

Attachment C – Proposed written provisions and LEP maps

Proposed Clause 4.3A Exceptions to heights of buildings

(3) Repealed

(4) Repealed

Proposed Clause 4.4A Exceptions to floor space ratio

Require a minimum of non-residential FSR of 8:1 through the inclusion of a site-specific provision and identification of the site as 'Area 15' on the FSR map.

Note: 'Area 15' has been allocated in 4.4A (24).



Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B7 Business Park
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure

Figure 1: Land zoning map LZN_004 – **no change** (source: NSW Legislation)

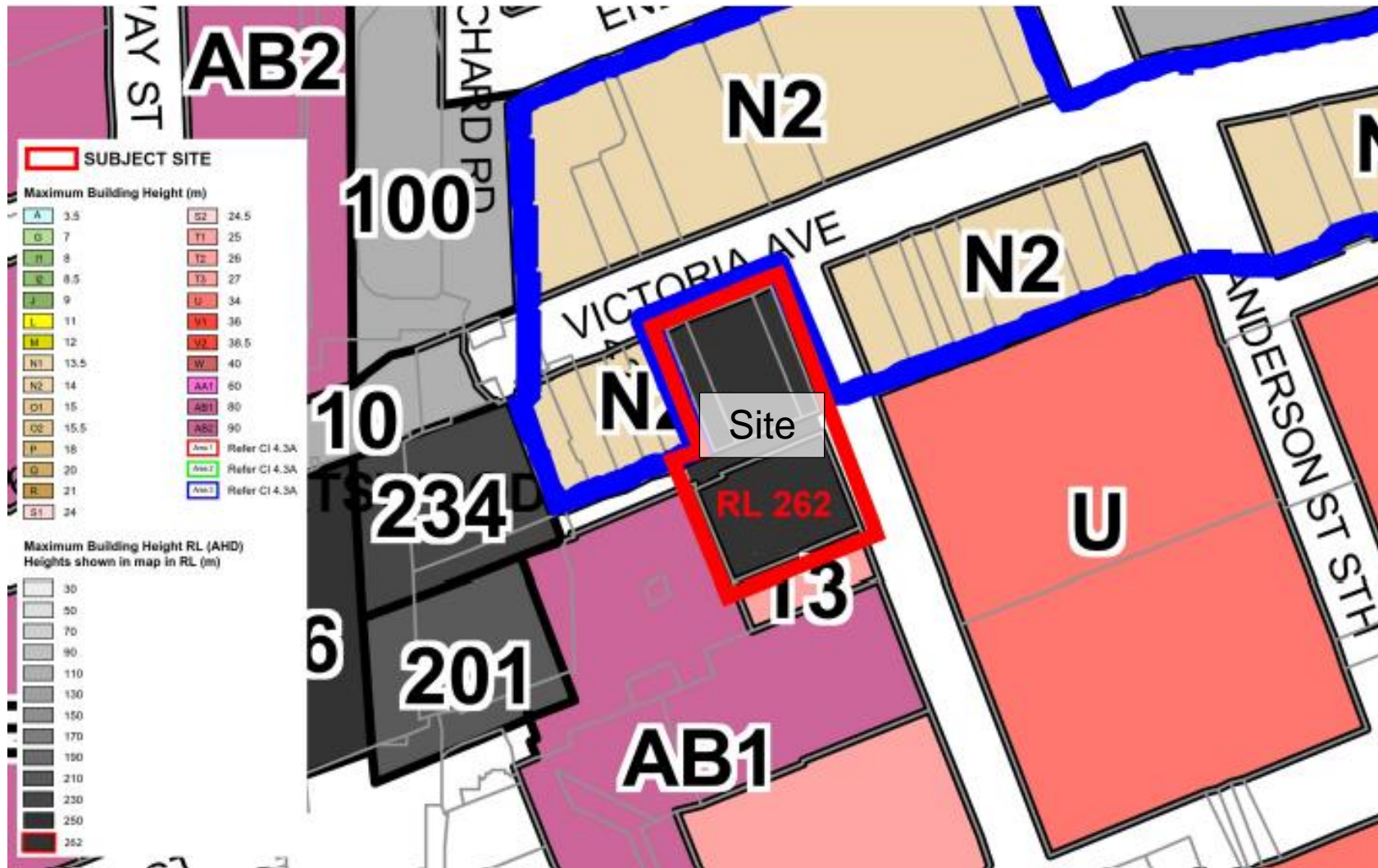


Figure 2: Proposed maximum height of buildings map HOB_004 (source: Mirvac Design)

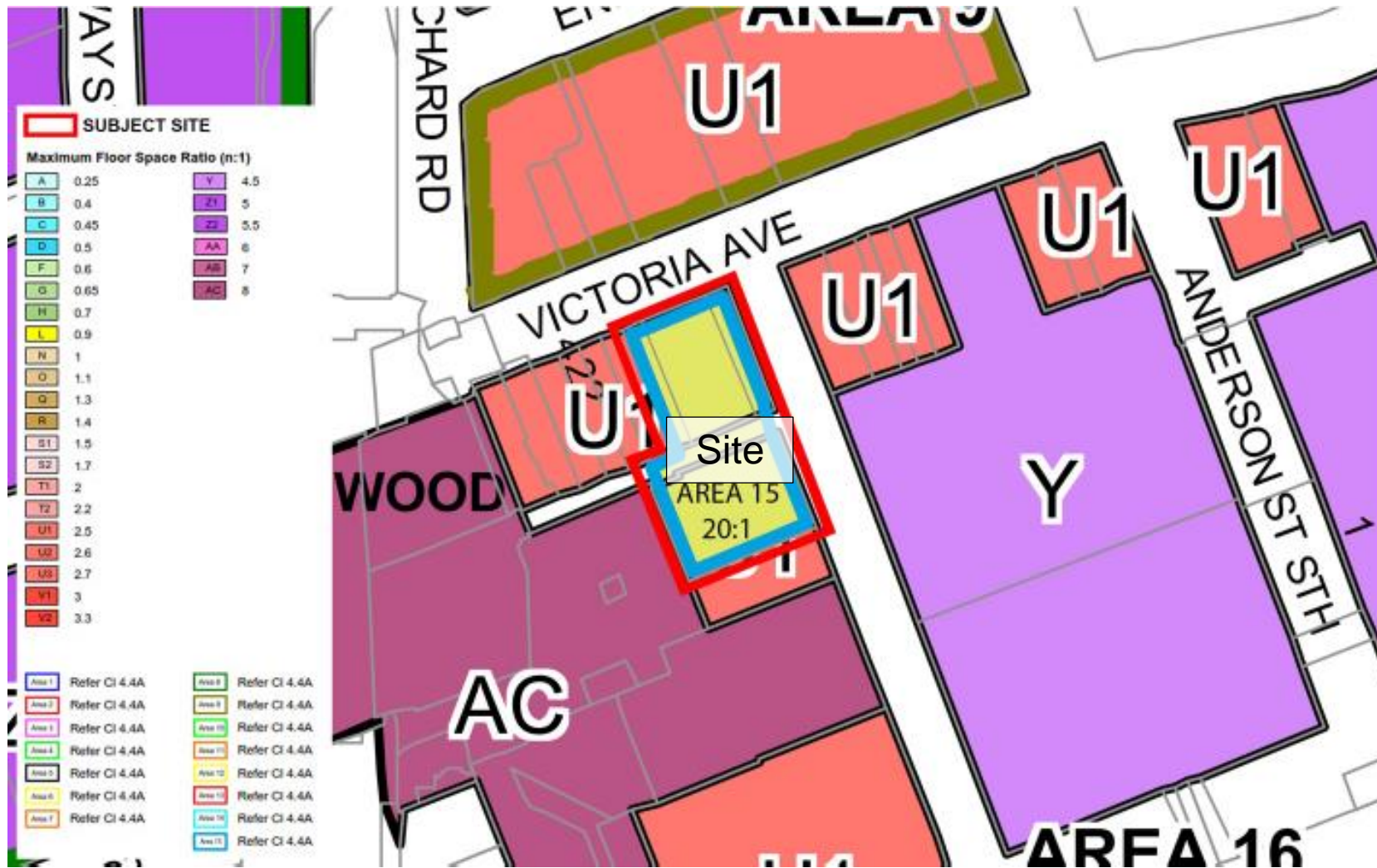


Figure 3: Proposed maximum height of buildings map HOB_004 (source: Mirvac Design)



Figure 4: Proposed special provisions map SPA_004 (source: Mirvac Design)