

Height of Buildings Map (6.25)



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: 1:3441

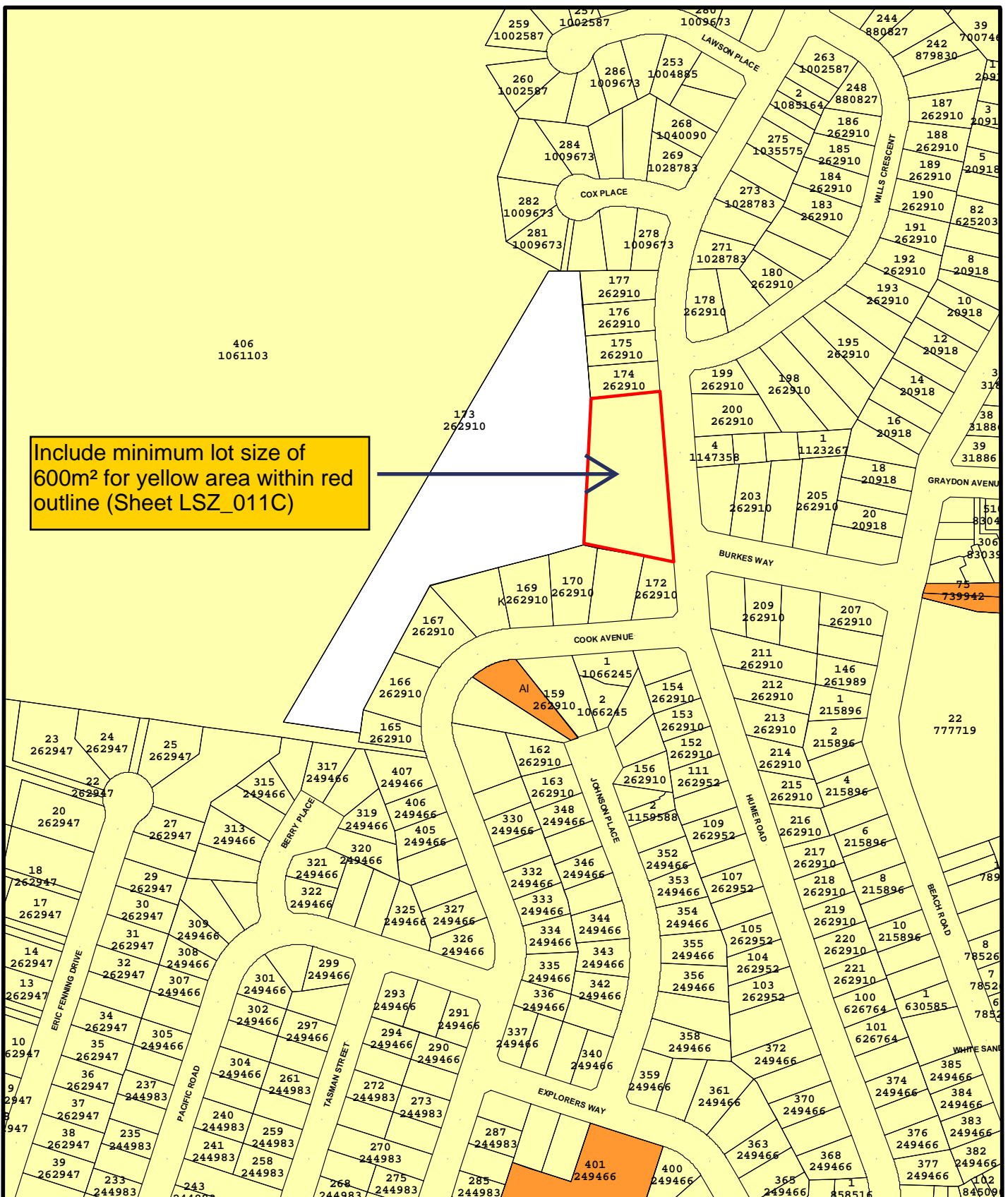


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Lot Size Map (6.25)



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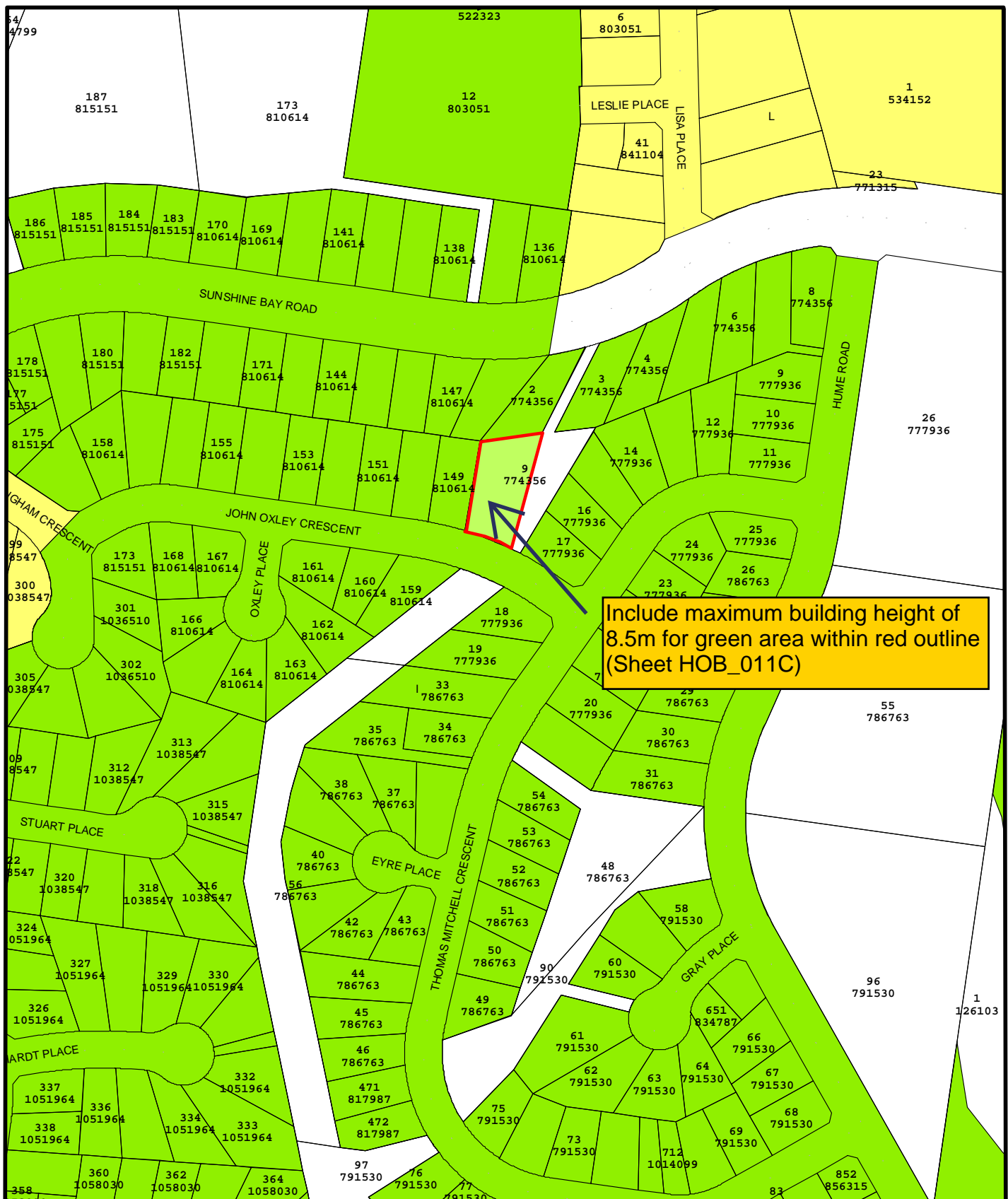


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Include maximum building height of 8.5m for green area within red outline (Sheet HOB_011C)



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Height of Buildings Map (6.26)

Issue Date 12/2/2015

Scale: 1:2571

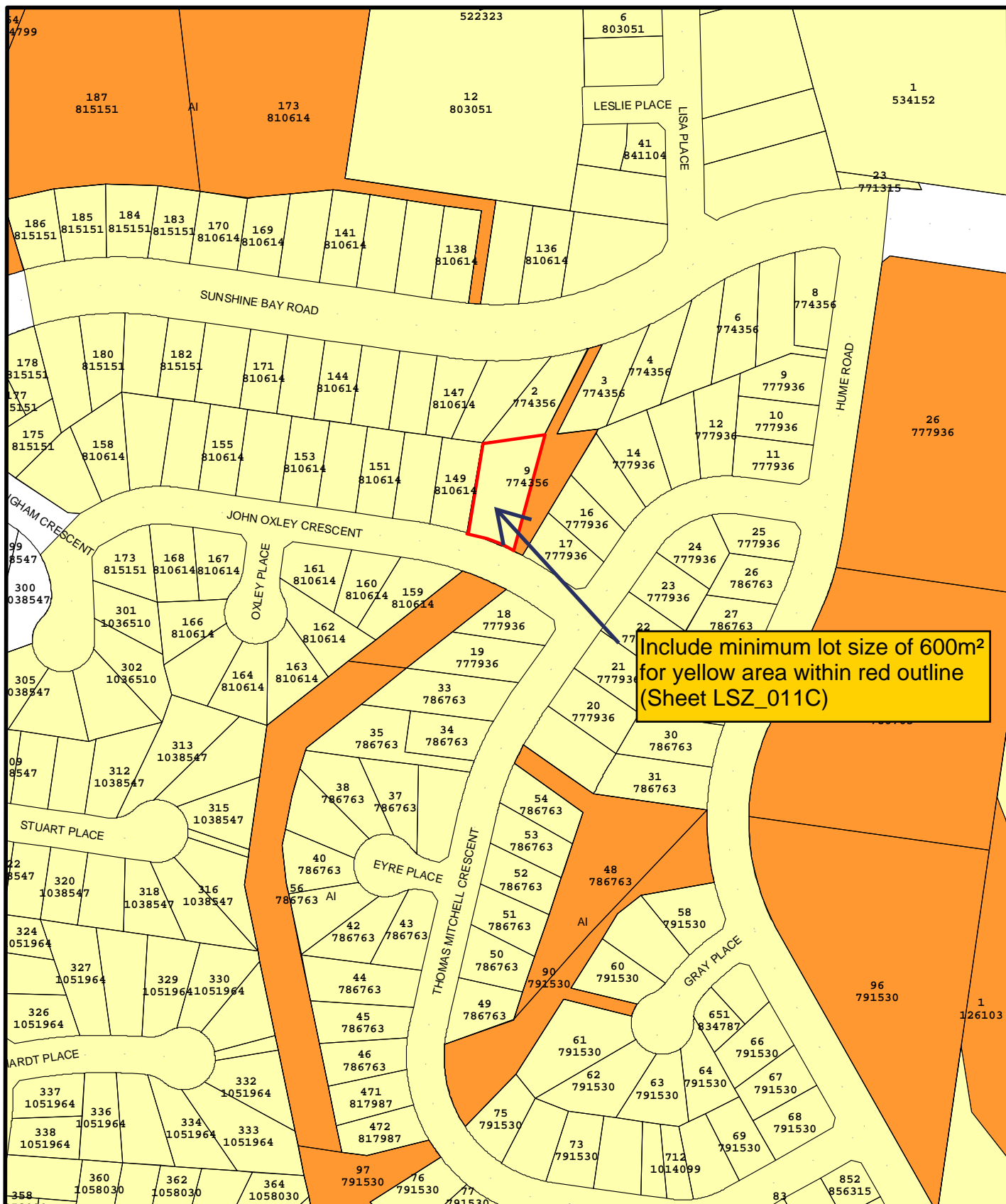


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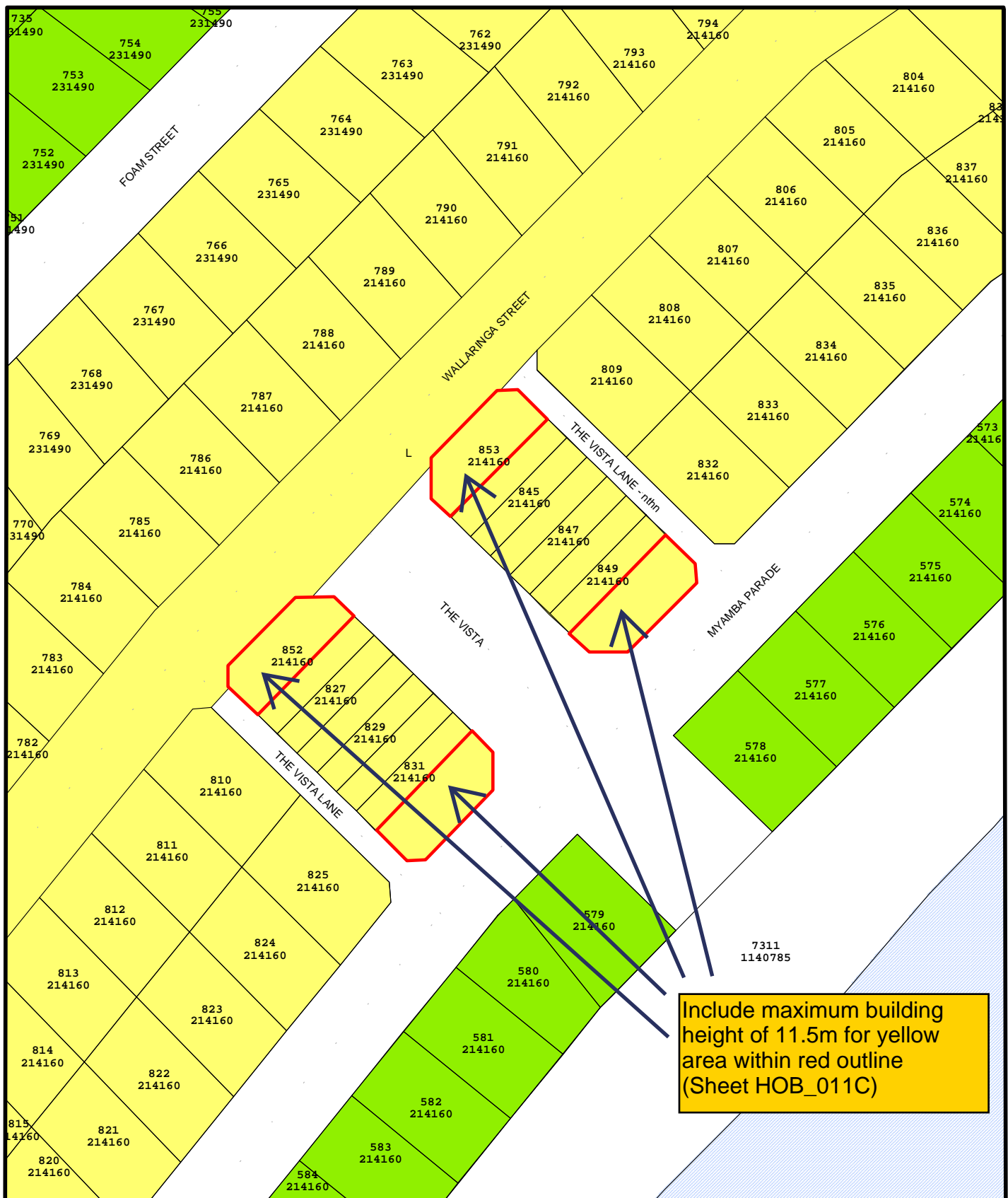


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Include maximum building height of 11.5m for yellow area within red outline (Sheet HOB_011C)



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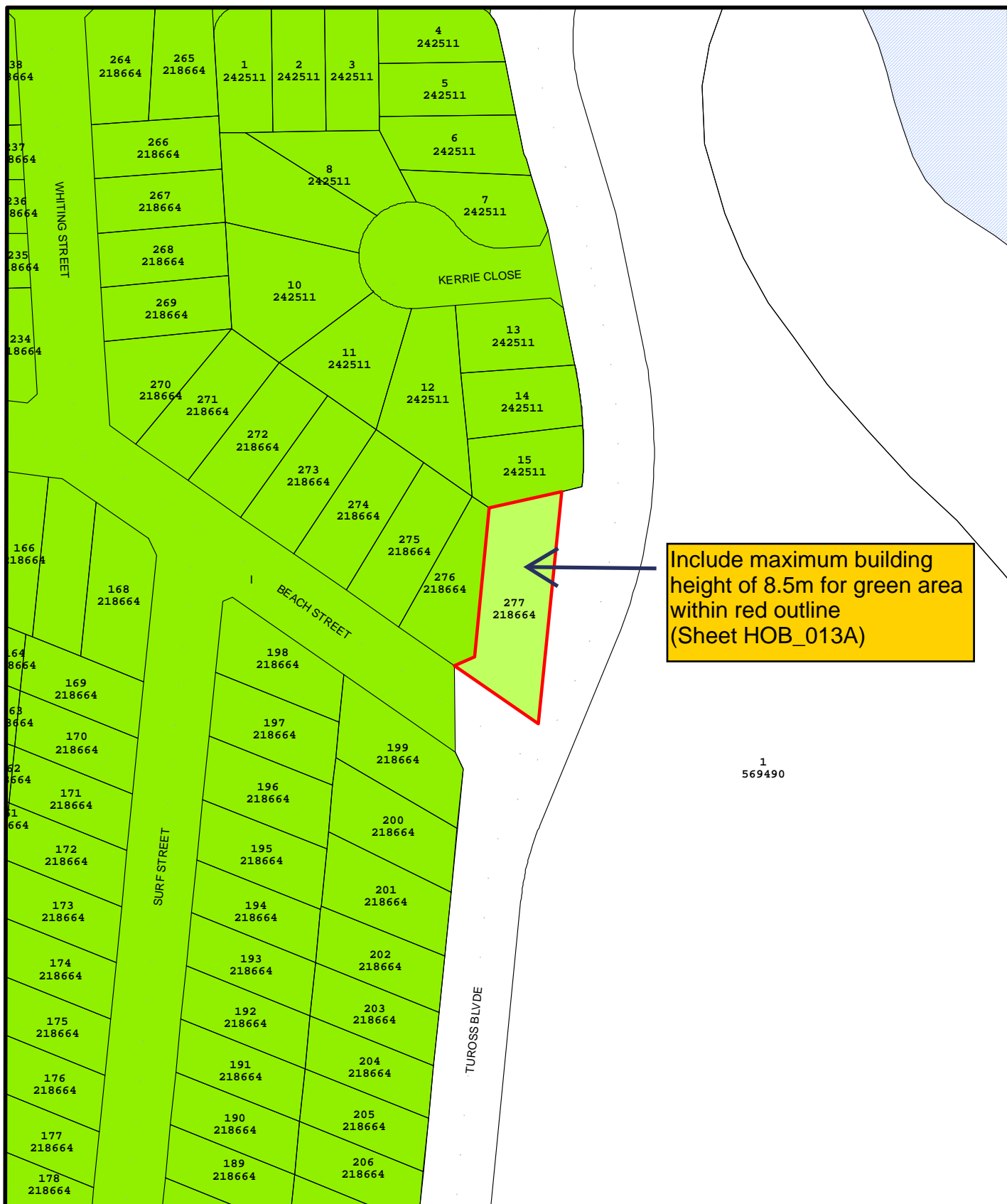
Height of Buildings Map (6.29)

Issue Date 12/2/2015

Scale: 1:1180



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Height of Buildings Map (6.30)

Issue Date 12/2/2015

Scale: 1:1536

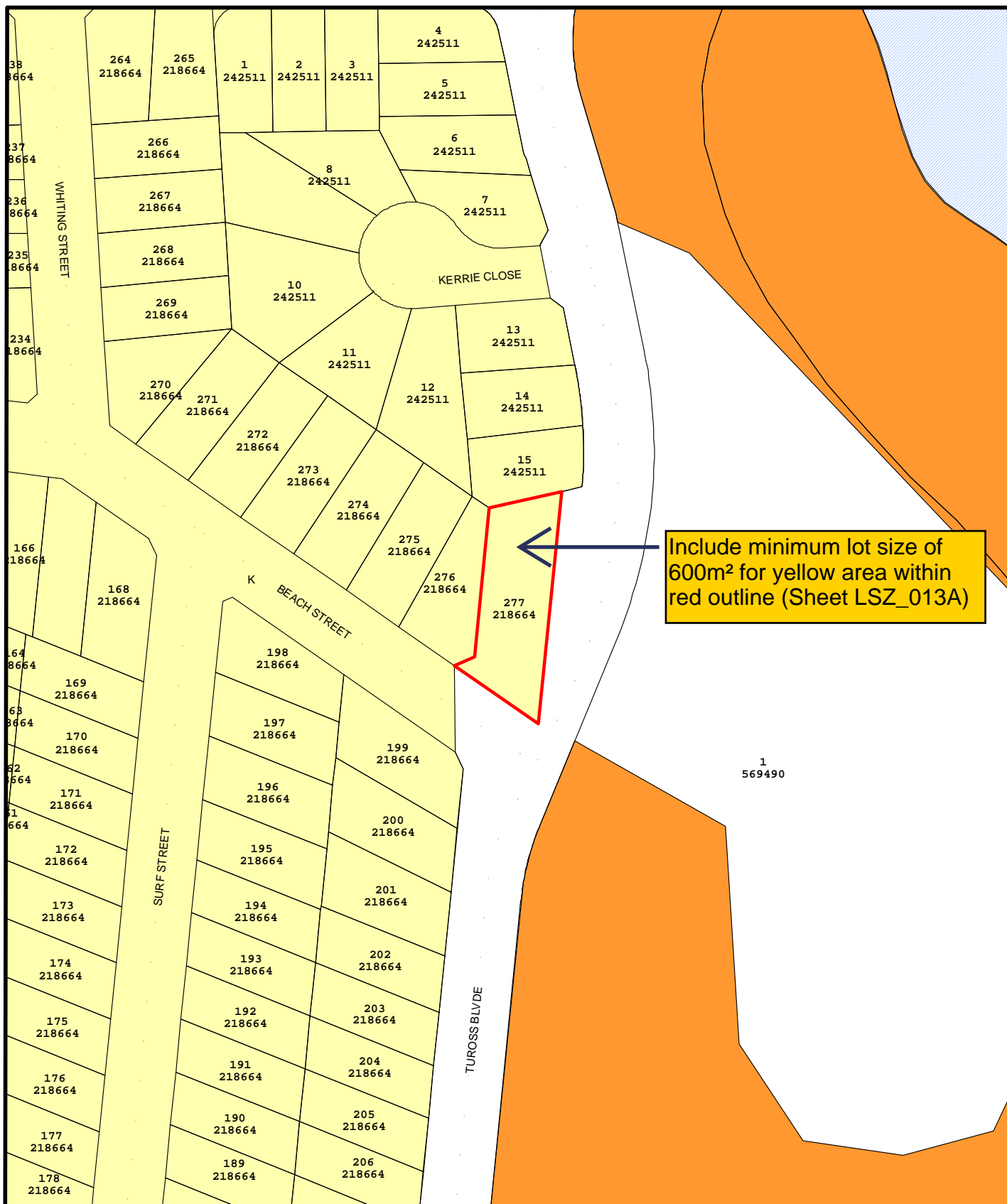


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Scale: 1:1536

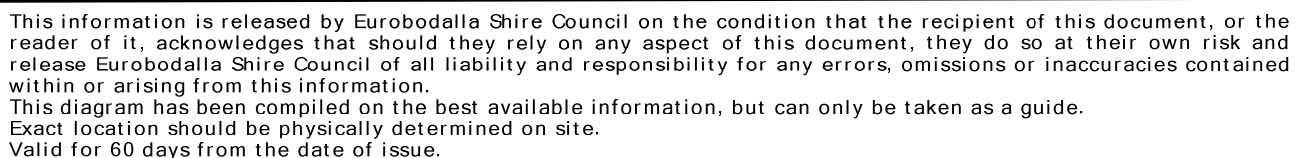
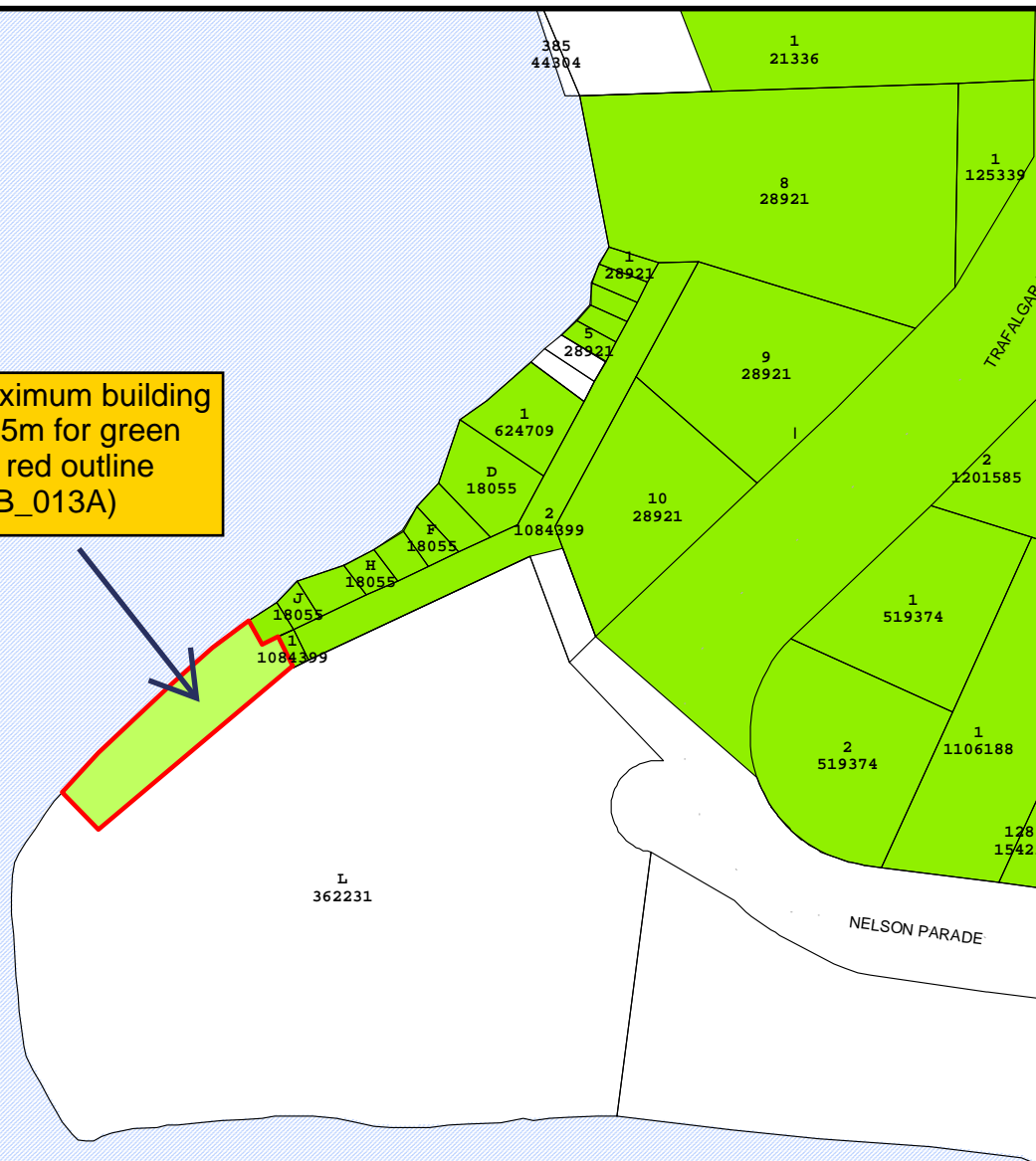


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Extract of Planning Proposal relating to Amendment No. 7

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

Amendment applies to	Explanation of provisions	Map changes
Map	<p>Include the following additional properties on the Dwelling Entitlement Maps to reflect the Council resolution of 20 December 2011:</p> <ul style="list-style-type: none">i. Lots 248, 249, 152 and 153, DP 752155 (excluding Deferred Matter)ii. Lots 1, 2, 3, 12, 154 and 269 DP 752137 (excluding Deferred Matter)iii. Lots 1 and 2 DP 835139	<p>Dwelling Entitlement Map –</p> <p>Include RU1 part of subject properties</p>

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 land owners are considered minor in nature. The amendments provide for the retention of lawful dwelling entitlements on certain rural lands.

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.

6
816445

Include coloured area within red
outline on Dwelling Entitlement Map
(Sheet DWE_008C)

1
835139

2
835139

BUMBO ROAD

6
835139

1
327858

10
835139

9
835139

7
835139

1
395239

1
1081593

PRINCES HIGHWAY

1
34448

2
1081593

LO ESC

1
840189



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Dwelling Entitlement Map (7(iii))

Issue Date 12/2/2015

Scale: 1:1658

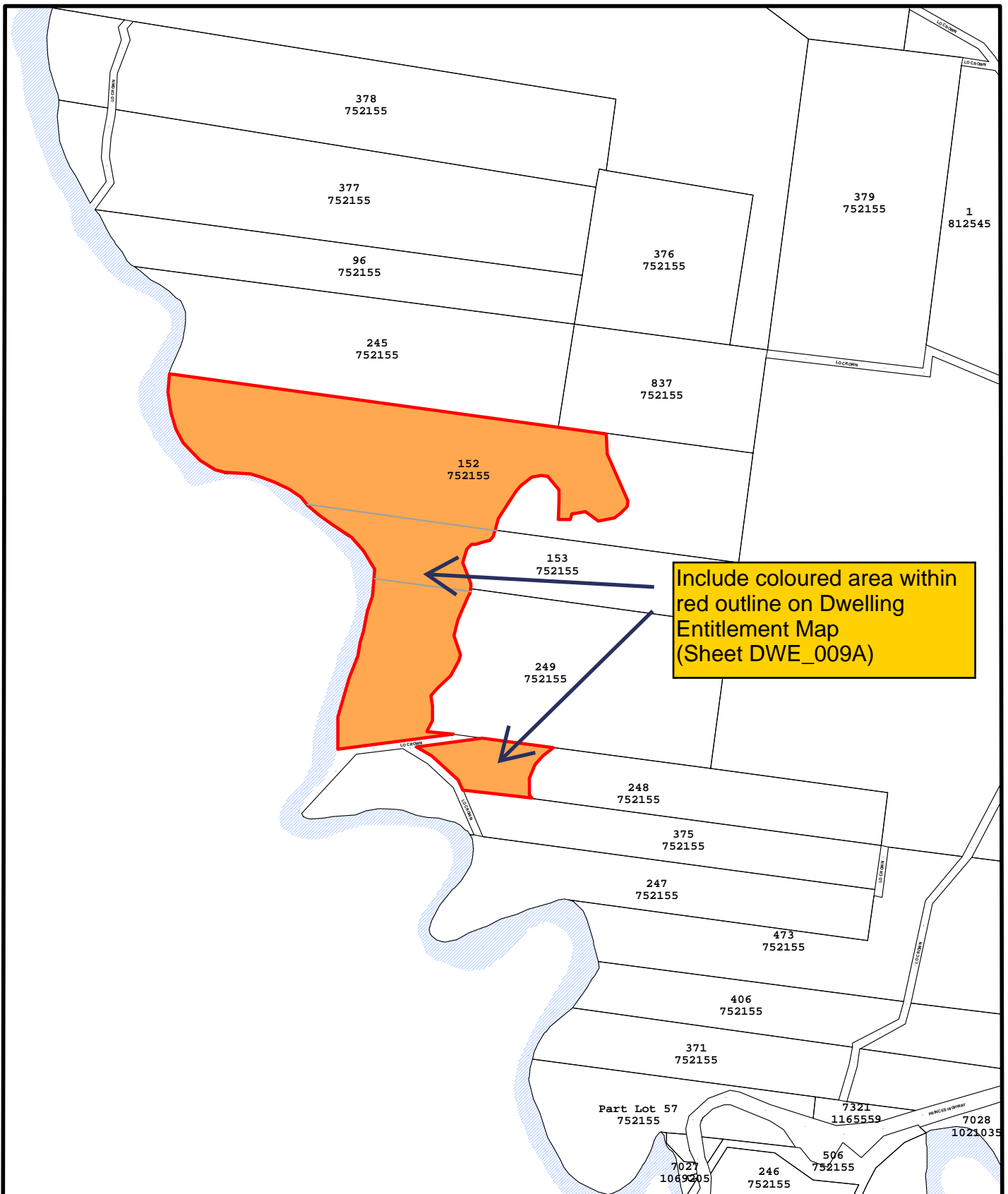


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Dwelling Entitlement Map (7(i))

Issue Date 12/2/2015

Scale: 1:13656



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Extract of Planning Proposal relating to Amendment No. 8

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

Amendment applies to	Explanation of provisions	Map changes
Map	Apply a height of building control to land zoned B5 at Moruya, as this was unintentionally omitted from LEP Amendment No. 2.	Height of Building Map – Change from no height standard to 10m.

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.

Section B – RELATIONSHIP to STRATEGIC PLANNING FRAMEWORK

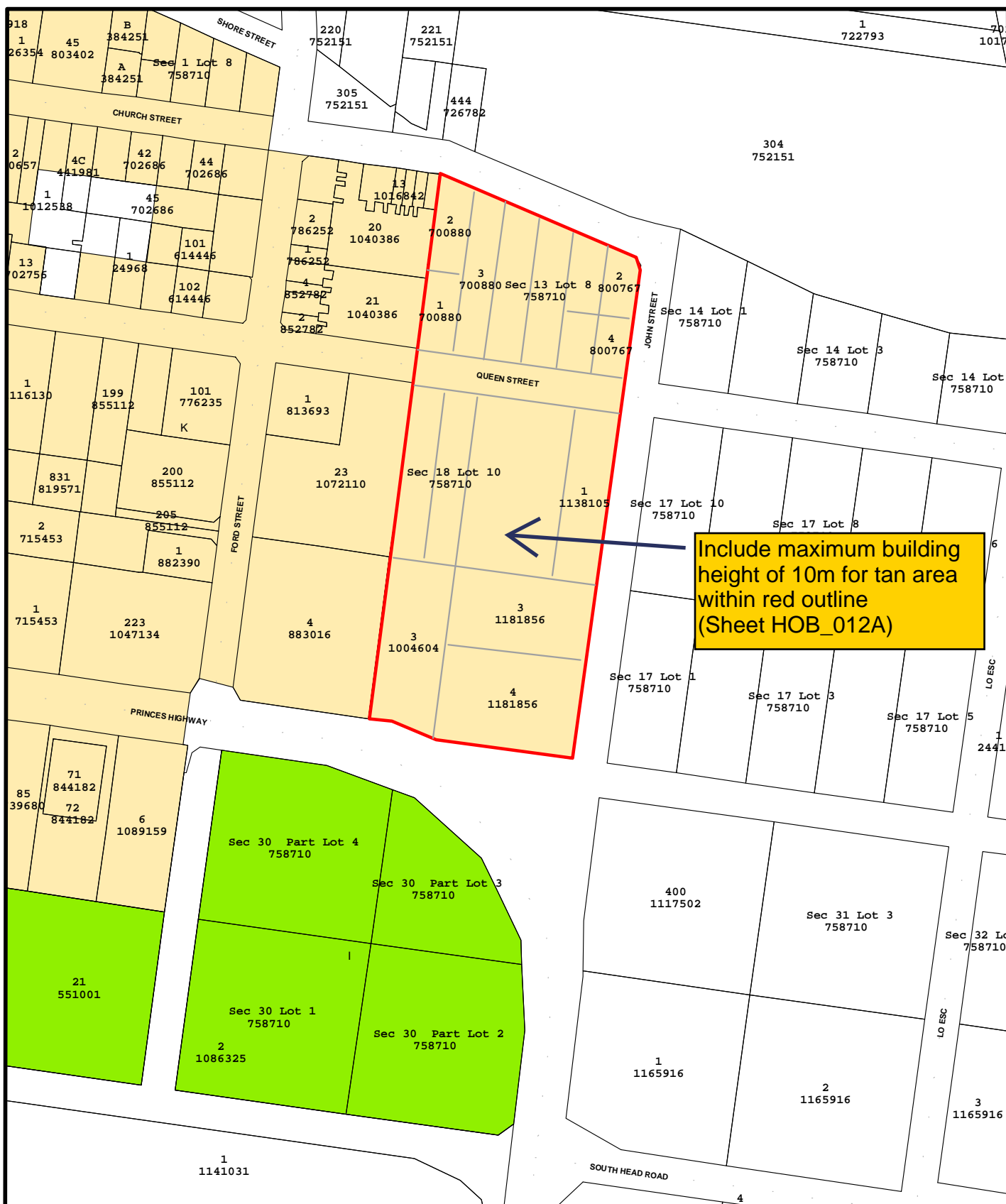
The planning proposal is consistent with the South Coast Regional Strategy and Council's Community Strategic Plan, One Community.

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.



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Height of Buildings Map (8)

Issue Date 12/2/2015

Scale: 1:3125



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Extract of Planning Proposal relating to Amendment No. 9

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

Amendment applies to	Explanation of provisions	Map changes
Map and Clause 6.16	Amend the Dwelling Density Map to correctly identify the land known as the Kyla Park clusters, amend the Height of Buildings Map to cover all of the Kyla Park clusters, and amend clause 6.16 to relate more accurately to the different minimum lot sizes in the Kyla Park clusters (i.e. Lots 1 to 13 DP 260322 have a minimum lot size of 1 hectare).	Dwelling Density Map – delete from Lots 2, 3, 4, and 5 DP 1040408. Height of Building Map – Add 8.5m to Lots 1 to 13 DP 260322 (currently no height standard).

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 correct anomalies relating to the boundary of the Kyla Park Clusters and ensure consistent development standards apply to all of the clusters.

Section B – RELATIONSHIP to STRATEGIC PLANNING FRAMEWORK

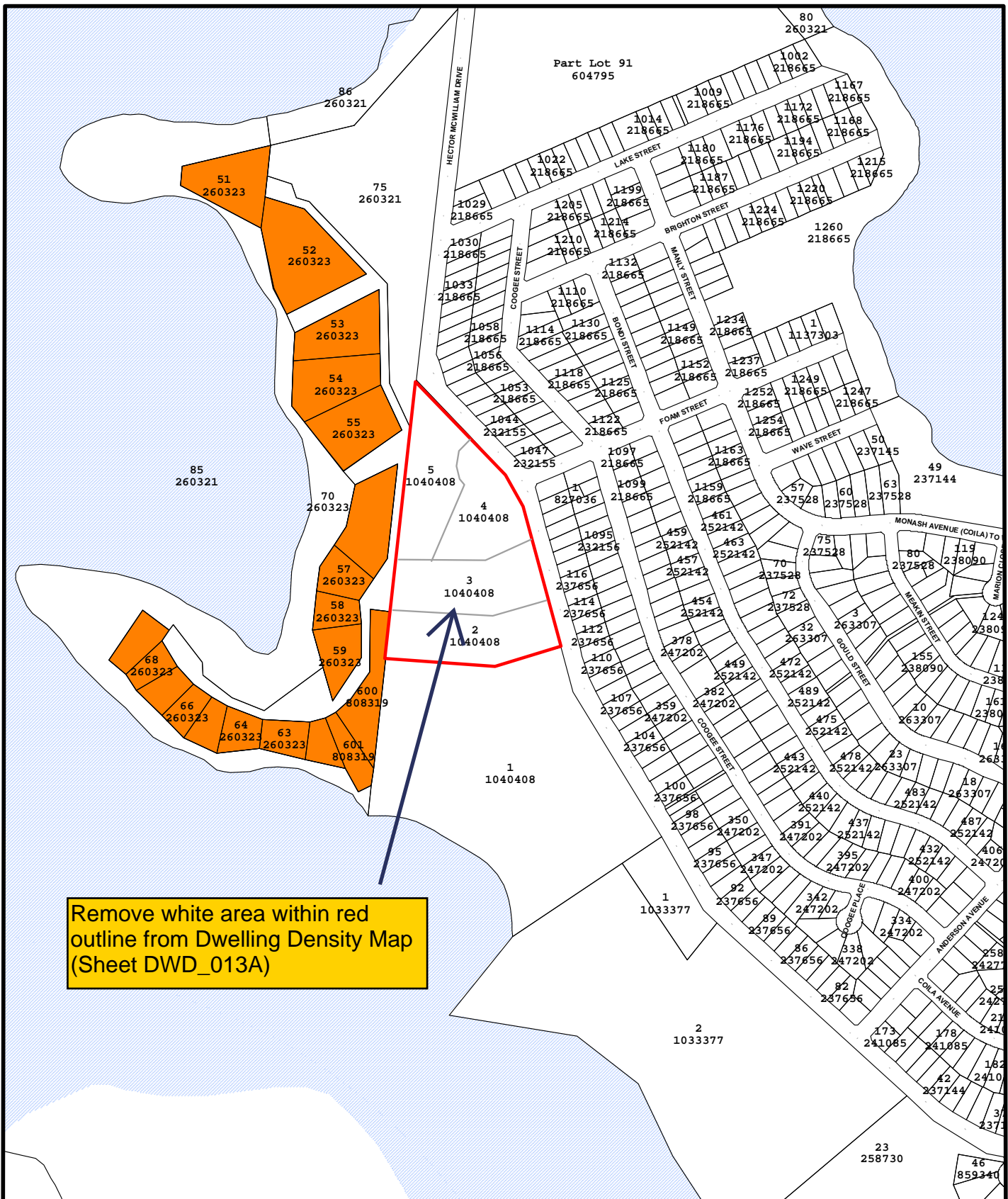
The planning proposal is consistent with the South Coast Regional Strategy and Council's Community Strategic Plan, One Community.

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.



Dwelling Density Map (9)



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Scale: 1:6215



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