

SECTION 4 – Floor Space Ratio Maps (FSR)

SECTION CONTENTS – FLOOR SPACE RATIO MAP ASSESSMENTS

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74	Raymond Road + adjacent streets	SPRINGWOOD	17
75	1 Wascoe Street	GLENBROOK	19

ABBREVIATIONS

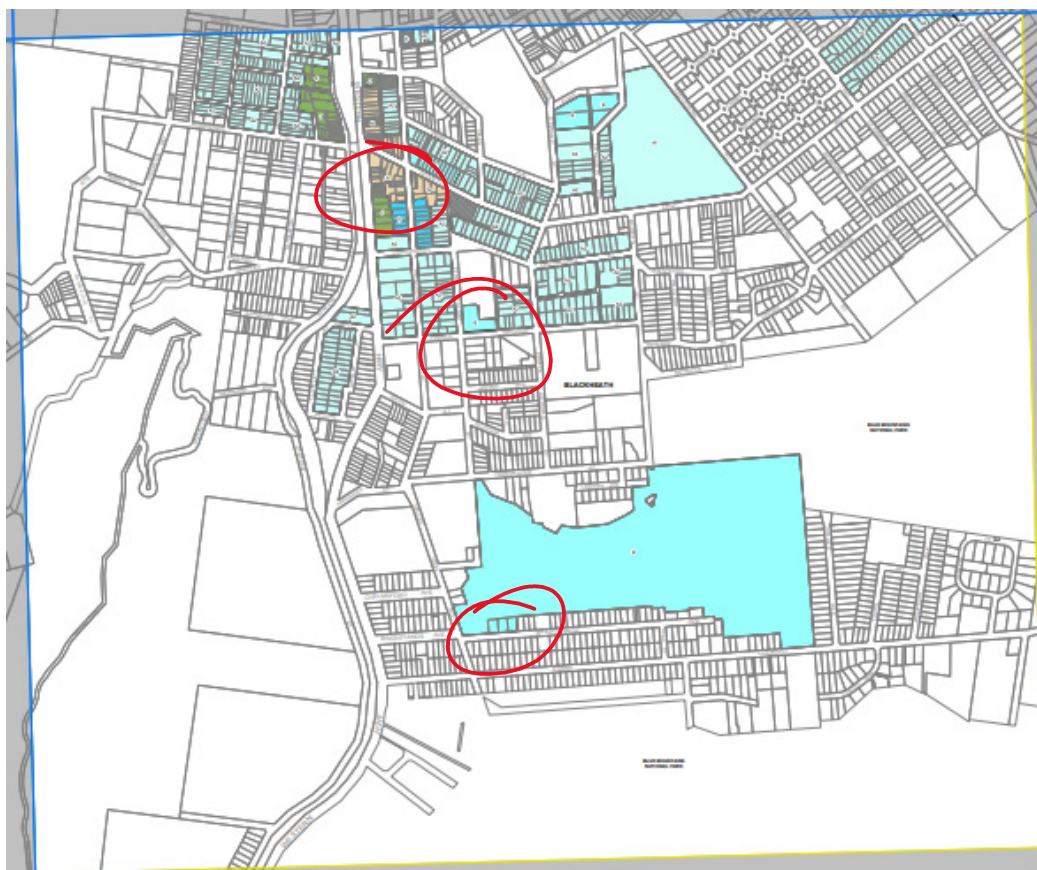
LAP	Land Application Map
LZN	Land Zoning Map
LSZ	Lot Size Map
HOB	Height of Buildings Map
FSR	Floor Space Ratio Map
LRA	Land Reservation Map
HER	Heritage Map
LAV	Lot Averaging Map
WCL	Riparian Lands and Watercourses Map
SLV	Scenic and Landscape Values Map
MRA	Mineral Resource Area Map
BCH	Built Character 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)

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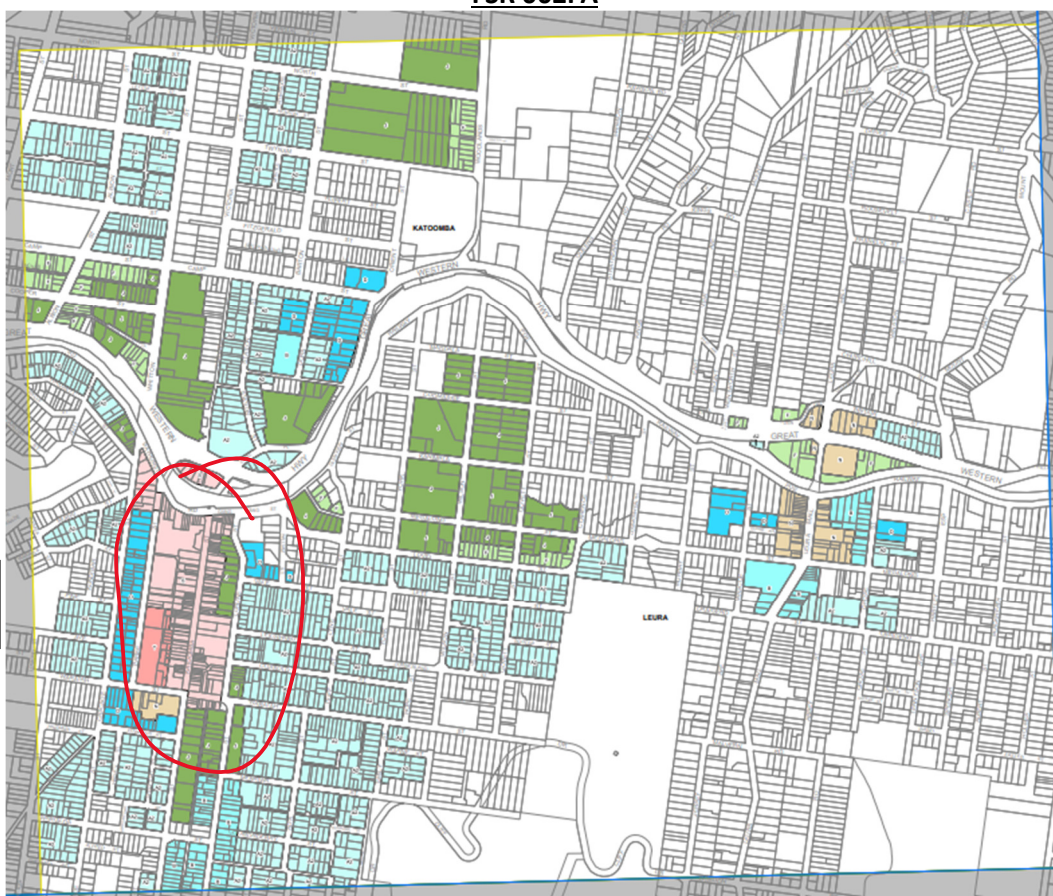
1

3



FSR 002FA

71



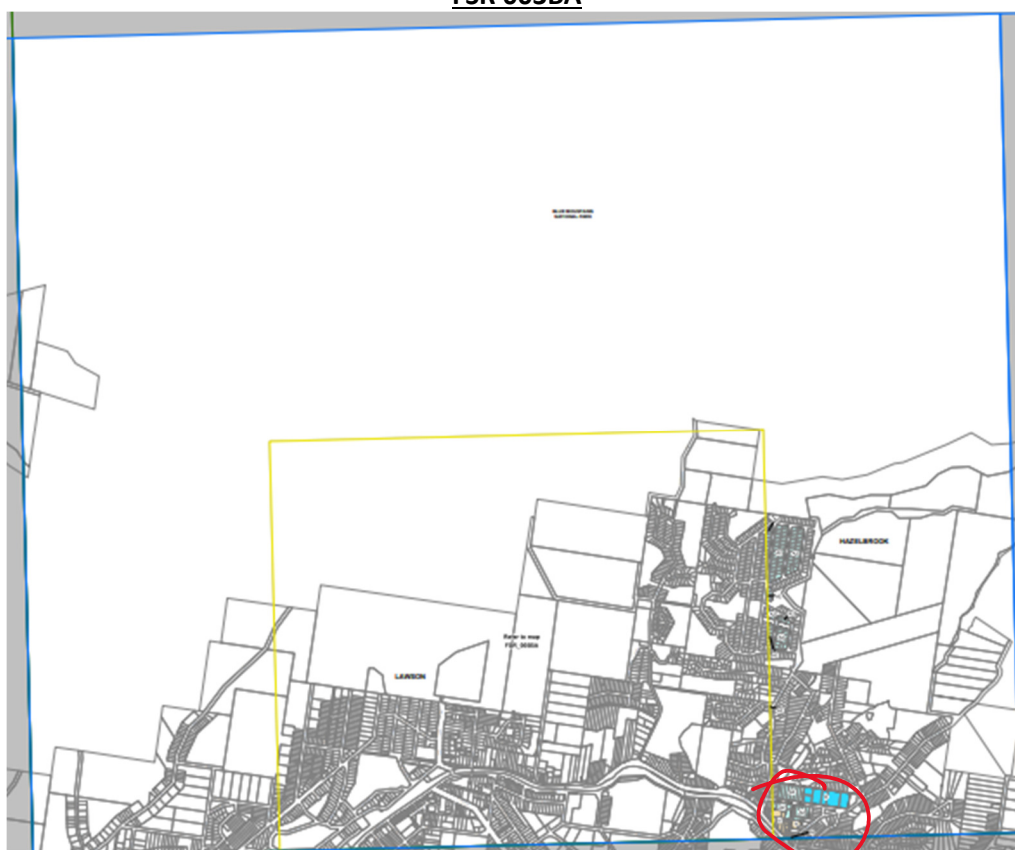
FSR 002GA

SECTION 4 – Floor Space Ratio Maps (FSR)



72

FSR 003BA

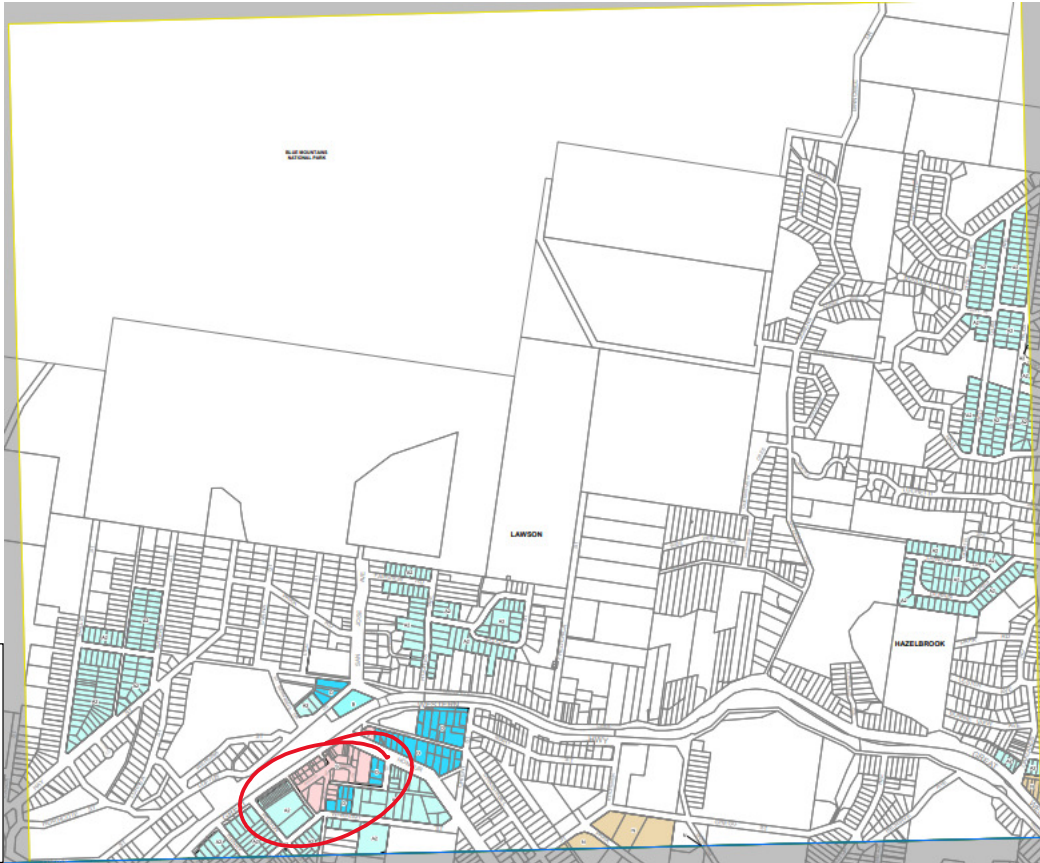


52

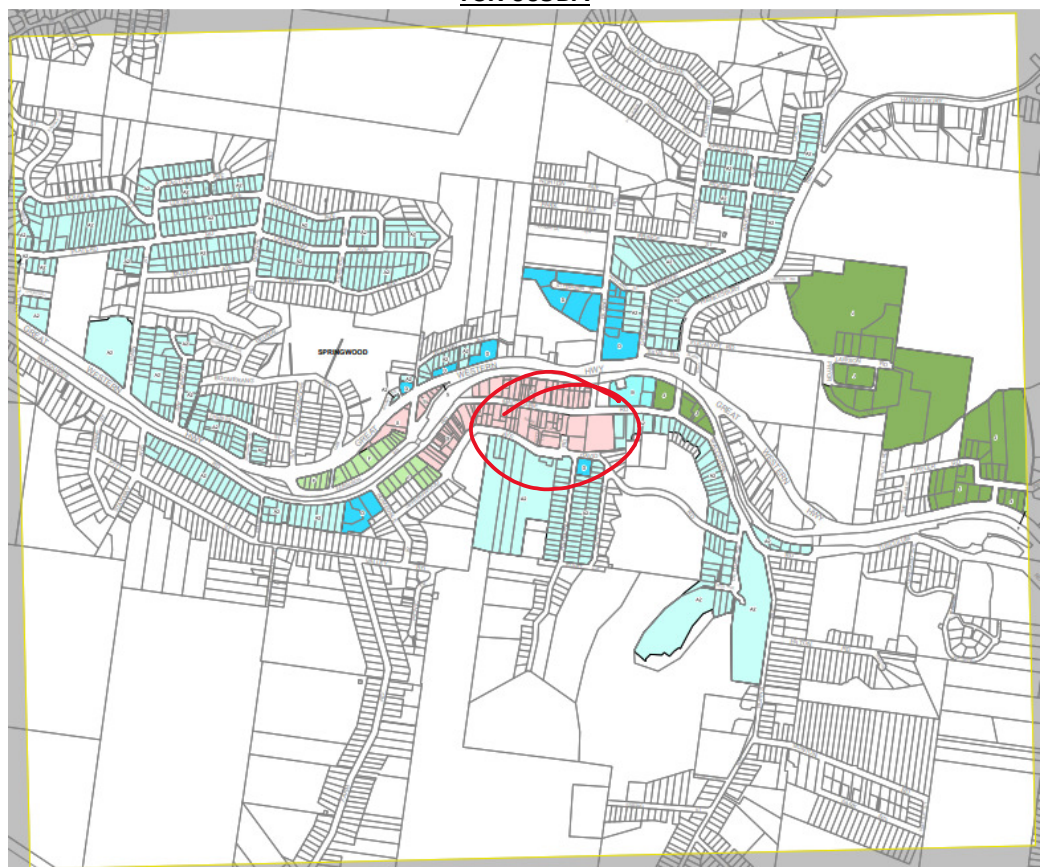
FSR 005B

SECTION 4 – Floor Space Ratio Maps (FSR)

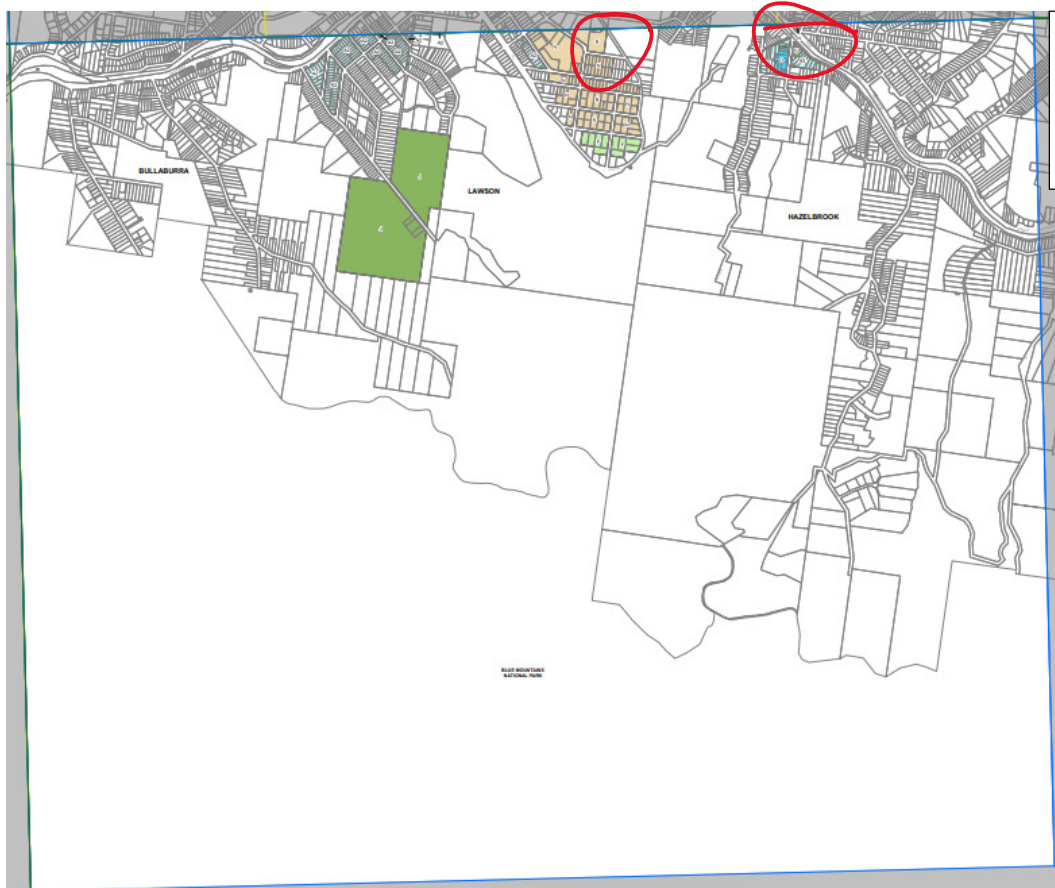
30
73



74



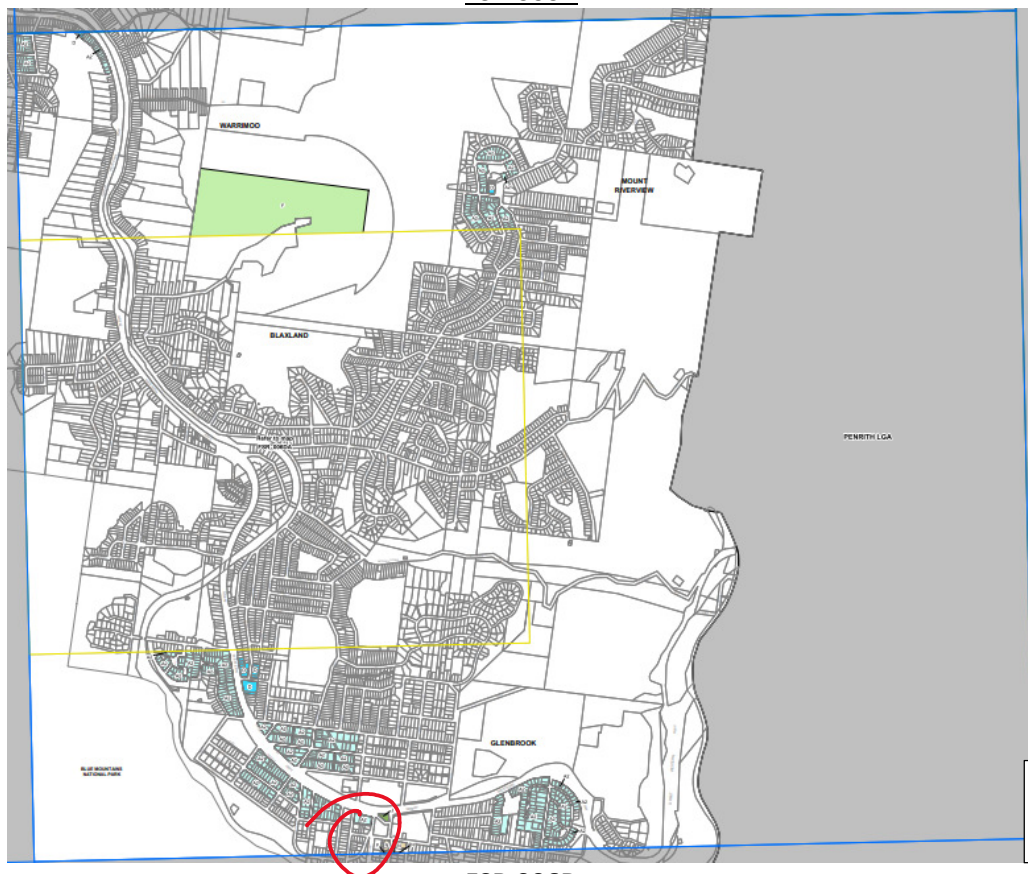
SECTION 4 – Floor Space Ratio Maps (FSR)



35

52

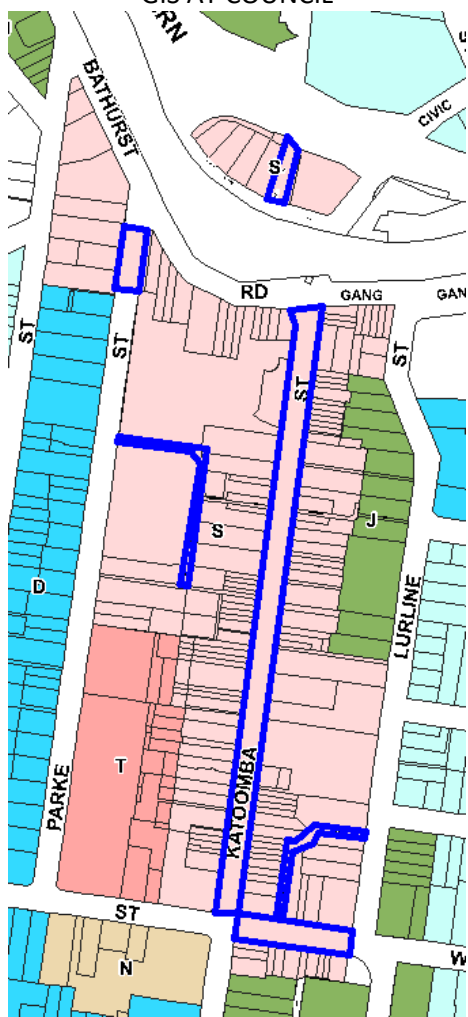
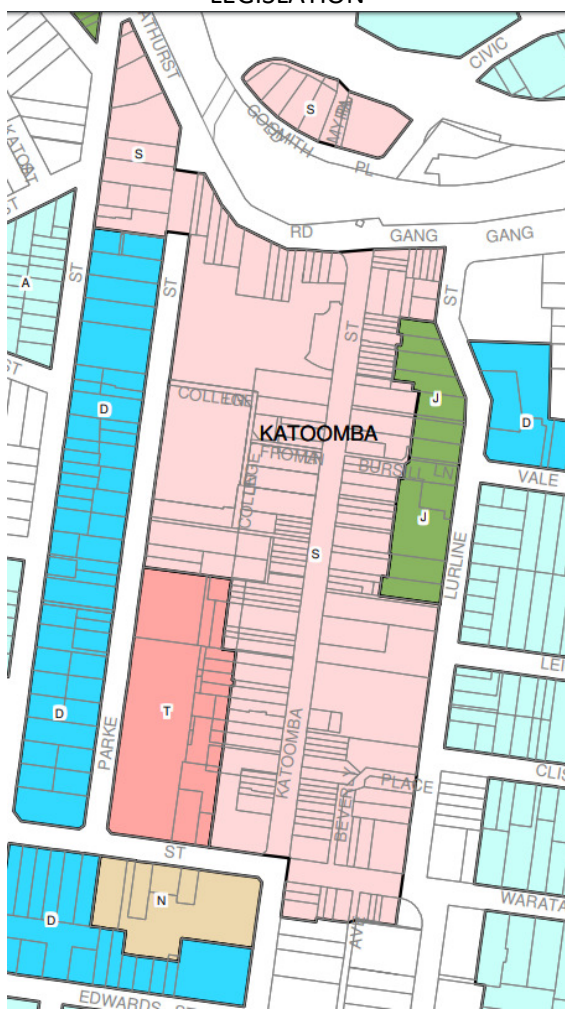
FSR 006A



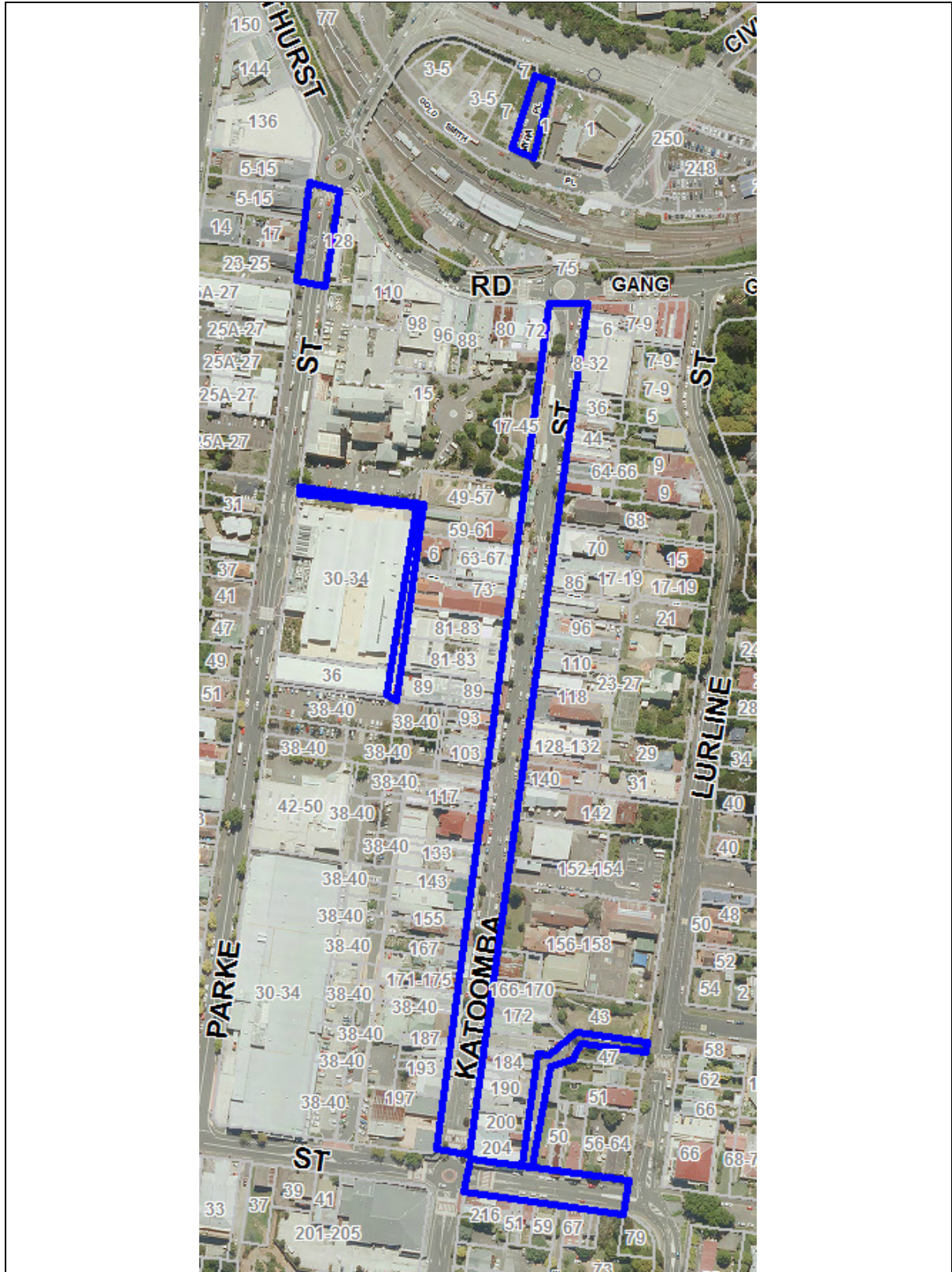
75

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)

<p>LEP 2005 Village Town Centre</p>	
<p>DLEP</p>	
<p>Submission DA/property</p>	<p>No</p>

SECTION 4 – Floor Space Ratio Maps (FSR)

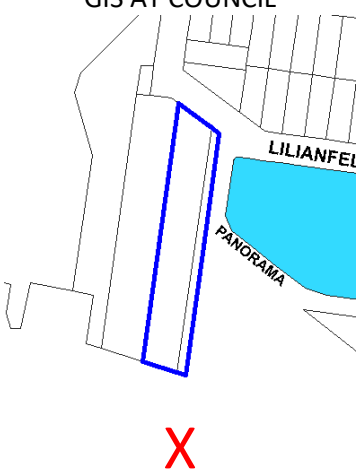

Proposed Map Amendments

FLOOR SPACE RATIO MAP – 002GA	
EXISTING	PROPOSED
	
Change proposed – delete FSR provision from road reserves	

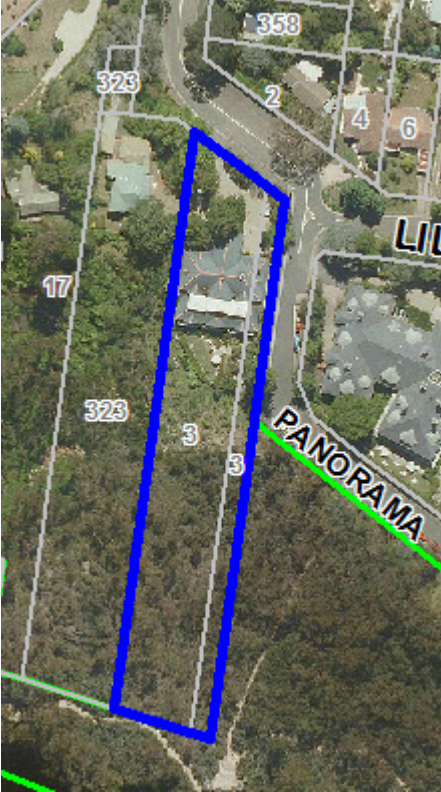
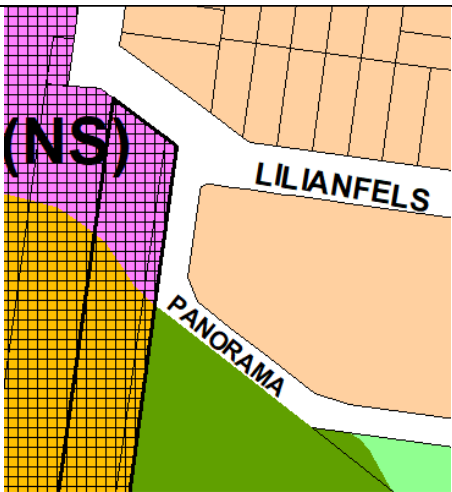

SECTION 4 – Floor Space Ratio Maps (FSR)

KEY SITES MAP – 002GA	
EXISTING	PROPOSED
No change proposed	

SECTION 4 – Floor Space Ratio Maps (FSR)

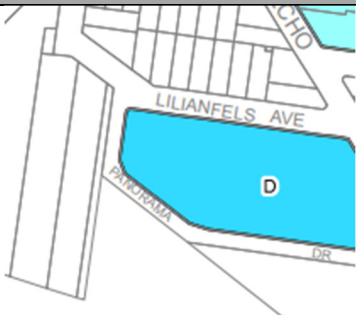
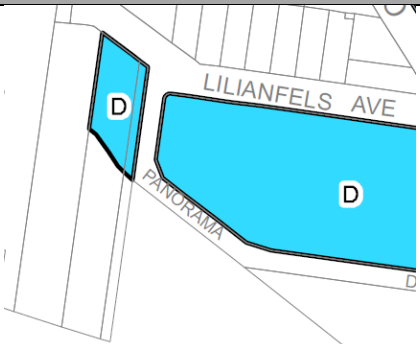
72	PROPERTY	3 Lilianfels Avenue KATOOMBA
<p>COMMENT</p> <p>The northern portion of this site was proposed in DLEP to be zone E4 – Environmental Living. At the Council meeting 4/9/14 this was amended to zone R1 – General Residential and the building height amended to 8m. All land in zone R1 – General 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		FSR
MAP TILE		003BA
<div style="display: flex; justify-content: space-around;"> <div style="width: 45%;"> <p style="text-align: center;">GIS AT COUNCIL</p>  </div> <div style="width: 45%;"> <p style="text-align: center;">LEGISLATION</p>  </div> </div>		
<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)

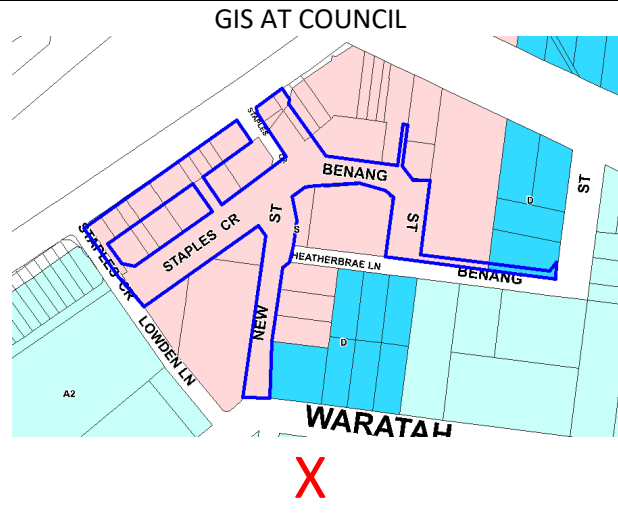
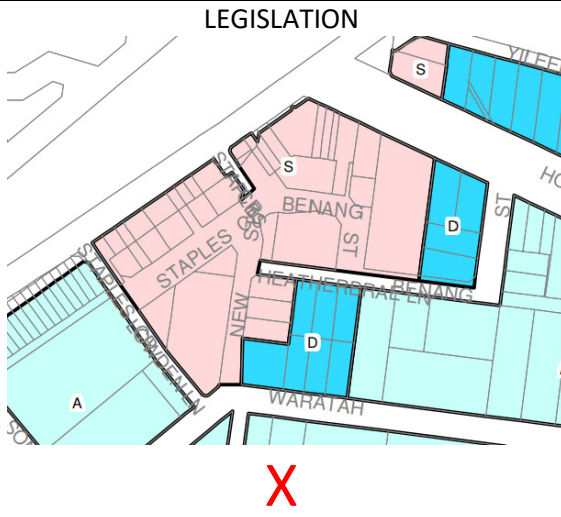
	 <p>Aerial photo</p>
<p>LEP 1991 Residential Bushland Conservation (No Subdivision)</p>	
<p>DLEP</p>	
<p>Submission</p>	<p>Yes – zone amended to R1- General Residential by Council resolution Min. No. 619 (4/9/2014)</p>
<p>DA/property</p>	

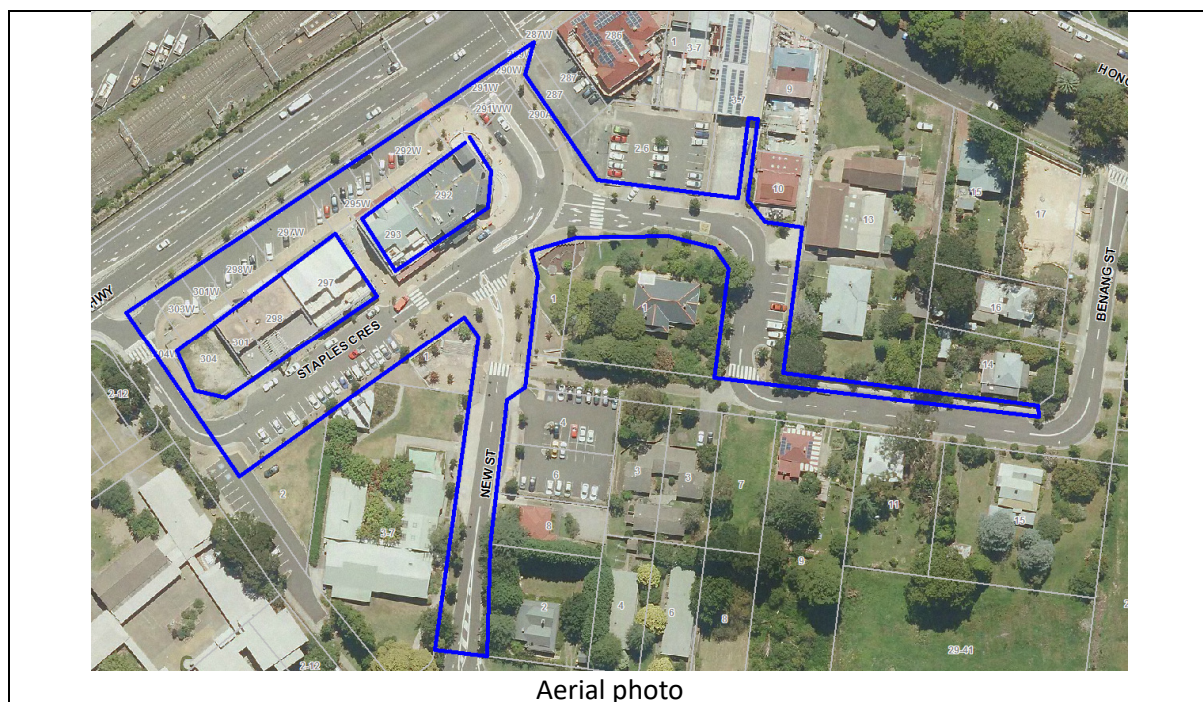
SECTION 4 – Floor Space Ratio Maps (FSR)

Proposed Map Amendments

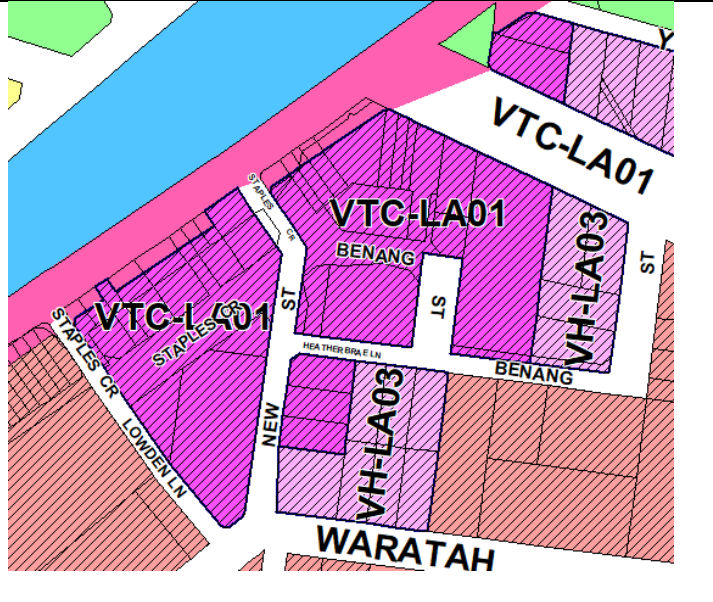
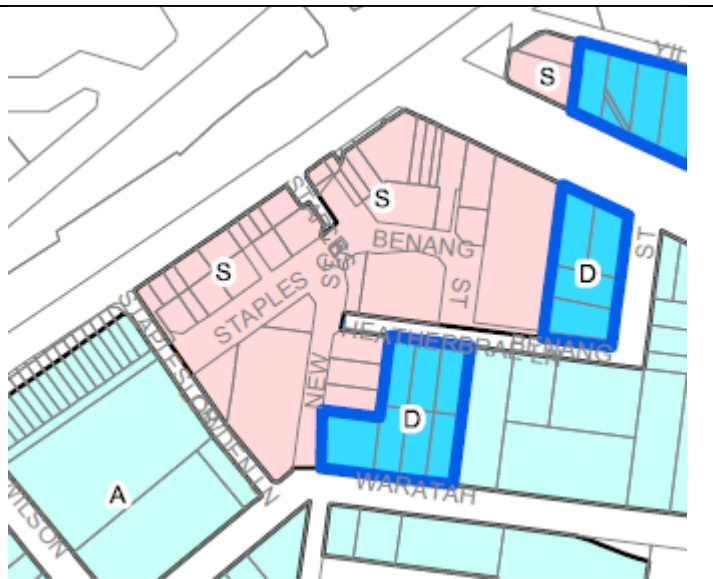
FLOOR SPACE RATIO MAP – 003BA	
EXISTING	PROPOSED
	
Change proposed – include FSR of 0.5:1 over that portion of No. 3 Lilianfels Road in zone R1 – General Residential	

SECTION 4 – Floor Space Ratio Maps (FSR)

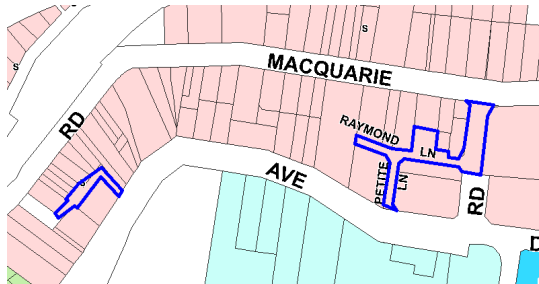

73	PROPERTY	Staples Street and adjacent road reserves LAWSON	
COMMENT			
The Floor Space Ratio is incorrectly applied over several road reserves.			
Owner: BMCC			
THEME		FSR	
MAP TILE		005BA	
GIS AT COUNCIL		LEGISLATION	
			
RECOMMENDATION			
Delete the floor space ratio provision from the road reserves and the provision on the KYS map (Cl. 6.26).			

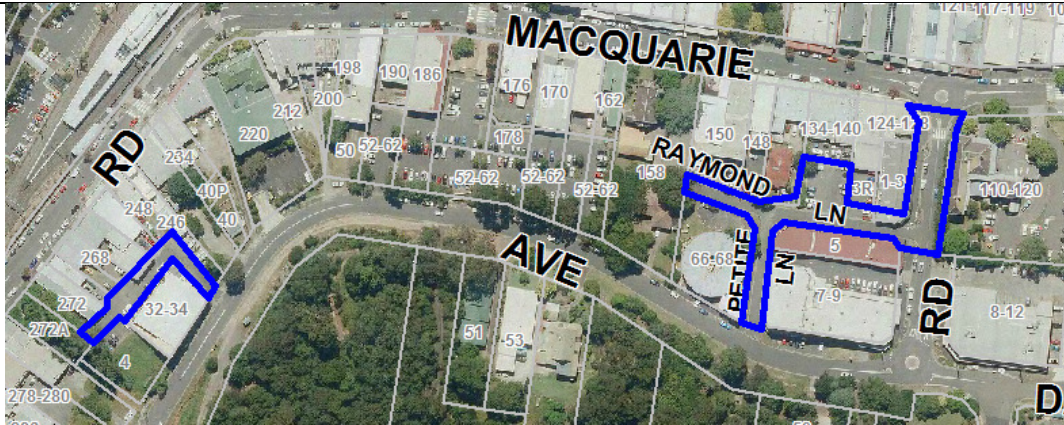
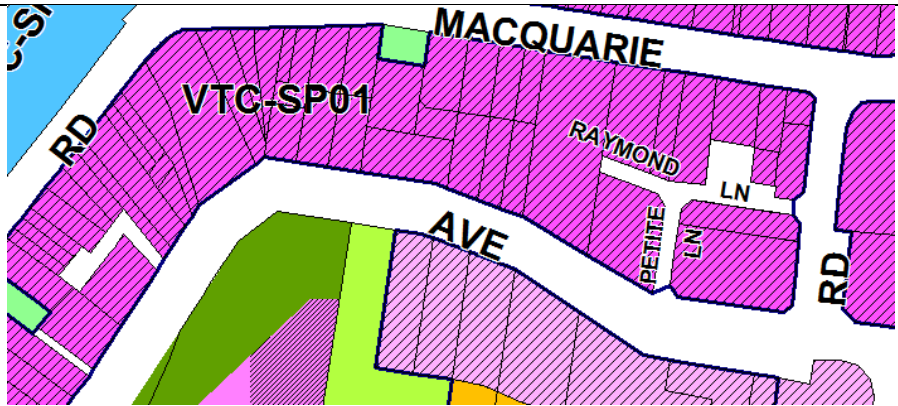


SECTION 4 – Floor Space Ratio Maps (FSR)

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

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>GIS AT COUNCIL</div>  <div>X</div>		<div>LEGISLATION</div>  <div>X</div>	
RECOMMENDATION			
Delete floor space ratio from road reserves			

	
LEP 2005 Village Town Centre	

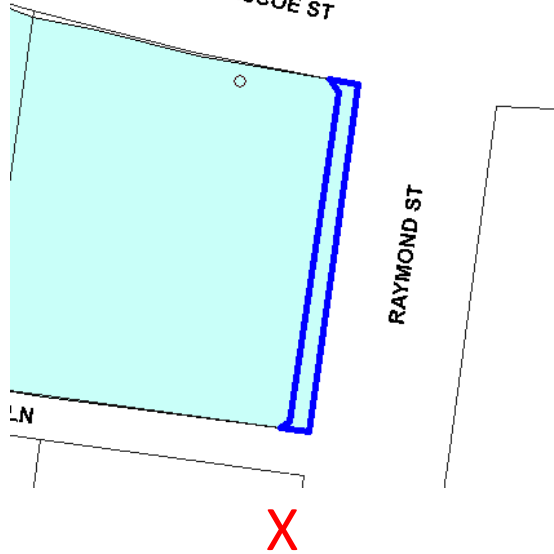
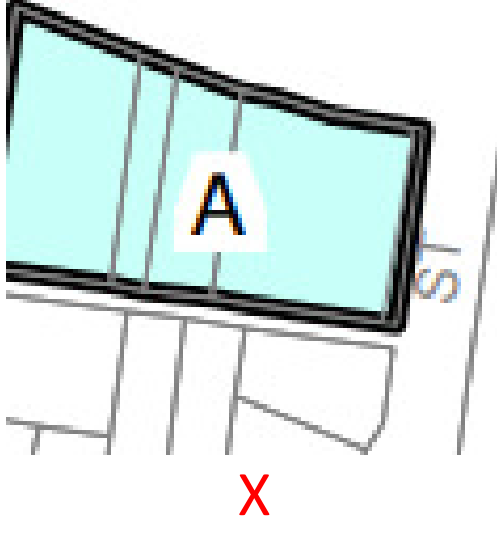
SECTION 4 – Floor Space Ratio Maps (FSR)

DLEP	
Submission	No
DA/property	

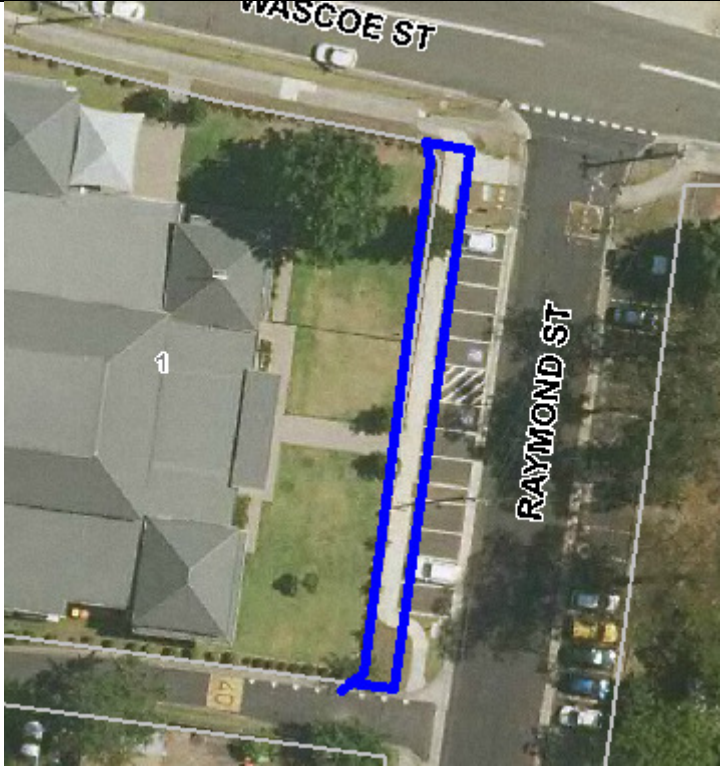
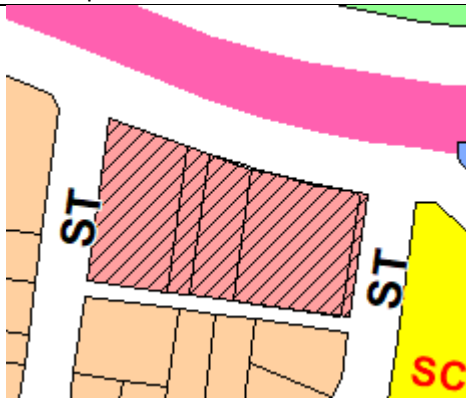

Proposed Map Amendments

FLOOR SPACE RATIO MAP – 005EA	
EXISTING	PROPOSED
	
Change proposed – delete floor space ratio from road reserves	

SECTION 4 – Floor Space Ratio Maps (FSR)


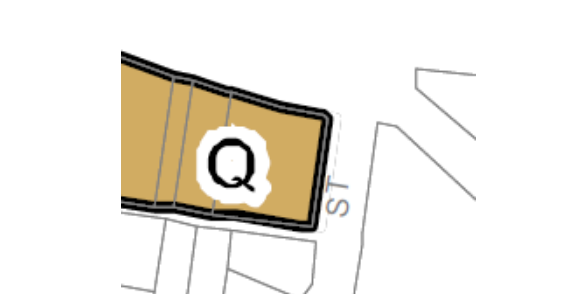
75 PROPERTY	1 Wascoe Street GLENBROOK
<p>COMMENT</p> <p>This anomaly has resulted from a realignment of a boundary which occurred at the final stages of preparing the LEP 2015 maps. This amendment provides an opportunity to correct this error.</p> <p>Owner:</p>	
<p>THEME FSR</p>	
<p>MAP TILE 006D</p>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



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

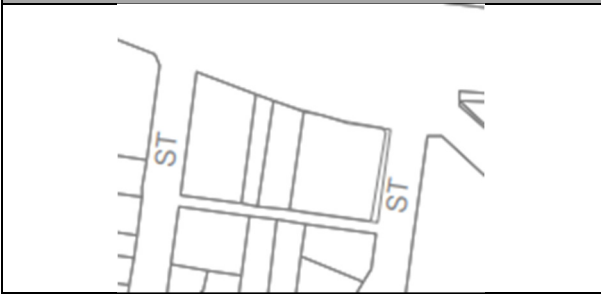

LOT SIZE MAP – 006D	
EXISTING	PROPOSED
	
Change proposed – correct cadastre and delete lot size provision from road reserve	



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	

SECTION 4 – Floor Space Ratio Maps (FSR)

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

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

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