

SECTION 5 – Lot Averaging Maps

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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 |

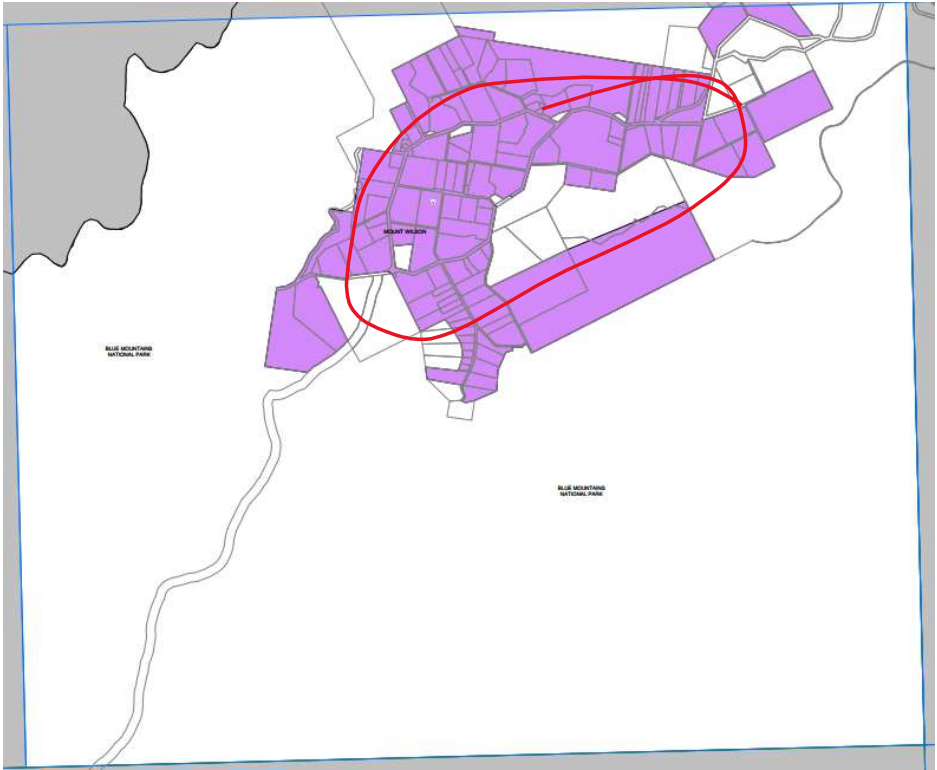
SECTION 5 – Lot Averaging Maps

KYS Key Sites Map

87

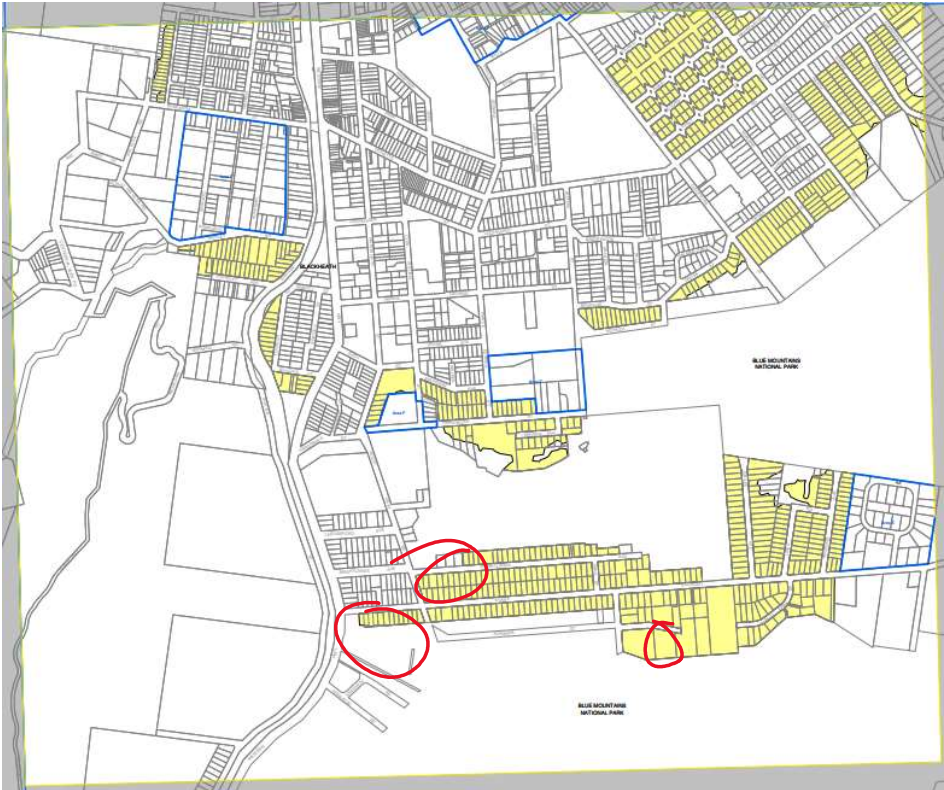
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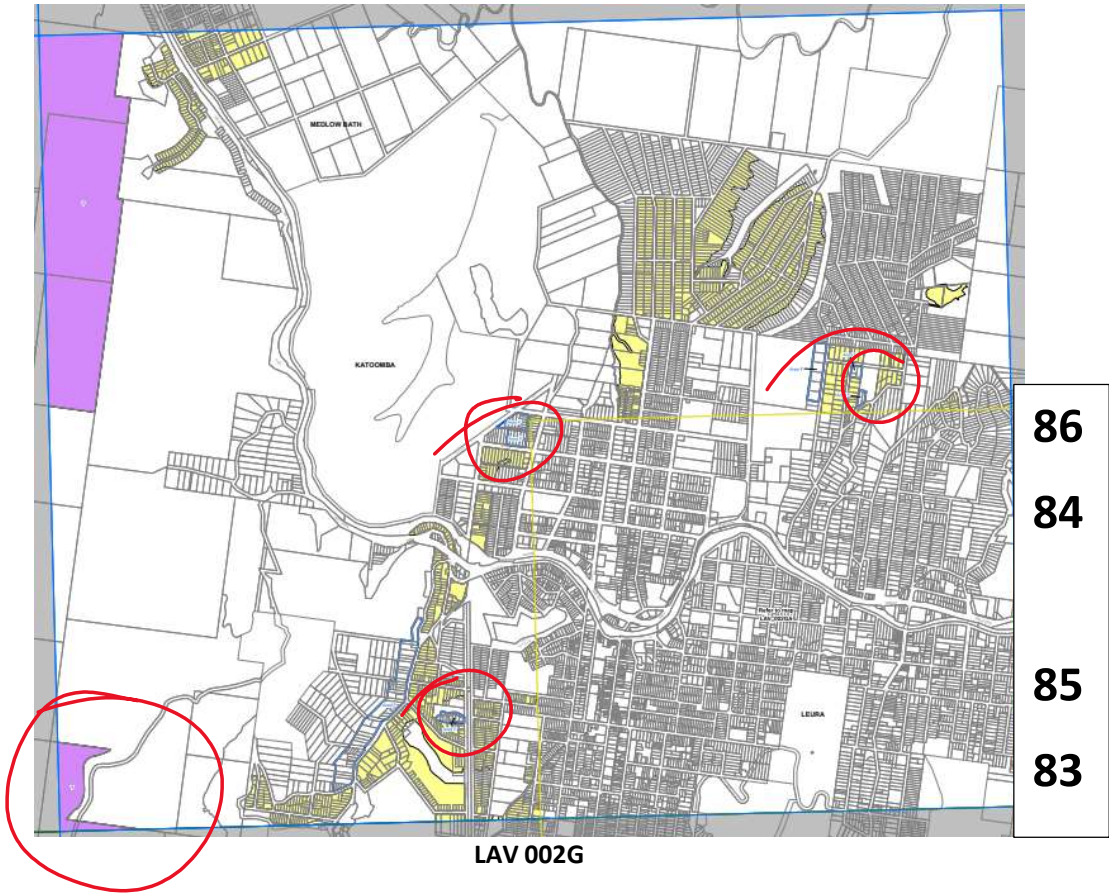
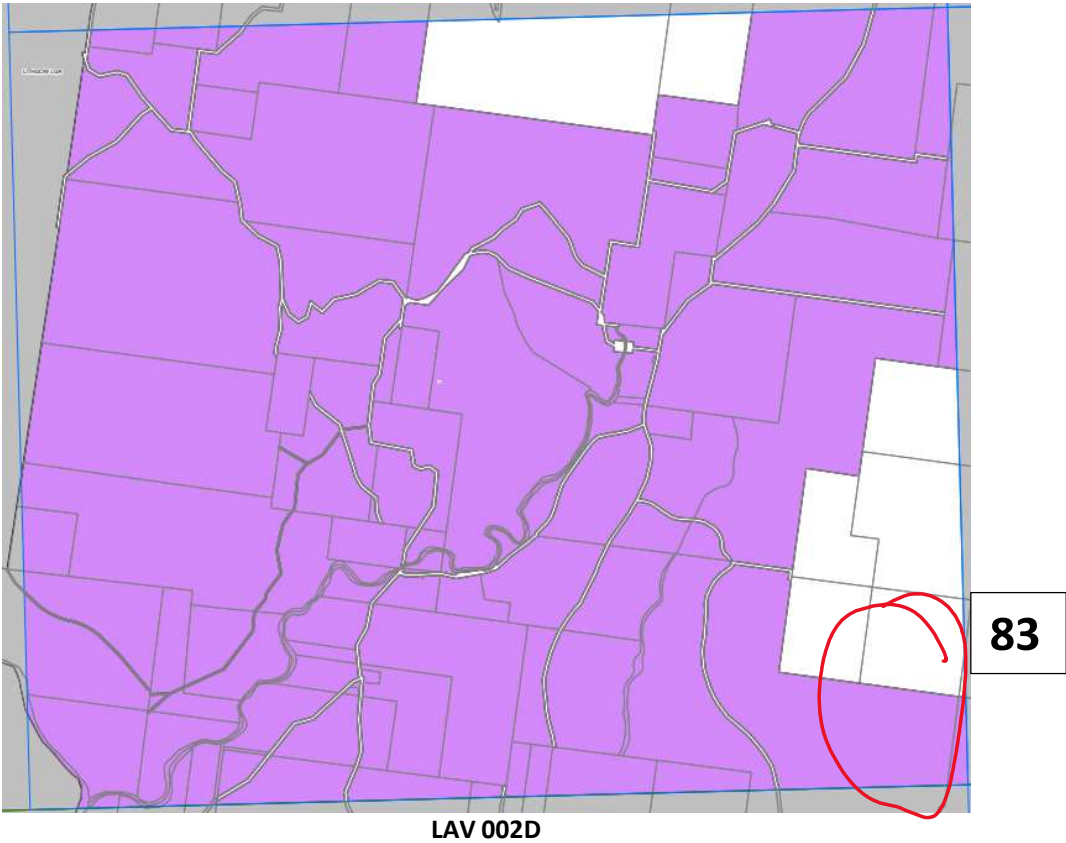
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3
2
17



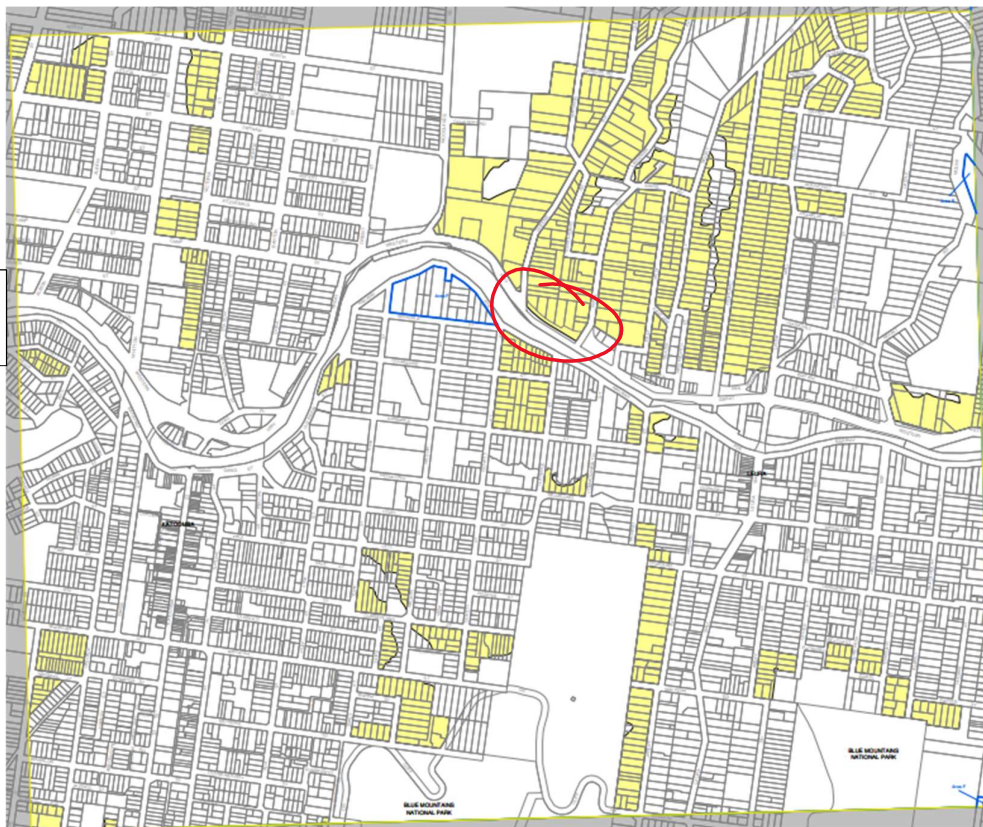
LAV 002FA

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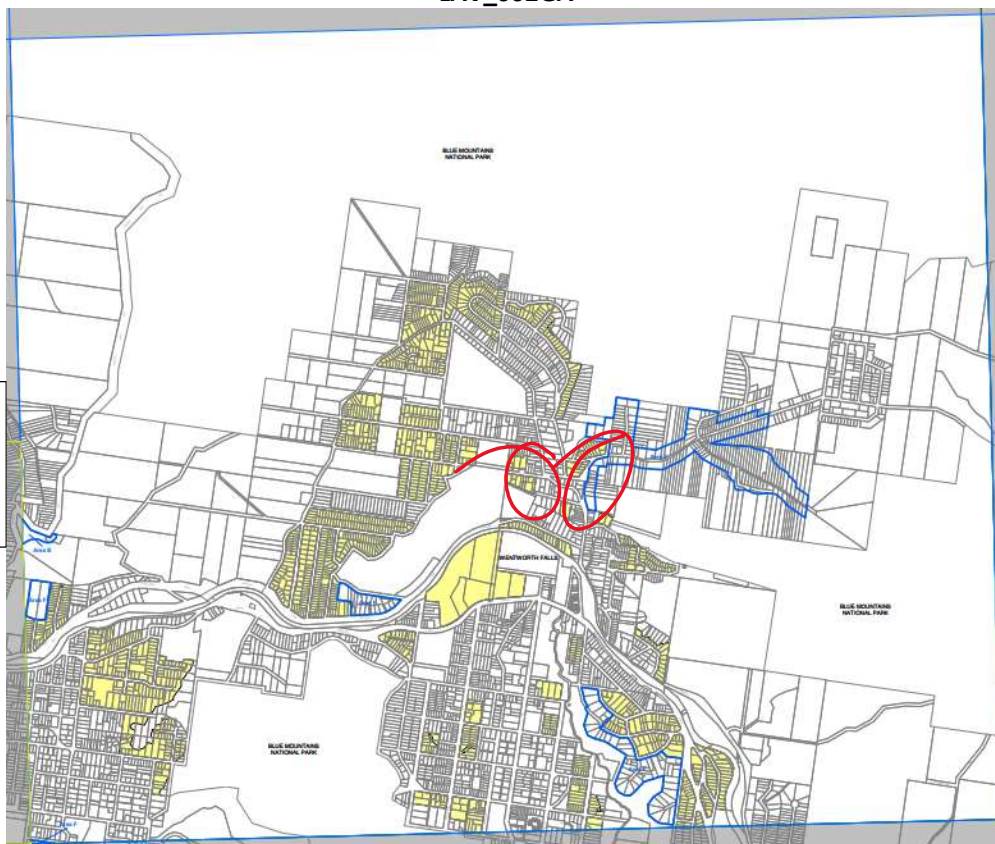
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LAV_002GA

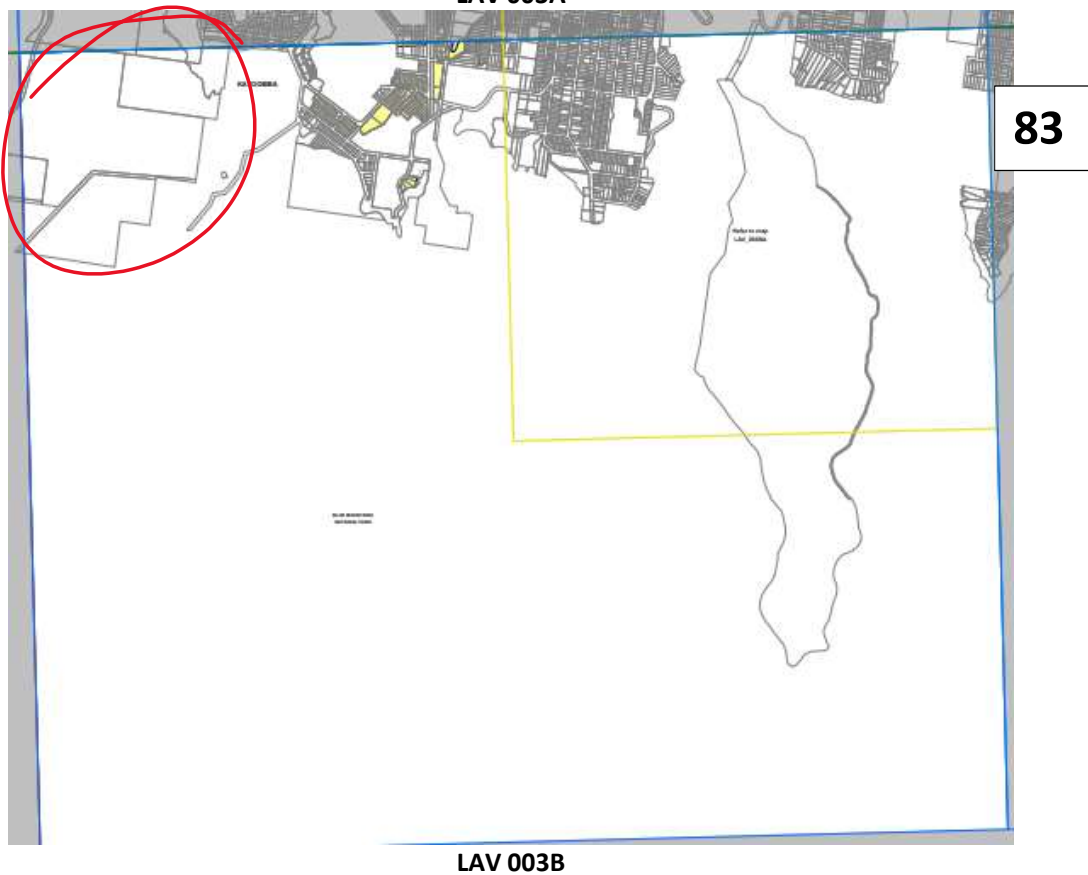
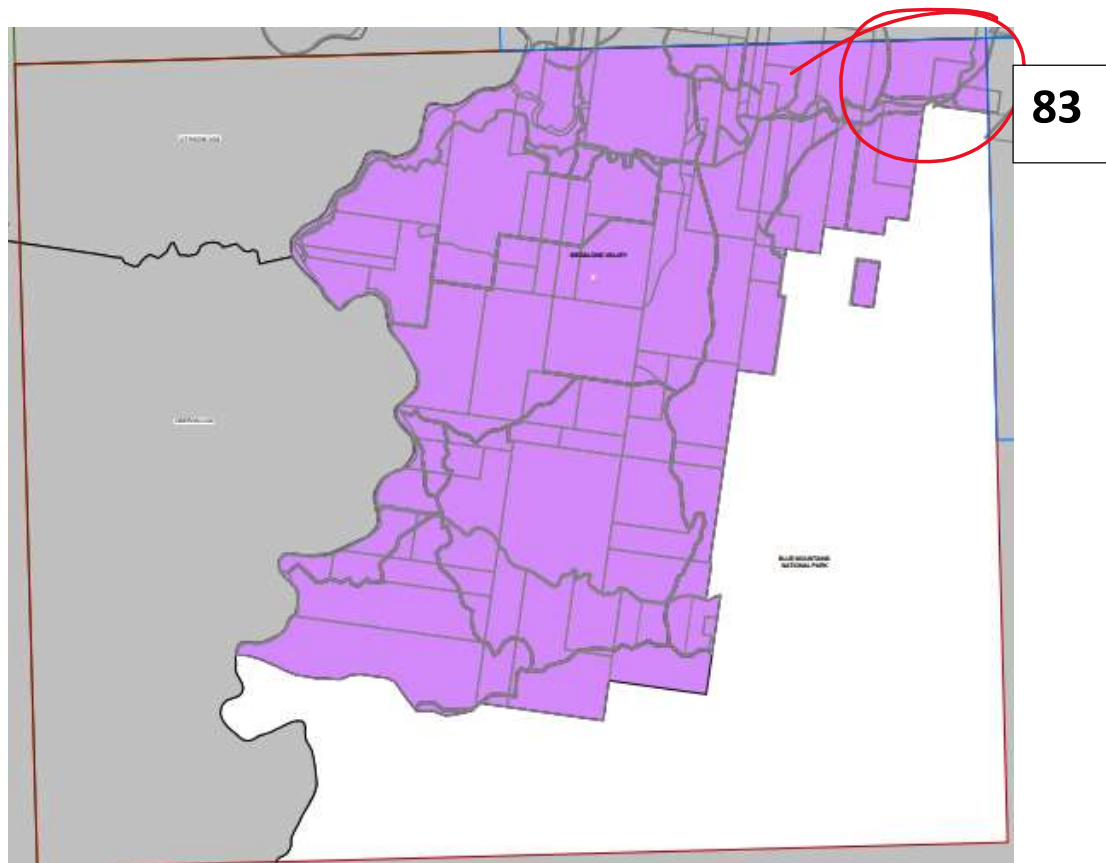
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25



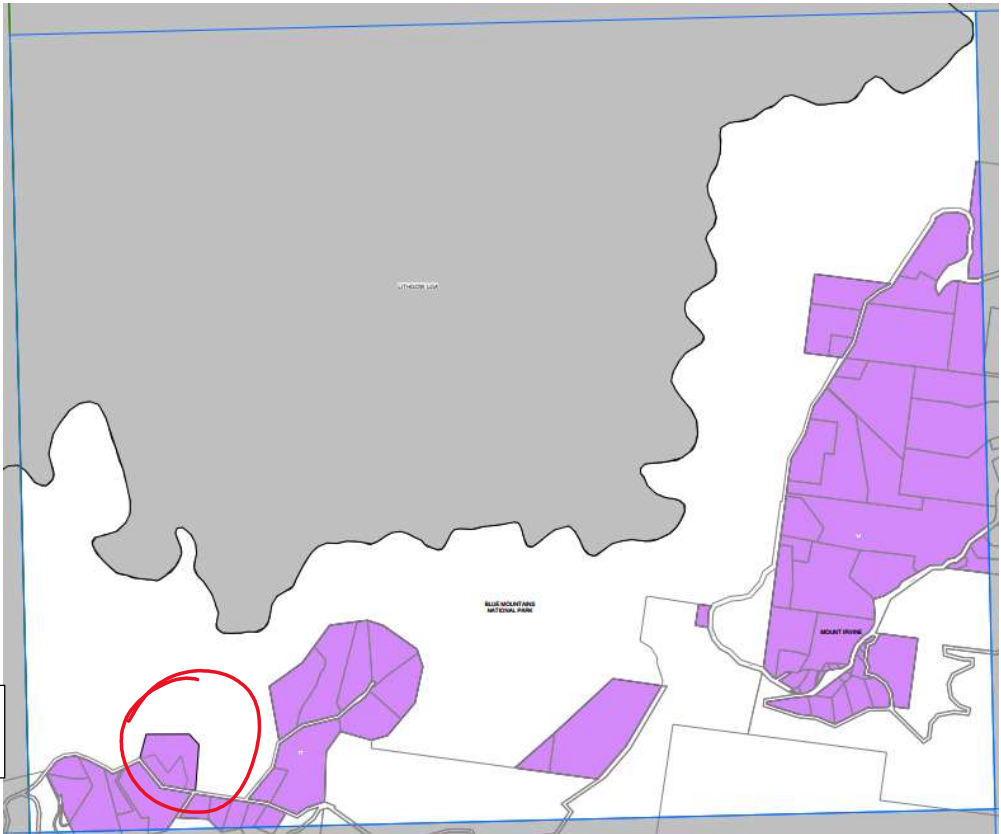
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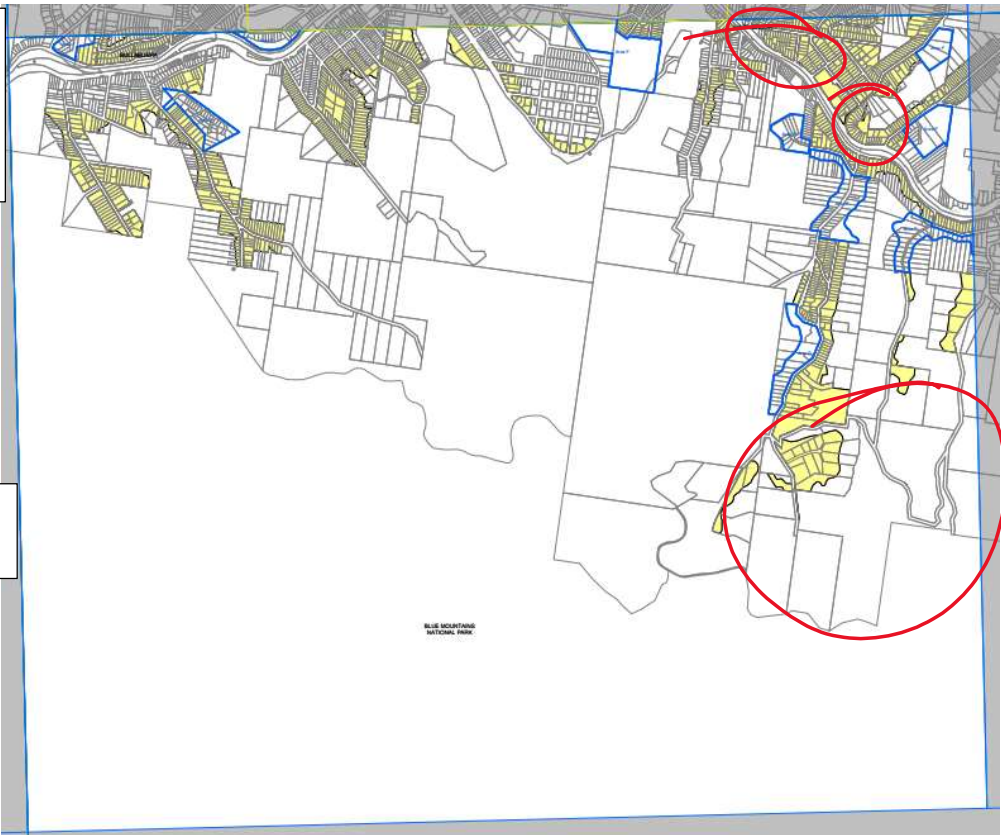
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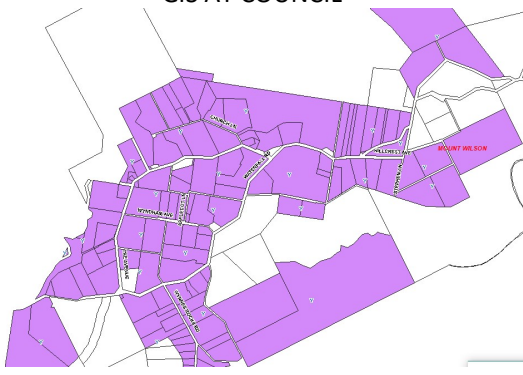
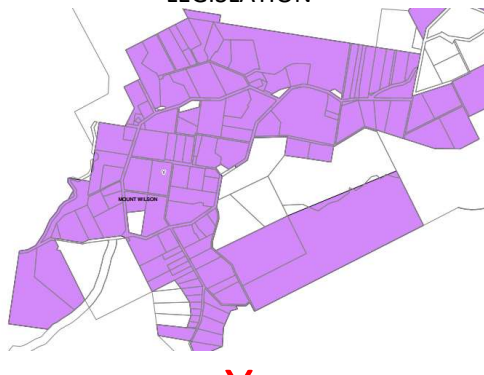
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60

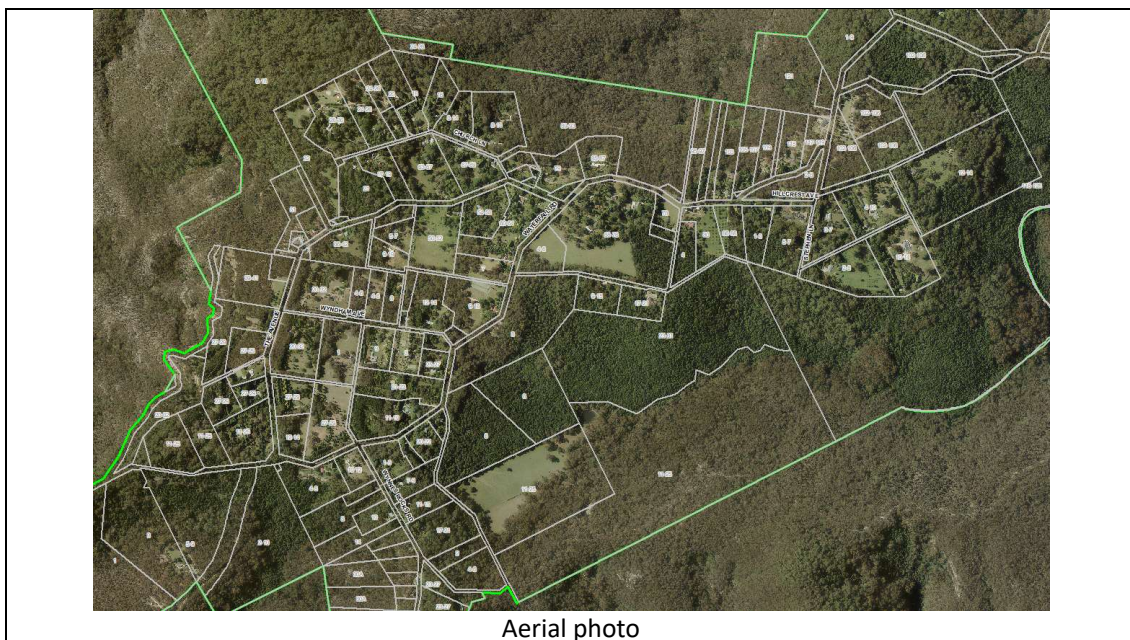
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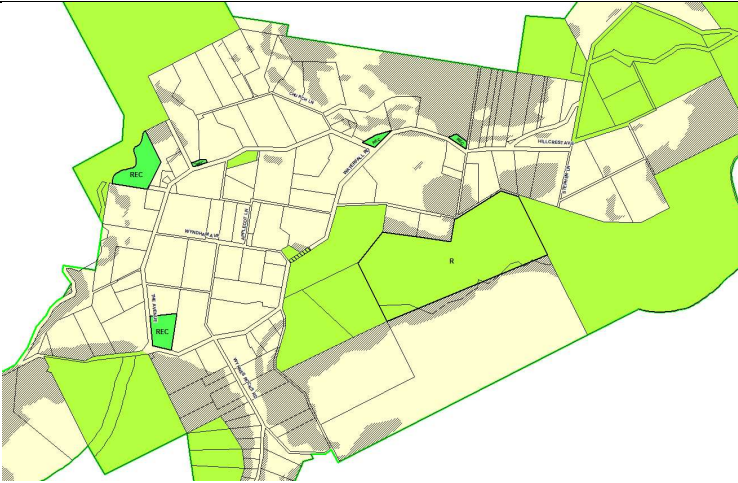
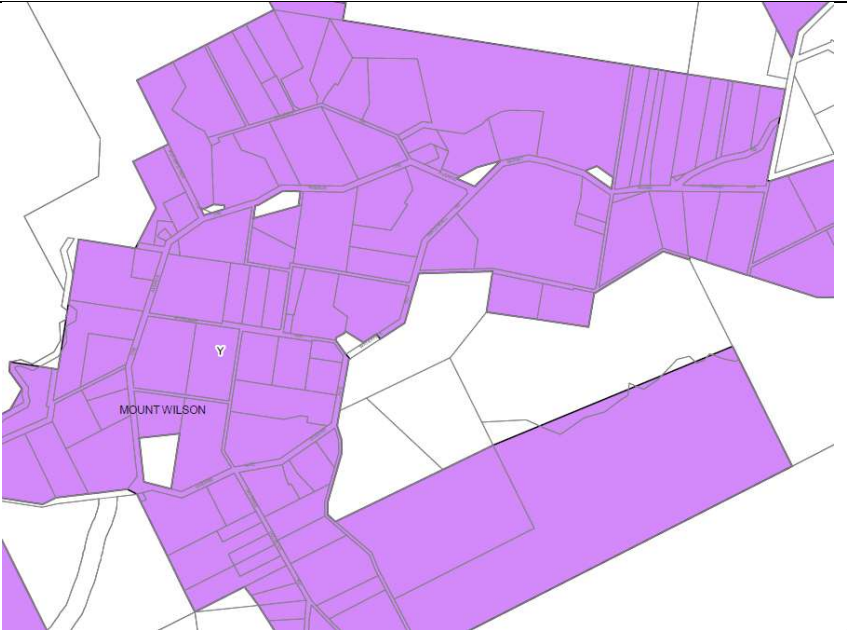
LAV 006A

SECTION 5 – Lot Averaging Maps

| | |
|--|--|
| 81 PROPERTY | The Avenue, Mount Irvine Road & Waterfall Road MOUNT WILSON |
| COMMENT The lot averaging provision has been placed over the roads which is inconsistent with the mapping protocol Owner: BMCC | |
| THEME | LAV |
| MAP TILE | 001C |
| GIS AT COUNCIL  | LEGISLATION  |
| RECOMMENDATION Correct this inconsistency by inclusion in the mapping amendment by deleting the boundary adjustment provision from road reserves | |

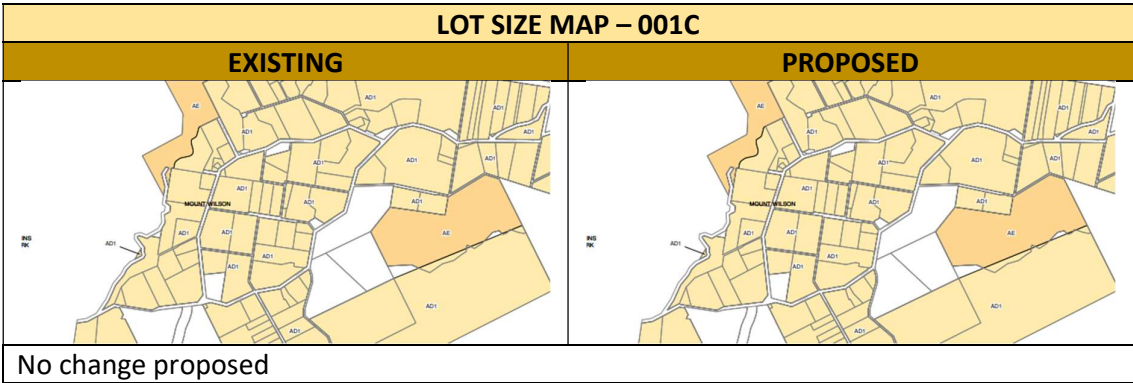
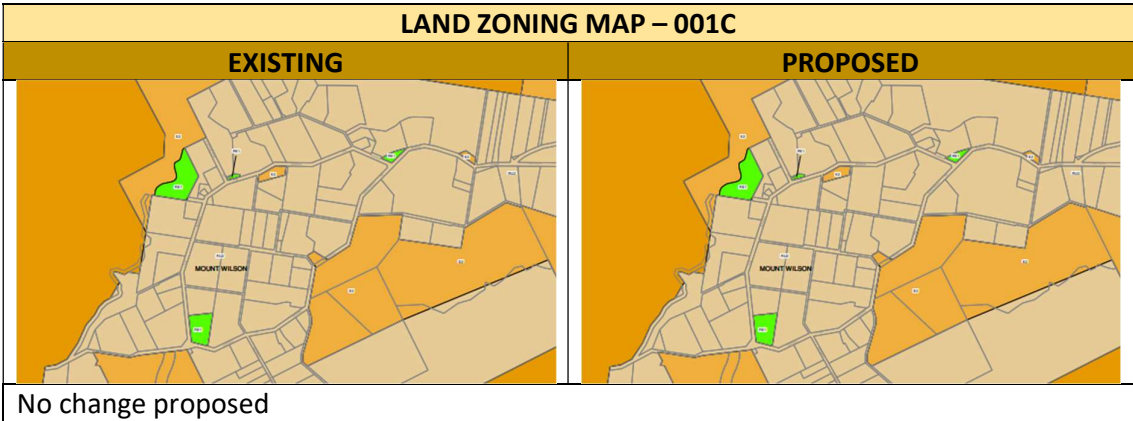
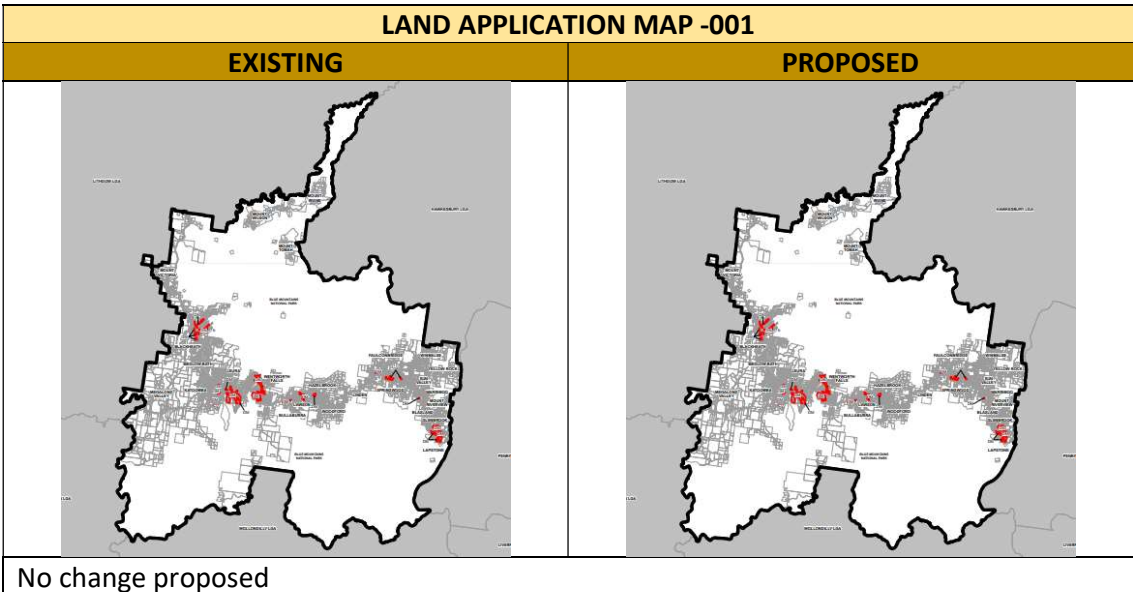


SECTION 5 – Lot Averaging Maps

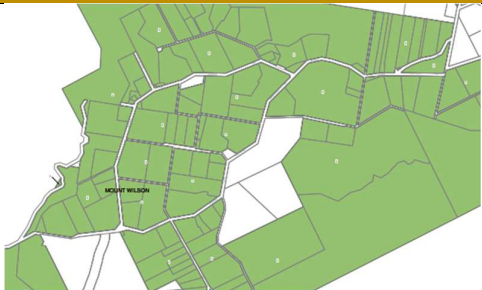
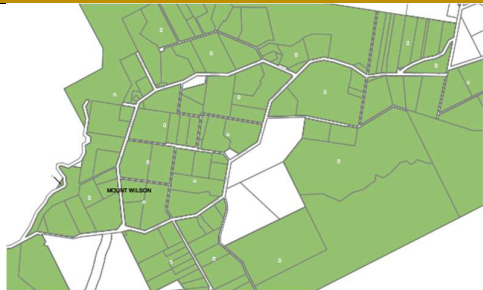
| | |
|--------------------------------|---|
| LEP 1991 Rural Conservation |  |
| DLEP |  |
| Submission | No |
| DA/property | |

SECTION 5 – Lot Averaging Maps

Proposed Map Amendments

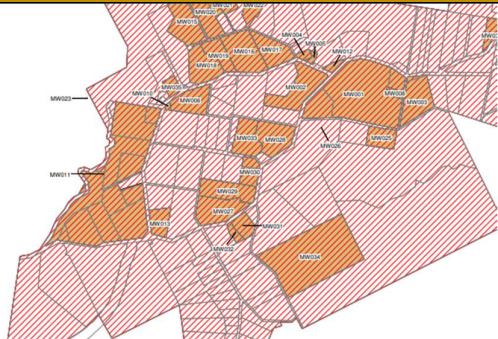
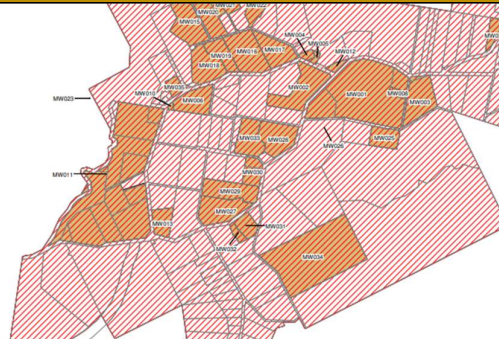


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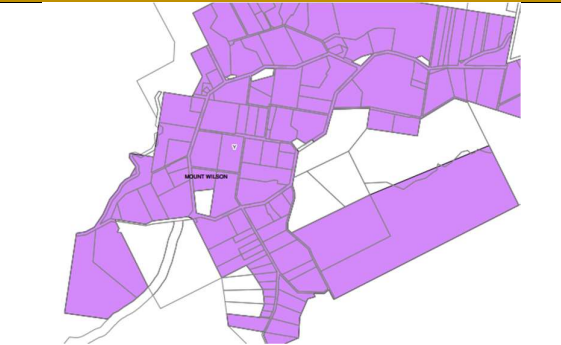
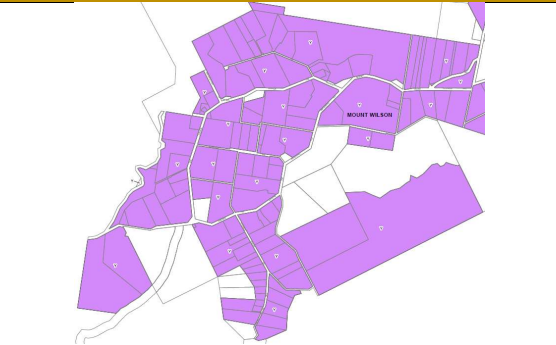
| HEIGHT OF BUILDINGS MAP – 001C | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |



| FLOOR SPACE RATIO MAP | |
|-----------------------|----------|
| EXISTING | PROPOSED |
| No map | No map |
| No change proposed | |

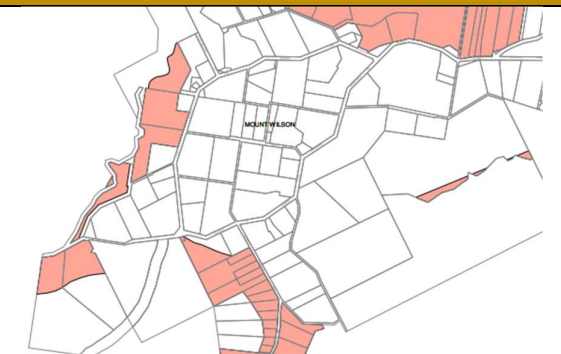
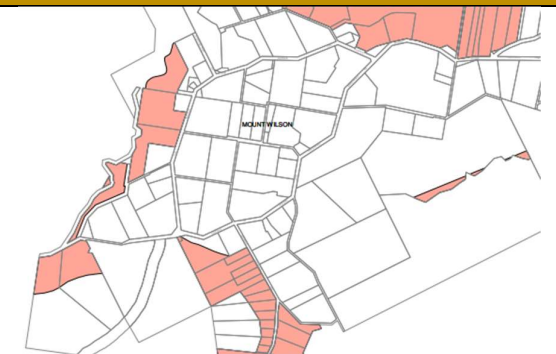
| LAND RESERVATION AND ACQUISITION MAP | |
|--------------------------------------|----------|
| EXISTING | PROPOSED |
| No map | No map |
| No change proposed | |

| HERITAGE MAP – 001C | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| Subject to separate review | |

SECTION 5 – Lot Averaging Maps

| LOT AVERAGING MAP – 001C | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| Change proposed – delete LAV provision from road reserves | |

| RIPARIAN LANDS & WATERCOURSES MAP – 001C | |
|--|---|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |



| SCENIC & LANDSCAPE VALUES MAP – 001C | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

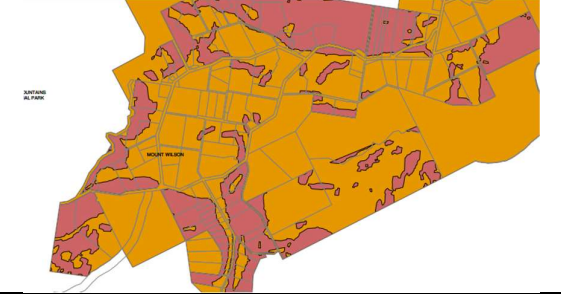
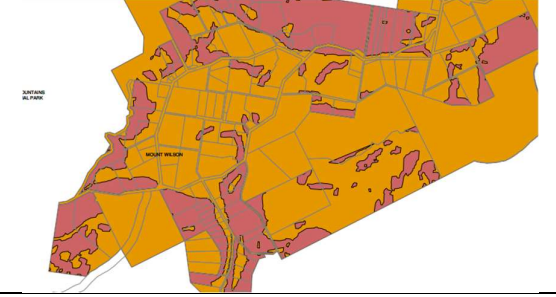
| MINERAL RESOURCES AREA MAP | |
|----------------------------|----------|
| EXISTING | PROPOSED |
| No map | No map |
| No change proposed | |

SECTION 5 – Lot Averaging Maps



| BUILT CHARACTER MAP | |
|---------------------|----------|
| EXISTING | PROPOSED |
| No map | No map |
| No change proposed | |

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

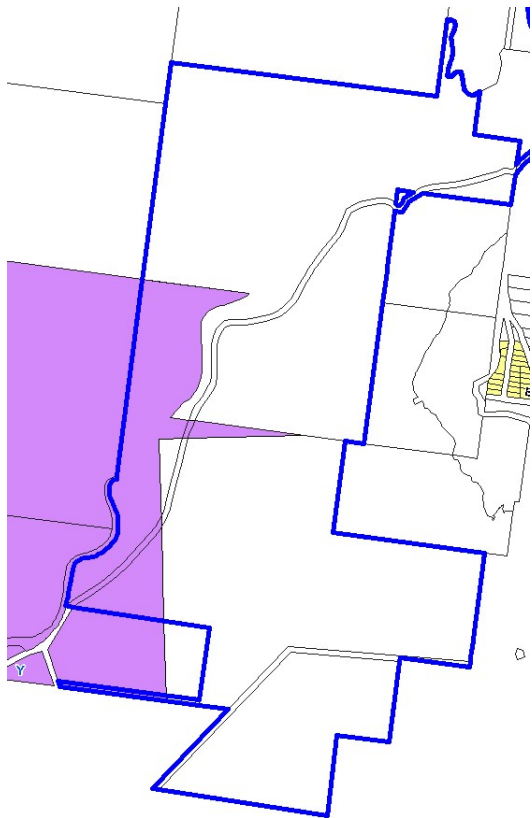
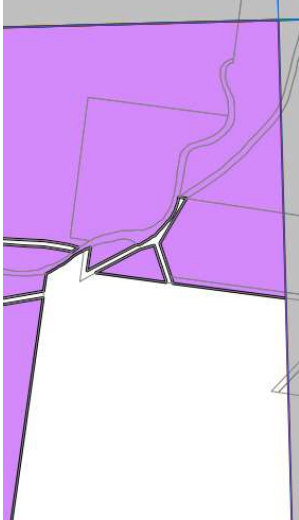
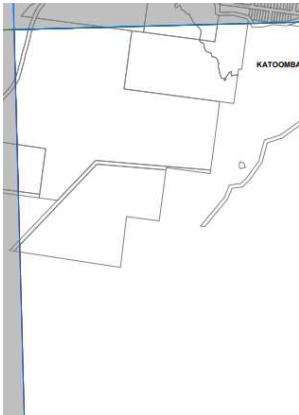
| NATURAL RESOURCES - BIODIVERSITY MAP – 001C | |
|--|---|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

| NATURAL RESOURCES - LAND MAP – 001C | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

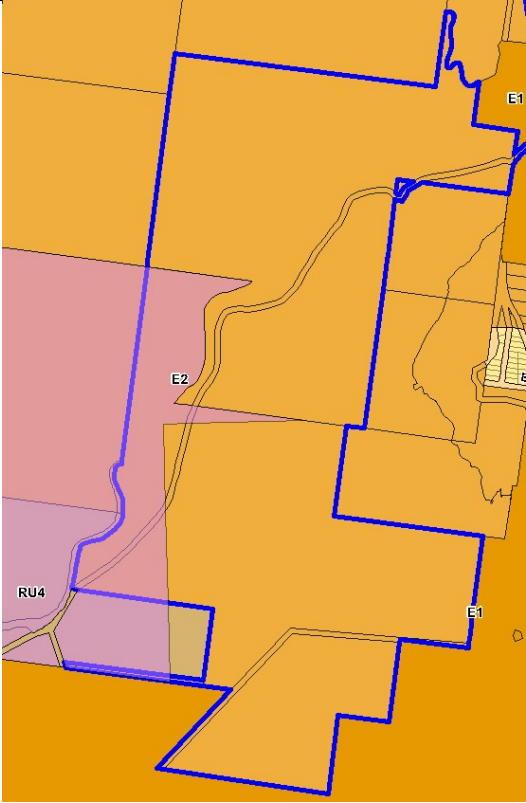
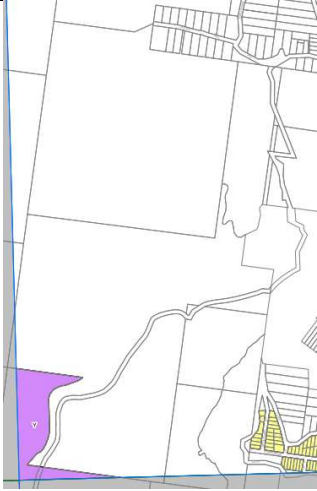
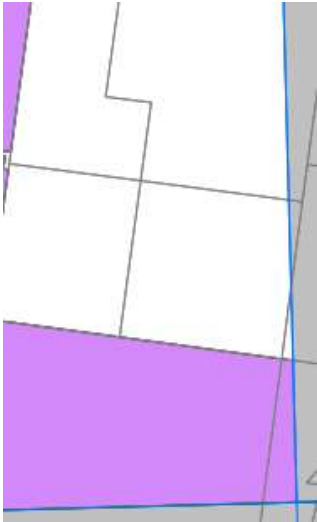
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| KEY SITES MAP – 001C | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

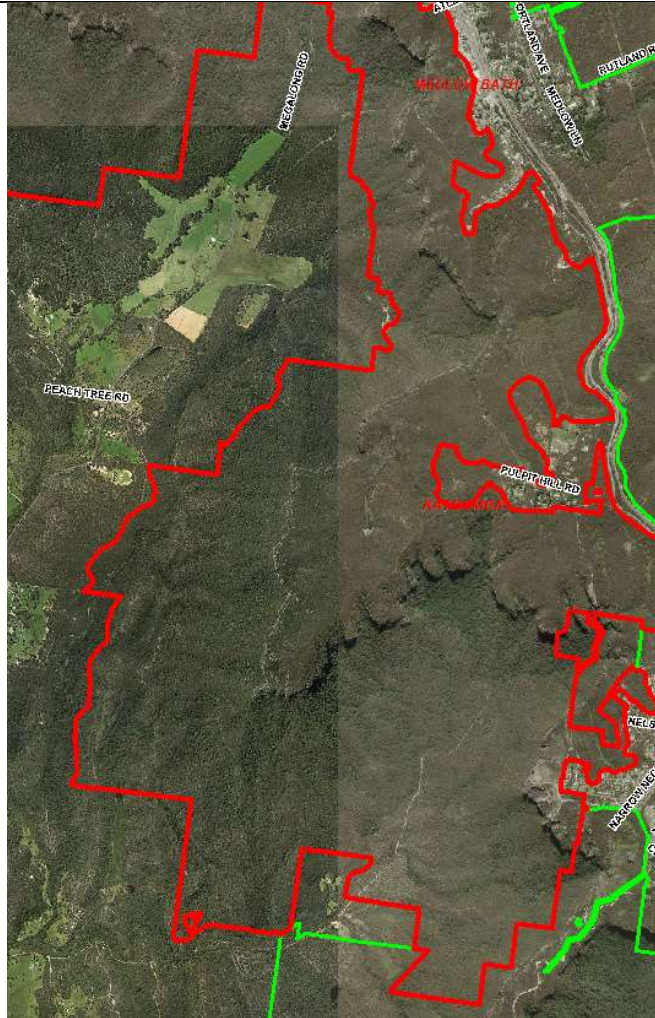
SECTION 5 – Lot Averaging Maps

| | |
|---|--|
| 83 PROPERTY | 381 Nellies Glen Road & Six Foot Track MEGALONG VALLEY |
| <p>COMMENT</p> <p>There are mapping anomalies with the application of cl. 4.1A in this location due in part to the land being across four map tiles. Land in zone E2 Environmental Conservation is not subject to cl. 4.1A and land in zone RU4 is subject to these provisions.</p> <p>Owners: The Crown and private</p> | |
| THEME | LAV |
| MAP TILE | 003A 003B 002G 002D |
| <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;">LAV 3A</p> <p style="text-align: center; color: red; font-size: 2em;">X</p>  <p style="text-align: center;">LAV 3B</p> <p style="text-align: center; color: red; font-size: 2em;">X</p> |

SECTION 5 – Lot Averaging Maps

| | |
|--|---|
|  <p>LAV overlayed LZN indicating anomalies</p> |  <p>LAV 2G</p> <p>X</p>  <p>LAV 002D X</p> |
| <p>RECOMMENDATION Correct mapping by applying the lot averaging provision 4.1A(2) (1ha) as is applied in LEP 1991 and was intended to be transferred into LEP 2015.</p> | |

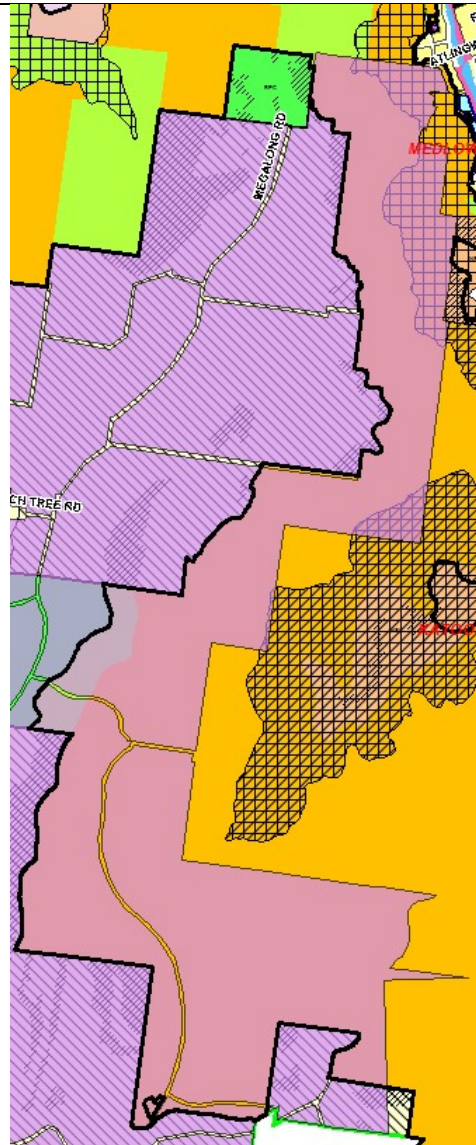
SECTION 5 – Lot Averaging Maps



Aerial photo

SECTION 5 – Lot Averaging Maps

LEP 1991
Environmental Protection
Rural Conservation (No subdivision)

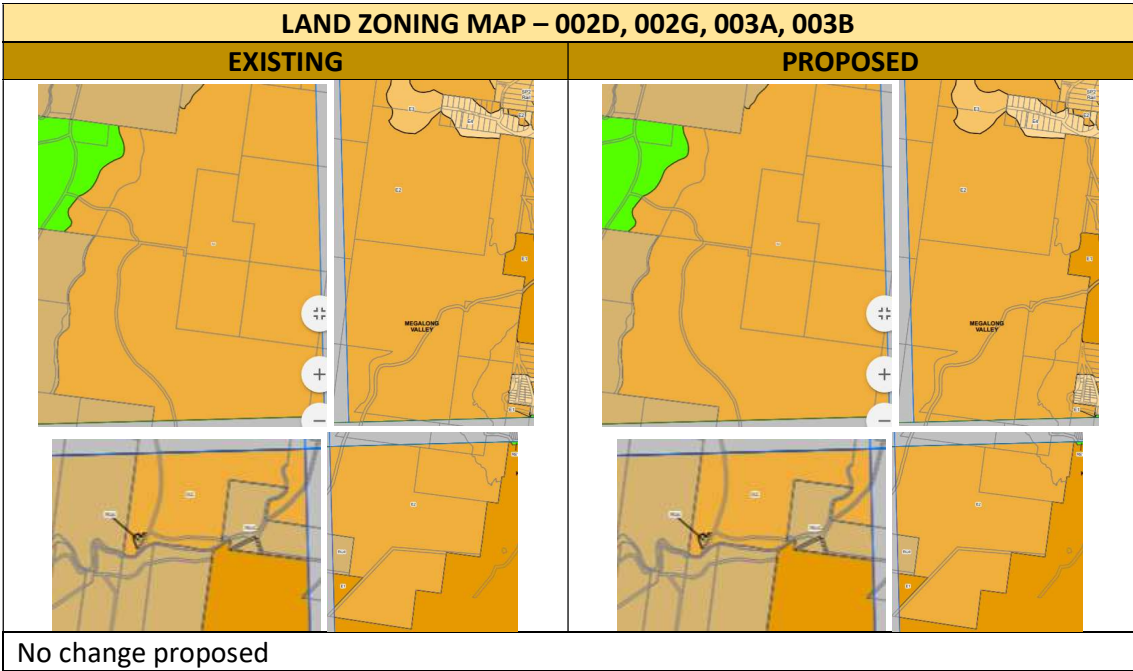
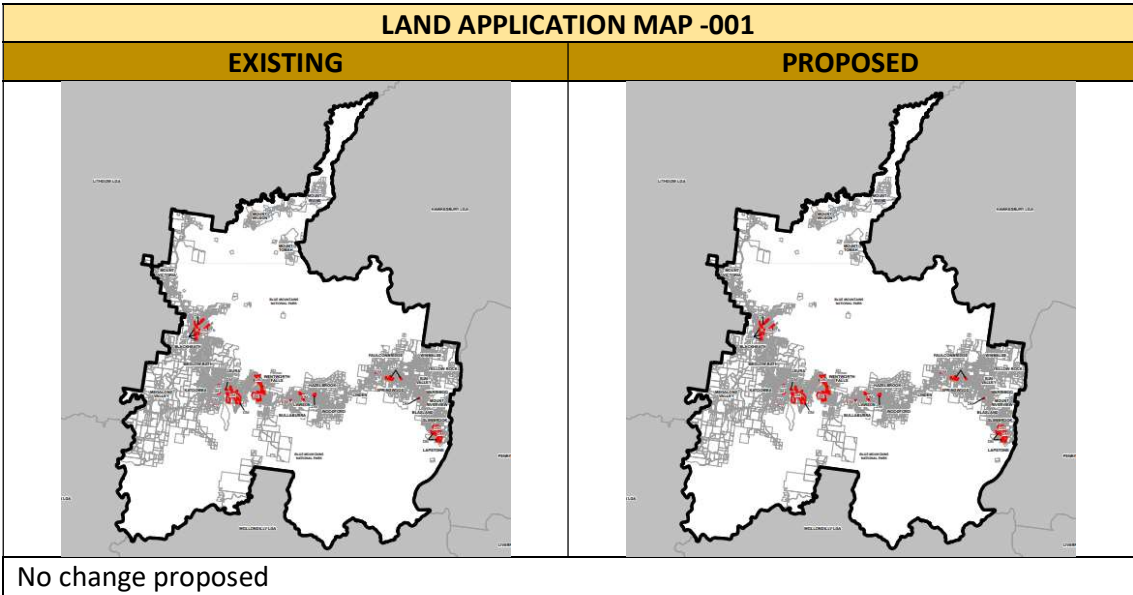


SECTION 5 – Lot Averaging Maps

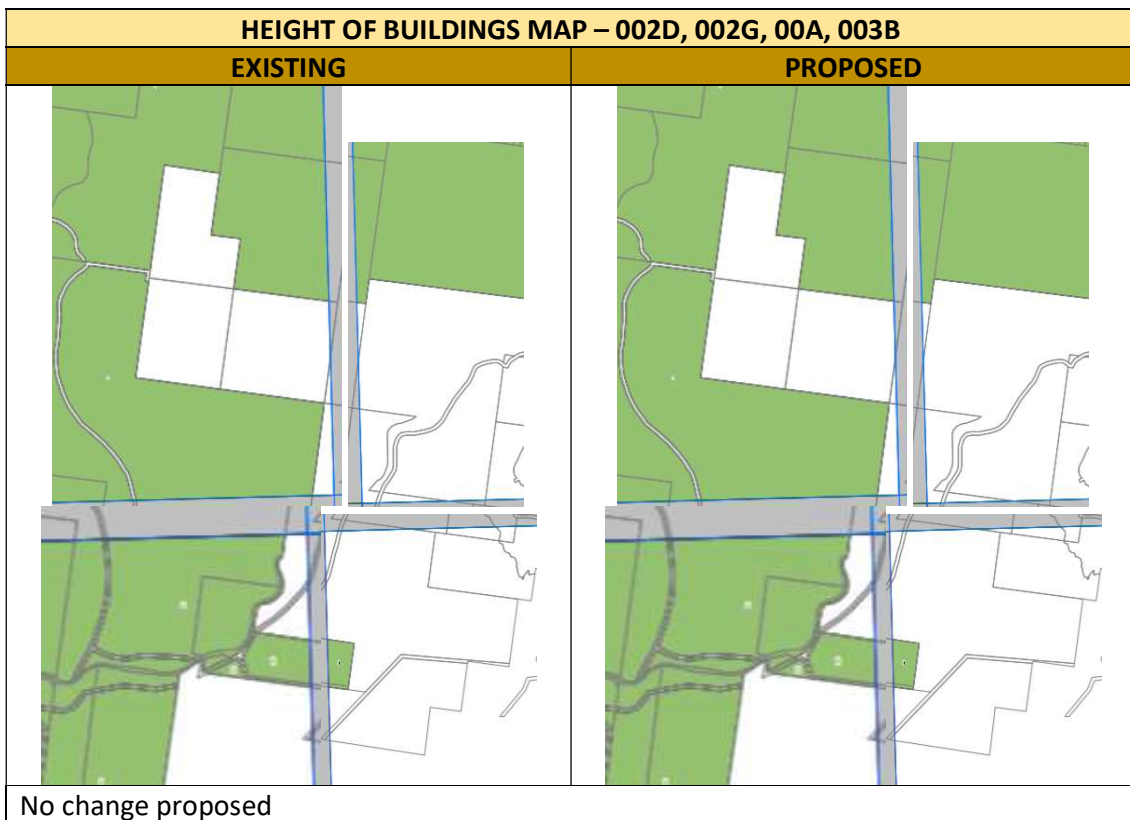
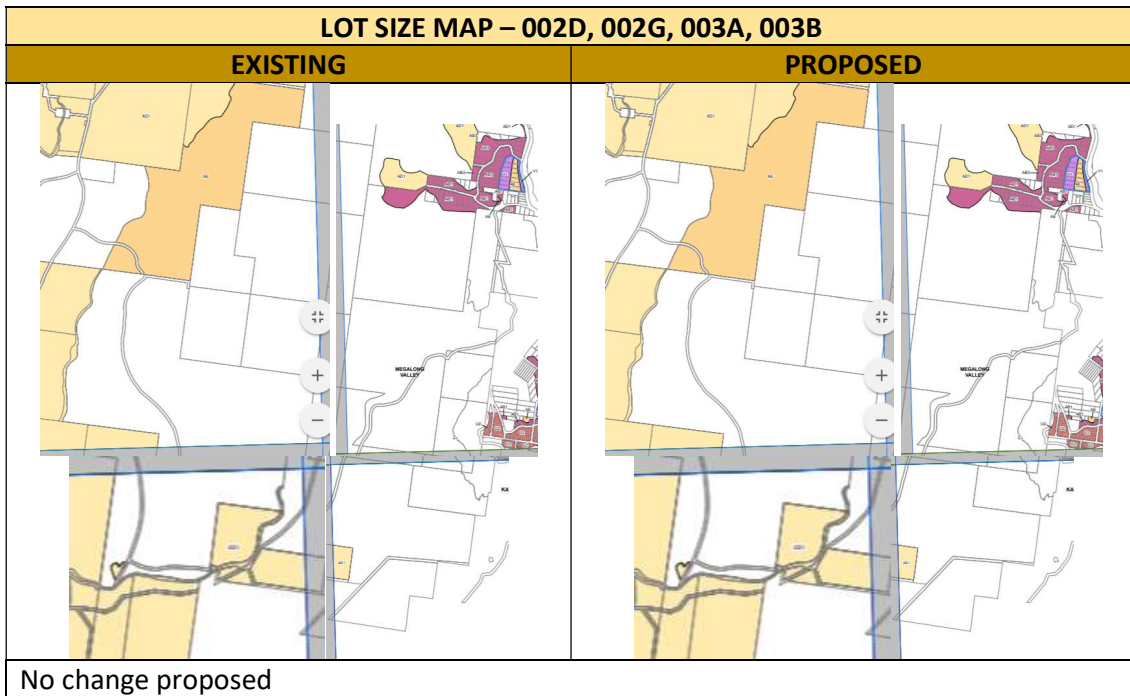
| | | |
|-------------|----|---|
| DLEP | |  |
| Submission | No | |
| DA/property | | |

SECTION 5 – Lot Averaging Maps

Proposed Map Amendments







SECTION 5 – Lot Averaging Maps



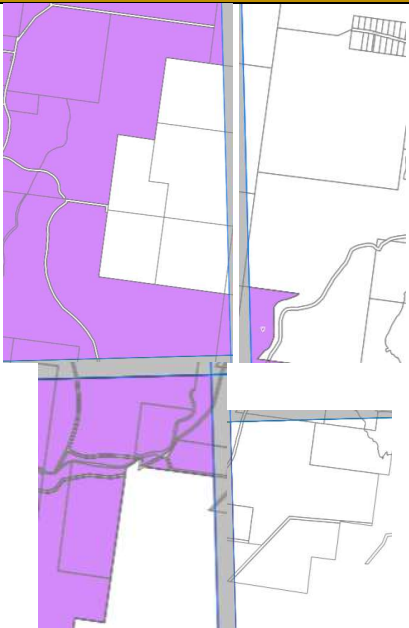
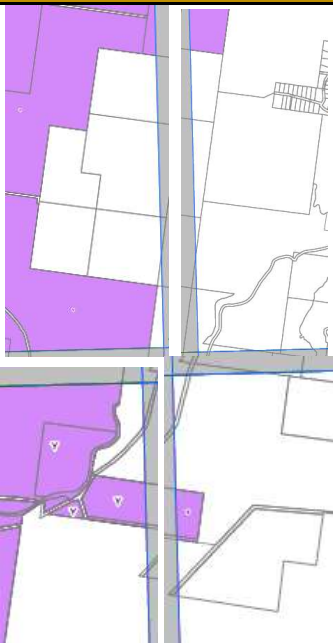
SECTION 5 – Lot Averaging Maps



| FLOOR SPACE RATIO MAP | |
|-----------------------|----------|
| EXISTING | PROPOSED |
| No map | No map |
| No change proposed | |

| LAND RESERVATION AND ACQUISITION MAP – 002G | |
|---|---|
| EXISTING | PROPOSED |
|  <p>No map No map No map</p> |  <p>No map No map No map</p> |
| No change proposed | |


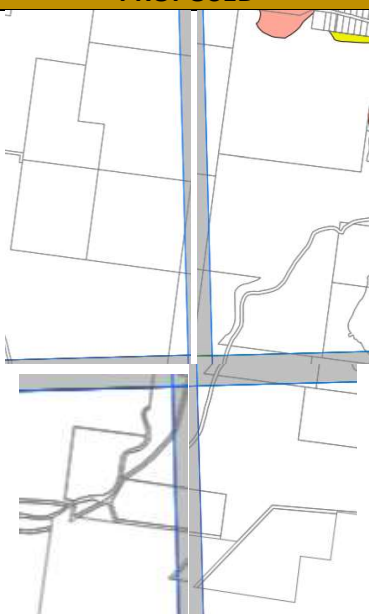
| HERITAGE MAP – 002D, 002G, 003A, 003B | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| Subject to separate review | |

SECTION 5 – Lot Averaging Maps

| LOT AVERAGING MAP – 002D, 002G, 003A, 003B | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| Change proposed - apply the lot averaging provision 4.1A(2) (1ha) at is applied in LEP 1991 and was intended to be transferred into LEP 2015. | |



| RIPARIAN LANDS & WATERCOURSES MAP – 002D, 002G, 003A, 003B | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

SECTION 5 – Lot Averaging Maps

| SCENIC & LANDSCAPE VALUES MAP – 002D, 002G, 003A, 003B | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

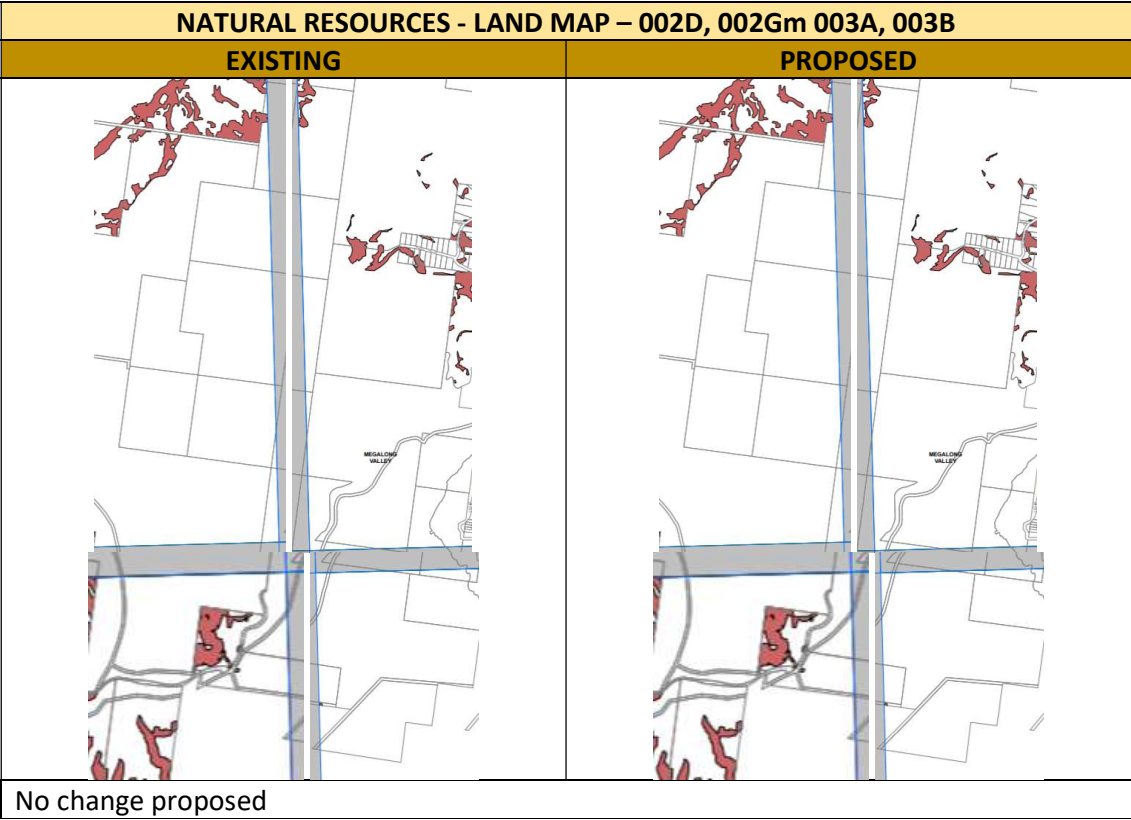
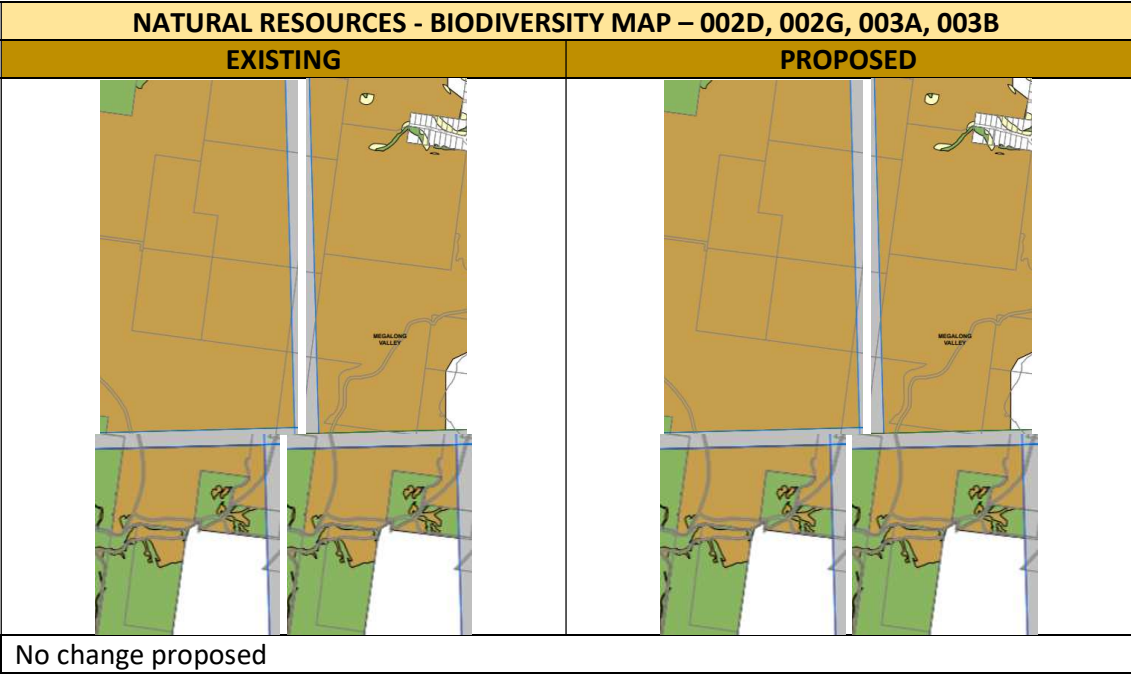
| MINERAL RESOURCES AREA MAP | |
|----------------------------|----------|
| EXISTING | PROPOSED |
| No map | No map |
| No change proposed | |

SECTION 5 – Lot Averaging Maps

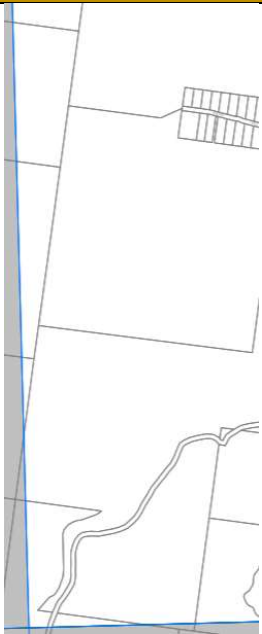
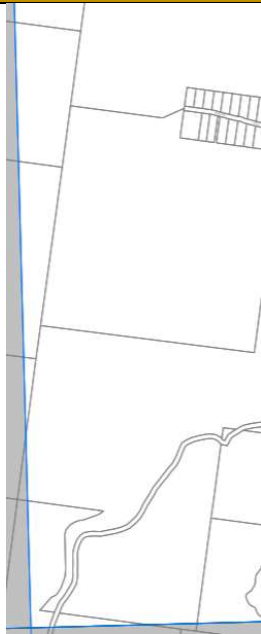
| BUILT CHARACTER MAP – 002G, 003B | |
|--|--|
| EXISTING | PROPOSED |
|  <p>No map</p> |  <p>No map</p> |
| No change proposed | |

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

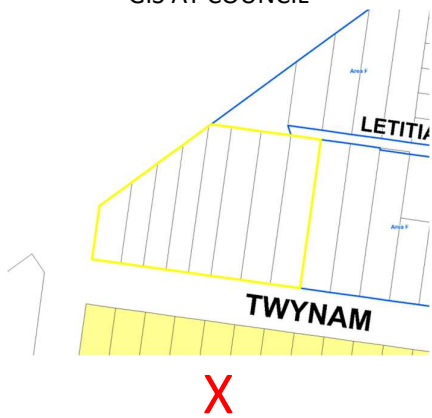
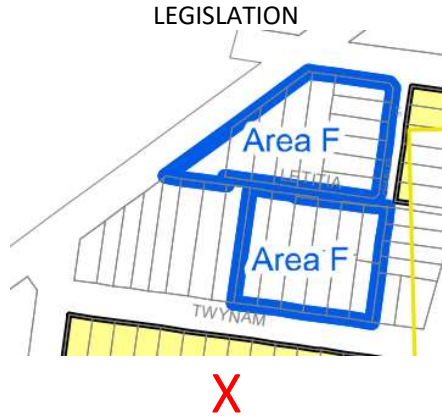
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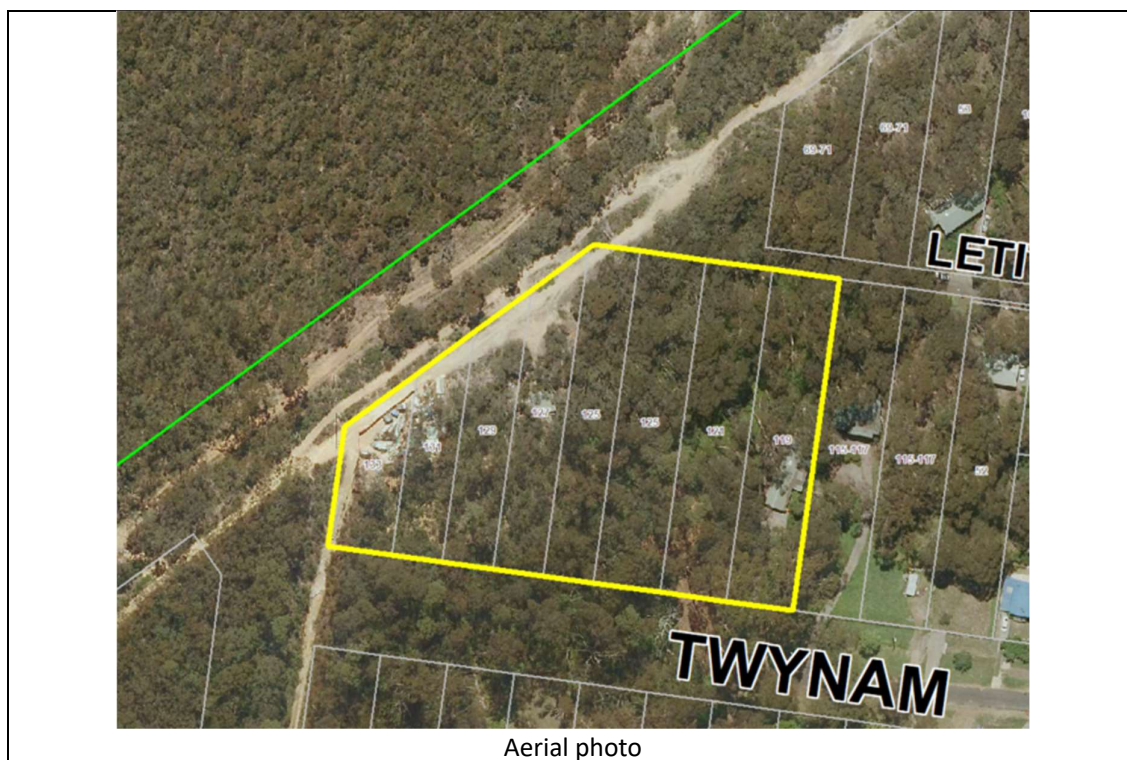


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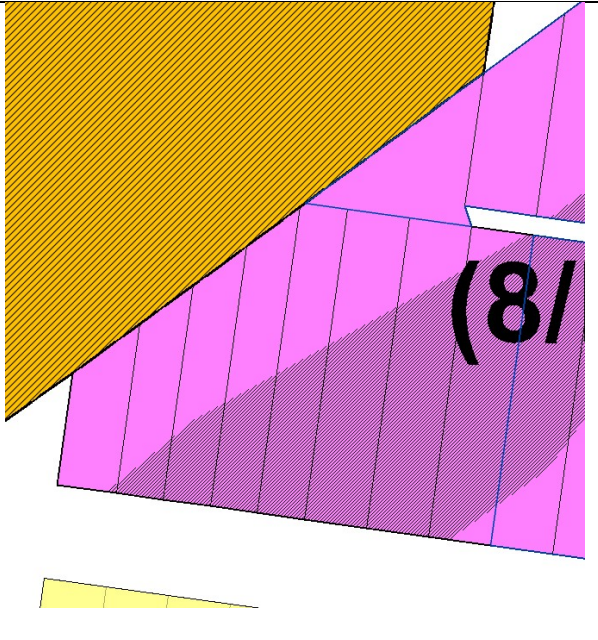

| KEY SITES MAP – 002G | |
|---|---|
| EXISTING | PROPOSED |
|  <p>No map No map no map</p> |  <p>No map No map no map</p> |
| No change proposed | |

SECTION 5 – Lot Averaging Maps

| | | |
|--|-----------------|---|
| 84 | PROPERTY | 119 – 133 Twynam Street KATOOMBA |
| COMMENT The lot averaging provision was inadvertently omitted from the Amendment 1 maps at this location. Owners: private and BMCC | | |
| THEME | | LAV |
| MAP TILE | | 002G |
| <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 Extend the lot averaging provision "F" Cl. 4.1E, 4.1F to the land at 119-133 Twynam Street Katoomba. | | |

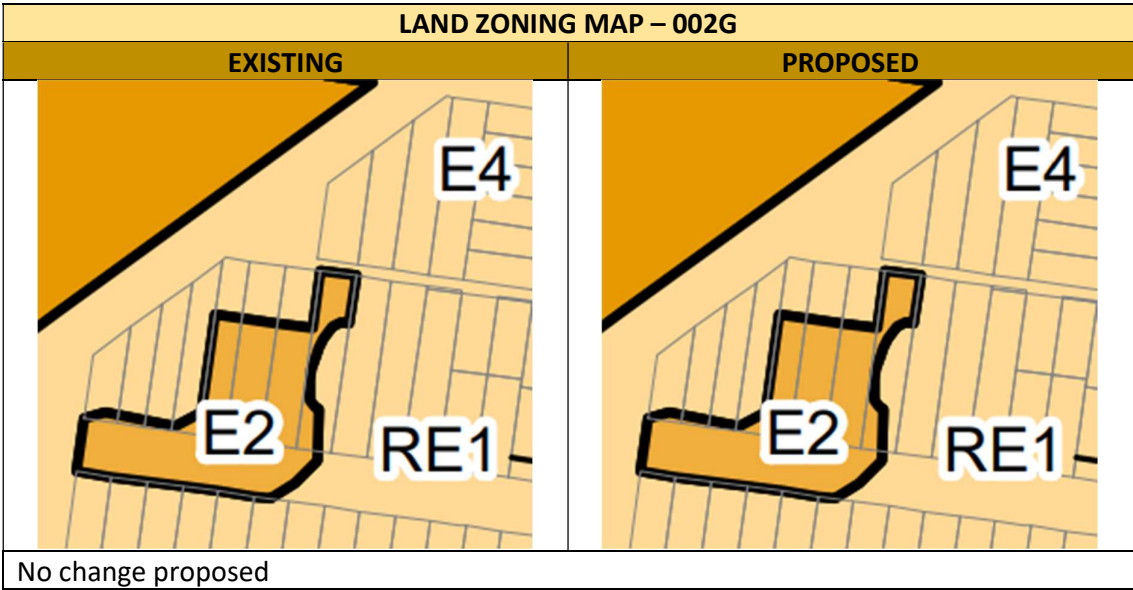
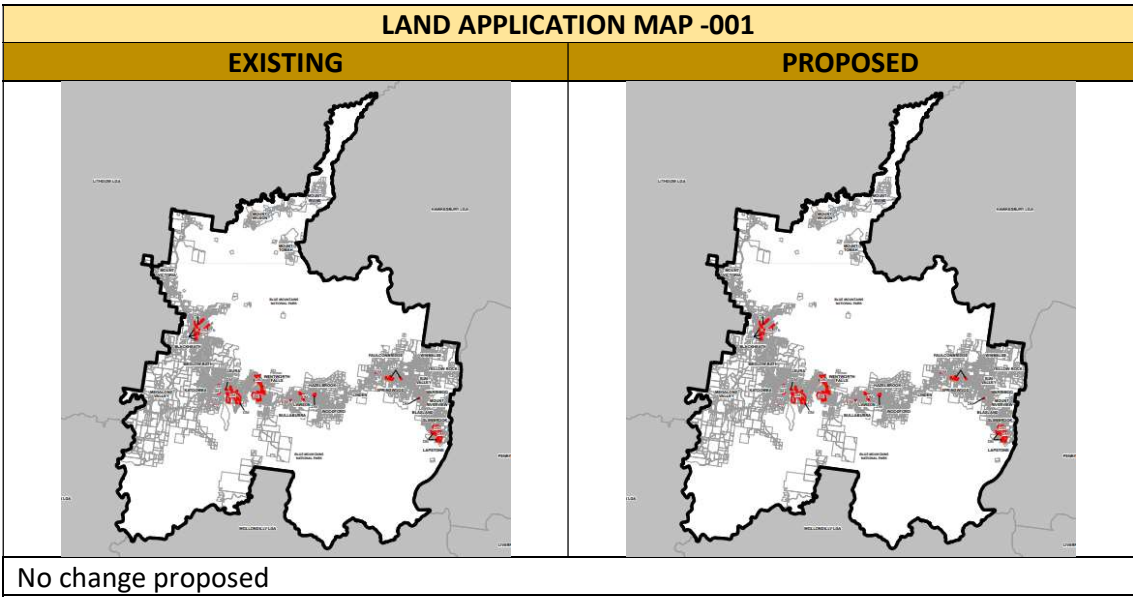


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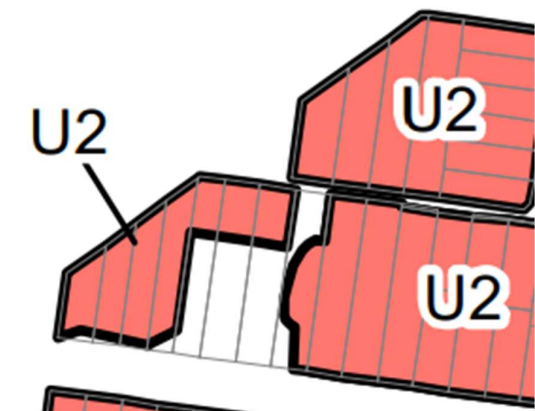
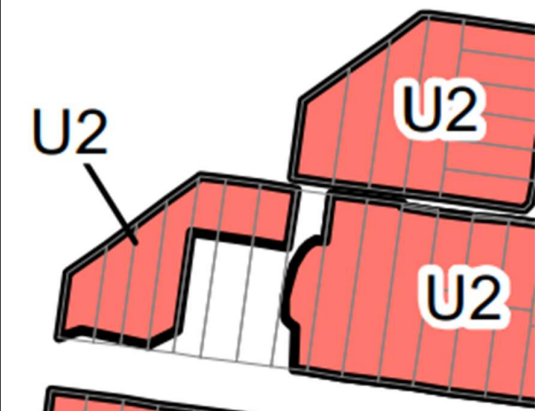
| | |
|-------------|---|
| LEP 1991 |  |
| DLEP |  |
| Submission | Yes |
| DA/property | |


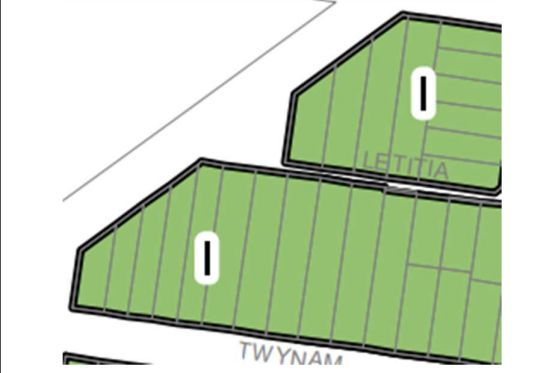
SECTION 5 – Lot Averaging Maps



Proposed Map Amendments





SECTION 5 – Lot Averaging Maps



| LOT SIZE MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |



| HEIGHT OF BUILDINGS MAP – 002G | |
|--|---|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

| FLOOR SPACE RATIO MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |



SECTION 5 – Lot Averaging Maps



| LAND RESERVATION AND ACQUISITION MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

| HERITAGE MAP – 002G | |
|--|---|
| EXISTING | PROPOSED |
|  |  |
| Subject to separate review | |

| LOT AVERAGING MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| Change proposed – Extend the lot averaging provision “F” Cl. 4.1E, 4.1F that to the land at 119-133 Twynam Street Katoomba. | |



SECTION 5 – Lot Averaging Maps

| RIPARIAN LANDS & WATERCOURSES MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |



| SCENIC & LANDSCAPE VALUES MAP – 002G | |
|--|---|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

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



SECTION 5 – Lot Averaging Maps



| BUILT CHARACTER MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  A line drawing of a residential lot with a house and a driveway. The lot is labeled 'LETITIA' and 'TWYNAM'. |  A line drawing of a residential lot with a house and a driveway. The lot is labeled 'LETITIA' and 'TWYNAM'. |
| No change proposed | |

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

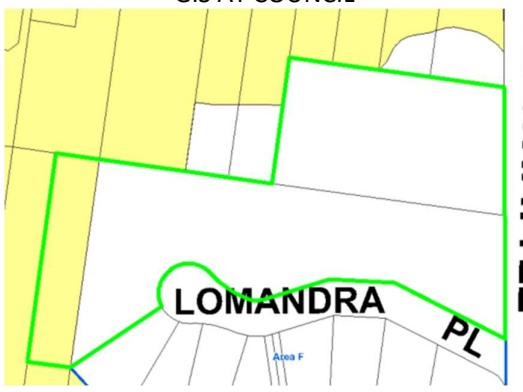
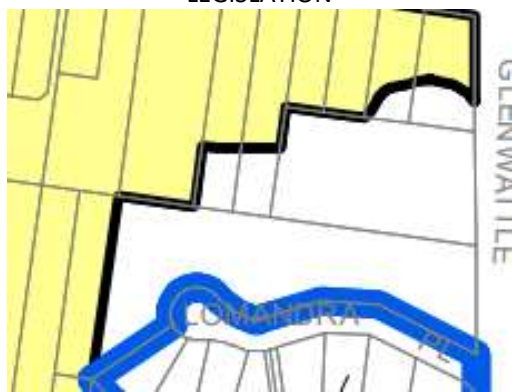
| NATURAL RESOURCES - BIODIVERSITY MAP – 002G | |
|--|---|
| EXISTING | PROPOSED |
|  A line drawing of a residential lot with a house and a driveway. The lot is labeled 'LETITIA' and 'TWYNAM'. A yellow shaded area is shown on the left side of the lot, and a yellow shaded area is shown on the right side of the lot. |  A line drawing of a residential lot with a house and a driveway. The lot is labeled 'LETITIA' and 'TWYNAM'. A yellow shaded area is shown on the left side of the lot, and a yellow shaded area is shown on the right side of the lot. |
| No change proposed | |

SECTION 5 – Lot Averaging Maps

| NATURAL RESOURCES - LAND MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

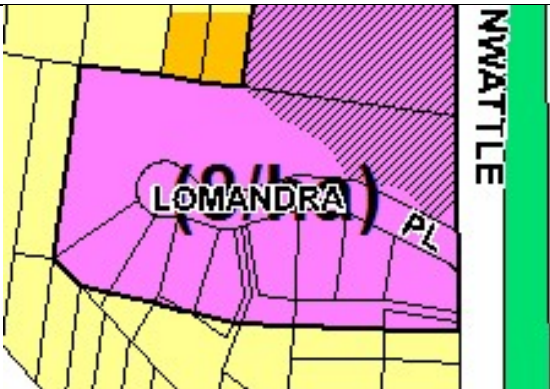

| KEY SITES MAP – 002G | |
|--|---|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

SECTION 5 – Lot Averaging Maps

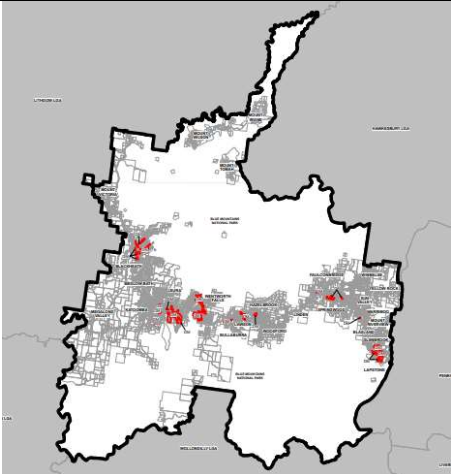
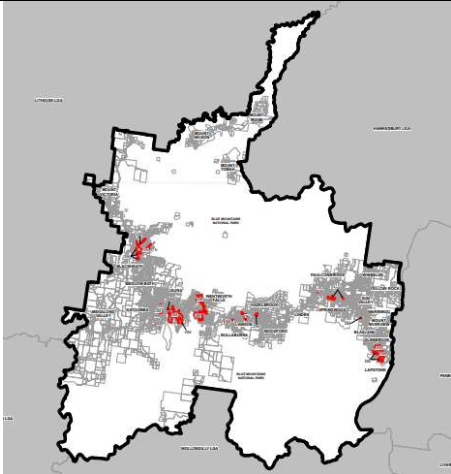
| | | |
|--|-----------------|--|
| 85 | PROPERTY | 24 & 26-30 Glenwattle Street KATOOMBA |
| COMMENT The lot averaging provision was inadvertently omitted from the Amendment 1 maps at this location. Owners: private | | |
| THEME | | LAV |
| MAP TILE | | 002G |
| <div style="display: flex; justify-content: 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 Extend the lot averaging provision "F" Cl. 4.1E, 4.1F, over 24 & 26-30 Glenwattle Street Katoomba. | | |



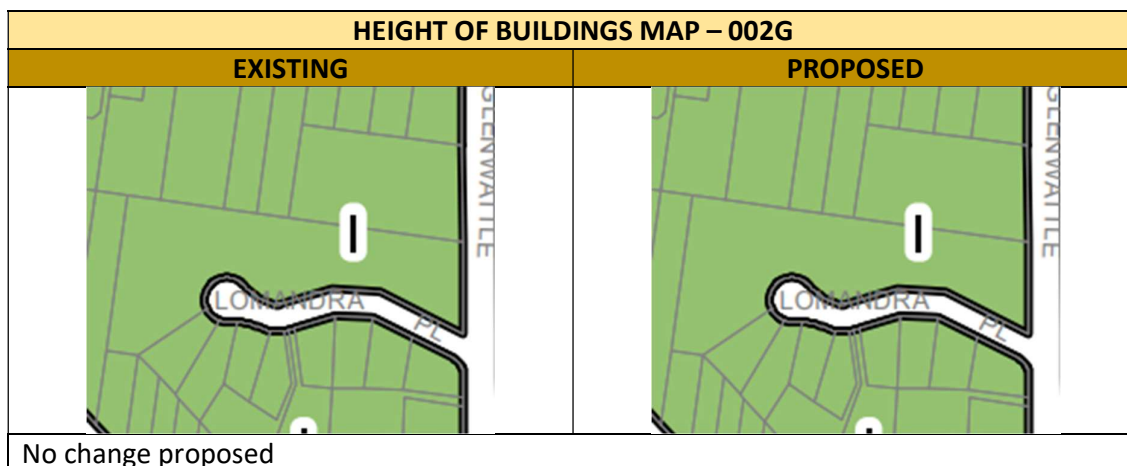
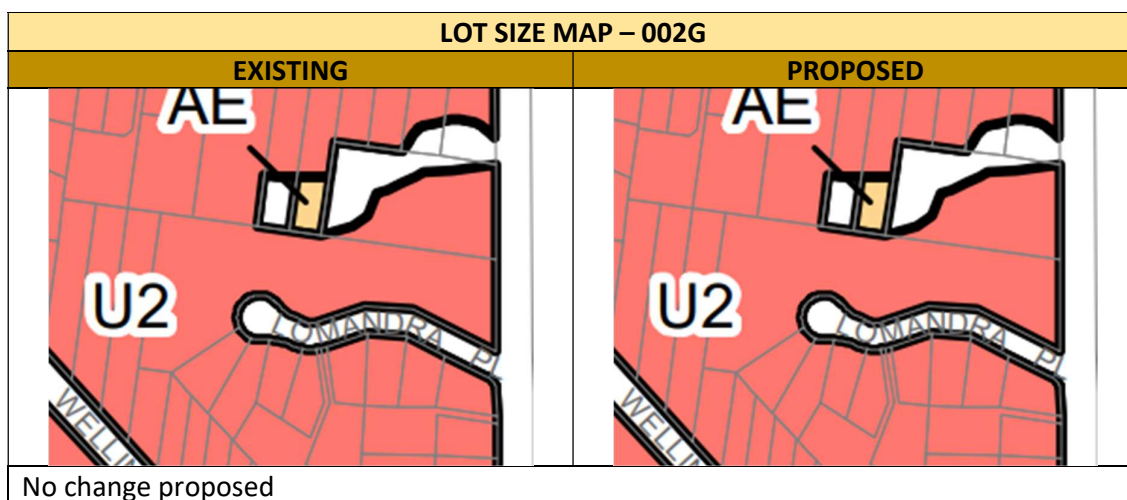
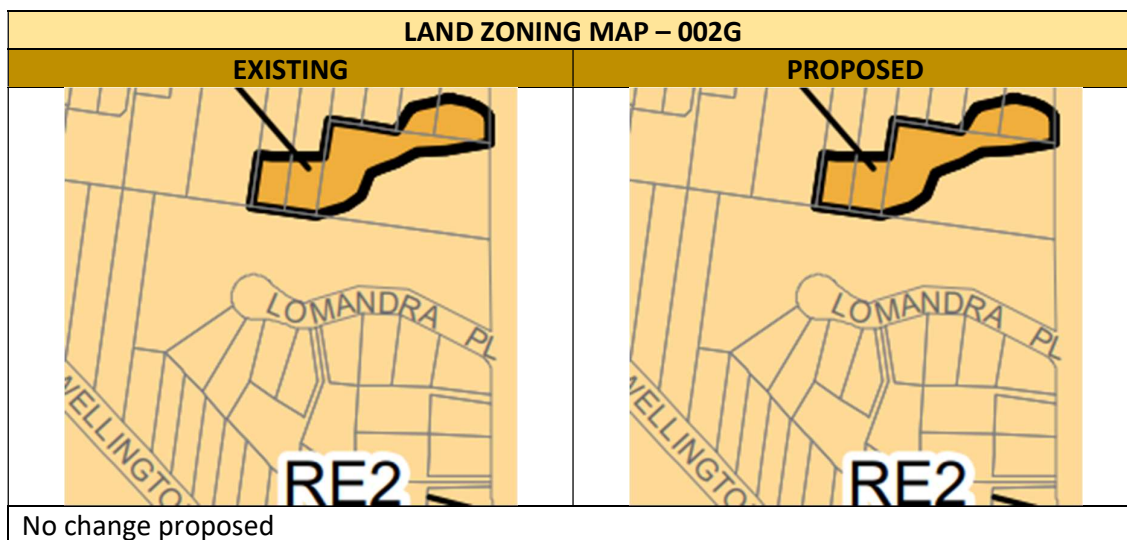
SECTION 5 – Lot Averaging Maps

| | |
|--|---|
| LEP 1991 Residential Bushland Conservation (8 lots/ha) |  |
| DLEP |  |
| Submission | Yes |
| DA/property | |



Proposed Map Amendments



| LAND APPLICATION MAP -001 | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

SECTION 5 – Lot Averaging Maps





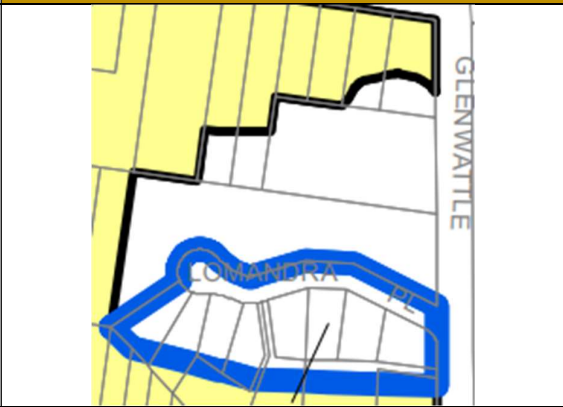

SECTION 5 – Lot Averaging Maps



| FLOOR SPACE RATIO MAP – 002G | |
|---|---|
| EXISTING | PROPOSED |
|  A map showing a residential lot layout. A large lot is labeled 'LOMANDRA' and 'PL'. To the right of this lot is a vertical line labeled 'GLENWATTLE'. The lot is divided into several smaller lots by diagonal lines. |  A map showing the same residential lot layout as the existing map. The lot is labeled 'LOMANDRA' and 'PL'. To the right of this lot is a vertical line labeled 'GLENWATTLE'. The lot is divided into several smaller lots by diagonal lines. |
| No change proposed | |

| LAND RESERVATION AND ACQUISITION MAP – 002G | |
|--|--|
| EXISTING | PROPOSED |
|  A map showing a residential lot layout. A large lot is labeled 'LOMANDRA' and 'PL'. To the right of this lot is a vertical line labeled 'GLENWATTLE'. The lot is divided into several smaller lots by diagonal lines. |  A map showing the same residential lot layout as the existing map. The lot is labeled 'LOMANDRA' and 'PL'. To the right of this lot is a vertical line labeled 'GLENWATTLE'. The lot is divided into several smaller lots by diagonal lines. |
| No change proposed | |

SECTION 5 – Lot Averaging Maps

| HERITAGE MAP 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| Subject to separate review | |



| LOT AVERAGING MAP – 002G | |
|---|---|
| EXISTING | PROPOSED |
|  |  |
| Change proposed – extend the lot averaging provision “F” Cl. 4.1E, 4.1F, over 24 & 26-30 Glenwattle Street Katoomba | |

| RIPARIAN LANDS & WATERCOURSES MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |

SECTION 5 – Lot Averaging Maps

| |
|--------------------|
| No change proposed |
|--------------------|



SCENIC & LANDSCAPE VALUES MAP – 002G

| EXISTING | PROPOSED |
|--|---|
|  A map showing a street grid with a vertical street labeled 'GLENWATTLIE' on the right. A horizontal street is labeled 'LOMANDRA' in the center, with a 'PL' (Place) label to its right. The map shows lot boundaries and a central area. |  A map showing a street grid with a vertical street labeled 'GLENWATTLIE' on the right. A horizontal street is labeled 'LOMANDRA' in the center, with a 'PL' (Place) label to its right. The map shows lot boundaries and a central area. |
| No change proposed | |

MINERAL RESOURCES AREA MAP



| EXISTING | PROPOSED |
|--------------------|----------|
| No map | No map |
| No change proposed | |


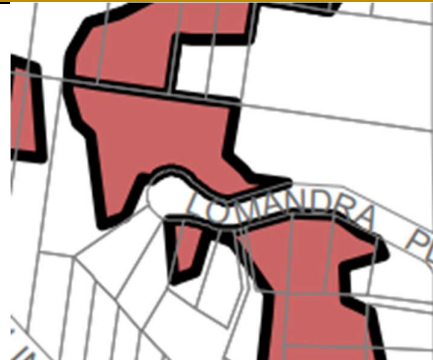
BUILT CHARACTER MAP – 002G

| EXISTING | PROPOSED |
|--|---|
|  A map showing a street grid with a vertical street labeled 'GLENWATTLIE' on the right. A horizontal street is labeled 'LOMANDRA' in the center, with a 'PL' (Place) label to its right. The map shows lot boundaries and a central area. |  A map showing a street grid with a vertical street labeled 'GLENWATTLIE' on the right. A horizontal street is labeled 'LOMANDRA' in the center, with a 'PL' (Place) label to its right. The map shows lot boundaries and a central area. |
| No change proposed | |



SECTION 5 – Lot Averaging Maps

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



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

| NATURAL RESOURCES - LAND MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

SECTION 5 – Lot Averaging Maps

| KEY SITES MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

SECTION 5 – Lot Averaging Maps

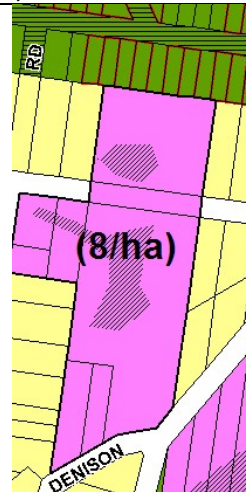
| | |
|---|---|
| 86 PROPERTY | 22 Denison Street & 19 Davidson Road LEURA |
| COMMENT The lot averaging provision was inadvertently omitted from the Amendment 1 maps for this land. Owners: private | |
| THEME | LAV |
| MAP TILE | 002G |
| <p style="text-align: center;">GIS AT COUNCIL</p>  <p style="text-align: 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> |
| RECOMMENDATION Extend the lot averaging provision "F" Cl. 4.1E, 4.1F for the land at 22 Denison Street and 19 Davidson Street Leura. | |

SECTION 5 – Lot Averaging Maps



Aerial photo

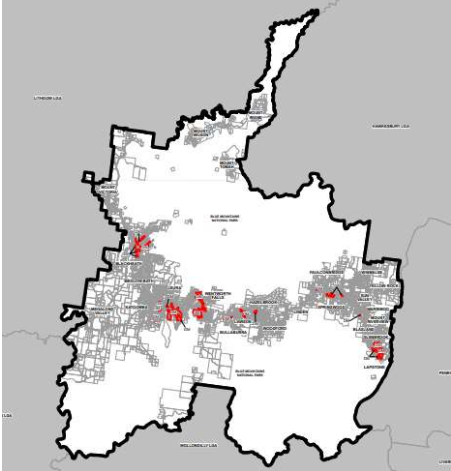
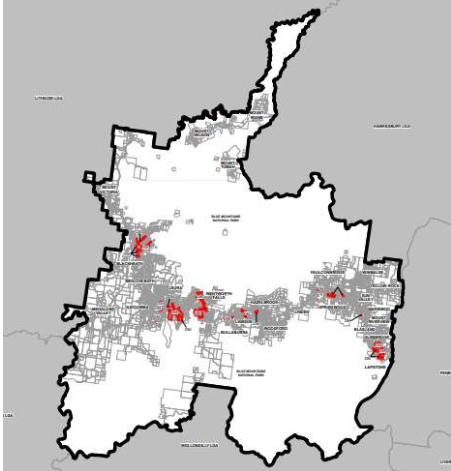
LEP 1991
Residential Bushland Conservation (8 lots/ha)



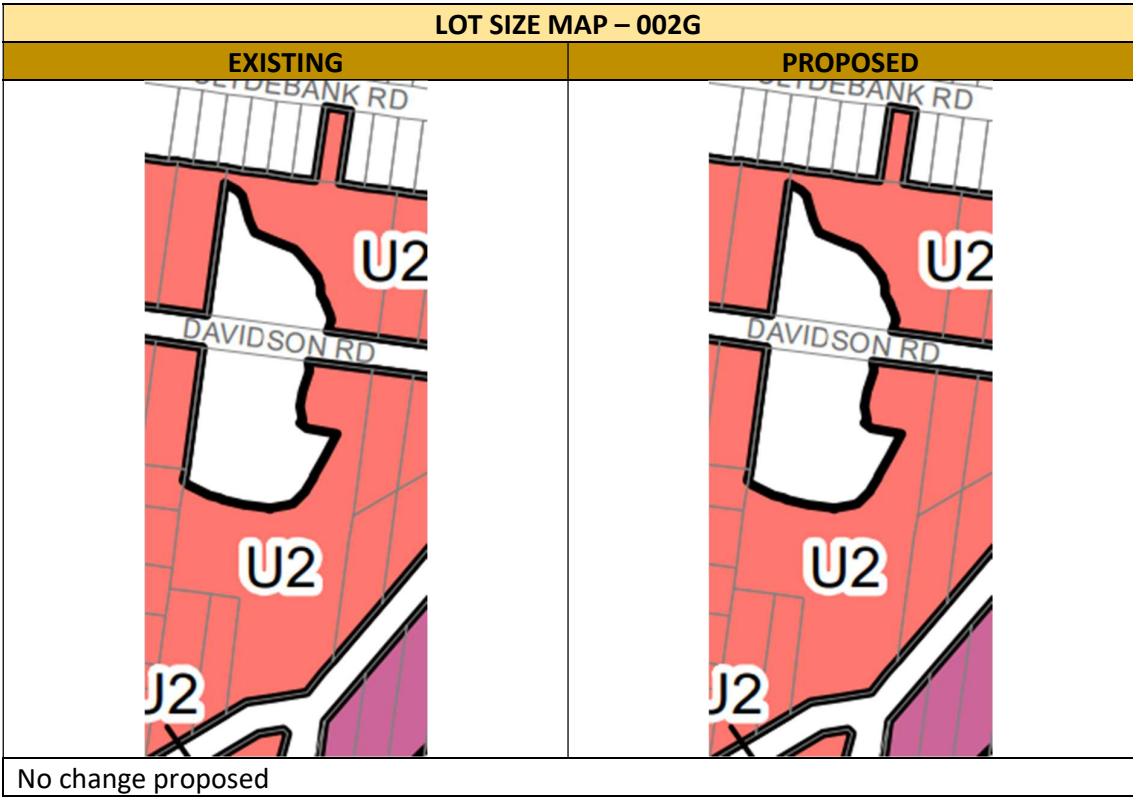
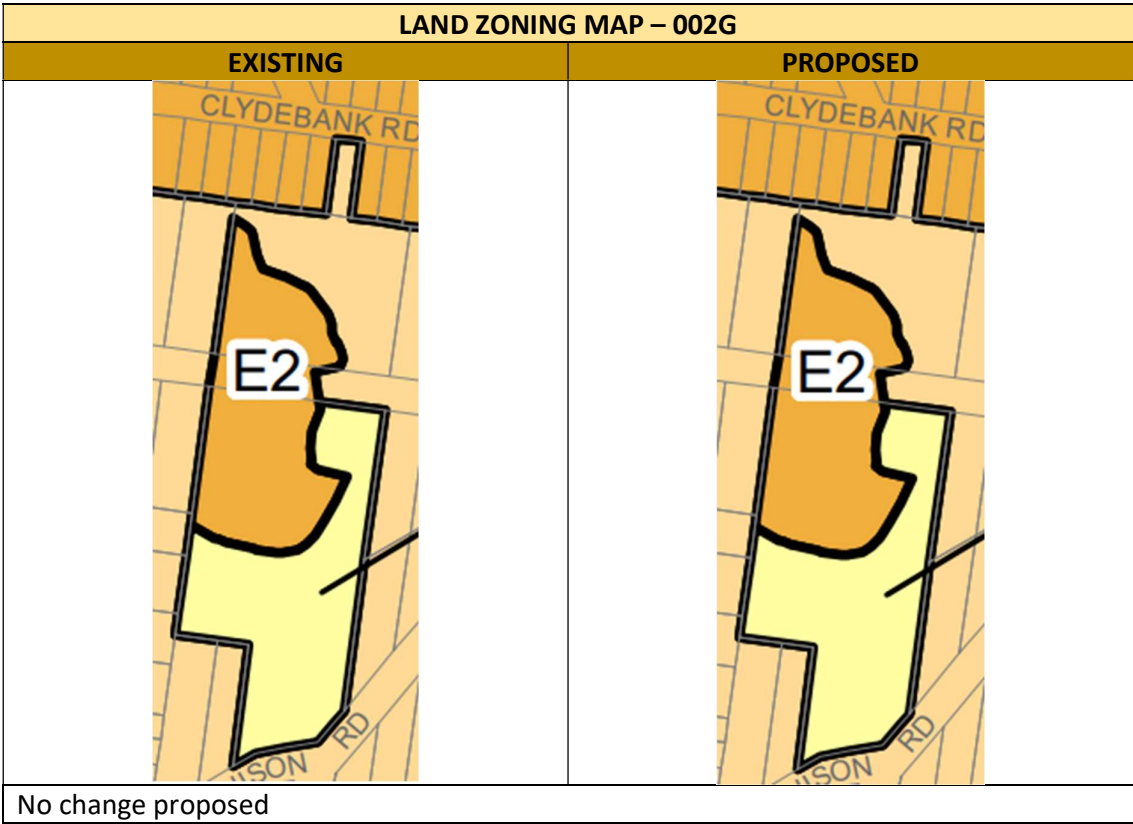
SECTION 5 – Lot Averaging Maps

| | |
|-------------|--|
| DLEP |  |
| Submission | yes |
| DA/property | |



Proposed Map Amendments



| LAND APPLICATION MAP -001 | |
|--|---|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

SECTION 5 – Lot Averaging Maps







SECTION 5 – Lot Averaging Maps

| HEIGHT OF BUILDINGS MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |


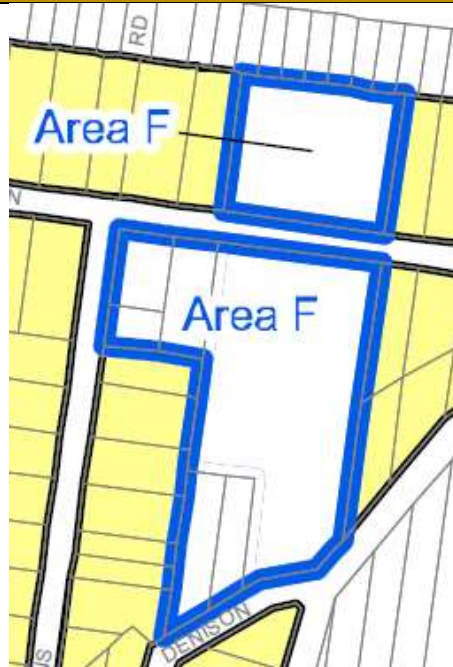
| FLOOR SPACE RATIO MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |



SECTION 5 – Lot Averaging Maps

| LAND RESERVATION AND ACQUISITION MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

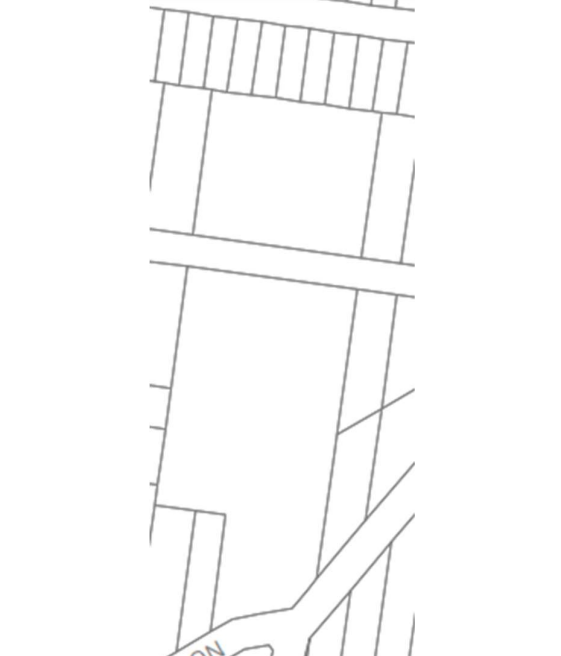
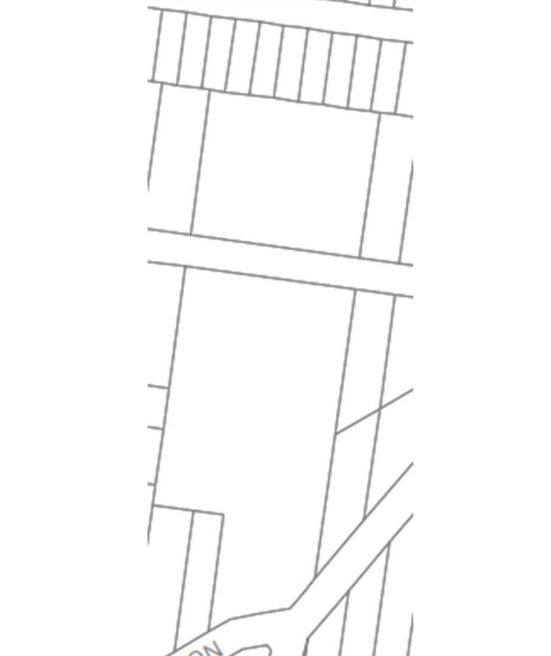
| HERITAGE MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| Subject to separate review | |

SECTION 5 – Lot Averaging Maps

| LOT AVERAGING MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| Change proposed - extend the lot averaging provision "F" Cl. 4.1E, 4.1F for the land at 22 Denison Street and 19 Davidson Street Leura. | |

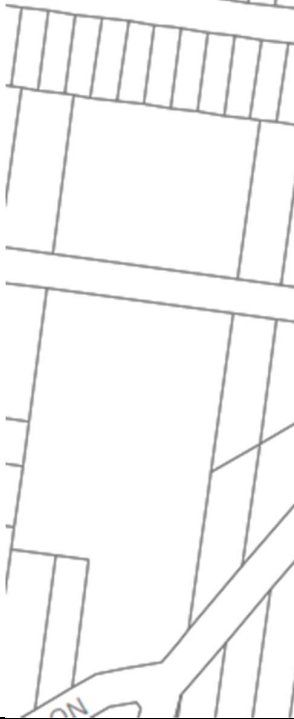

| RIPARIAN LANDS & WATERCOURSES MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

SECTION 5 – Lot Averaging Maps

| SCENIC & LANDSCAPE VALUES MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

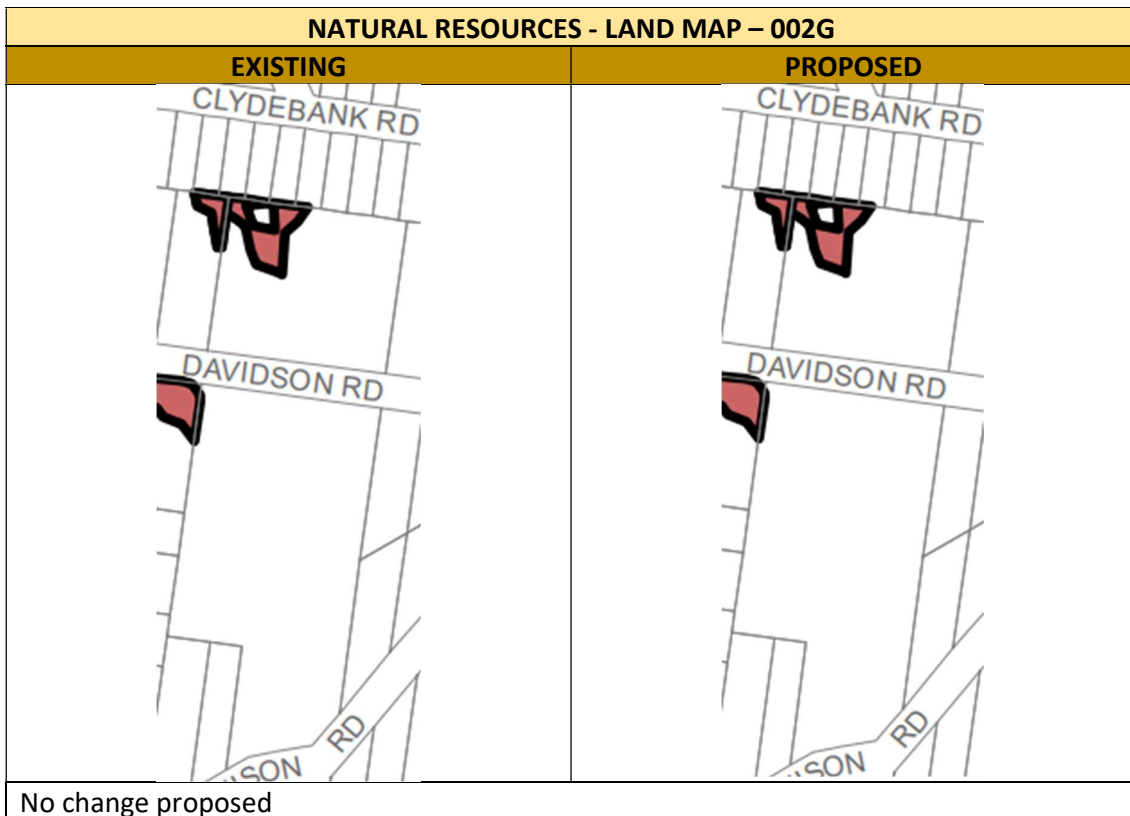
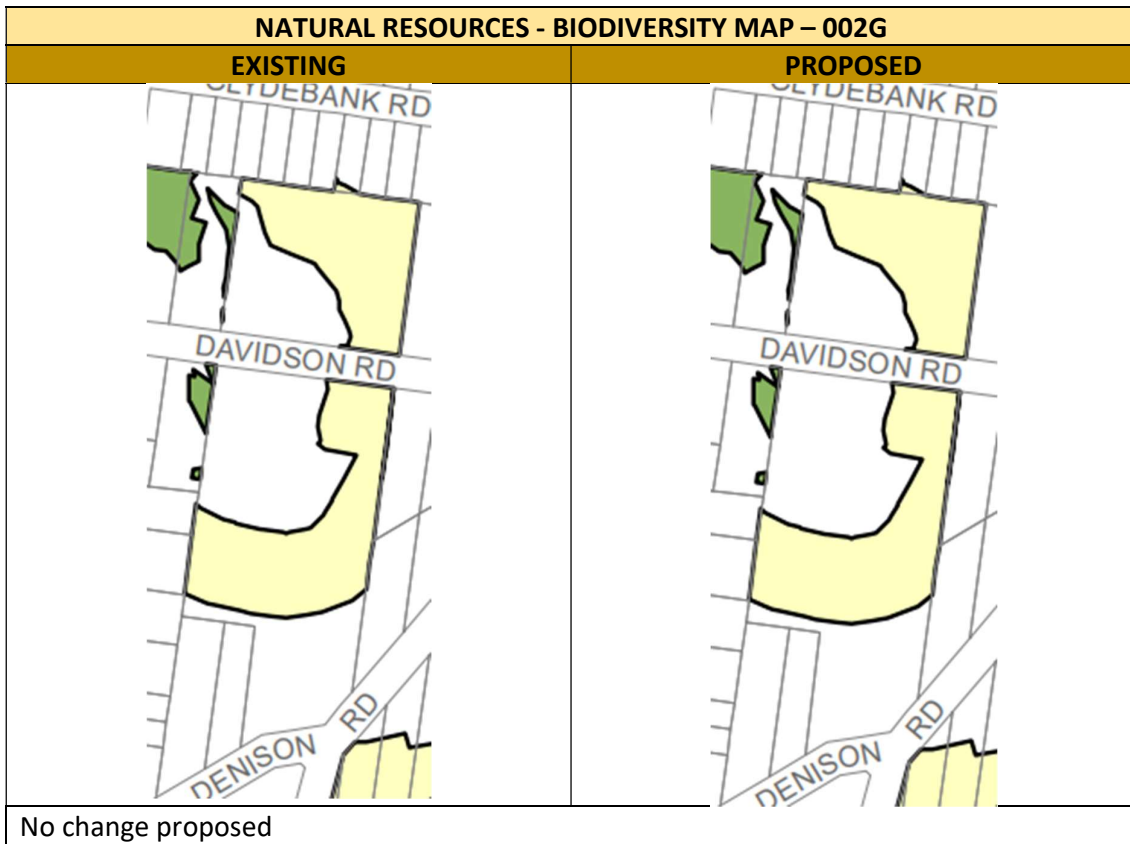
| MINERAL RESOURCES AREA MAP | |
|----------------------------|----------|
| EXISTING | PROPOSED |
| No map | No map |
| No change proposed | |

SECTION 5 – Lot Averaging Maps

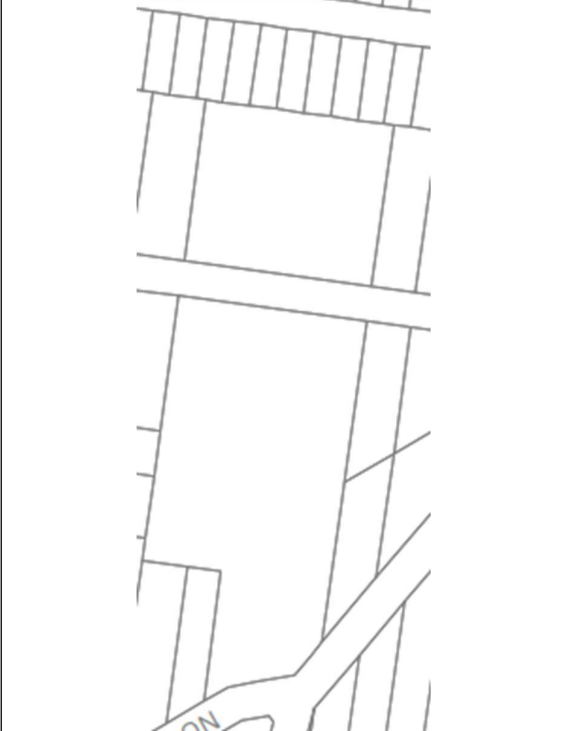
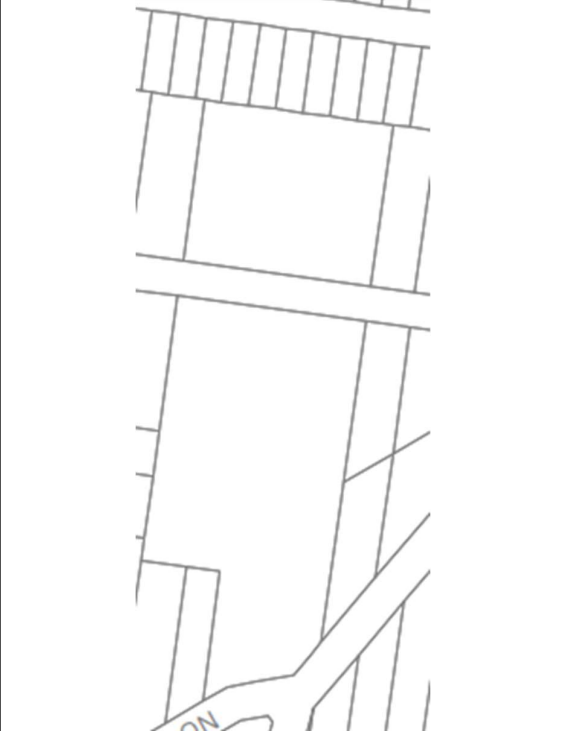
| BUILT CHARACTER MAP – 002G | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

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

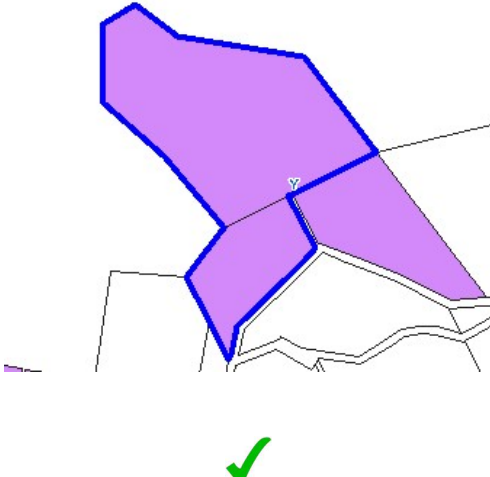
SECTION 5 – Lot Averaging Maps



SECTION 5 – Lot Averaging Maps

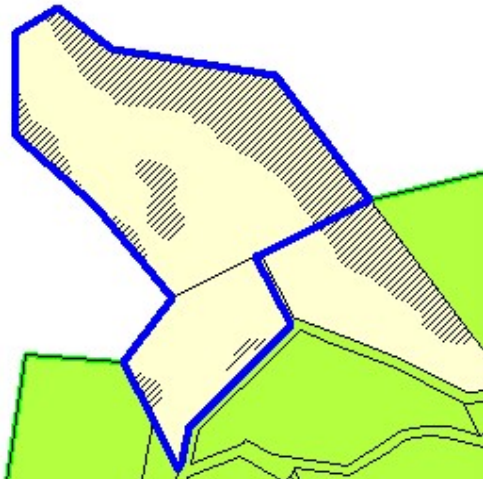
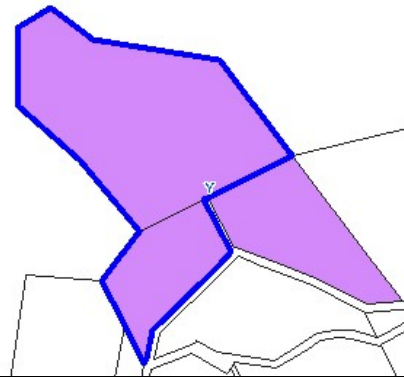
| KEY SITES MAP – 002G | |
|---|---|
| EXISTING | PROPOSED |
|  A line drawing of a street intersection. A horizontal street at the top has several vertical lines representing lots. A vertical street runs down the center. A diagonal street crosses from the bottom left to the middle right. The intersection is marked with small circles. |  A line drawing of a street intersection, identical to the 'EXISTING' map. It shows a horizontal street at the top, a vertical street in the center, and a diagonal street crossing from the bottom left to the middle right. The intersection is marked with small circles. |
| No change proposed | |

SECTION 5 – Lot Averaging Maps

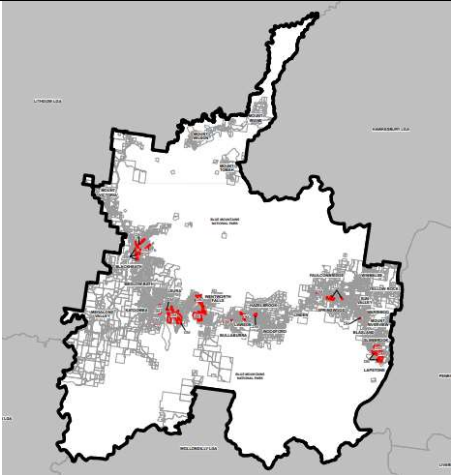
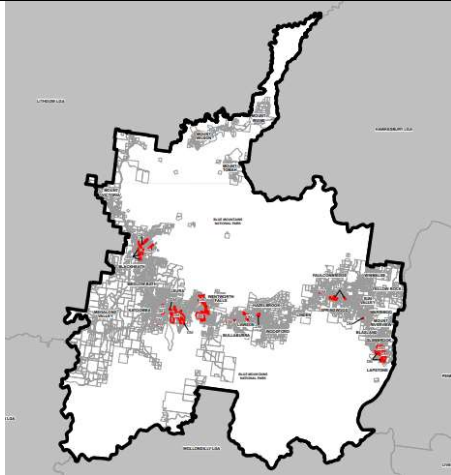
| | |
|---|---|
| 87 PROPERTY | 1-9 Phelps Road MOUNT WILSON |
| COMMENT The lot averaging map LAV_001 was inadvertently omitted from the map sets. Owners: private | |
| THEME | |
| MAP TILE | |
| <div style="text-align: center;">GIS AT COUNCIL</div>  | <div style="text-align: center;">LEGISLATION</div> <div style="text-align: center;">No map</div> <div style="text-align: center; color: red; font-size: 2em;">X</div> |
| RECOMMENDATION Create Map LAV_001 | |



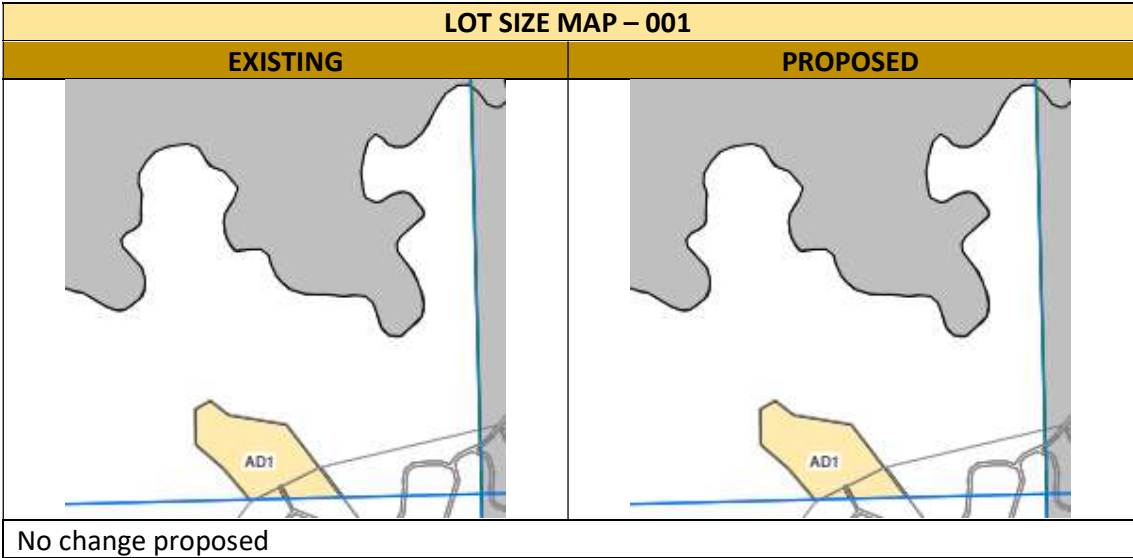
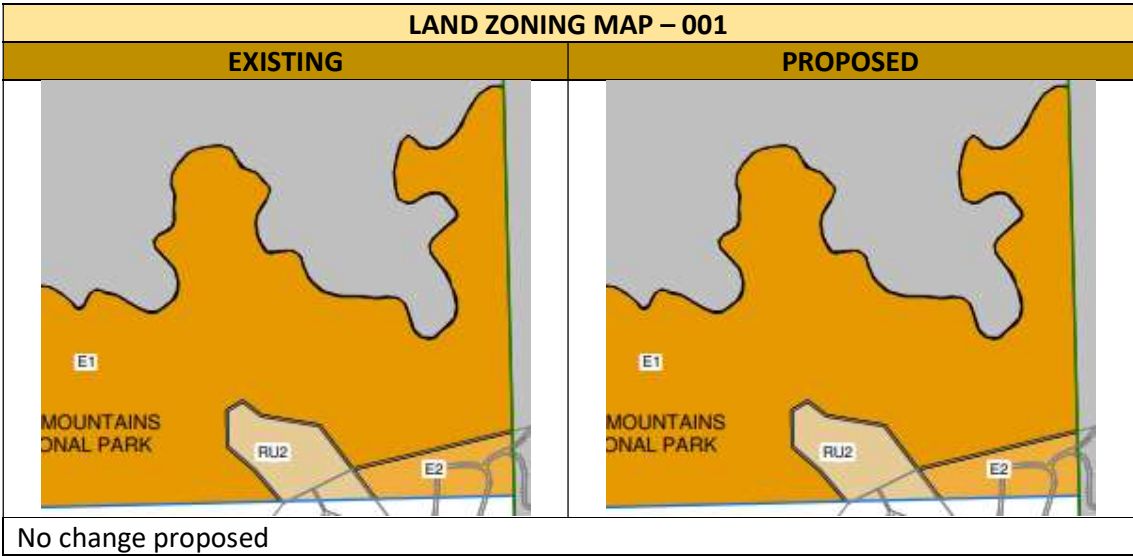
SECTION 5 – Lot Averaging Maps

| | |
|--|---|
| <p>LEP 1991 Rural Conservation (Mount Wilson) part PA- ECA</p> |  |
| <p>DLEP</p> |  |
| <p>Submission</p> | <p>No</p> |
| <p>DA/property</p> | |

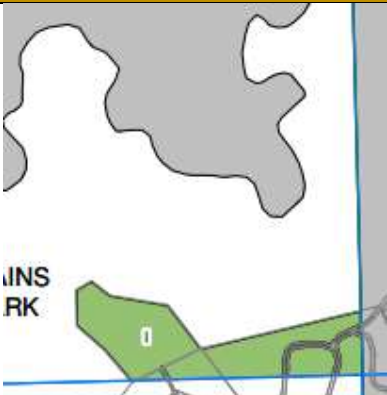
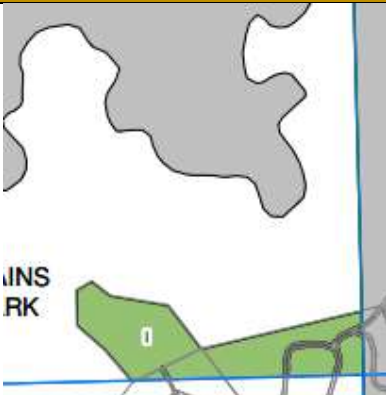
Proposed Map Amendments

| LAND APPLICATION MAP -001 | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

SECTION 5 – Lot Averaging Maps

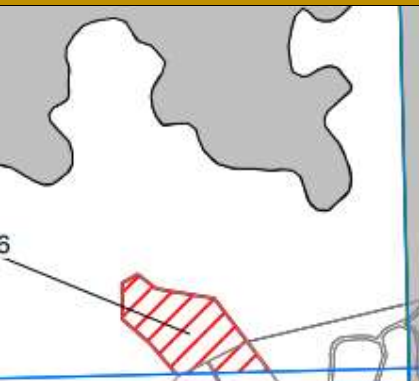
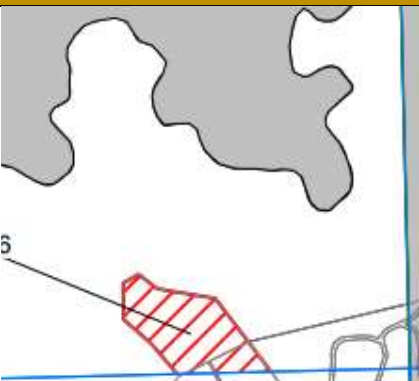


SECTION 5 – Lot Averaging Maps

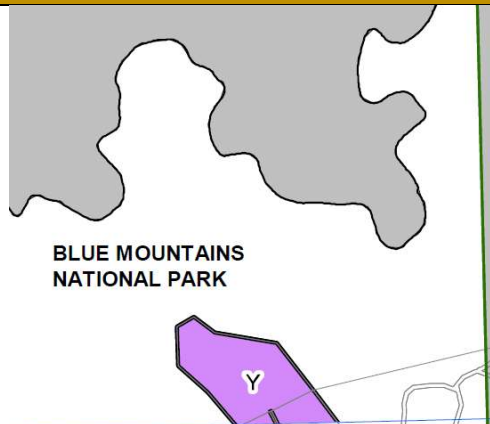
| HEIGHT OF BUILDINGS MAP – 001 | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

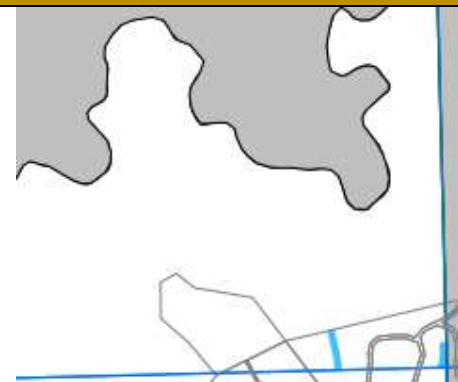
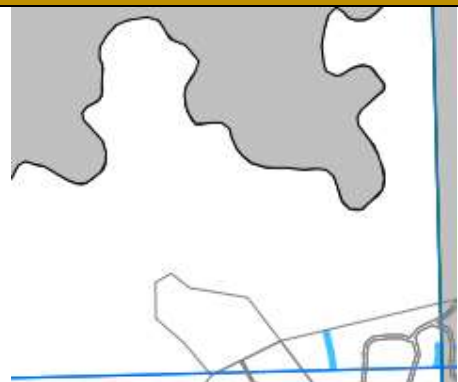
| FLOOR SPACE RATIO MAP | |
|-----------------------|----------|
| EXISTING | PROPOSED |
| No Map | No Map |
| No change proposed | |

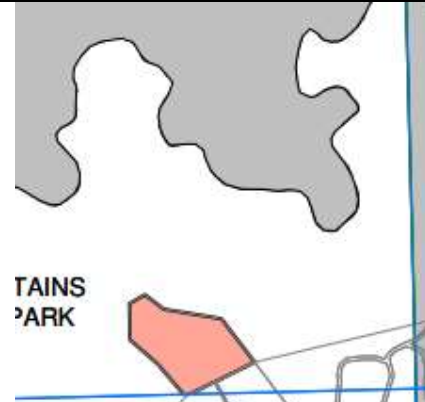
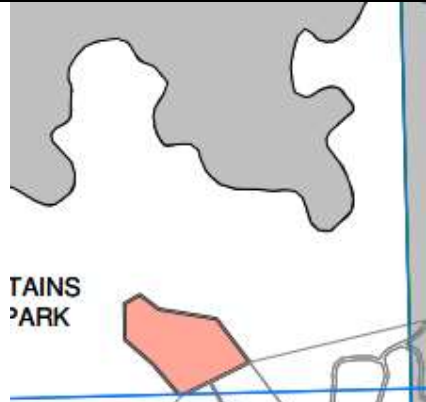
| LAND RESERVATION AND ACQUISITION MAP | |
|--------------------------------------|----------|
| EXISTING | PROPOSED |
| No Map | No Map |
| No change proposed | |

| HERITAGE MAP – 001 | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| Subject to separate review | |

SECTION 5 – Lot Averaging Maps

| LOT AVERAGING MAP | |
|--|--|
| EXISTING | PROPOSED |
| No Map |  |
| Change proposed – generate map LAV_001 with Lot Averaging provision under cl. 4.2(A) – 1 ha for the land at 1-9 Phelps Road. | |

| RIPARIAN LANDS & WATERCOURSES MAP – 001 | |
|--|---|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

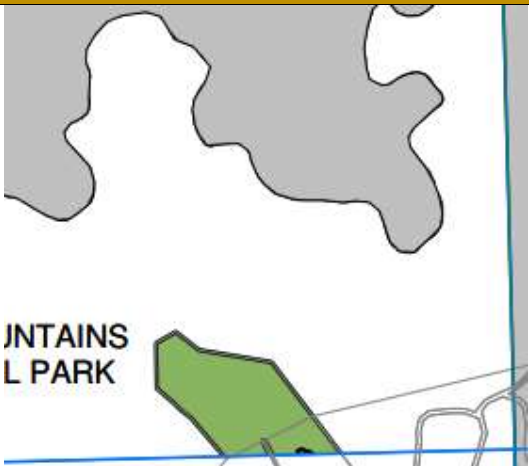
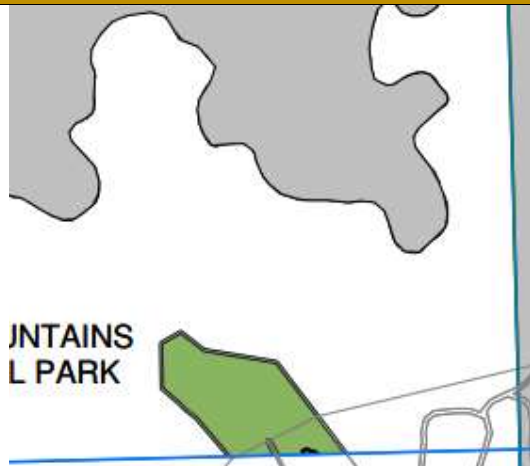
| SCENIC & LANDSCAPE VALUES MAP – 001 | |
|---|--|
| EXISTING | PROPOSED |
|  |  |
| No change proposed | |

SECTION 5 – Lot Averaging Maps

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

| BUILT CHARACTER MAP | |
|---------------------|----------|
| EXISTING | PROPOSED |
| No Map | No Map |
| No change proposed | |

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

| NATURAL RESOURCES - BIODIVERSITY MAP – 001 | |
|---|---|
| EXISTING | PROPOSED |
|  <p>The map shows a green-shaded area labeled 'JNTAINS L PARK'. To the left is a large grey-shaded area. A blue line runs horizontally across the bottom. A vertical blue line is on the right side. A road with a median is shown at the bottom right.</p> |  <p>The map shows the same green-shaded area labeled 'JNTAINS L PARK'. To the left is a large grey-shaded area. A blue line runs horizontally across the bottom. A vertical blue line is on the right side. A road with a median is shown at the bottom right.</p> |
| No change proposed | |

SECTION 5 – Lot Averaging Maps

