

Extract of Planning Proposal relating to Amendment No. 6

PART 1: OBJECTIVES or INTENDED OUTCOMES

This item seeks to make minor amendments to various Eurobodalla LEP 2012 maps to correct anomalies which have occurred during the finalisation of the maps for the LEP prior to their publication.

PART 2: EXPLANATION of PROVISIONS

No.	Amendment applies to	Explanation of provisions	Map changes
6	Map	Apply height of building and lot size controls to a number of the lots rezoned and reclassified in LEP Amendment No. 3, as this was unintentionally omitted from Amendment No 3.	Height of Buildings Map Lot Size Map See Attachment for details

PART 3: JUSTIFICATION

Section A – NEED for the PLANNING PROPOSAL

The planning proposal is not the result of any strategic study or report. The amendments have been identified by Council staff and are considered minor in nature. The amendments ensure appropriate development standards apply to land recently rezoned and reclassified.

Section B – RELATIONSHIP to STRATEGIC PLANNING FRAMEWORK

The planning proposal is consistent with the South Coast Regional Strategy and Council's Community Strategic Plan, One Community.

Section C – ENVIRONMENTAL, SOCIAL and ECONOMIC IMPACT

There are no likely environmental effects as a result of the proposed amendments.

Section D – STATE and COMMONWEALTH INTERESTS

Given the minor nature of the proposed amendments, the views of State or Commonwealth public authorities have not been sought prior to Gateway determination.

ATTACHMENT – Height and Lot Size for lands previously rezoned and reclassified

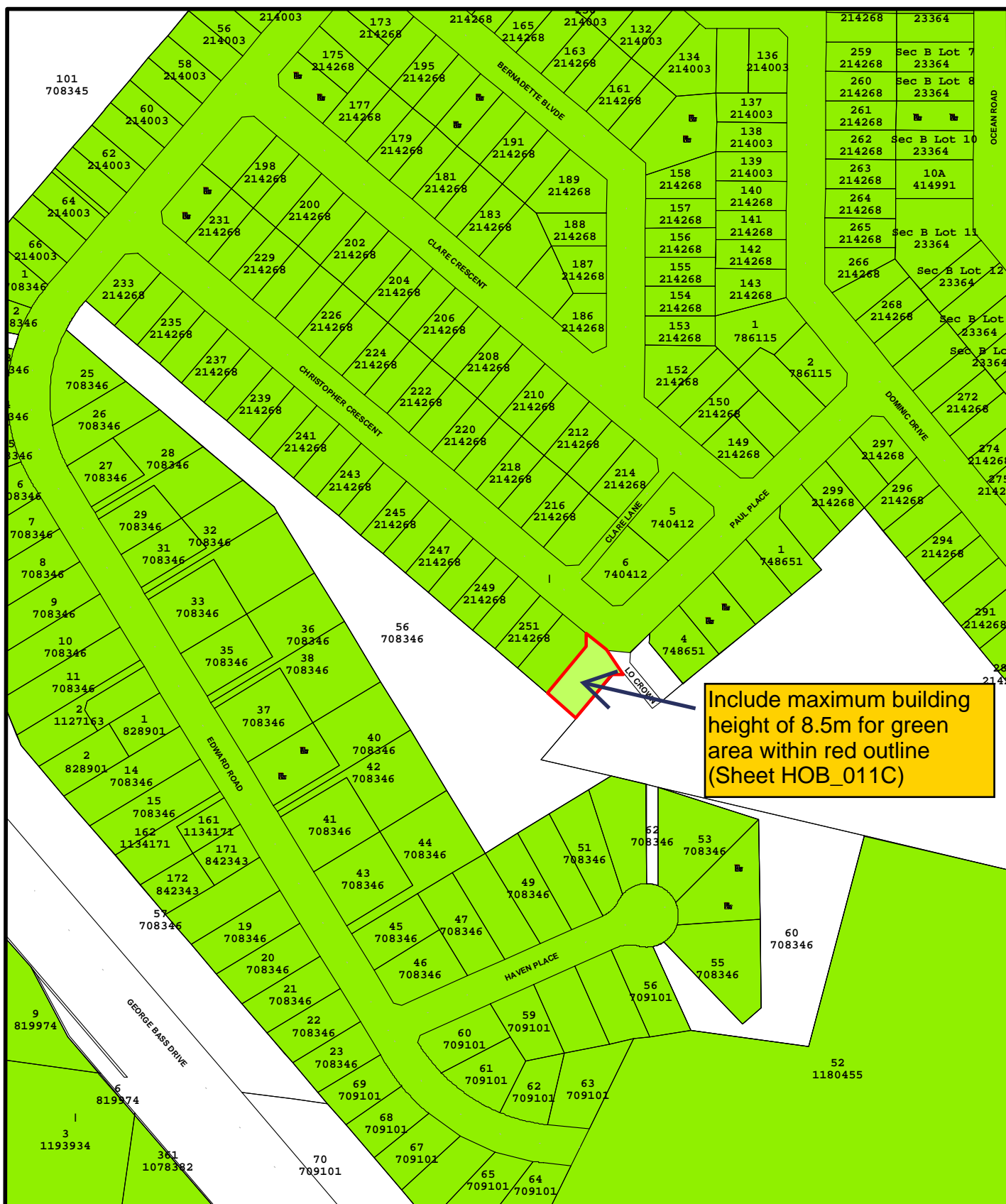
Note: All lots in this table are currently owned by Council

No.	Lot and DP	Map Name	Map Change
6.1	Part Lot 56 DP 708346	Height of Buildings Map	Change R2 part from no height standard to 8.5m
	Christopher Crescent, Batehaven	Lot Size Map	Change R2 part from no lot size standard to 600m ²
6.2	Lot 101 DP 1001026	Height of Buildings Map	Change B4 part from no height standard to 15m Note: This lot previously had a 14m height limit under the Batemans Bay Town Centre DCP.
6.3	Lot 23 DP 787496	Height of Buildings Map	Change from no height standard to 8.5m
	Eurobodalla Road, Bodalla	Lot Size Map	Change from no lot size standard to 1500m ²
6.4	Lot 1 DP 1144366 Imlay Street, Broulee	Height of Buildings Map	Change from no height standard to 8.5m Note: This lot previously had an 8.5m height limit under the Residential Design Code (DCP).
		Lot Size Map	Change from no lot size standard to 600m ² Note: This lot previously had a 450m ² lot size control under the Residential Design Code (DCP).
6.5	Lot 58 DP 739830 Iluka Street, Broulee	Height of Buildings Map	Change from no height standard to 8.5m
6.6	Lot 38 DP 718667	Height of Buildings Map	Change from no height standard to 8.5m
	Train Street, Broulee	Lot Size Map	Change from no lot size standard to 600m ²
6.7	Lot 693 DP 249461	Height of Buildings Map	Change from no height standard to 8.5m
	Penguin Place, Catalina	Lot Size Map	Change from no lot size standard to 600m ²

6.8	Lot 66 DP 261646 Mummaga Lake Drive, Dalmeny	Height of Buildings Map	Change R2 part from no height standard to 8.5m
		Lot Size Map	Change R2 part from no lot size standard to 600m ²
6.9	Lot 13 DP 785266 White Sands Place, Denhams Beach	Height of Buildings Map	Change from no height standard to 8.5m
		Lot Size Map	Change from no lot size standard to 600m ²
6.10	Lot 88 DP 803087 Lewana Close, Lilli Pilli	Height of Buildings Map	Change from no height standard to 8.5m
		Lot Size Map	Change from no lot size standard to 600m ²
6.11	Lot 41 DP 1061842 Bunderra Circuit, Lilli Pilli	Height of Buildings Map	Change R2 part from no height standard to 8.5m
		Lot Size Map	Change R2 part from no lot size standard to 600m ²
6.12	Lot 127 DP 1068529 Litchfield Crescent, Long Beach	Height of Buildings Map	Change from no height standard to 8.5m Note: This site previously had an 8.5m height limit under the Residential Design Code (DCP).
		Lot Size Map	Change from no lot size standard to 600m ² Note: This lot previously had a 450m ² lot size control under the Residential Design Code (DCP).
6.13	Lot 246 DP 569875 Maloney Drive, Maloneys Beach	Height of Buildings Map	Change R2 part from no height standard to 8.5m
		Lot Size Map	Change R2 part from no lot size standard to 600m ²
6.14	Lot 14 DP 701609 Maloney Drive, Maloneys Beach	Height of Buildings Map	Change from no height standard to 8.5m Note: This lot previously had an 8.5m height limit under the Residential Design Code (DCP).
		Lot Size Map	Change from no lot size standard to 600m ² Note: This lot previously had a 450m ² lot size control under the Residential Design Code (DCP).

6.15	Lot 1156 DP 529665 George Bass Drive, Malua Bay	Height of Buildings Map	Change RE2 part from no height standard to 8.5m
6.16	Lot 11 DP 771497 Jeffery Place, Moruya	Height of Buildings Map	Change from no height standard to 8.5m
		Lot Size Map	Change from no lot size standard to 600m ²
6.17	Lot 51 DP 771497 Pioneer Avenue, Moruya	Height of Buildings Map	Change from no height standard to 8.5m
		Lot Size Map	Change from no lot size standard to 600m ²
6.18	Lot 11 DP 809702 Panorama Place, Moruya	Height of Buildings Map	Change R2 part from no height standard to 8.5m
		Lot Size Map	Change R2 part from no lot size standard to 600m ²
6.19	Lot 17 DP 264212 Pollwombra Road, Moruya	Height of Buildings Map	Change from no height standard to 12m
6.20	Lot 18 DP 264212 Pollwombra Road, Moruya	Height of Buildings Map	Change IN1 part from no height standard to 12m
		Lot Size Map	Remove 1000ha from IN1 part
6.21	Lot 36 DP 264448 McLean Place, Moruya	Lot Size Map	Change from no lot size standard to 1000ha. Note: This lot previously had a 2ha lot size control under the Rural Subdivision Development Control Plan (DCP156).
6.22	DP 26279 Preddey's Wharf Road, Moruya Heads	Height of Buildings Map	Change from no height standard to 8.5m
6.23	Lot 21 DP 825840 Chisolm Place, Narooma	Height of Buildings Map	Change from no height standard to 9m
		Lot Size Map	Change from no lot size standard to 600m ²
6.24	Lot 2 DP 244134 Penthouse Place, North Batemans Bay	Height of Buildings Map	Change R2 part from no height standard to 8.5m
		Lot Size Map	Change R2 part from no lot size standard to 600m ²

6.25	Lot 173 DP 262910	Height of Buildings Map	Change R2 part from no height standard to 8.5m
	Hume Road, Sunshine Bay	Lot Size Map	Change R2 part from no lot size standard to 600m ²
6.26	Lot 9 DP 774356	Height of Buildings Map	Change R2 part from no height standard to 8.5m
	John Oxley Crescent, Sunshine Bay	Lot Size Map	Change R2 part from no lot size standard to 600m ²
6.27	Lot 14 DP 30365	Height of Buildings Map	Change from no height standard to 11.5m
	Bay View Street, Surf Beach	Lot Size Map	Change from no lot size standard to 600m ²
6.28	Lot 3 DP 622389	Height of Buildings Map	Change from no height standard to 11.5m
	Beach Road, Surf Beach	Lot Size Map	Change from no lot size standard to 600m ²
6.29	Lots 850-853 DP 214160 The Vista, Surfside	Height of Buildings Map	Change from no height standard to 11.5m
6.30	Lot 277 DP 218664	Height of Buildings Map	Change from no height standard to 8.5m
	Tuross Boulevard, Tuross Heads	Lot Size Map	Change from no lot size standard to 600m ²
6.31	Lot L DP 362231 Trafalgar Road, Tuross Heads	Height of Buildings Map	Change RE2 part from no height standard to 8.5m



Include maximum building height of 8.5m for green area within red outline (Sheet HOB_011C)



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Height of Buildings Map (6.1)

Issue Date 12/2/2015

Scale: 1:2788

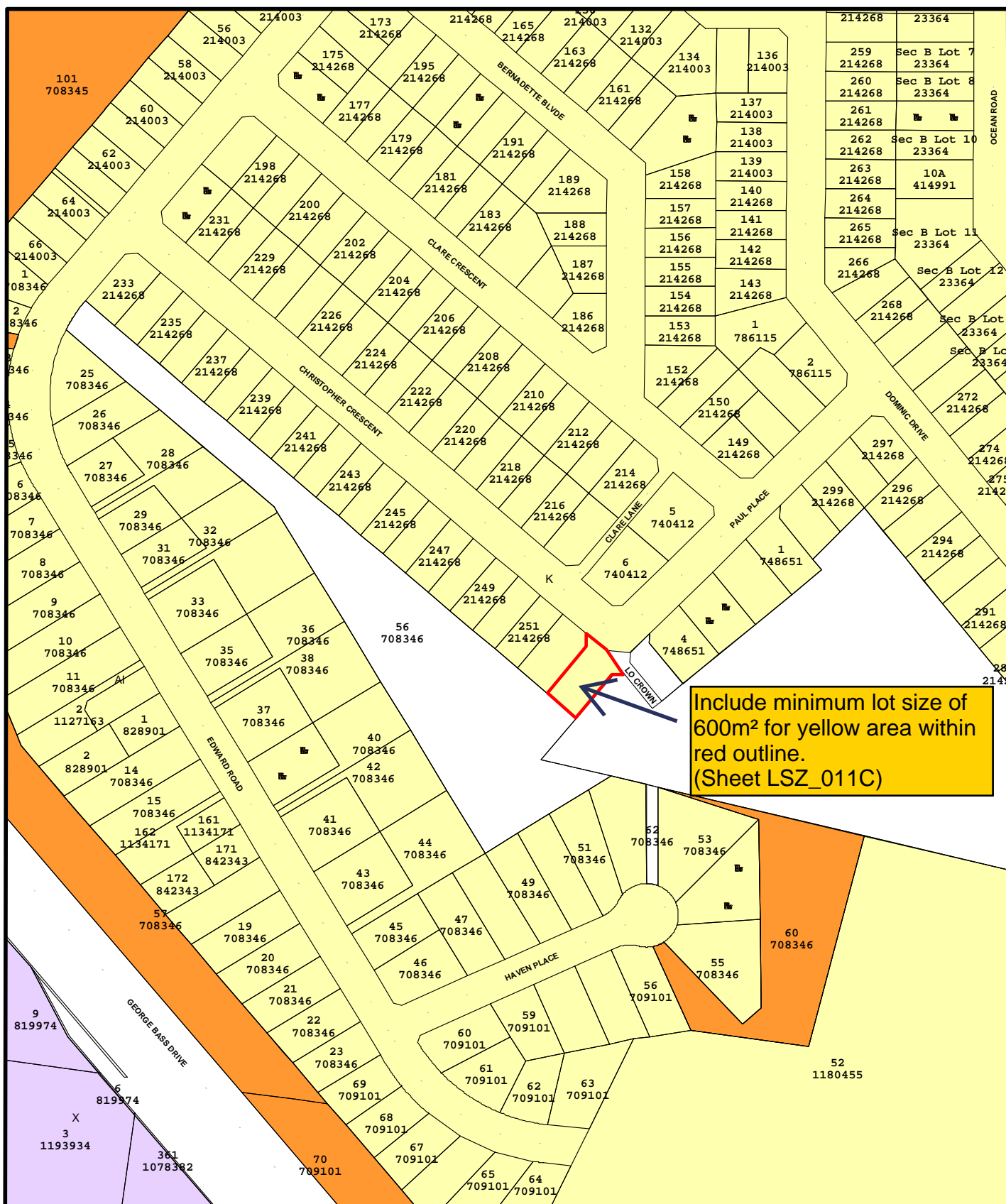


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This diagram has been compiled on the best available information, but can only be taken as a guide.

Exact location should be physically determined on site.

Valid for 60 days from the date of issue.



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Lot Size Map (6.1)

Issue Date 12/2/2015

Scale: 1:2788

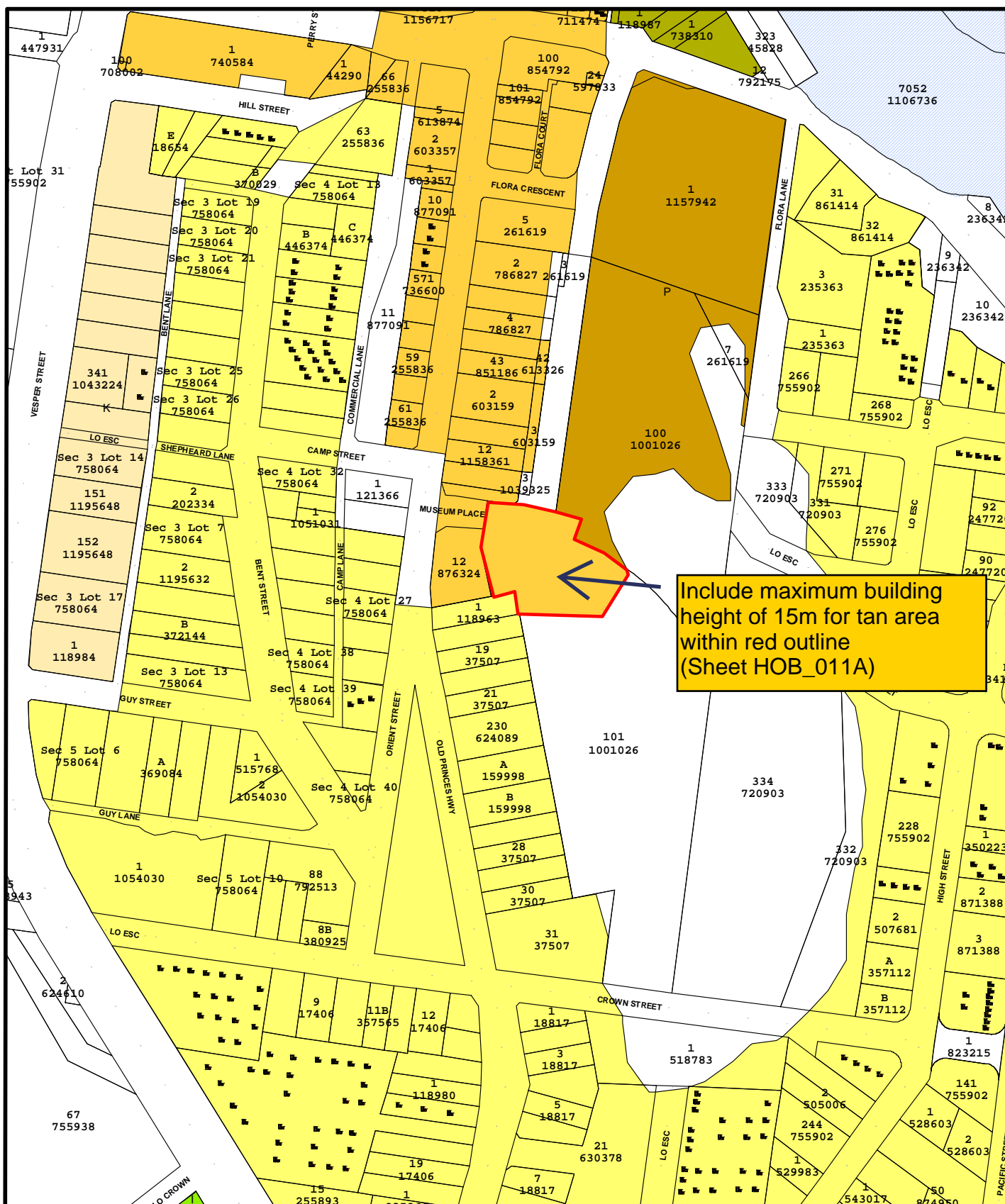


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Height of Buildings Map (6.2)

Issue Date 12/2/2015

Scale: 1:3676

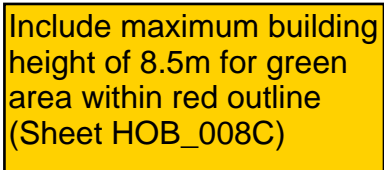


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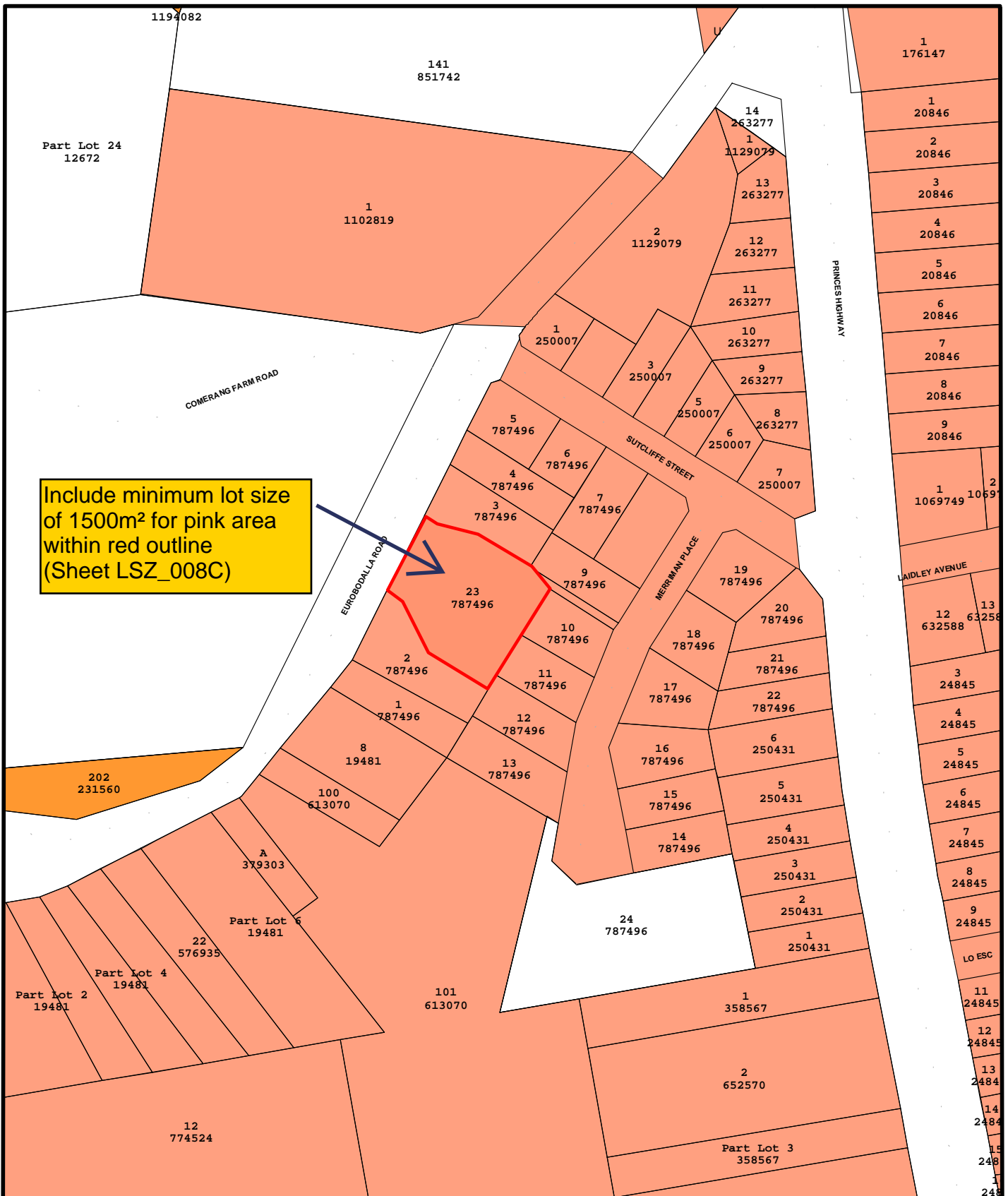
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Include minimum lot size of 1500m² for pink area within red outline (Sheet LSZ_008C)

Lot Size Map (6.3)



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Scale: 1:2658



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Height of Buildings Map (6.4)



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Scale: 1:1520

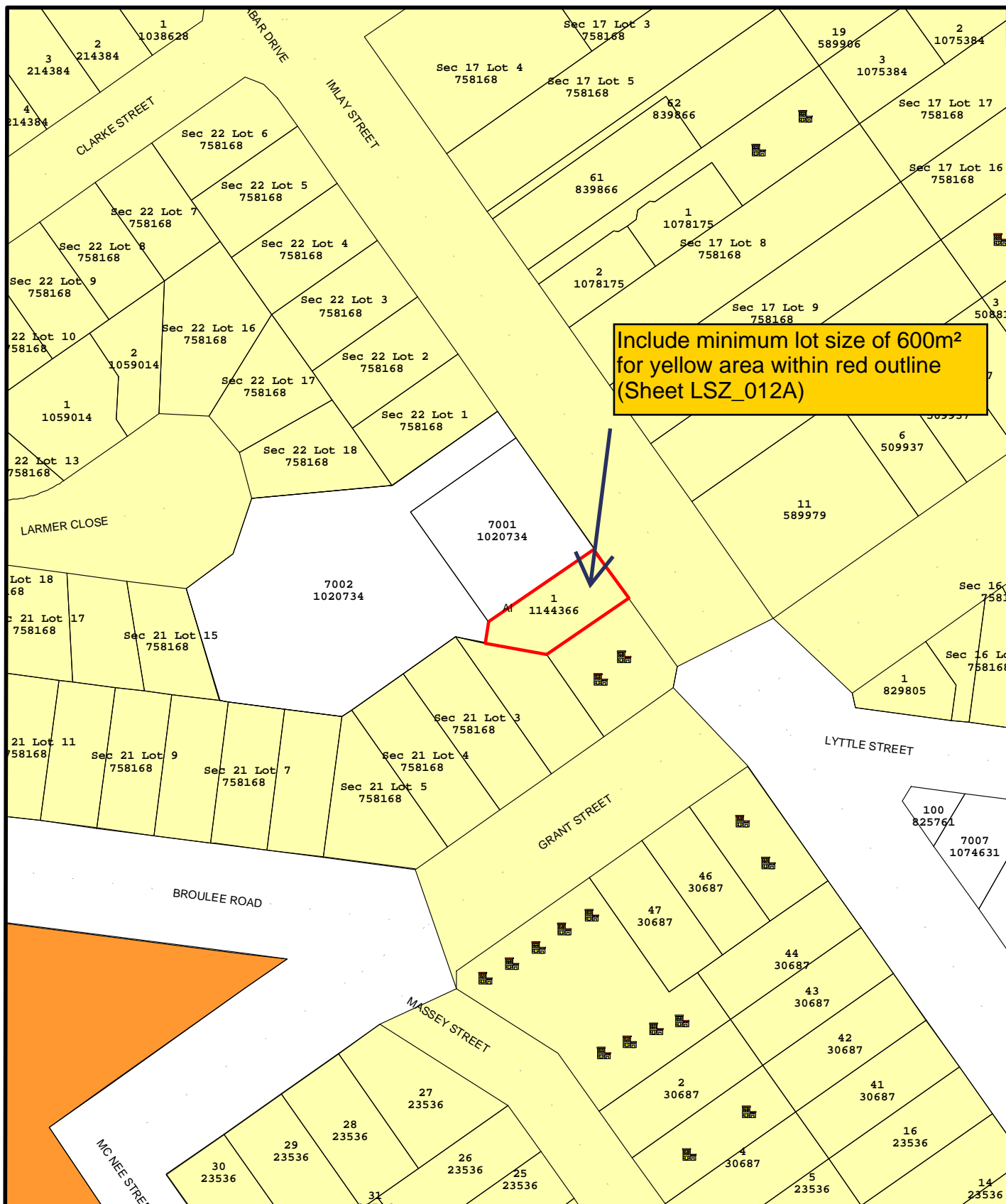


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Lot Size Map (6.4)



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Scale: 1:1520

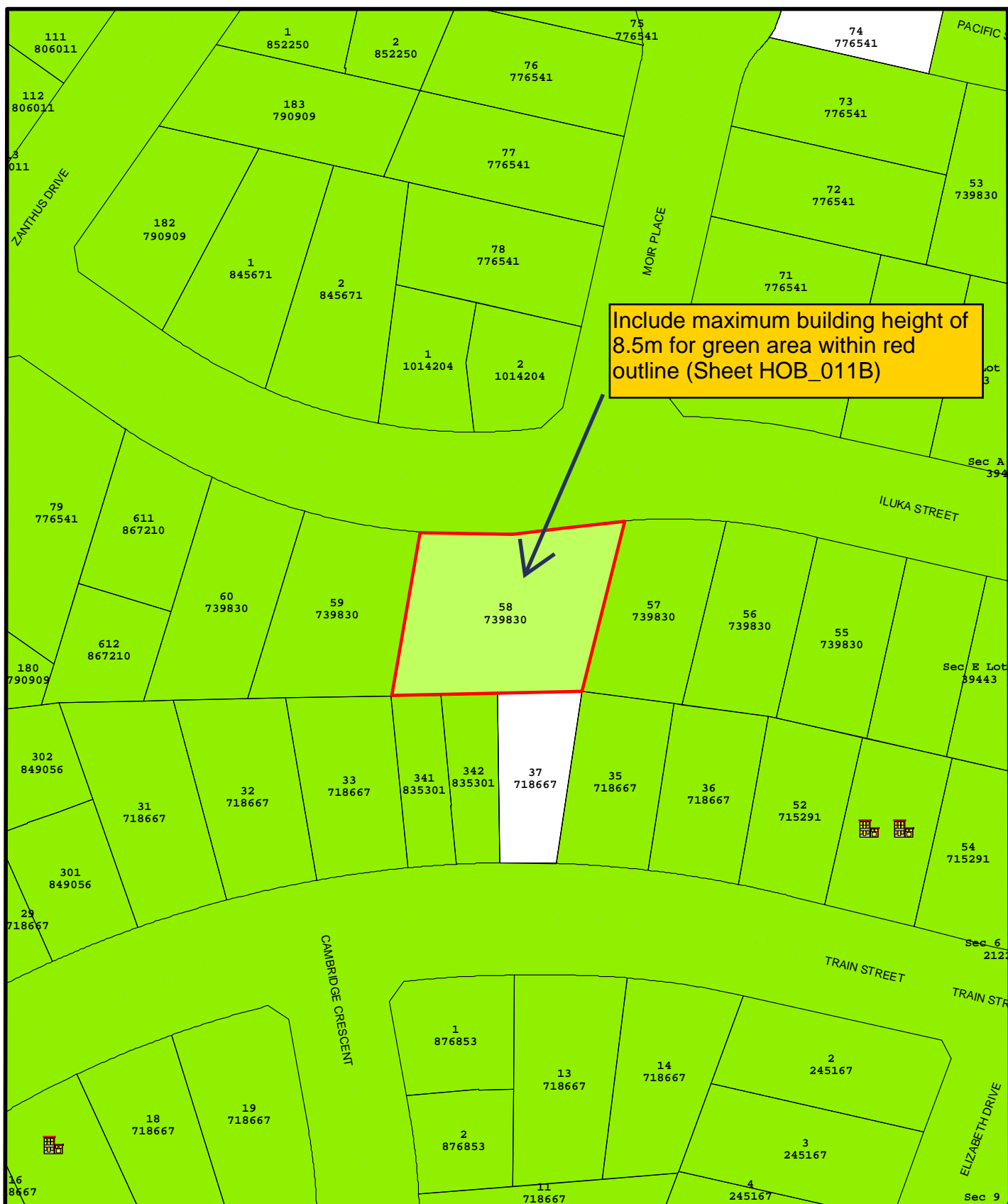


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Height of Buildings Map (6.5)

Issue Date 12/2/2015

Scale: 1:1048

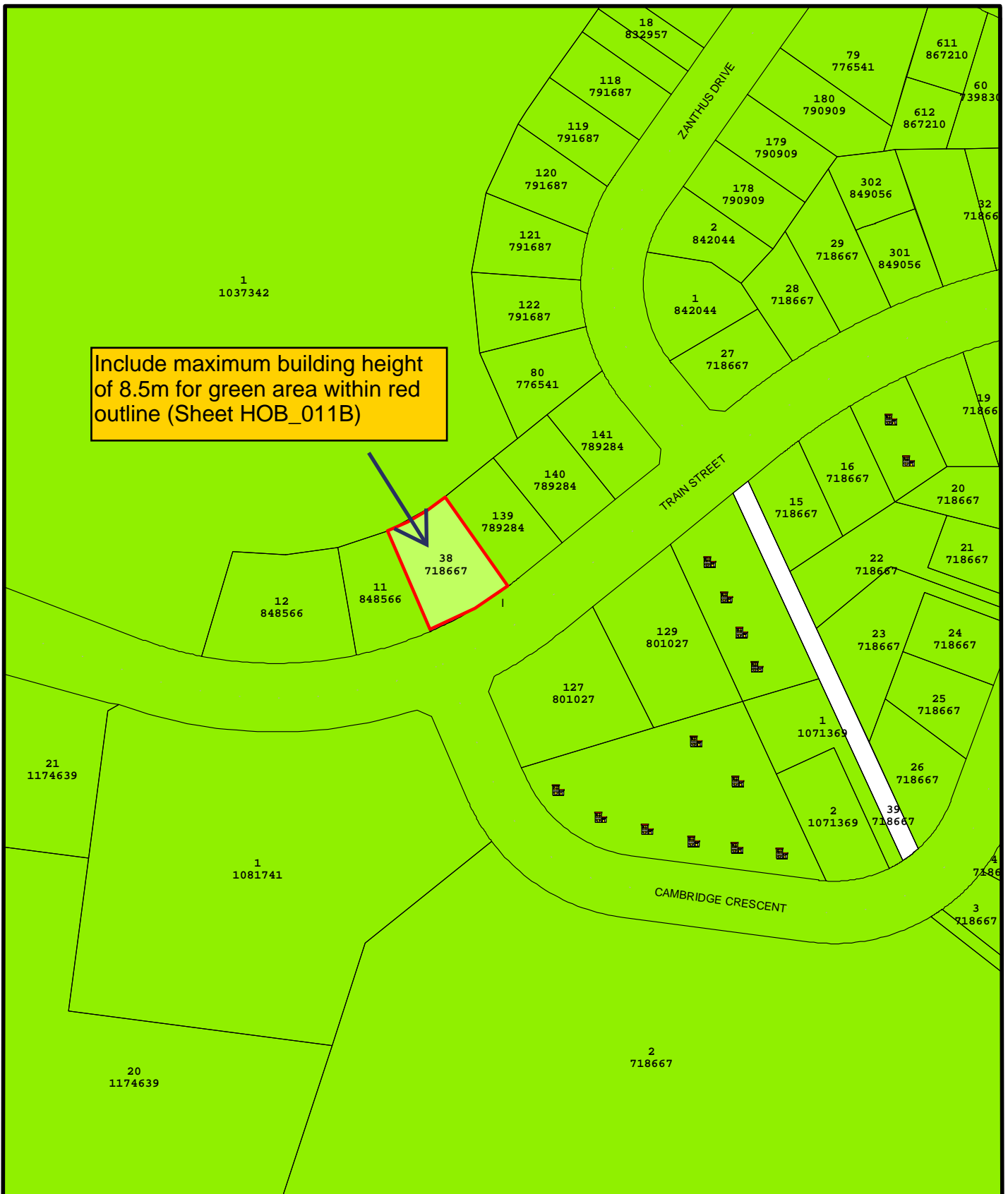






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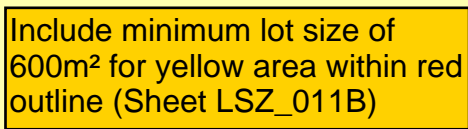
 <p>PO Box 99 Moruya, NSW 2537 Cnr Vulcan St and Campbell St Moruya, NSW 2537 Telephone: (02) 4474 1000 Facsimile: (02) 4474 1234</p>	<h2 style="text-align: center;">Height of Buildings Map (6.6)</h2> <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Issue Date 12/2/2015</td> <td style="width: 33%;">Scale: 1:1710</td> <td style="width: 33%; text-align: center;">  </td> </tr> </table>	Issue Date 12/2/2015	Scale: 1:1710	
Issue Date 12/2/2015	Scale: 1:1710			

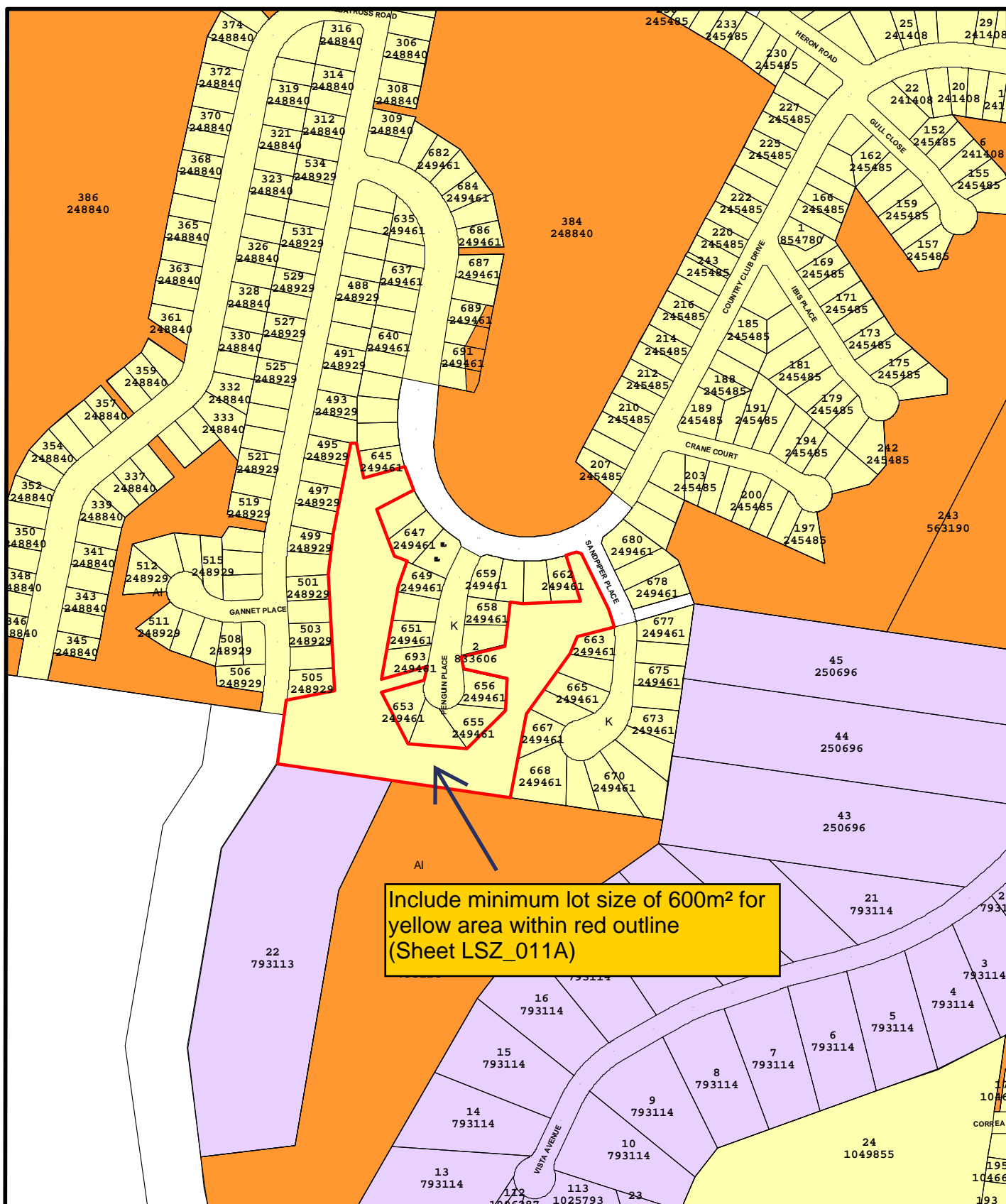
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Include minimum lot size of 600m² for
yellow area within red outline
(Sheet LSZ_011A)

Lot Size Map (6.7)



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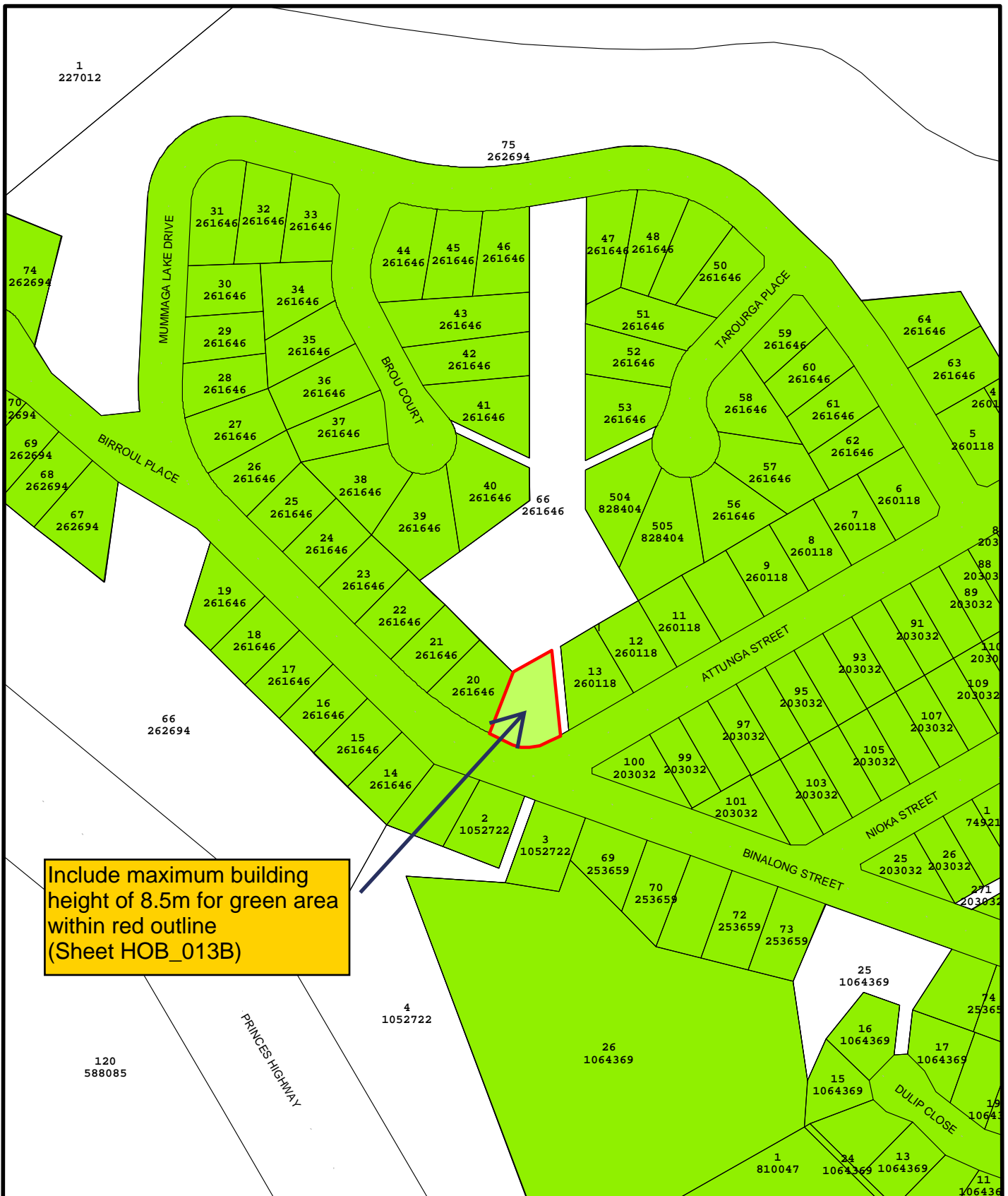




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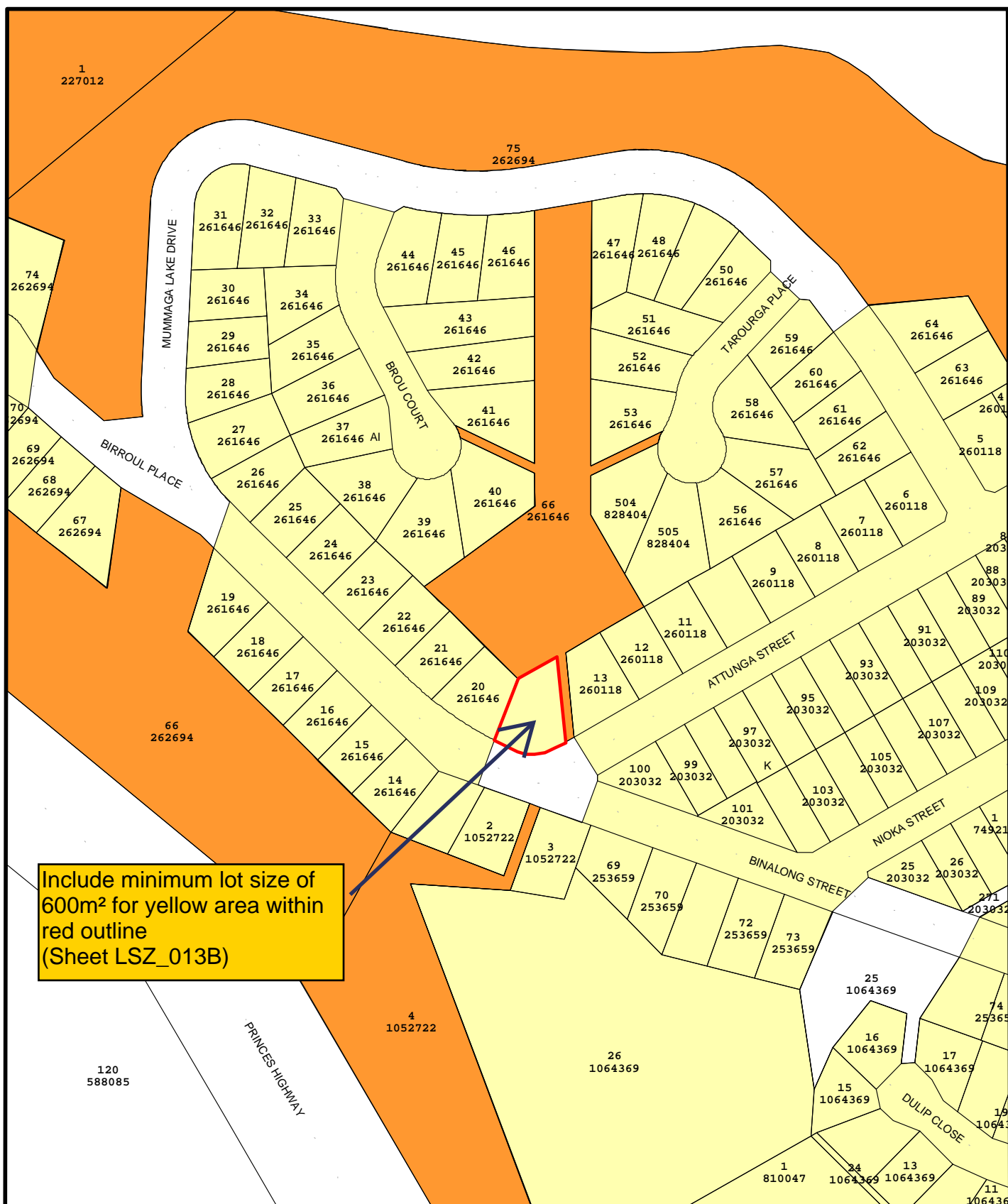
 <p>PO Box 99 Moruya, NSW 2537 Cnr Vulcan St and Campbell St Moruya, NSW 2537 Telephone: (02) 4474 1000 Facsimile: (02) 4474 1234</p>	<h2 style="text-align: center;">Height of Buildings Map (6.8)</h2> <p>Issue Date 12/2/2015 Scale: 1:2430</p> <div style="text-align: right;">  </div>
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Lot Size Map (6.8)

Issue Date 12/2/2015

Scale: 1:2430

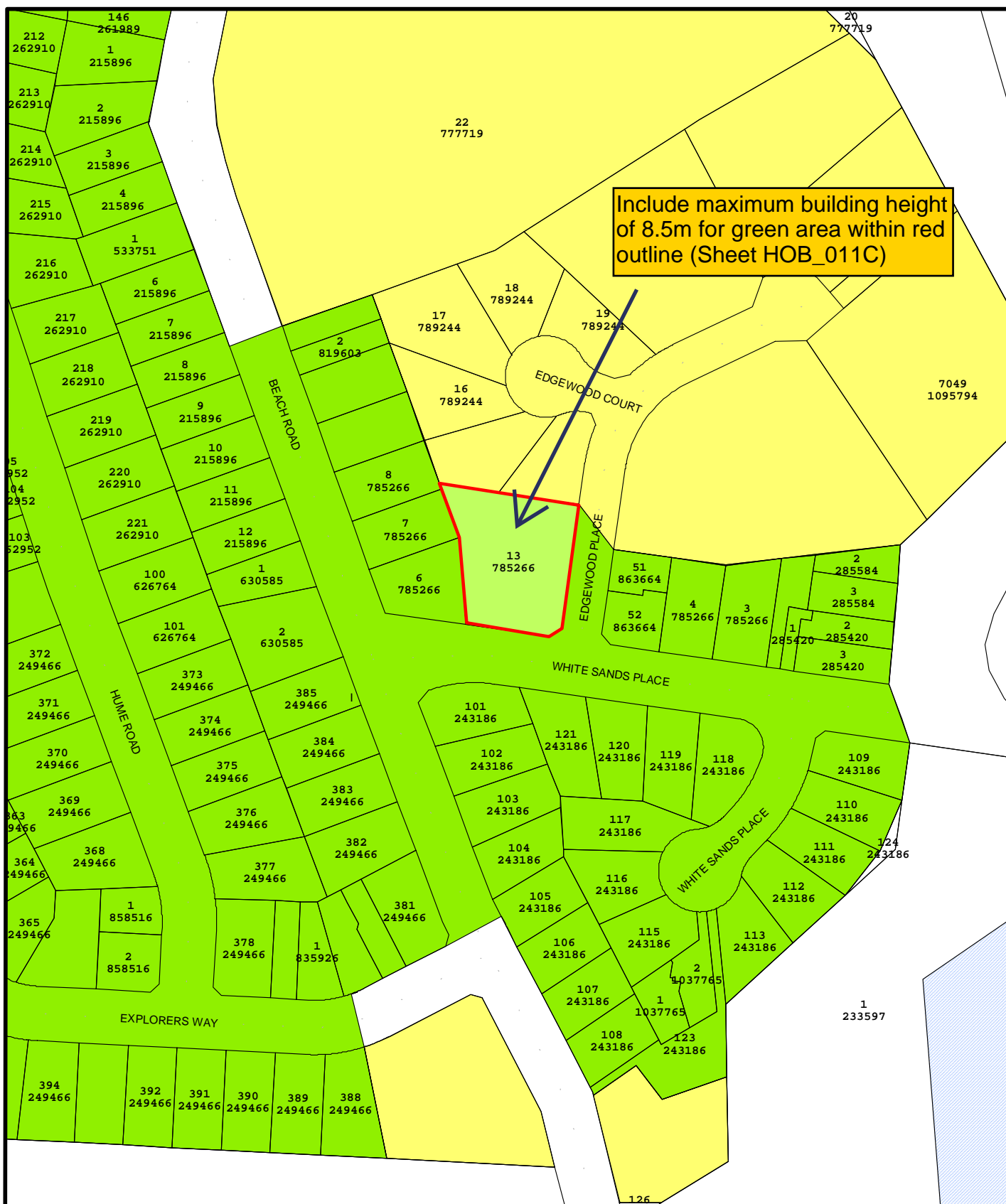


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Height of Buildings Map (6.9)



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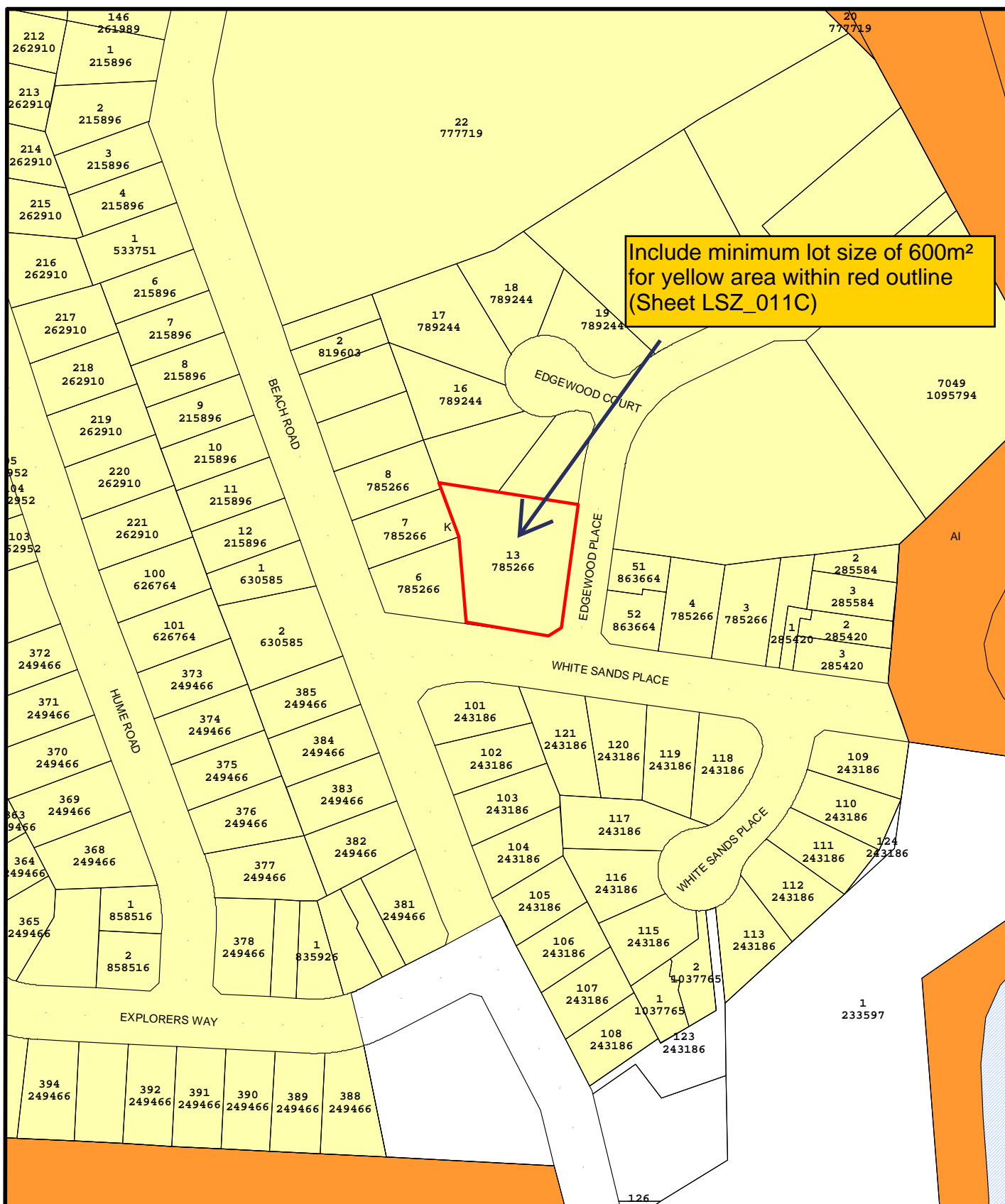


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Lot Size Map (6.9)



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Scale: 1:1975

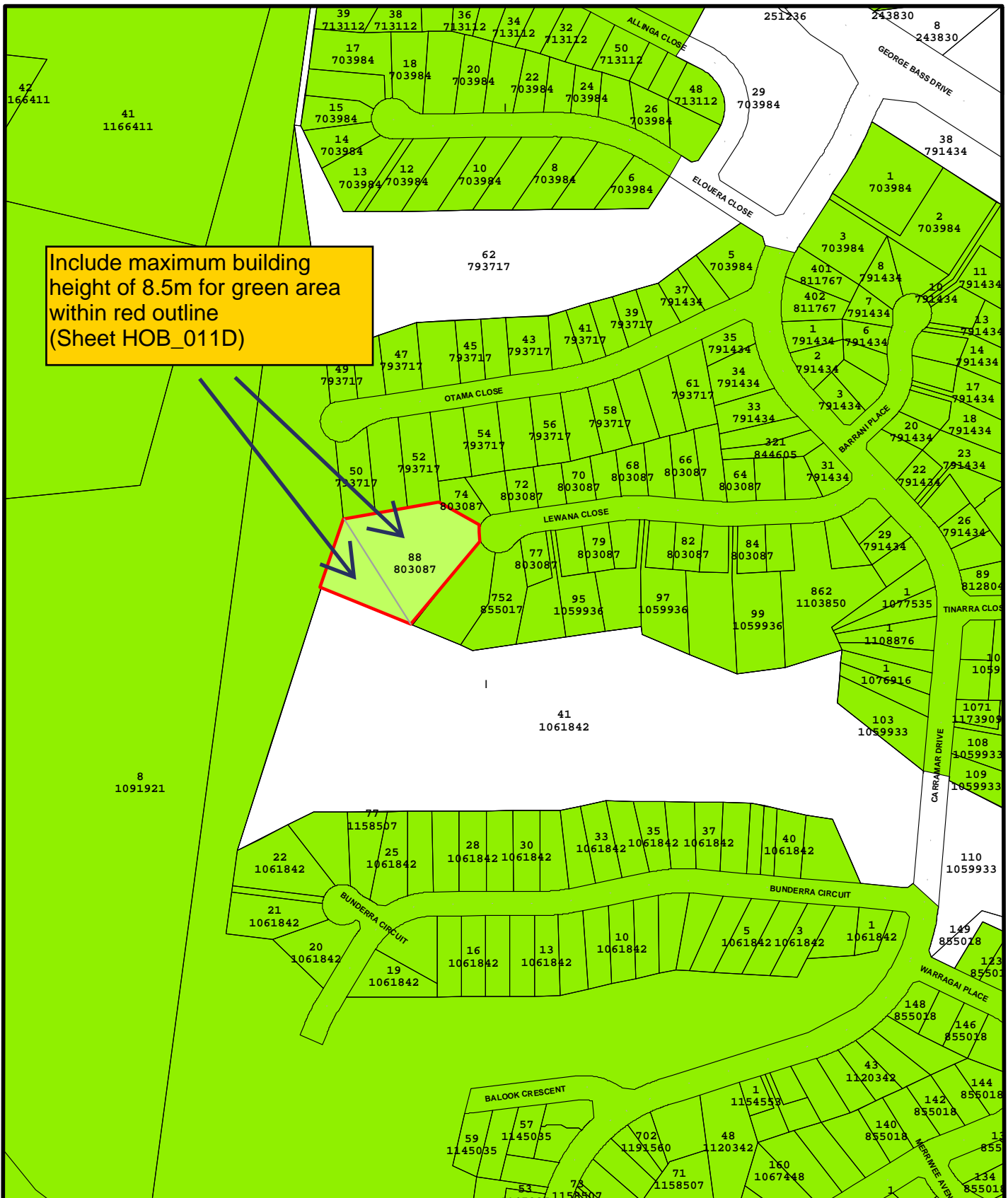




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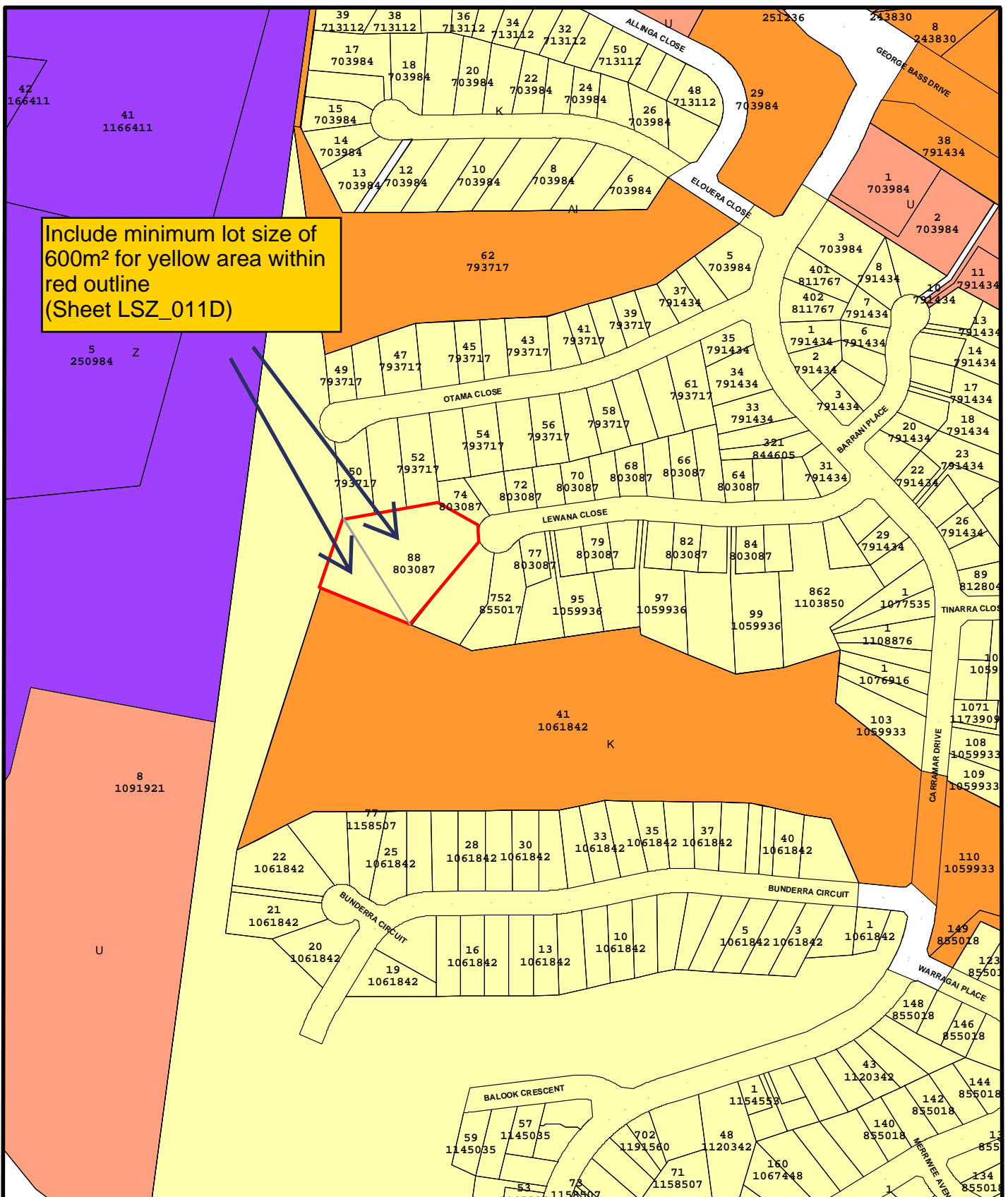
 <p>PO Box 99 Moruya, NSW 2537 Cnr Vulcan St and Campbell St Moruya, NSW 2537 Telephone: (02) 4474 1000 Facsimile: (02) 4474 1234</p>	<h2 style="text-align: center;">Height of Buildings Map (6.10 - 6.11)</h2> <p style="text-align: center;">Issue Date 12/2/2015 Scale: 1:3966</p> <div style="text-align: right;">  </div>
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Lot Size Map (6.10 - 6.11)

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Height of Buildings Map (6.12)

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Scale: 1:1430

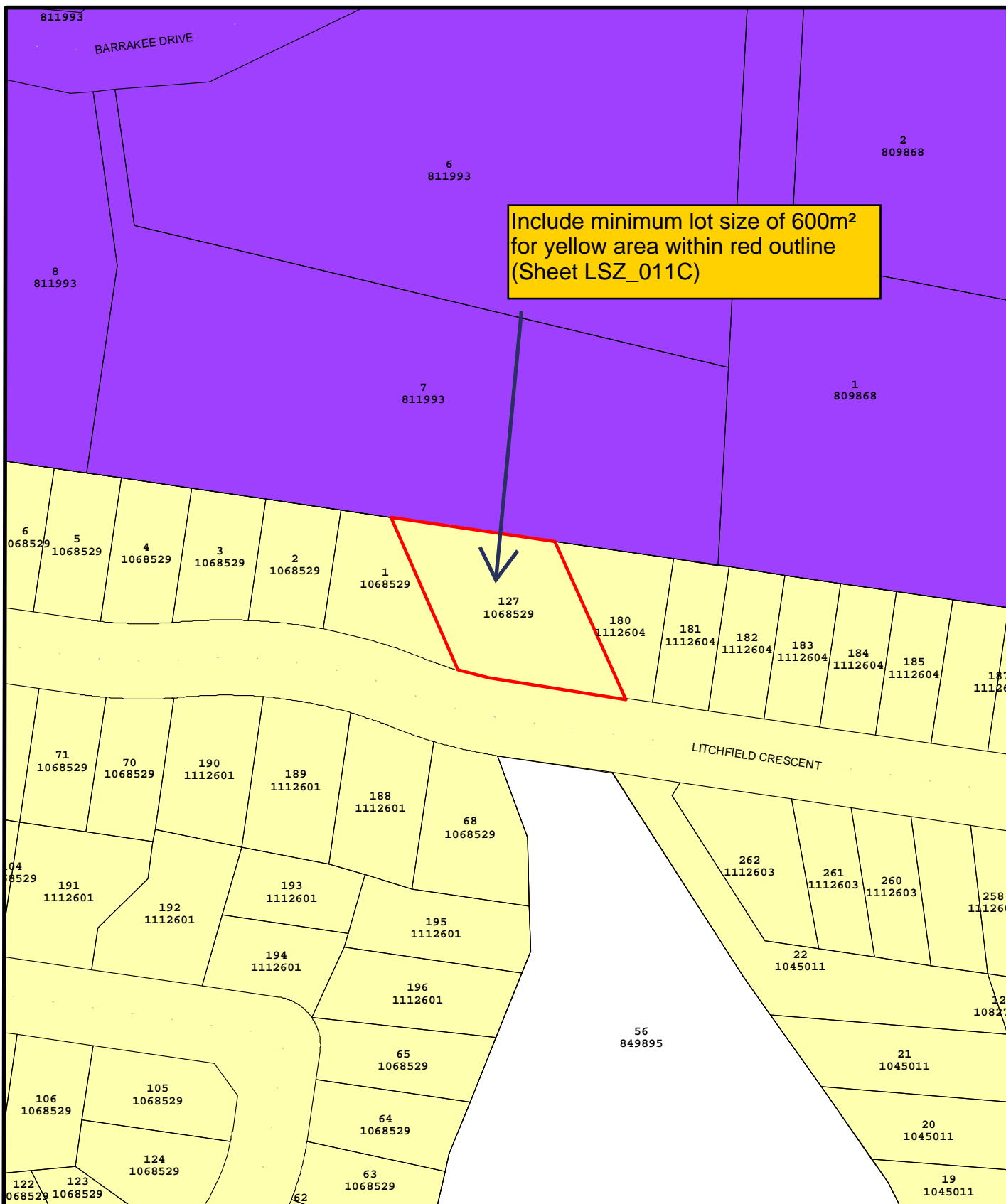


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Lot Size Map (6.12)



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Scale: 1:1430

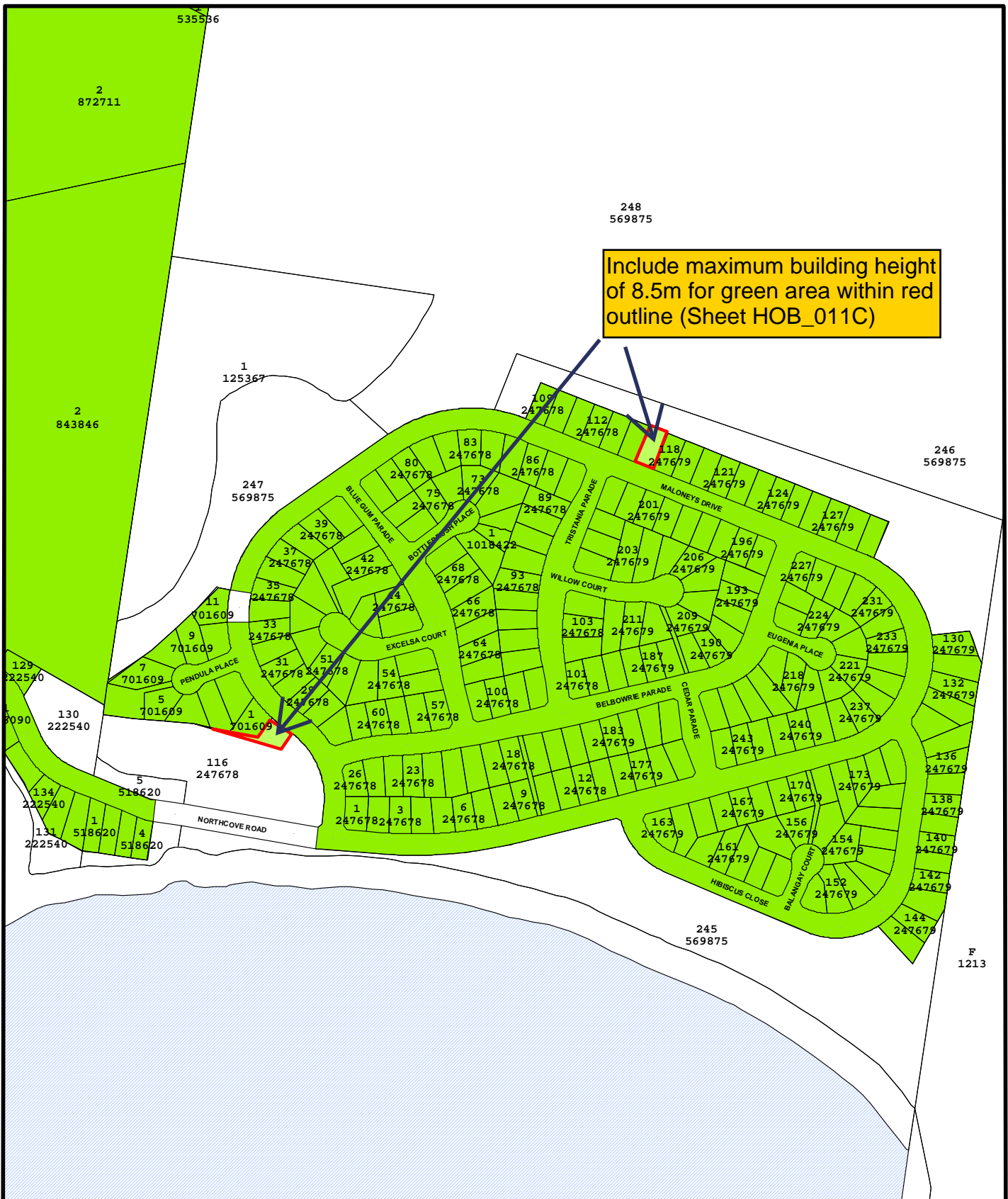


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Height of Buildings Map (6.13 - 6.14)

Issue Date 12/2/2015

Scale: 1:5006

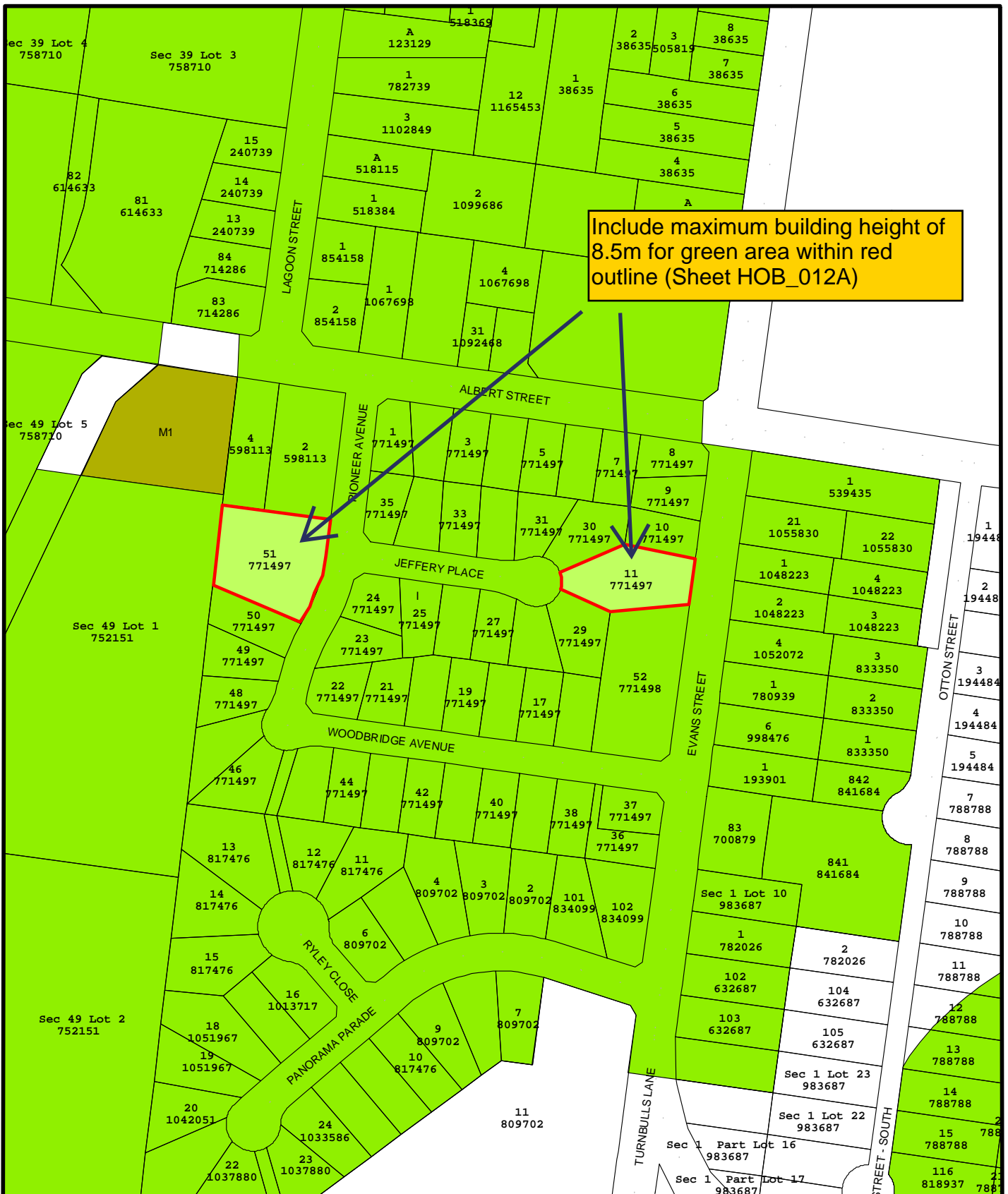


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Height of Buildings Map (6.16 - 6.17)

Issue Date 12/2/2015

Scale: 1:2549

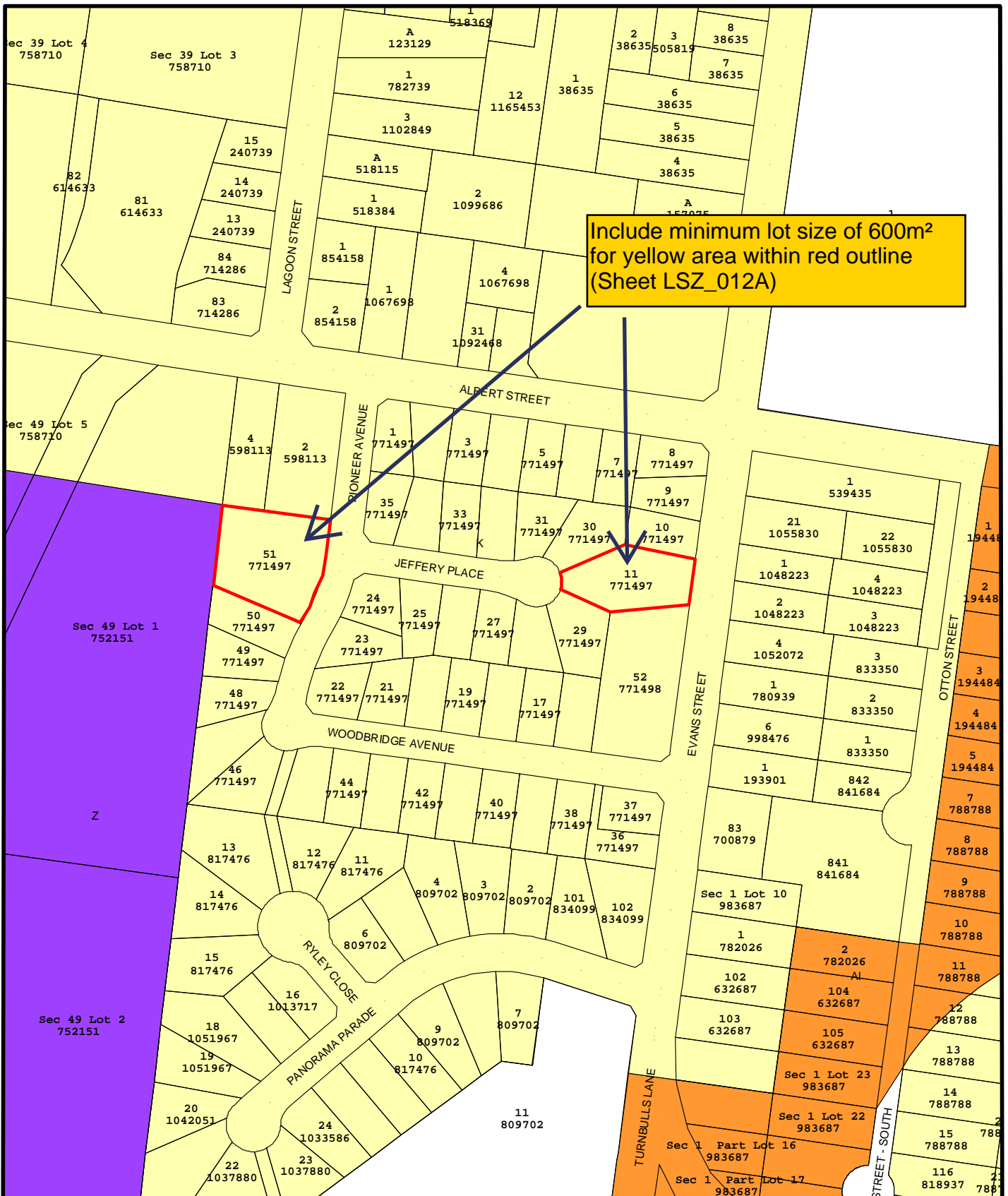


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Exact location should be physically determined on site.

Valid for 60 days from the date of issue.



Lot Size Map (6.16 - 6.17)



PO Box 99
Moruya, NSW 2537
Cnr Vulcan St and Campbell St
Moruya, NSW 2537
Telephone: (02) 4474 1000
Facsimile: (02) 4474 1234

Issue Date 12/2/2015

Scale: 1:2549



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Include maximum building height of 8.5m for green area within red outline (Sheet HOB_012A)



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Height of Buildings Map (6.18)

Issue Date 12/2/2015

Scale: 1:1998

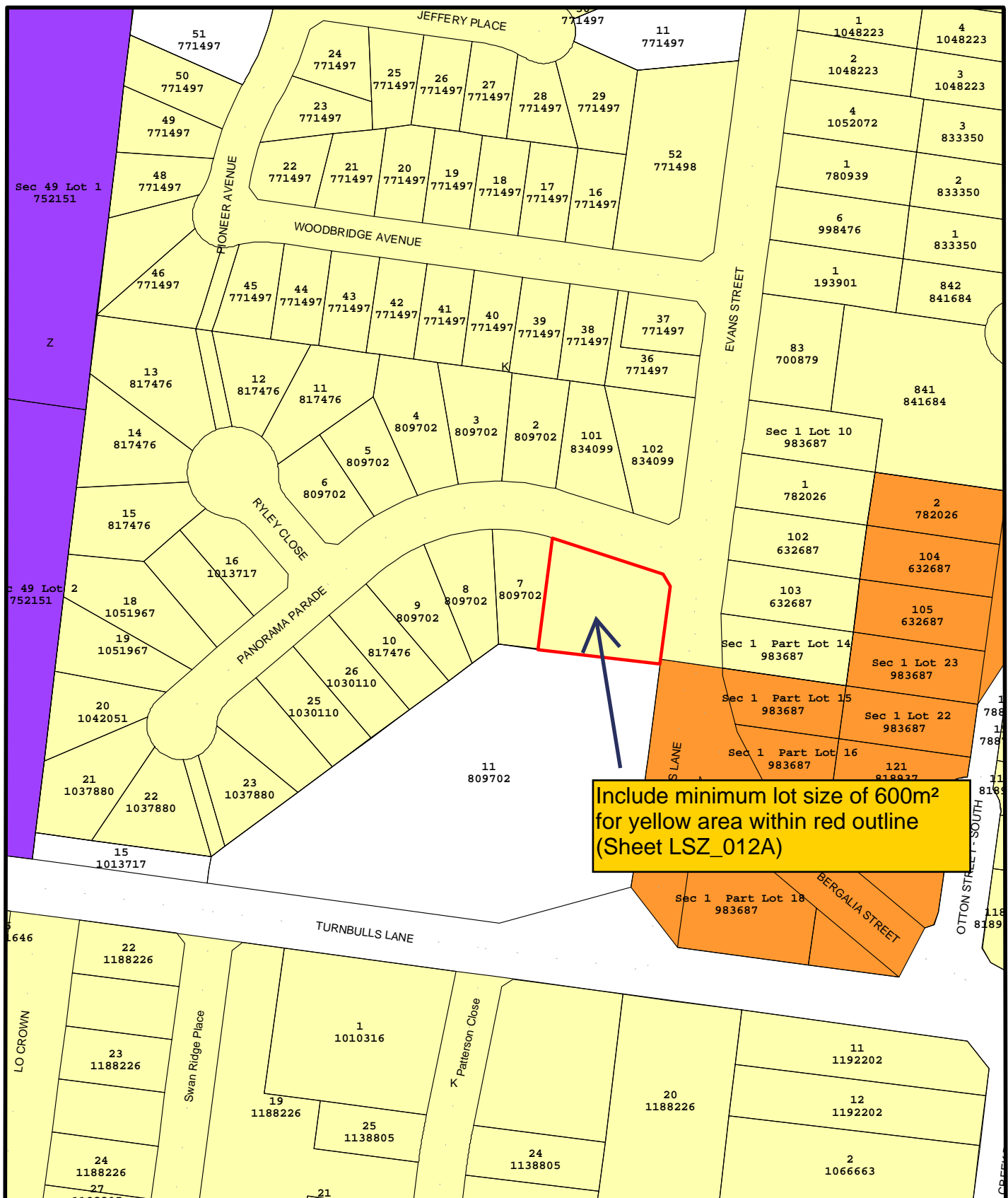


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Lot Size Map (6.18)



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Issue Date 12/2/2015

Scale: 1:1998

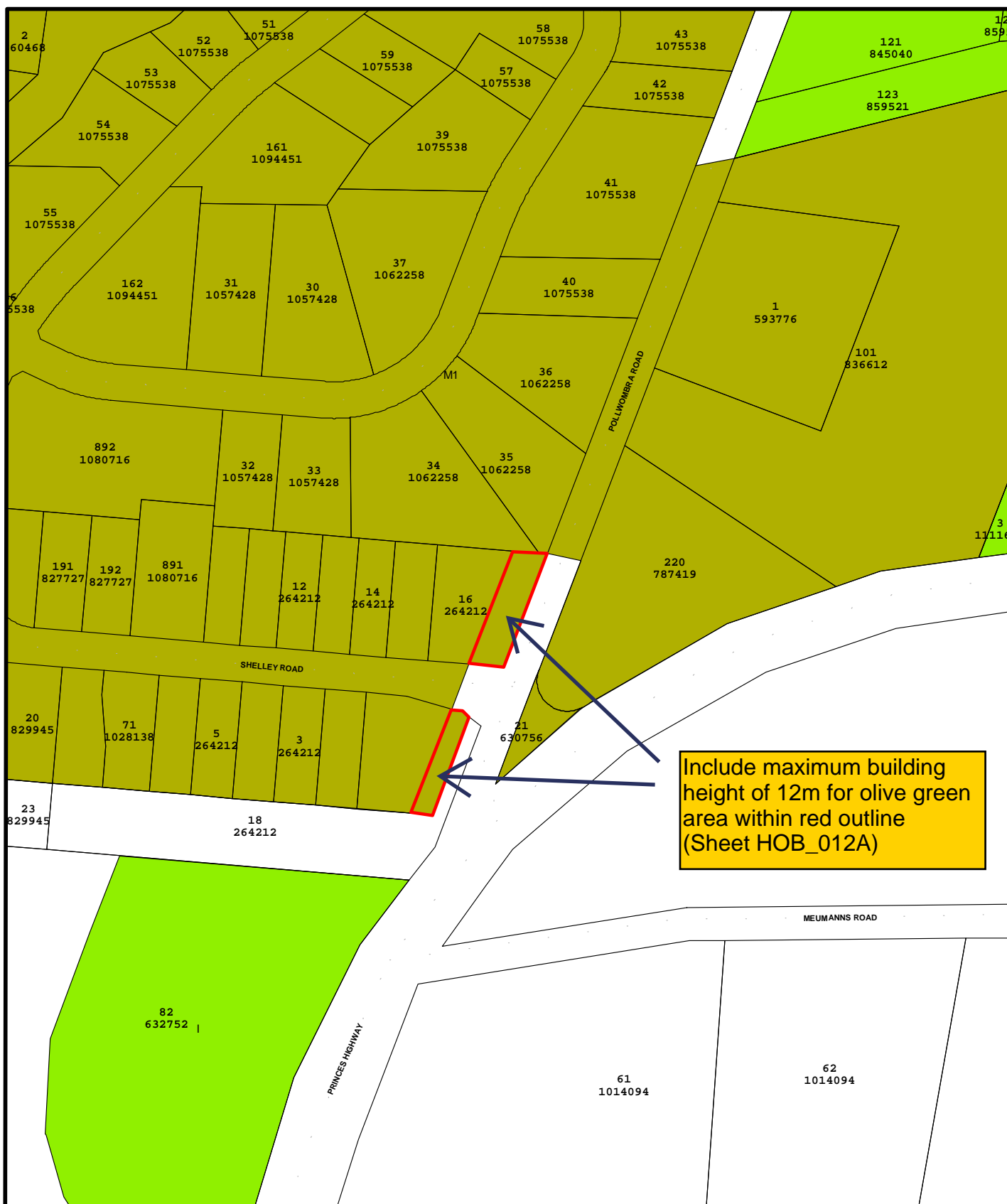


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Height of Buildings Map (6.19 - 6.20)

Issue Date 12/2/2015

Scale: 1:3224



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Valid for 60 days from the date of issue.



Remove minimum lot size of 1000ha for white area within red outline (Sheet LSZ_012A)



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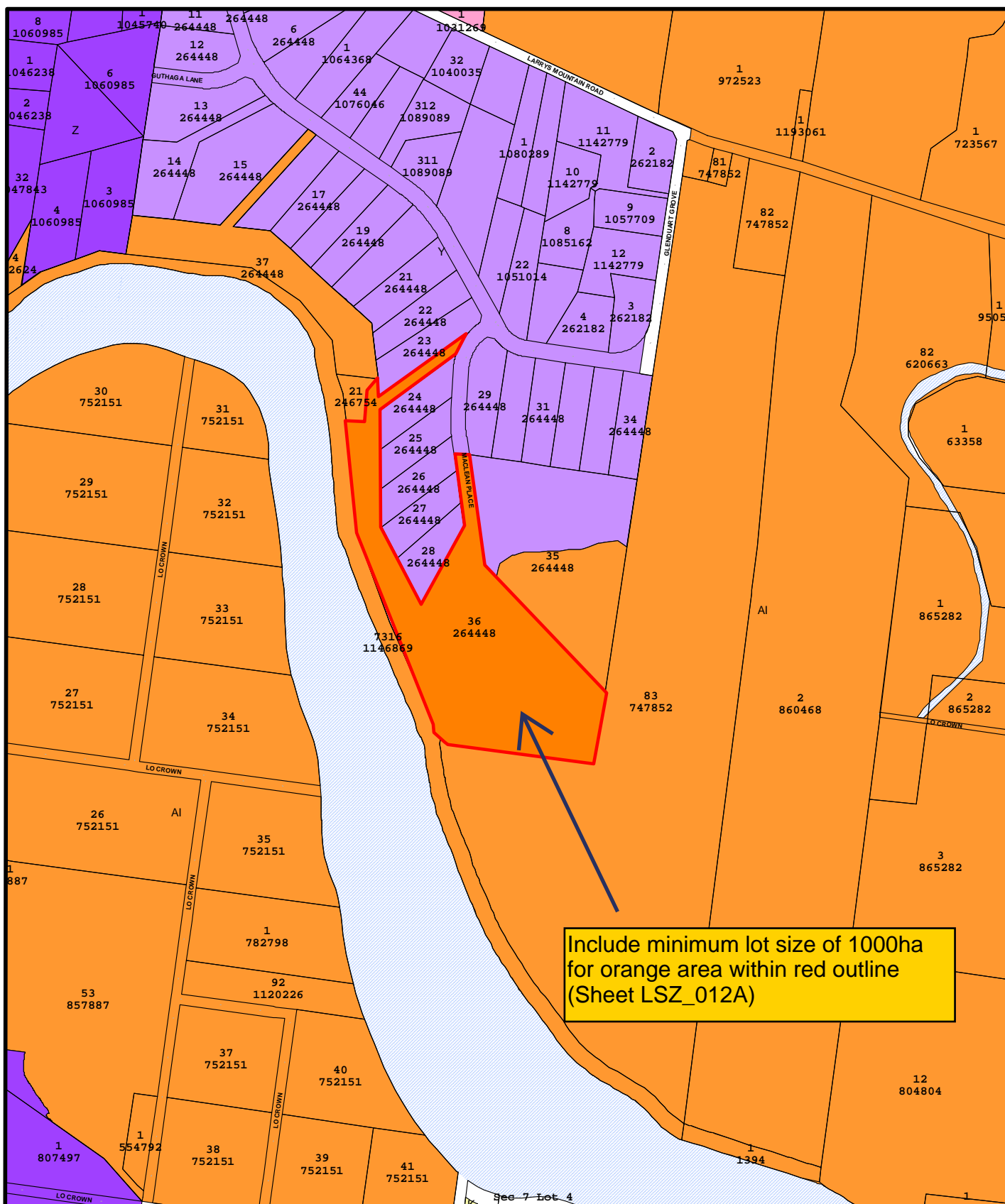
Lot Size Map (6.20)

Issue Date 12/2/2015

Scale: 1:3224



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Include minimum lot size of 1000ha
for orange area within red outline
(Sheet LSZ_012A)



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Lot Size Map (6.21)

Issue Date 12/2/2015

Scale: 1:10225

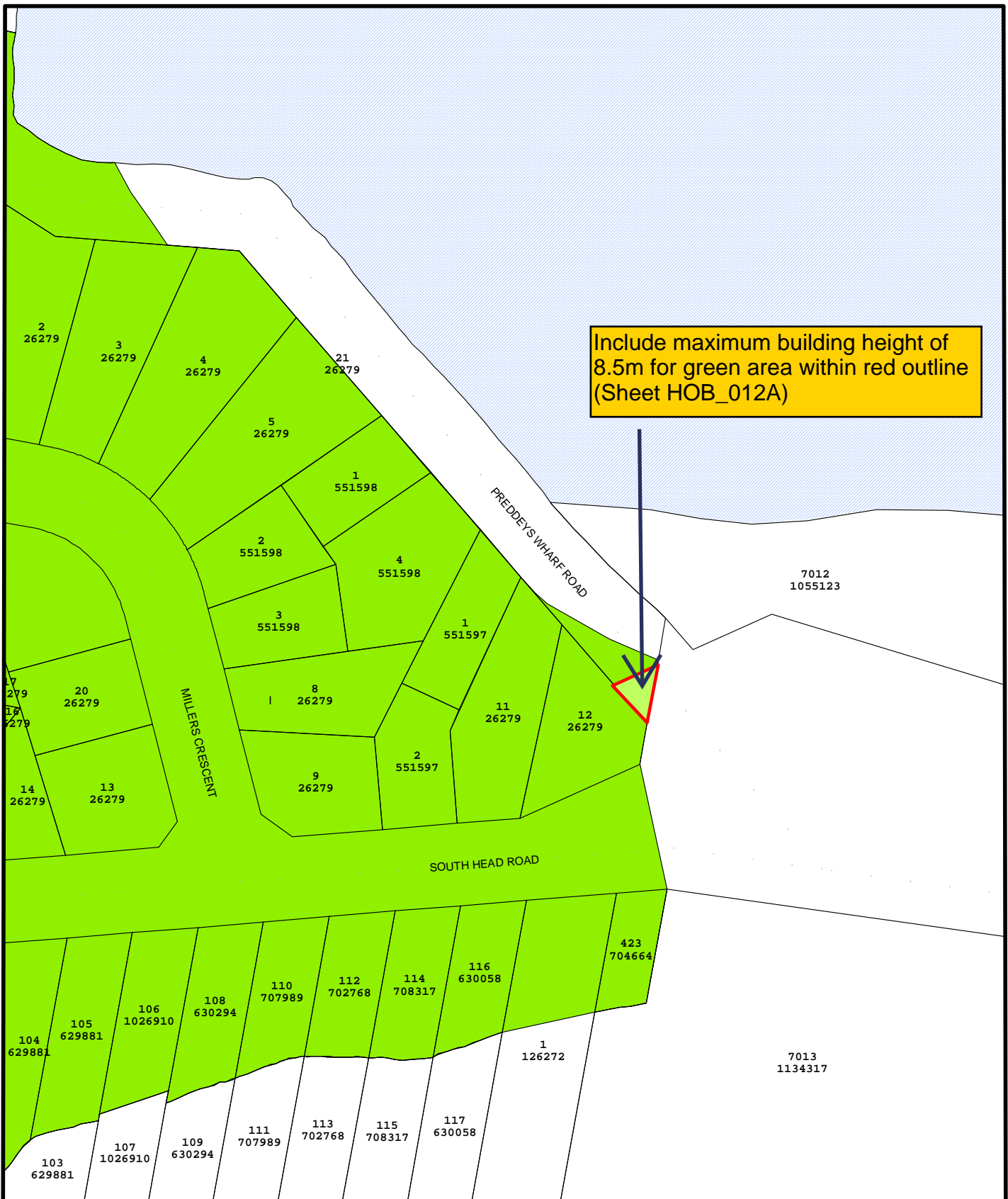


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Height of Buildings Map (6.22)



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Issue Date 12/2/2015

Scale: 1:1302

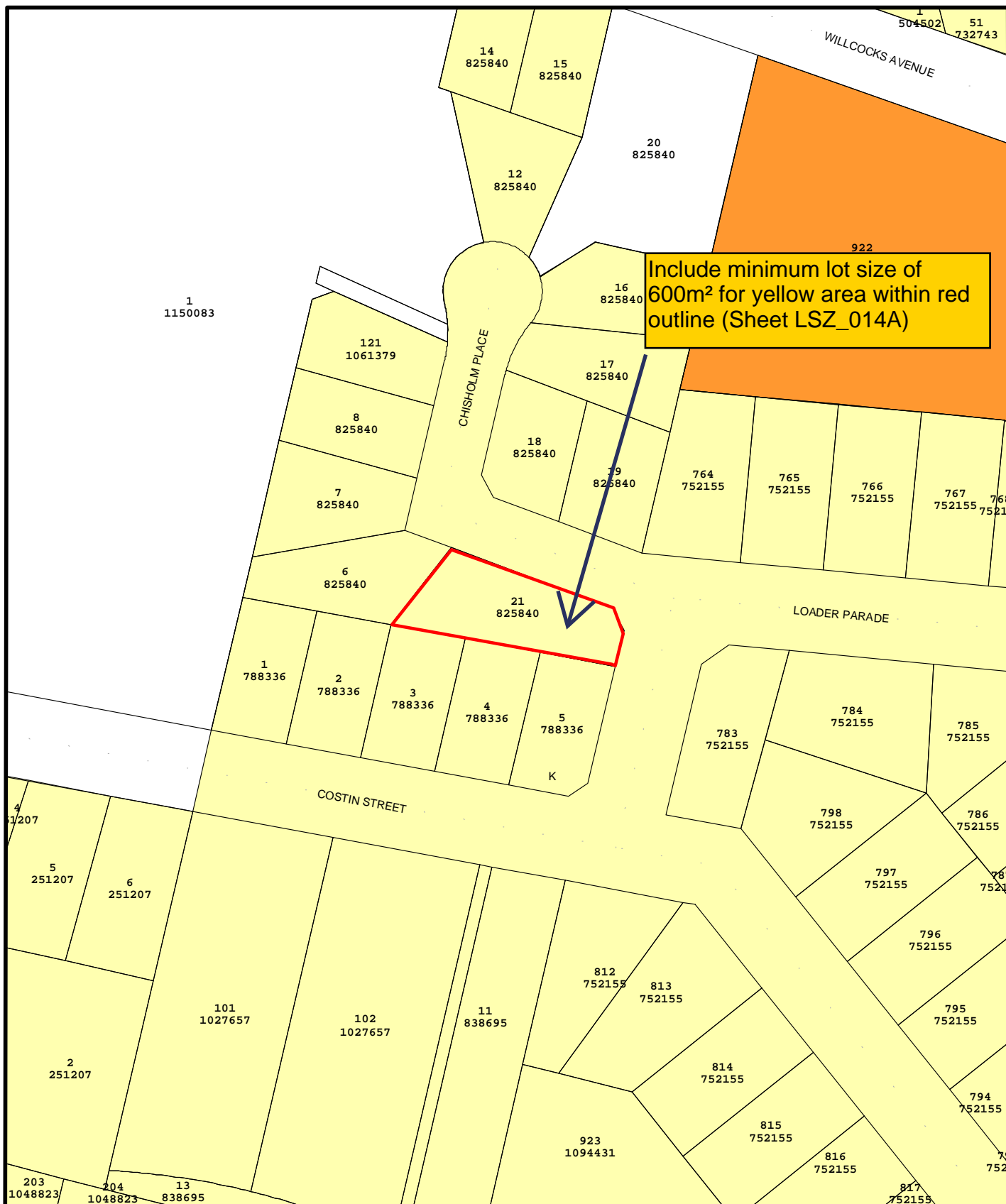


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Lot Size Map (6.23)



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Issue Date 12/2/2015

Scale: 1:1297

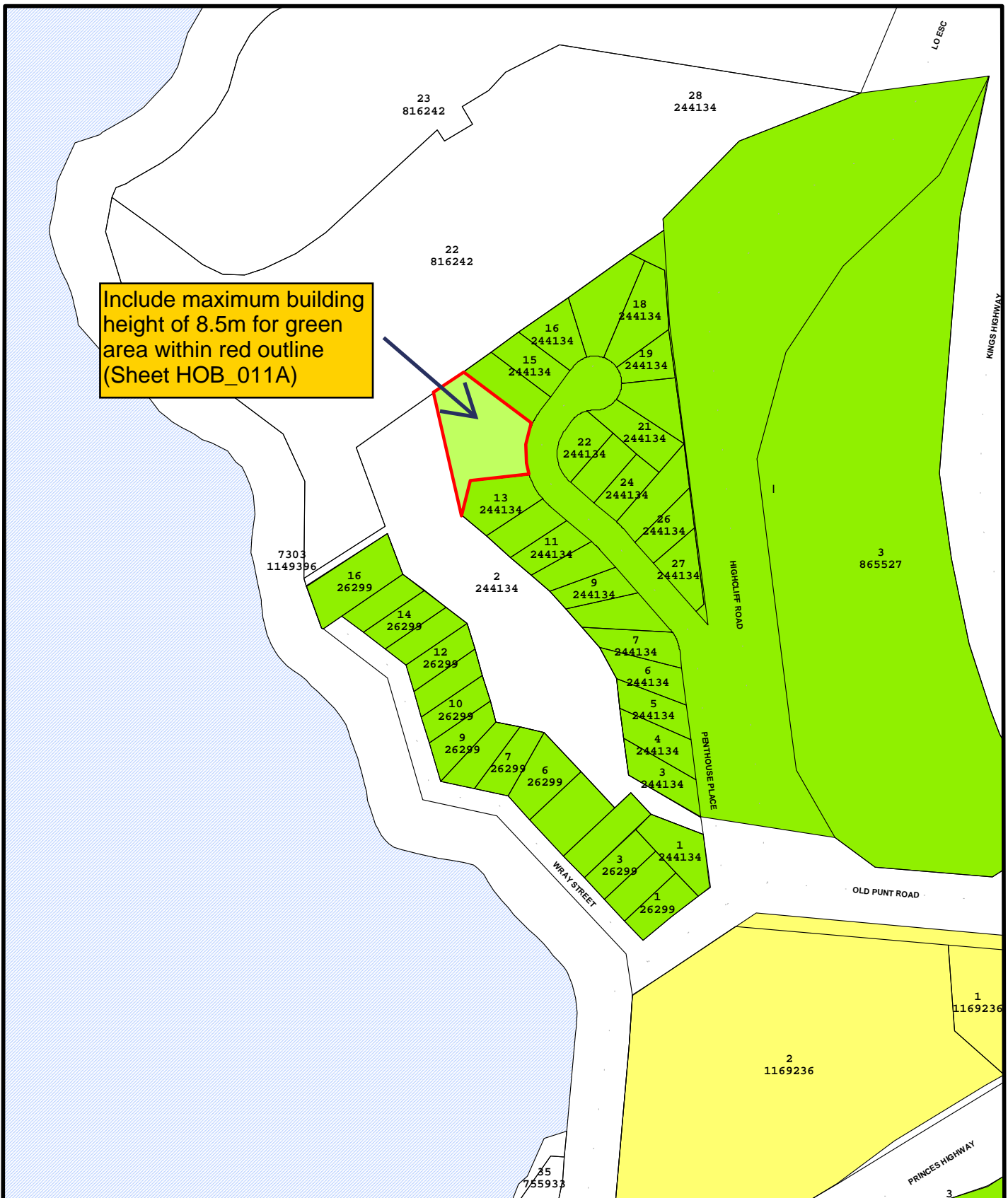


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Height of Buildings Map (6.24)



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Moruya, NSW 2537
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Issue Date 12/2/2015

Scale: 1:3013

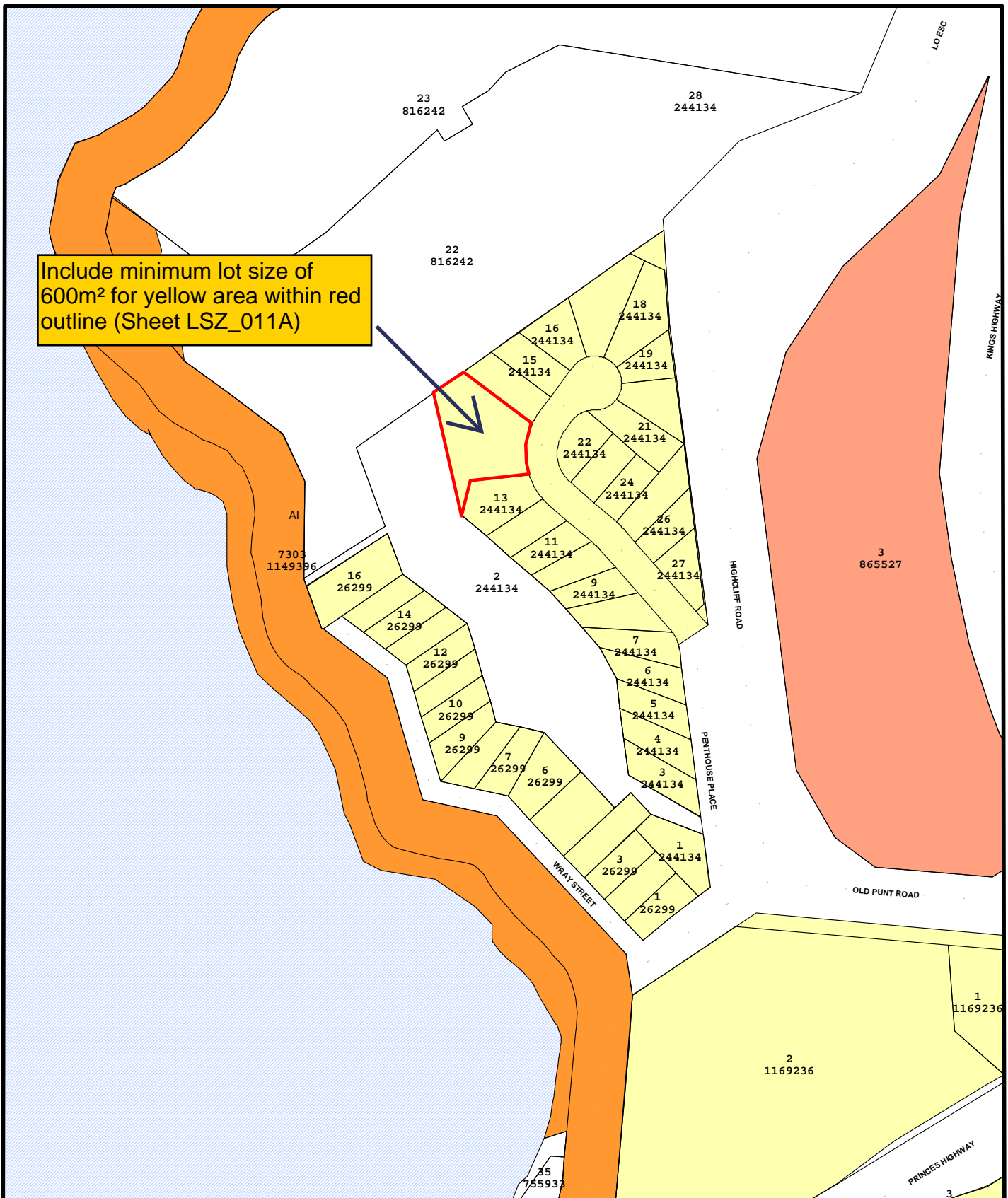


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Lot Size Map (6.24)



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Scale: 1:3013



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