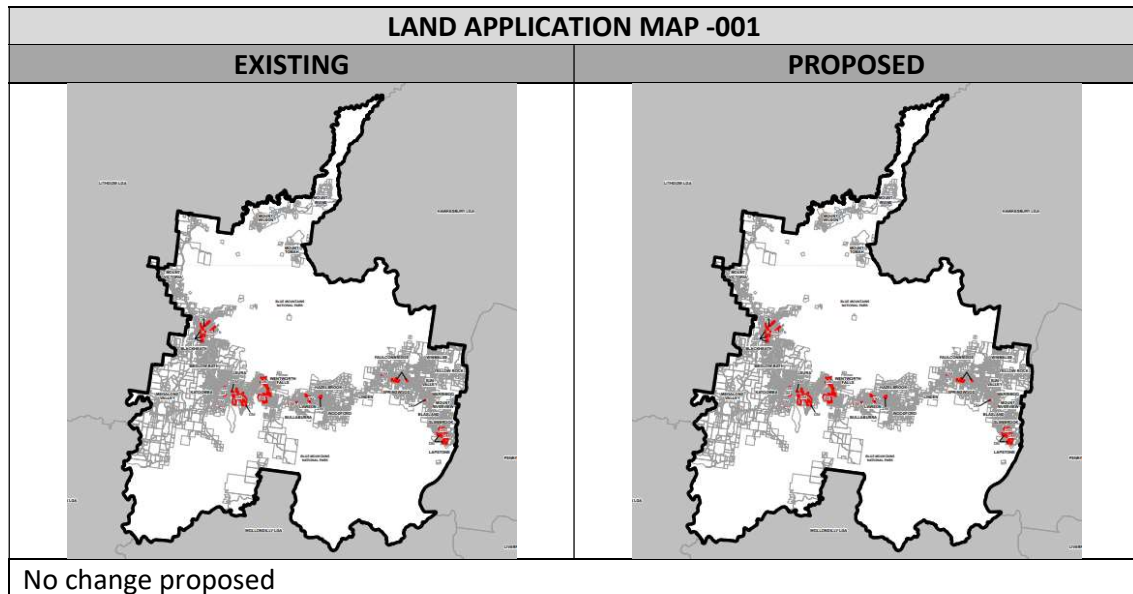
72 PROPERTY	3 Lilianfels Avenue KATOOMBA
<p>COMMENT</p> <p>The northern portion of this site was proposed in DLEP to be zone E4 – Environmental Living. At the Council meeting 4/9/14 this was amended to zone R1 – General Residential and the building height amended to 8m. All land in zone R1 – General Residential was deferred due to a mapping anomaly.</p> <p>Floor space ratios are not applied to land in zone E4 Environmental Living. Land in zone R1 – General Residential typically has a floor space ratio and this provision is appropriate in this instance. However the floor space ratio was inadvertently omitted from this site when it was brought into LEP 2015 through Amendment 1.</p> <p>The floor space ratio was calculated for the existing approved development on the site and a FSR of 0.5:1 is considered the most appropriate figure (consistent with adjacent land).</p> <p>Owners: private</p>	
THEME	
MAP TILE	
FSR	003BA
<p style="text-align: center;">GIS AT COUNCIL</p>  <p style="text-align: center; color: red; font-size: 2em;">X</p>	<p style="text-align: center;">LEGISLATION</p>  <p style="text-align: center; color: red; font-size: 2em;">X</p>
<p>RECOMMENDATION</p> <p>Include a floor space ratio of 0.5 (D) for that part of the land in zone R1 – General Residential</p>	

SECTION 4 – Floor Space Ratio Maps (FSR)



	 <p>Aerial photo</p>
<p>LEP 1991 Residential Bushland Conservation (No Subdivision)</p>	
<p>DLEP</p>	
<p>Submission</p>	<p>Yes – zone amended to R1- General Residential by Council resolution Min. No. 619 (4/9/2014)</p>
<p>DA/property</p>	

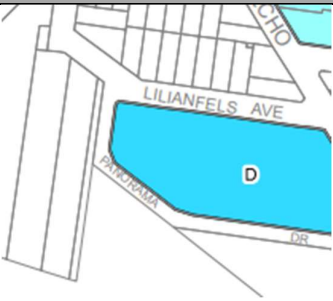
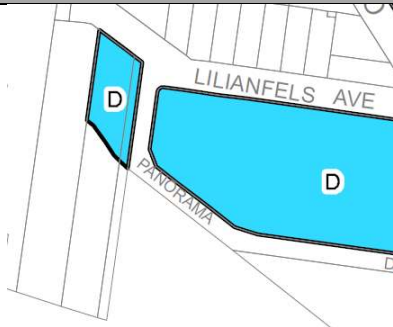
SECTION 4 – Floor Space Ratio Maps (FSR)

Proposed Map Amendments





SECTION 4 – Floor Space Ratio Maps (FSR)



HEIGHT OF BUILDINGS MAP – 003BA	
EXISTING	PROPOSED
	
No change proposed	



FLOOR SPACE RATIO MAP – 003BA	
EXISTING	PROPOSED
	
Change proposed – include FSR of 0.5:1 over that portion of No. 3 Lilianfels Road in zone R1 – General Residential	



LAND RESERVATION AND ACQUISITION MAP	
EXISTING	PROPOSED
No map	No map
No map	

HERITAGE MAP – 003BA	
EXISTING	PROPOSED
	
Subject to separate review	

SECTION 4 – Floor Space Ratio Maps (FSR)



LOT AVERAGING MAP – 003BA	
EXISTING	PROPOSED
	
No change proposed	

RIPARIAN LANDS & WATERCOURSES MAP – 003BA	
EXISTING	PROPOSED
	
No change proposed	



SCENIC & LANDSCAPE VALUES MAP – 003BA	
EXISTING	PROPOSED
	
No change proposed	

MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	



SECTION 4 – Floor Space Ratio Maps (FSR)

BUILT CHARACTER MAP – 003BA	
EXISTING	PROPOSED
	
No change proposed	

ACTIVE STREET FRONTAGES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

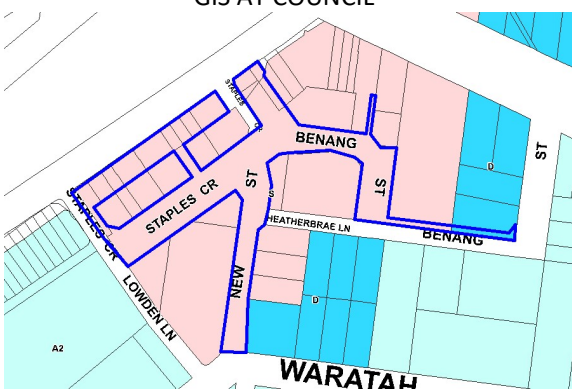
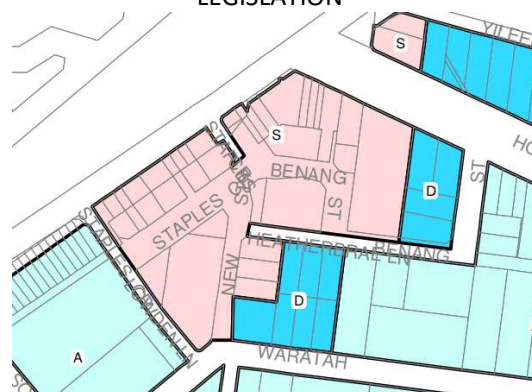
NATURAL RESOURCES - BIODIVERSITY MAP – 003BA	
EXISTING	PROPOSED
	
No change proposed	

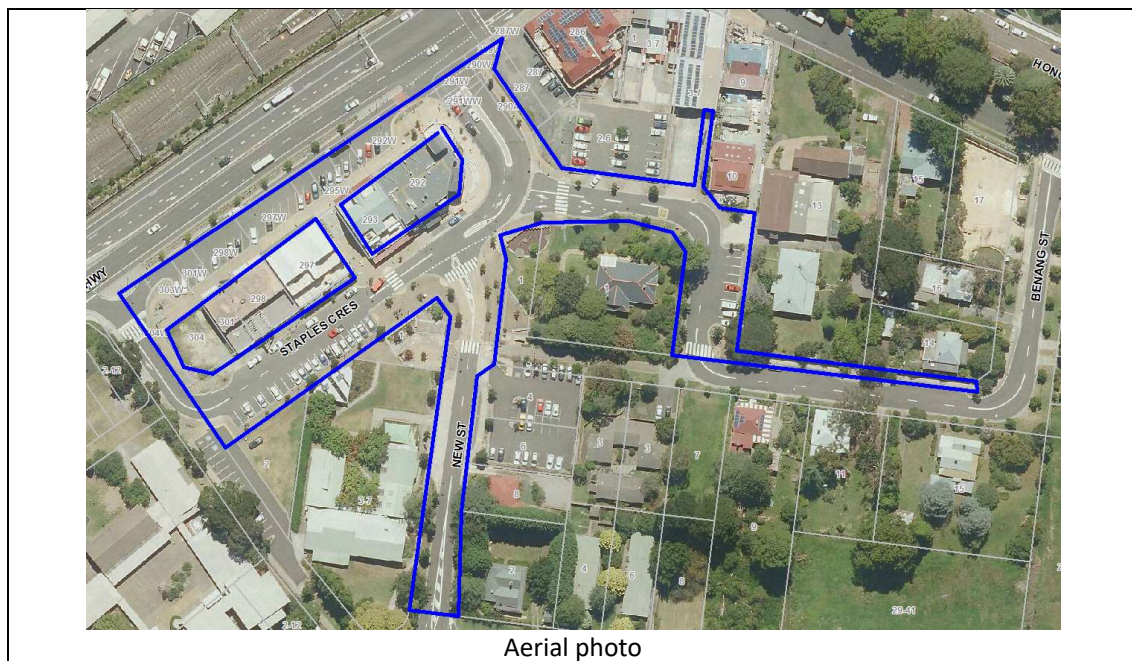
SECTION 4 – Floor Space Ratio Maps (FSR)

NATURAL RESOURCES - LAND MAP – 003BA	
EXISTING	PROPOSED
	
No change proposed	

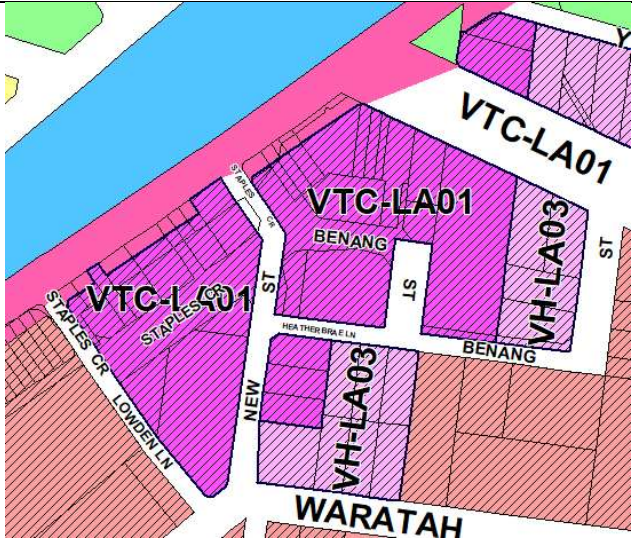

KEY SITES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

SECTION 4 – Floor Space Ratio Maps (FSR)

73	PROPERTY	Staples Street and adjacent road reserves LAWSON
COMMENT		
The Floor Space Ratio is incorrectly applied over several road reserves.		
Owner: BMCC		
THEME		FSR
MAP TILE		005BA
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p style="color: red; font-size: 2em;">X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p style="color: red; font-size: 2em;">X</p> </div> </div>		
RECOMMENDATION		
Delete the floor space ratio provision from the road reserves and the provision on the KYS map (Cl. 6.26).		

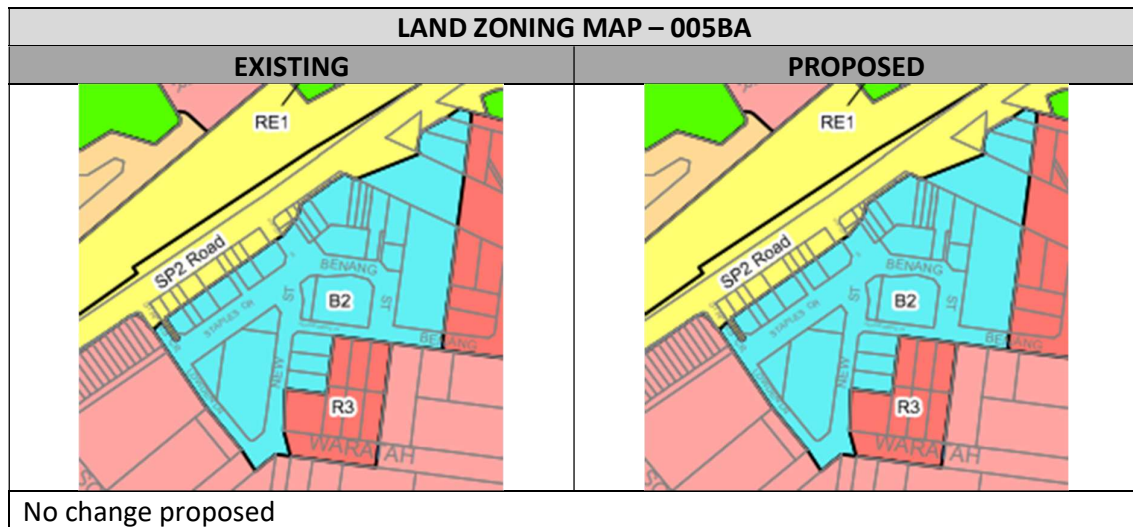
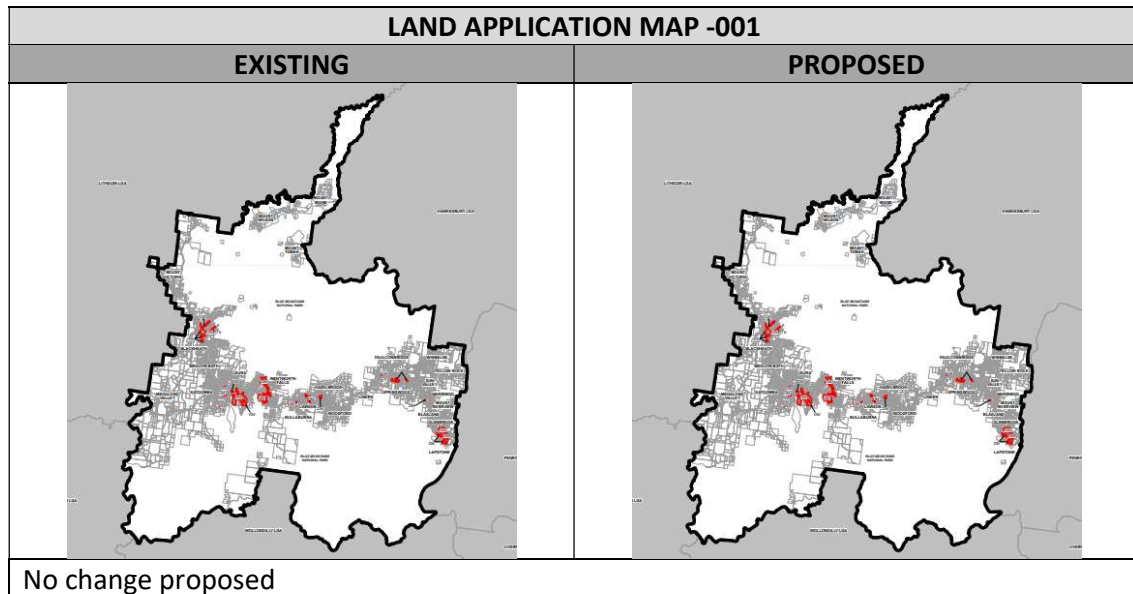


SECTION 4 – Floor Space Ratio Maps (FSR)

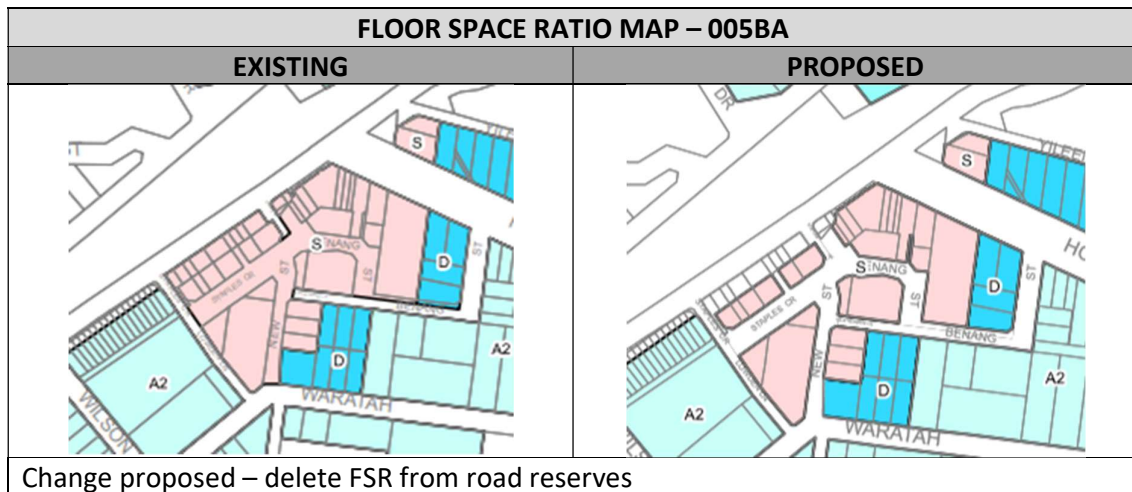
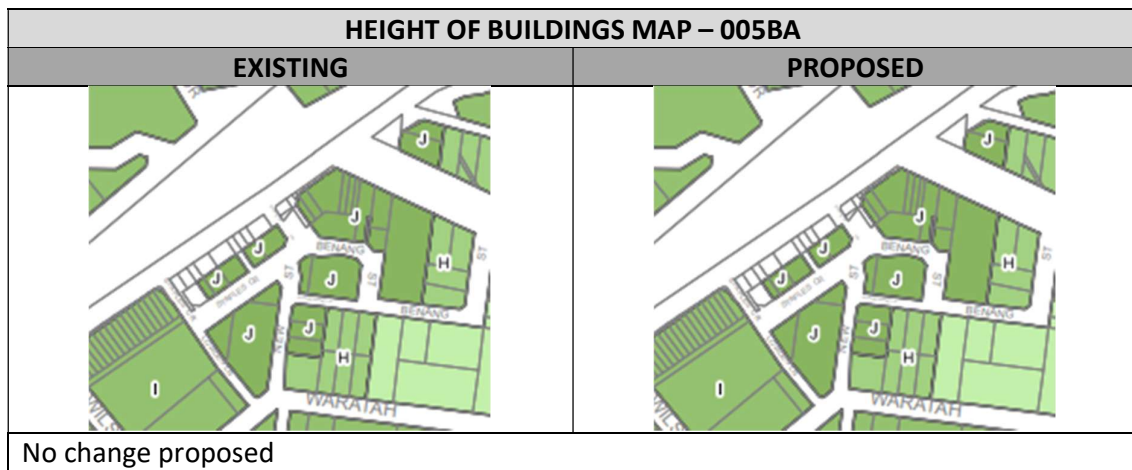
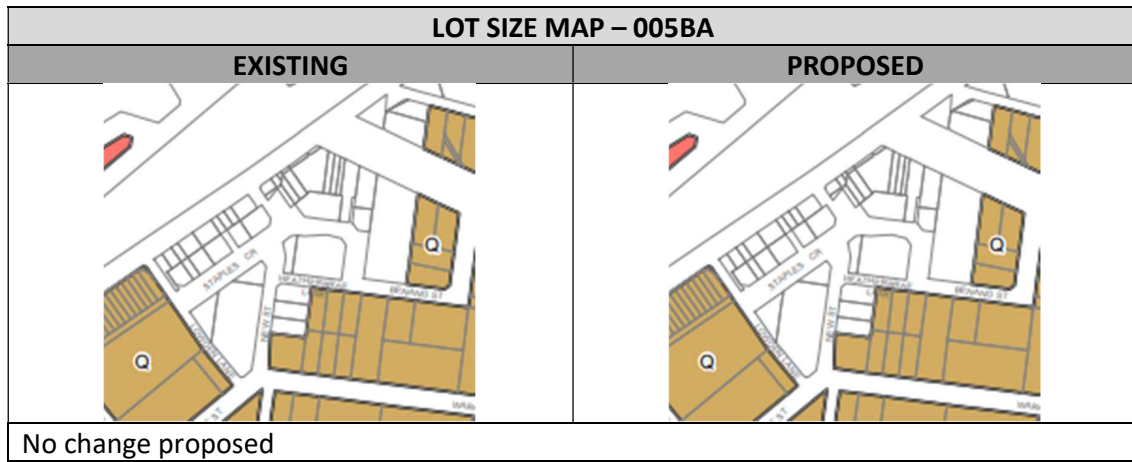
LEP Village Town Centre	
DLEP	
Submission	RMS provided maps
DA/property	

SECTION 4 – Floor Space Ratio Maps (FSR)



Proposed Map Amendments







SECTION 4 – Floor Space Ratio Maps (FSR)



SECTION 4 – Floor Space Ratio Maps (FSR)

LAND RESERVATION AND ACQUISITION MAP – 005BA	
EXISTING	PROPOSED
	
No change proposed	

HERITAGE MAP – 005BA	
EXISTING	PROPOSED
	
Subject to separate review	

LOT AVERAGING MAP – 005BA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 4 – Floor Space Ratio Maps (FSR)

RIPARIAN LANDS & WATERCOURSES MAP – 005BA	
EXISTING	PROPOSED
No change proposed	



SCENIC & LANDSCAPE VALUES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	



MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	



BUILT CHARACTER MAP – 005BA	
EXISTING	PROPOSED

Change proposed – refer to assessment No. 92



SECTION 4 – Floor Space Ratio Maps (FSR)

ACTIVE STREET FRONTAGES MAP – 005BA	
EXISTING	PROPOSED
	
No change proposed	

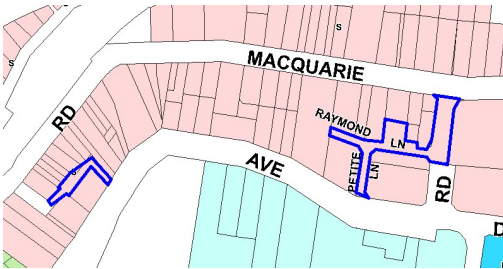

NATURAL RESOURCES - BIODIVERSITY MAP – 005BA	
EXISTING	PROPOSED
	
No change proposed	


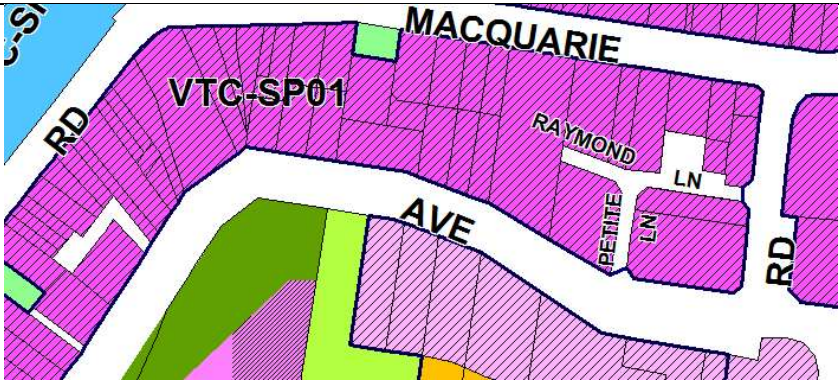
NATURAL RESOURCES - LAND MAP – 005BA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 4 – Floor Space Ratio Maps (FSR)

KEY SITES MAP – 005BA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 4 – Floor Space Ratio Maps (FSR)

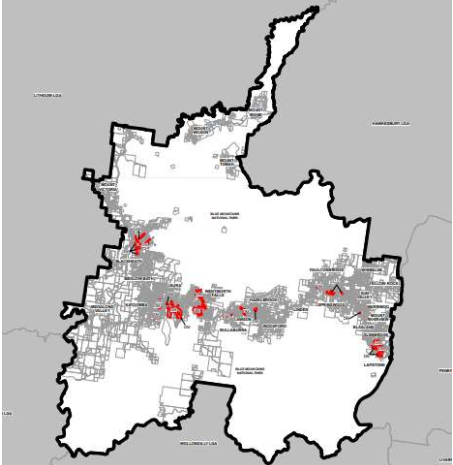
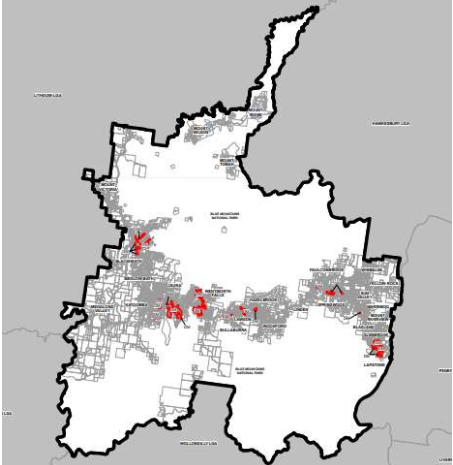
74	PROPERTY	Raymond Road & adjacent road reserves SPRINGWOOD
COMMENT The Floor Space Ratio is incorrectly applied over several road reserves. Owner: BMCC		
THEME		FSR
MAP TILE		005EA
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p style="color: red; font-size: 2em;">X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p style="color: red; font-size: 2em;">X</p> </div> </div>		
RECOMMENDATION Delete floor space ratio from road reserves		

	
LEP 2005 Village Town Centre	

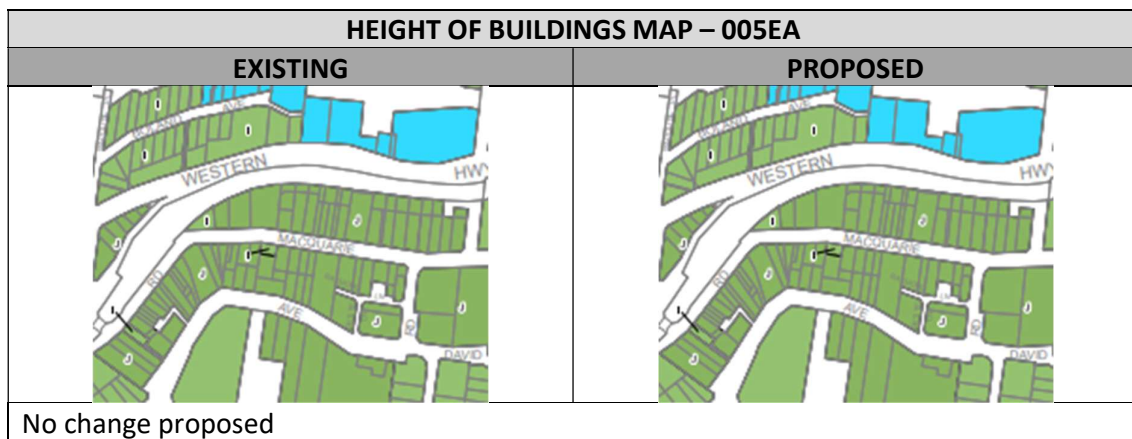
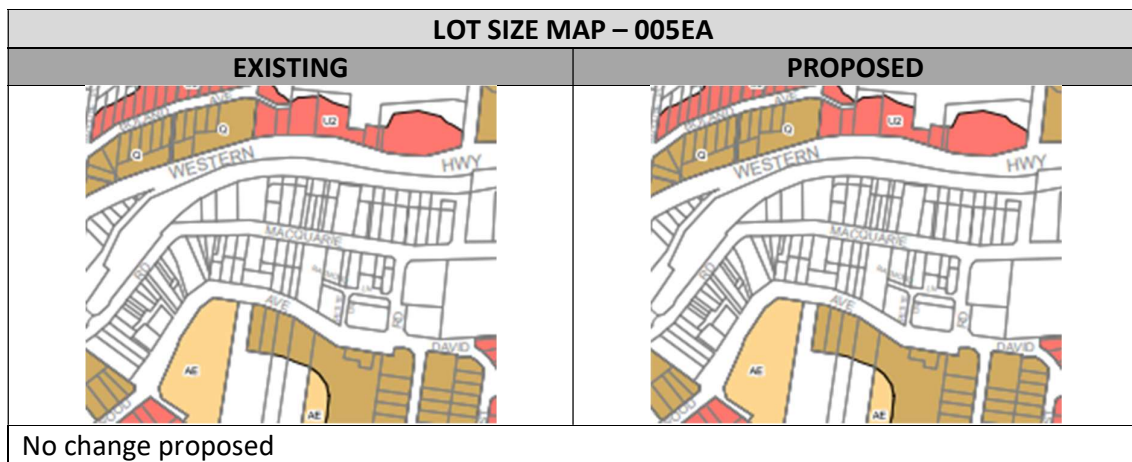
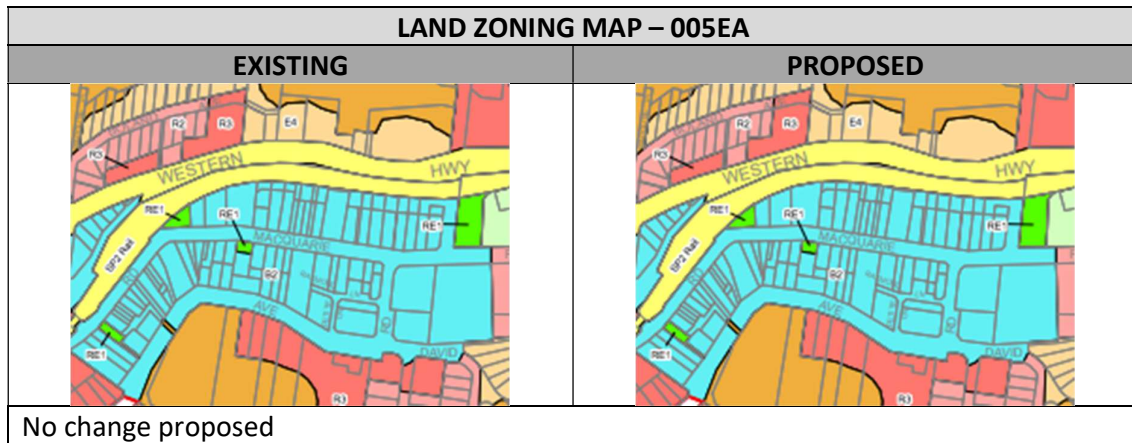
SECTION 4 – Floor Space Ratio Maps (FSR)

DLEP	
Submission	No
DA/property	

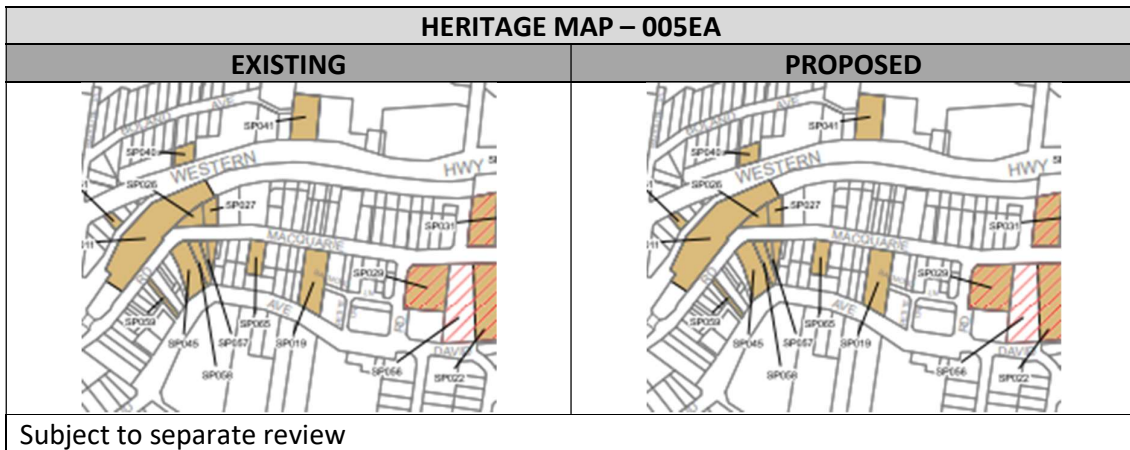
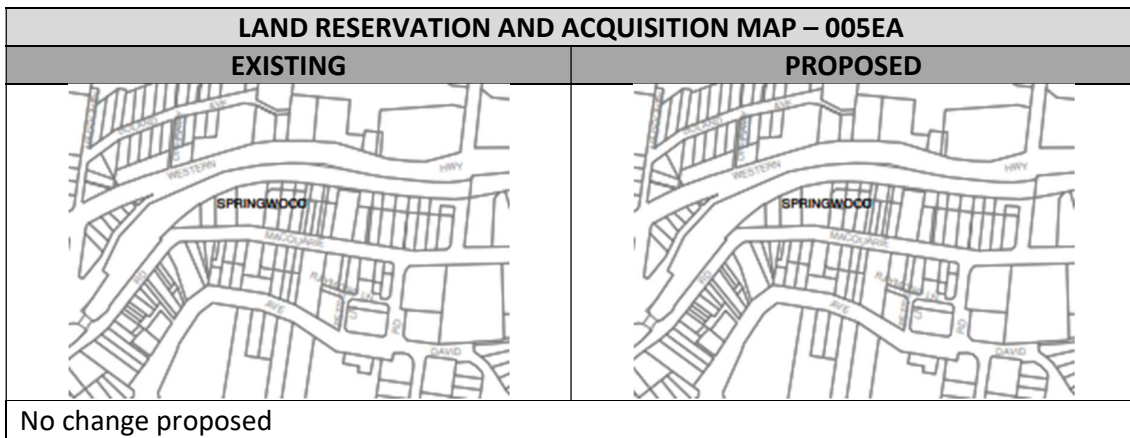
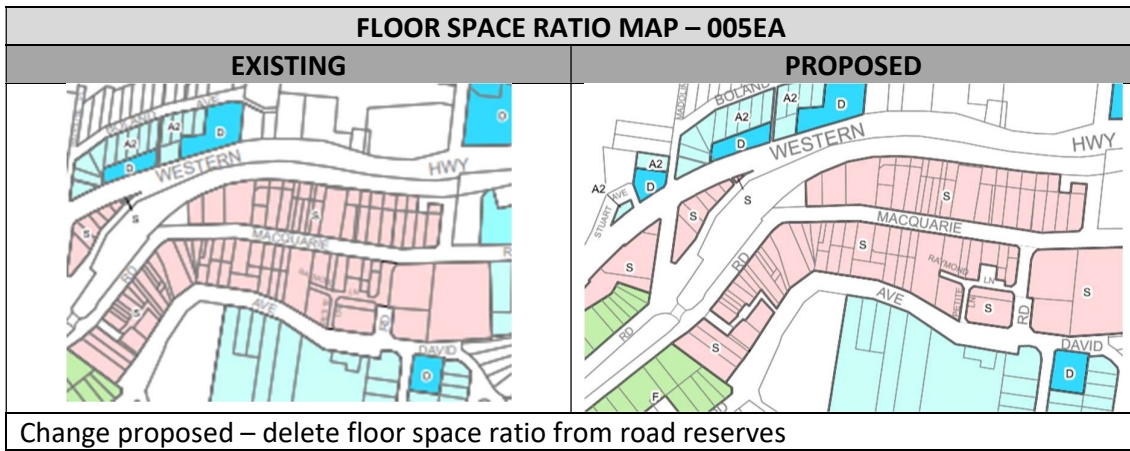
Proposed Map Amendments

LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	



SECTION 4 – Floor Space Ratio Maps (FSR)







SECTION 4 – Floor Space Ratio Maps (FSR)



SECTION 4 – Floor Space Ratio Maps (FSR)



LOT AVERAGING MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	


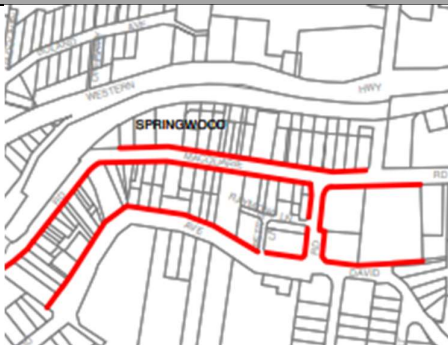
RIPARIAN LANDS & WATERCOURSES MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	



SCENIC & LANDSCAPE VALUES MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	



SECTION 4 – Floor Space Ratio Maps (FSR)



BUILT CHARACTER MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

ACTIVE STREET FRONTAGES MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

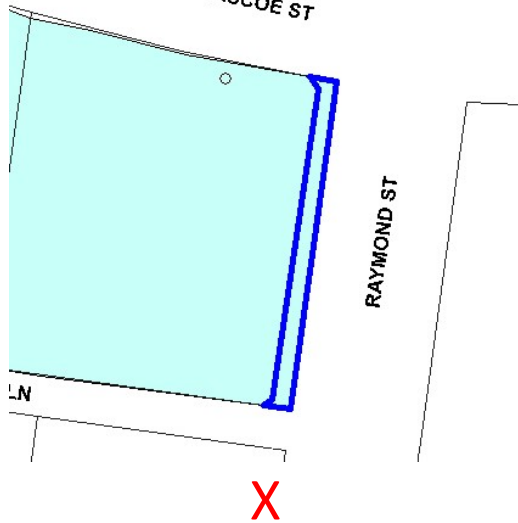
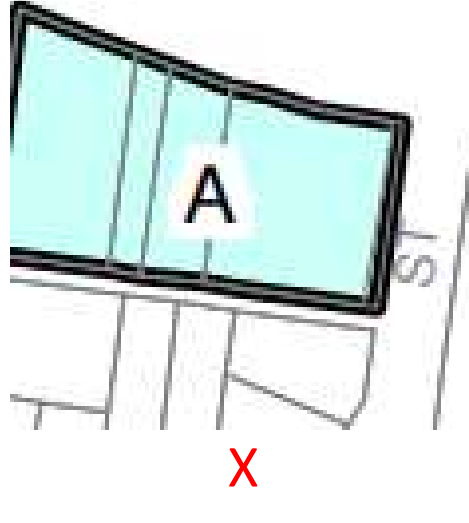
NATURAL RESOURCES - BIODIVERSITY MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 4 – Floor Space Ratio Maps (FSR)


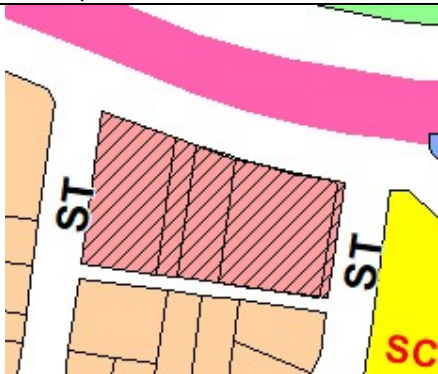

NATURAL RESOURCES - LAND MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

KEY SITES MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 4 – Floor Space Ratio Maps (FSR)

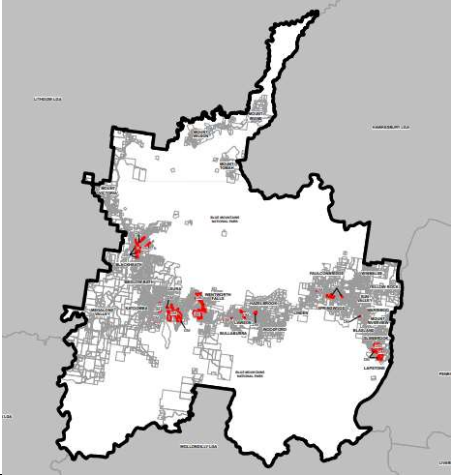
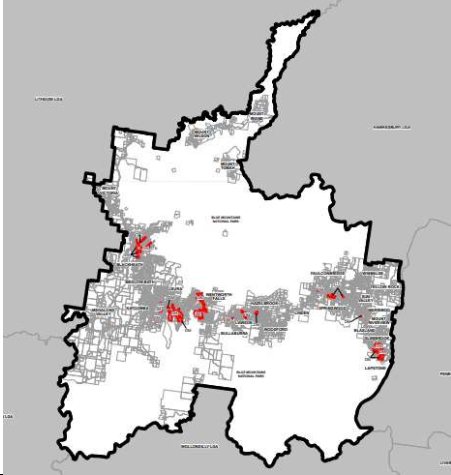
75	PROPERTY	1 Wascoe Street GLENBROOK
COMMENT		
This anomaly has resulted from a realignment of a boundary which occurred at the final stages of preparing the LEP 2015 maps. This amendment provides an opportunity to correct this error. Owner:		
THEME		FSR
MAP TILE		006D
<div><div><div>GIS AT COUNCIL</div><div></div></div><div><div>LEGISLATION</div><div></div></div></div>		
RECOMMENDATION		
Include in mapping amendment to correct cadastre and delete the floor space ratio, lot size, building height and land reservation provisions from road reserve.		



SECTION 4 – Floor Space Ratio Maps (FSR)

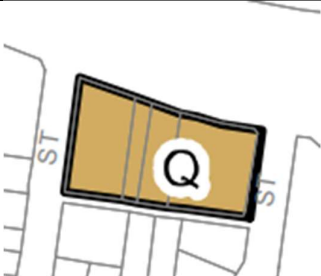
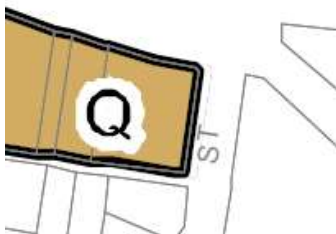
	 <p>Aerial photo</p>
<p>LEP 2005 Living General</p>	
<p>DLEP</p>	
<p>Submission</p>	<p>No</p>
<p>DA/property</p>	<p>DA x/210/2007 demolition and construction of church NOTE: car parking area off street notes as DP 1176515 noted but unable to view</p>

SECTION 4 – Floor Space Ratio Maps (FSR)



Proposed Map Amendments

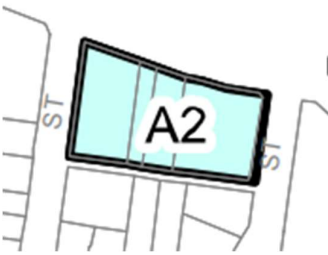
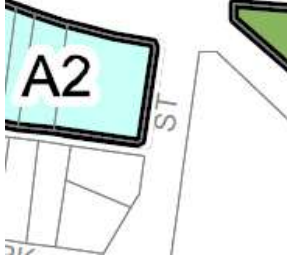
LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	


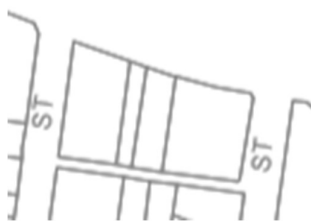
LAND ZONING MAP – 006D	
EXISTING	PROPOSED
	
No change proposed	

LOT SIZE MAP – 006D	
EXISTING	PROPOSED
	
Change proposed – correct cadastre and delete lot size provision from road reserve	



SECTION 4 – Floor Space Ratio Maps (FSR)



HEIGHT OF BUILDINGS MAP – 006D	
EXISTING	PROPOSED
	
Change proposed – correct cadastre and delete building height provision from road reserve	



FLOOR SPACE RATIO MAP – 006D	
EXISTING	PROPOSED
	
Change proposed – correct cadastre and delete floor space ratio provision from road reserve	

LAND RESERVATION AND ACQUISITION MAP – 006D	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	



SECTION 4 – Floor Space Ratio Maps (FSR)

HERITAGE MAP 006D	
EXISTING	PROPOSED
	
Subject to separate review	



LOT AVERAGING MAP – 006D	
EXISTING	PROPOSED
	
No change proposed	



RIPARIAN LANDS & WATERCOURSES MAP – 006D	
EXISTING	PROPOSED
	
No change proposed	

SECTION 4 – Floor Space Ratio Maps (FSR)



SCENIC & LANDSCAPE VALUES MAP – 006D	
EXISTING	PROPOSED
	
No change proposed	



MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	



BUILT CHARACTER MAP – 006D	
EXISTING	PROPOSED
	
No change proposed	

ACTIVE STREET FRONTAGES MAP – 006D	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

SECTION 4 – Floor Space Ratio Maps (FSR)

NATURAL RESOURCES - BIODIVERSITY MAP – 006D	
EXISTING	PROPOSED
	
No change proposed	

NATURAL RESOURCES - LAND MAP – 006D	
EXISTING	PROPOSED
	
No change proposed	

KEY SITES MAP – 006D	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	