



Byron Local
Environmental
Plan 2014

Floor Space Ratio Map -
Sheet FSR_003CD
Current

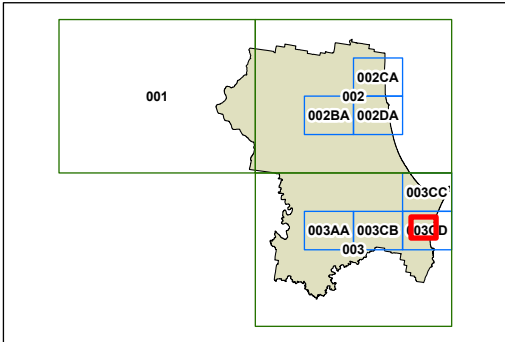
Subject Site

Maximum Floor Space Ratio (n:1)

	0.2
	0.3
	0.4
	0.5
	0.6
	0.75
	0.8
	0.9
	1
	1.3

Cadastre

Base data 01/07/1991 © Land and Property
Information (LPI)
Addendum data 07/03/2023 © Byron Shire Council

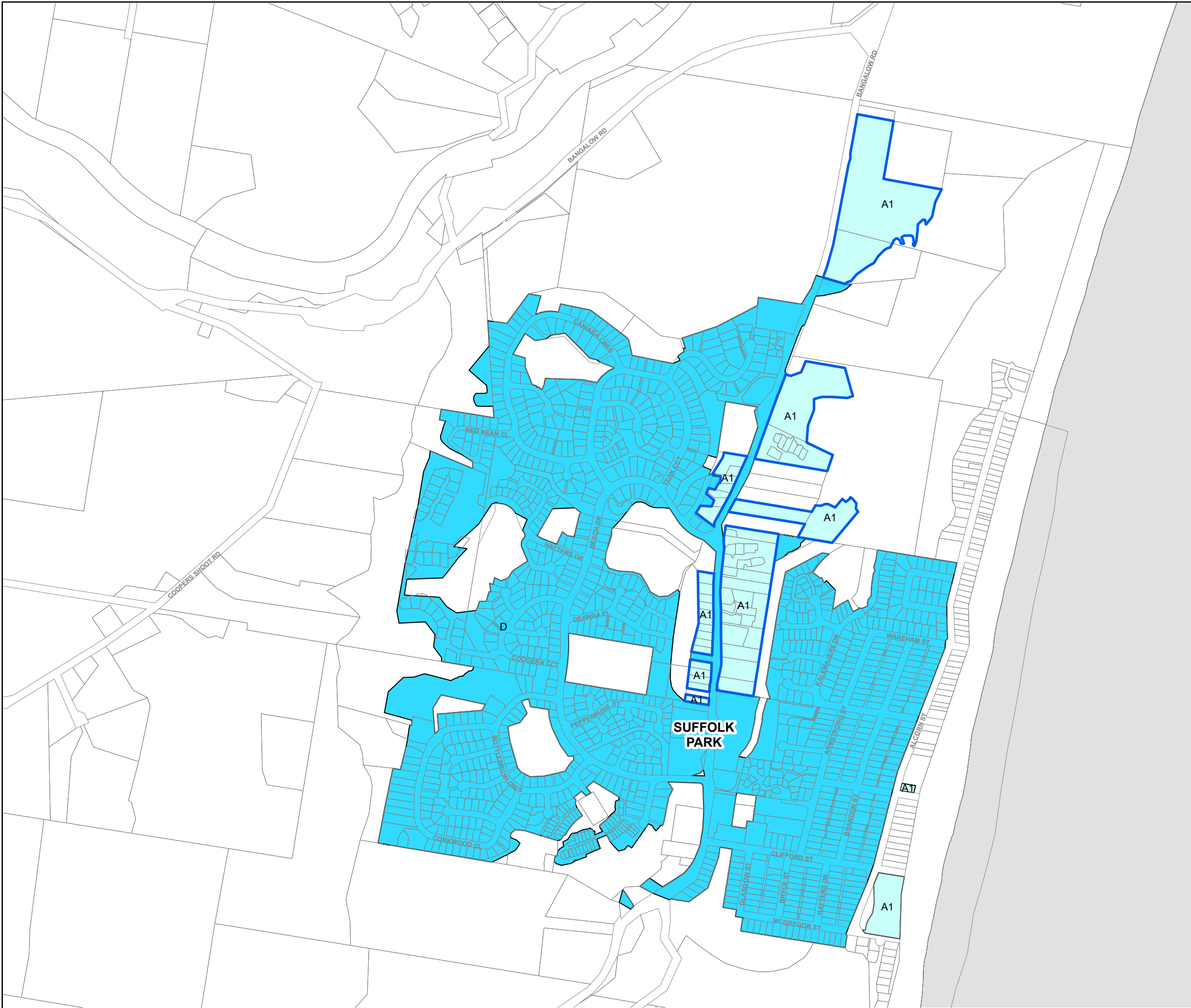


0 100 200 300 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number: 1350_COM_FSR_003CD_020_20230307





**Byron Local
Environmental
Plan 2014**

**Floor Space Ratio Map -
Sheet FSR_003CD
Proposed**

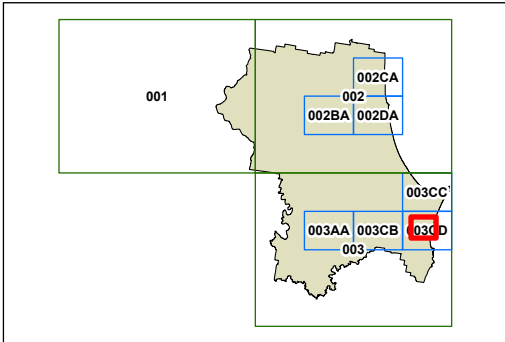
 Subject Site

Maximum Floor Space Ratio (n:1)

	0.2
	0.3
	0.4
	0.5
	0.6
	0.75
	0.8
	0.9
	1
	1.3

Cadastre

 Base data 01/07/1991 © Land and Property
Information (LPI)
Addendum data 07/03/2023 © Byron Shire Council

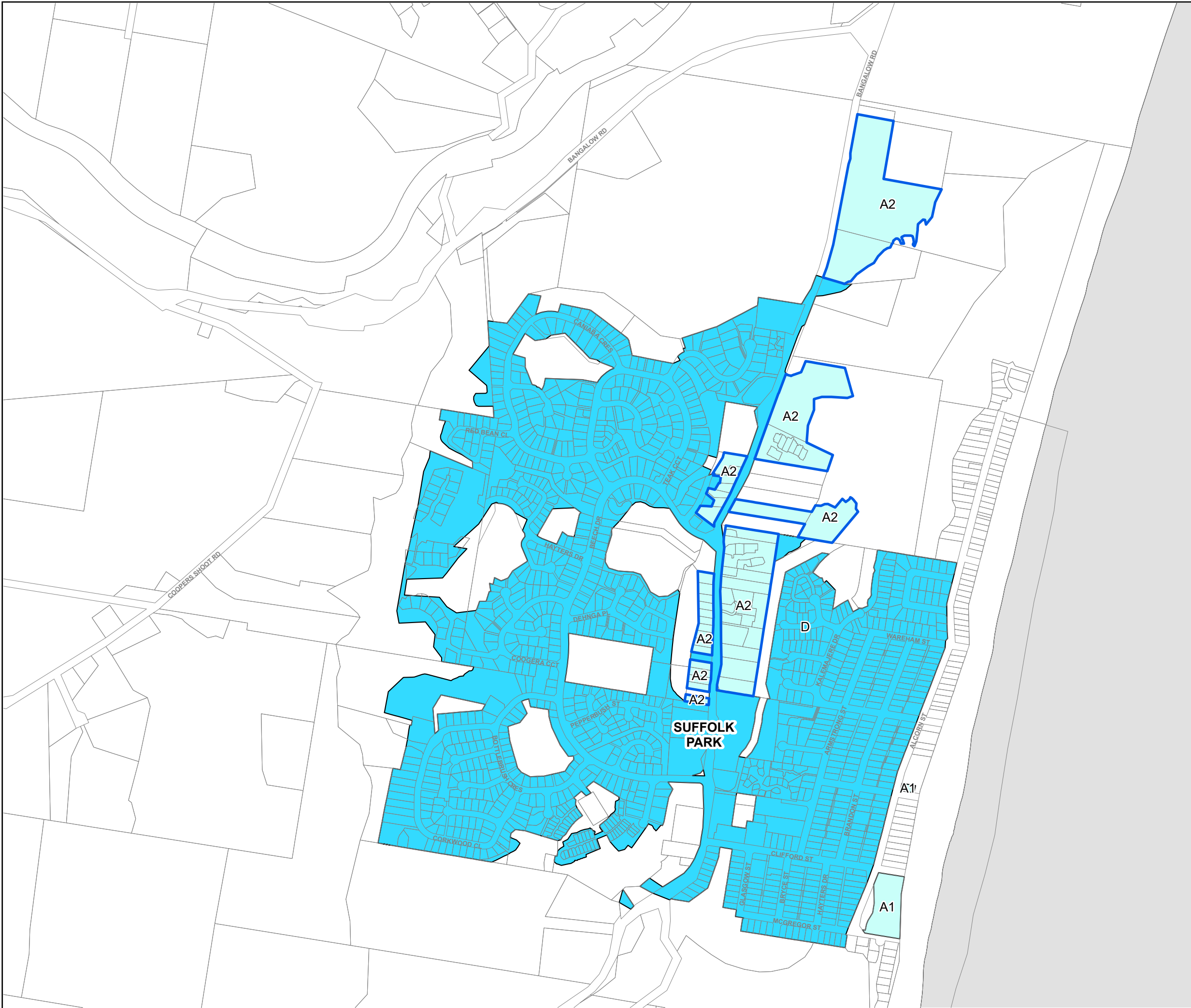


0 100 200 300 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number: 1350_COM_FSR_003CD_020_20230307





Byron Local Environmental Plan 2014

Floor Space Ratio Map - Sheet FSR_002CA - Current

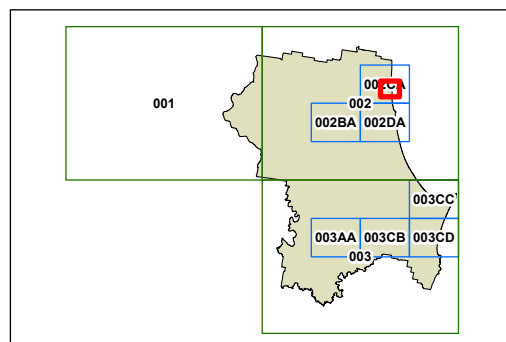
 Subject Site

Maximum Floor Space Ratio (n:1)

A1	0.2
A2	0.3
B	0.4
D	0.5
F	0.6
I	0.75
J	0.8
L	0.9
N	1
Q	1.3

Cadastre

 Base data 01/07/1991 © Land and Property Information (LPI)
Addendum data 07/03/2023 © Byron Shire Council

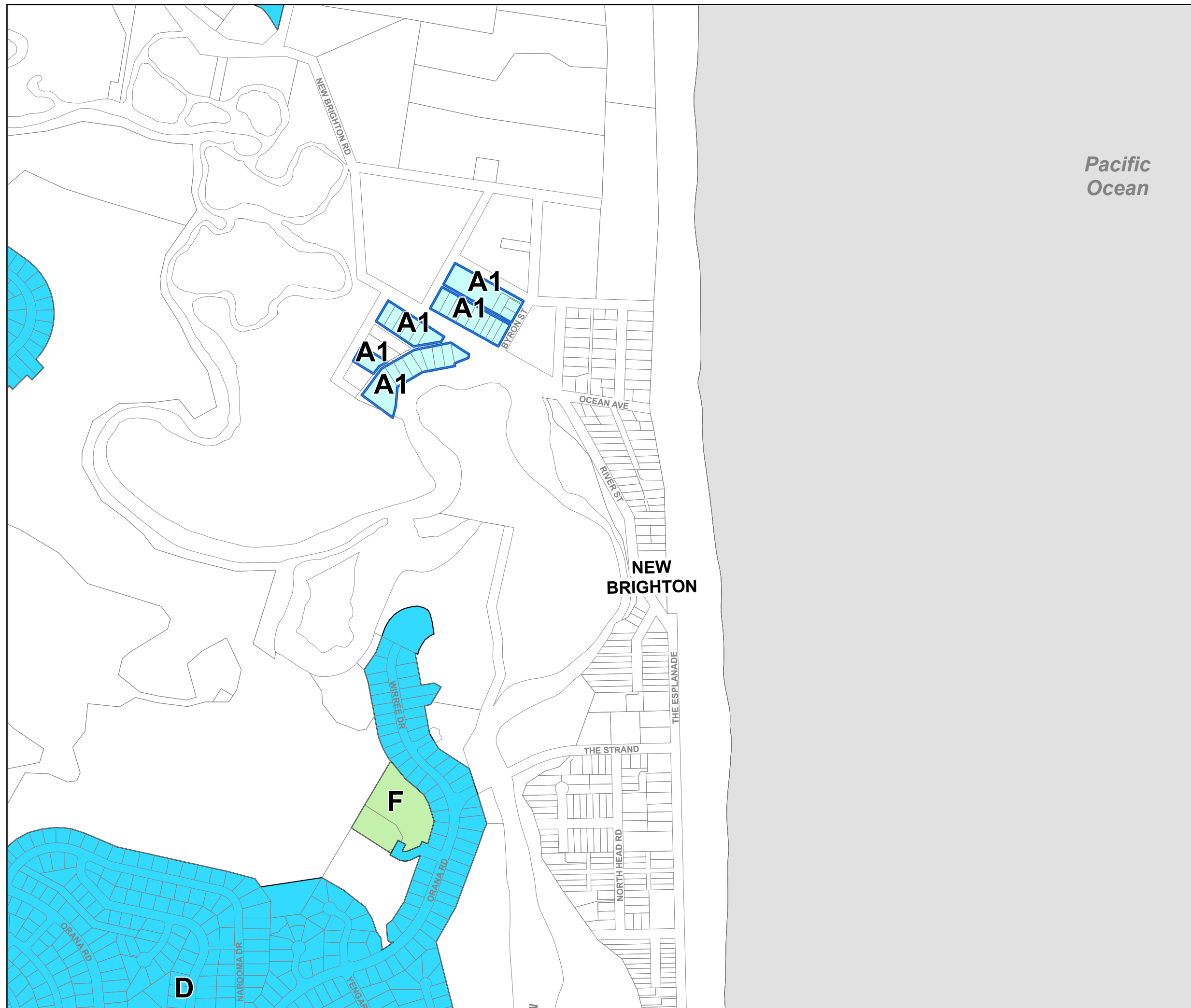


0 70 140 210 Metres

Scale: 1:7,500 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number: 1350_COM_FSR_002CA_020_202307





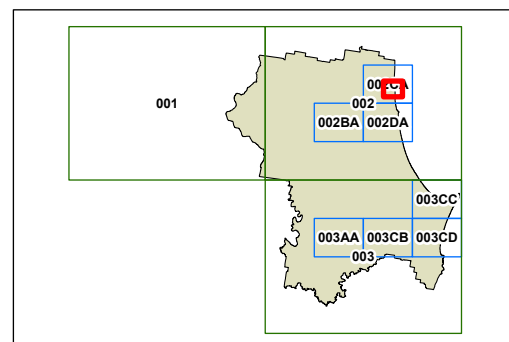
 Subject Site

Maximum Floor Space Ratio (n:1)

A1	0.2
A2	0.3
B	0.4
D	0.5
F	0.6
I	0.7
J	0.8
L	0.9
N	1
Q	1.3

Cadastre

Base data 01/07/1991 © Land and Property
Information (LPI)
Addendum data 07/03/2023 © Byron Shire Council

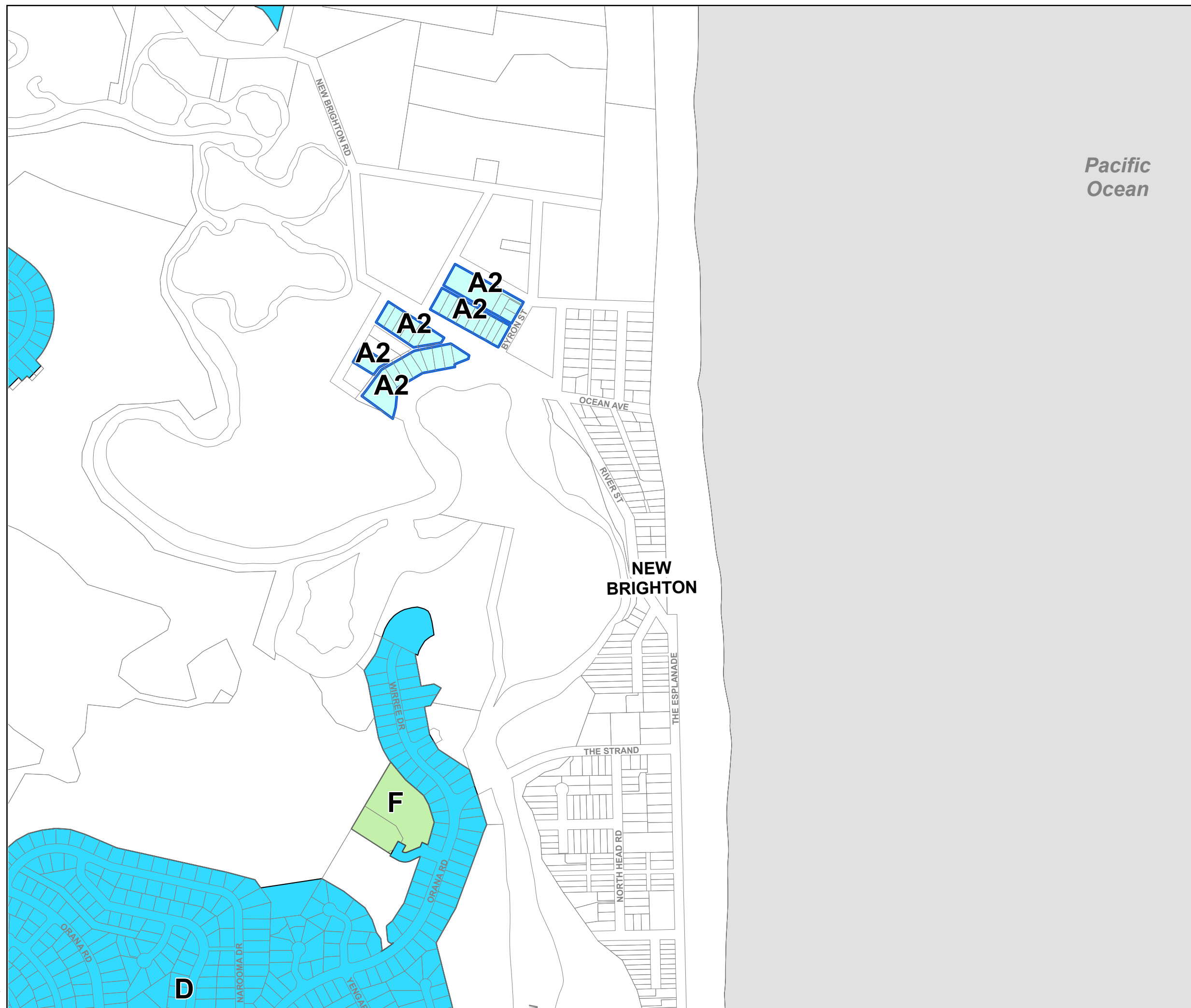


Projection: GDA 1994
MGA Zone 56

0 70 140 210 Metres

Scale: 1:7,500 @ A3

Map identification number: 1350_COM_FSR_002CA_020_202307





Byron Local
Environmental
Plan 2014

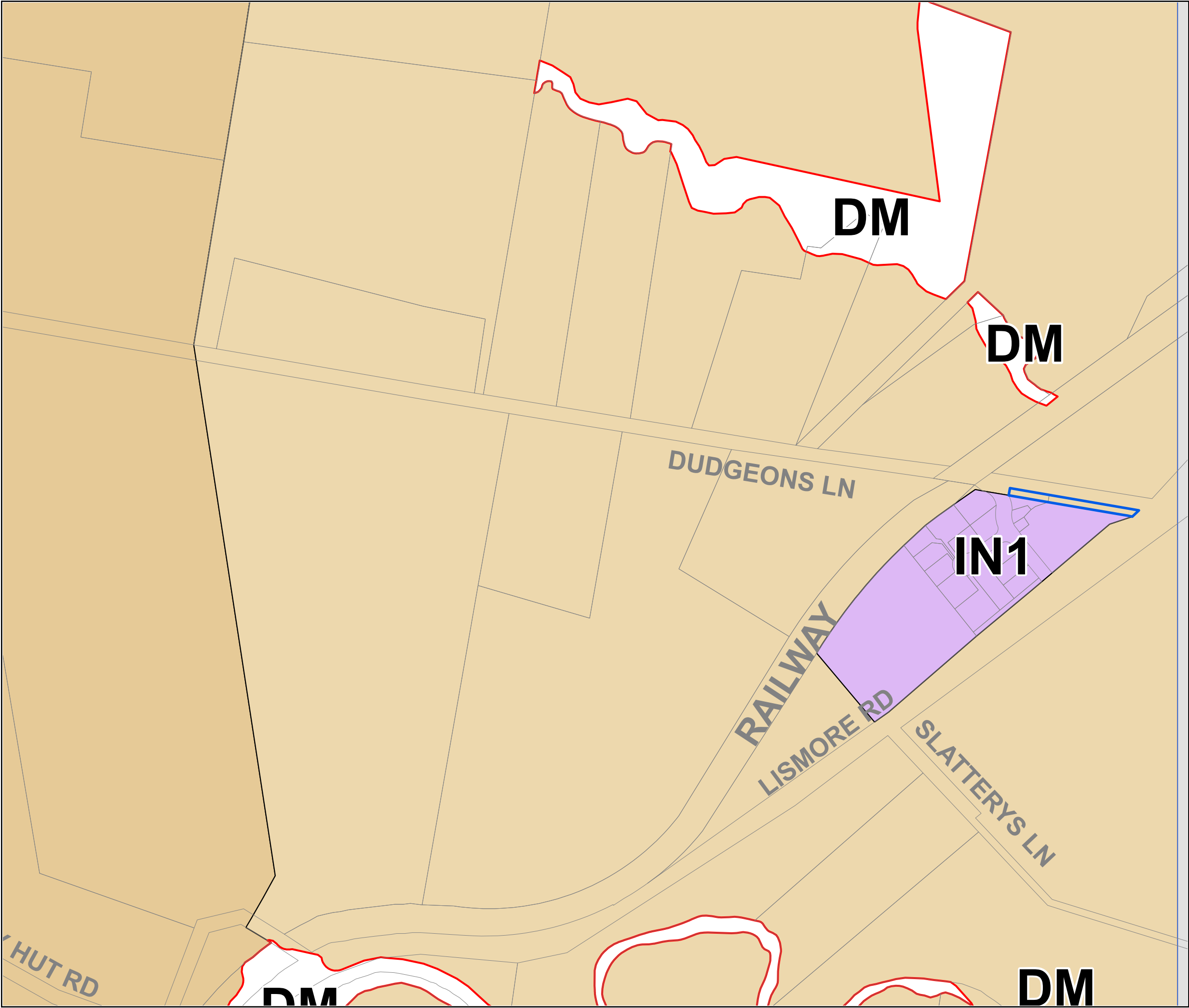
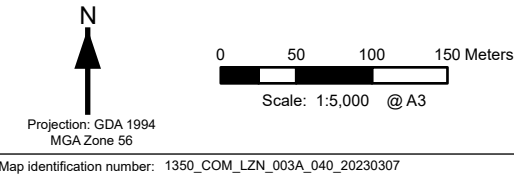
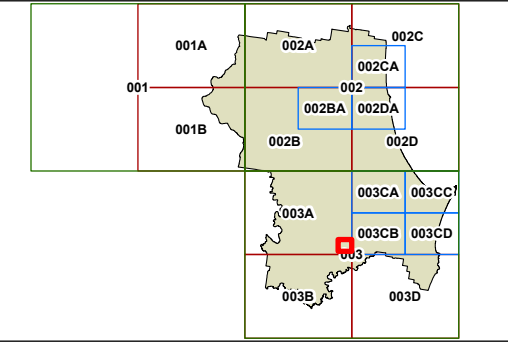
Land Zoning Map - Sheet LZN_003A
Current

-  Subject_Site
- Zone**
-  B1 Neighbourhood Centre
 -  B2 Local Centre
 -  B4 Mixed Use
 -  B7 Business Park
 -  C1 National Parks and Nature Reserves
 -  C2 Environmental Conservation
 -  C3 Environmental Management
 -  C4 Environmental Living
 -  IN1 General Industrial
 -  IN2 Light Industrial
 -  R2 Low Density Residential
 -  R3 Medium Density Residential
 -  R5 Large Lot Residential
 -  RE1 Public Recreation
 -  RE2 Private Recreation
 -  RU1 Primary Production
 -  RU2 Rural Landscape
 -  RU5 Village
 -  SP1 Special Activities
 -  SP2 Infrastructure
 -  SP3 Tourist
 -  W1 Natural Waterways
 -  W2 Recreational Waterways
 -  DM Deferred Matter

Cadastral

 Base data 01/07/1991 © Land and Property Information (LPI)

Addendum data 07/03/2023 © Byron Shire Council





**Byron Local
Environmental
Plan 2014**

**Land Zoning Map - Sheet LZN_003A
Proposed**

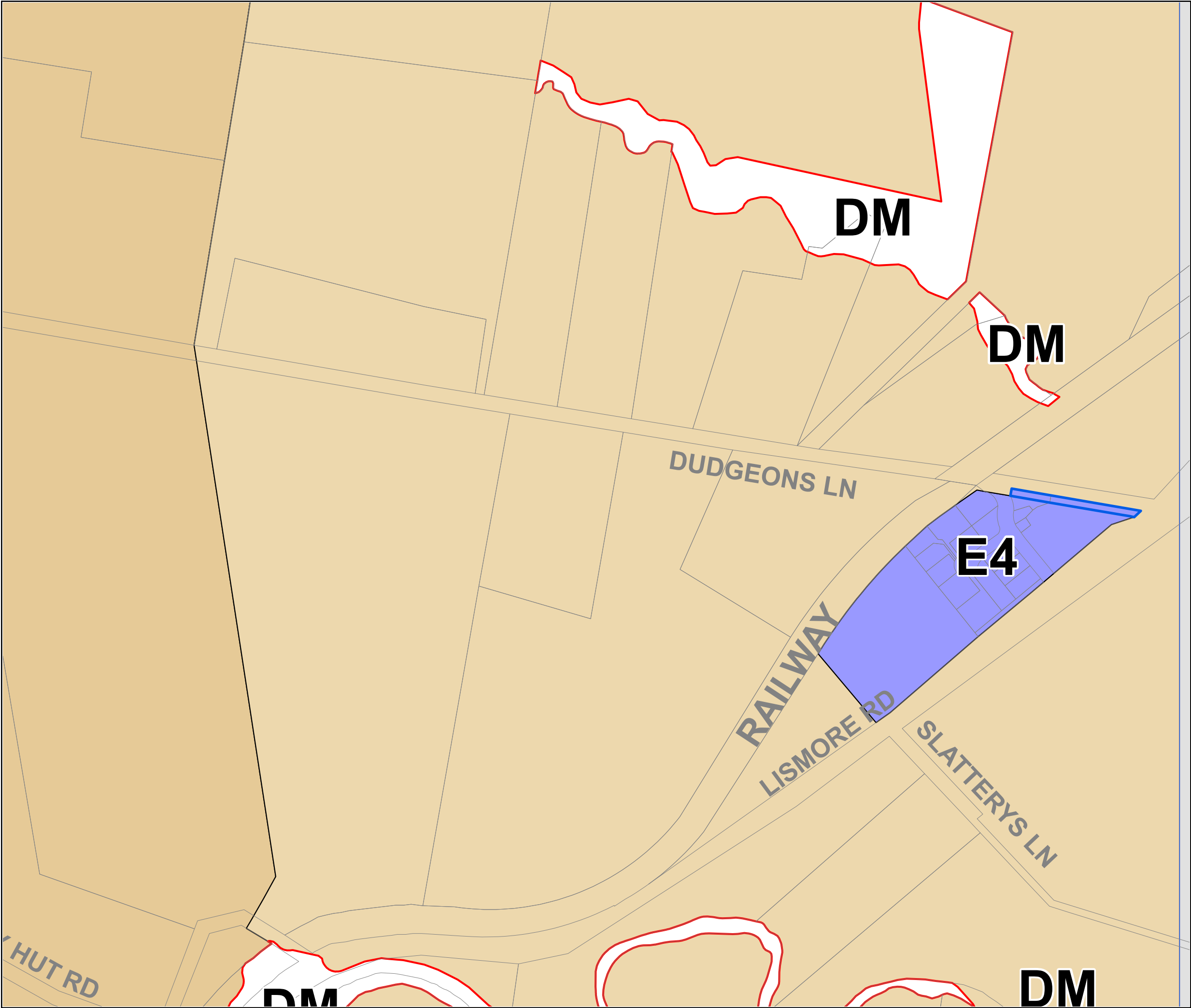
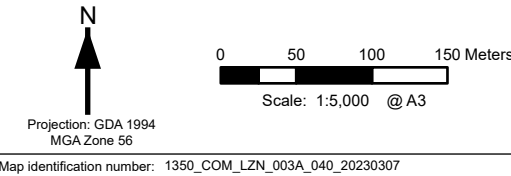
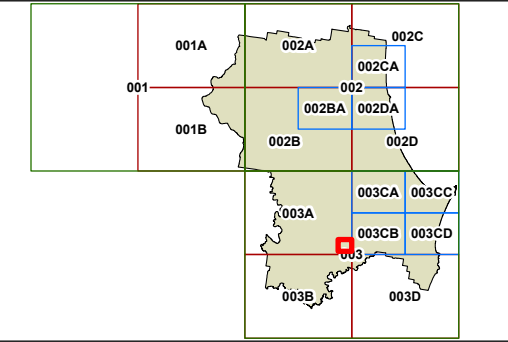
 Subject_Site

- Zone**
- C1** National Parks and Nature Reserves
 - C2** Environmental Conservation
 - C3** Environmental Management
 - C4** Environmental Living
 - E1** Local Centre
 - E3** Productivity Support
 - E4** General Industrial
 - MU1** Mixed Use
 - R2** Low Density Residential
 - R3** Medium Density Residential
 - R5** Large Lot Residential
 - RE1** Public Recreation
 - RE2** Private Recreation
 - RU1** Primary Production
 - RU2** Rural Landscape
 - RU5** Village
 - SP1** Special Activities
 - SP2** Infrastructure
 - SP3** Tourist
 - W1** Natural Waterways
 - W2** Recreational Waterways
 - DM** Deferred Matter

Cadastral

 Base data 01/07/1991 © Land and Property Information (LPI)

Addendum data 07/03/2023 © Byron Shire Council





Byron Local Environmental Plan 2014

Floor Space Ratio Map -
Sheet FSR_003AA - Current

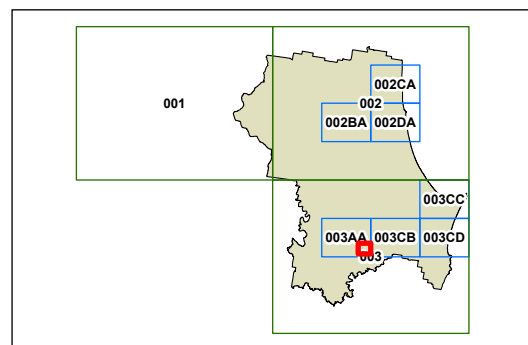
 Subject Site

Maximum Floor Space Ratio (n:1)

A1	0.2
A2	0.3
B	0.4
D	0.5
F	0.6
I	0.75
J	0.8
L	0.9
N	1
Q	1.3

Cadastral

 Base data 01/07/1991 © Land and Property Information (LPI)
Addendum data 07/03/2023 © Byron Shire Council



Projection: GDA 1994
Zone 56

0 40 80 120 Metres

Scale: 1:5,000 @ A3

Map identification number: 1350_COM_FSR_003AA_020_20230307





Byron Local Environmental Plan 2014

Floor Space Ratio Map -
Sheet FSR_003AA - Proposed

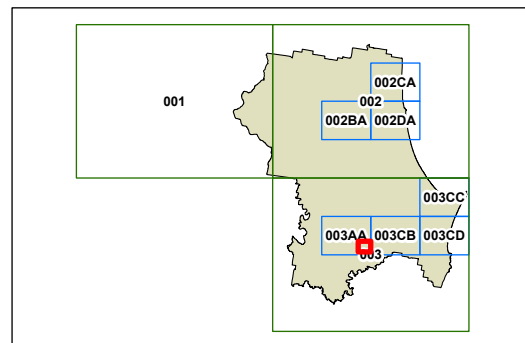
 Subject Site

Maximum Floor Space Ratio (n:1)

A1	0.2
A2	0.3
B	0.4
D	0.5
F	0.6
I	0.75
J	0.8
L	0.9
N	1
Q	1.3

Cadastre

 Base data 01/07/1991 © Land and Property Information (LPI)
Addendum data 07/03/2023 © Byron Shire Council



Projection: GDA 1994
Zone 56

0 40 80 120 Metres

Scale: 1:5,000 @ A3

Map identification number: 1350_COM_FSR_003AA_020_20230307





Byron Local
Environmental
Plan 2014

Lot Size Map - Sheet LSZ_003
Current

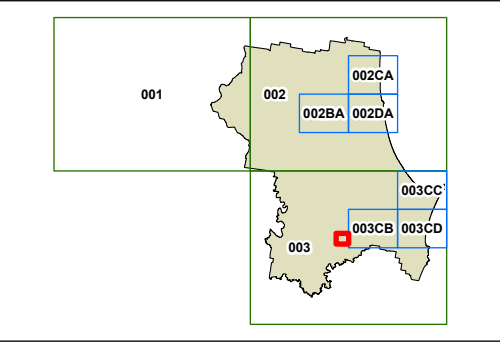
 Subject Site

Minimum Lot Size (sq m)

B	200
D	300
F	400
G	450
I	500
M	600
S	800
U	1000
V1	2000
V2	2500
W	4000
X1	5000
X2	8000
Y1	1ha
Y2	1.5ha
Z1	2ha
Z2	2.5ha
AA	10ha
AB1	20ha
AB2	40ha

Cadastre

 Base data 01/07/1991 © Land and Property
Information (LPI)
Addendum data 07/03/2023 © Byron Shire Council

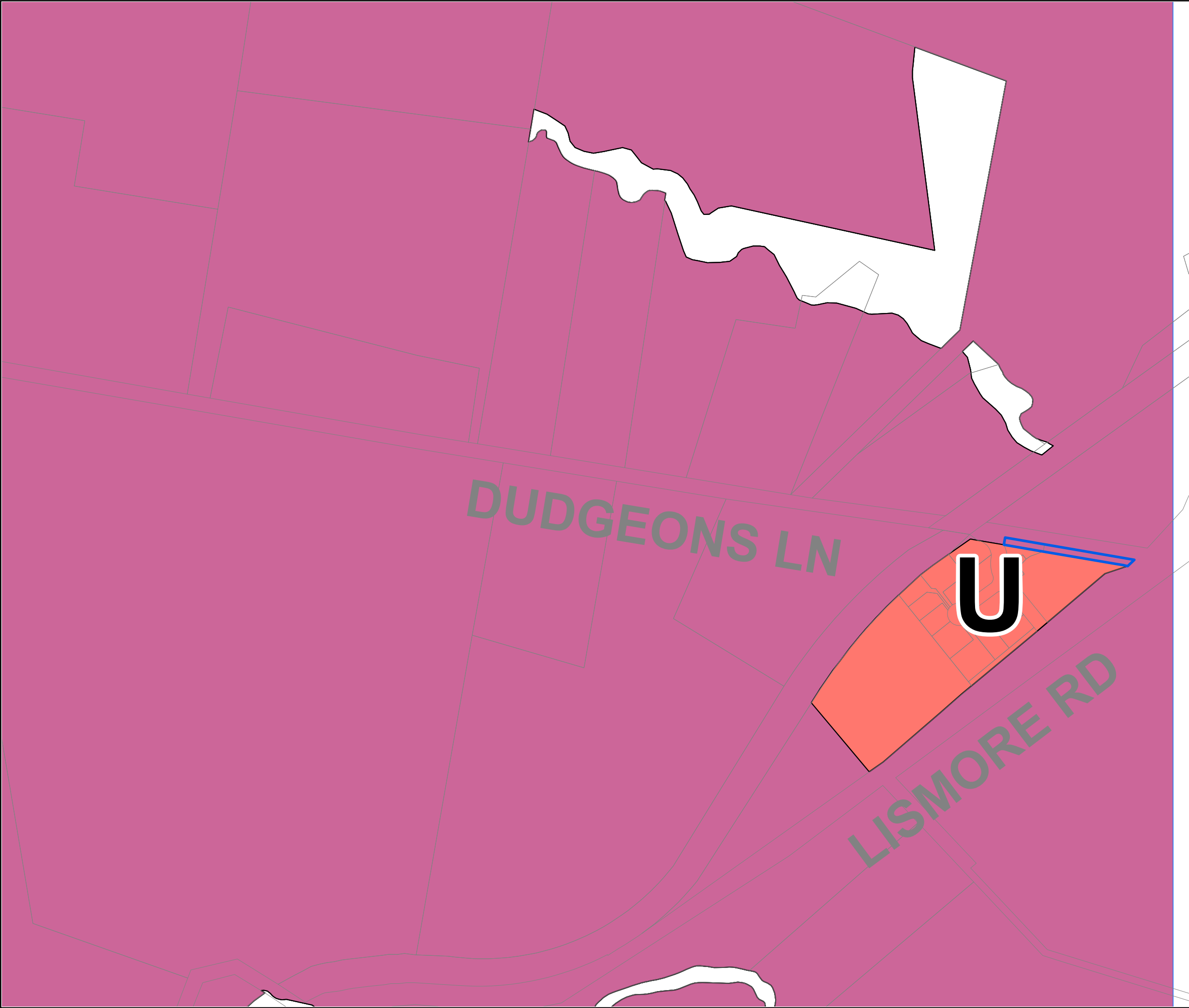


0 800 1,600 Metres

Scale: 1:5,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number: 1350_COM_LSZ_003_080_20230307





Byron Local
Environmental
Plan 2014

Lot Size Map - Sheet LSZ_003
Proposed

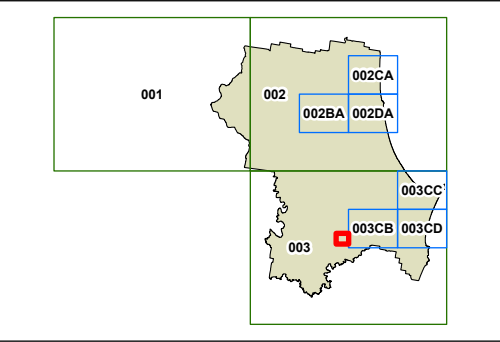
 Subject Site

Minimum Lot Size (sq m)

B	200
D	300
F	400
G	450
I	500
M	600
S	800
U	1000
V1	2000
V2	2500
W	4000
X1	5000
X2	8000
Y1	1ha
Y2	1.5ha
Z1	2ha
Z2	2.5ha
AA	10ha
AB1	20ha
AB2	40ha

Cadastre

 Base data 01/07/1991 © Land and Property
Information (LPI)
Addendum data 07/03/2023 © Byron Shire Council

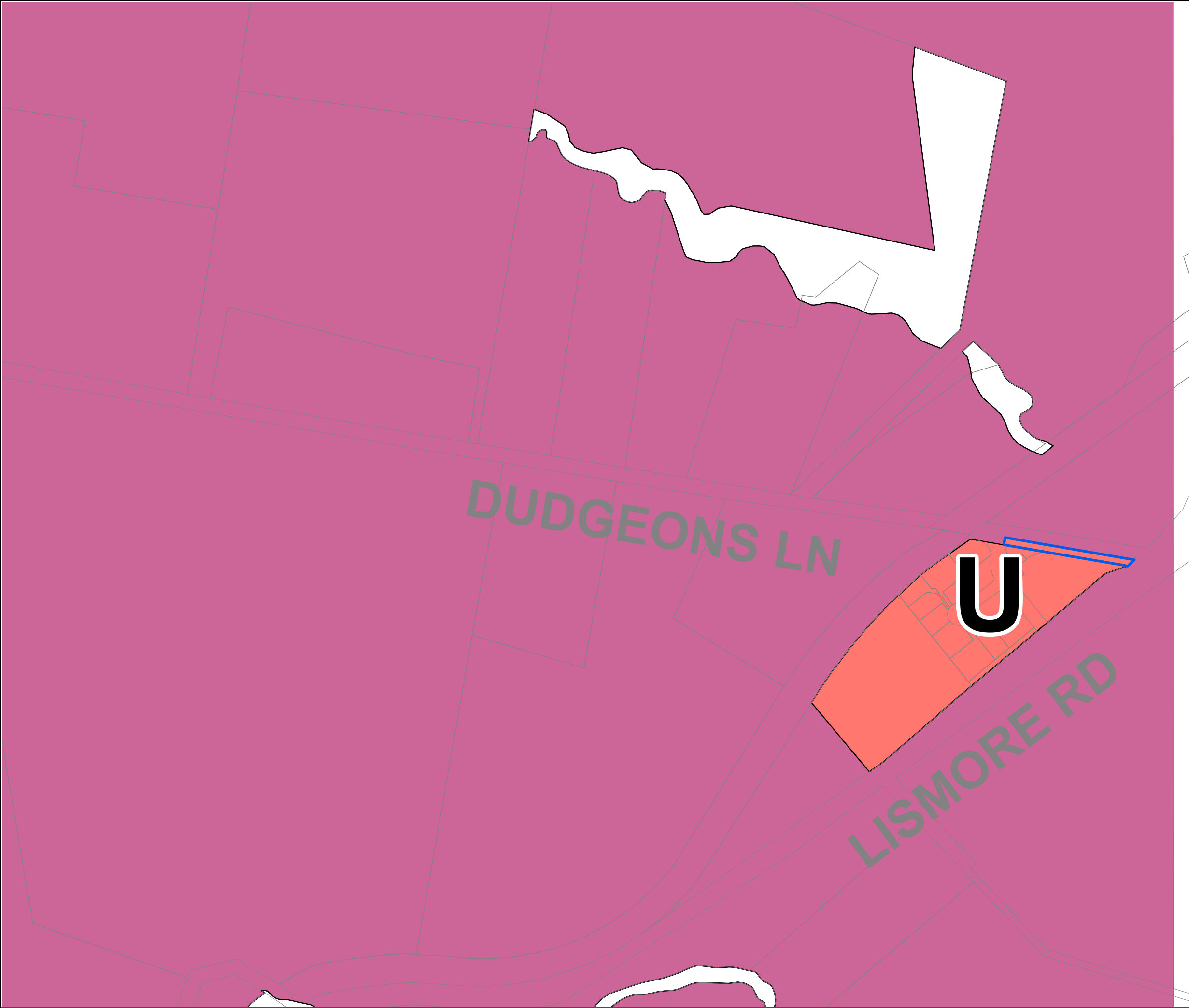


0 800 1,600 Metres

Scale: 1:5,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number: 1350_COM_LSZ_003_080_20230307





Byron Local Environmental Plan 2014

Height of Buildings Map -
Sheet HOB_003
Current

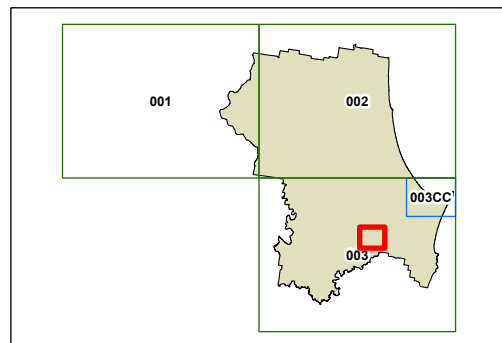
 Subject Site

Maximum Building Height (m)

 9
 11.5

Cadastre

 Base data 01/07/1991 © Land and Property
Information (LPI)
Addendum data 07/03/2023© Byron Shire Council

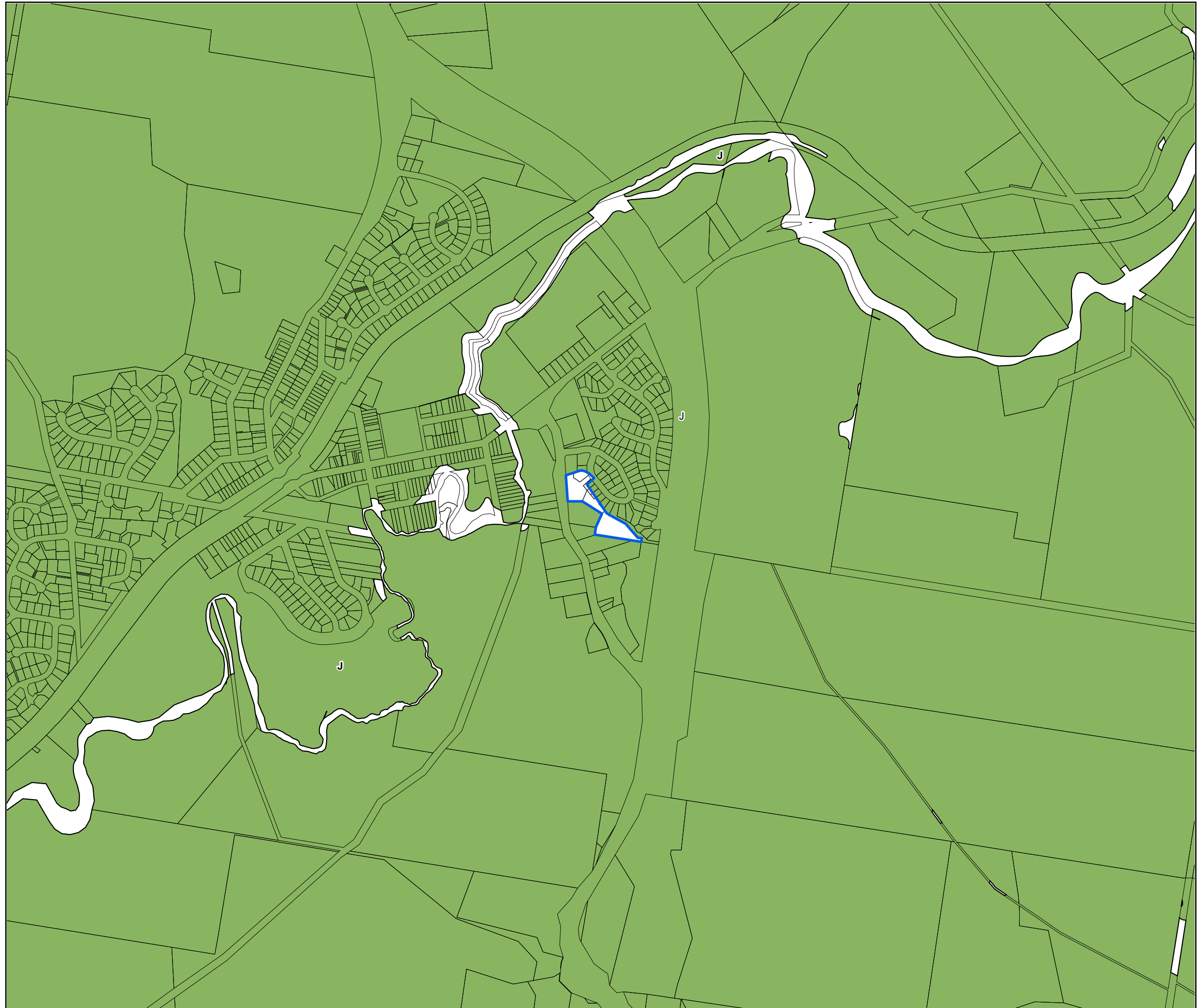


Projection: GDA 1994
MGA Zone 56

0 800 1,600 Metres

Scale: 1:10,000 @ A3

Map identification number: 1350_COM_HOB_003_080_20230307





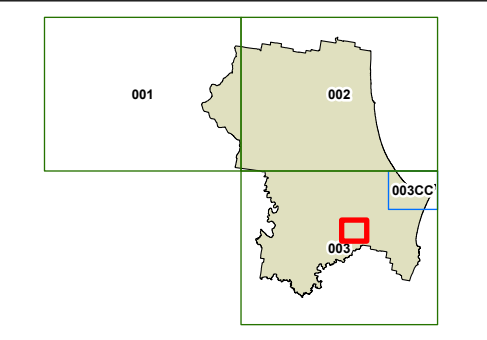
**Byron Local
Environmental
Plan 2014**

Height of Buildings Map -
Sheet HOB_003
Proposed

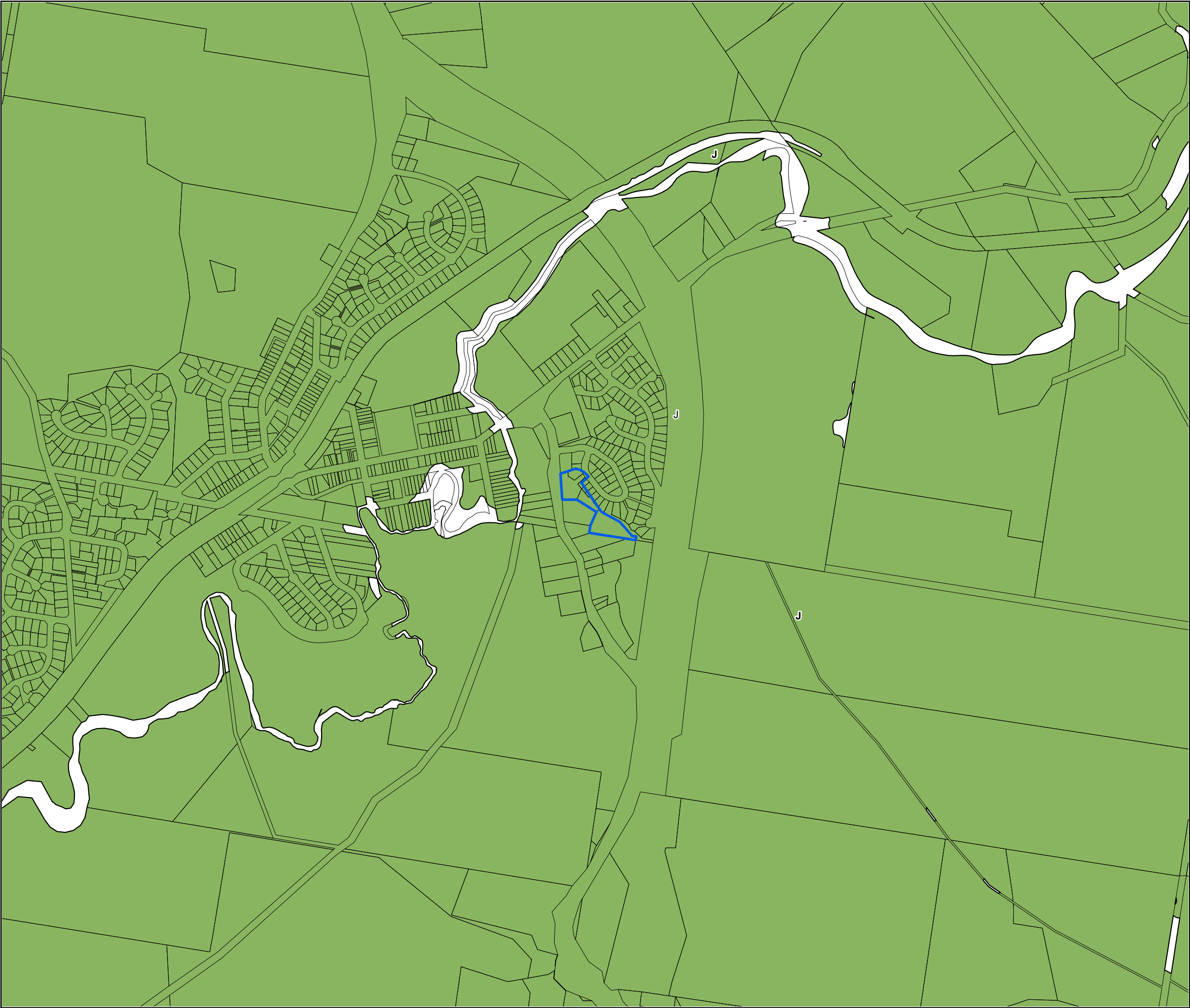
 Subject Site

Maximum Building Height (m)
 9
 11.5

Cadastre
 Base data 01/07/1991 © Land and Property
Information (LPI)
Addendum data 07/03/2023© Byron Shire Council




N
0 800 1,600 Metres
Scale: 1:10,000 @ A3
Projection: GDA 1994
MGA Zone 56
Map identification number: 1350_COM_HOB_003_080_20230307





Byron Local Environmental Plan 2014

Land Zoning Map - Sheet LZN_002B
Current

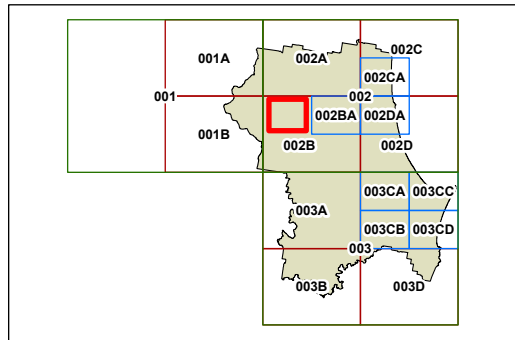
Subject Site

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use
- B7 Business Park
- C1 National Parks and Nature Reserves
- C2 Environmental Conservation
- C3 Environmental Management
- C4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU5 Village
- SP1 Special Activities
- SP2 Infrastructure
- SP3 Tourist
- W1 Natural Waterways
- W2 Recreational Waterways
- DM Deferred Matter

Cadastre

- Base data 01/07/1991 © Land and Property Information (LPI)
- Addendum data 07/03/2023 © Byron Shire Council

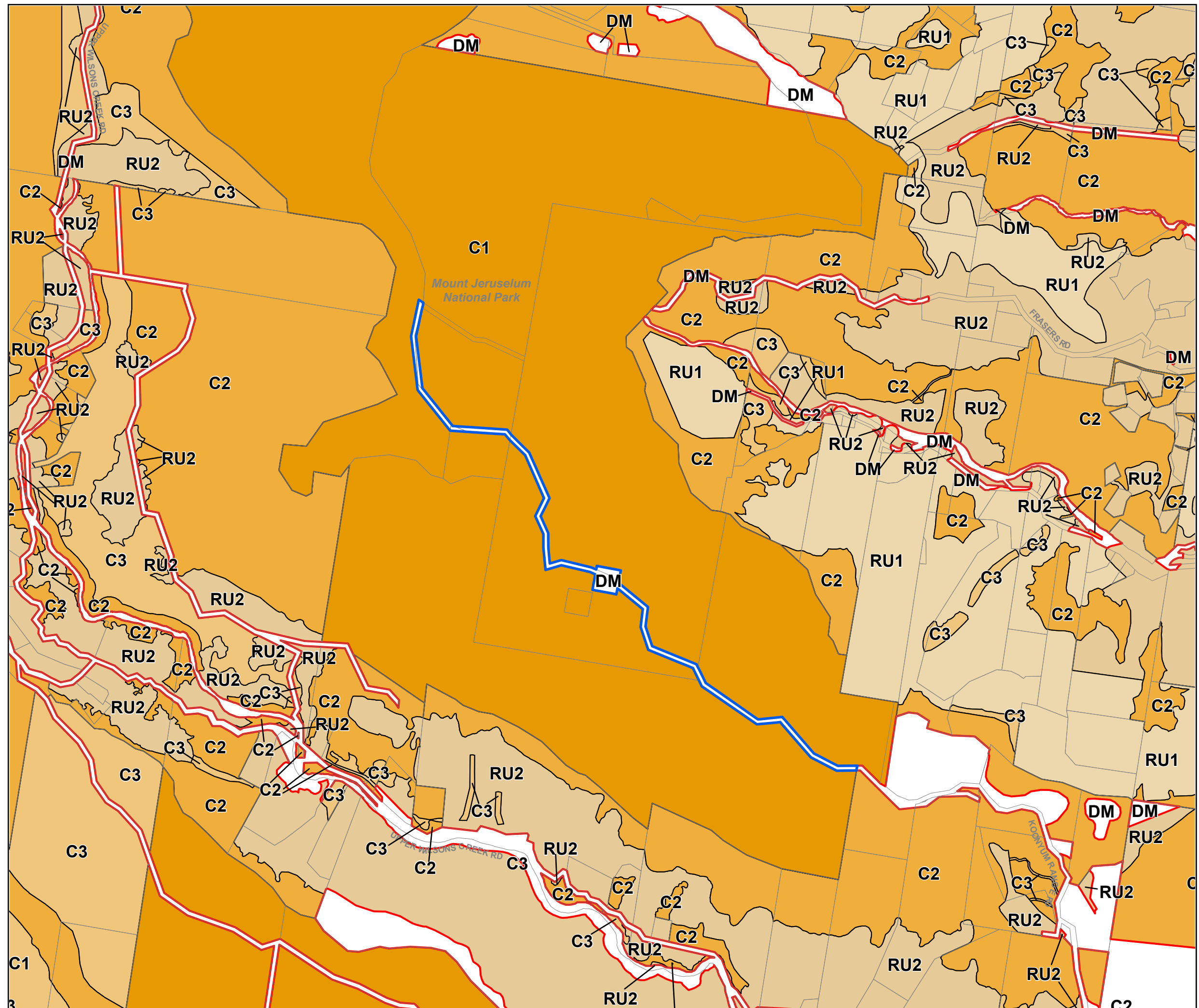


0 400 Metres

Scale: 1:15,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number: 1350_COM_LZN_002B_040_20230307





Byron Local Environmental Plan 2014

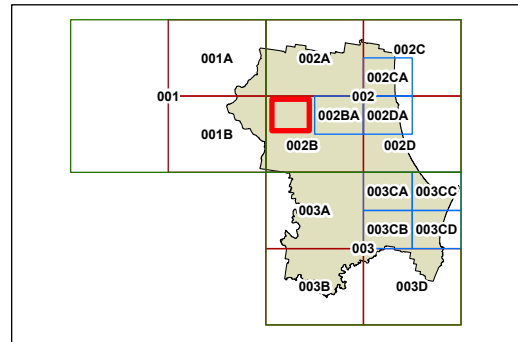
Land Zoning Map - Sheet LZN_002B
Proposed

Subject Site

- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B4 Mixed Use
 - B7 Business Park
 - C1 National Parks and Nature Reserves
 - C2 Environmental Conservation
 - C3 Environmental Management
 - C4 Environmental Living
 - IN1 General Industrial
 - IN2 Light Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R5 Large Lot Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - RU1 Primary Production
 - RU2 Rural Landscape
 - RU5 Village
 - SP1 Special Activities
 - SP2 Infrastructure
 - SP3 Tourist
 - W1 Natural Waterways
 - W2 Recreational Waterways
 - DM Deferred Matter

Cadastre

Base data 01/07/1991 © Land and Property Information (LPI)
Addendum data 07/03/2023 © Byron Shire Council

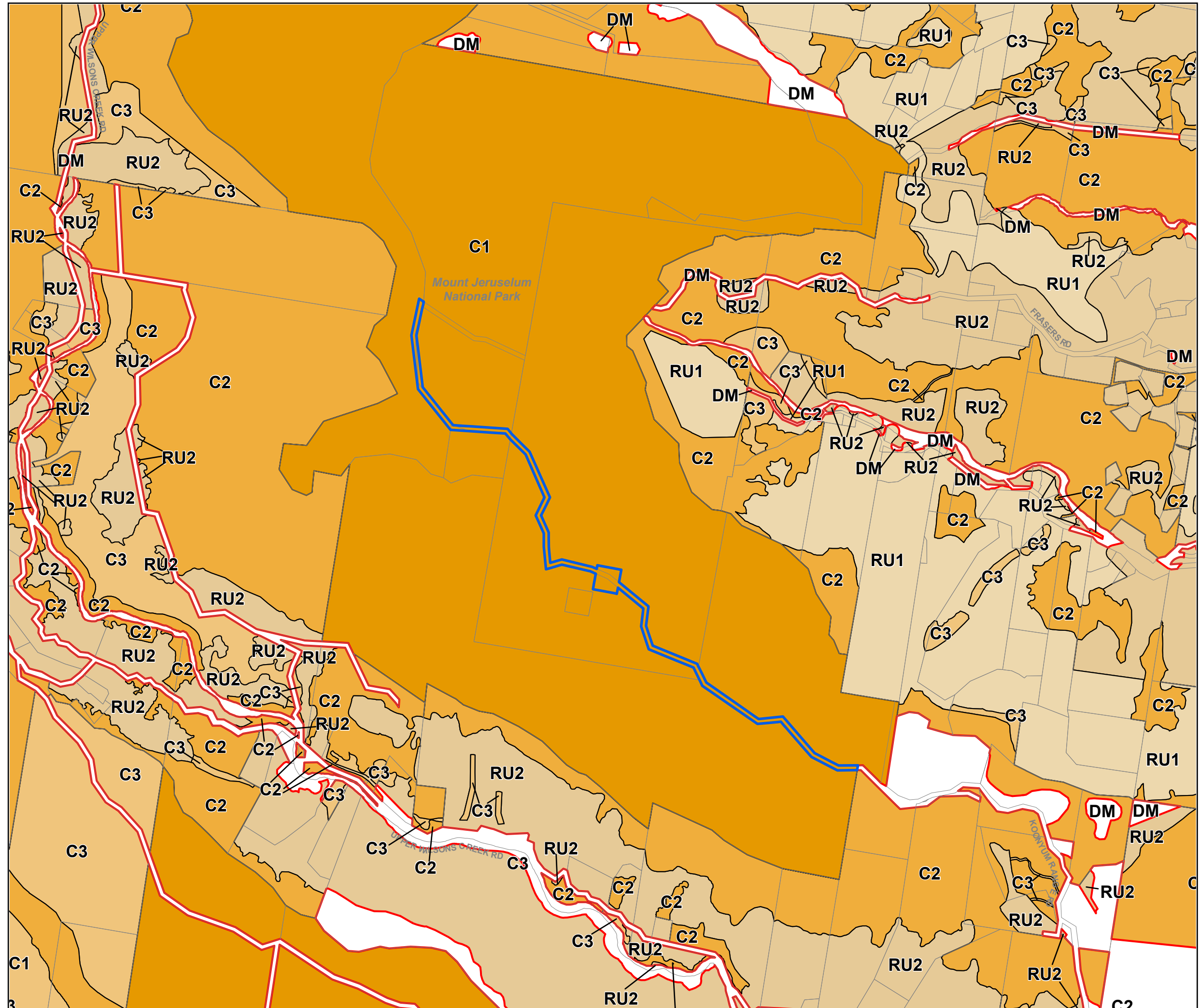


0 400 Metres

Scale: 1:15,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number: 1350_COM_LZN_002B_040_20230307





Byron Local Environmental Plan 2014

Land Zoning Map - Sheet LZN_002C
Current

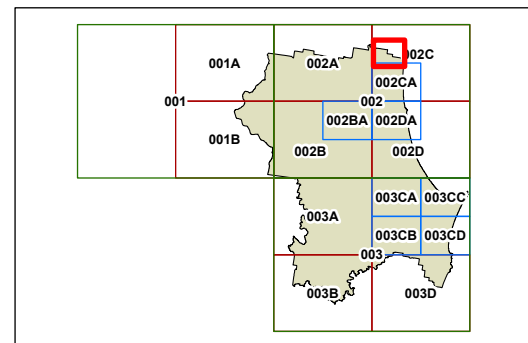
 Subject Site

Zone

- B1** Neighbourhood Centre
- B2** Local Centre
- B4** Mixed Use
- B7** Business Park
- C1** National Parks and Nature Reserves
- C2** Environmental Conservation
- C3** Environmental Management
- C4** Environmental Living
- IN1** General Industrial
- IN2** Light Industrial
- R2** Low Density Residential
- R3** Medium Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU1** Primary Production
- RU2** Rural Landscape
- RU5** Village
- SP1** Special Activities
- SP2** Infrastructure
- SP3** Tourist
- W1** Natural Waterways
- W2** Recreational Waterways
- DM** Deferred Matter

Cadastre

-  Base data 01/07/1991 © Land and Property Information (LPI)
- Addendum data 07/03/2023 © Byron Shire Council



0

400 Metres

Scale: 1:12,500 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number: 1350_COM_LZN_002C_040_20230307

TWEED LGA

RU1

DM

SP2
Classified
road

RU2

RU1

DM

RU2

DM

RU1

RU2

RU1

RU2

RU2

DM

RU2

C2

C1

Billinudgel
Nature Reserve



Byron Local Environmental Plan 2014

Land Zoning Map - Sheet LZN_002C
Proposed

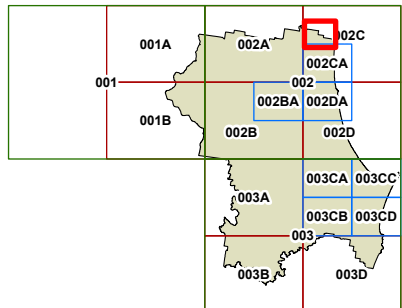
☐ Subject Site

Zone

- | | |
|-----|------------------------------------|
| B1 | Neighbourhood Centre |
| B2 | Local Centre |
| B4 | Mixed Use |
| B7 | Business Park |
| C1 | National Parks and Nature Reserves |
| C2 | Environmental Conservation |
| C3 | Environmental Management |
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| W1 | Natural Waterways |
| W2 | Recreational Waterways |
| DM | Deferred Matter |

Cadastre

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Information (LPI)
Addendum data 07/03/2023 © Byron Shire Council



Projection: GDA 1994
MGA Zone 56

0

Scale: 1:12,500 @ A3

Map identification number: 1350_COM_LZN_002C_040_20230307

TWEED LGA

RU1

RU2

RU1

DM

C1

SP2
Classified
road

RU2

RU1

RU2

C1

Billinudgel Nature Reserve



Byron Local Environmental Plan 2014

Land Zoning Map - Sheet LZN_002CA
Current

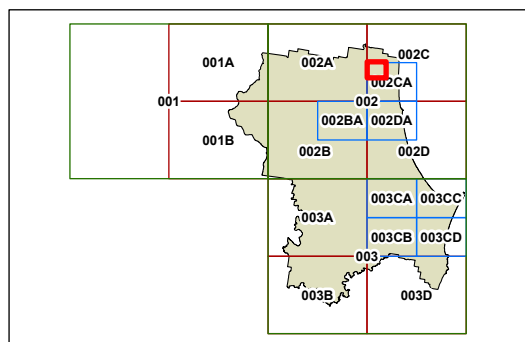
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Zone

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- B7 Business Park
- C1 National Parks and Nature Reserves
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- C3 Environmental Management
- C4 Environmental Living
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- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU5 Village
- SP1 Special Activities
- SP2 Infrastructure
- SP3 Tourist
- W1 Natural Waterways
- W2 Recreational Waterways
- DM Deferred Matter

Cadastre

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- Addendum data 07/03/2023 © Byron Shire Council

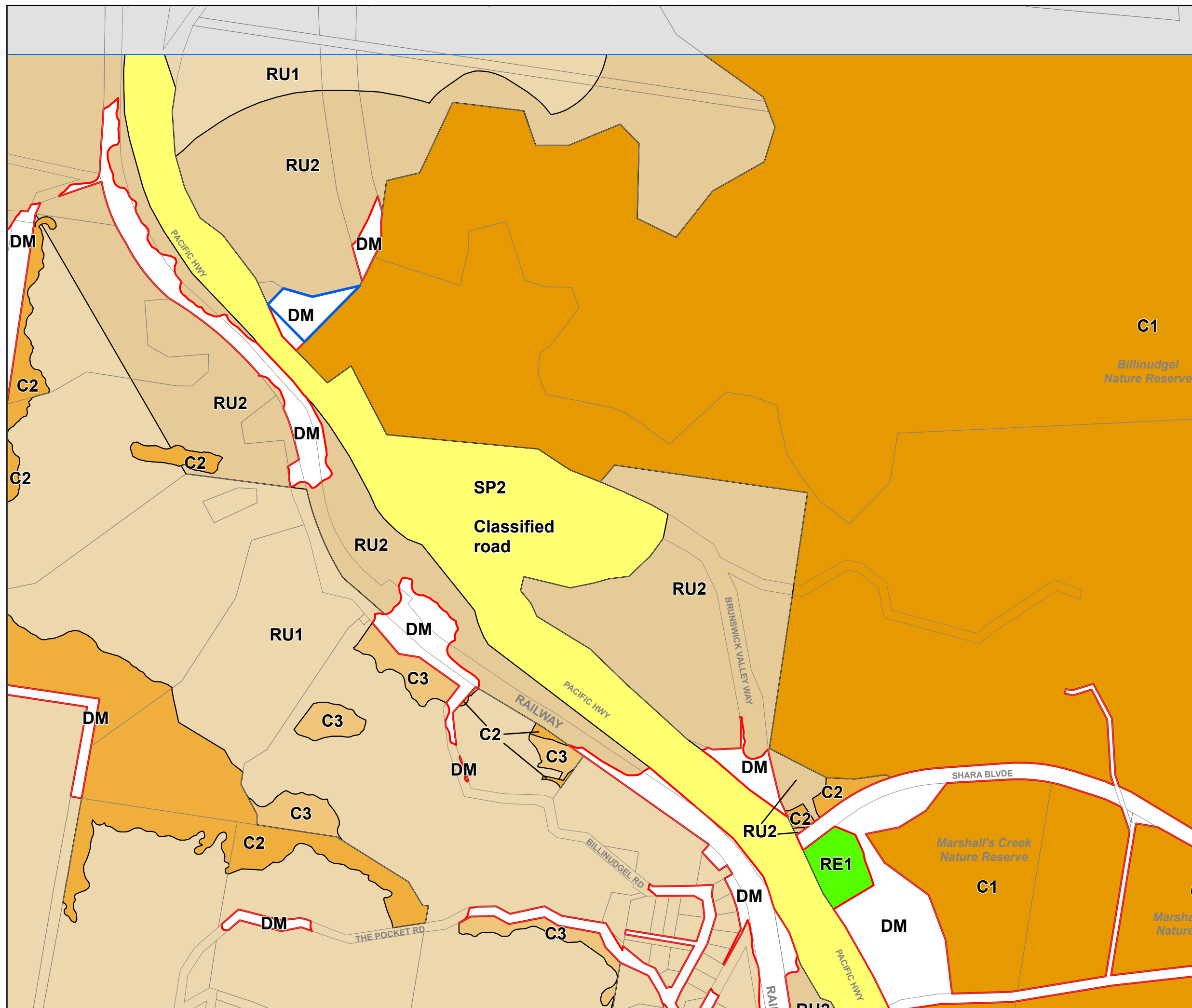


0 200 Metres

Scale: 1:7,500 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number: 1350_COM_LZN_002CA_020_20230307





Byron Local Environmental Plan 2014

Land Zoning Map - Sheet LZN_002CA
Proposed

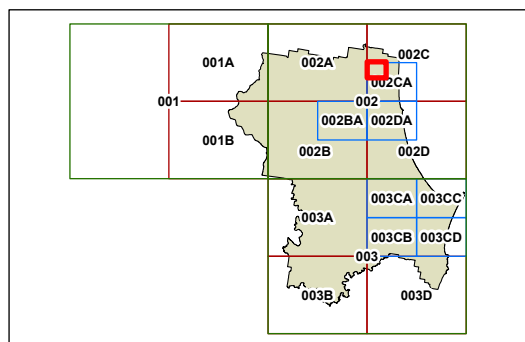
Subject Site

Zone

- B1 Neighbourhood Centre
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0 200 Metres

Scale: 1:7,500 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number: 1350_COM_LZN_002CA_020_20230307

