

95 COOBY ROAD Indicative Zoning Plan

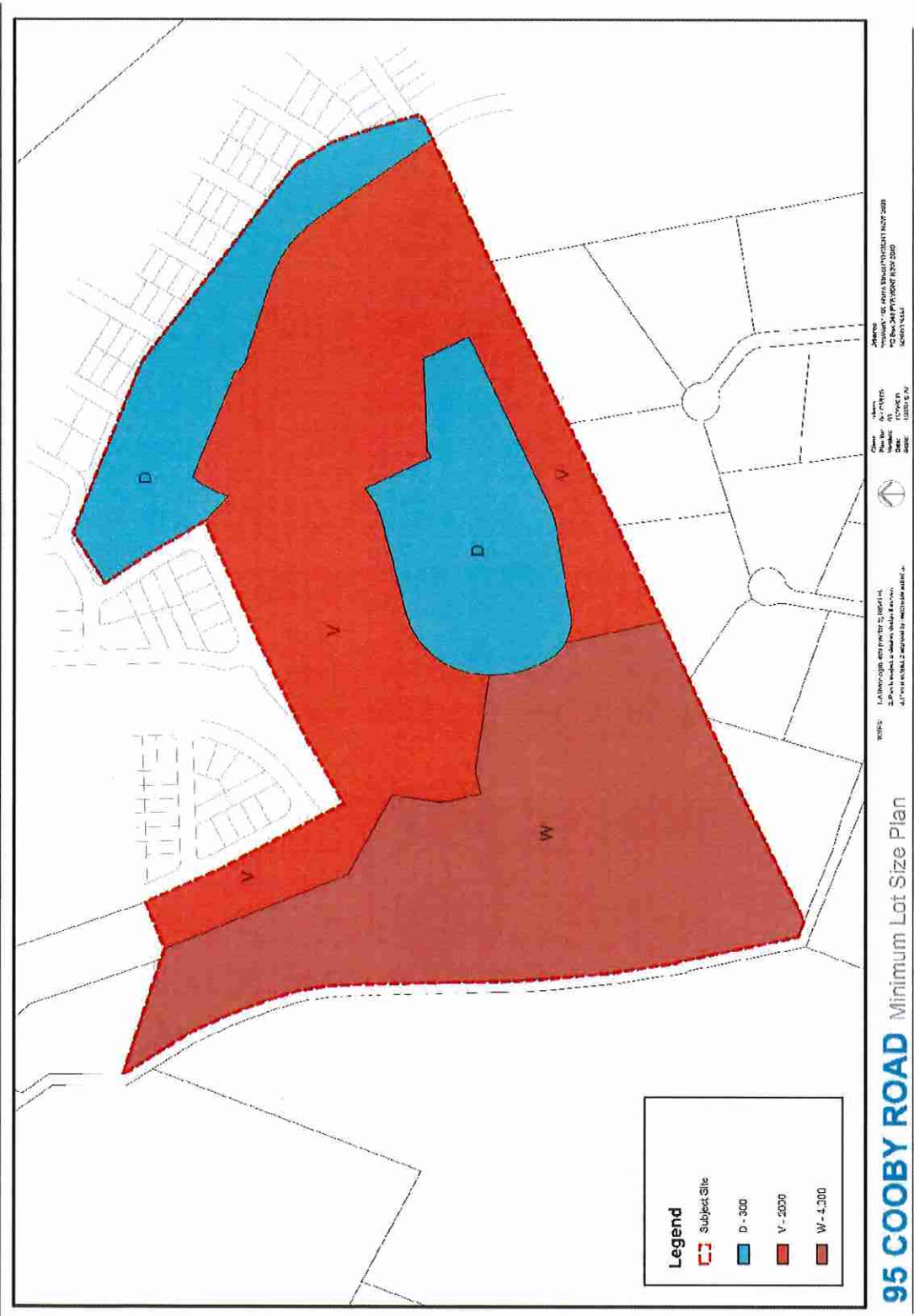
Legend

- Subject Site
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- R2 Low Density
- R5 Large Lot

urbanco

Project: 95 Cooby Road
 Date: 10/10/2023
 Version: 1.0
 Author: Urbanco
 Reviewer: Urbanco
 Status: Draft

Figure 19: Proposed Lot Size Mapping





Minimum Lot Size Mapping

This Planning Proposal seeks Council support to provide a range of lot sizes over the subject land, which reflect the adopted lot size regime for the adjoining residential land in the adjoining residential areas.

The amended mapping includes the following minimum lot size areas:

- R2 Low Density Zoned land = 300m².
- R5 Large Lot Zoned land = 2,000m².
- E4 Environmental Living Zoned land surrounding the plateau = 2,000m².
- E4 Large Lot along Cooby Road = ~~Average of 10,000m²~~ 4000m²

Detailed plans showing the proposed LEP Lot Size mapping are shown in Figure 11 below.

Additional Local Provisions Clause

As discussed with Council staff during the meeting on 13 September, an additional Local Provisions Clause is proposed to be inserted as Clause 6.15 of SLEP 2013 to restrict the number of allotments along the Cooby Road Frontage.

The clause is proposed to read as follows:

6.15 Development of land at 95 – 105 Cooby Road, Tullimbar

(1) This clause applies to the land napped with a minimum lot size of 4,000m² at 95 - 105 Cooby Road, Tullimbar, being Lot 2, DP 1191252, identified as "6.15" on the Local Clauses Map.

(2) Despite clause 4.1, development consent must not be granted to create more than eight (8) allotments along the Cooby Road frontage.

Height of Buildings Mapping

The Shellharbour LEP Minimum Height of Buildings Map prescribes a maximum building height of 9m over the site.

This Planning Proposal maintains the 9.5m maximum building height for the subject land.

Detailed plans showing the proposed LEP Height of Buildings mapping are shown in Figure 12 below.