

Locality and Site Identification Map Key Sites Map Foreshore Building Line Map - Sheet CL1_007

Locality and Site Identification Map

- Central Sydney
- Tower Cluster Areas
- Green Square
- Ultimo-Pyrmont
- Lachlan
- Southern Employment Lands
- Danks Street South Precinct
- Waterloo Metro Quarter
- Broadway Gateway
- Western Gateway Sub-precinct
- Residual Lands
- North Alexandria
- Land Affected by Cross City Tunnel Ventilation Stack
- Refer to Schedule 1
- Oxford Street Cultural and Creative Precinct
- Blackwattle Bay Precinct
- Area A, Refer to Clause 6.63(2)
- Area B, Refer to Clause 6.63(3)
- Area C, Refer to Clause 6.63(4)

Key Sites Map

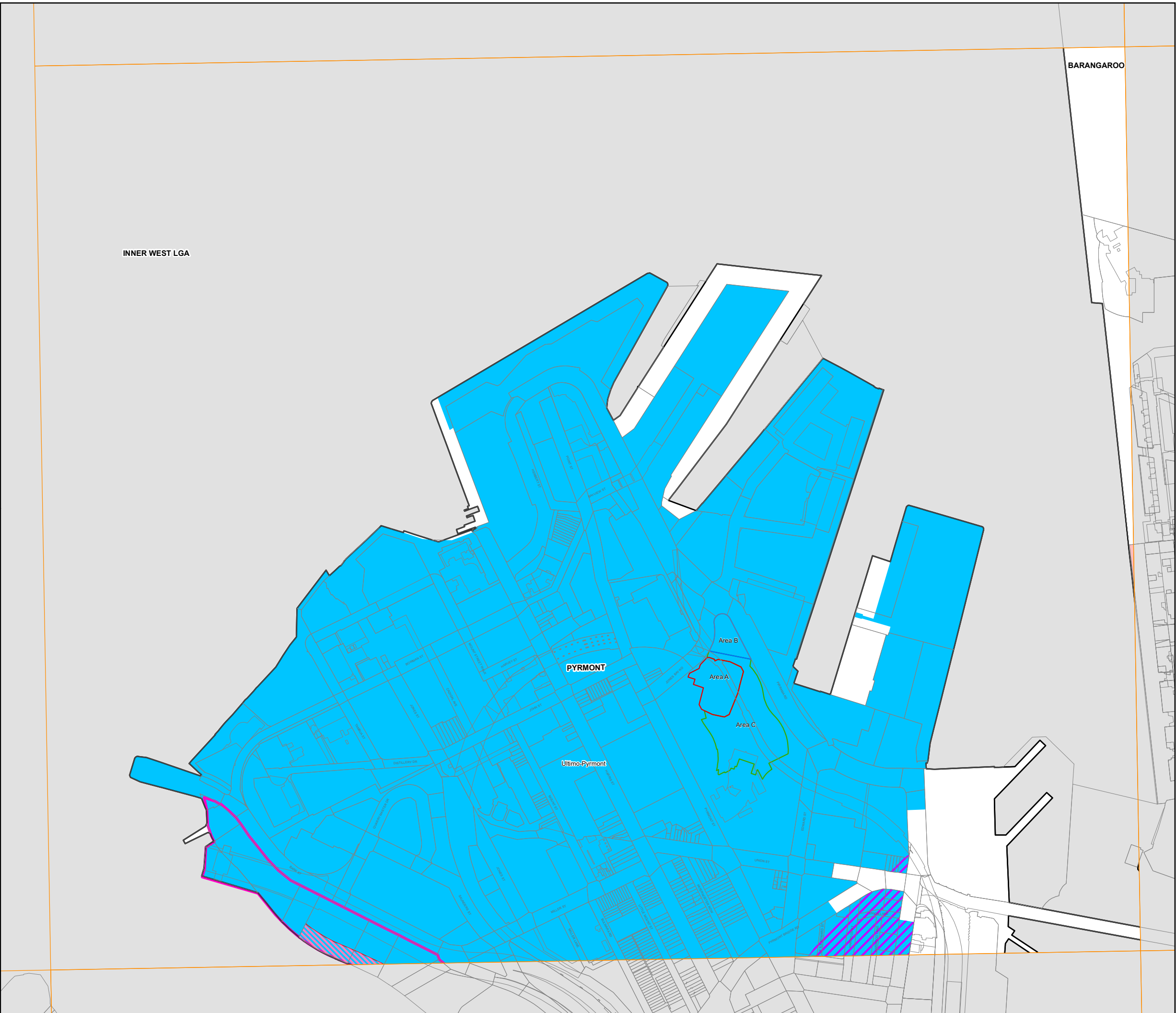
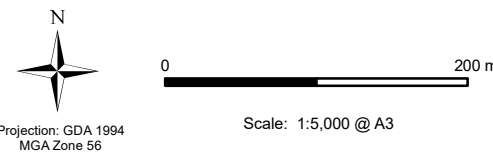
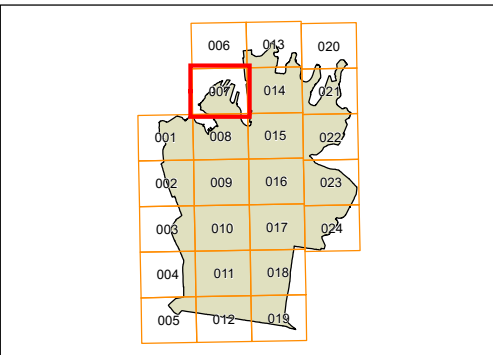
- Block A
- Block B
- Block C

Foreshore Building Line Map

- Foreshore Area
- Foreshore Building Line

Cadastre

- Cadastre 4/10/2022 © City of Sydney



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Key Sites Map

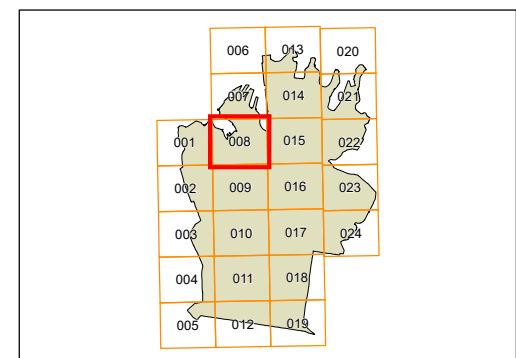
- Block A
- Block B
- Block C

Foreshore Building Line Map

- Foreshore Area
- Foreshore Building Line

Cadastre

- Cadastre 4/10/2022 © City of Sydney

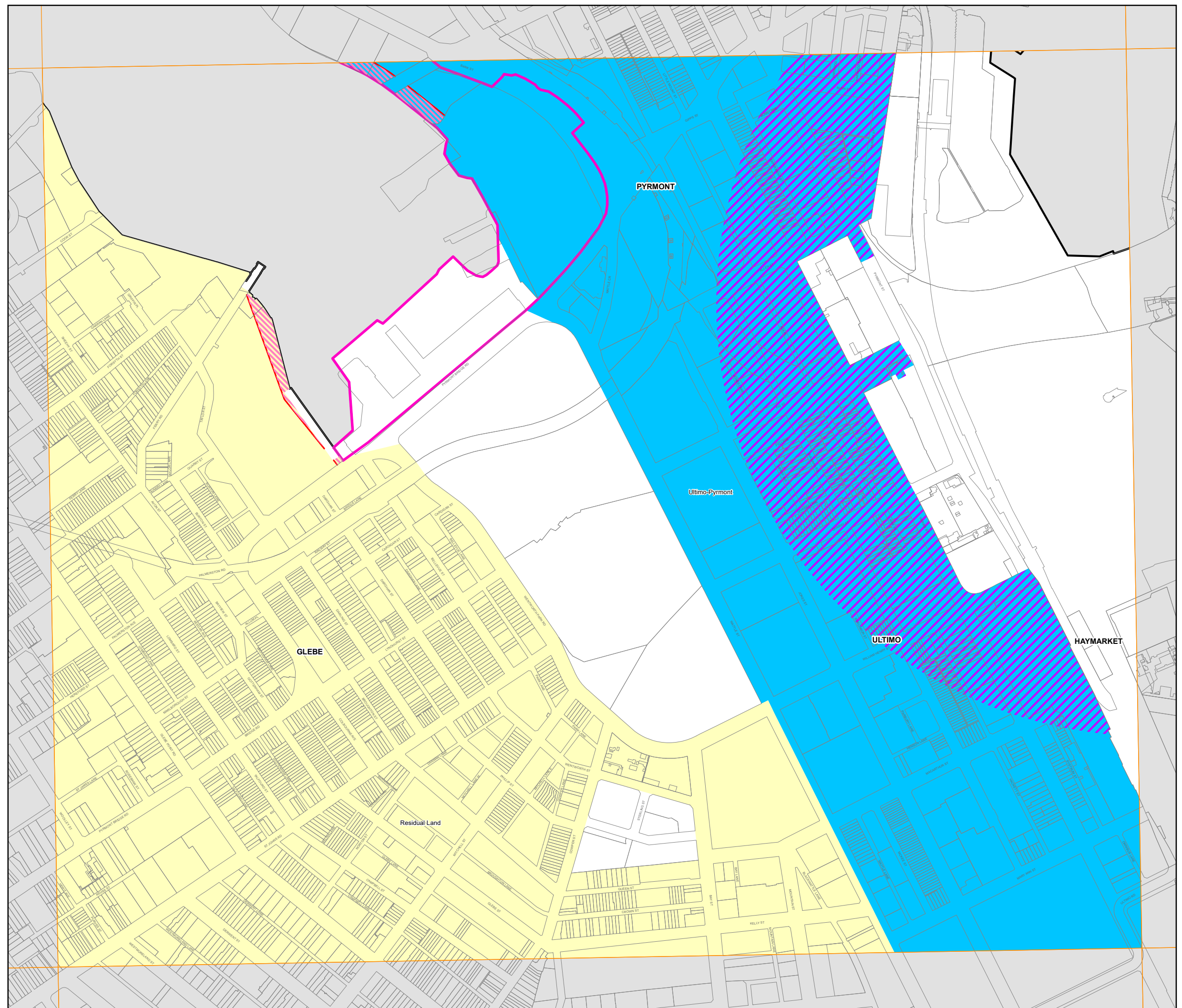


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MGA Zone 56

Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_CL1_008_005_20221019



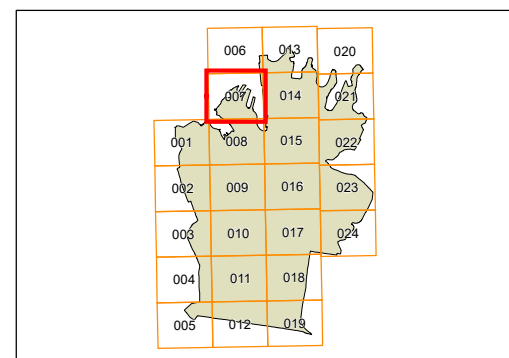
Floor Space Ratio Map
- Sheet FSR_007

Maximum Floor Space Ratio (n:1)

A	0.35	Y	4.5
F	0.6	Z	5
H	0.7	AA1	6
J	0.8	AA2	6.5
L	0.9	AB1	7
N	1	AB2	7.5
P	1.25	AC	8
S1	1.5	AD	9
S2	1.75	AE	10
T	2	AF	11
U1	2.5		Refer to clause 6.14
U2	2.75		Refer to clause 6.15A
V1	3		Refer to clause 6.4
V2	3.25		Refer to clause 6.47
W1	3.5		Refer to clauses 6.68 and 6.69
W2	3.75		
X1	4		
X2	4.22		

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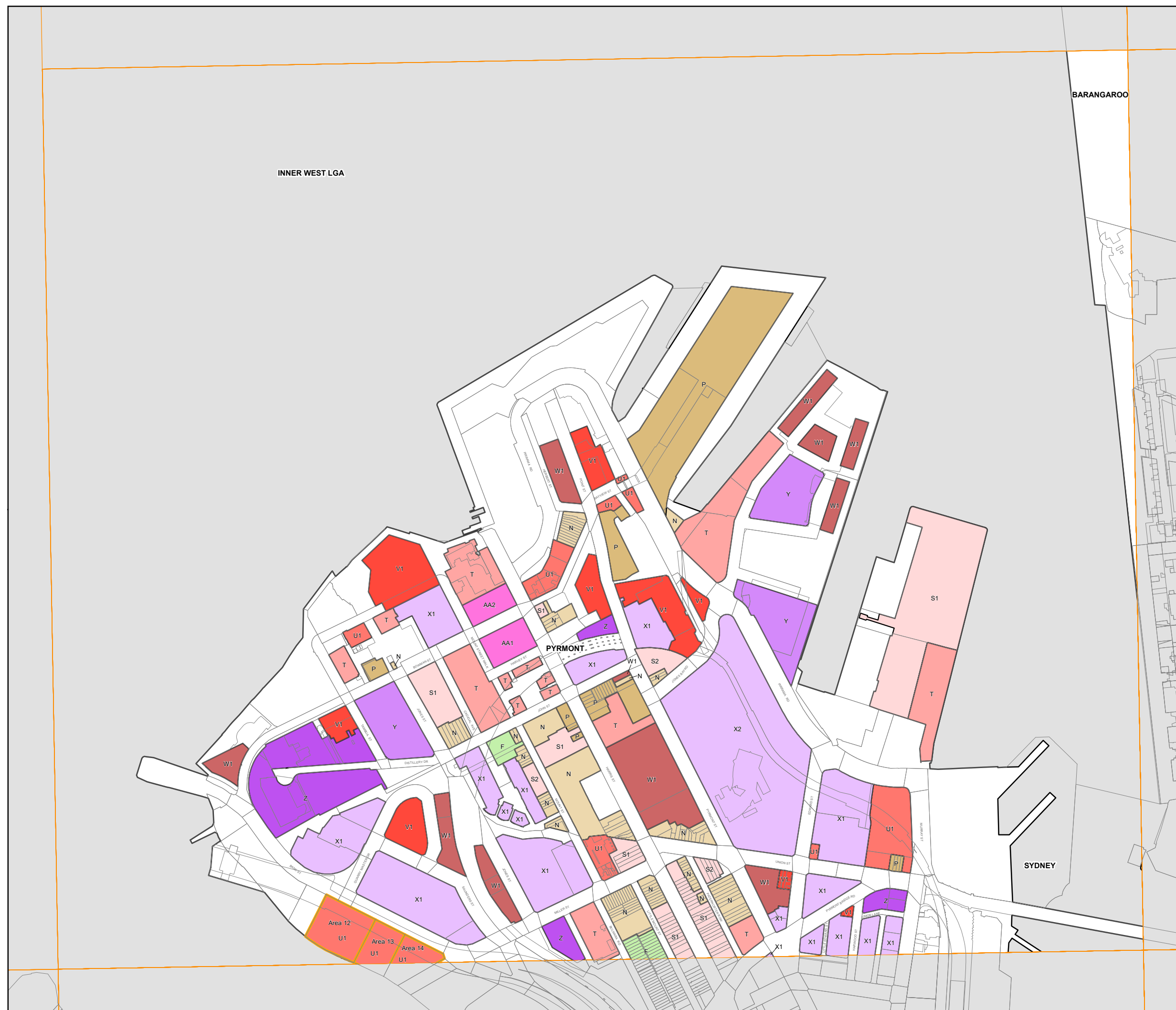


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Projection: GDA 1994
MGA Zone 56

Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_FSR_007_005_20221019



Sydney Local Environmental Plan 2012

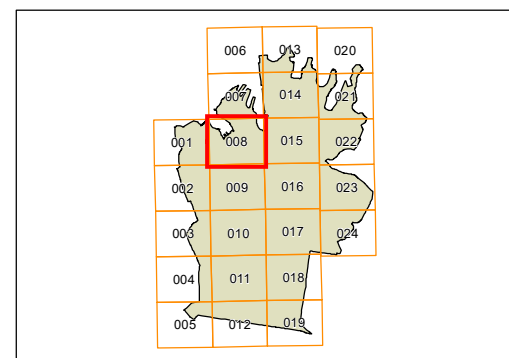
Floor Space Ratio Map - Sheet FSR_008

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X2	4.22		

Cadastre

Cadastre 04/10/2022 © City of Sydney

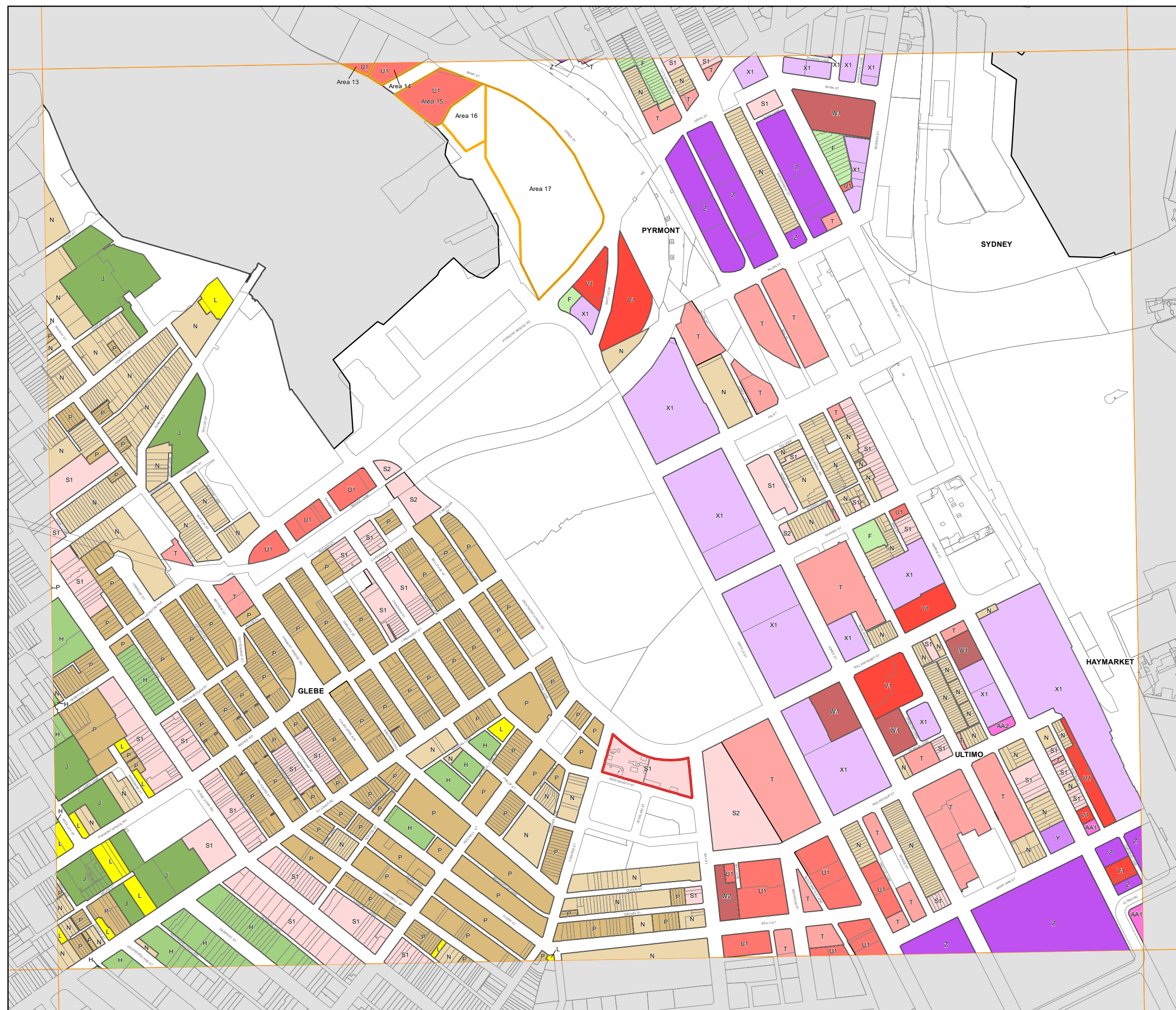


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Projection: GDA 1994
MGA Zone 56

Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_FSR_008_005_20221019



Height of Buildings Map
- Sheet HOB_007

Maximum Building Height (m)

A	3	T4	29	AC	110
E	6	U1	30	AD	130
H	7.5	U2	33	AE	150
I	8	V	35	AH	235
J	9	W1	40		Area 1
L	11	W2	42		Area 2
M	12	X	45		Area 3
O	15	Y	50		Area 4
P	18	Z	55		Area 5
Q	20	AA1	60		Area 6
R	22	AA2	65		Area 7
S1	23	AA3	70		Area 8
S2	24	AB1	80		Area 9
T1	25	AB2	85		Area 10
T2	27				
T3	28				

Maximum Building Height (m)

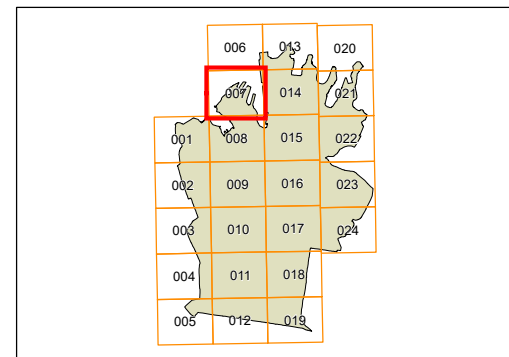
Heights shown on map in RL (m)

0 - 10	70 - 80
10 - 20	80 - 90
20 - 30	90 - 100
30 - 40	100 - 110
40 - 50	110 - 120
50 - 60	140 - 150
60 - 70	

Land affected by clauses 6.17, 6.19 and
proposed public view protection planes
provision

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Cadastre 04/10/2022 © City of Sydney

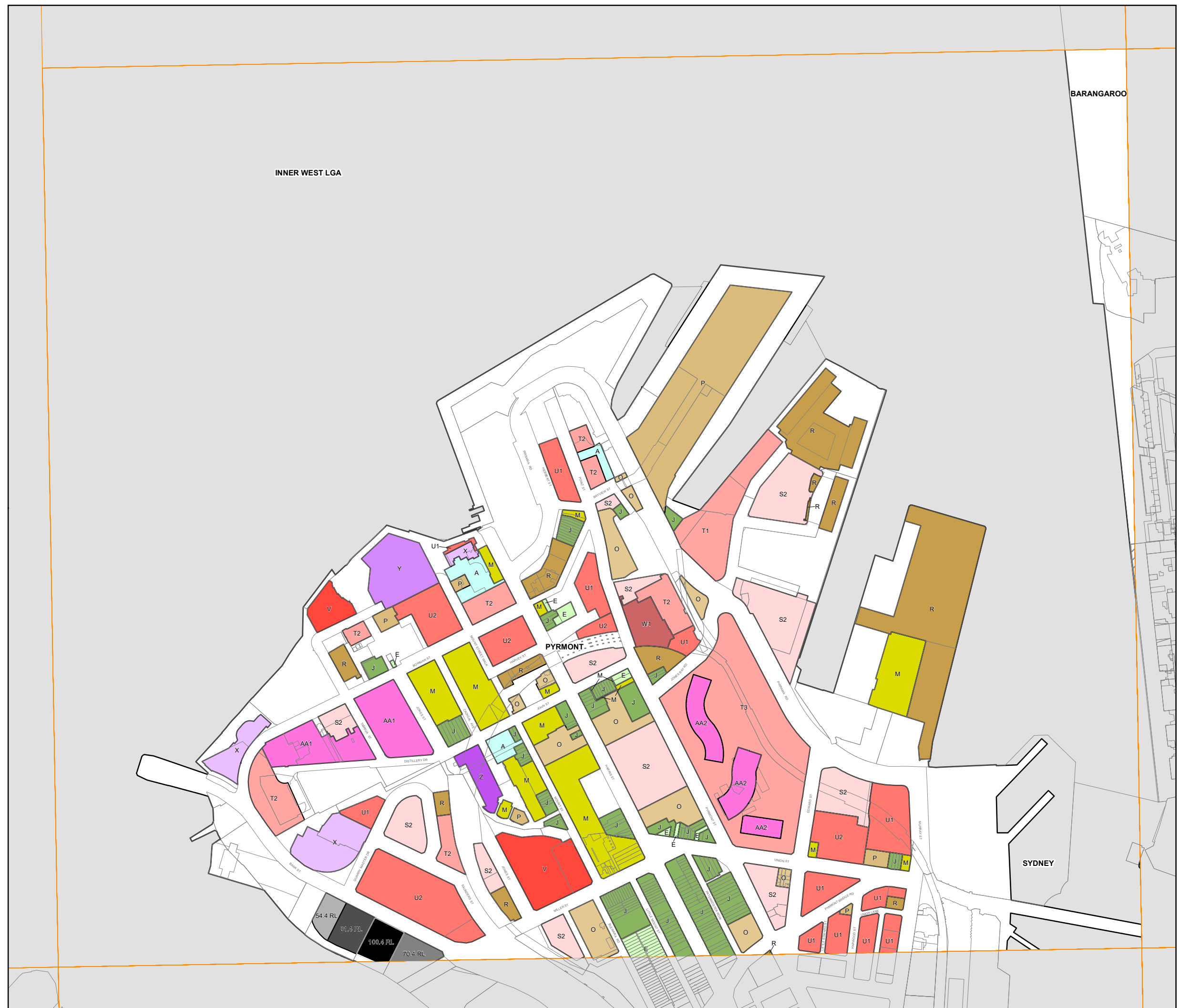


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Projection: GDA 1994
MGA Zone 56

Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_HOB_007_005_20221019



Maximum Building Height (m)

Maximum Building Height (m)

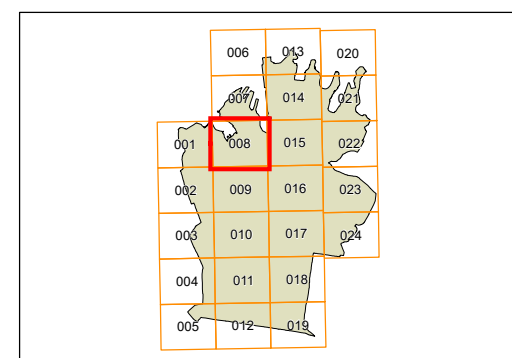
Heights shown on map in RL (m)

	0 - 10		70 - 80
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	20 - 30		90 - 100
	30 - 40		100 - 110
	40 - 50		110 - 120
	50 - 60		140 - 150
	60 - 70		

 Land affected by clauses 6.17, 6.19 and proposed public view protection planes provision

Cadastre

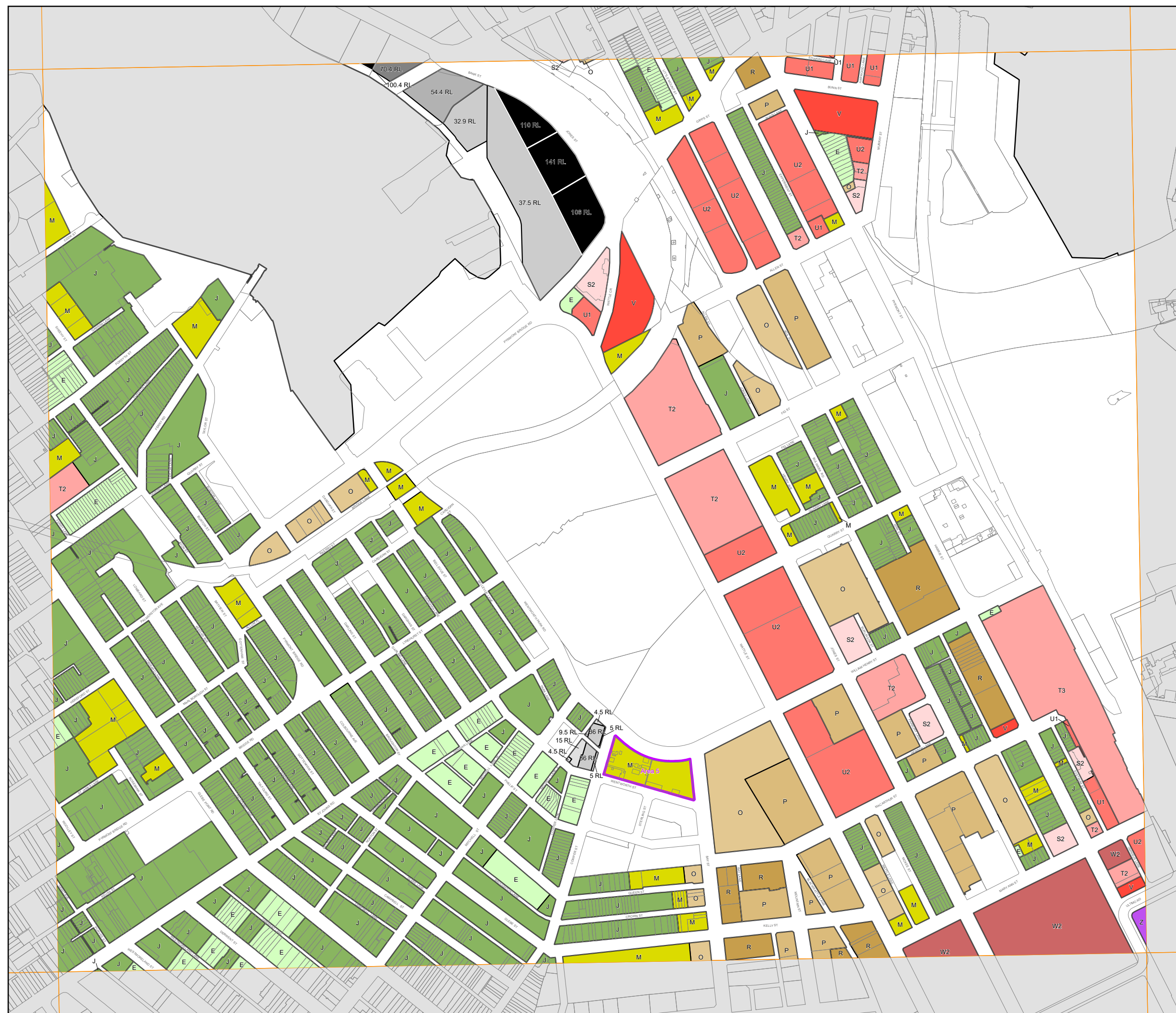
 Cadastre 04/10/2022 © City of Sydney



Projection: GDA 1994
MGA Zone 56

Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_HOB_008_005_20221019



Land Application Map -
Sheet LAP_001

LGA Boundary

Land Application - Included

LEP Included

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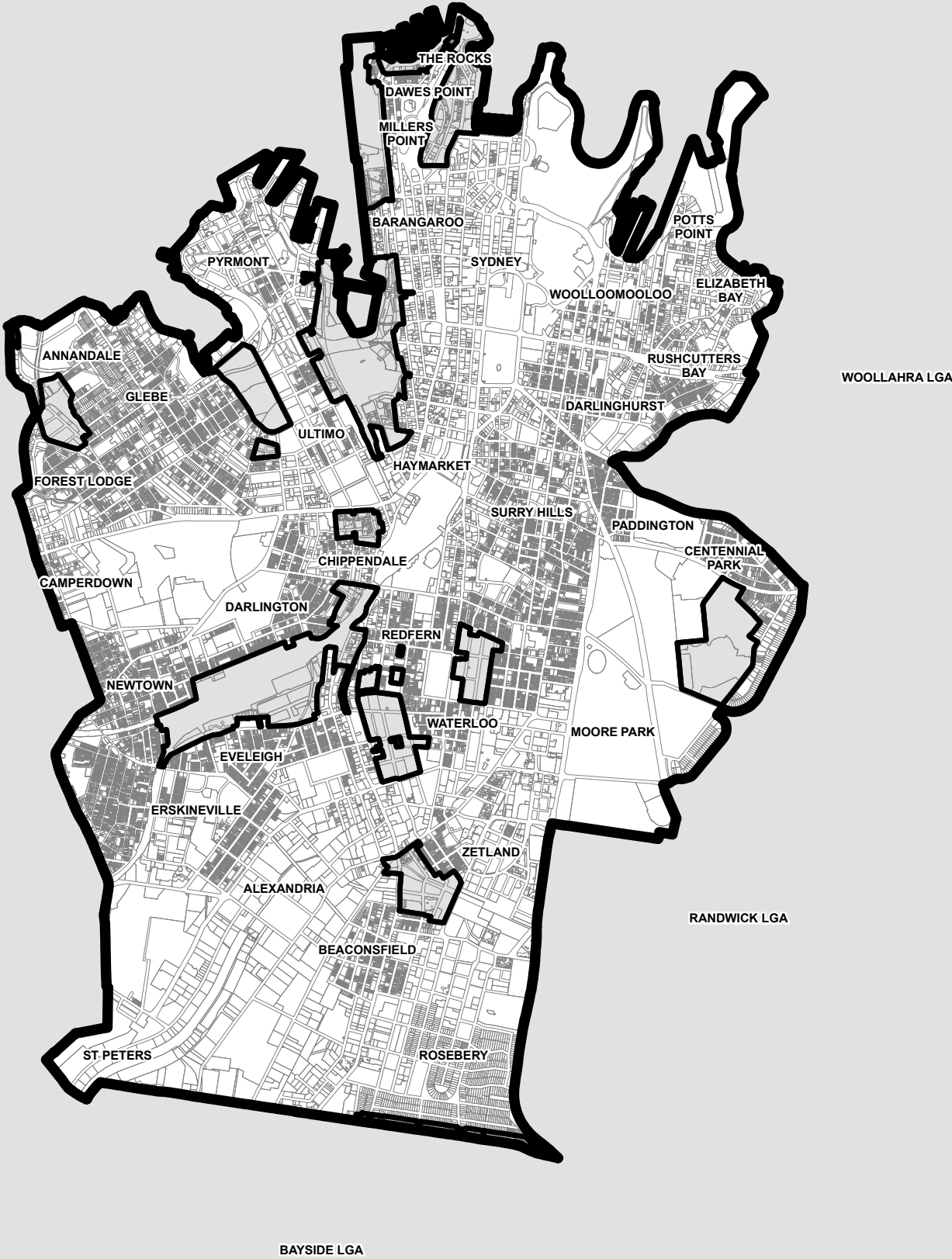
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Projection: GDA 1994
MGA Zone 56

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1 Km

Scale: 1:40,000 @ A3



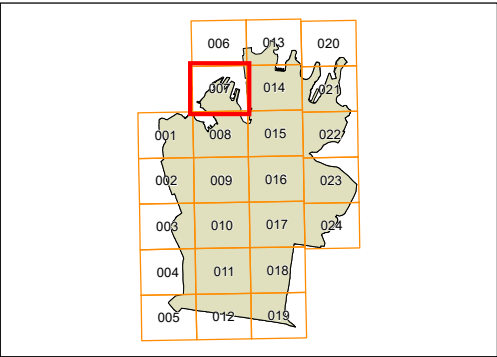
Land Use and Transport Integration
Map - Sheet LUT_007

Land Use and Transport Integration

- Category A
- Category B
- Category C

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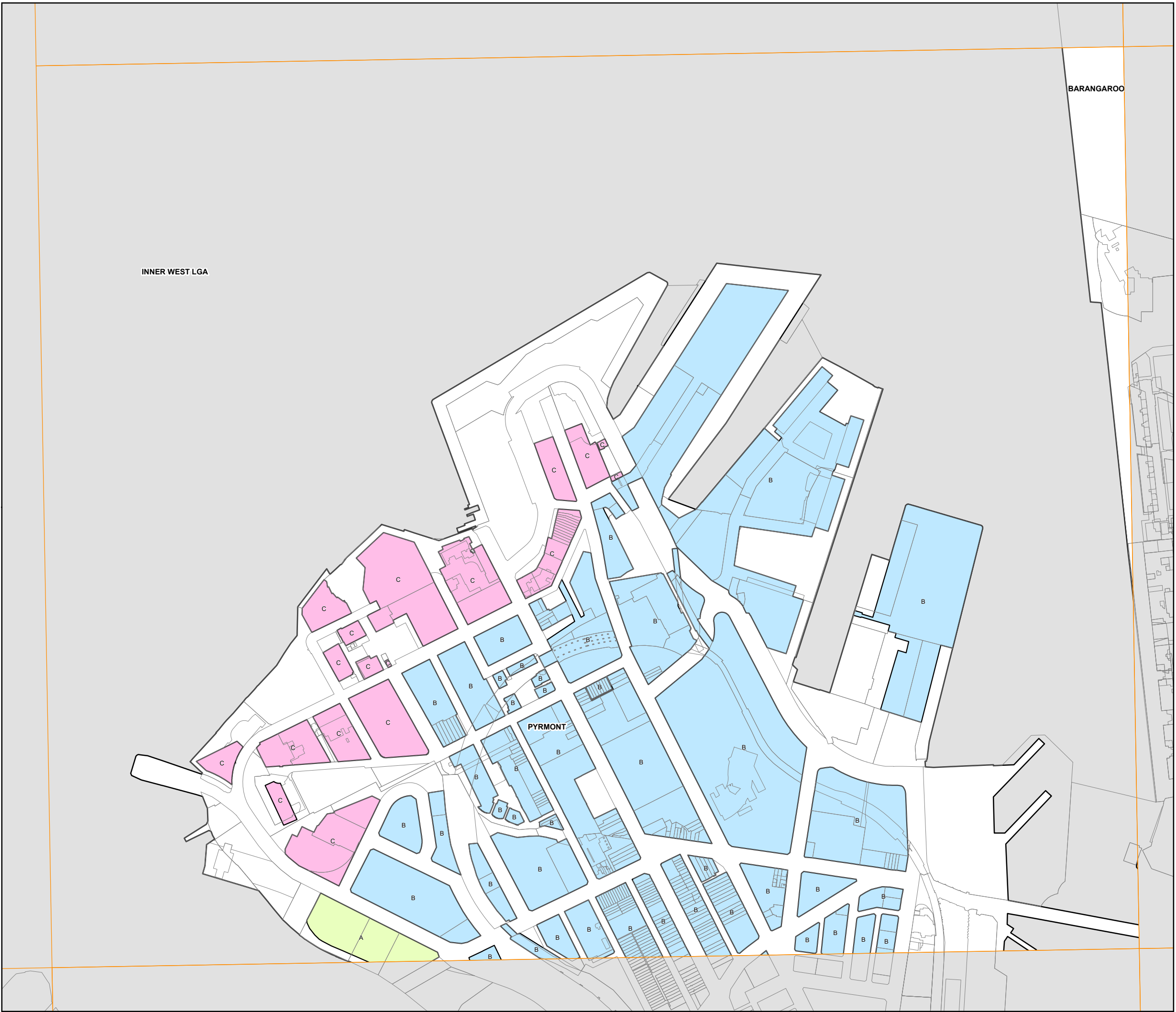


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Projection: GDA 1994
MGA Zone 56

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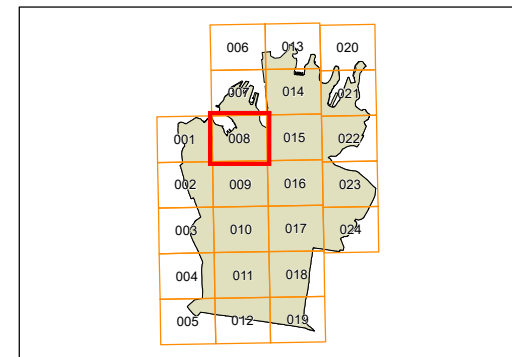
Land Use and Transport Integration
Map - Sheet LUT_008

Land Use and Transport Integration

- A** Category A
B Category B
C Category C

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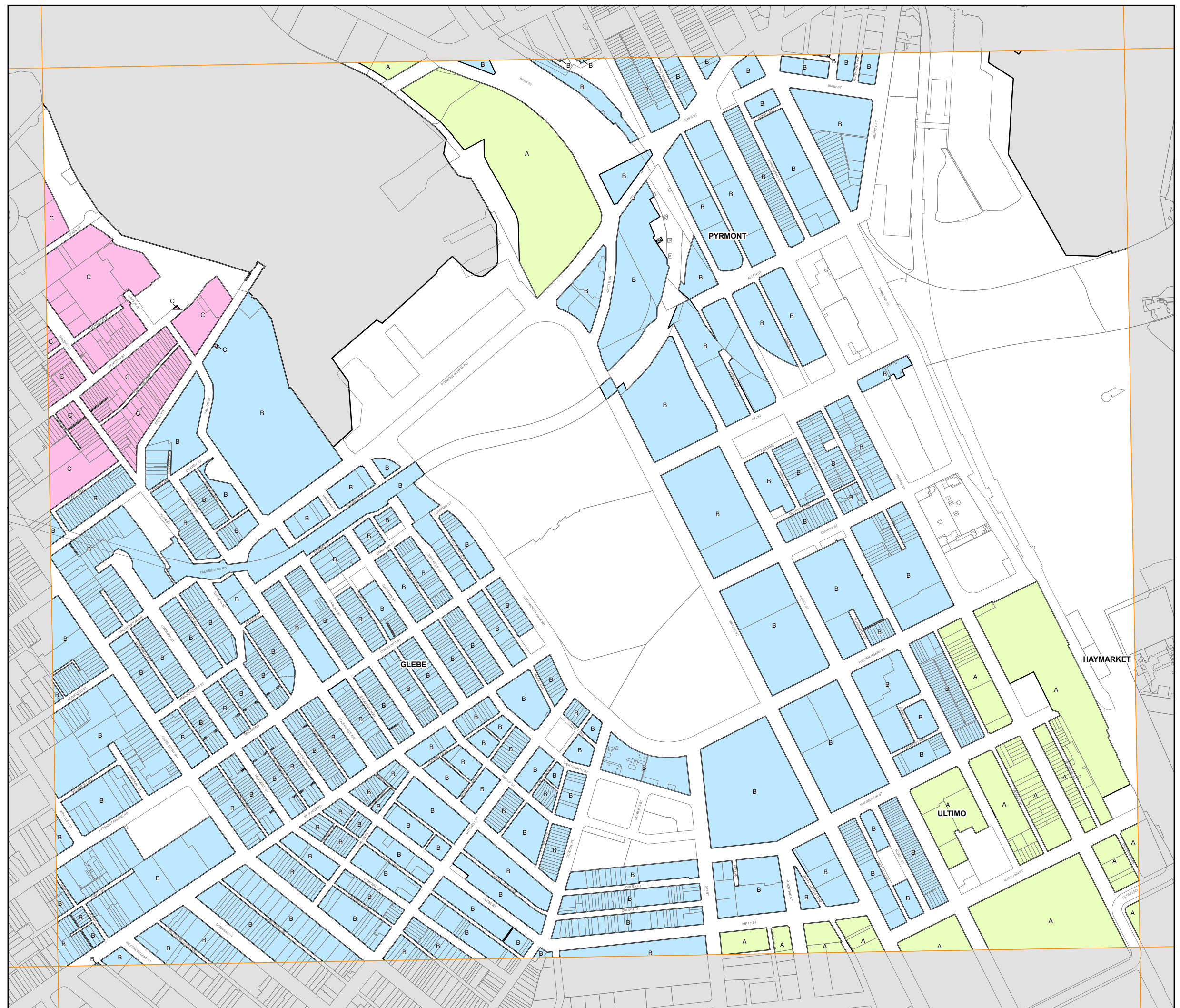


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Projection: GDA 1994
MGA Zone 56

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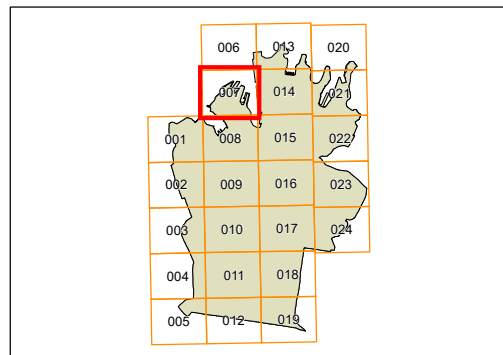
Land Zoning Map - Sheet LZN_007

Zone

- B1** Neighbourhood Centre
B2 Local Centre
B3 Commercial Core
B4 Mixed Use
B5 Business Development
B6 Enterprise Corridor
B7 Business Park
B8 Metropolitan Centre
IN1 General Industrial
R1 General Residential
R2 Low Density Residential
RE1 Public Recreation
SP1 Special Activities
SP2 Infrastructure
EHC SEPP (Precincts- Eastern Harbour City) 2021
BAC SEPP (Biodiversity and Conservation) 2021
GAHP Sydney LEP (Glebe Affordable Housing Project) 2011
GS1 Sydney LEP (Green Square Town Centre) 2013
GS2 Sydney LEP (Green Square Town Centre 2) 2013
GS21 Sydney LEP (Green Square Town Centre 2) 2013 & South Sydney LEP 114
GS2P Sydney LEP (Green Square Town Centre 2) 2013 & Planning Scheme Ordinance
HP Sydney LEP (Harold Park) 2011
SLEP Sydney LEP 2005
SS South Sydney LEP 1998

Cadastre

- Cadastre** 4/10/2022 © City of Sydney

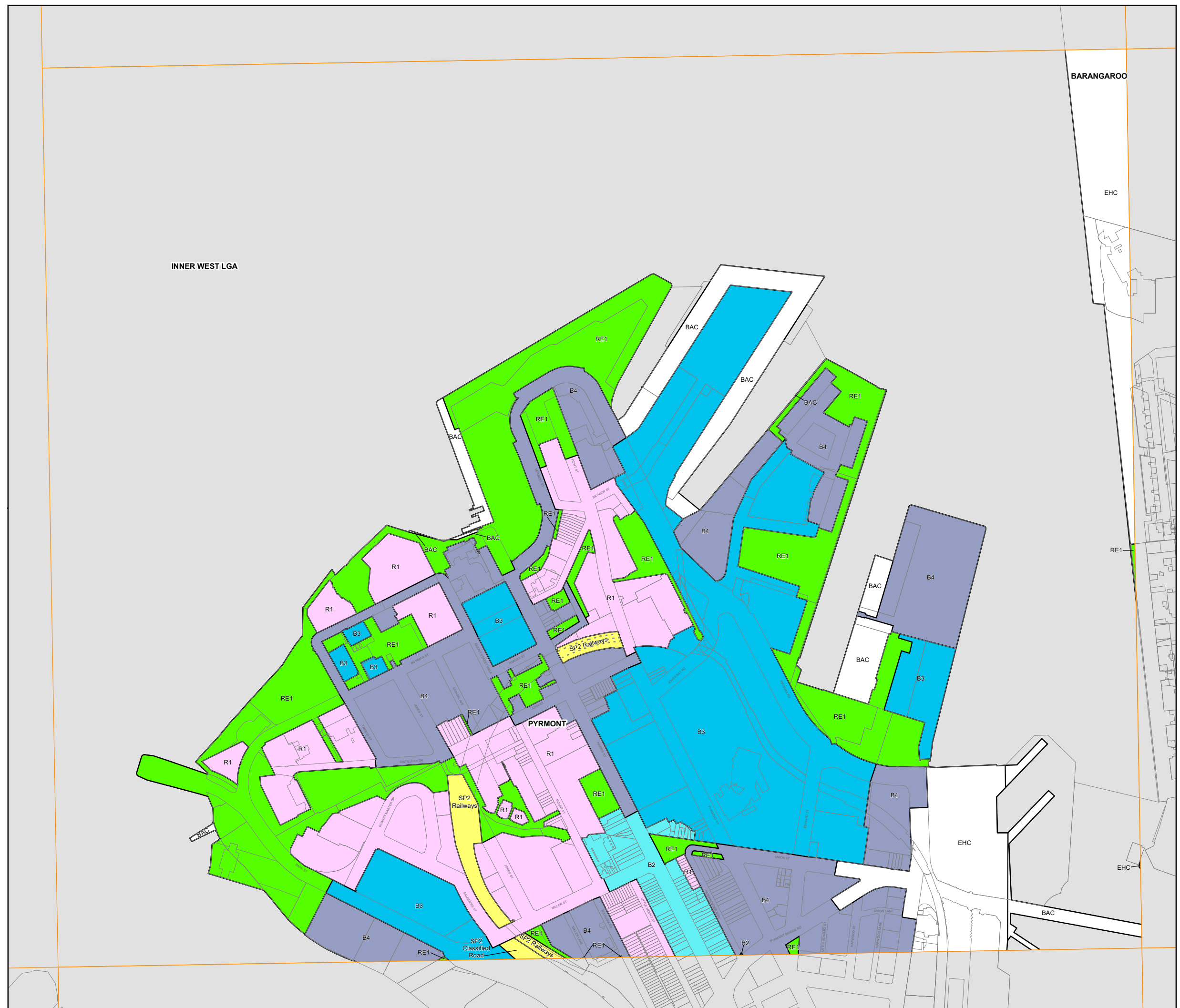


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Projection: GDA 1994
MGA Zone 56

Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_LZN_007_005_20221019

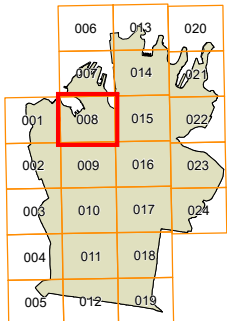




Sydney Local Environmental Plan 2012

Land Zoning Map - Sheet LZN_008

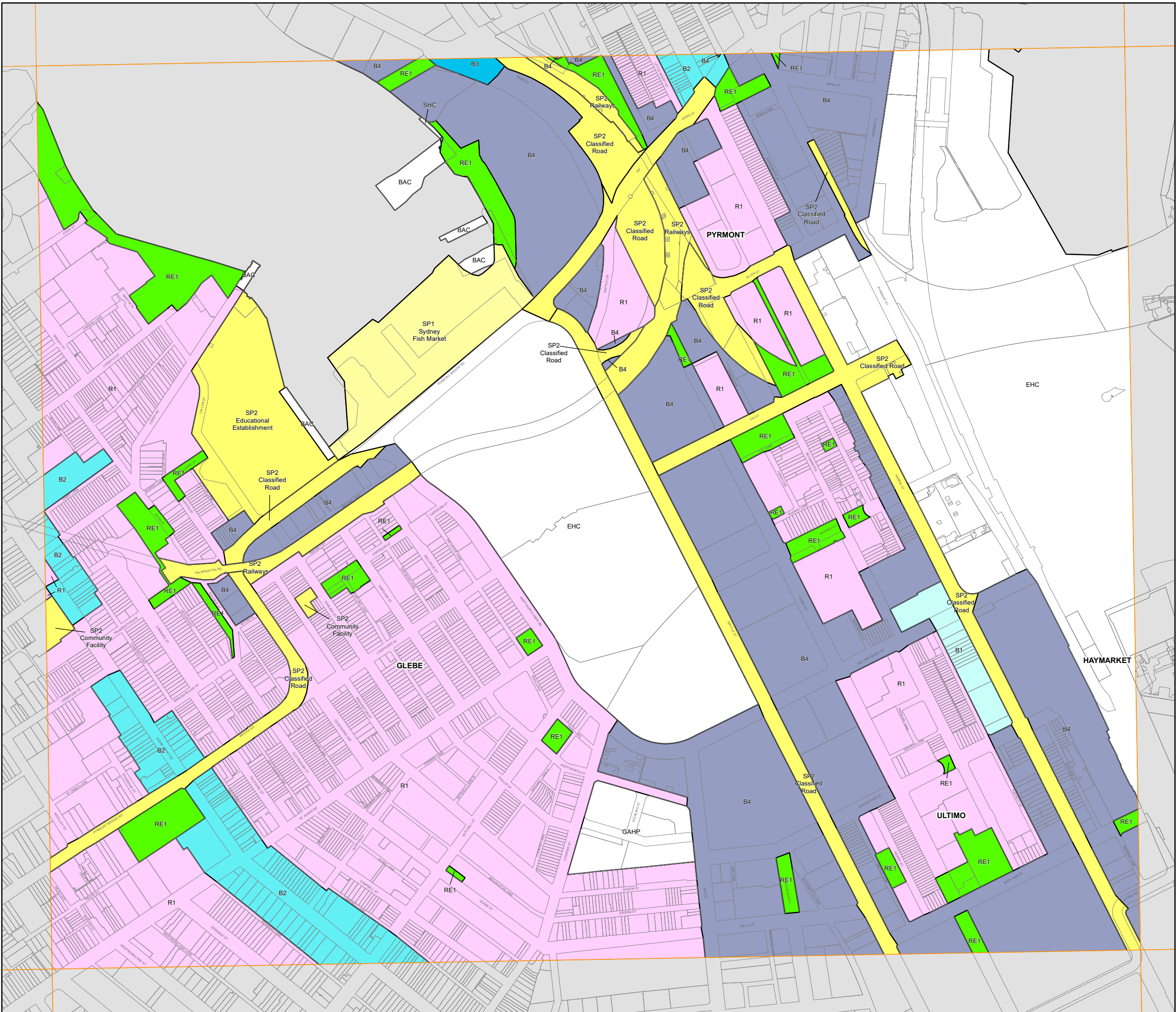
- Zone**
- B1 Neighbourhood Centre
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- Cadastre**
- Cadastre 4/10/2022 © City of Sydney



0 200 m

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 7200_COM_LZN_008_005_20221019



Sun Access Protection Map
- Sheet SAP_007

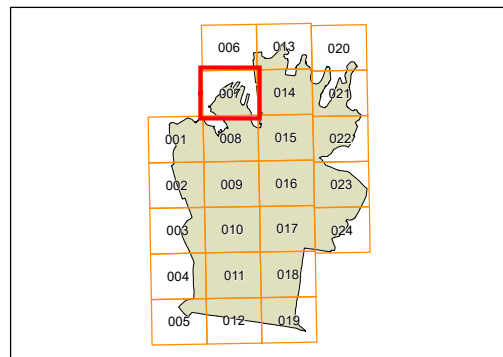
Land Affected by Sun Protection Controls

 Land Affected by Clause 6.17 and 6.18

Protected Places

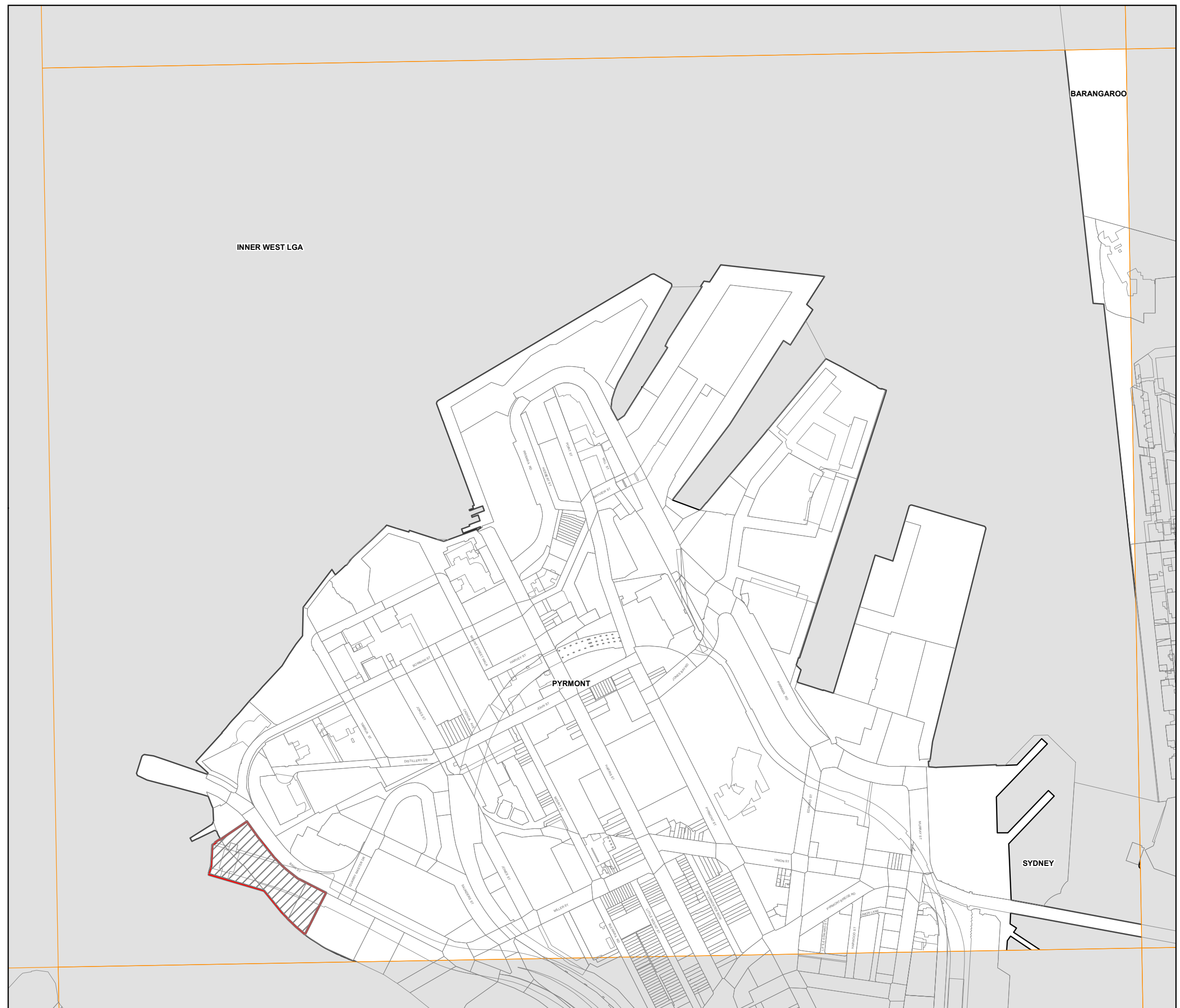
 Area Protected by Sun Access Planes Land Protected by Clause 6.18

Cadastre

 Cadastre 04/10/2022 © City of SydneyProjection: GDA 1994
MGA Zone 56

Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_SAP_007_005_20221019



Land Affected by Sun Protection Controls

Protected Places

☐ Land Protected by Clause 6.18

Cadastre

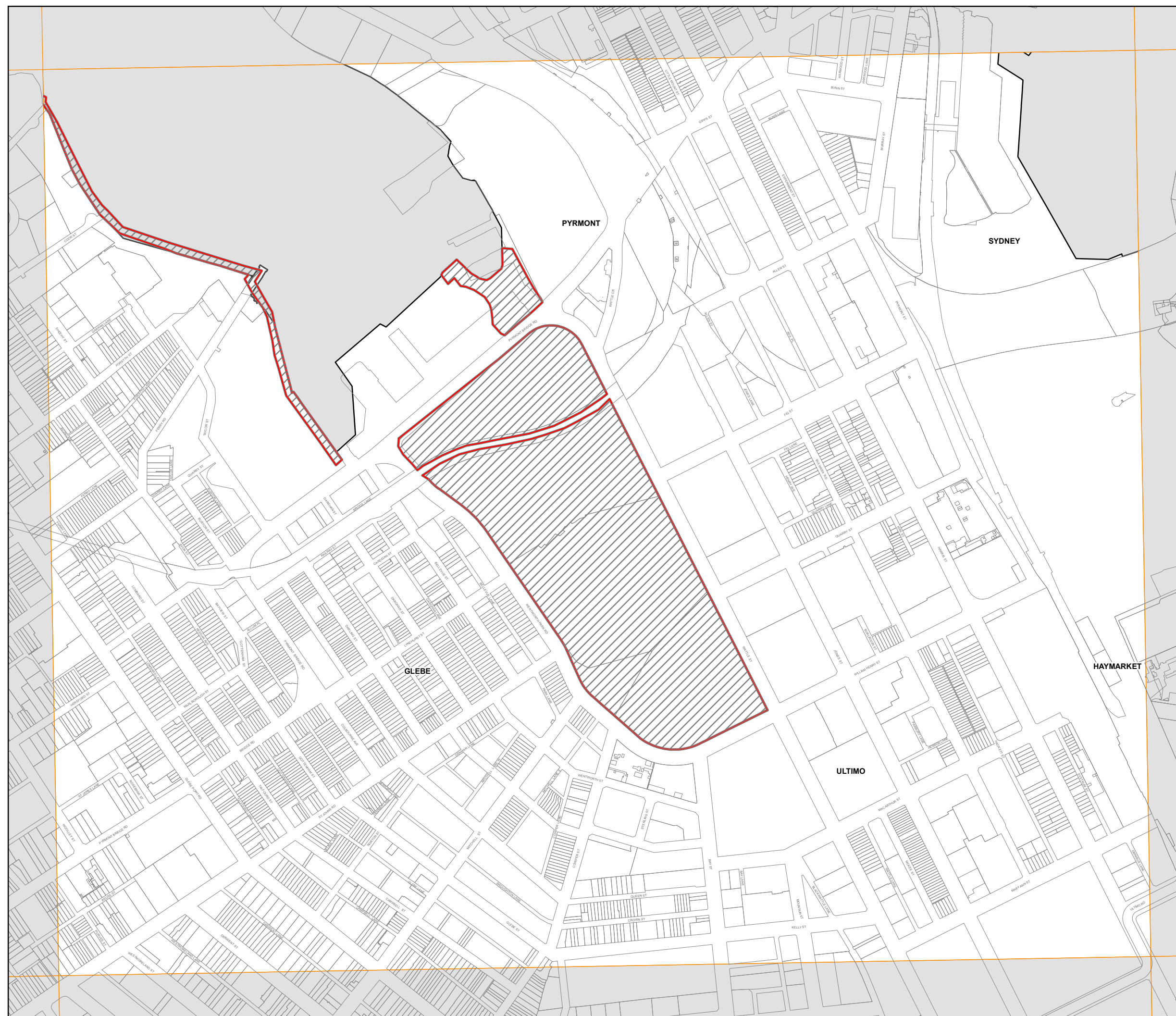
Cadastre 04/10/2022 © City of Sydney



Projection: GDA 1994
MGA Zone 56

Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_SAP_008_005_20221019



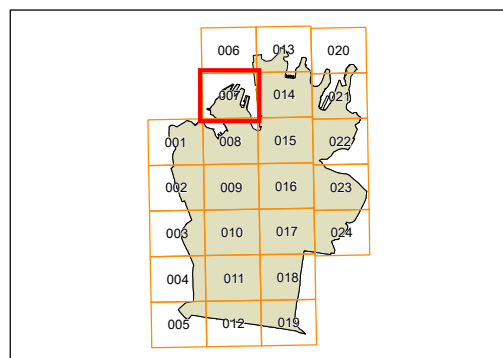
Public Transport Accessibility Level Map - Sheet TAL_007

Public Transport Accessibility Level

- Category D
- Category E
- Category F

Cadastre

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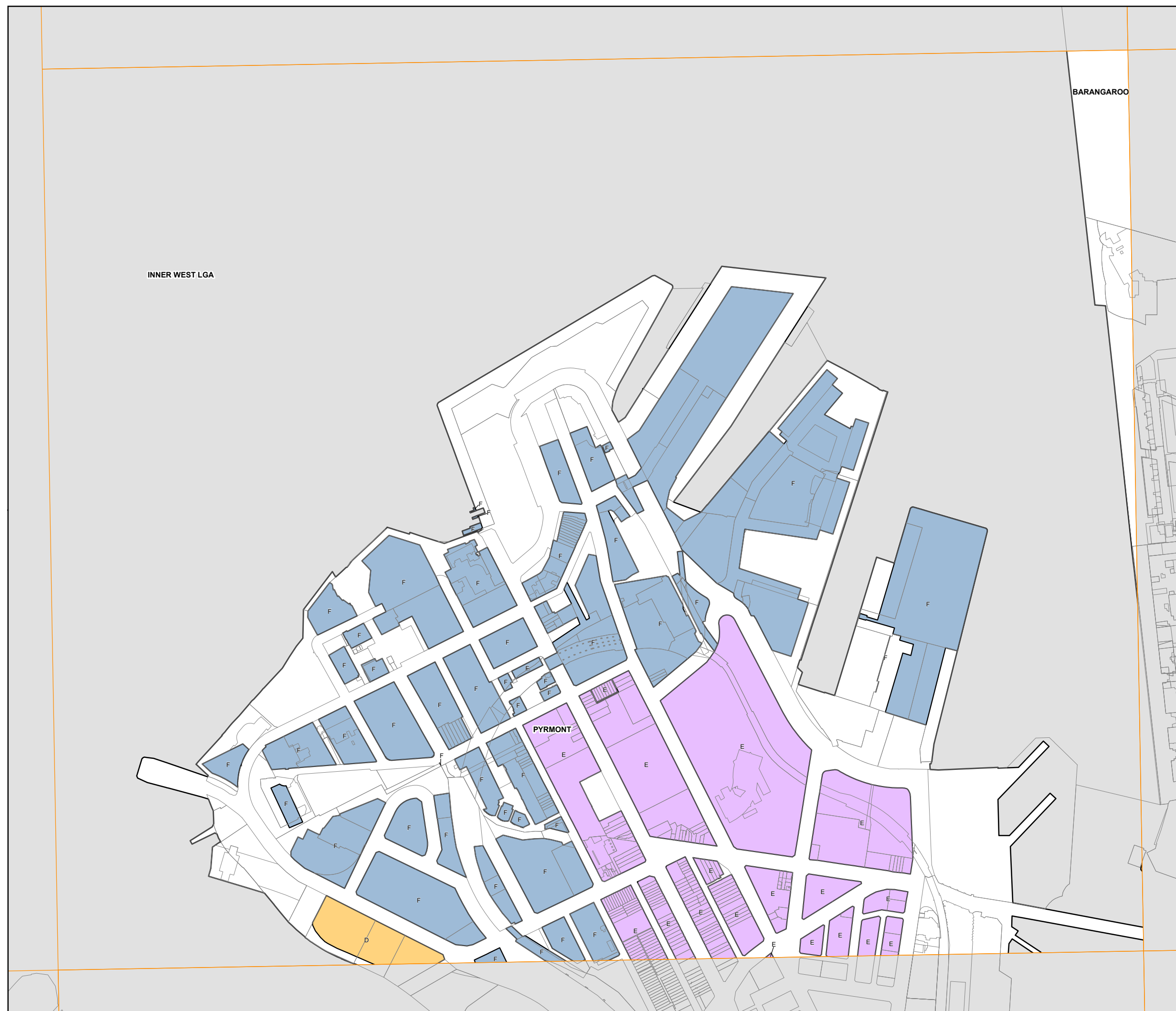


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MGA Zone 56

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Sydney Local Environmental Plan 2012

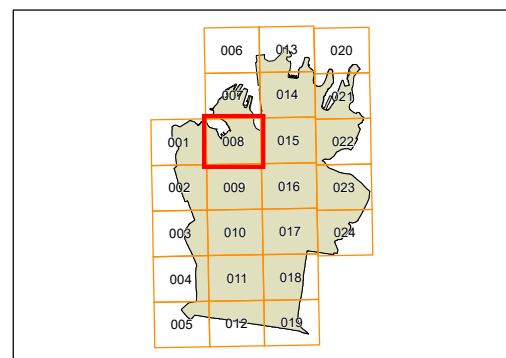
Public Transport Accessibility Level Map - Sheet TAL_008

Public Transport Accessibility Level

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- Category E
- Category F

Cadastre

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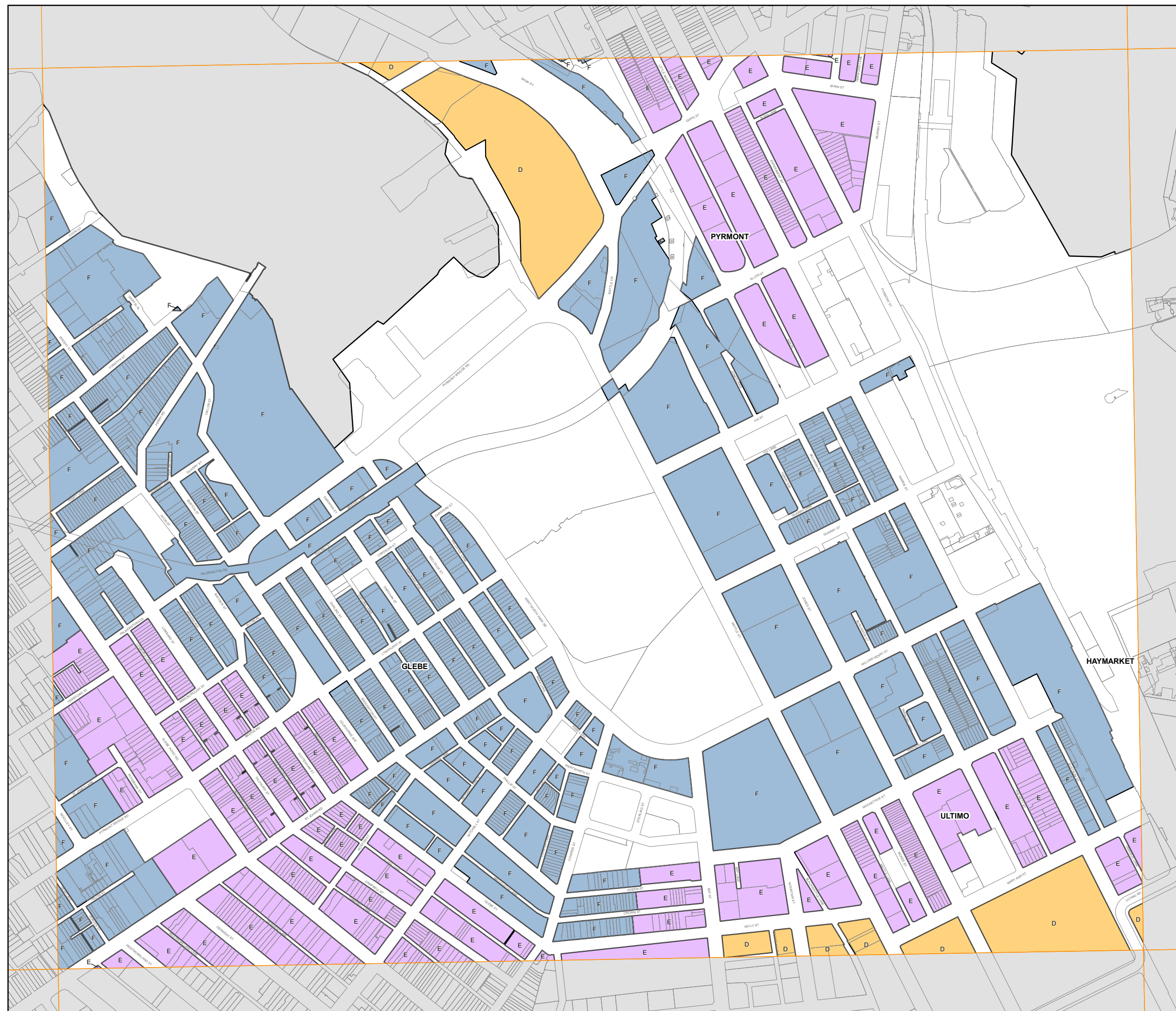


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MGA Zone 56

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Sydney Regional Environmental Plan No. 26

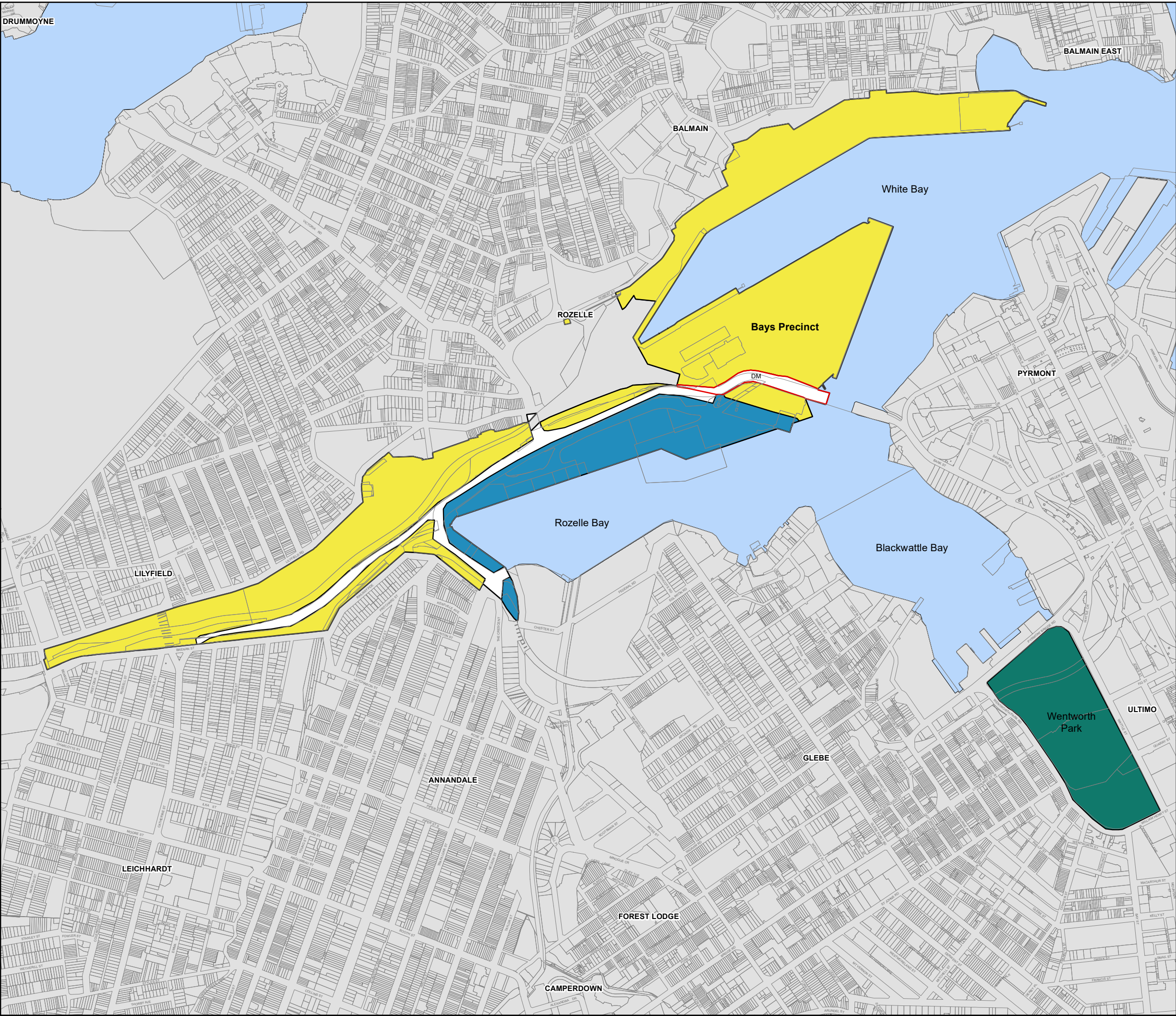
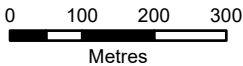
City West (Amendment No. 7 - Bays Precinct)

Map 2 Sheet 3

- Bays Precinct Site
- Body of Water

- Zone
- Public Recreation
 - Waterfront Use
 - Port and Employment
 - Deferred Matter

Cadastral
Cadastral 10/11/2022 © Spatial Services





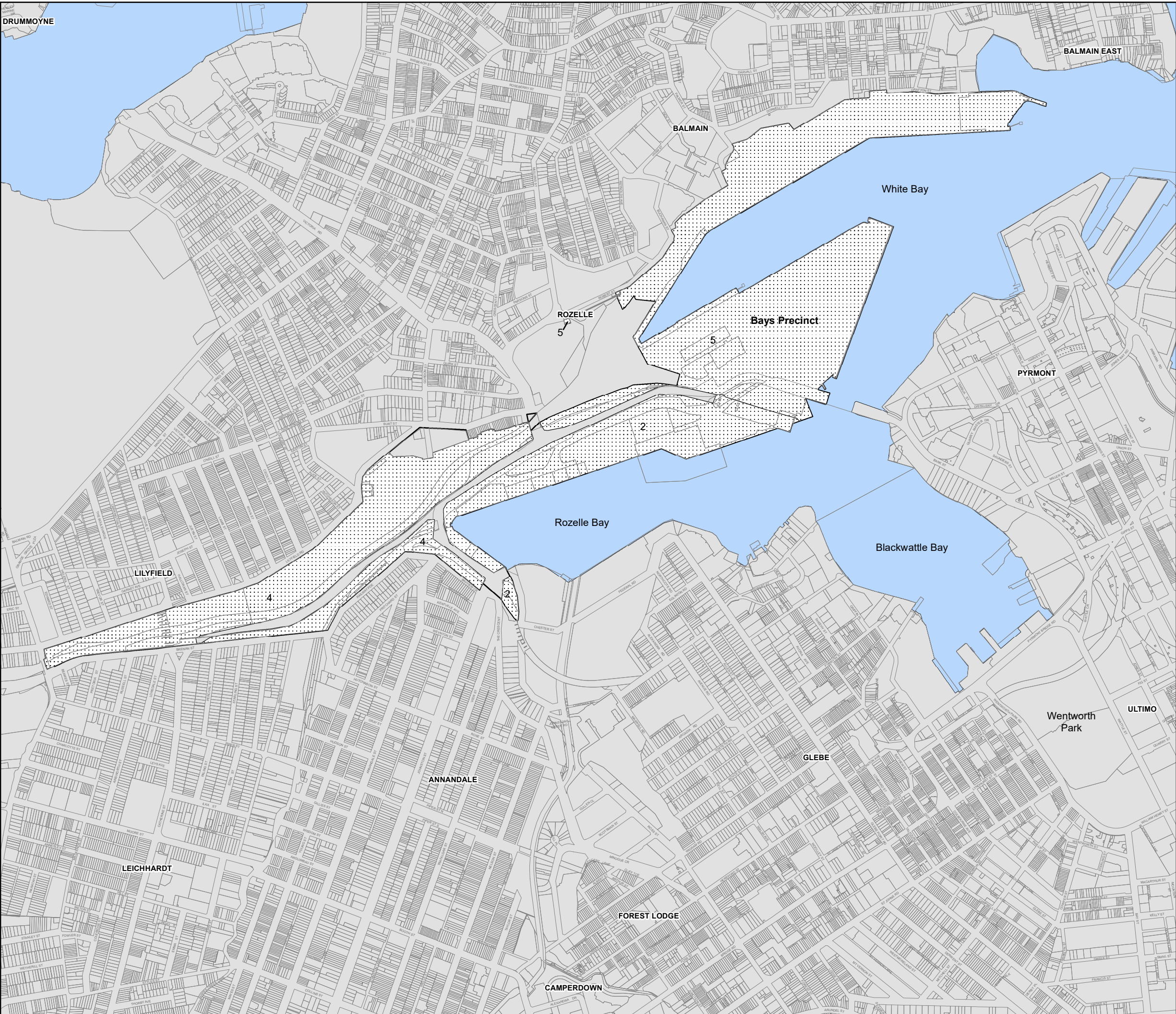
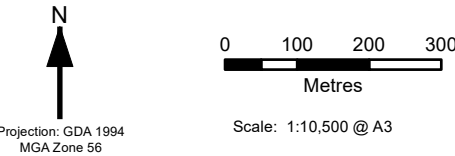
Sydney Regional Environmental Plan No. 26

City West (Amendment No. 7 - Bays Precinct)

Map 5 Sheet 3

- Bays Precinct Site
- Body of Water
- Master Planning
- Land Subject To Master Planning Requirements
- 2 Rozelle Bay Area
- 3 White Bay Power Station Area
- 4 Rozelle Rail Yard Area
- 5 Glebe Island White Bay Area

Cadastre
Cadastre 10/11/2022 © Spatial Services





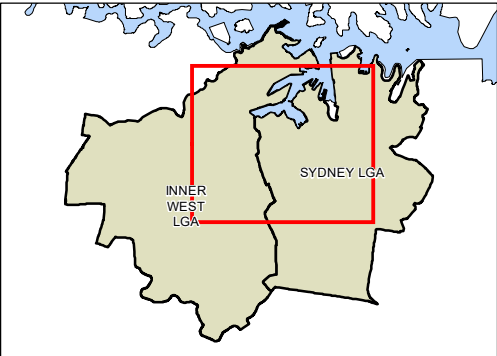
Sydney Regional Environmental
Plan No. 26

City West (Amendment No. 9)

Map 1

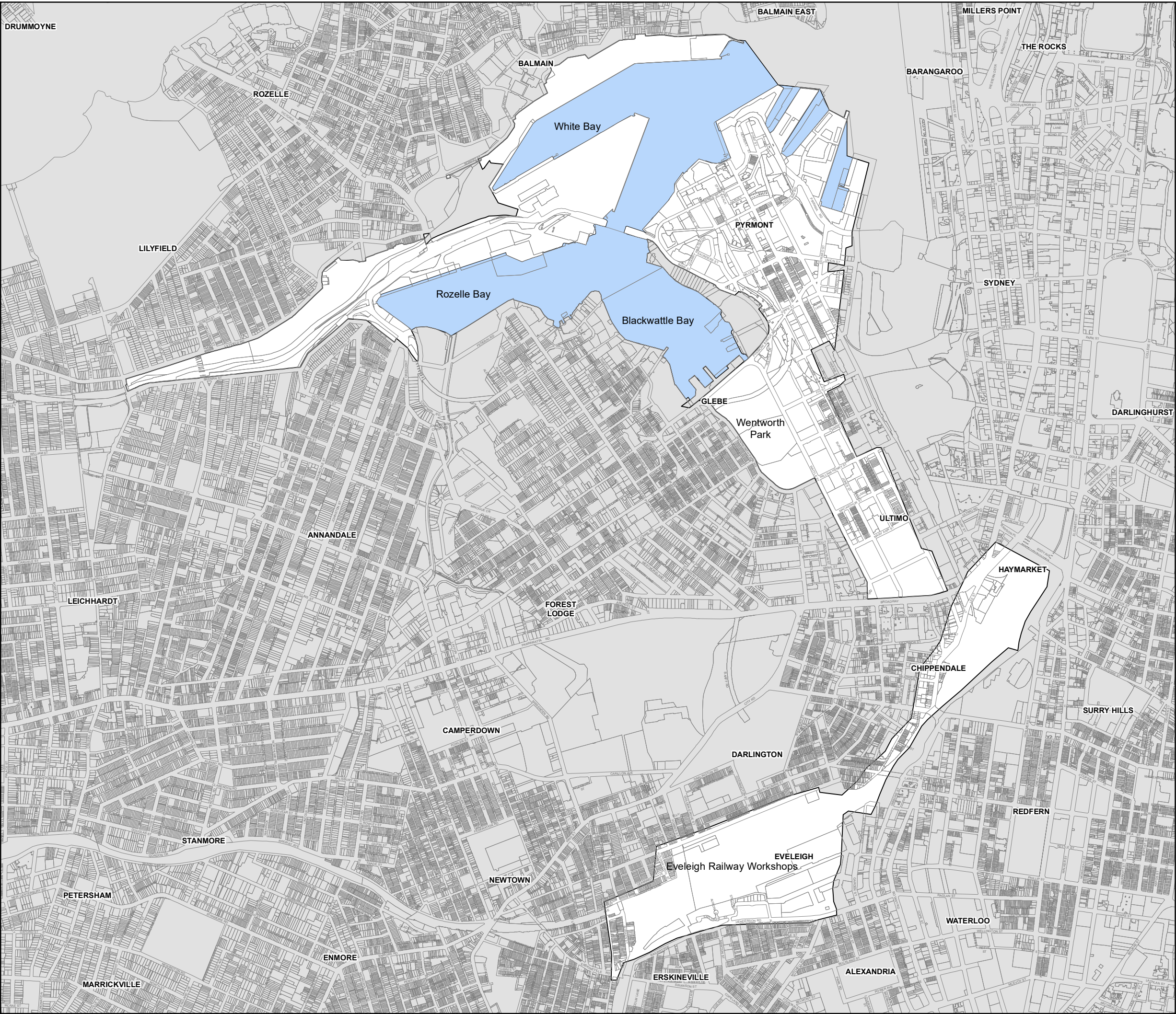
- Subject Area Boundary
- Body of Water

Cadastral
 Cadastral 10/11/2022 © Spatial Services



0 160 320 480
Metres

Projection: GDA 1994
MGA Zone 56
Scale: 1:17,000 @ A3
Map Identification Number: SEPP_EHC_SREP_Am_9_Map_1_20221110





Planning and
Environment

State Environmental Planning Policy (Major Development) 2005

Sydney Harbour Port and Related Employment Lands Map

Sheet EXD_001

- Sydney Harbour Port and Related
Employment Lands Map
- Body of Water

Cadastre

- Cadastre 10/11/2022 © Spatial Services

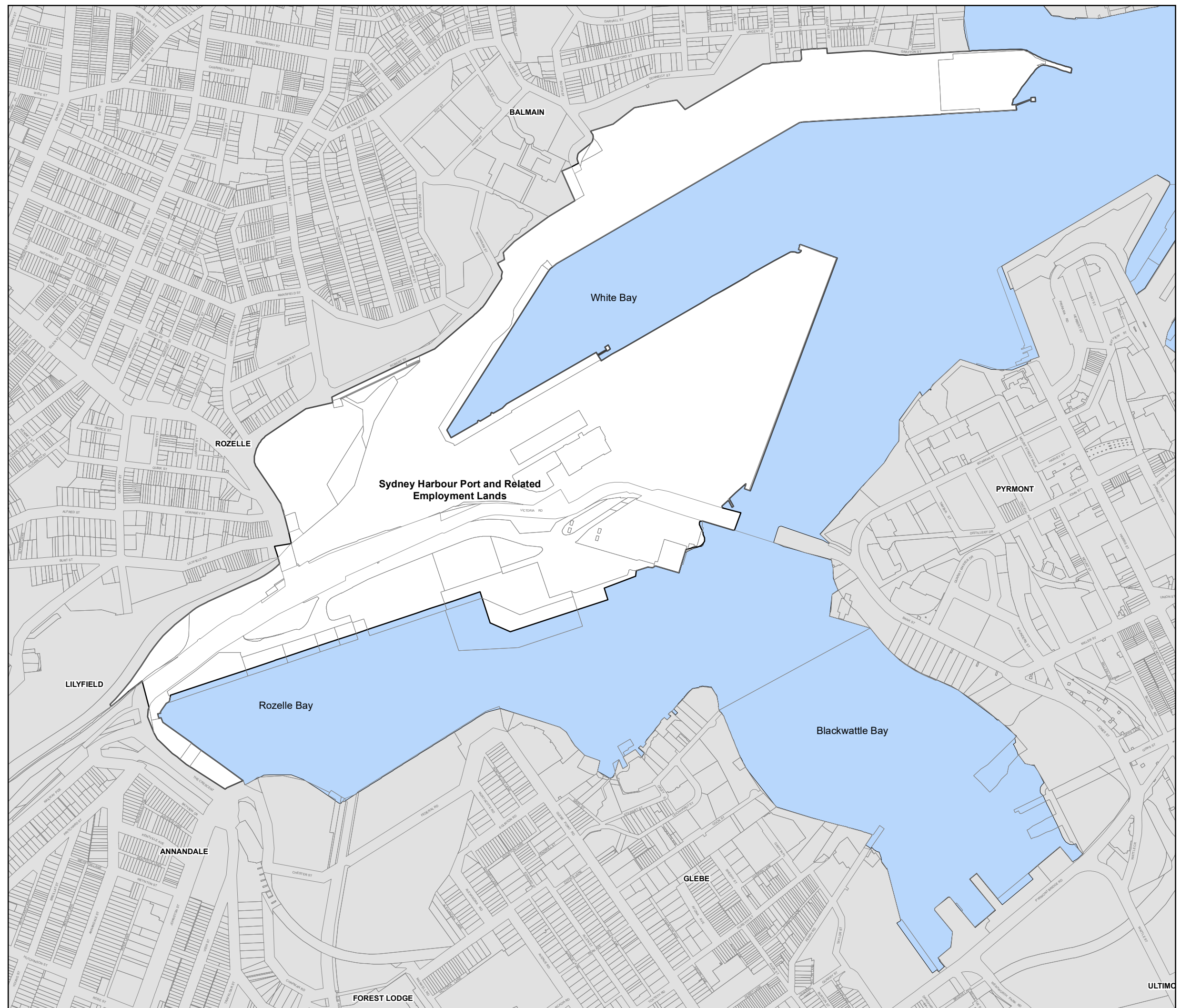


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Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:6,800 @ A3

Map Identification Number: SEPP_EHC_SHP_EXD_001_20221110





State Environmental Planning
Policy (State and Regional
Development) 2011

State Significant Development Sites
Map - Bays Precinct

Sheet SSDS_001

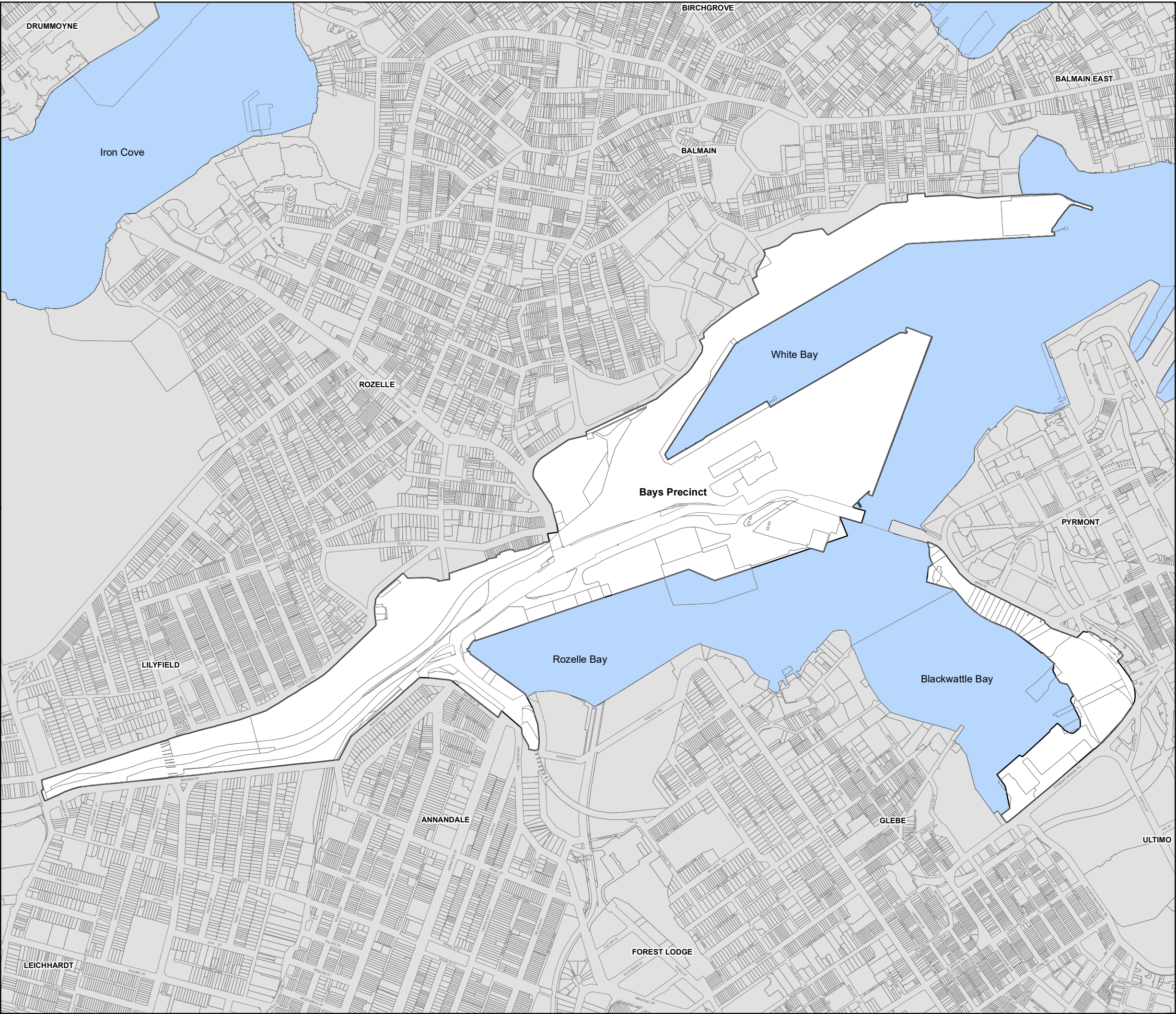
- Bays Precinct Site
- Body of Water

Cadastre
 Cadastre 10/11/2022 © Spatial Services



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Metres

Projection: GDA 1994
MGA Zone 56
Scale: 1:10,000 @ A3
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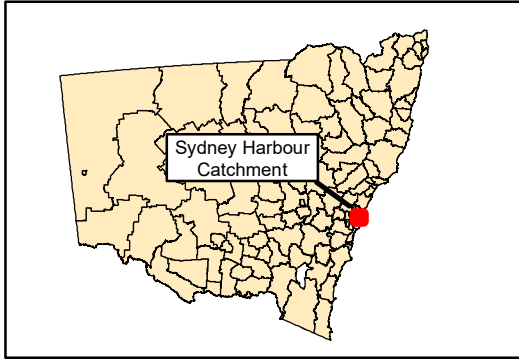


Planning and
Environment

State Environmental Planning
Policy (Biodiversity and
Conservation) 2021

Sydney Harbour Foreshores and
Waterways Area Map
Sheet FWA_001

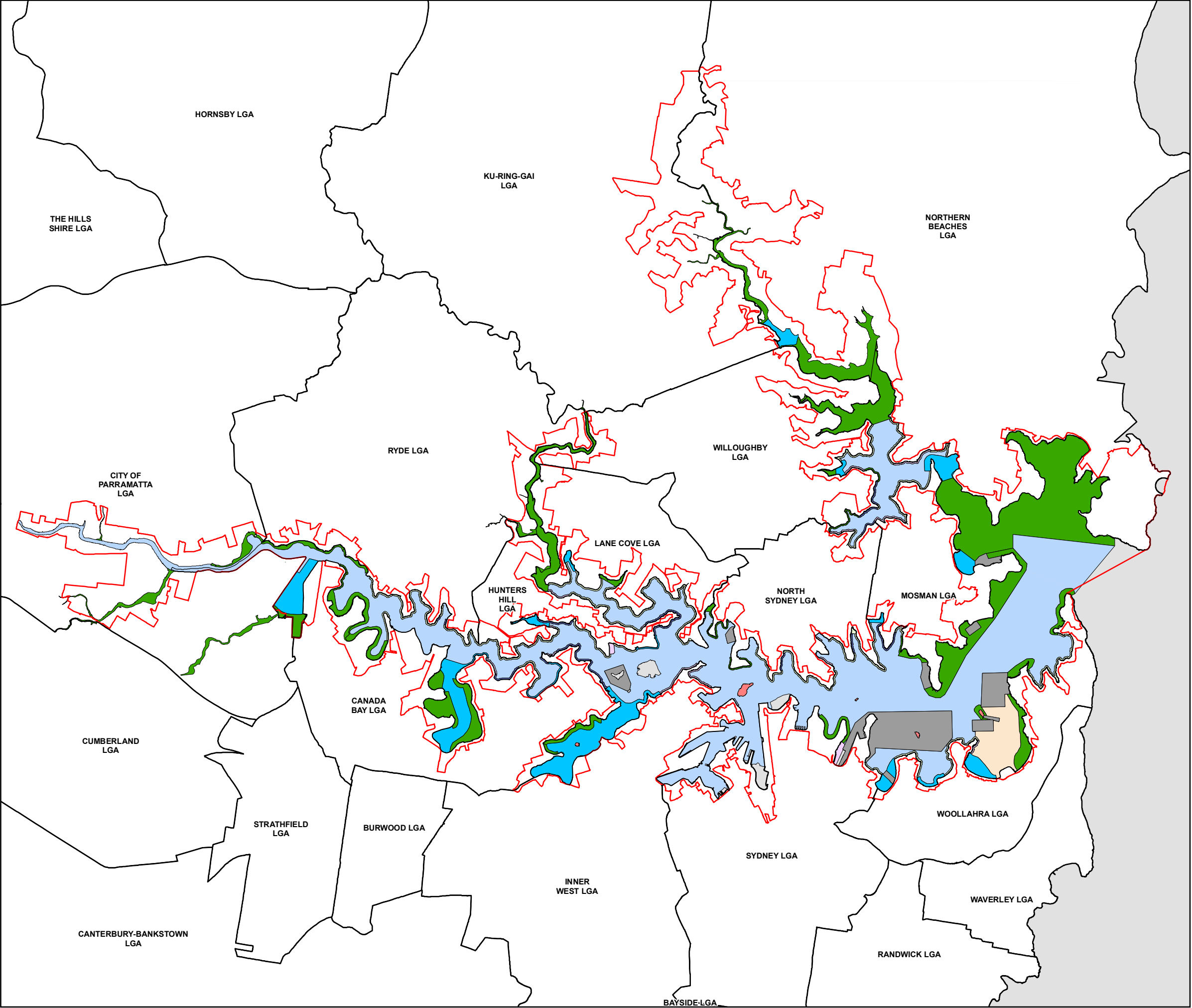
- Legend
- LGA Boundary
- Foreshores and Waterways Area
- Zone**
- Zone 1—Maritime Waters
 - Zone 2—Environment Protection
 - Zone 3—Naval Waters
 - Zone 4—Aviation
 - Zone 5—Water Recreation
 - Zone 6—Scenic Waters—Active Use
 - Zone 7—Scenic Waters—Casual Use
 - Zone 8—Scenic Waters—Passive Use
 - Zone 9—National Parks and Nature Reserves



Projection: GDA 1994
Zone 56

Scale: 1:90,000 @ A3

Map Identification Number: SEPP_BAC_WC_FWA_001_20221110



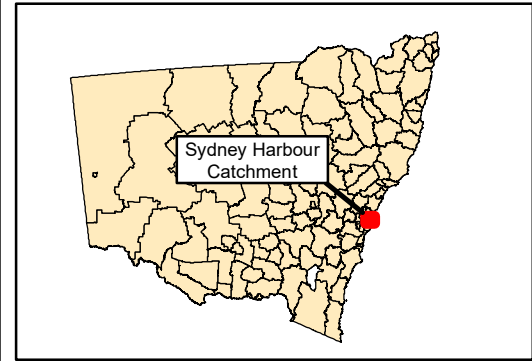


Planning and
Environment

State Environmental Planning
Policy (Biodiversity and
Conservation) 2021

Sydney Harbour
Strategic Foreshore Sites Map
Sheet SFS_001

- LGA Boundary
- Foreshores and Waterways Area
- Strategic Foreshore Sites Map



Projection: GDA 1994
Zone 56

Scale: 1:90,000 @ A3

Map Identification Number: SEPP_BAC_WC_SFS_001_20221110

