

CANTERBURY- BANKSTOWN COUNCIL

BAYSIDE COUNCIL

SUTHERLAND SHIRE COUNCIL



## Comparison of the Existing and Proposed FSPA in GRLEP

04/11/2024

### Legend

 Cadastre

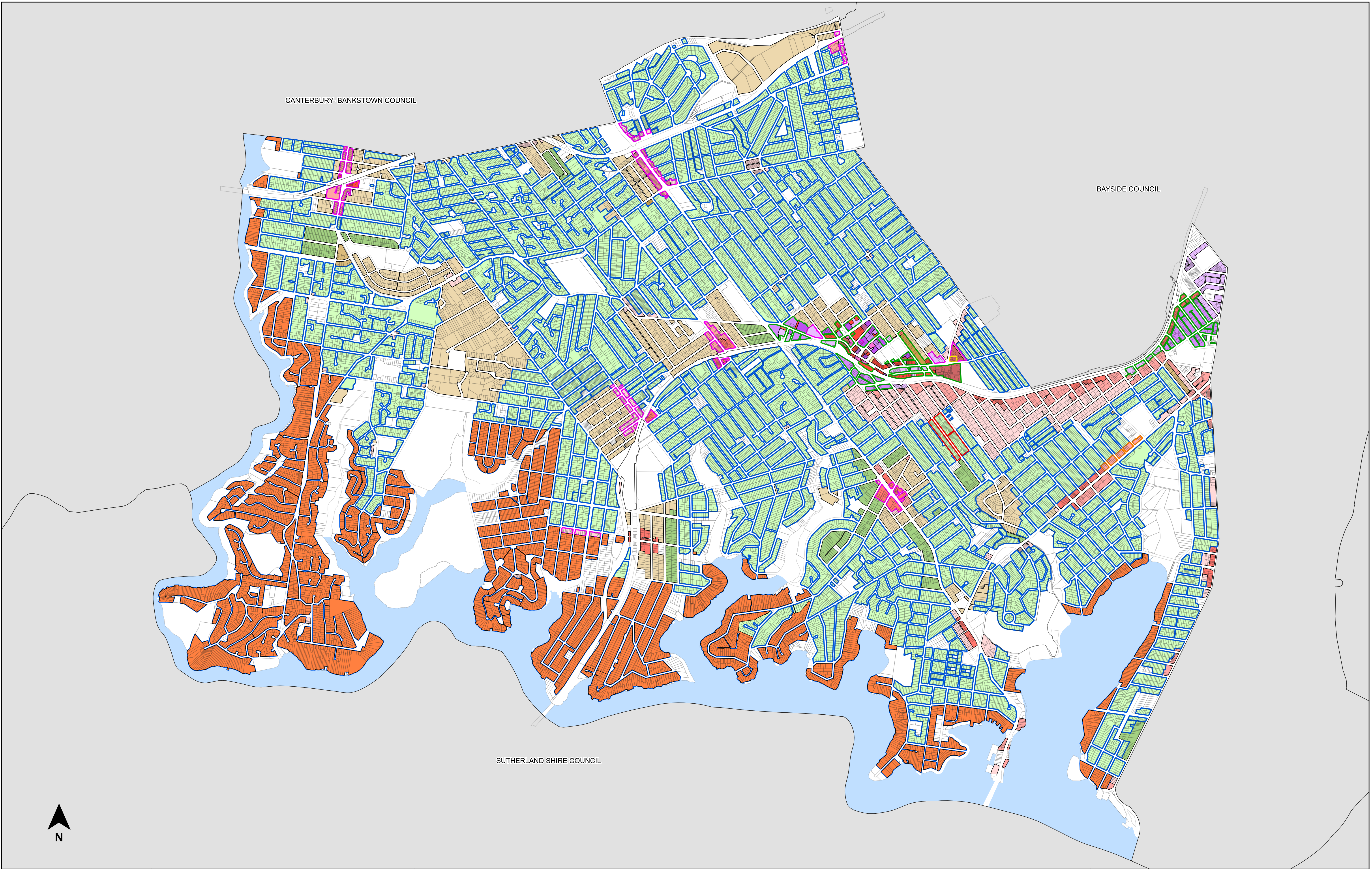
 Ethos Urban FSPA

 Foreshore Scenic Protection Area

 LGA Neighbours

Disclaimer: This map has been produced with the most current information available to Georges River Council, including information supplied from external sources. Georges River Council is not responsible for errors or inaccuracies in the data provided. Information in this map is subject to copyright.





# Extent of Area 7 on the FSR Map

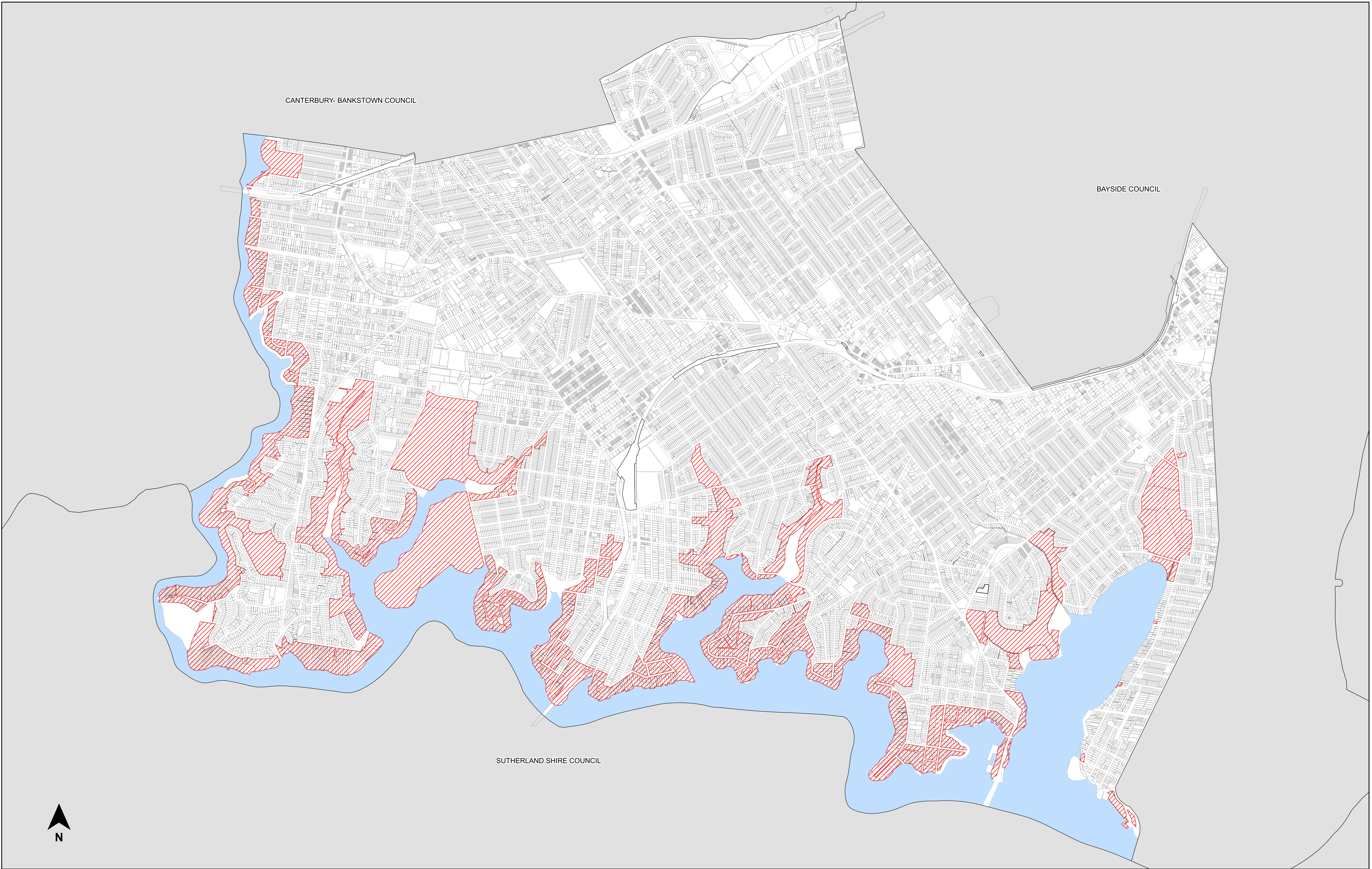
04/11/2024

## Legend

Floor Space Ratio		N	1	R	1.4	T1	2	U2	2.8	W2	3.6	Z1	5	AB	7
E	0.55	P	1.2	S1	1.5	T2	2.2	V	3	X	4	Z2	5.5	AD	9
H	0.7	Q	1.3	S2	1.8	U1	2.5	W1	3.5	Y	4.5	AA	6		
														AREA 1 - Refer to clause 4.4A	
														AREA 2 - Refer to clause 4.4A	
														AREA 3 - Refer to clause 4.4A	
														AREA 4 - Refer to clause 4.4B	
														AREA 5 - Refer to clause 4.4B	
														AREA 6 - Refer to clause 4.4	
														Cadastre	
														Area 7	
														LGA Neighbours	
														Water	

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**Extent of Proposed FSPA**

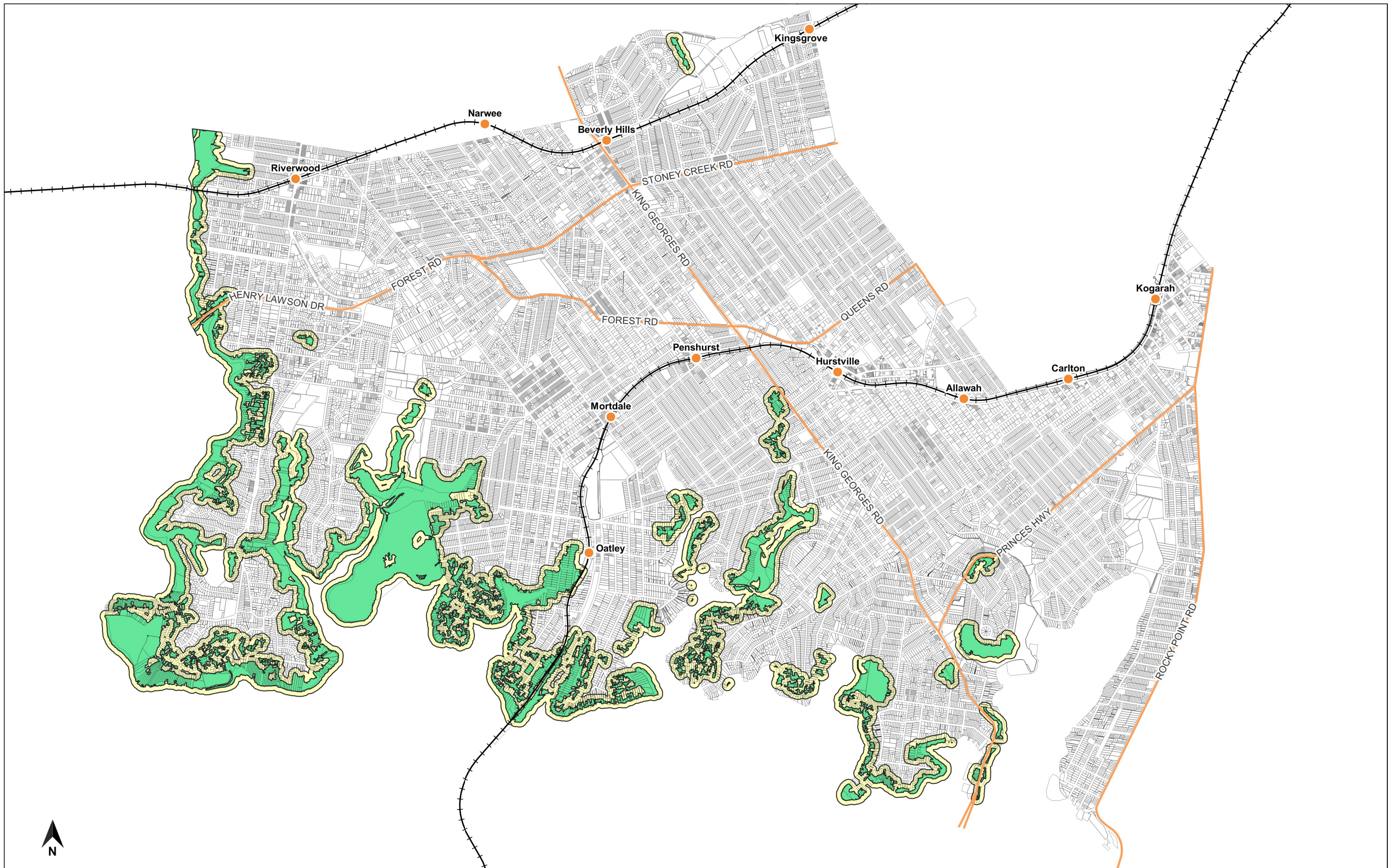
04/11/2024

**Legend**

- |  |  |
|--|--|
|  Cadastre         |  LGA Neighbours |
|  Ethos Urban FSPA |  |

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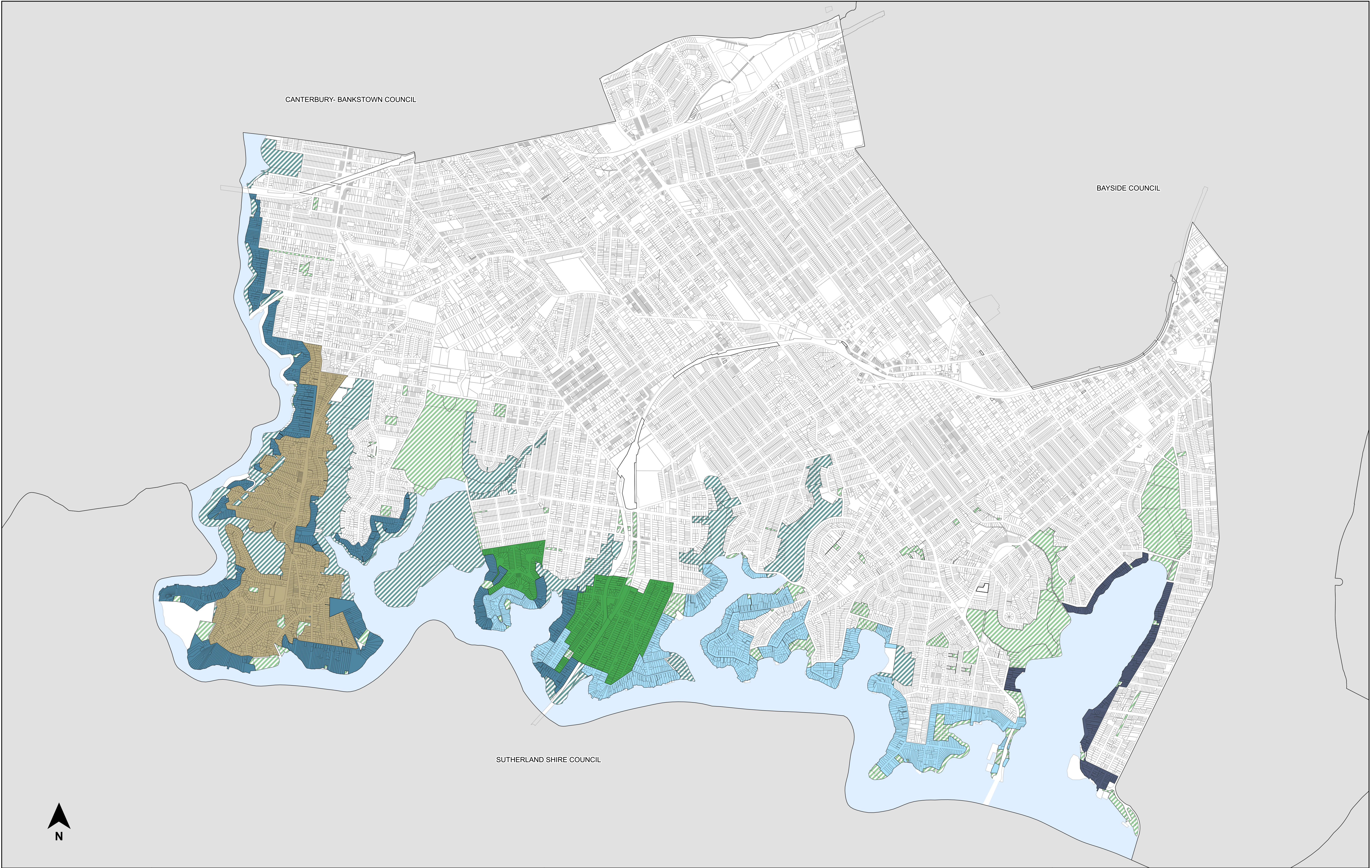




**Legend**

- |   |   |   |
|---|---|---|
| <span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span> Draft Terrestrial Biodiversity          | <span style="display:inline-block; width:20px; border-bottom:2px solid black; position:relative; top:-2px;"><span style="position:absolute; left:-5px; top:50%; transform:translateY(-50%);">+</span><span style="position:absolute; right:-5px; top:50%; transform:translateY(-50%);">+</span></span> Railway Line | <span style="display:inline-block; width:10px; height:10px; background-color:orange; border-radius:50%;"></span> Railway Stations |
| <span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span> Draft Terrestrial Biodiversity (40m buffer) | <span style="display:inline-block; width:20px; border-bottom:2px solid orange;"></span> State Roads   |   |





**Extent of Proposed UCAs**

04/11/2024

**Legend**

FSPA Character Areas 2023	River Edge - Naturalistic	Naturalistic	Cadastre	Water
Garden Suburban - Naturalistic	River Edge - Semi Naturalistic	Semi Naturalistic	LGA Neighbours	
Bush Suburban	River Edge - Contemporary			

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