Rezoning Review – Briefing Report

(PP-2021-6179)

Zone

B2 Local Centre

B4 Mixed Use B6 Enterprise Corridor

IN2 Light Industrial

RE1 Public Recreation

RE2 Private Recreation

SP2 Infrastructure

DM Deferred Matter

Cadastre

Commercial Core

Attachment 4 – Existing and proposed maps



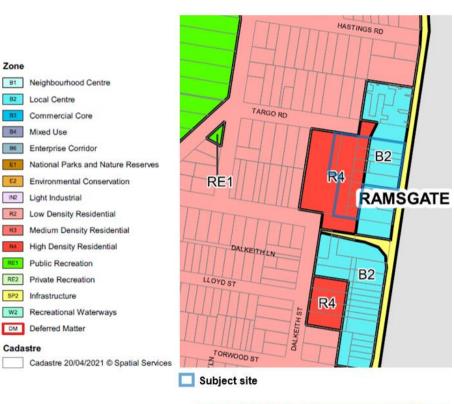


Figure 1. Current Land **Use Zoning**

(Source: Extract from Georges River Local Environmental Plan 2021, Zoning Map Sheet LZN_011)

Project Boundary B2 Local Centre B4 Mixed Use SP2 Infrastructure R4 High Density Residential R3 Medium Density Residential R2 Low Density Residential **RE1** Low Density Residential

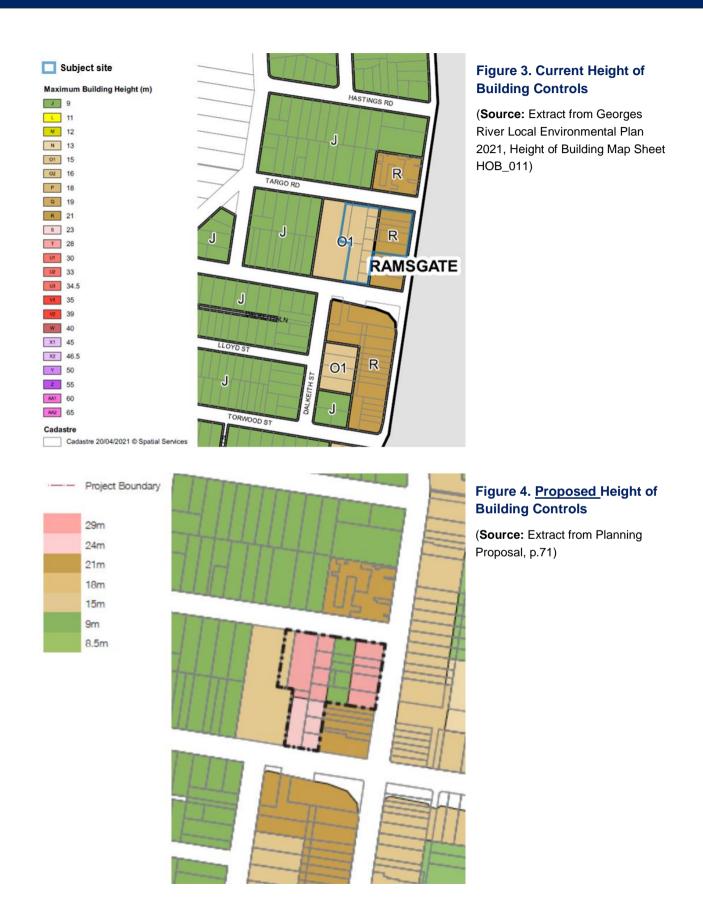
Figure 2. Proposed Land Use Zoning

(Source: Extract from Planning Proposal, p.69)

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Attachment 4 - Existing and proposed maps



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Attachment 4 – Existing and proposed maps



Subject site Maximum Floor Space Ratio (n:1) E 0.55 н 0.7 N 1 P 1.2 HASTINGS RD Q 1.3 R 1.4 Sheet FSR_011) S1 1.5 E \$2 1.8 T1 2 REA 1 12 2.2 UH 2.5 **U**1 TARGO RD U2 2.8 ¥ 3 W1 3.5 E wz 3.6 × 4 U1 S ¥ 4.5 AREA Z1 5 RAMSGATE 22 5.5 AA 6 AD 9 AREA 1 - Refer to clause 4.4A AREA 2 - Refer to clause 4.4A AREA 3 - Refer to clause 4.4B AREA 4 - Refer to clause 4.4B AREA 5 - Refer to clause 4.4B

U1

S1

Figure 5. Current Floor **Space Ratio Controls**

(Source: Extract from Georges River Local Environmental Plan 2021, Floor Space Ratio Map

Cadastre

Cadastre 20/04/2021 @ Spatial Services

RFA

AREA 6 - Refer to clause 4.48

 Project Boundary
3.6:1
2.5:1
2:1
1.5:1
1:1
0.55:1
0.5:1



Figure 6. Proposed Floor Space **Ratio Controls**

(Source: Extract from Planning Proposal, p.72)