

Rezoning Review – Briefing Report

(PP-2021-6179)

Attachment 4 – Existing and proposed maps

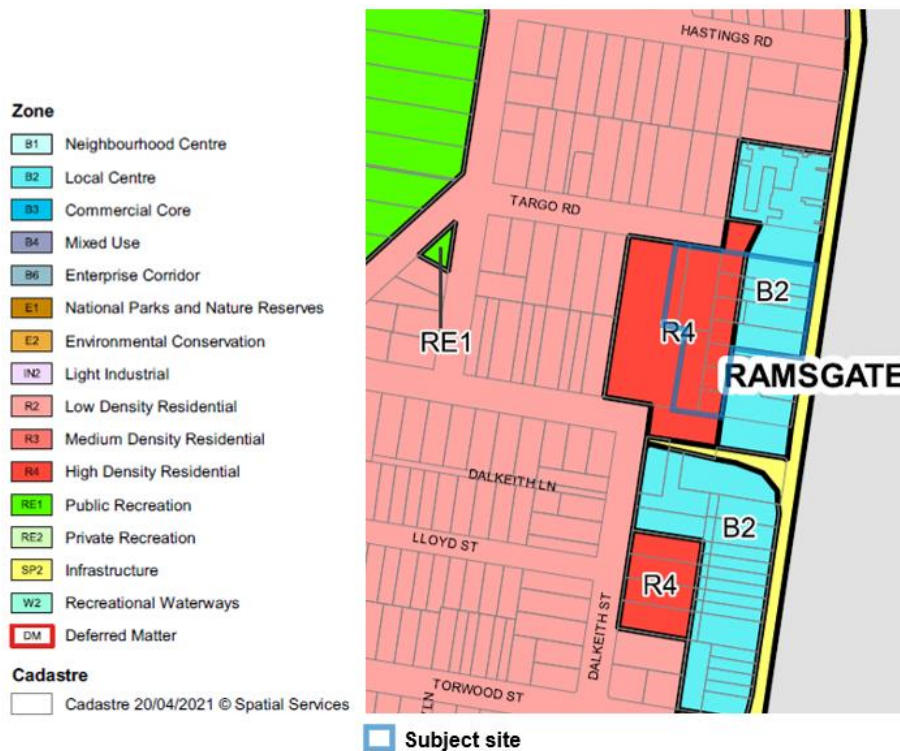


Figure 1. Current Land Use Zoning

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

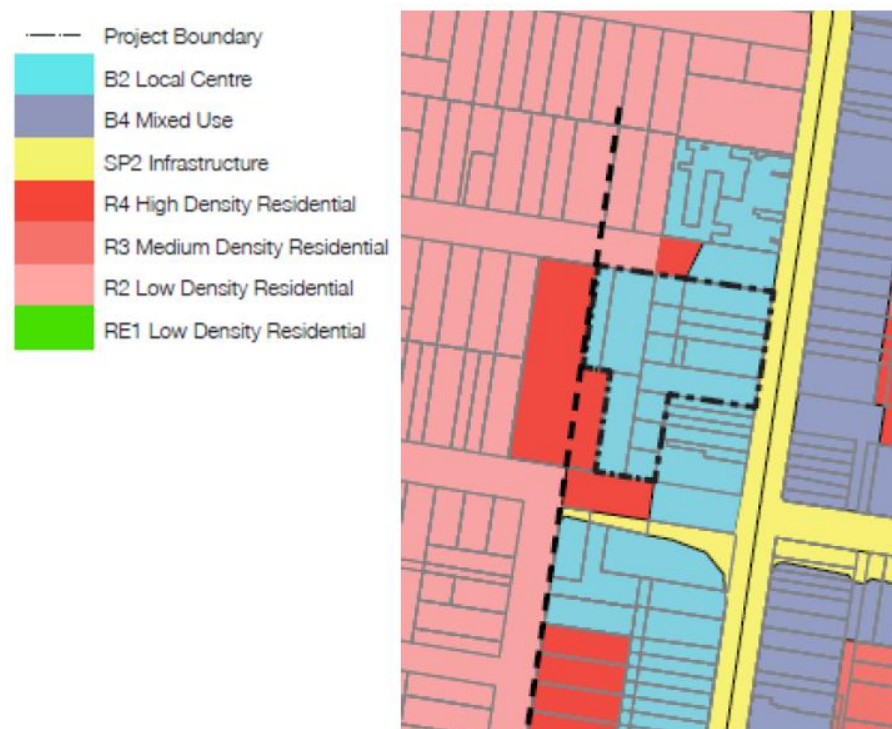


Figure 2. Proposed Land Use Zoning

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

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Figure 3. Current Height of Building Controls

(Source: Extract from Georges River Local Environmental Plan 2021, Height of Building Map Sheet HOB_011)



Figure 4. Proposed Height of Building Controls

(Source: Extract from Planning Proposal, p.71)

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Attachment 4 – Existing and proposed maps

Subject site

Maximum Floor Space Ratio (n:1)

E	0.55
H	0.7
N	1
P	1.2
Q	1.3
R	1.4
S1	1.5
S2	1.8
T1	2
T2	2.2
U1	2.5
U2	2.8
V	3
W1	3.5
W2	3.6
X	4
Y	4.5
Z1	5
Z2	5.5
AA	6
AD	9
AREA1	AREA 1 - Refer to clause 4.4A
AREA2	AREA 2 - Refer to clause 4.4A
AREA3	AREA 3 - Refer to clause 4.4B
AREA4	AREA 4 - Refer to clause 4.4B
AREA5	AREA 5 - Refer to clause 4.4B
AREA6	AREA 6 - Refer to clause 4.4B

Cadastrate

 Cadastrate 20/04/2021 © Spatial Services

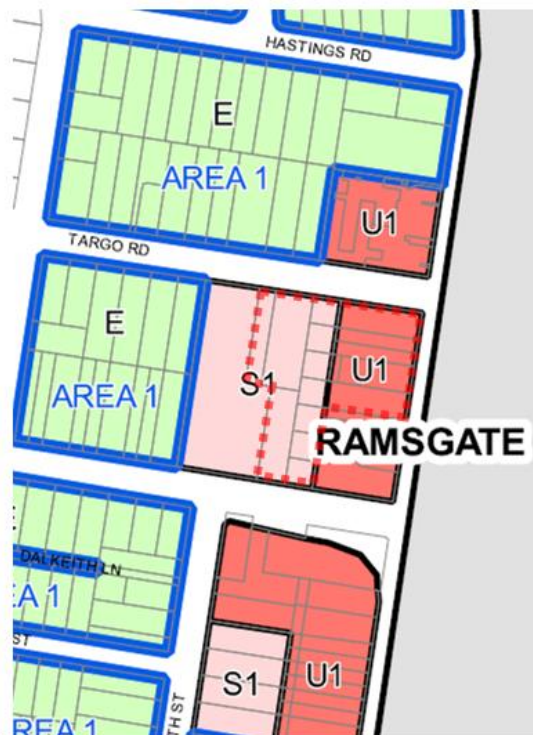


Figure 5. Current Floor Space Ratio Controls

(Source: Extract from Georges River Local Environmental Plan 2021, Floor Space Ratio Map Sheet FSR_011)

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)