

Sydney Local Environmental Plan 2012

Locality and Site Identification Map
 Key Sites Map
 Foreshore Building Line Map
 - Sheet CL1_009

Locality and Site Identification Map

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

Key Sites Map

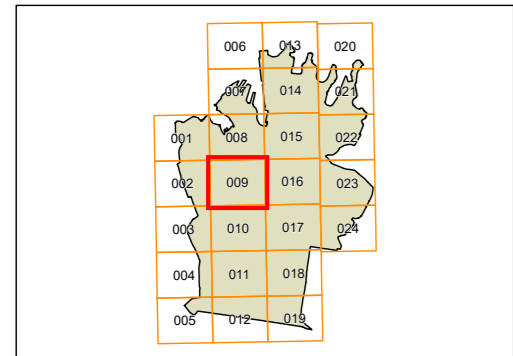
- Block A
- Block B
- Block C

Foreshore Building Line Map

- Foreshore Area
- Foreshore Building Line

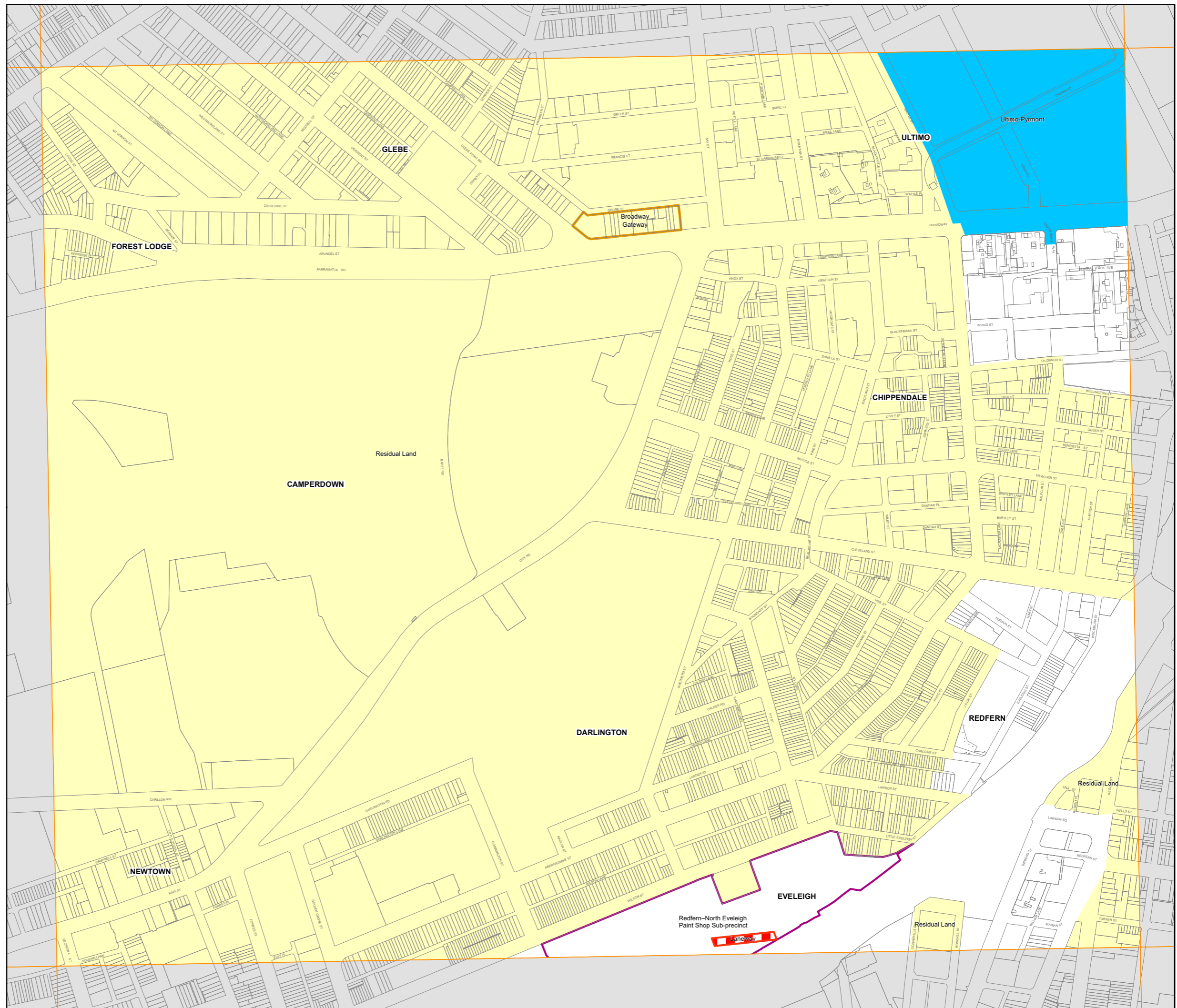
Cadastre

Cadastre 04/10/2022 © City of Sydney



Projection: GDA 1994
 MGA Zone 56
 Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_CL1_009_005_20230113



Sydney Local Environmental Plan 2012

Locality and Site Identification Map
 Key Sites Map
 Foreshore Building Line Map
 - Sheet CL1_010

Locality and Site Identification Map

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

Key Sites Map

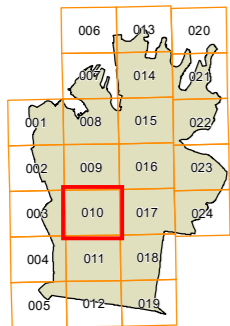
- Block A
- Block B
- Block C

Foreshore Building Line Map

- Foreshore Area
- Foreshore Building Line

Cadastre

Cadastre 04/10/2022 © City of Sydney

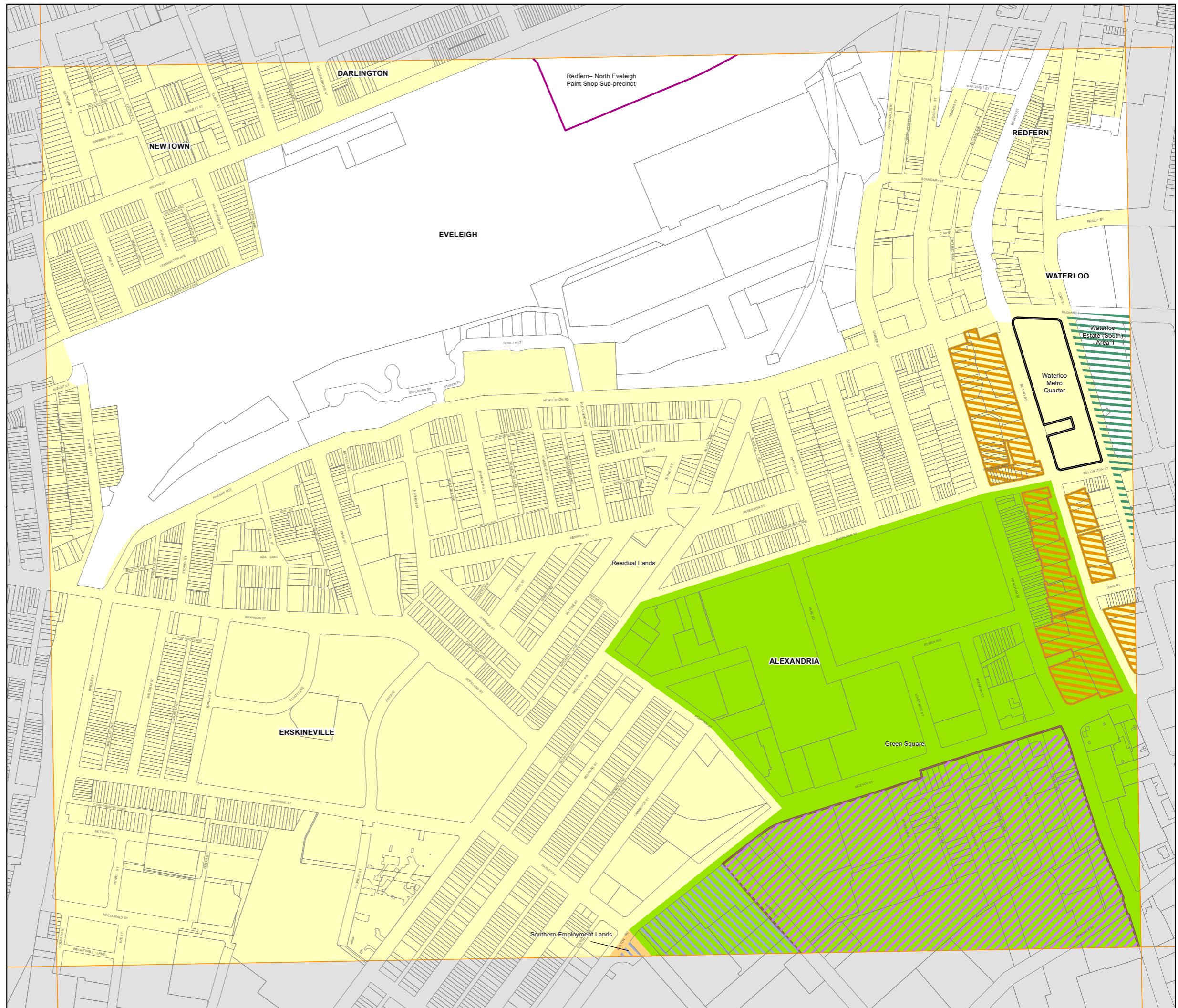


0 200 m

Projection: GDA 1994
 MGA Zone 56

Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_CL1_010_005_20230113



Sydney Local Environmental Plan 2012

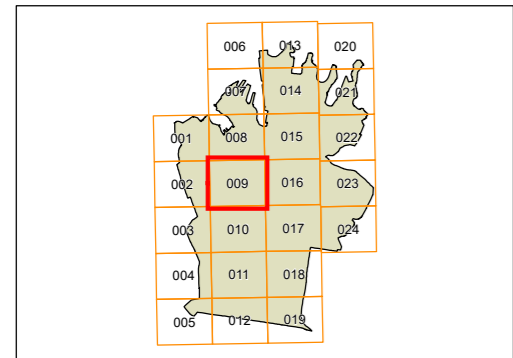
Floor Space Ratio Map - Sheet FSR_009

Maximum Floor Space Ratio (n:1)

A	0.35	W3	3.61
F	0.6	W4	3.73
H	0.7	W5	3.75
J	0.8	X1	4
L	0.9	X2	4.13
M	0.95	X3	4.16
N	1	X4	4.22
P	1.25	Y1	4.5
R	1.45	Y2	4.57
S1	1.5	Y3	4.68
S2	1.75	Y4	4.74
T1	2	Z1	5
T2	2.25	Z2	5.31
T3	2.4	Z3	5.91
U1	2.5	AA1	6
U2	2.51	AA2	6.30
U3	2.57	AA3	6.5
U4	2.61	AB1	7
U5	2.65	AB2	7.5
U6	2.75	AB3	7.78
V1	3	AB4	7.83
V2	3.12	AC1	8
V3	3.25	AC2	8.41
V4	3.41	AD	9
W1	3.5	AE	10
W2	3.59	AF	11

- █ Refer to clause 6.14
- █ Refer to clause 6.15A
- █ Refer to clause 6.4
- █ Refer to clause 6.47

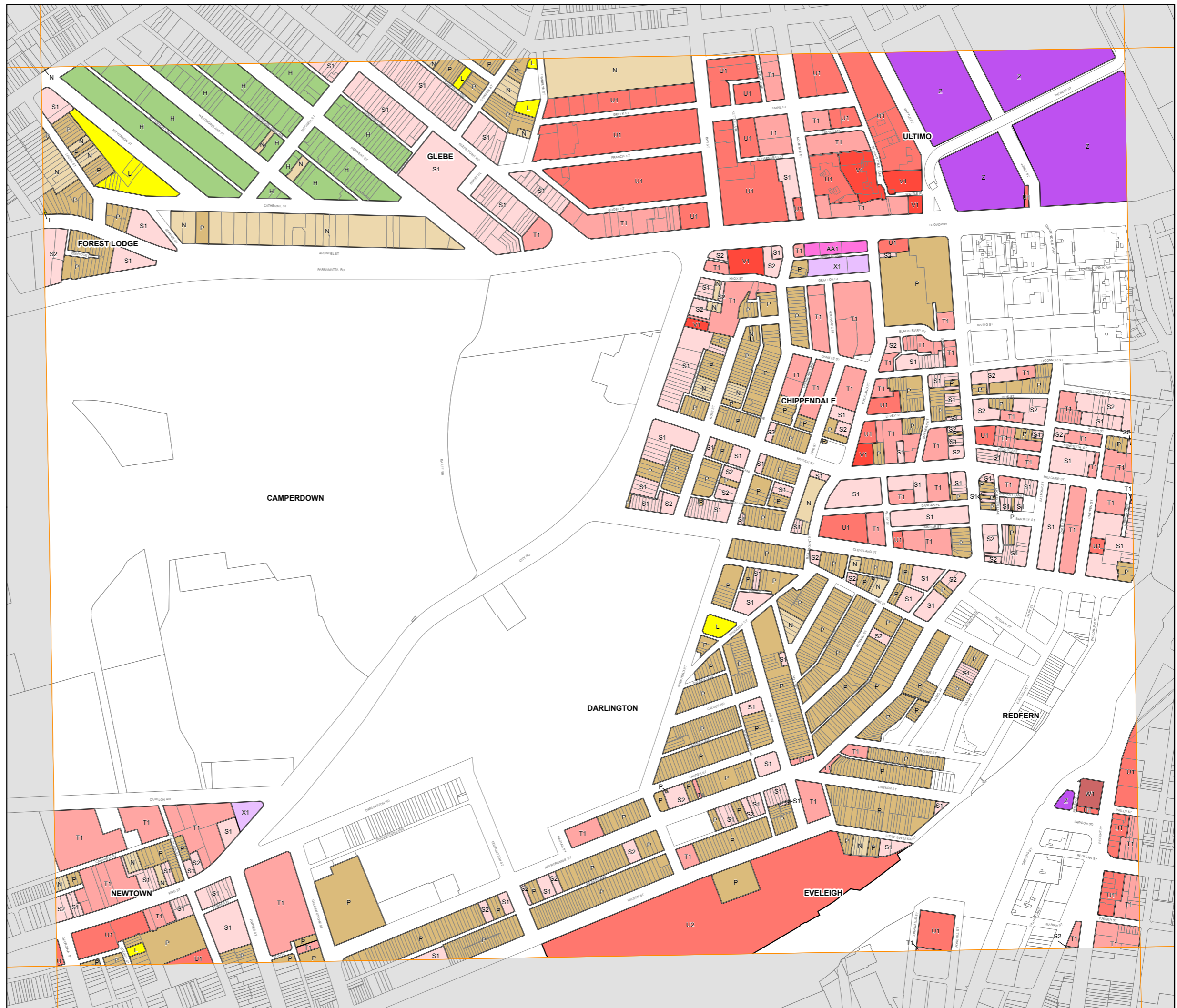
Cadastre
 Cadastre 04/10/2022 © City of Sydney



0 200 m

Projection: GDA 1994
 MGA Zone 56
 Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_FSR_009_005_20221215



Sydney Local Environmental Plan 2012

Floor Space Ratio Map - Sheet FSR_010

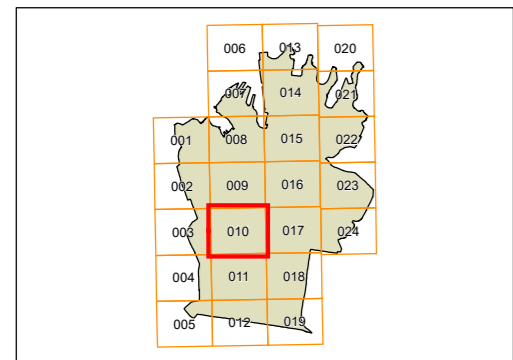
Maximum Floor Space Ratio (n:1)

A	0.35	W3	3.61
F	0.6	W4	3.73
H	0.7	W5	3.75
J	0.8	X1	4
L	0.9	X2	4.13
M	0.95	X3	4.16
N	1	X4	4.22
P	1.25	Y1	4.5
R	1.45	Y2	4.57
S1	1.5	Y3	4.68
S2	1.75	Y4	4.74
T1	2	Z1	5
T2	2.25	Z2	5.31
T3	2.4	Z3	5.91
U1	2.5	AA1	6
U2	2.51	AA2	6.30
U3	2.57	AA3	6.5
U4	2.61	AB1	7
U5	2.65	AB2	7.5
U6	2.75	AB3	7.78
V1	3	AB4	7.83
V2	3.12	AC1	8
V3	3.25	AC2	8.41
V4	3.41	AD	9
W1	3.5	AE	10
W2	3.59	AF	11

- Refer to clause 6.14
- Refer to clause 6.15A
- Refer to clause 6.4
- Refer to clause 6.47

Cadastre

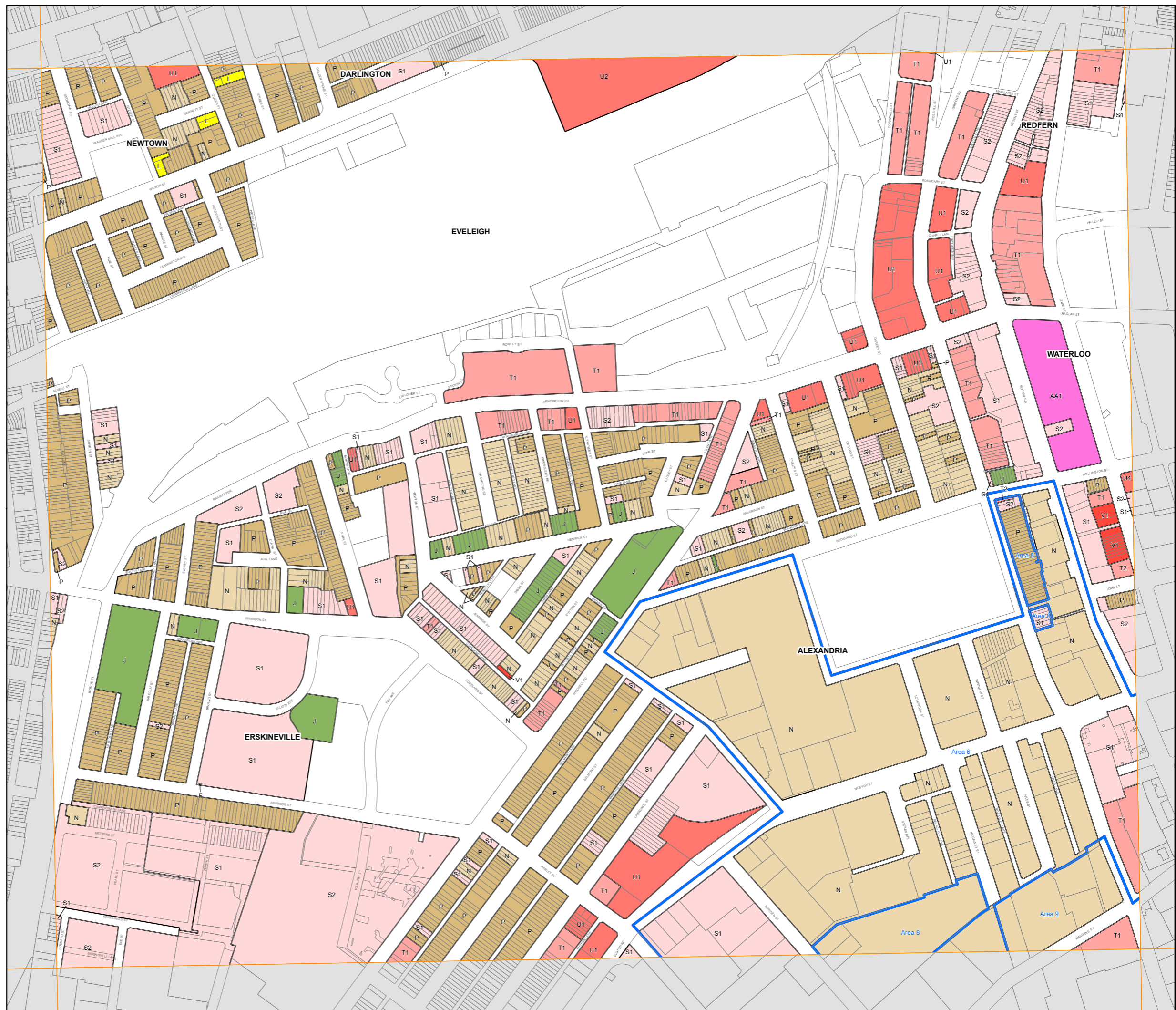
 Cadastre 04/10/2022 © City of Sydney



0 200 m


Projection: GDA 1994
MGA Zone 56
Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_FSR_010_005_20221215




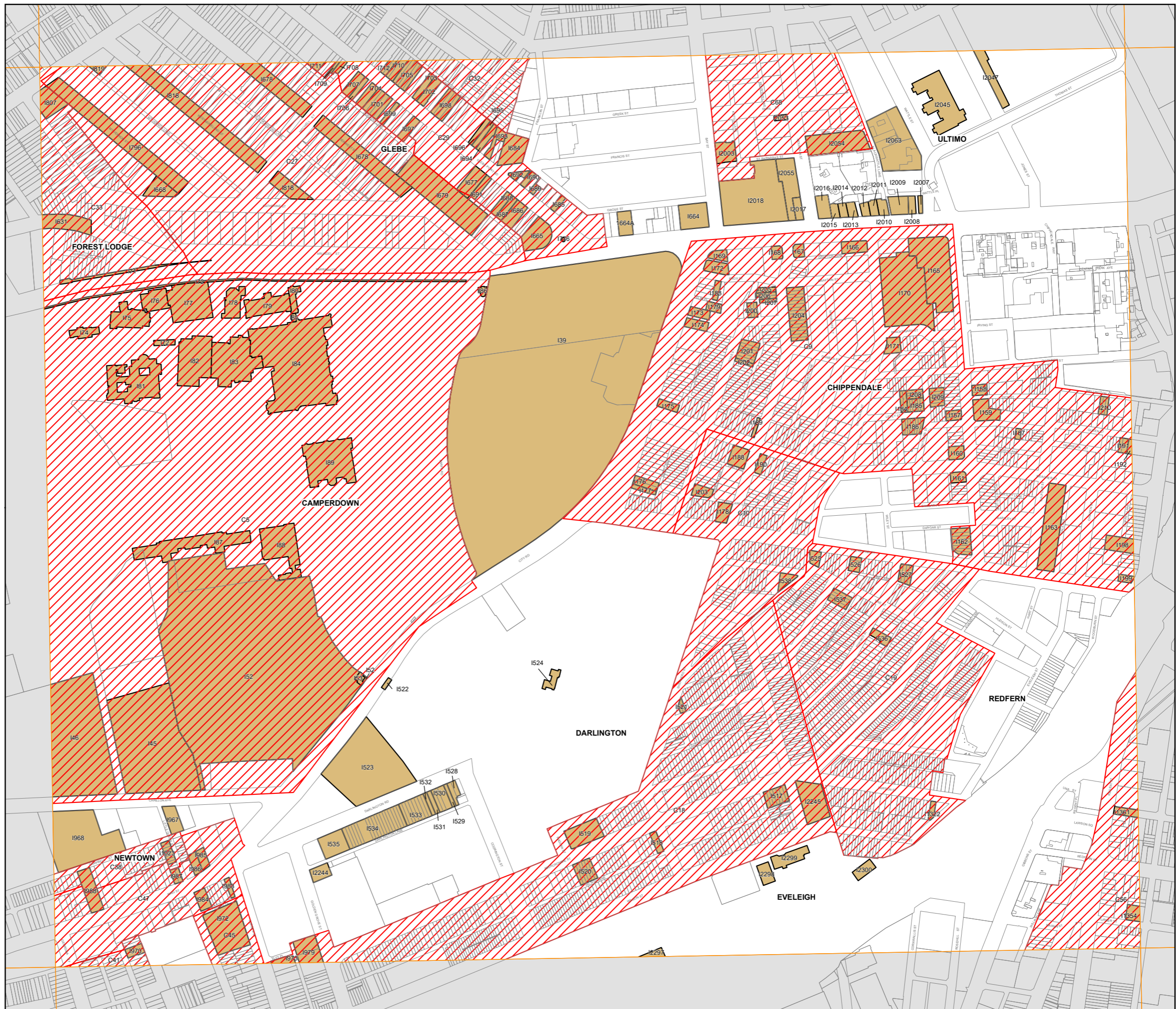
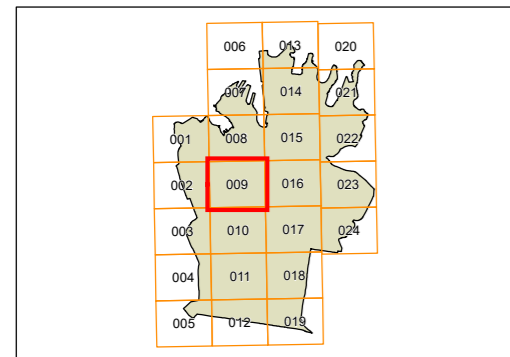
Heritage

 Conservation Area - General

 Item - General

Cadastre

 Cadastre 04/10/2022 © City of Sydney





0 200 m


Projection: GDA 1994
MGA Zone 56

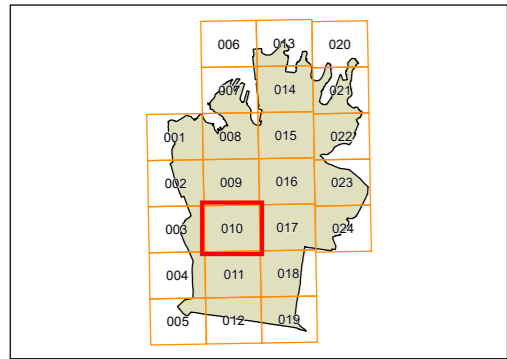
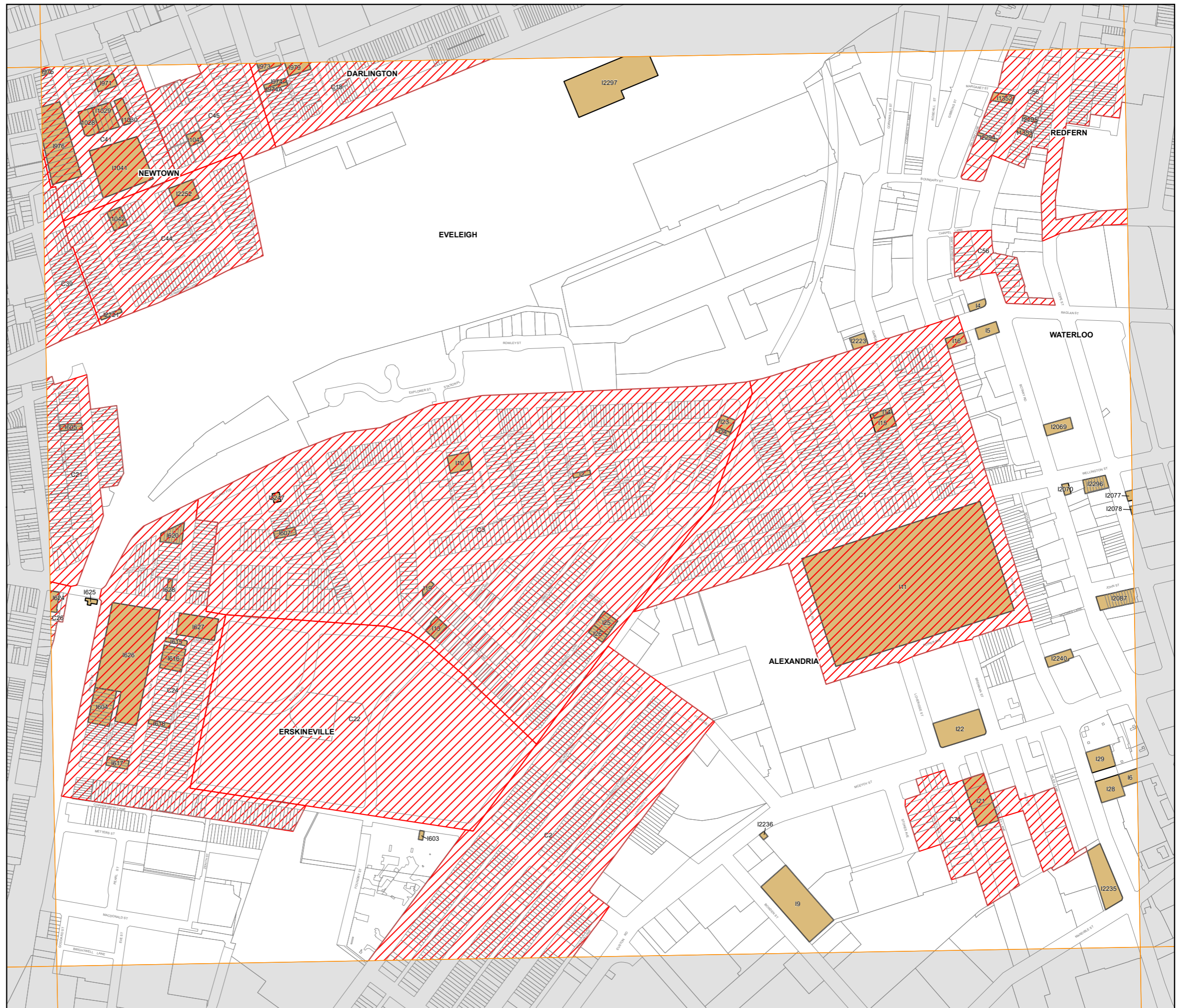
Scale: 1:5,000 @ A3

Heritage

-  Conservation Area - General
-  Item - General

Cadastre

-  Cadastre 04/10/2022 © City of Sydney



0 200 m

Sydney Local Environmental Plan 2012

Height of Buildings Map - Sheet HOB_009

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	U3	34	AH	235
J	9	V1	35	EX	Existing Height
L	11	V2	38	Area 1	Area 1
M	12	W1	40	Area 2	Area 2
O	15	W2	42	Area 3	Area 3
P	18	X	45	Area 4	Area 4
Q	20	Y	50	Area 5	Area 5
R	22	Z	55	Area 6	Area 6
S1	23	AA1	60	Area 7	Area 7
S2	24	AA2	65	Area 8	Area 8
T1	25	AA3	70	Area 9	Area 9
T2	27	AB1	80	Area 10	Area 10
T3	28	AB2	85		

Maximum Building Height (m)

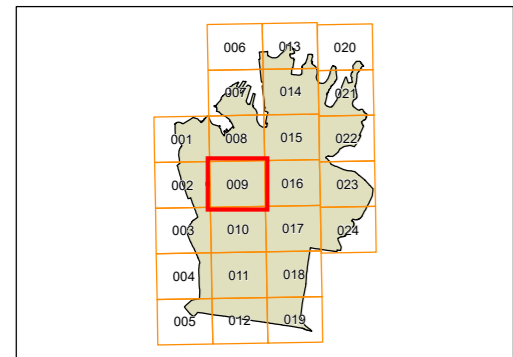
Heights shown on map in RL (m)

0 - 10	70 - 80
10 - 20	80 - 90
20 - 30	90 - 100
30 - 40	100 - 110
40 - 50	110 - 120
50 - 60	120 - 130
60 - 70	

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

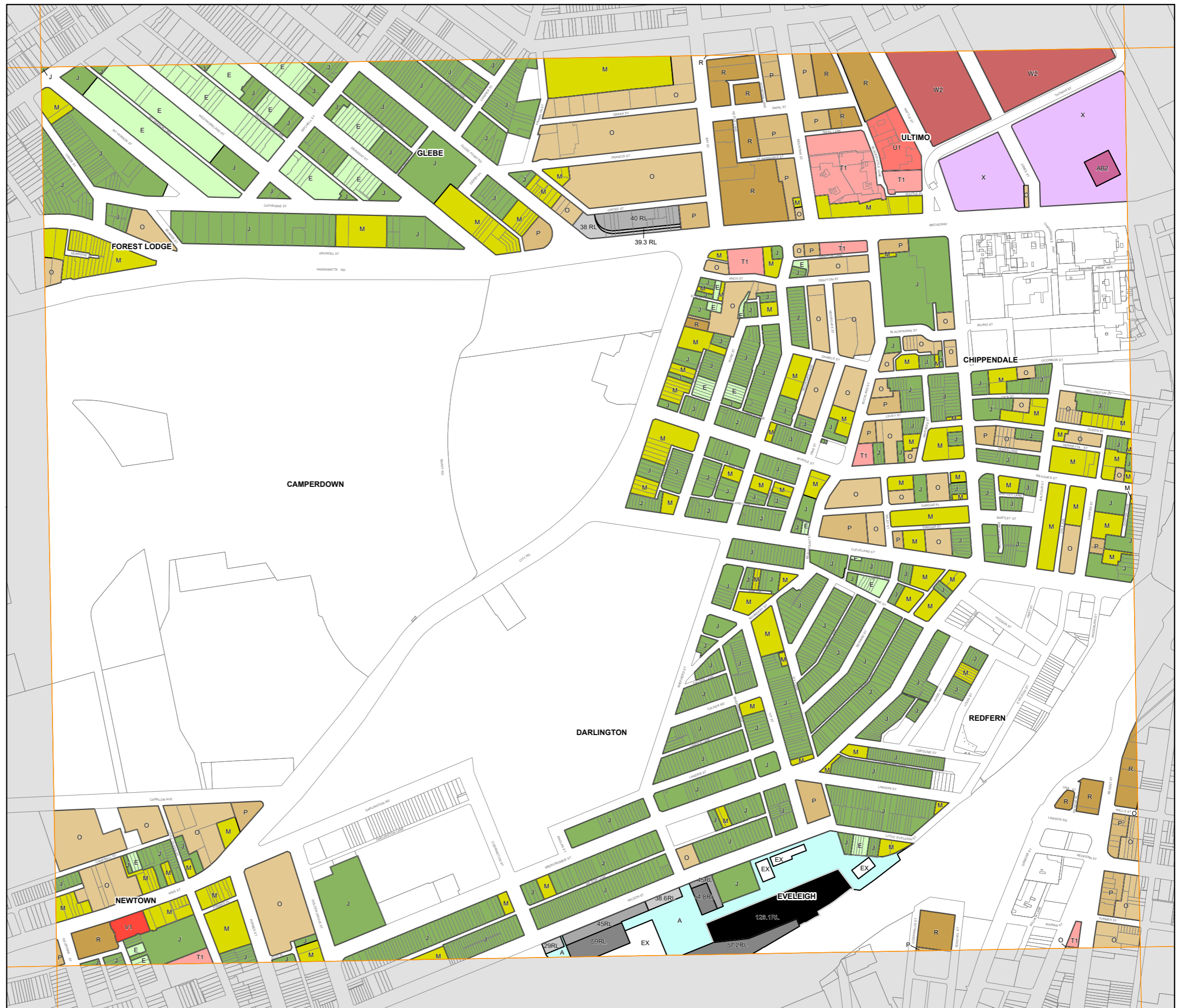
Cadastre

Cadastre 04/10/2022 © City of Sydney



Projection: GDA 1994
MGA Zone 56
Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_HOB_009_005_20221215



Sydney Local Environmental Plan 2012

Height of Buildings Map - Sheet HOB_010

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	U3	34	AH	235
J	9	V1	35	EX	Existing Height
L	11	V2	38	Area 1	
M	12	W1	40	Area 2	
O	15	W2	42	Area 3	
P	18	X	45	Area 4	
Q	20	Y	50	Area 5	
R	22	Z	55	Area 6	
S1	23	AA1	60	Area 7	
S2	24	AA2	65	Area 8	
T1	25	AA3	70	Area 9	
T2	27	AB1	80	Area 10	
T3	28	AB2	85		

Maximum Building Height (m)

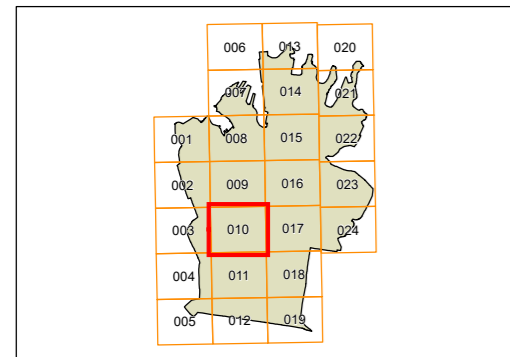
Heights shown on map in RL (m)

0 - 10	70 - 80
10 - 20	80 - 90
20 - 30	90 - 100
30 - 40	100 - 110
40 - 50	110 - 120
50 - 60	120 - 130
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_010_005_20221215

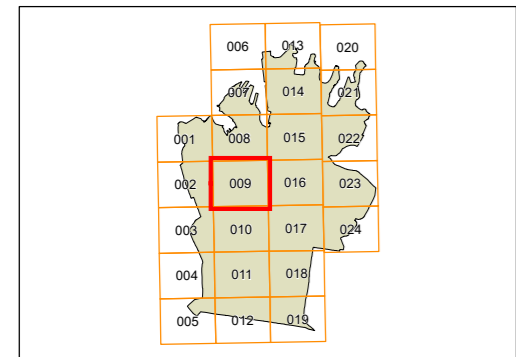


Sydney Local Environmental Plan 2012

Land Zoning Map - Sheet LZN_009

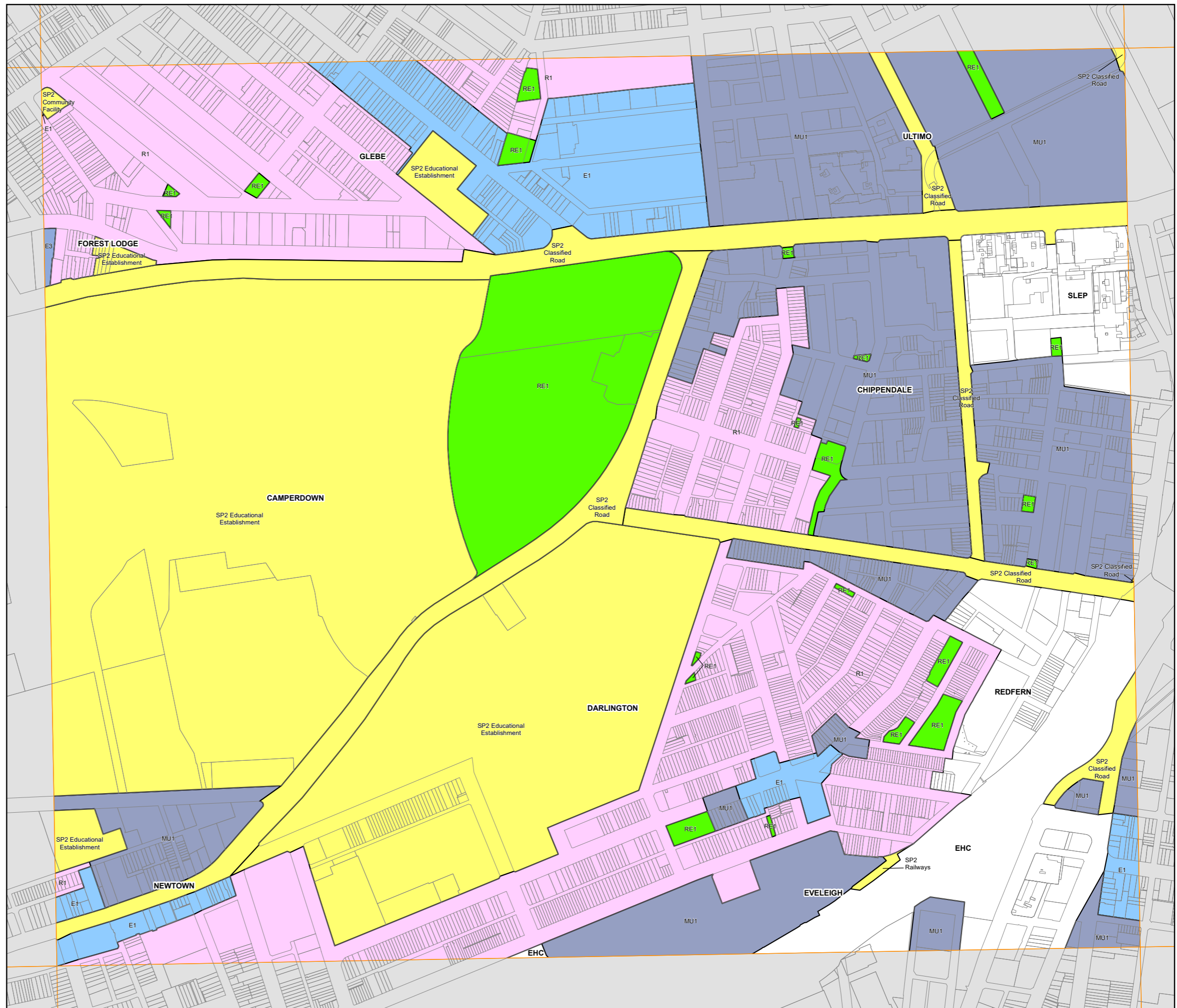
- Zone**
- E1 Local Centre
 - E2 Commercial Centre
 - E3 Productivity Support
 - E4 General Industrial
 - MU1 Mixed Use
 - R1 General Residential
 - R2 Low Density Residential
 - RE1 Public Recreation
 - SP1 Special Activities
 - SP2 Infrastructure
 - SP6 Metropolitan Centre
 - EHC SEPP (Precincts- Eastern 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
 - SCRA Sydney Cove Redevelopment Authority Scheme
 - SLEP Sydney LEP 2005
 - SS South Sydney LEP 1998

Cadastre
 Cadastre 04/10/2022 © City of Sydney



Projection: GDA 1994
 MGA Zone 56
 Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_LZN_009_005_20221215

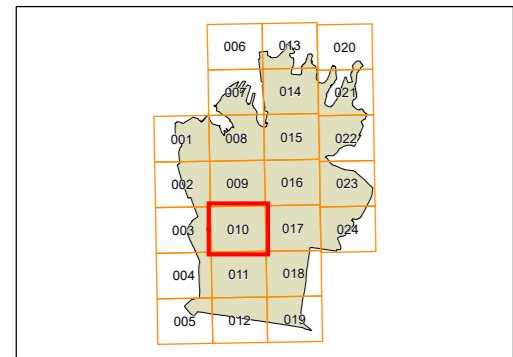


Sydney Local Environmental Plan 2012

Land Zoning Map - Sheet LZN_010

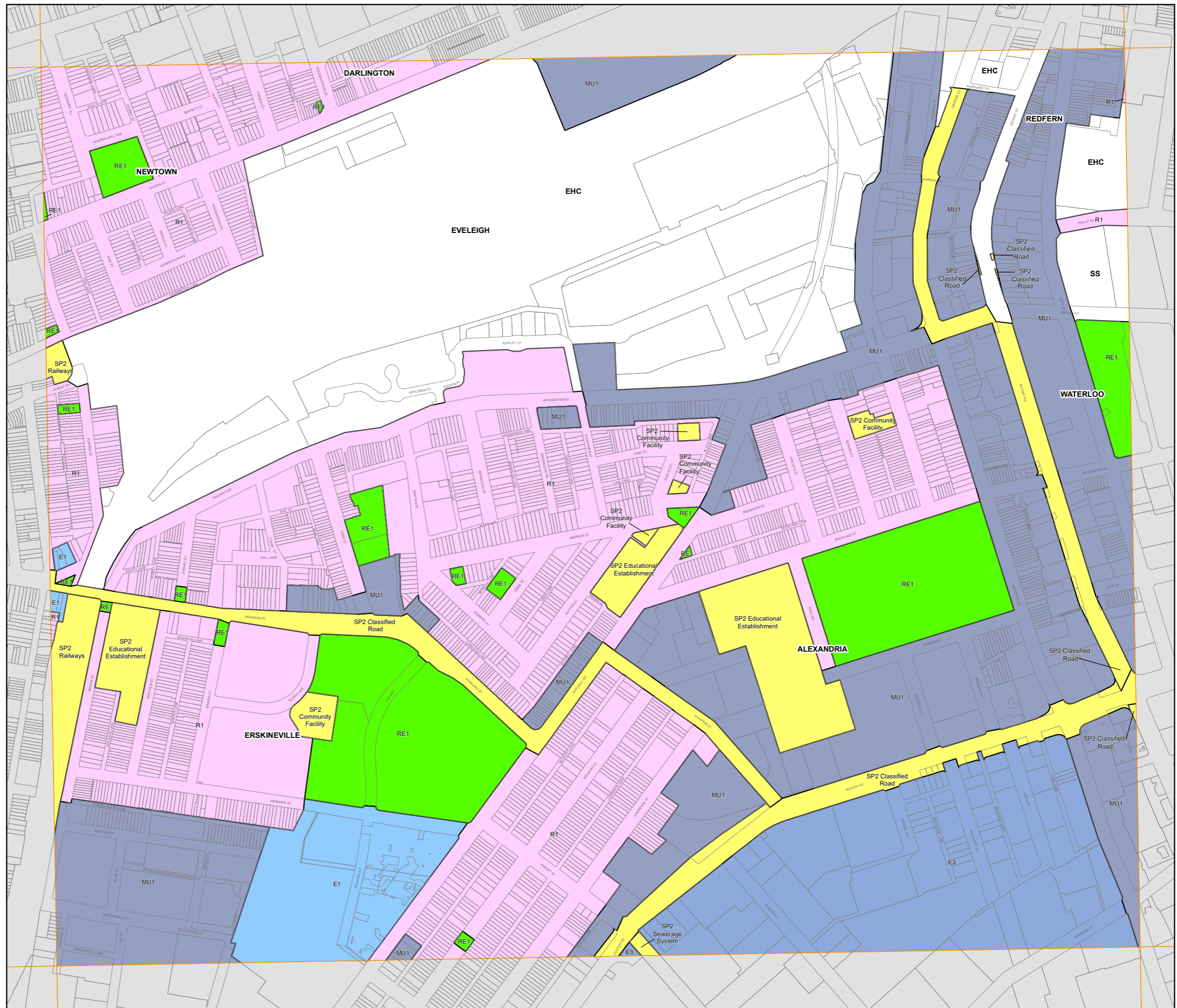
- Zone**
- E1** Local Centre
 - E2** Commercial Centre
 - E3** Productivity Support
 - E4** General Industrial
 - MU1** Mixed Use
 - R1** General Residential
 - R2** Low Density Residential
 - RE1** Public Recreation
 - SP1** Special Activities
 - SP2** Infrastructure
 - SP6** Metropolitan Centre
- SEPP (Precincts- Eastern Harbour City) 2021**
- EHC** SEPP (Precincts- Eastern Harbour City) 2021
 - BAC** SEPP (Biodiversity and Conservation) 2021
- Sydney LEP (Glebe Affordable Housing Project) 2011**
- GAHP** Sydney LEP (Glebe Affordable Housing Project) 2011
- Sydney LEP (Green Square Town Centre) 2013**
- 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
- Sydney LEP (Harold Park) 2011**
- HP** Sydney LEP (Harold Park) 2011
- Sydney Cove Redevelopment Authority Scheme**
- SCRA** Sydney Cove Redevelopment Authority Scheme
- Sydney LEP 2005**
- SLEP** Sydney LEP 2005
- South Sydney LEP 1998**
- SS** South Sydney LEP 1998




Cadastre
 Cadastre 04/10/2022 © City of Sydney



Projection: GDA 1994
 MGA Zone 56
 Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_LZN_010_005_20221215



-  LGA Boundary
- LEP Land Application - Included**
-  Included
- Cadastrre**
-  Cadastrre 04/10/2022 © City of Sydney

CANADA BAY LGA

INNER WEST LGA

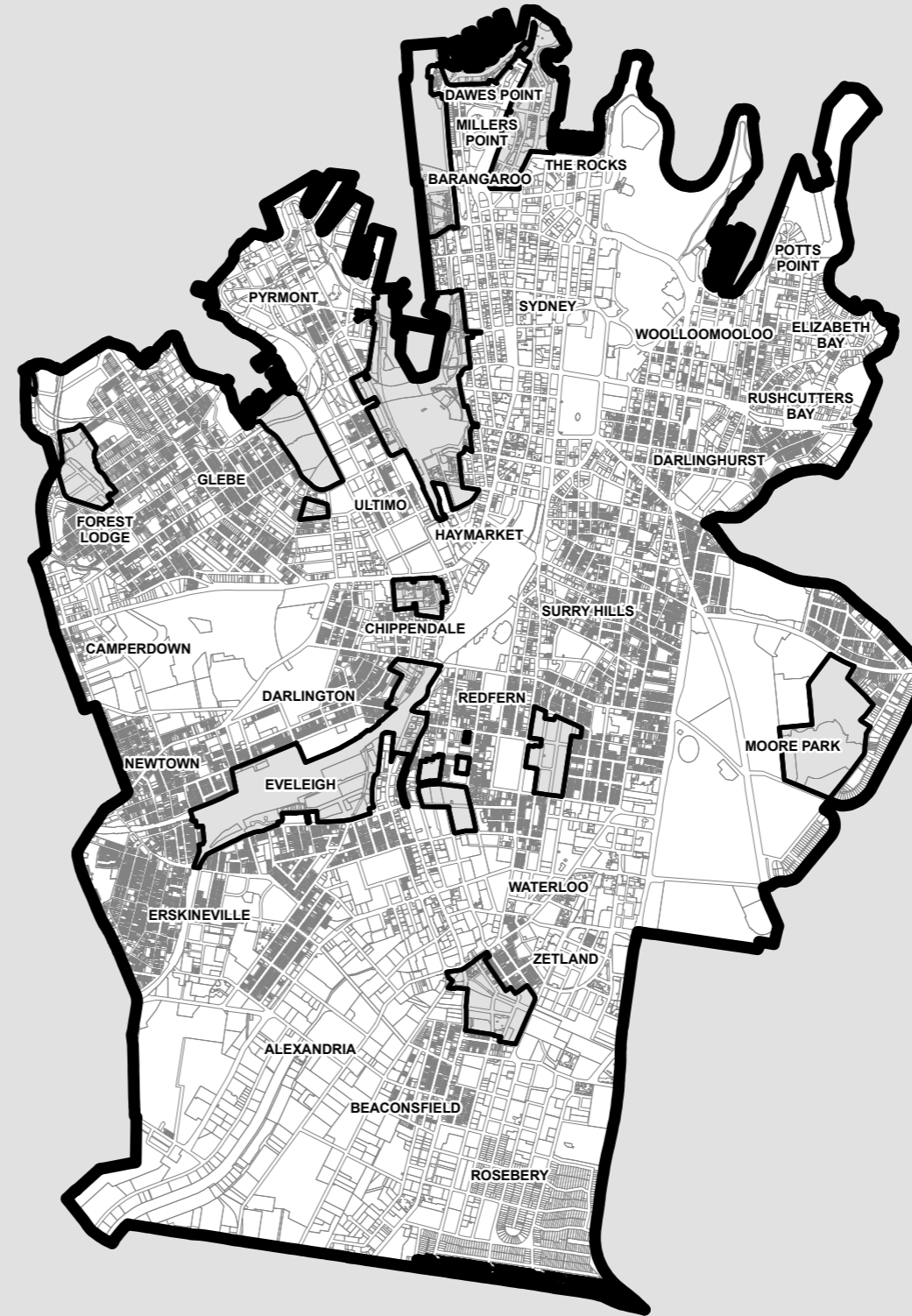
BAYSIDE LGA

SYDNEY HARBOUR

WOOLLAHRA LGA

WAVERLEY LGA

RANDWICK LGA



Projection: GDA 1994
MGA Zone 56



Scale: 1:40,000 @ A3



State Environmental Planning Policy (Major Development) 2005
Redfern - Waterloo Authority Sites — Floor Space Ratio Map

Sheet FSR_001

Subject Land

Floor Space Ratio (n:1)

Total Maximum FSR/FSR For Residential Component

N	1:1	0.5:1
S	1.5:1	0.75:1
T2	2:1	1:1
T3	2:1	2:1
V	3:1	1:1

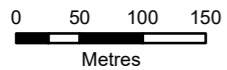
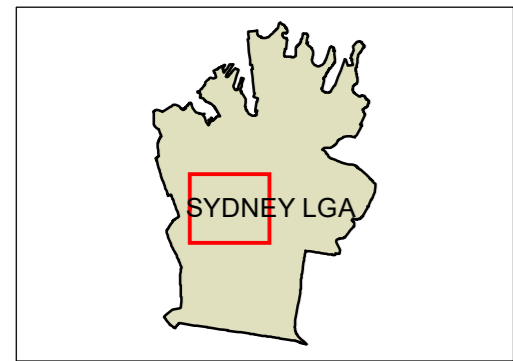
Maximum FSR

EX	Existing FSR
Q	1.3:1
T1	2:1
AB	7:1

Private Road

Cadastre

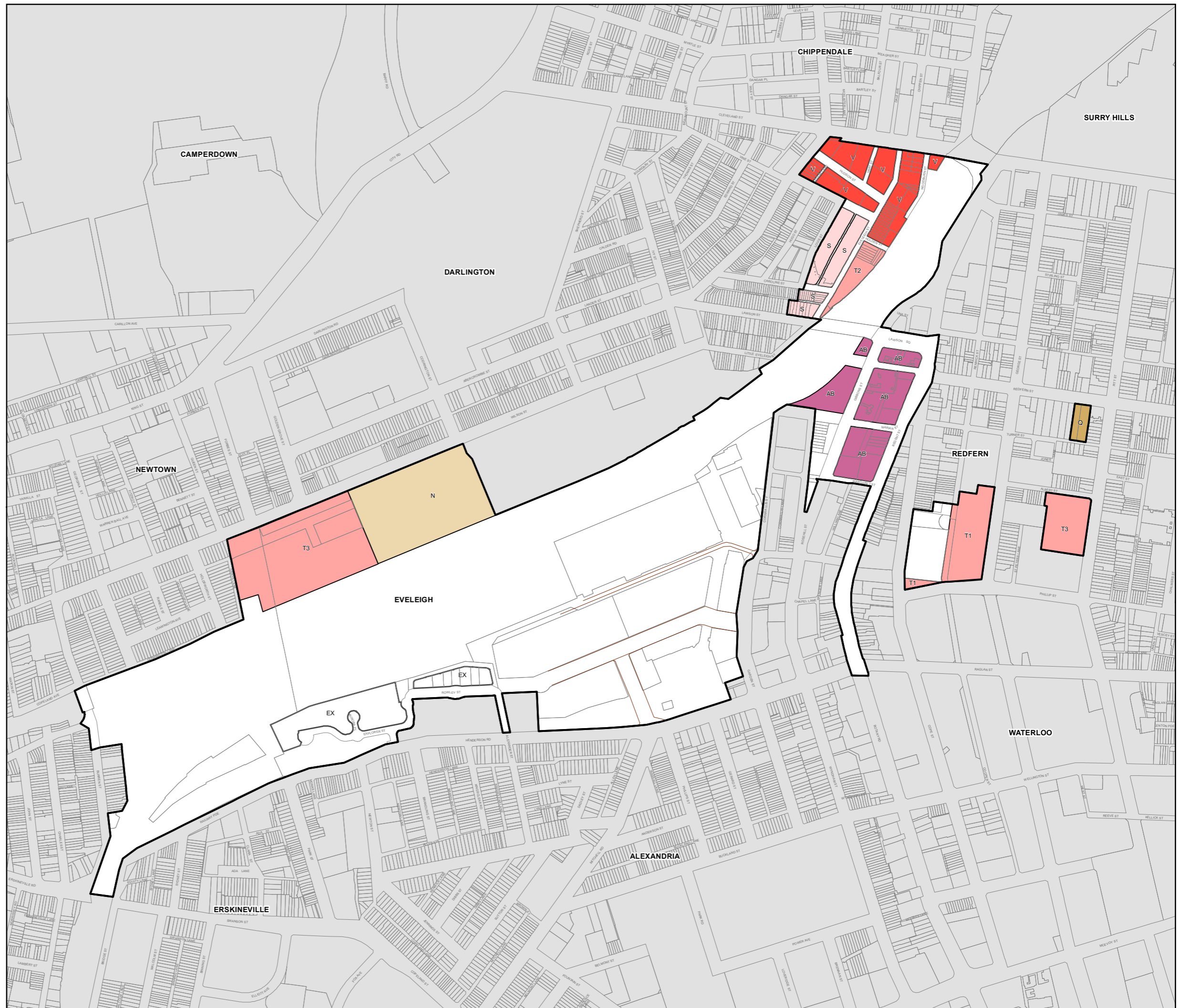
Cadastre 20/11/2022 © Spatial Services



Projection: GDA 1994
MGA Zone 56

Scale: 1:6,000 @ A3

Map Identification Number: SEPP_MD_RWA_FSR_001_20221120





State Environmental Planning Policy (Major Development) 2005 Redfern-Waterloo Authority Sites — Heritage Map

Sheet HER_001

- Subject Land
- Heritage Item

Cadastral

Cadastral 20/11/2022 © Spatial Services

Australian Technology Park

- 1 Locomotive Workshop
- 2 New Locomotive Workshop
- 3 Works Manager's Office

South Eveleigh

- 4 Large Erecting Shop

North Eveleigh

- 5 Carriage Workshops
- 6 Blacksmith's Shop

Redfern Railway Station

- 11 Redfern Station Booking Office

Former Redfern Public School

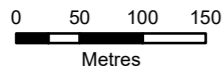
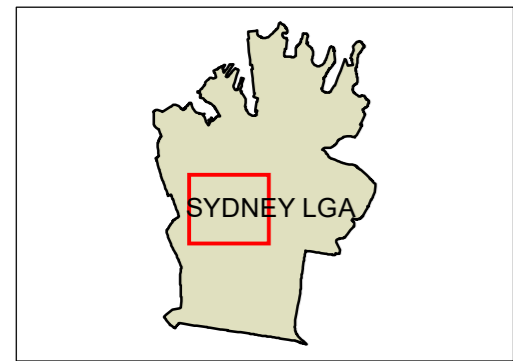
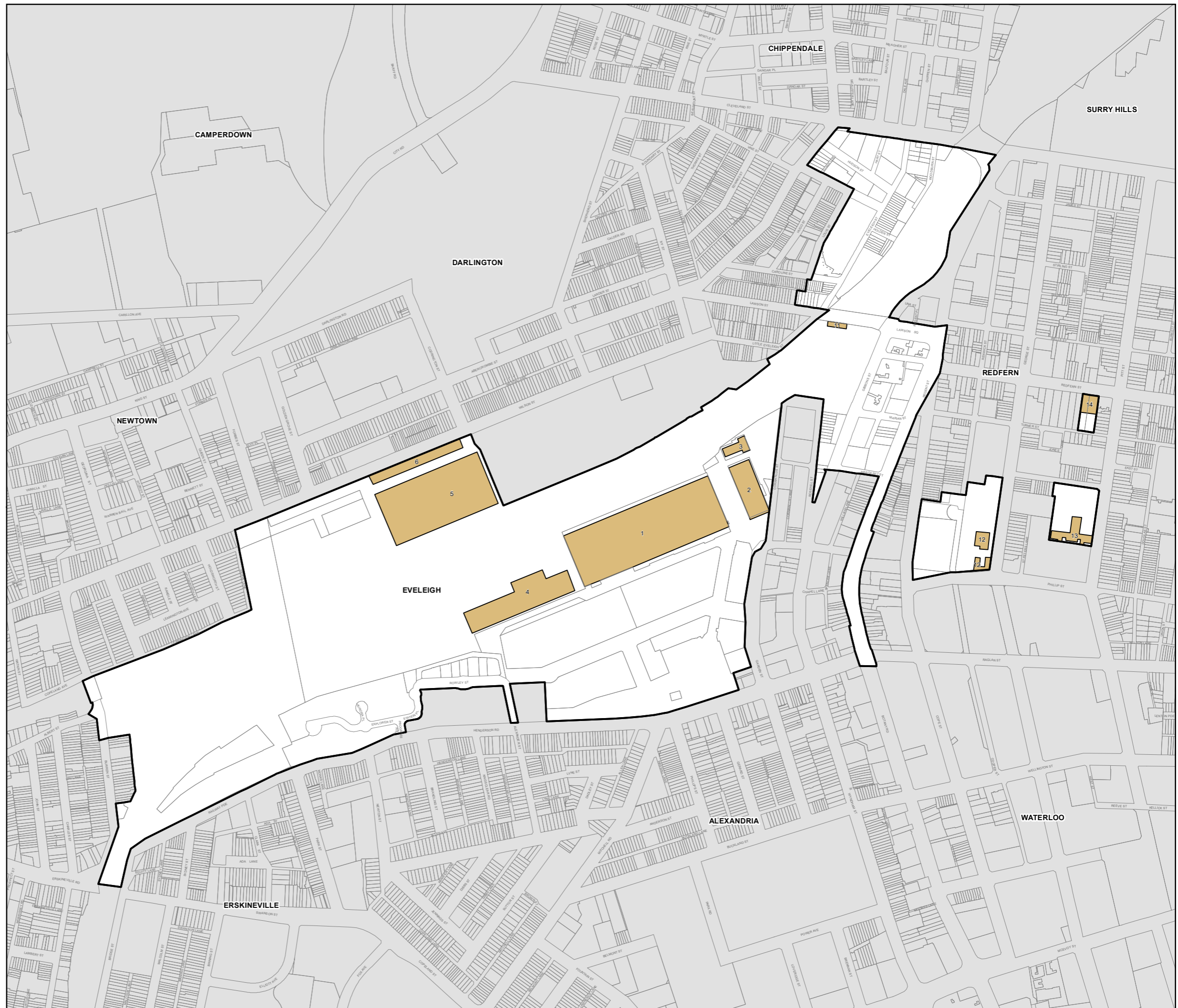
- 12 Two Buildings on George and Phillip Streets

Former Rachel Forster Hospital

- 13 Five Storey Surgery Building and Part of Two Storey Colonnade Building

Former Local Court House

- 14 Former Court House Building



Projection: GDA 1994 MGA Zone 56

Scale: 1:6,000 @ A3

Map Identification Number: SEPP_MD_RWA_HER_001_20221120



State Environmental Planning Policy (Major Development) 2005 Redfern–Waterloo Authority Sites — Height of Buildings Map

Sheet HOB_001

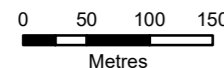
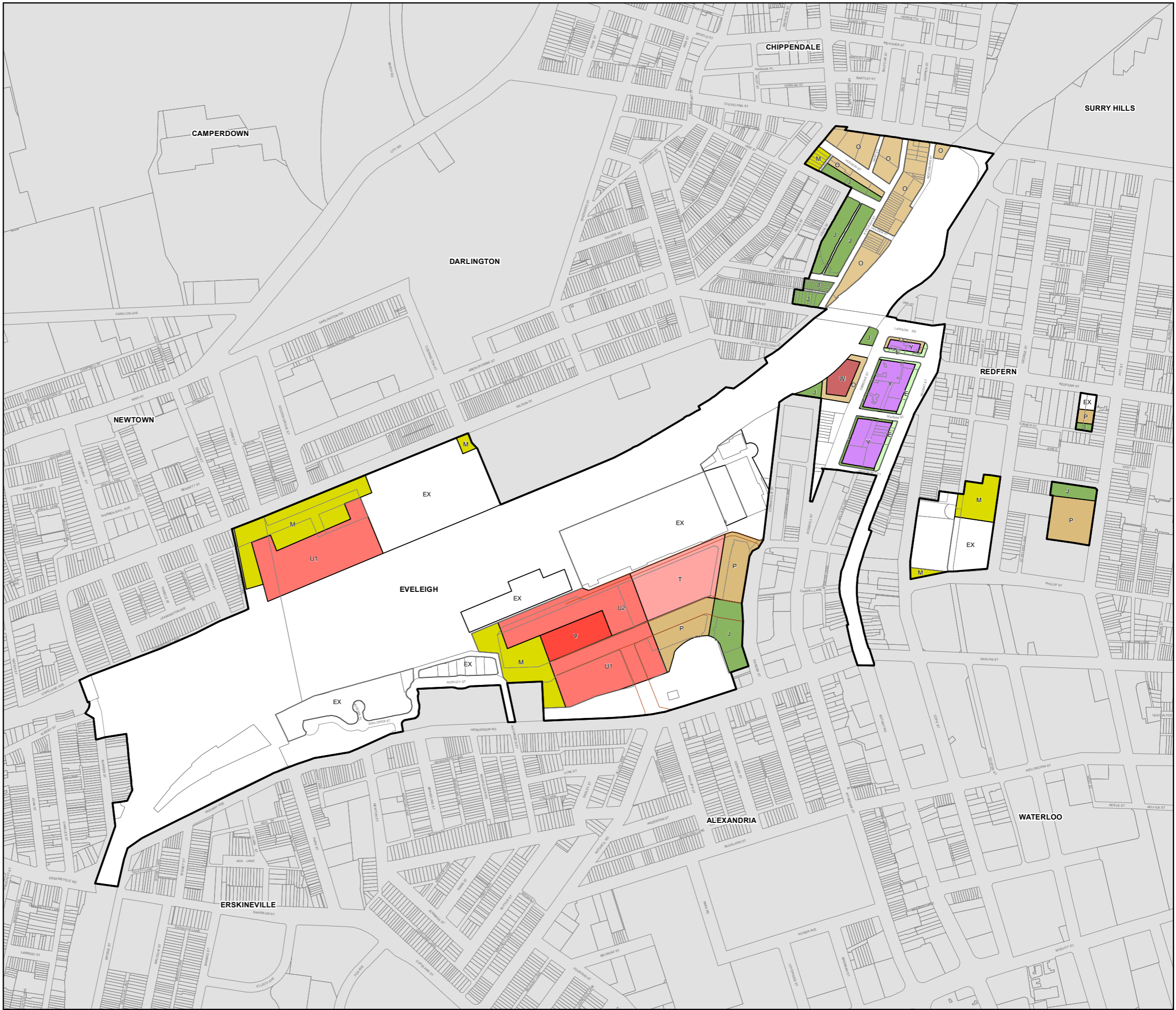
Subject Land

Maximum Building Height (storeys)

- E 2
- J 3
- M 4
- O 5
- P 6
- T 9
- U1 10
- U2 11
- V 12
- W 14
- X 16
- Y 18
- EX Existing
- Private Road

Cadastre

Cadastre 20/11/2022 © Spatial Services



Projection: GDA 1994 MGA Zone 56 Scale: 1:6,000 @ A3

Map Identification Number: SEPP_MD_RWA_HOB_001_20221120



Planning and Environment

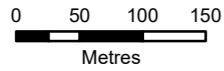
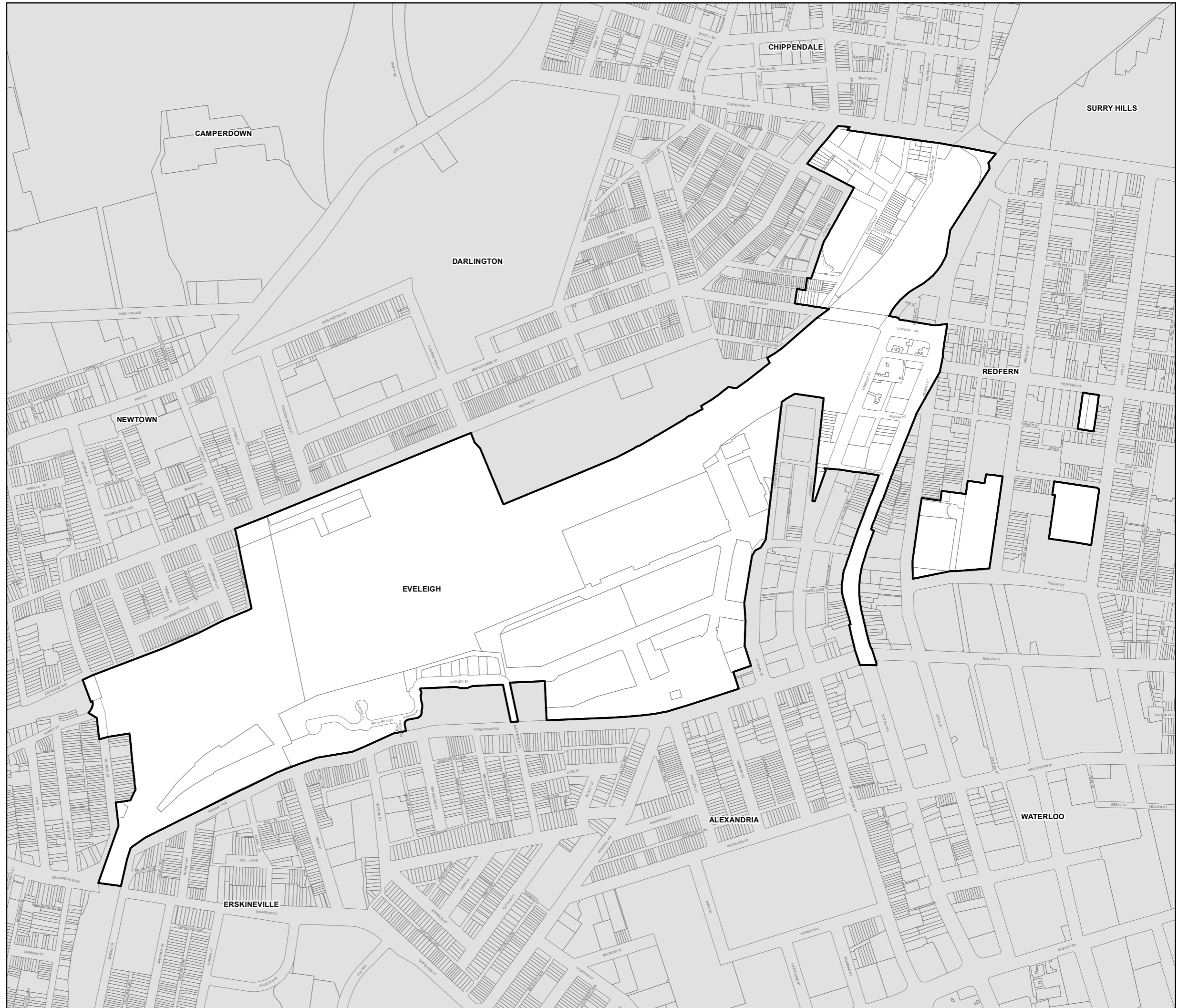
State Environmental Planning Policy (Major Development) 2005 Redfern – Waterloo Authority Sites — Land Application Map

Sheet LAP_001

Subject Land

Cadastre

Cadastre 20/11/2022 © Spatial Services



Projection: GDA 1994
MGA Zone 56

Scale: 1:6,000 @ A3

Map Identification Number: SEPP_MD_RWA_LAP_001_20221120



State Environmental Planning Policy (Major Development) 2005 Redfern–Waterloo Authority Sites — Land Zoning Map

Sheet LZN_001

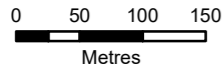
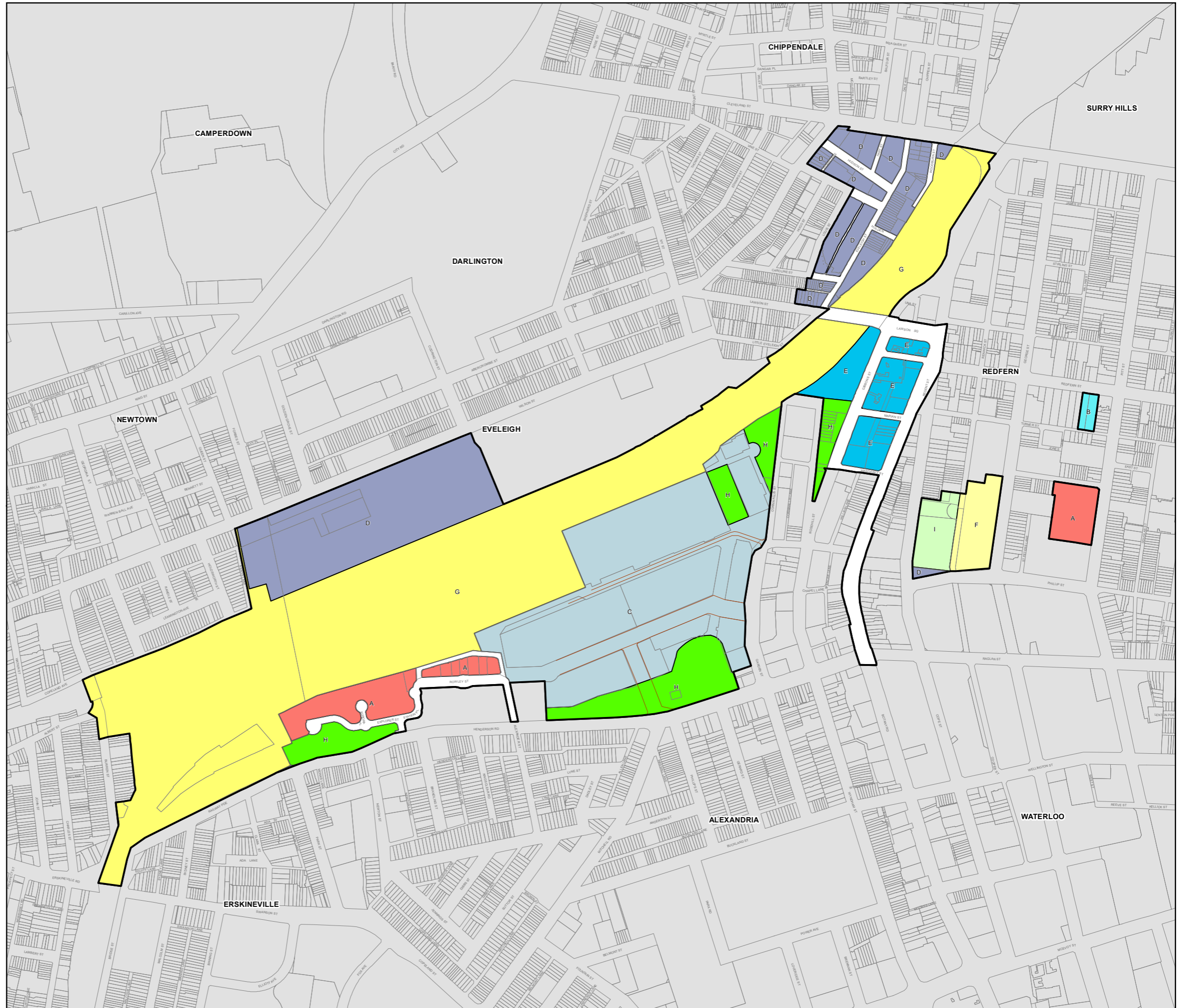
Subject Land

Zone

- Residential Zone—Medium Density Residential
- Business Zone—Local Centre
- Business Zone—Business Park
- Business Zone—Mixed Use
- Business Zone—Commercial Core
- Special Purpose Zone—Community
- Special Purpose Zone—Infrastructure
- Recreation Zone—Public Recreation
- Recreation Zone—Private Recreation
- Private Road

Cadastral

Cadastral 20/11/2022 © Spatial Services



Projection: GDA 1994 MGA Zone 56

Scale: 1:6,000 @ A3

Map Identification Number: SEPP_MD_RWA_LZN_001_20221120