



## SITE SPECIFIC LEP

*Clause 6.23 13 Endeavour Road, Caringbah*

*(1) The objectives of this clause are as follows—*

- (a) To create a high quality mixed use employment precinct that provides predominately for office and light industrial uses.*
- (b) To provide employment opportunities and promote economic growth by supporting the containment of jobs within the Sutherland Shire.*
- (c) To create amenity and attract workers, businesses and community into the site ancillary uses that provide facilities or services to meet the day to day needs of workers and residents in the local area are encouraged.*
- (d) To protect the amenity of the adjacent areas by providing a transition to eastern and southern boundaries, including reasonable setbacks from side and rear boundaries and the maintenance of a transitional scale of building height.*
- (e) To ensure there are high quality areas of private and public domain including connections to the cycle network along Woolooware Bay and Gannon's Road, Solander Fields and the wider pedestrian network.*
- (f) To preserve and improve the site's significant ecological values through buffers around ecological communities and the strategic positioning of compatible land uses.*

*(2) This clause applies to the land known as 13 Endeavour Road, Caringbah and identified on the Additional Permitted Uses Map.*

*(3) Despite any other provision of this Plan relating to the purposes for which development may be carried out, development consent may be granted for development for the purposes of tourist and visitor accommodation, function centre and pub on land to which this clause applies.*

*(4) Despite any other provision of this Plan relating to the purposes for which development may be carried out, development consent may be granted for development for the purposes of a shop on land to which this clause applies if -*

- (a) the floor space for the purposes of a shop does not exceed an area equivalent to 2.5% of the floor space ratio shown for the land on the Floor Space Ratio Map.*