

# Canada Bay Local Environmental Plan 2013

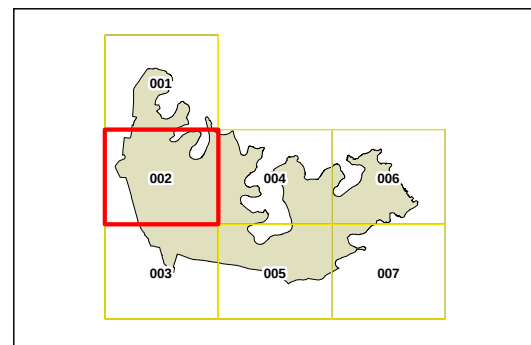
## Land Zoning Map Sheet LZN\_002

### Zone

- B1 Neighbourhood Centre
- B3 Commercial Core
- B4 Mixed Use
- B6 Enterprise Corridor
- B7 Business Park
- E2 Environmental Conservation
- IN1 General Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP2 Infrastructure
- DM Deferred Matter
- SSP SEPP (State Significant Precincts) 2005

### Cadastre

Cadastre 17/03/2020 © Spatial Services

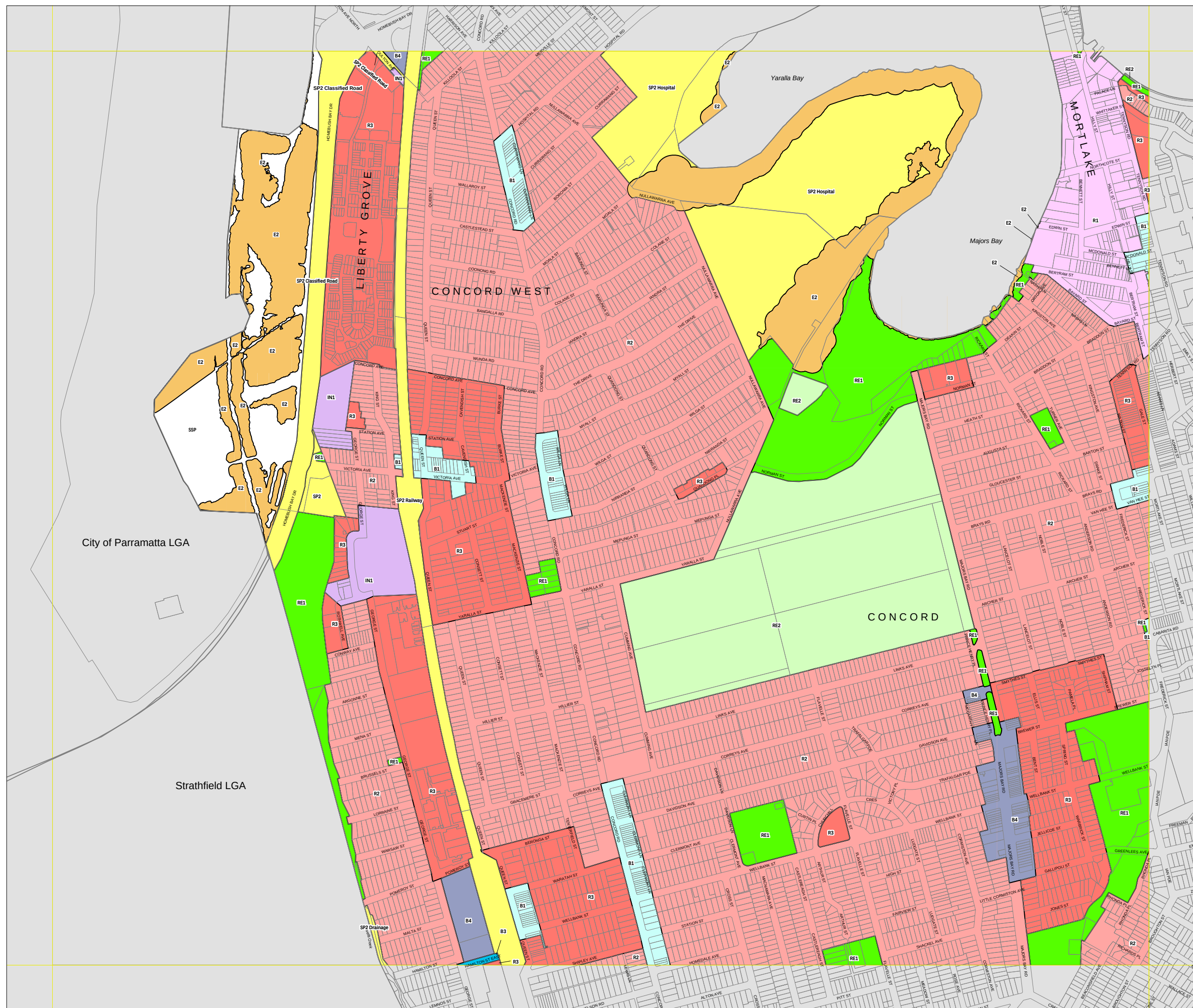


0 200 400 Metres

Projection: GDA 1994  
MGA Zone 56

Scale: 1: 10,000 @ A3

Map identification number: 1520\_COM\_LZN\_002\_010\_20210317







# Canada Bay Local Environmental Plan 2013

## Height of Buildings Map Sheet HOB\_002

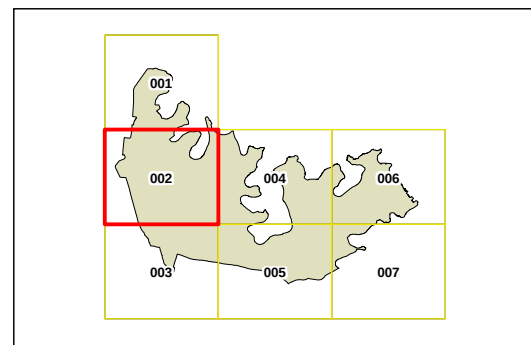
### Maximum Building Height (m)

|    |       |     |       |
|----|-------|-----|-------|
| A  | 0.00  | S1  | 23.00 |
| I  | 8.50  | S2  | 24.00 |
| J  | 9.50  | T1  | 25.00 |
| K1 | 10.00 | T2  | 26.00 |
| K2 | 10.50 | T3  | 27.00 |
| L  | 11.00 | T4  | 28.00 |
| M  | 12.00 | T5  | 29.00 |
| N  | 14.00 | U1  | 31.00 |
| O1 | 15.00 | U2  | 32.00 |
| O2 | 16.00 | V   | 35.00 |
| P1 | 17.00 | W   | 41.00 |
| P2 | 18.00 | Y   | 50.00 |
| Q  | 20.00 | Z   | 59.00 |
| R1 | 21.00 | AA  | 63.00 |
| R2 | 22.00 | AB1 | 82.00 |
|    |       | AB2 | 84.00 |

 Refer to Clause 4.3A

### Cadastre

 Cadastre 17/03/2021 © Spatial Services

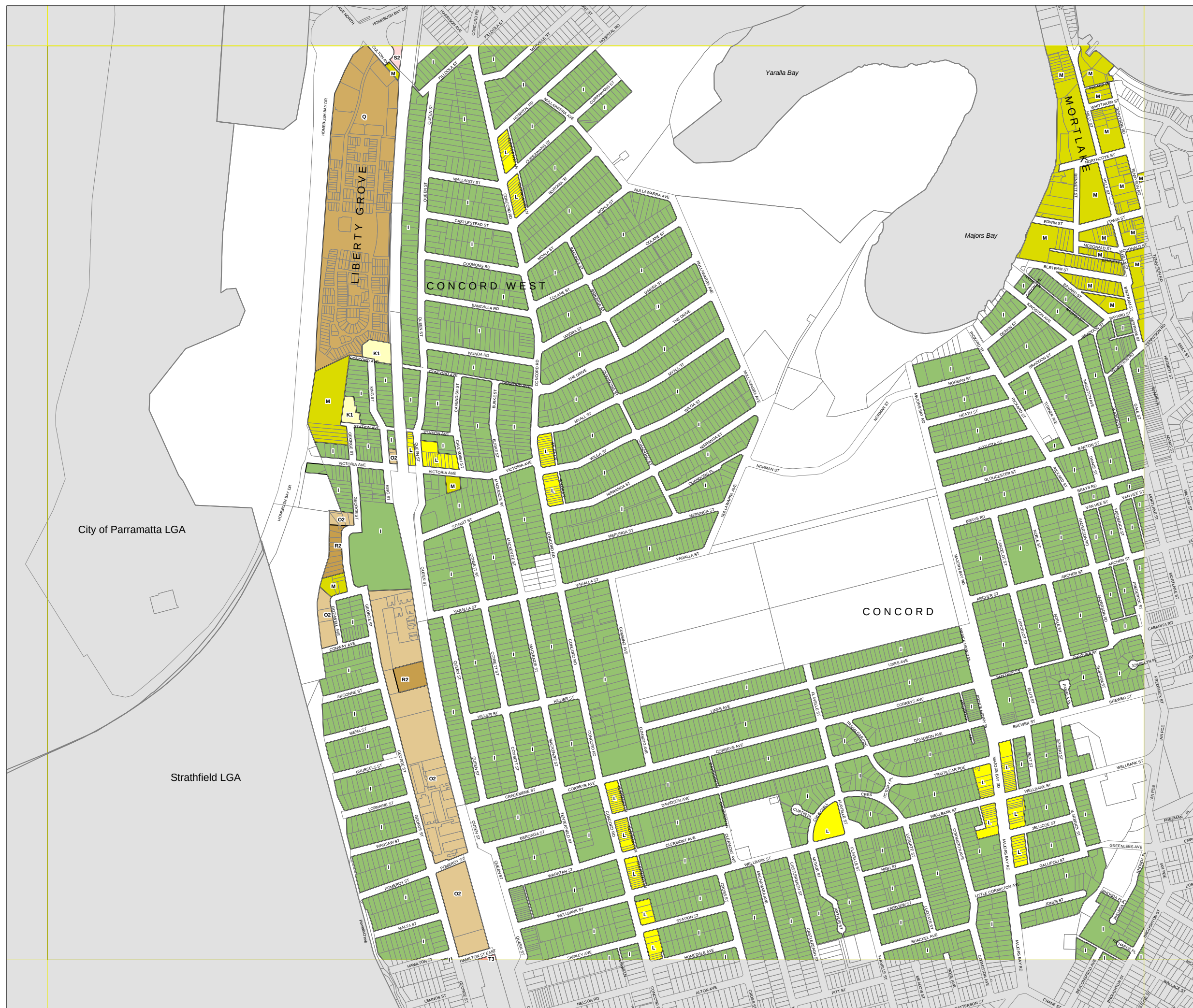


0 200 400 Metres

Projection: GDA 1994  
MGA Zone 56

Scale: 1: 10,000 @ A3

Map identification number: 1520\_COM\_HOB\_002\_010\_20210317





# Canada Bay Local Environmental Plan 2013

## Floor Space Ratio Map Sheet FSR\_002

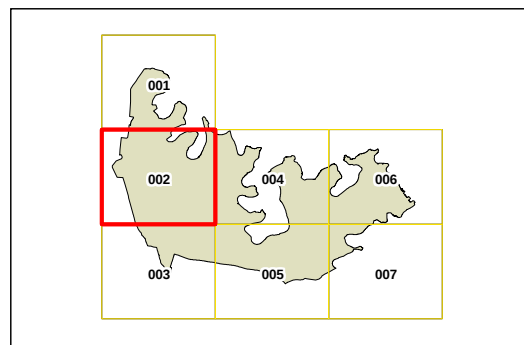
### Maximum Floor Space Ratio (n:1)

|    |      |    |      |
|----|------|----|------|
| D  | 0.50 | T1 | 2.00 |
| F  | 0.6  | T2 | 2.10 |
| H  | 0.70 | T3 | 2.26 |
| I  | 0.75 | T4 | 2.30 |
| L  | 0.90 | U1 | 2.50 |
| N  | 1.00 | U2 | 2.80 |
| O  | 1.10 | U3 | 2.90 |
| Q1 | 1.30 | V  | 3.30 |
| Q2 | 1.35 | Y  | 4.50 |
| R  | 1.40 |    |      |
| S1 | 1.50 |    |      |
| S2 | 1.60 |    |      |
| S3 | 1.76 |    |      |
| S4 | 1.80 |    |      |
| S5 | 1.83 |    |      |
| S6 | 1.90 |    |      |

Refer to Clauses 4.4(2A) - (2D)

### Cadastre

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0 200 400 Metres

Projection: GDA 1994  
MGA Zone 56

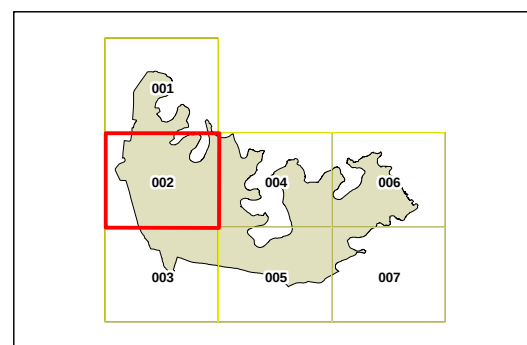
Scale: 1: 10,000 @ A3

Map identification number: 1520\_COM\_FSR\_002\_010\_20210317





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| Year | Number of people |
|------|------------------|
| 2015 | 200              |
| 2016 | 300              |

Projection: GDA 1994  
MGA Zone 56

Scale: 1: 10,000 @ A3

Map identification number: 1520\_COM\_IUD\_002\_010\_20210317

