

Attachment 2: PP0005/2018 – Table of Affected Lands and Controls

	Property	Mapping anomaly	Maps and controls affected by the PP		
			Applicable Maps	Current Controls	Proposed Controls
Yellow Rock Road / Tullimbar Lane affected lands	Lot 201 DP 1230191 120 Yellow Rock Road, Tullimbar	Recent survey of the creek has adjusted the property boundaries. The proposal will adjust the LEP 2013 mapping boundaries to realign with the cadastre and the intended planning controls.	Land Zoning Map	E3 Environmental Management R5 Large Lot Residential RU1 Primary Production	E3 Environmental Management R5 Large Lot Residential
			FSR Map	0.5 : 1 Nil	0.5 : 1
			Additional Permitted Uses	Part Schedule 1 Part not applicable	Schedule 1
	Lot 202 DP 1230191 Yellow Rock Road, Tullimbar		Land Zoning Map	E3 Environmental Management R5 Large Lot Residential R2 Low Density Residential RU1 Primary Production	E3 Environmental Management R5 Large Lot Residential R2 Low Density Residential
			FSR Map	0.5 : 1 Nil	0.5 : 1
			Terrestrial Biodiversity Map (Area of High Conservation Value Rural LEP 2004)	Environmentally Sensitive Land Area of High Conservation Value (Rural LEP 2004)	Environmentally Sensitive Land
			Land Application Map	Part LEP 2013 Part Deferred Matter (Rural LEP 2004)	LEP 2013
			Additional Permitted Uses	Part LEP Clause 6.14 Part not applicable	LEP Clause 6.14
	Lot 1 DP 1050550 24 Yellow Rock Road, Tullimbar		Land Zoning Map	Deferred Matter (Zone 1(a) Rural LEP 2004) E3 Environmental Management RU1 Primary Production	Deferred Matter (Zone 1(a) Rural LEP 2004)
			FSR Map	Deferred Matter 0.5 : 1	Deferred Matter
			Lot Size Map	Deferred Matter 40 ha	Deferred Matter
			Building Height Map	Deferred Matter 9m	Deferred Matter
			Terrestrial Biodiversity Map	Deferred Matter (Area of High Conservation Value Rural LEP 2004) Environmentally Sensitive Land	Deferred Matter (Area of High Conservation Value Rural LEP 2004)

	Lot 1 DP 724362 58 Tullimbar Lane, Tullimbar		Land Zoning Map	RU1 Primary Production E3 Environmental Management	RU1 Primary Production
			FSR Map	Nil 0.5 : 1	Nil
			Terrestrial Biodiversity Map	Environmentally Sensitive Land may require adjustment due to the realignment of the LEP mapping boundary for the E3 zone	
			Additional Permitted Uses Map	Part not applicable Part LEP Clause 6.14	Not applicable
	Lot 81 DP 634605 7 Tullimbar Lane, Tullimbar		Land Zoning Map	RU1 Primary Production E3 Environmental Management	RU1 Primary Production
			FSR Map	Nil 0.5 : 1	Nil
			Terrestrial Biodiversity	Environmentally Sensitive Land may require adjustment due to the realignment of the LEP mapping boundary for the E3 zone	
			Additional Permitted Uses	Part not applicable Part LEP Clause 6.14	Not applicable
Crest Road affected lands	Lot 101 DP 1238120 Crest Road, Albion Park	E3 Zone extends past the road reserve boundary into the affected property that is predominantly zoned R2. The Planning Proposal will realign the boundary with the intended zoning and other applicable planning controls.	Land Zoning Map	R2 Low Density Residential E3 Environmental Management	R2 Low Density Residential
			Lot Size Map	600 sqm 3 ha	600 sqm
			FSR Map	0.5 : 1 Nil	0.5 : 1
	Lot 87 DP 1229526 115 Crest Road, Albion Park	R2 Zone extends past property boundary into the affected property that is predominately zoned E3. The Planning Proposal will realign the boundary with the intended zoning and other applicable planning controls.	Land Zoning Map	E3 Environmental Management R2 Low Density Residential	E3 Environmental Management
			Lot Size Map	3 ha 600 sqm	3 ha
			FSR Map	Nil 0.5 : 1	Nil

Whistlers Run affected lands	Lot 112 DP 1170763 Red Gum Road, Albion Park	Realignment of boundary between E4 and R2 zones to bring LEP 2013 mapping boundaries in line with the cadastre and the intended zoning and other relevant planning controls of the properties.	Land Zoning Map	E4 Environmental Living R2 Low Density Residential	E4 Environmental Living
			FSR Map	Nil 0.5 : 1	Nil
			Lot Size Map	40 ha 600 sqm	40 ha
			Additional Permitted Uses	Part LEP 2013 Schedule 1 Part Not applicable	LEP 2013 Schedule 1
	Red Gum Road, Road Reserve, Albion Park		Land Zoning Map	R2 Low Density Residential E4 Environmental Living	R2 Low Density Residential
			FSR Map	0.5 : 1 Nil	0.5 : 1
			Lot Size Map	600 sqm 40 ha	600 sqm
			Additional Permitted Uses	Part Not applicable Part LEP 2013 Schedule 1	Not applicable
	Lot 13 DP 1205920 33 Whistlers Run, Albion Park		Land Zoning Map	R2 Low Density Residential E4 Environmental Living	R2 Low Density Residential
			FSR Map	0.5 : 1 Nil	0.5 : 1
			Lot Size Map	450 sqm 600 sqm 40 ha	450 sqm
			Additional Permitted Uses	Part Not applicable Part LEP 2013 Schedule 1	Not applicable
	Lot 113 DP 1170763 Whistlers Run, Albion Park		Land Zoning Map	E4 Environmental Living E3 Environmental Management R2 Low Density Residential	E4 Environmental Living E3 Environmental Management R2 Low Density Residential
			FSR Map	Nil 0.5 : 1	Nil 0.5 : 1
			Lot Size Map	40 ha 600 sqm	40 ha 600 sqm
	Lot 101 to 109 DP 1170763 13 Valley View Crescent; 13, 15, 17, 19, 21, 23, 25, and 27 Whistlers Run, Albion Park		Land Zoning Map	R2 Low Density Residential E4 Environmental Living	R2 Low Density Residential
FSR Map		05 : 1 Nil	0.5 : 1		
Lot Size Map		600 sqm 40 ha	600 sqm		

Road Reserves	Chaffey Way Road Reserve	Portion of Road Reserve to be rezoned to reflect surrounding land use	Land Zoning Map	E4 Environmental Living R2 Low Density Residential	R2 Low Density Residential
			FSR Map	Nil 0.5 : 1	0.5 : 1
	Ulan Place Road Reserve	Portion of Road Reserve to be rezoned to reflect surrounding land use	Land Zoning Map	E4 Environmental Living R2 Low Density Residential	R2 Low Density Residential
			FSR Map	Nil 0.5 : 1	0.5 : 1
			Lot Size Map	450 sqm 40 ha	450 sqm
			Building Height Map	6m	7.5m