



	NUMBER OF STOREYS	FSR	MAXIMUM WALL HEIGHT(m)	MAXIMUM BUILDING HEIGHT(m)	MINIMUM LANDSCAPED AREA (%SITE AREA)
a	2	0.5:1	8.0	9.0	40
b	2	0.75:1	7.0	8.0	40
c	3	0.75:1	10	11	40
d1	4	0.9:1	14	15	40
d2	4	1.0:1	14	15	40
d3	4	1.2:1	14	15	40
e1	5	1.1:1	17	18	40
e2	5	1.1:1	16.5	16.5	30

Height Variations

Note—see precinct plans Figures 8-21 for detail on the following:

- 1 Lot 19—eastern part of site limited to 3 storeys.
- 2 Lot 6-7—southern part of site limited to 2 storeys, eastern part of site limited to 3 storeys.
- 3 Lot 9—western part of site limited to 3 storeys.
- 4 Lot 40—maximum permissible heights may be increased to accommodate functions of community centre.
- 5 Lot 35—western part of site (opposite Flowers Wards 5 and 6) building height limited to 2 storeys only, and height must be no higher than projecting service wings of Flowers Wards 5 and 6.
- 6 Lot 33a—eastern part of site limited to 1 storey.
- 7 Lot 33b—eastern part of site limited to 3 storeys.
- 8 Lot 22-30—5 storeys permissible on southern part of site; maximum permissible heights to be reduced by 1.0metre on eastern part of site (opposite heritage building).
- 9 Lot 20—eastern part of site limited to 2 storeys.

FSR and other variations

- 10 Delaney Building - FSR for this lot (lot 32) excludes floorspace of existing heritage building
- 11 Lot 20 is a residential care facility

□ RETAINED HERITAGE BUILDINGS LIMITED TO EXISTING ENVELOPE.

* LOFT

— ACTIVITY STRIP

LOTS ARE INDICATIVE ONLY.

BUILT FORM CONTROL MAP

LOCALITY: LITTLE BAY

Sheet 3 of 3 Sheets

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

RANDWICK
LOCAL ENVIRONMENTAL PLAN 1998

AMENDMENT NO.28



DRAWN BY:	DATE:	STATEMENT OF RELATIONSHIP WITH OTHER PLANS
PLANNING OFFICER:		AMENDS RANDWICK LOCAL ENVIRONMENTAL PLAN 1998
COUNCIL FILE NO: 98/5/4151		
DEPT. FILE NO.		
CERTIFICATE ISSUED UNDER SEC 65 E.P.A. ACT	DATE:	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS
PUBLISHED IN GOV. GAZETTE OF		DATE