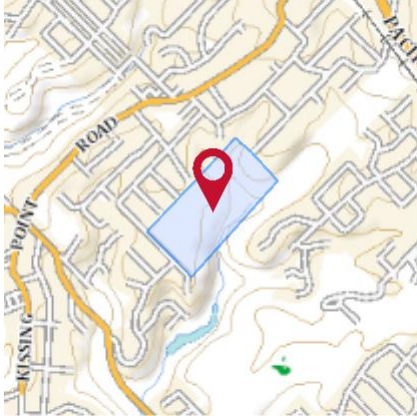


Property Report

40 MIMOSA ROAD TURRAMURRA 2074



Property Details

Address: 40 MIMOSA ROAD TURRAMURRA 2074
 Lot/Section /Plan No: 32/-/DP752031
 Council: KU-RING-GAI COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Ku-ring-gai Local Environmental Plan 2015 (pub. 18-6-2021)
Land Zoning	C2 - Environmental Conservation: (pub. 14-4-2023) RE1 - Public Recreation: (pub. 14-4-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5
Riparian Lands and Watercourses	Riparian Land
Terrestrial Biodiversity	Biodiversity

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Sydney Harbour Catchment (pub. 21-10-2022)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

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Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Biodiversity Value (BV) Map	Clearing native vegetation for a development on an area on the BV Map may require a Biodiversity Development Assessment Report. Consult your local council.
Bushfire Prone Land	Vegetation Buffer
	Vegetation Category
Greater Sydney Tree Canopy Cover 2019 Percentage	16.44
	45.40
	81.46
Greater Sydney Tree Canopy Cover 2022 Percentage	14.86
	43.16
	94.75
Housing and Productivity Contribution	Housing and Productivity Contribution Greater Sydney Region_A&A
Local Aboriginal Land Council	METROPOLITAN
Regional Plan Boundary	Greater Sydney

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