



State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021  
Bays West Stage 1 Precinct  
Floor Space Ratio Map

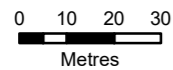
Sheet FSR\_001

Maximum Floor Space Ratio (n:1)

- I 0.75
- Q 1.35
- U 2.5
- X 4.4

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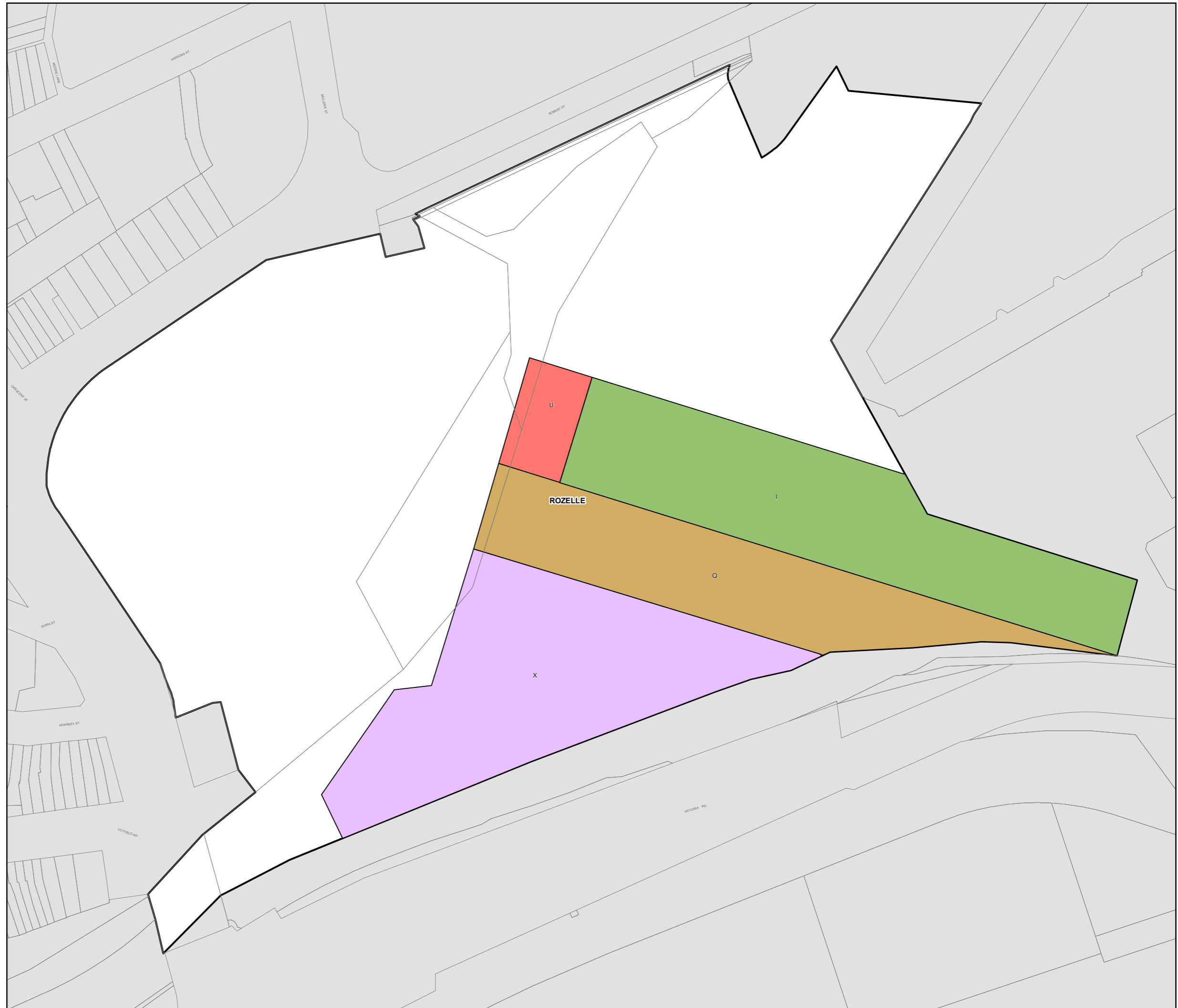
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Projection: GDA 1994  
MGA Zone 56

Scale: 1:1,600 @ A3

Map Identification Number: SEPP\_EHC\_BWP\_FSR\_001\_20220705





State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021  
Bays West Stage 1 Precinct Heritage Map

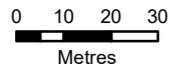
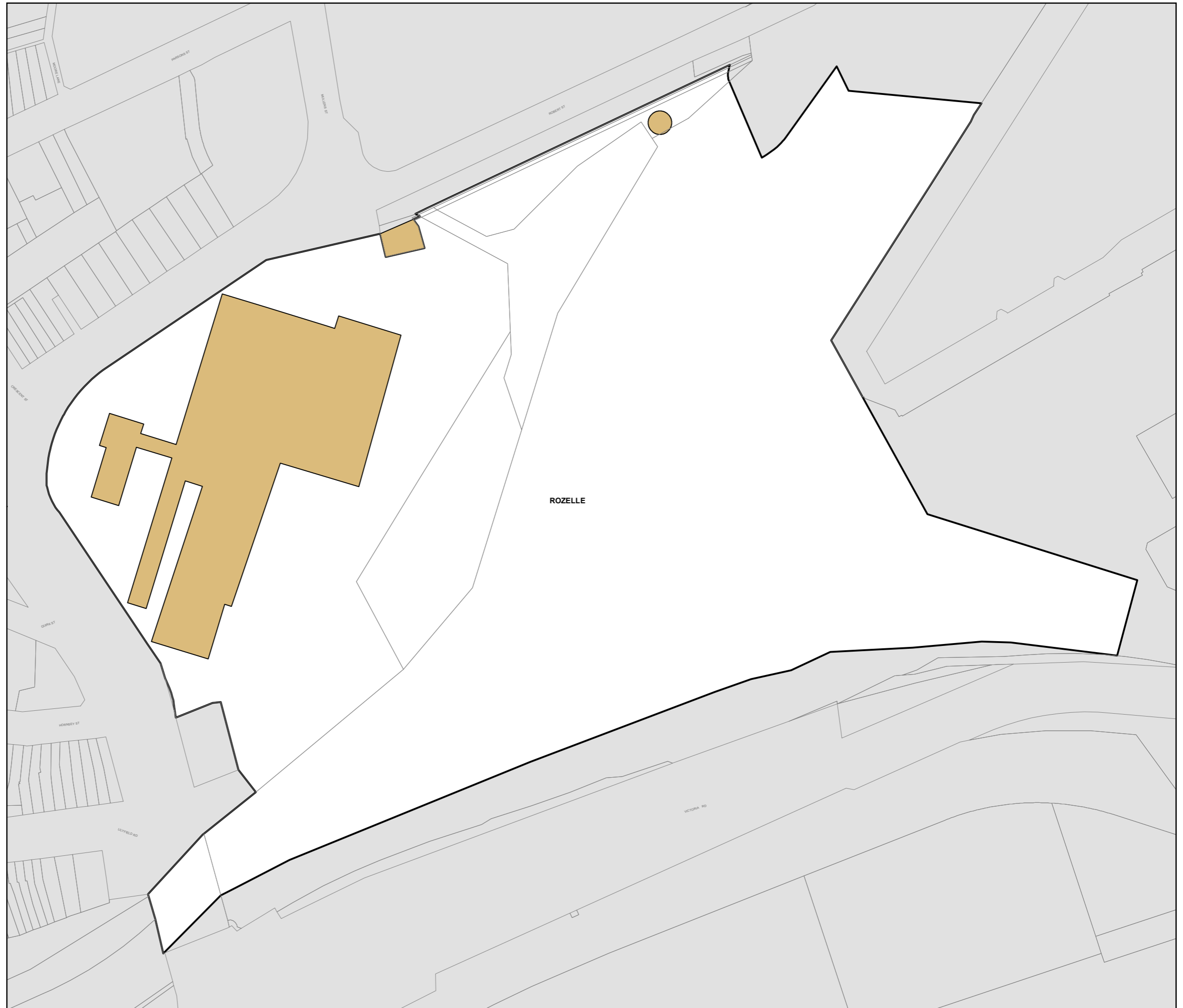
Sheet HER\_001

Heritage

Item - General

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Projection: GDA 1994  
MGA Zone 56

Scale: 1:1,600 @ A3

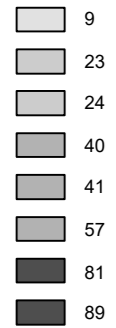
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State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021  
Bays West Stage 1 Precinct  
Height of Buildings Map

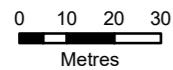
Sheet HOB\_001

Maximum Building Height (m RL)



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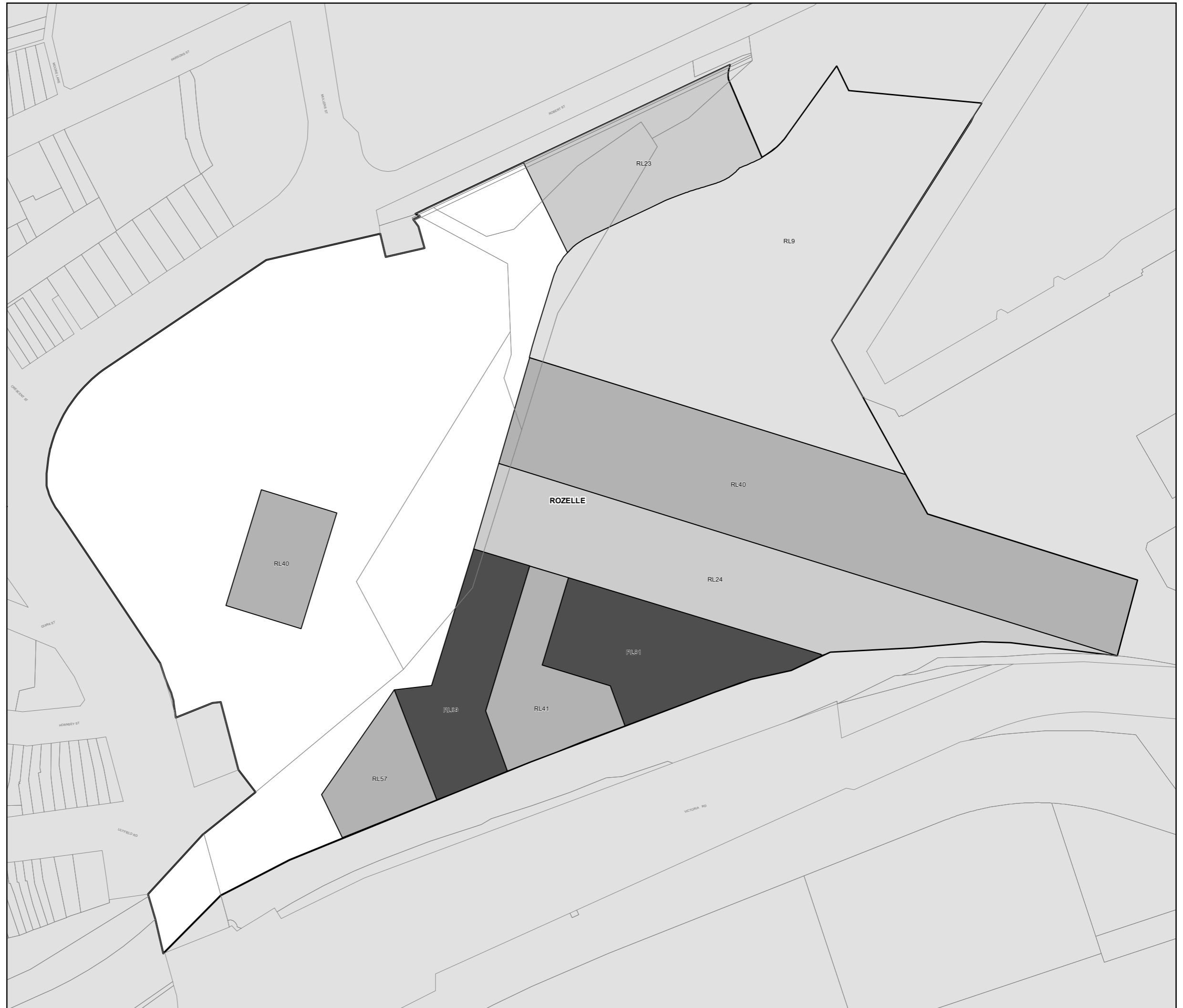
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Projection: GDA 1994  
MGA Zone 56

Scale: 1:1,600 @ A3

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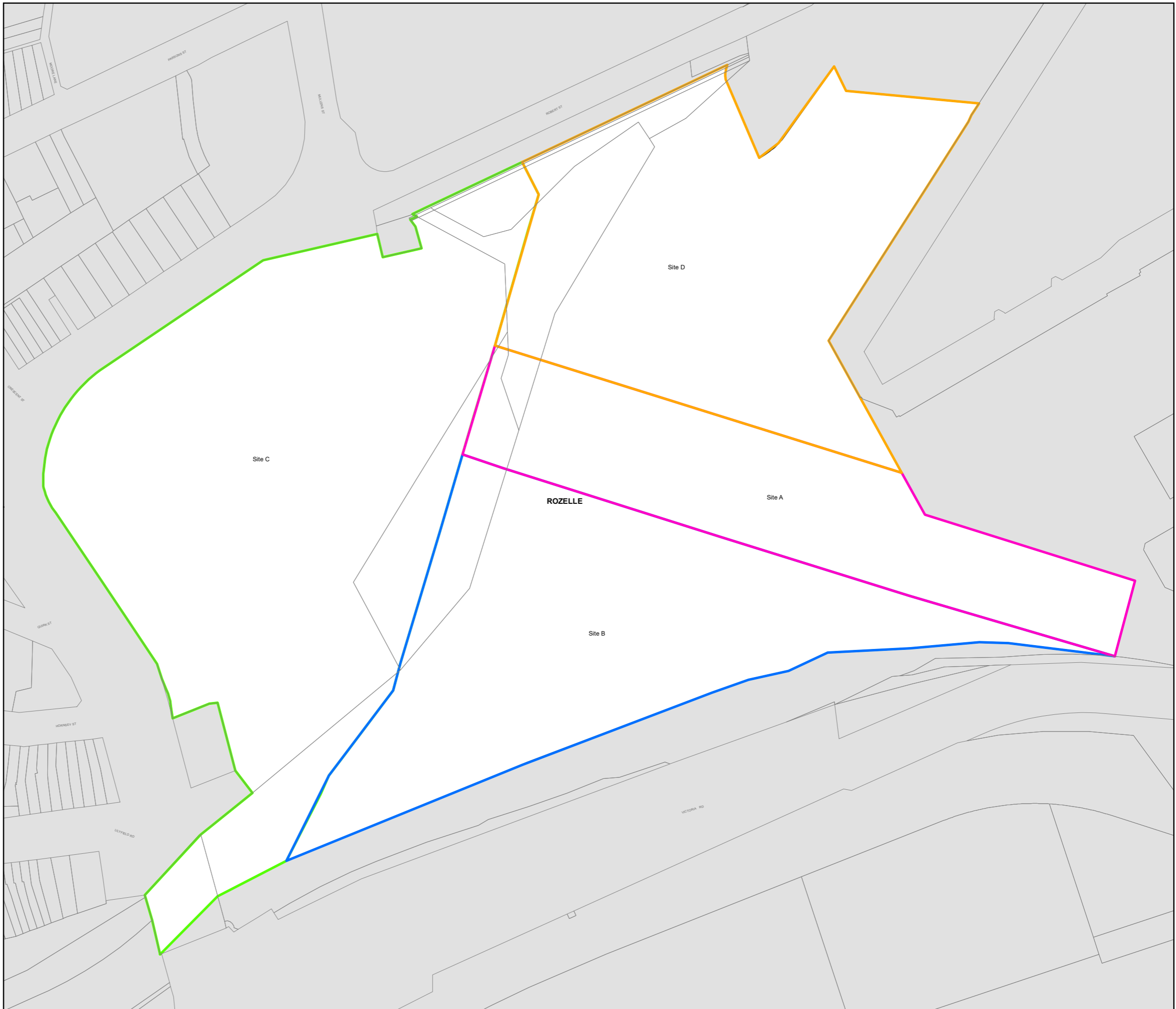
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021  
Bays West Stage 1 Precinct  
Key Sites Map

Sheet KYS\_001

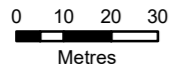
- Site A Metro + OSD + ASD
- Site B Southern Development Parcels
- Site C White Bay Power Station
- Site D White Bay Park

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N



Metres

Projection: GDA 1994  
MGA Zone 56

Scale: 1:1,600 @ A3

Map Identification Number: SEPP\_EHC\_BWP\_KYS\_001\_20220705



Planning and Environment

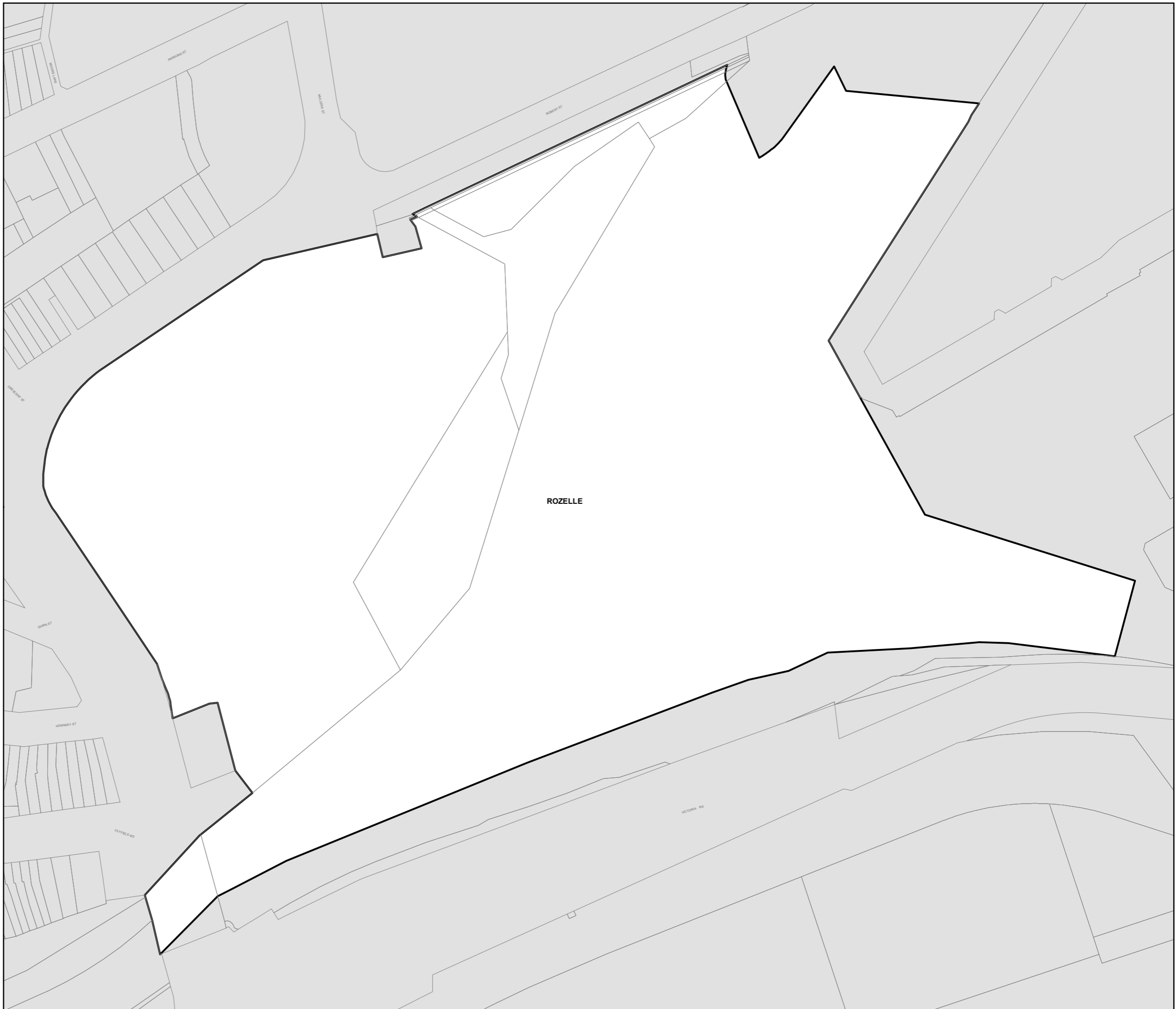
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021  
Bays West Stage 1 Precinct  
Land Application Map

Sheet LAP\_001

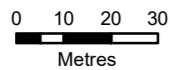
Subject Land

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N



Scale: 1:1,600 @ A3

Projection: GDA 1994  
MGA Zone 56

Map Identification Number: SEPP\_EHC\_BWP\_LAP\_001\_20220705



State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021  
Bays West Stage 1 Precinct Land Zoning Map

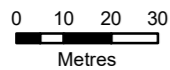
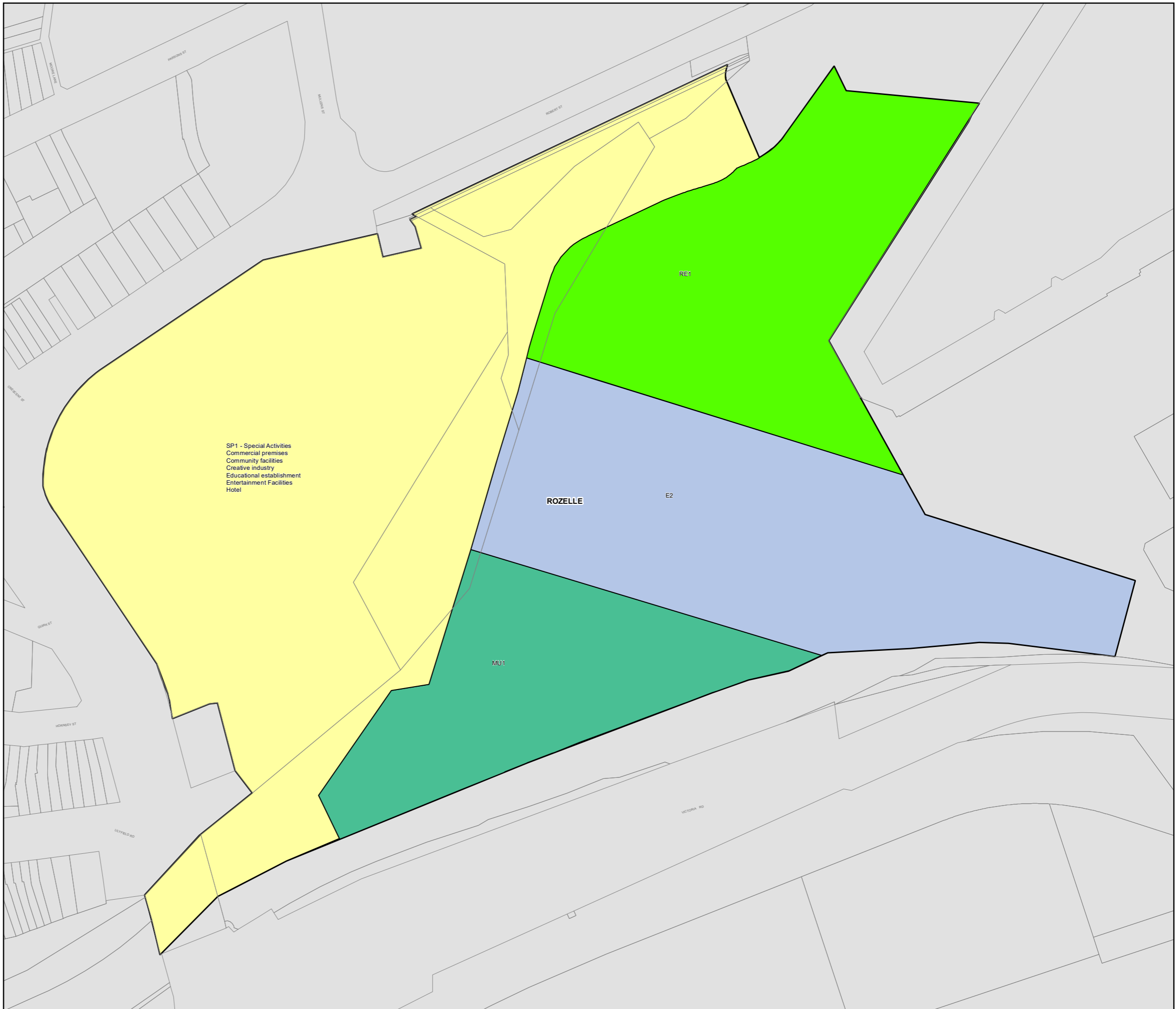
Sheet LZN\_001

Zone

- E2 Commercial Centre
- MU1 Mixed Use
- RE1 Public Recreation
- SP1 Special Activities

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MGA Zone 56

Scale: 1:1,600 @ A3

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State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021  
Bays West Stage 1 Precinct  
Solar Access to Public Open Space Map

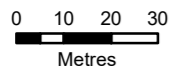
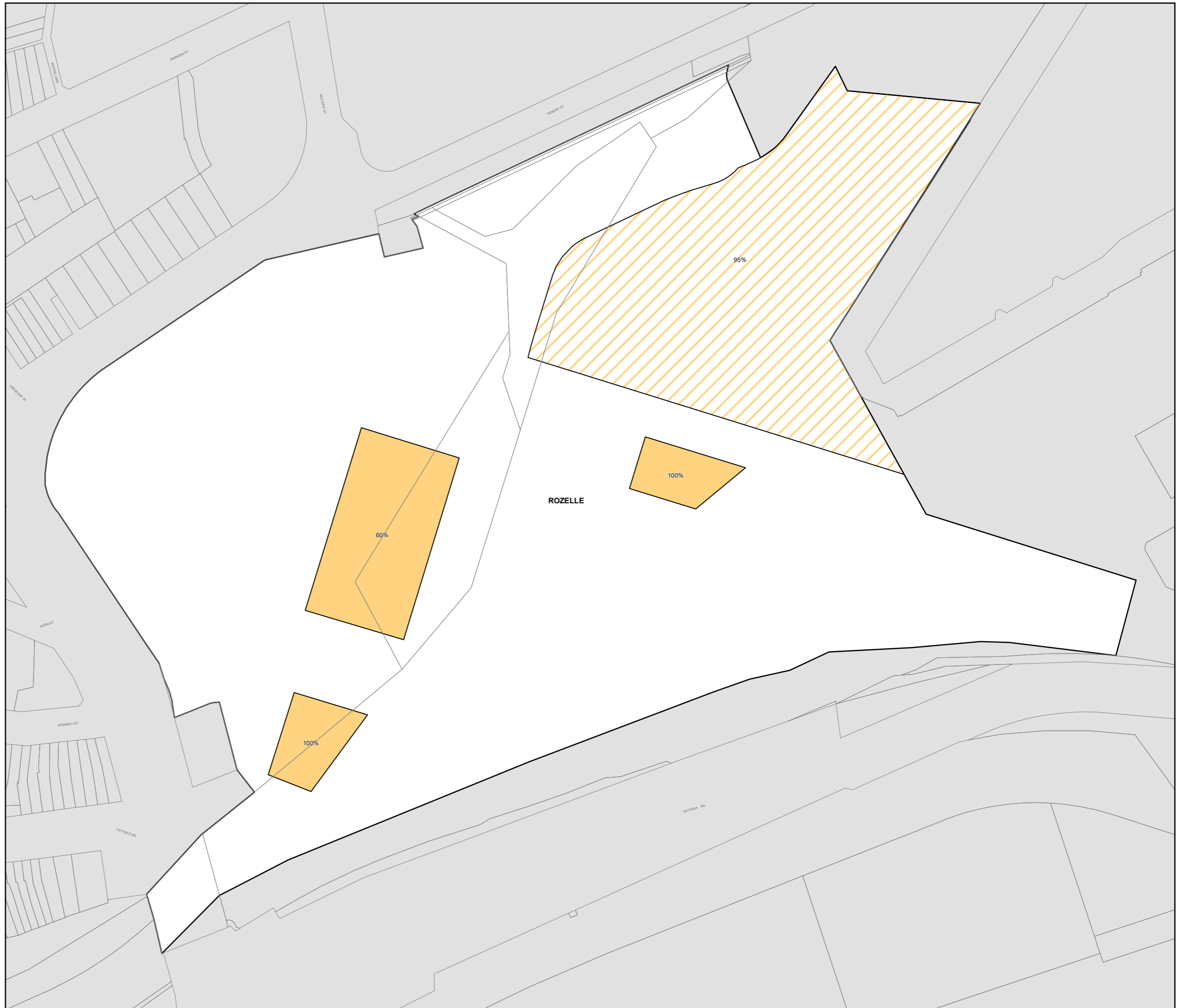
Sheet SAP\_001

Solar Access to Public Open Space

- Solar Access to Public Open Space - 4 Hours
- Solar Access to Public Open Space - 2 Hours

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MGA Zone 56

Scale: 1:1,600 @ A3