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A4	Lot 1727, DP 1226075, 20 Tulkaba Street, Fletcher
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C4	Lot 501A138, DP 1148599, 25 Mowane Street, Fletcher
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Site Reference	Property Details
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D2	Kurraka Drive Road Reserve adjacent to Lot 1 DP 1231562
D3	Part Lot 2, DP 1231562, 35 Tibin Drive, Fletcher

Site Reference Map



A1: Part Lot 844, DP 1192169, 25 Awabakal Drive, Fletcher

A2: Part Lot 843, DP 1192169, 18 Adeline Crescent, Fletcher



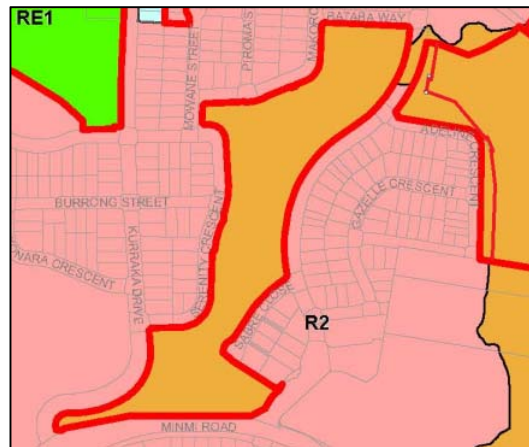
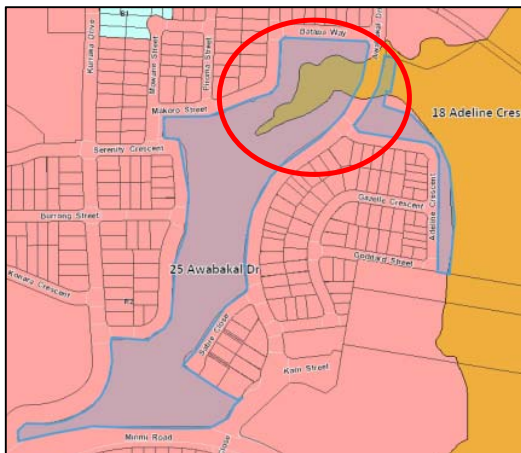
Zone Map

Existing:

**R2 Low Density Residential
E2 Environmental Conservation**

Proposed:

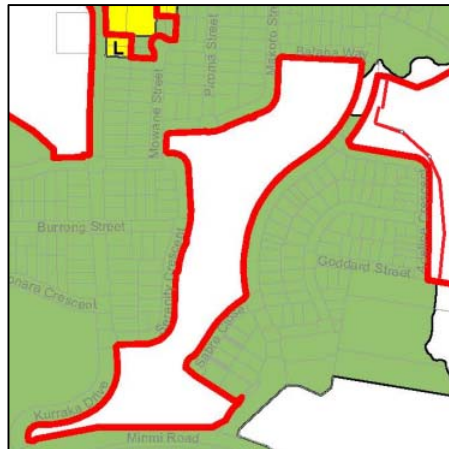
E2 Environmental Conservation



Height of Builings Map
Existing: 8.5m/ not prescribed



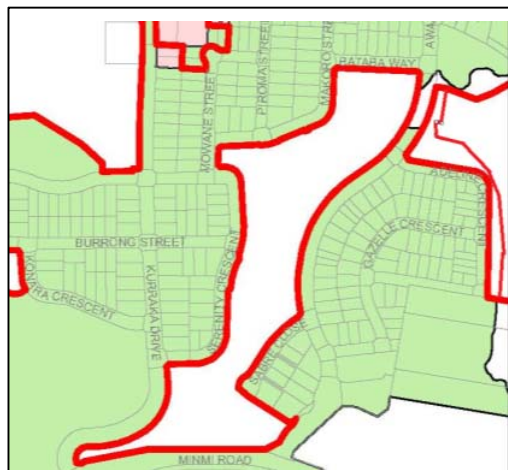
Proposed: Not prescribed



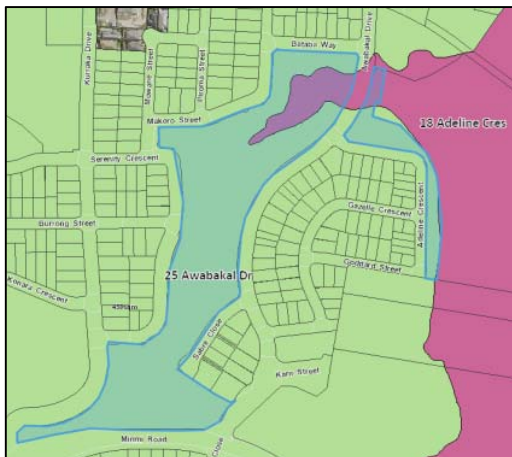
Floor Space Ratio Map
Existing: 0.6:1 / not prescribed



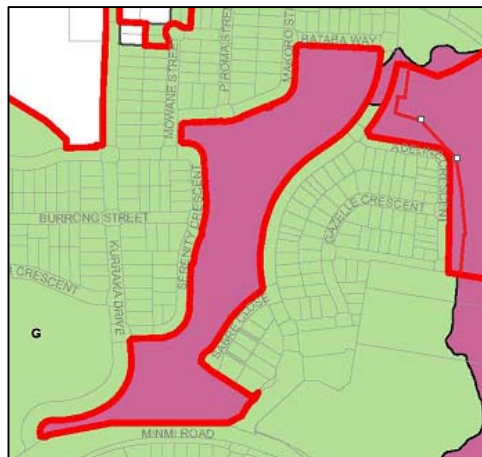
Proposed: not prescribed



Minimum Lot Size Map
Existing: 450sqm / 40 000 sqm



Proposed: 40 000 sqm



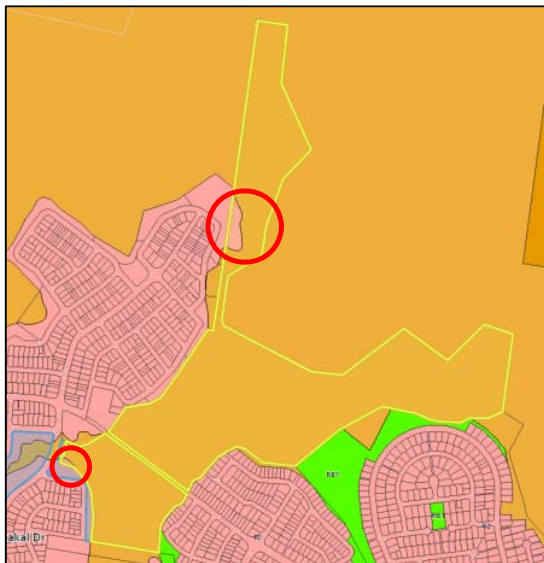
A3: Part Lot 51 DP 1181868, 280 Minmi Rd, Fletcher



Zone Map

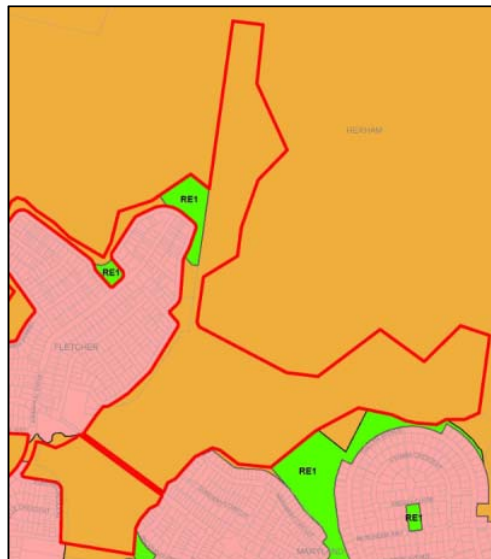
Existing:

**R2 Low Density Residential
E2 Environmental Conservation**



Proposed:

E2 Environmental Conservation



Height of Buildings Map
Existing: 8.5m/ not prescribed



Proposed: Not prescribed



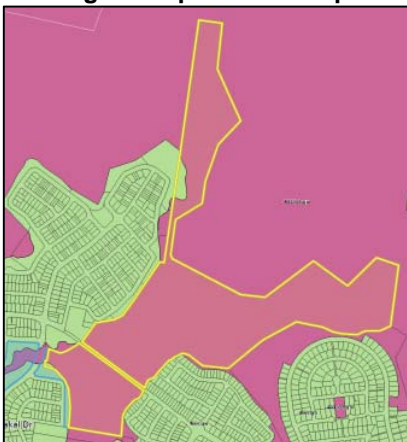
Floor Space Ratio Map
Existing: 0.6:1 / not prescribed



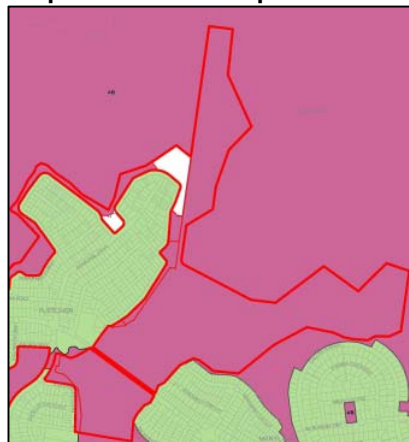
Proposed: not prescribed



Minimum Lot Size Map
Existing: 450sqm / 40 000 sqm



Proposed: 40 000 sqm



A4: Lot 1727, DP 1226075, 20 Tulkaba Street, Fletcher

A5: Lot 1645, DP 1226077, 30 Tulkaba Street,

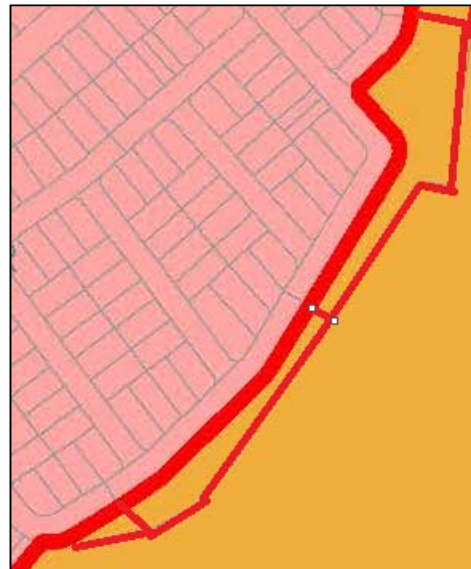
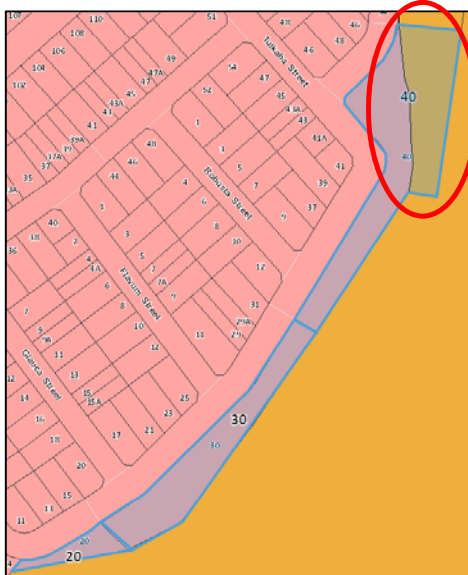
A6: Part Lot 1538, DP 1225352, 40 Tulkaba Street, Fletcher



Zone Map

Existing:
R2 Low Density Residential
E2 Environmental Conservation

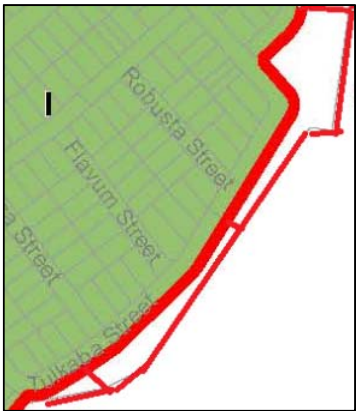
Proposed:
E2 Environmental Conservation



Height of Builings Map
Existing: 8.5m/ not prescribed



Proposed: Not prescribed



Floor Space Ratio Map
Existing: 0.6:1 / not prescribed



Proposed: not prescribed



Minimum Lot Size Map
Existing: 450sqm / 40 000 sqm



Proposed: 40 000 sqm

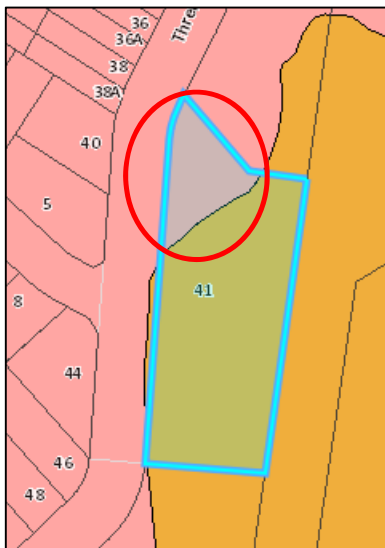


A7 Part Lot 1537, DP 1225352, 41 Threlkeld Crescent, Fletcher



Zone Map

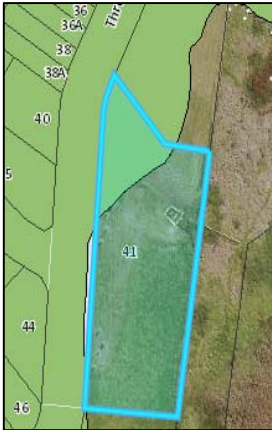
Existing:
R2 Low Density Residential
E2 Environmental Conservation



Proposed:
E2 Environmental Conservation



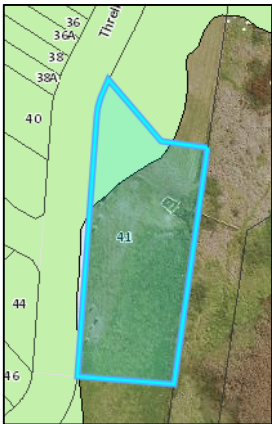
Height of Builings Map
Existing: 8.5m/ not prescribed



Proposed: Not prescribed



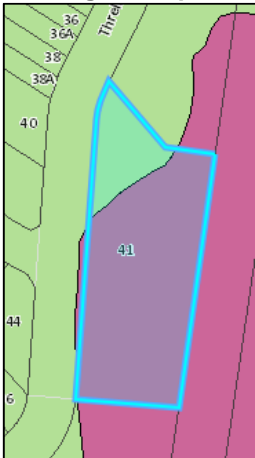
Floor Space Ratio Map
Existing: 0.6:1 / not prescribed



Proposed: not prescribed



Minimum Lot Size Map
Existing: 450sqm / 40 000 sqm



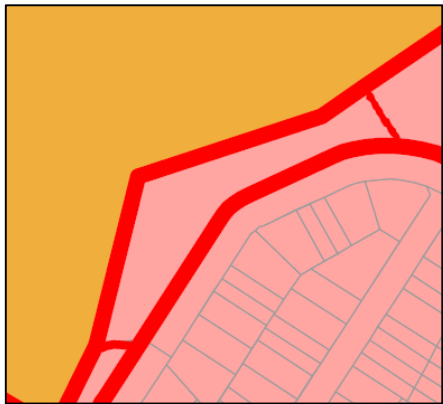
Proposed: 40 000 sqm



A8: Lot 1535, DP 1225352, 15 Threlkeld Crescent, Fletcher



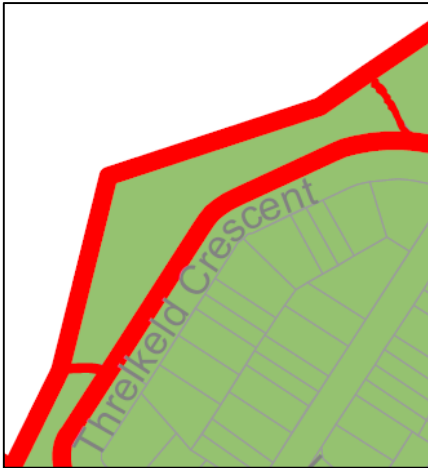
Zone Map
Existing:
R2 Low Density Residential



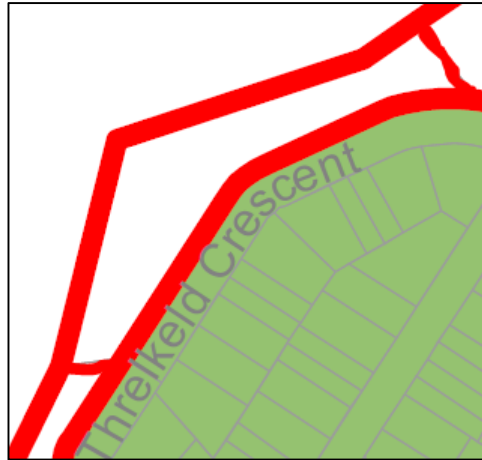
Proposed:
E2 Environmental Conservation



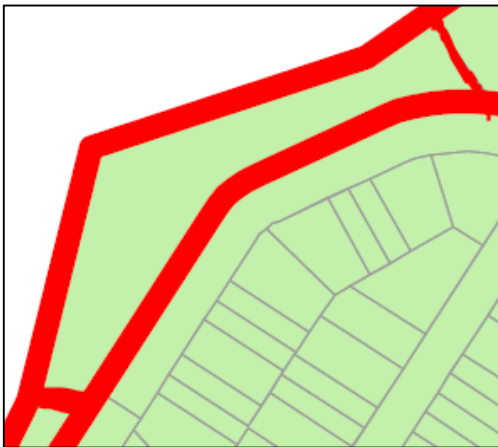
Height of Buildings Map
Existing: 8.5m



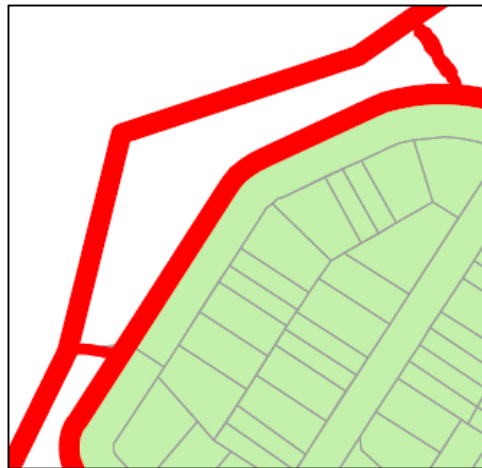
Proposed: Not prescribed



Floor Space Ratio Map
Existing: 0.6:1



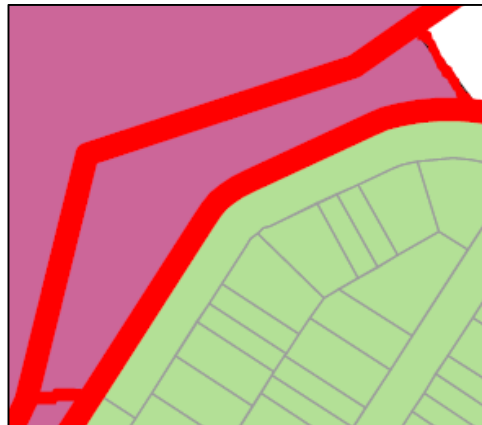
Proposed: not prescribed



Minimum Lot Size Map
Existing: 450sqm



Proposed: 40 0000 sqm



A9: Lot 1258, DP 1211278, 77 Bulbul Crescent, Fletcher

A10: Lot 1336, DP 1214393, 37 Bulbul Crescent, Fletcher

A11: Part Lot 1139, DP 1206083, 11 Bulbul Crescent, Fletcher



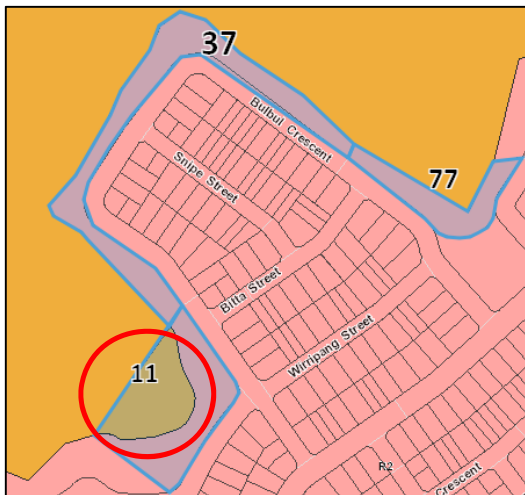
Zone Map

Existing:

R2 Low Density Residential
E2 Environmental Conservation

Proposed:

E2 Environmental Conservation



Height of Builings Map
Existing: 8.5m / not prescribed



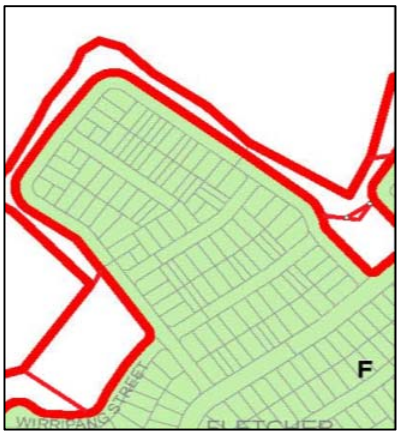
Proposed: Not prescribed



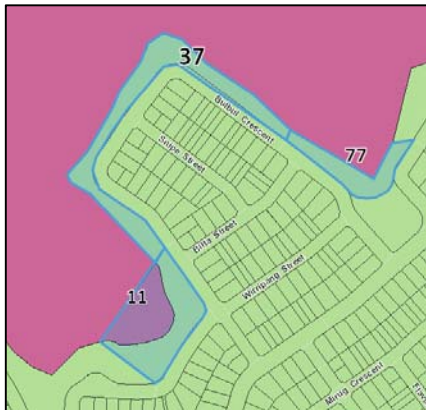
Floor Space Ratio Map
Existing: 0.6:1 / not prescribed



Proposed: not prescribed



Minimum Lot Size Map
Existing: 450sqm / 40 000 sqm



Proposed: 40 000 sqm



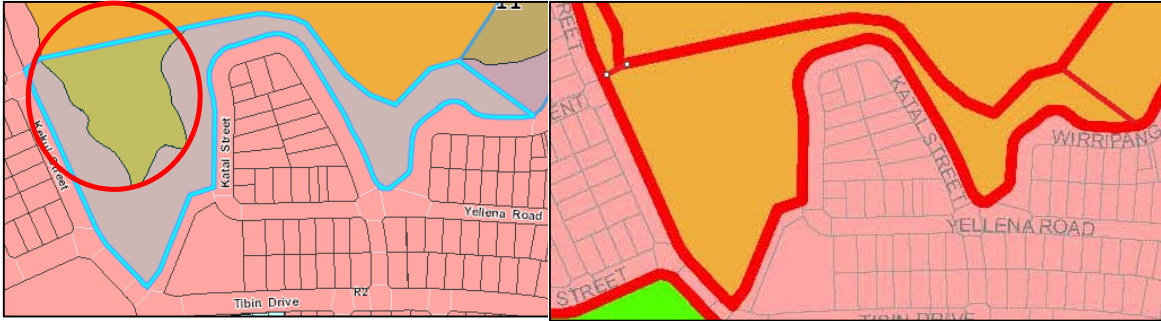
A12: Part Lot 1059, DP 1199833, 6A Katal Street, Fletcher



Zone Map

Existing:
R2 Low Density Residential
E2 Environmental Conservation

Proposed:
E2 Environmental Conservation



Height of Buildings Map

Existing: 8.5m / not prescribed

Proposed: Not prescribed



Floor Space Ratio Map

Existing: 0.6:1 / not prescribed

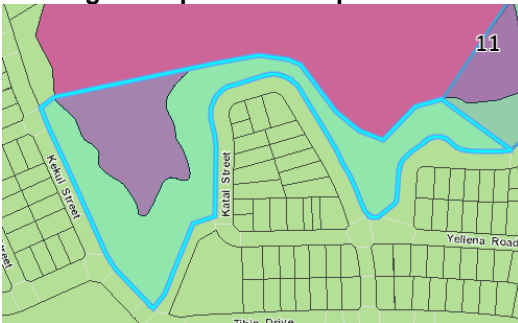


Proposed: not prescribed



Minimum Lot Size Map

Existing: 450sqm / 40 000 sqm



Proposed: 40 000 sqm



A13: Lot 439, DP 1178187, 18 Kekul Street, Fletcher

A14: Part Lot 438, DP 1178178, 14 Kural Crescent, Fletcher

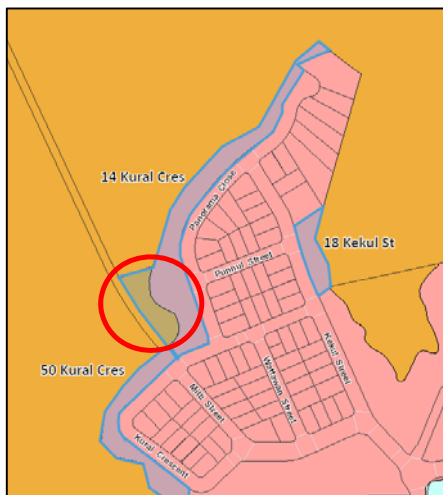
A15: Lot 324, DP 1175558, 50 Kural Crescent, Fletcher



Zone Map

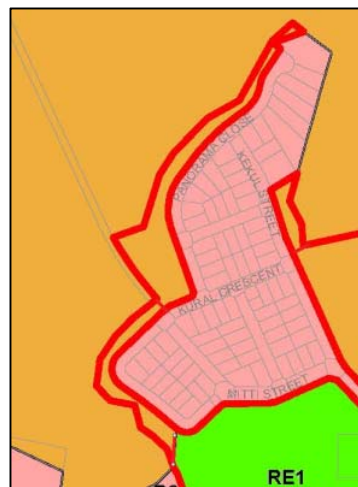
Existing:

**R2 Low Density Residential
E2 Environmental Conservation**



Proposed:

E2 Environmental Conservation



Existing: 8.5m / not prescribed



Proposed: Not prescribed



Existing: 0.6:1 / not prescribed



Proposed: not prescribed



Existing: 450sqm / 40 000 sqm



Proposed: 40 0000 sqm

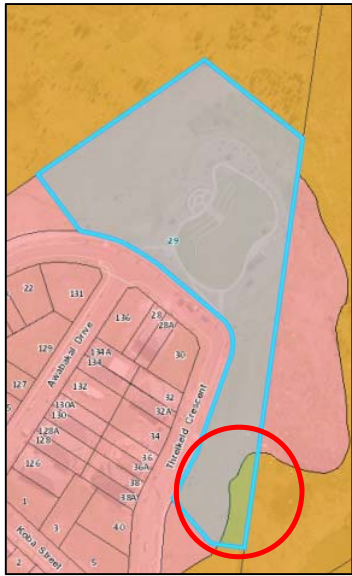


B1: Lot 1536, DP 12253532, 29 Threlkeld Crescent Fletcher



Zone Map
Existing:
R2 Low Density Residential
E2 Environmental Conservation

Proposed:
RE1 Public Recreation



Height of Builings Map
Existing: 8.5m / not prescribed



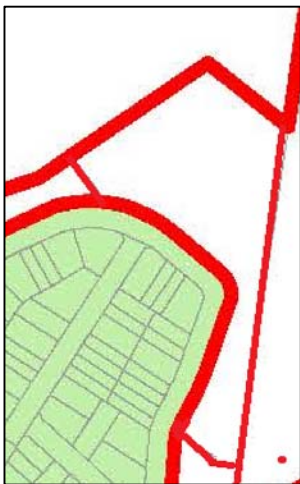
Proposed: not prescribed



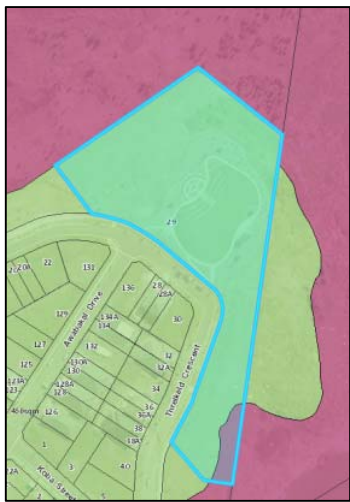
Floor Space Ratio Map
Existing: 0.6:1 / not prescribed



Proposed: not prescribed



Minimum Lot Size Map
Existing: 450sqm / 40 000 sqm



Proposed: not prescribed



Heritage Map
Existing:



Proposed:



B2: Lot 1257, DP 1211278, 111 Awabakal Drive Fletcher



Zone Map
Existing:
R2 Low Density Residential



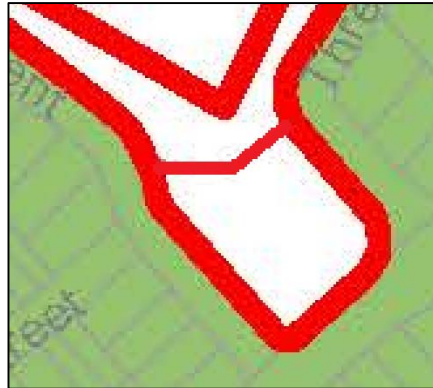
Proposed:
RE1 Public Recreation



Height of Buildings Map
Existing: 8.5m



Proposed: Not prescribed



Floor Space Ratio Map
Existing: 0.6:1



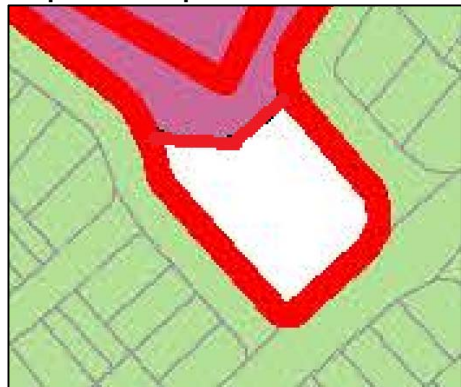
Proposed: not prescribed



Minimum Lot Size Map
Existing: 450sqm



Proposed: not prescribed



B3: Lot 223, DP 1170959, 45 Kurraka Drive Fletcher

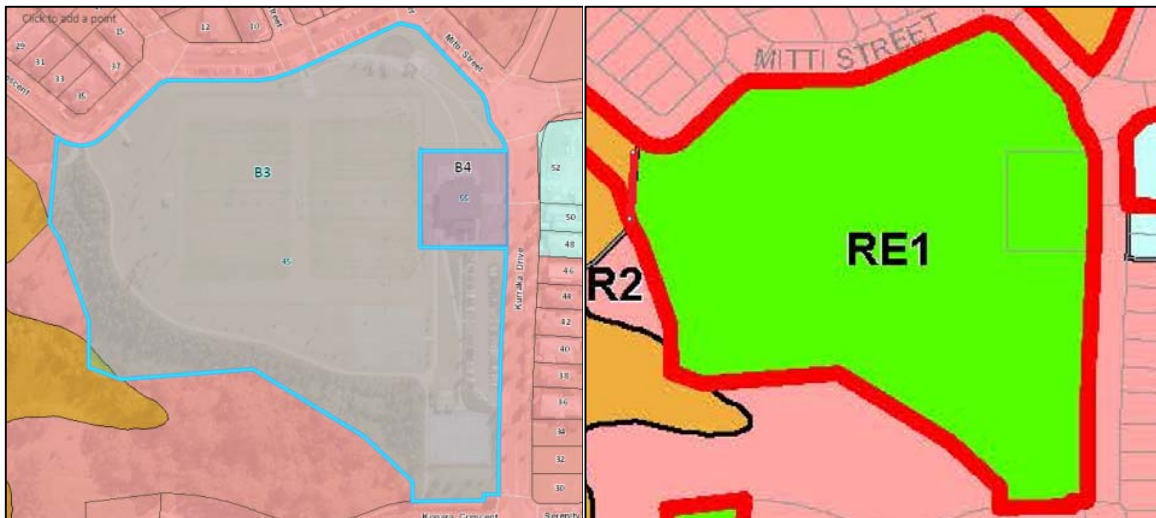
B4: Lot 224, DP 1170959, 55 Kurraka Drive Fletcher



Zone Map

Existing:
R2 Low Density Residential

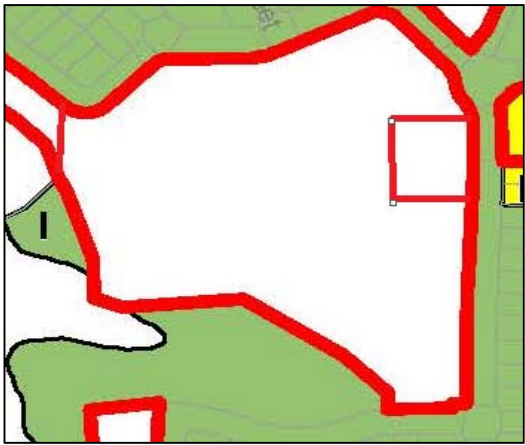
Proposed:
RE1 Public Recreation



Height of Builings Map
Existing: 8.5m



Proposed: Not prescribed



Floor Space Ratio Map
Existing: 0.6:1



Proposed: not prescribed



Minimum Lot Size Map
Existing: 450sqm



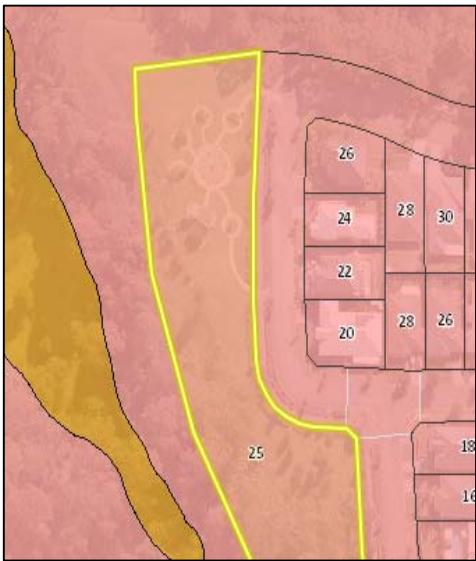
Proposed: not prescribed



B5: Lot 174, DP 1113792, 25 Konara Crescent Fletcher



Zone Map
Existing:
R2 Low Density Residential



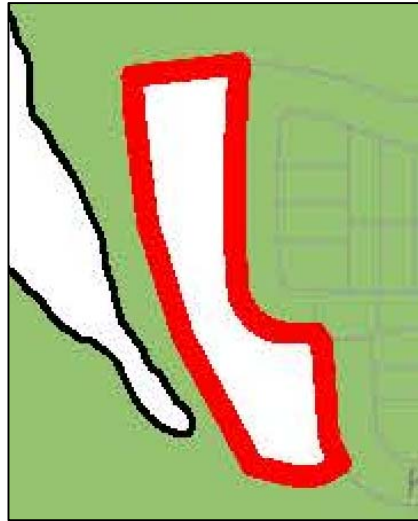
Proposed:
RE1 Public Recreation



Height of Buildings Map
Existing: 8.5m



Proposed: Not prescribed



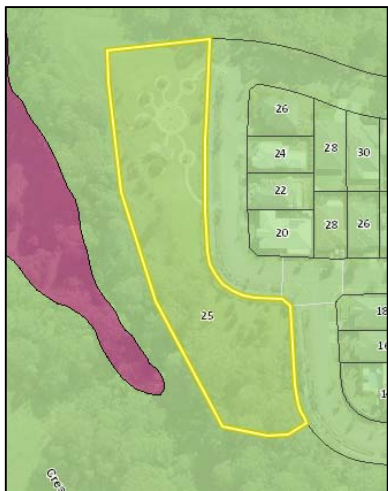
Floor Space Ratio Map
Existing: 0.6:1



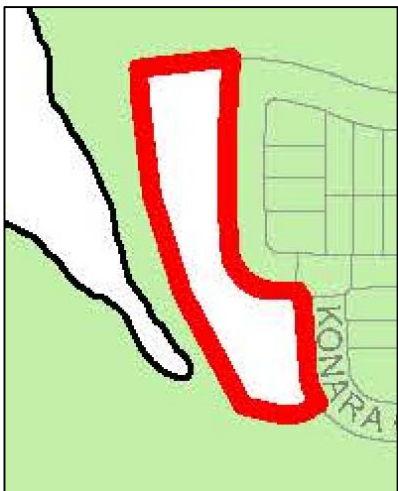
Proposed: not prescribed



Minimum Lot Size Map
Existing: 450sqm



Proposed: 40 0000 sqm



Heritage Map
Existing:



Proposed:

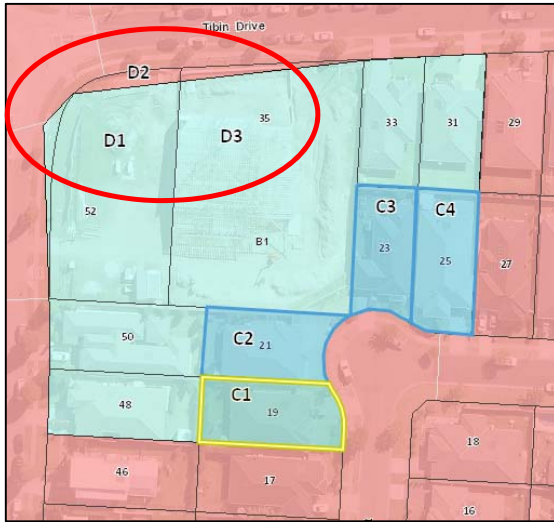


- C1:** Lot 163, DP 1113792, 19 Mowane Street Fletcher
- C2:** Lot 162, DP 1113792, 21 Mowane Street Fletcher
- C3:** Lot 5017, DP 1148599, 23 Mowane Street Fletcher
- C4:** Lot 5018, DP 1148599, 25 Mowane Street Fletcher
- D1** Part Lot 1, DP 1231562, 52 Kurraka Drive, Fletcher
- D2** Kurraka Drive Road Reserve adjacent to Lot 1 DP 1231562
- D3** Part Lot 2, DP 1231562, 35 Tibin Drive, Fletcher

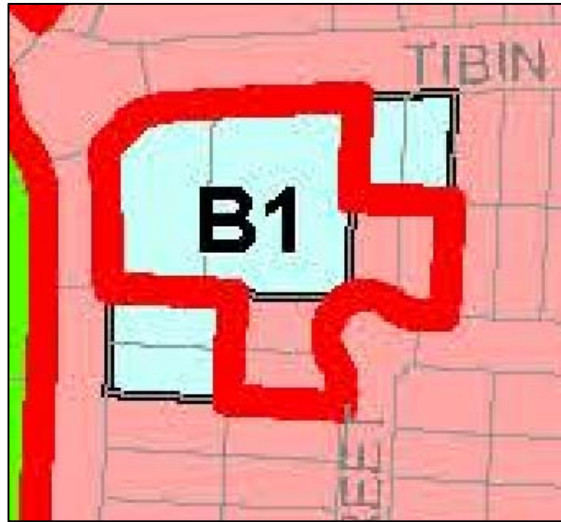


Zone Map

Existing:
R2 Low Density Residential / B1 Local Centre

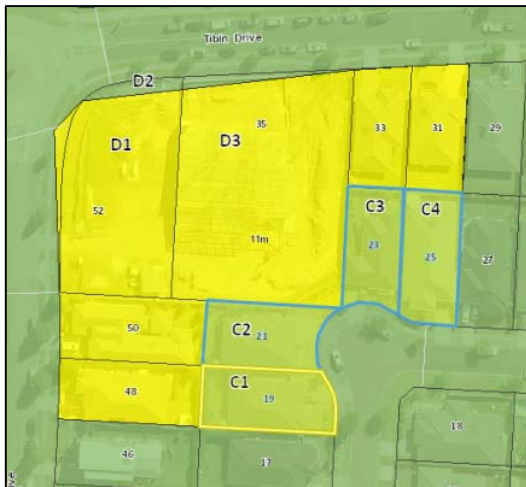


Proposed:
R2 Low Density Residential / B1 Local Centre

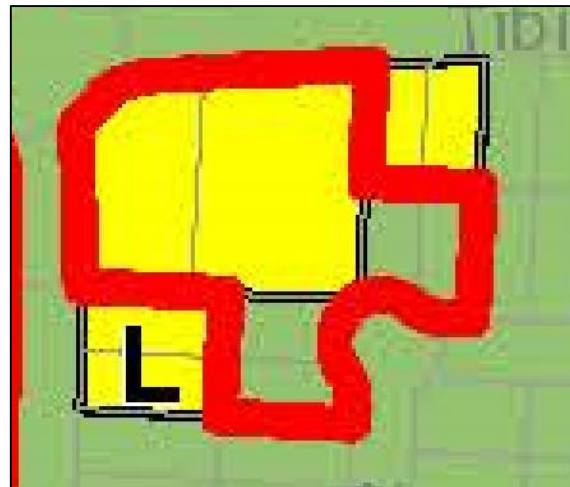


Height of Buildings Map

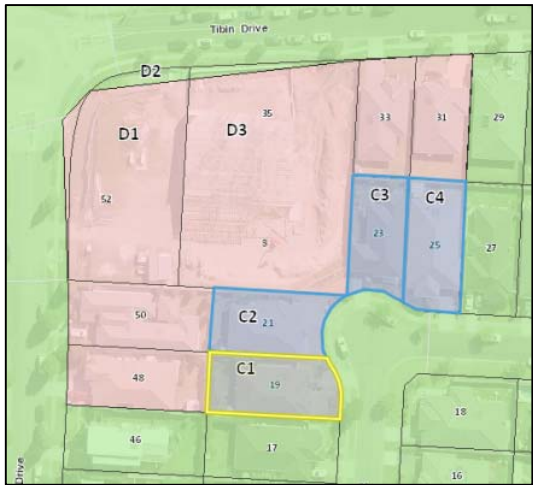
Existing: 8.5m / 11m



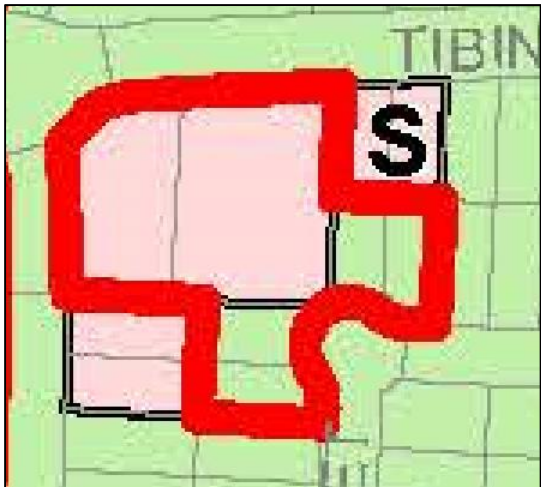
Proposed: 8.5m / 11m



Floor Space Ratio Map
Existing: 1.5:1 / 0.6:1



Proposed: 1.5:1 / 0.6:1



Minimum Lot Size Map
Existing: Not prescribed / 450sqm



Proposed: Not prescribed / 450sqm

