

Attachment B2

**Local Environmental Plan Map Book
(Appendix B to the Planning Proposal)**

Appendix B – Local Environmental Plan Map Book



Amendment 3 – Parking in new developments

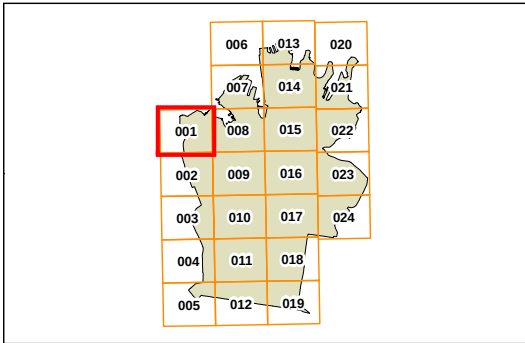
Land Use and Transport Integration
Map - Sheet LUT_001

Land Use and Transport Integration

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

Cadastre

Cadastre 21/04/2023 © City of Sydney

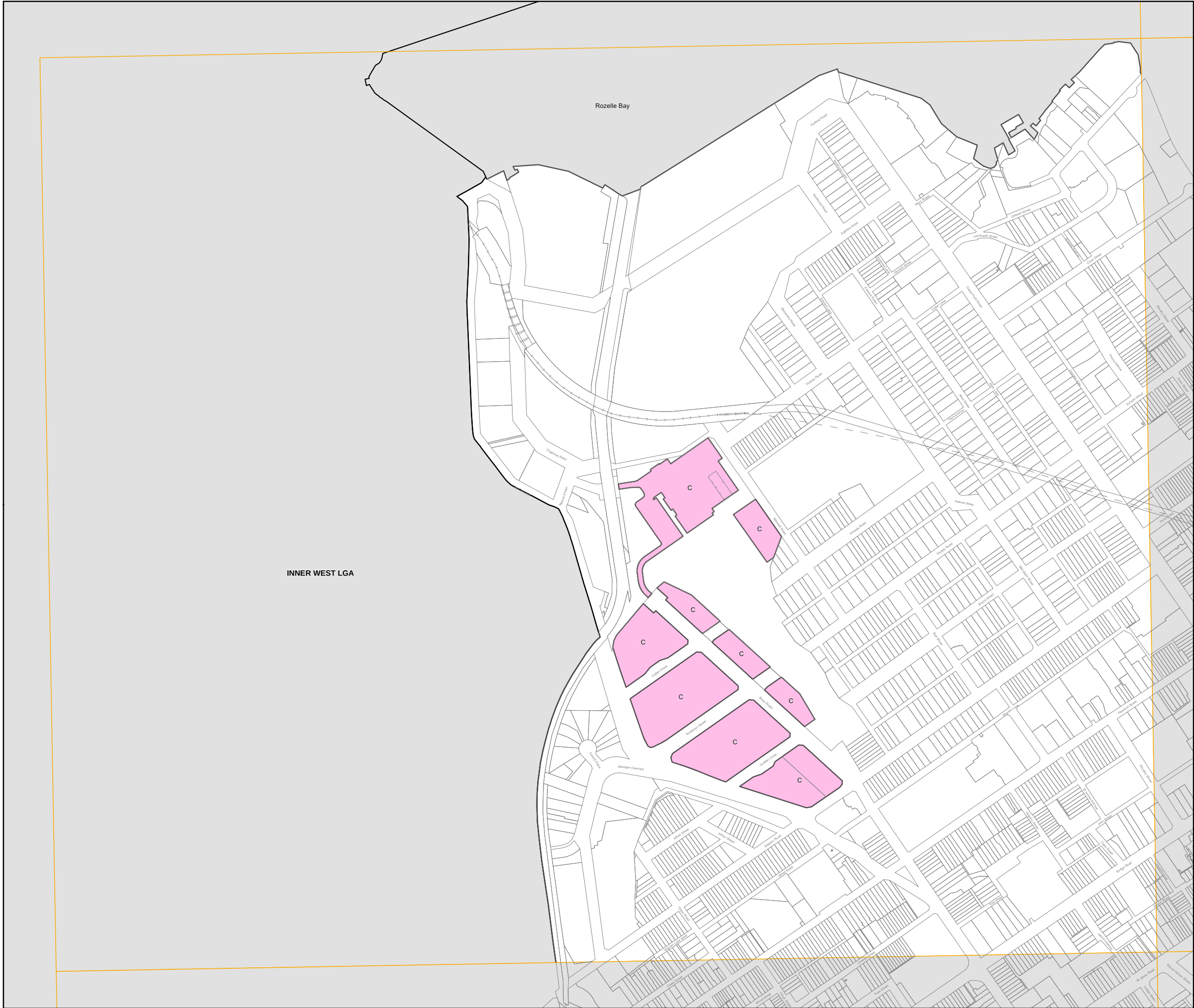


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Projection: GDA 1994
Zone 56

Map identification number:
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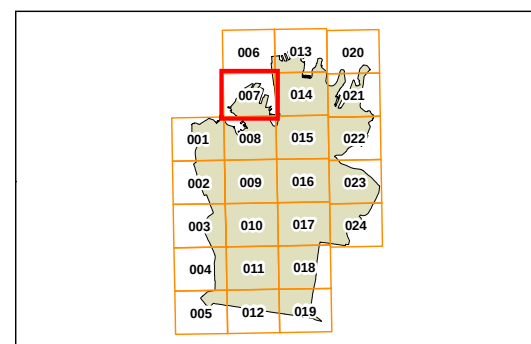
Land Use and Transport Integration
Map - Sheet LUT_007

Land Use and Transport Integration

- Category A
- Category B
- Category C

Cadastre

Cadastre 21/04/2023 © City of Sydney

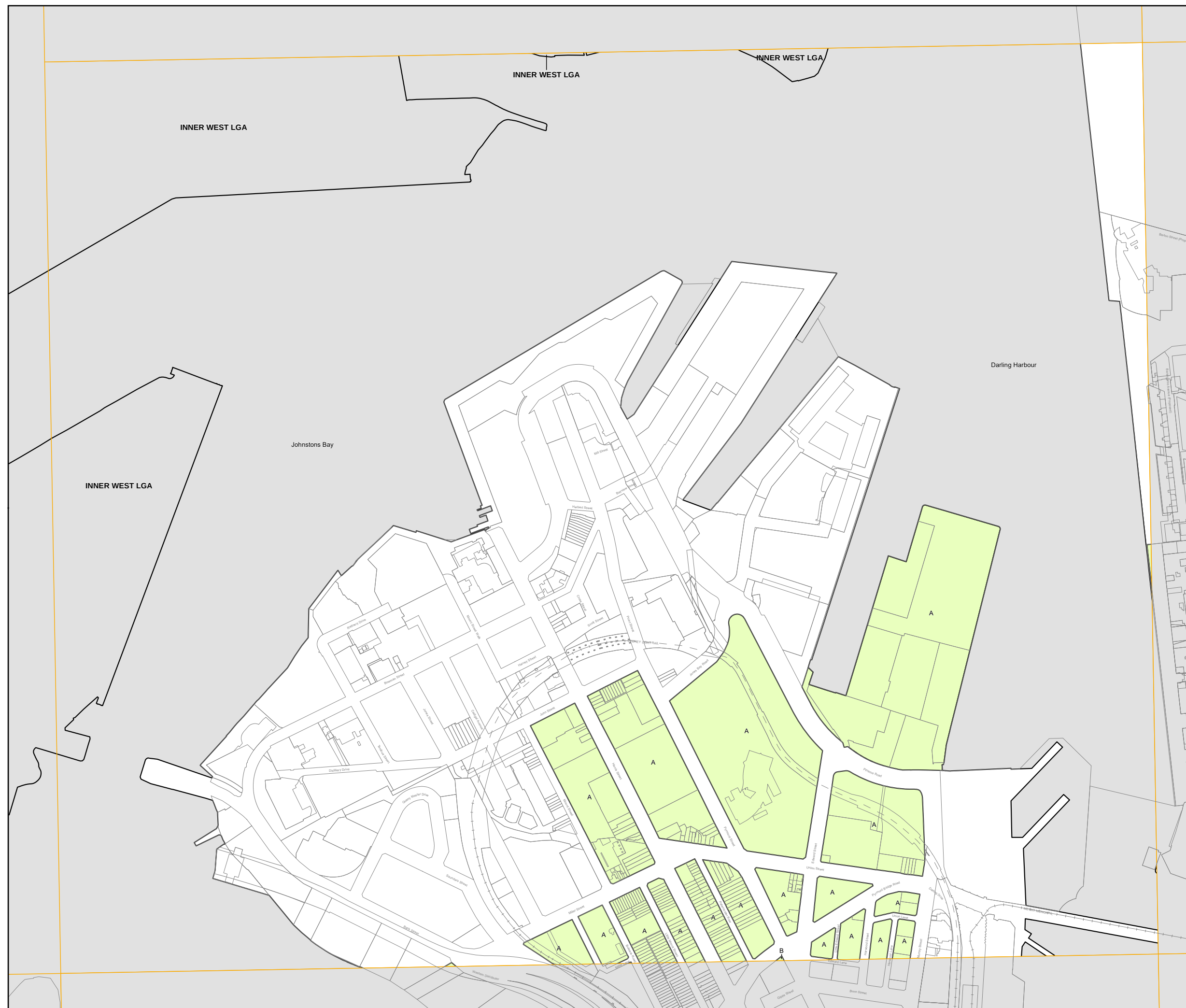


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Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_LUT_007_005_20230421



Land Use and Transport Integration
Map - Sheet LUT_008

Land Use and Transport Integration

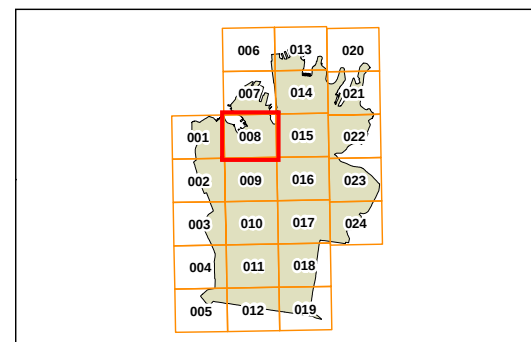
A Category A

B Category B

C Category C

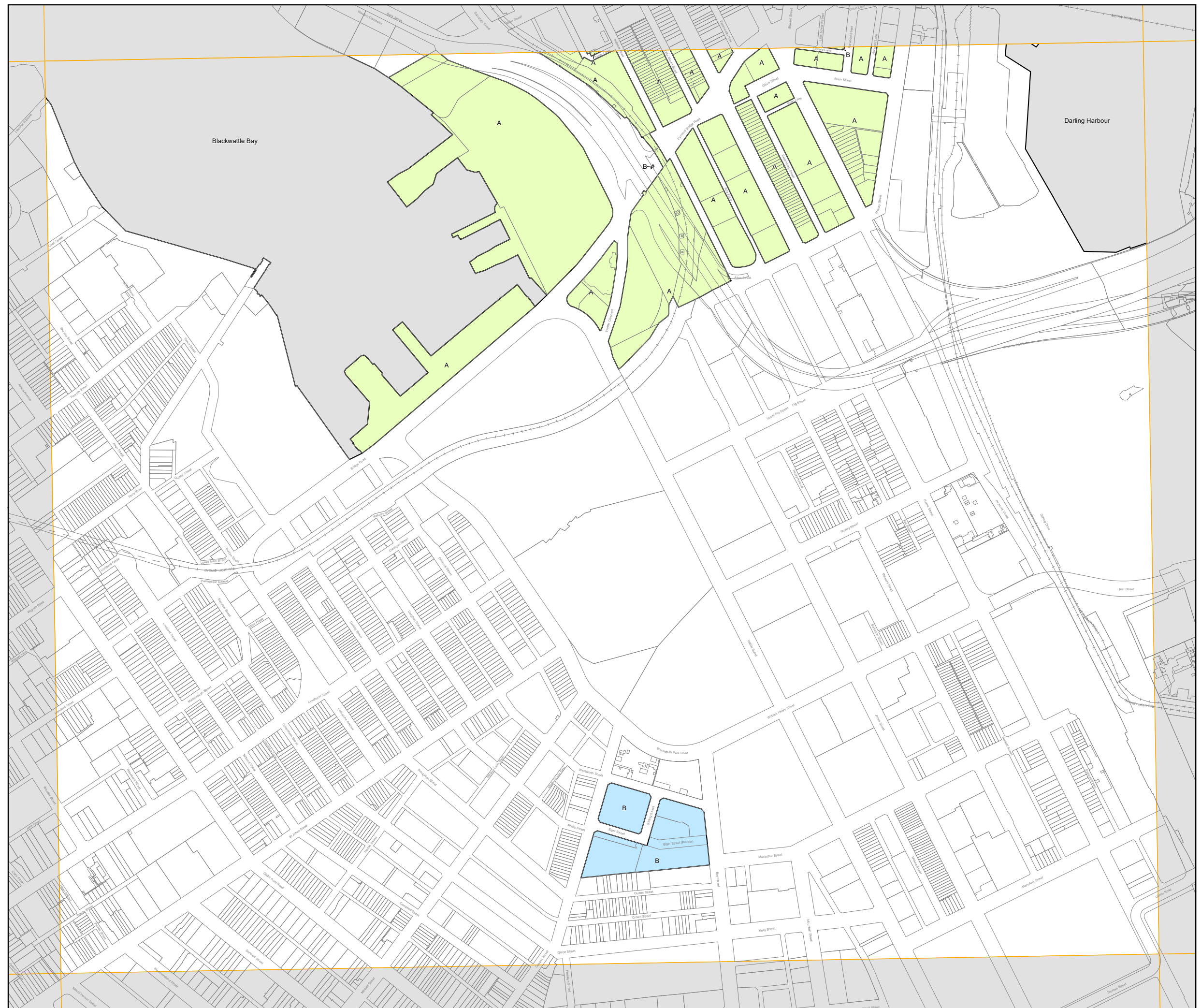
Cadastre

Cadastre 21/04/2023 © City of Sydney



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Zone 56Map identification number:
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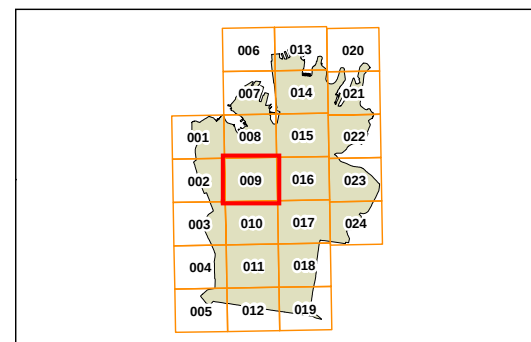
Land Use and Transport Integration
Map - Sheet LUT_009

Land Use and Transport Integration

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

Cadastre

Cadastre 21/04/2023 © City of Sydney

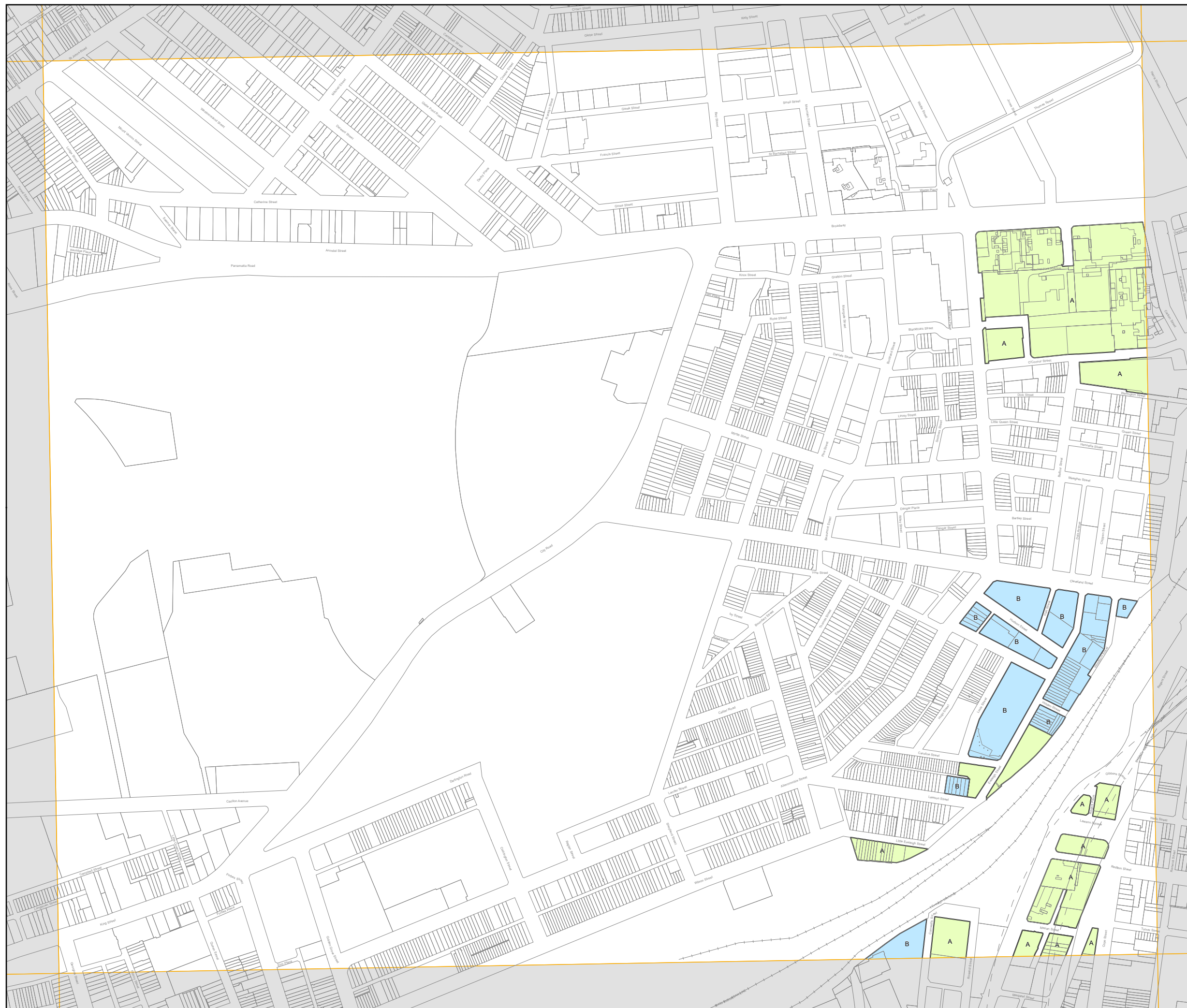


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Zone 56

Map identification number:
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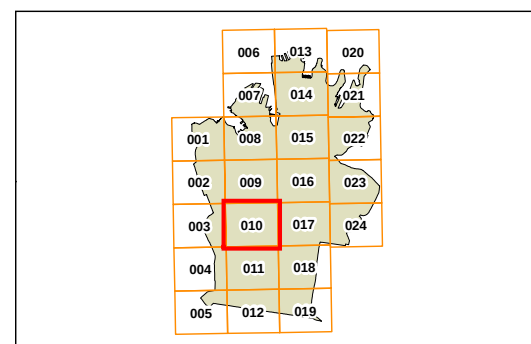
Land Use and Transport Integration
Map - Sheet LUT_010

Land Use and Transport Integration

- Category A
- Category B
- Category C

Cadastre

Cadastre 16/11/2023 © City of Sydney

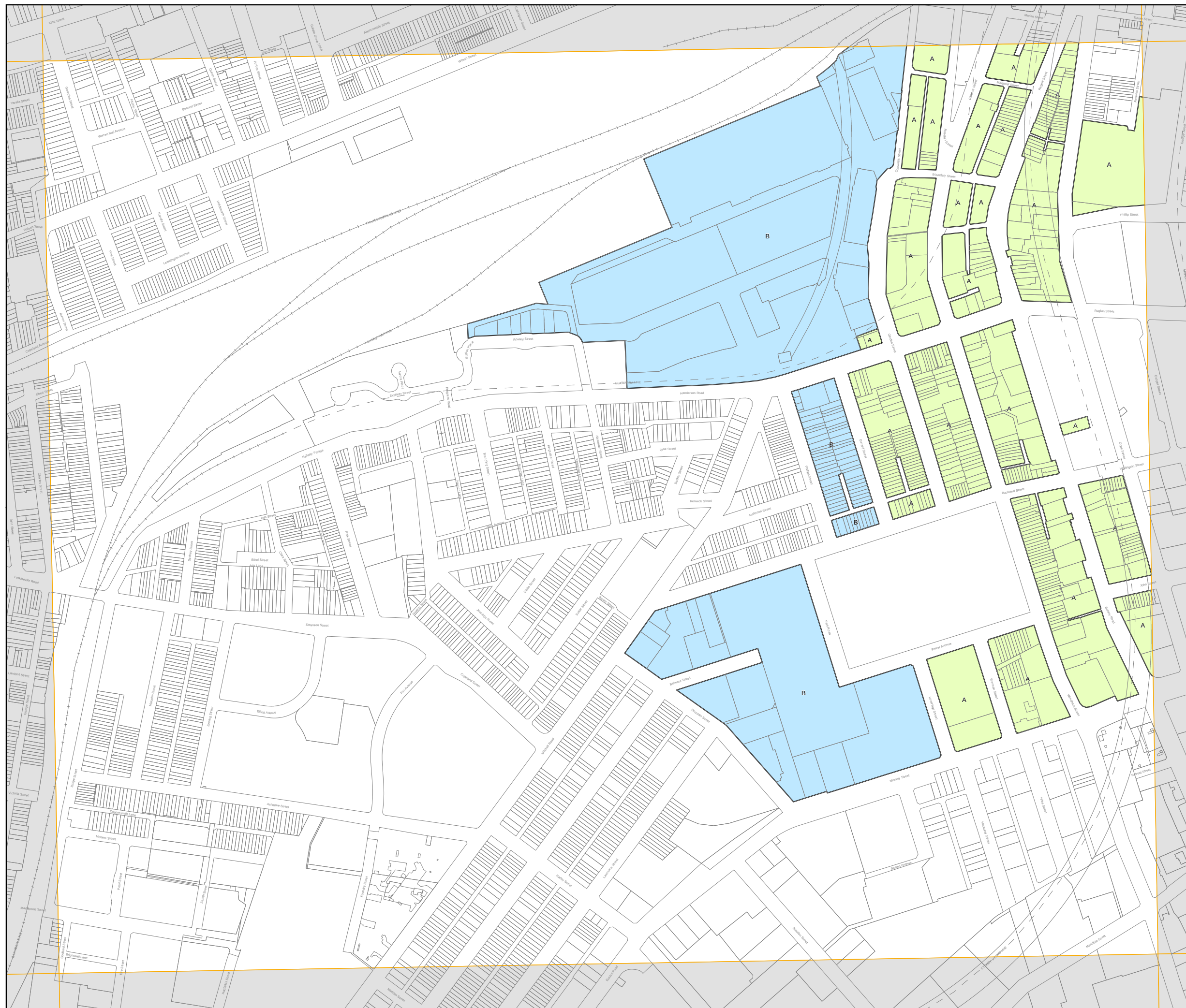


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Zone 56

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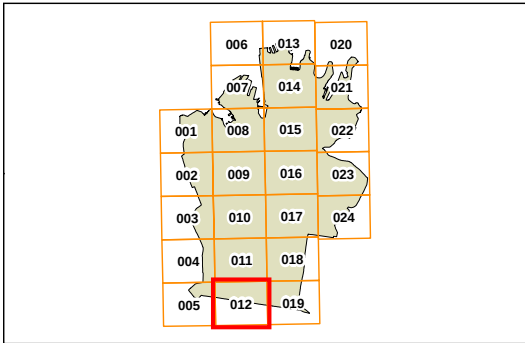
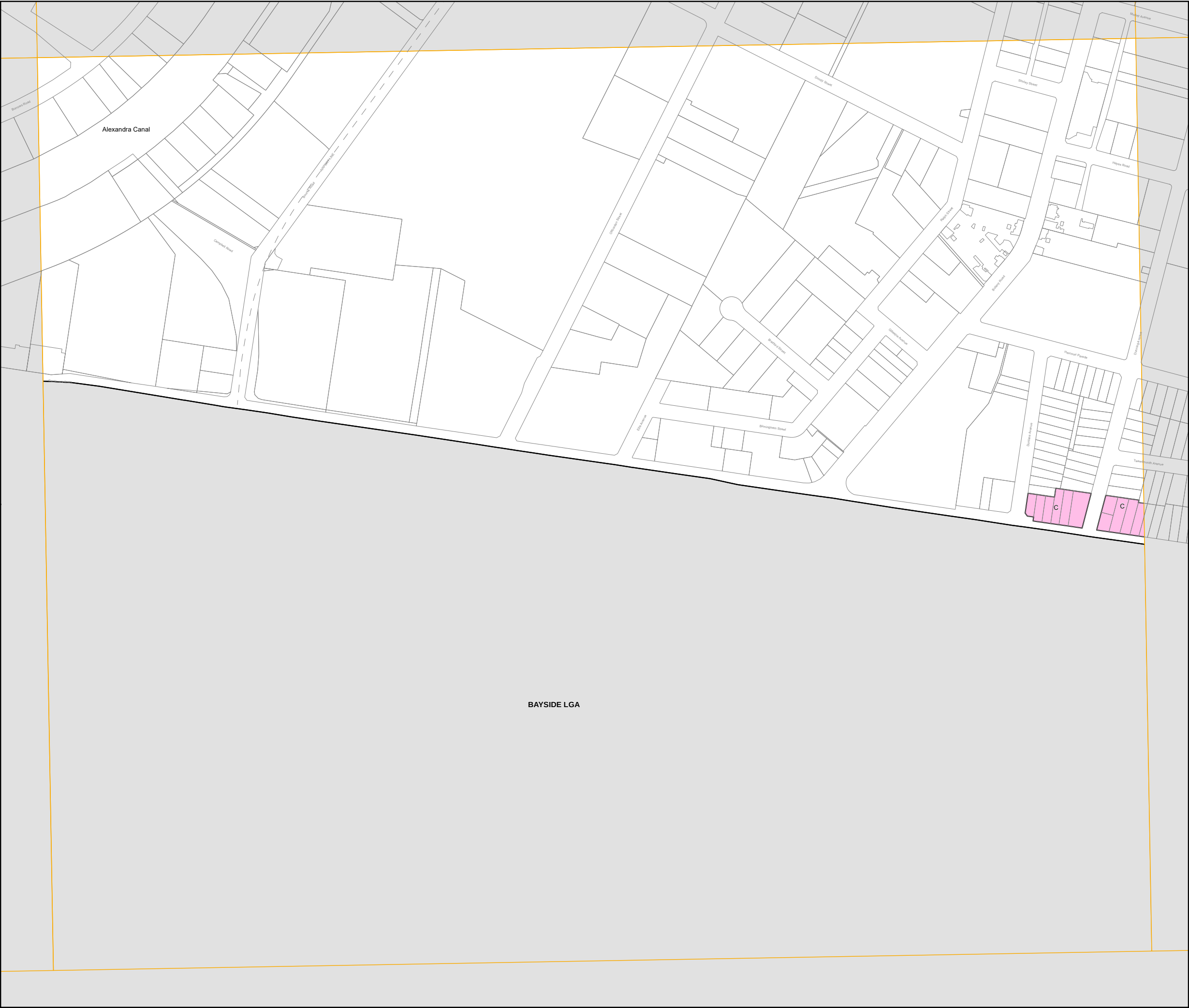
Land Use and Transport Integration Map - Sheet LUT_012

Land Use and Transport Integration

- Category A
- Category B
- Category C

Cadastre

Cadastre 21/04/2023 © City of Sydney



0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_LUT_012_005_20230421

Land Use and Transport Integration
Map - Sheet LUT_014

Land Use and Transport Integration

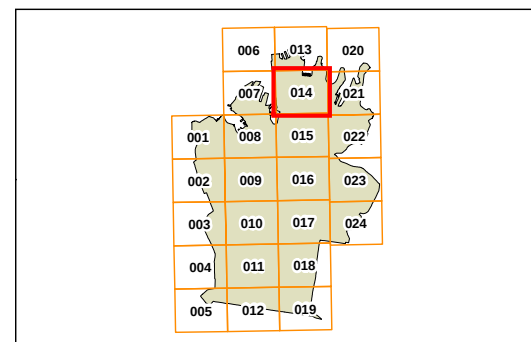
A Category A

B Category B

C Category C

Cadastre

Cadastre 21/04/2023 © City of Sydney



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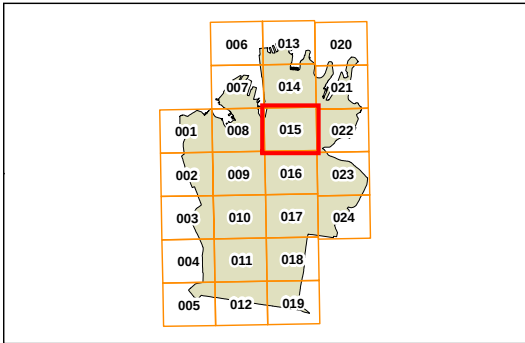
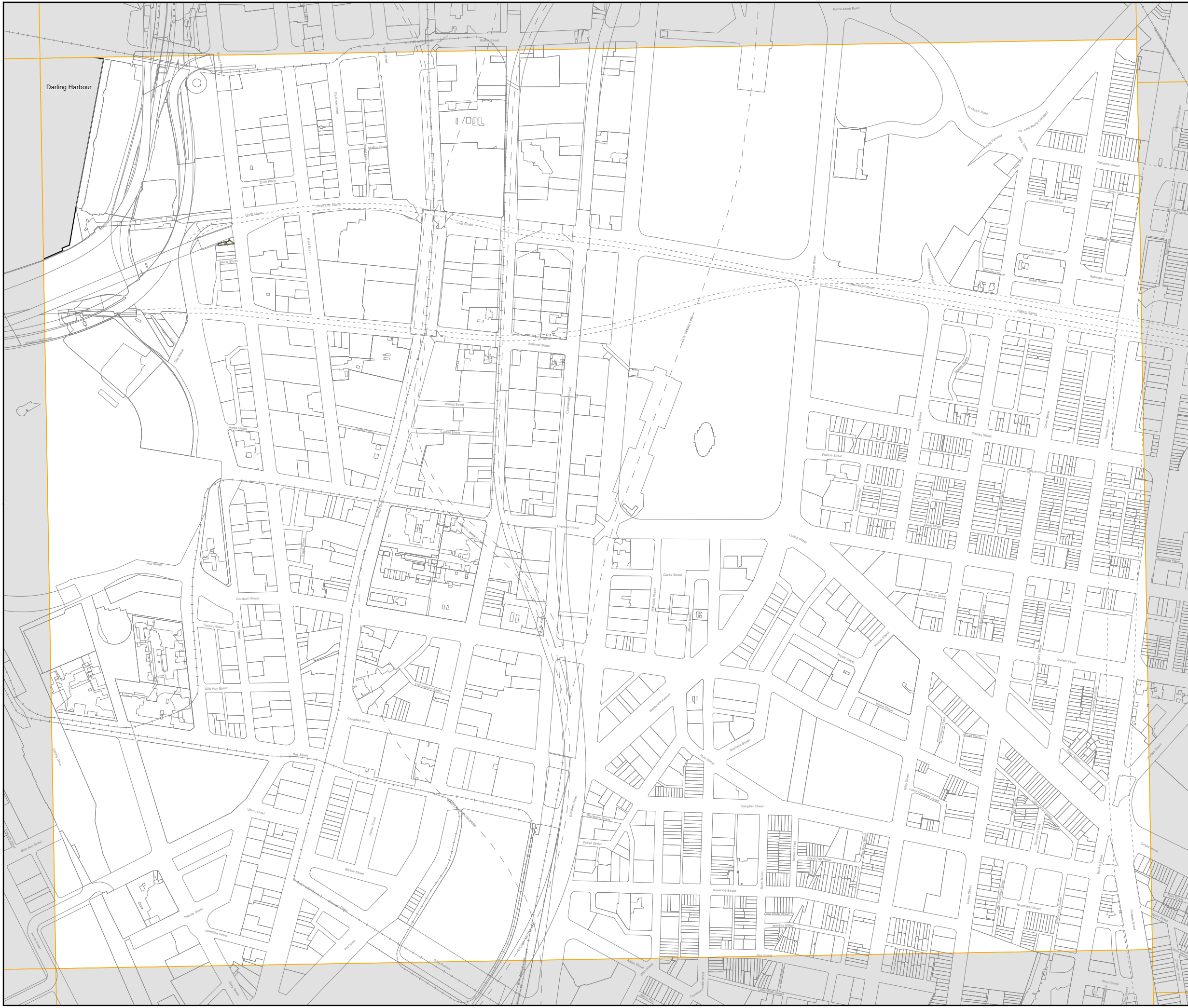
Land Use and Transport Integration Map - Sheet LUT_015

Land Use and Transport Integration

- Category A
- Category B
- Category C

Cadastre

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Zone 56

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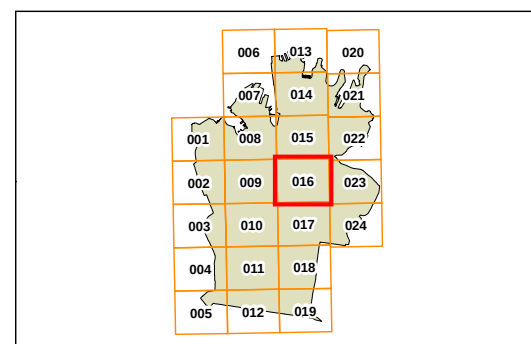
Land Use and Transport Integration
Map - Sheet LUT_016

Land Use and Transport Integration

- Category A
- Category B
- Category C

Cadastre

Cadastre 21/04/2023 © City of Sydney

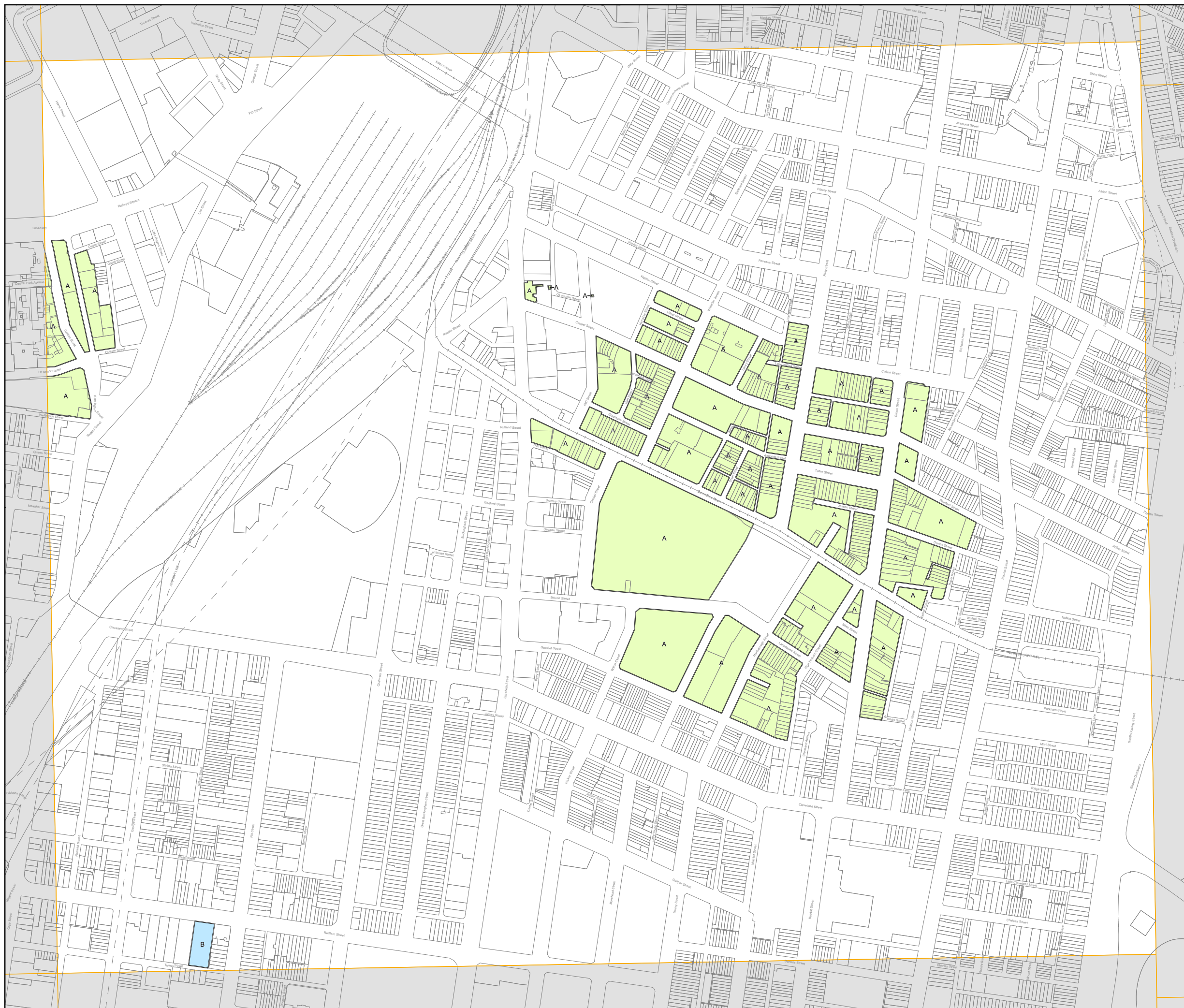


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Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_LUT_016_005_20230421



Sydney Local Environmental Plan 2012

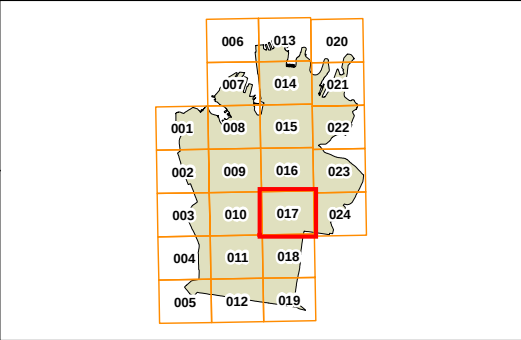
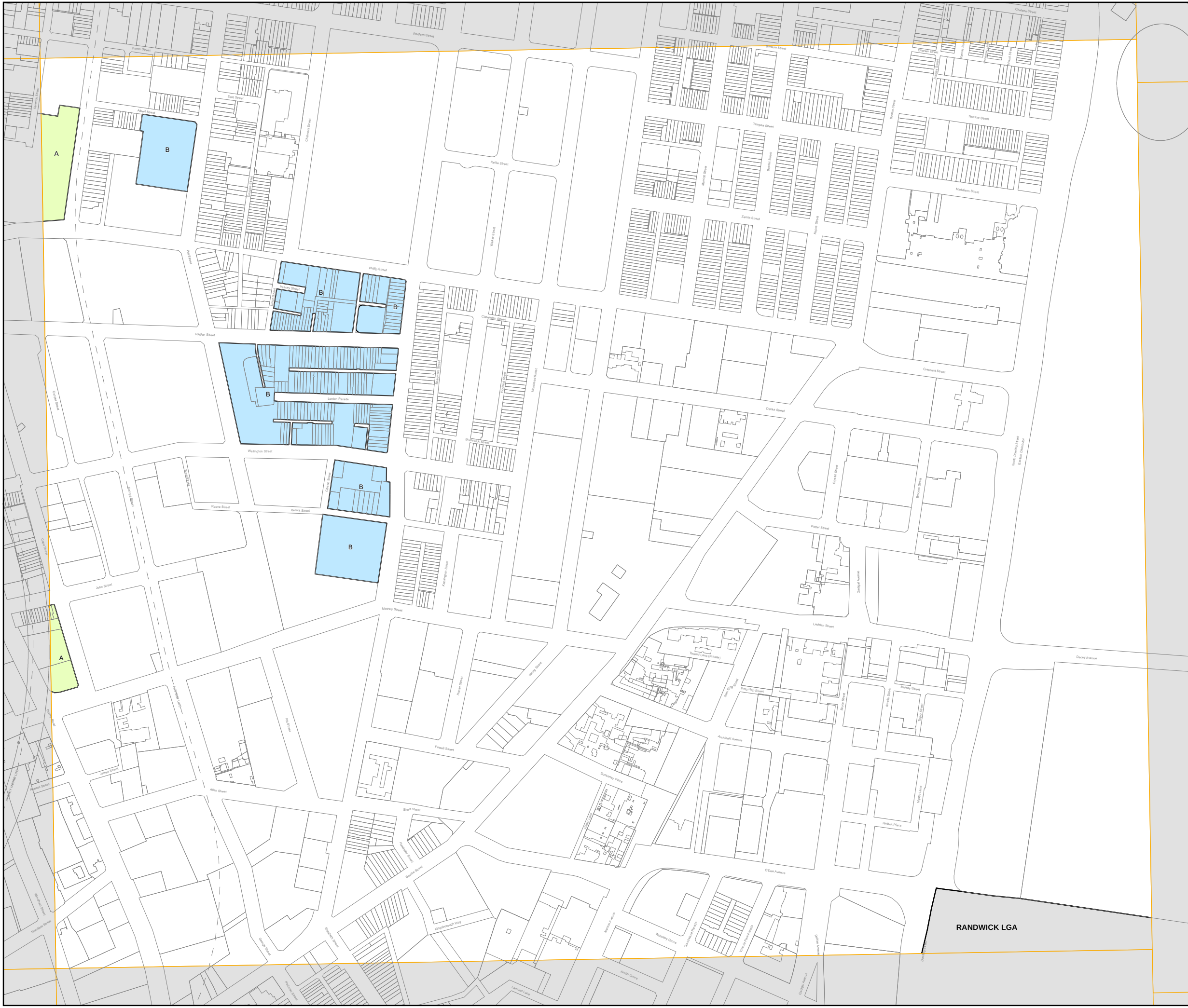
Land Use and Transport Integration Map - Sheet LUT_017

Land Use and Transport Integration

- Category A
- Category B
- Category C

Cadastre

Cadastre 21/04/2023 © City of Sydney



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Scale: 1:5,000 @ A3

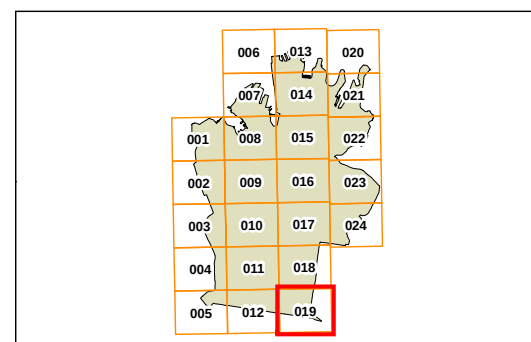
Projection: GDA 1994
Zone 56

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Land Use and Transport Integration

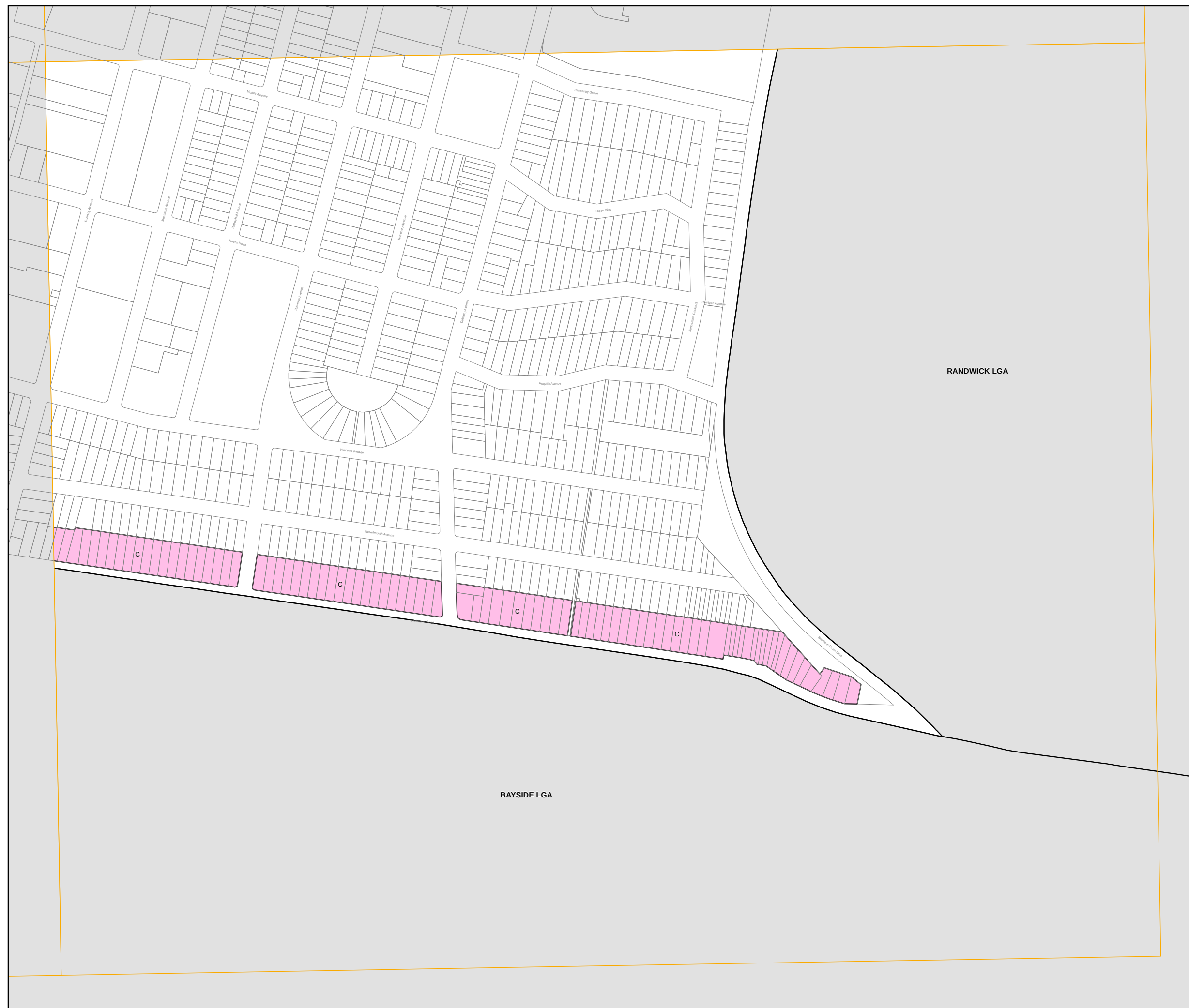
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 Cadastre 21/04/2023 © City of Sydney



Projection: GDA 1994
Zone 56

Map identification number:
7200 COM LUT 019 005 20230421



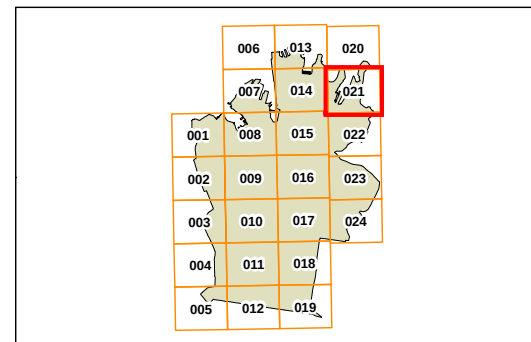
Land Use and Transport Integration
Map - Sheet LUT_021

Land Use and Transport Integration

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

Cadastre

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Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
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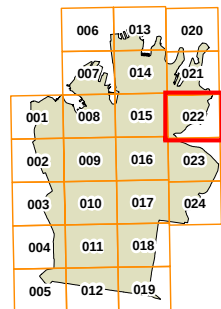
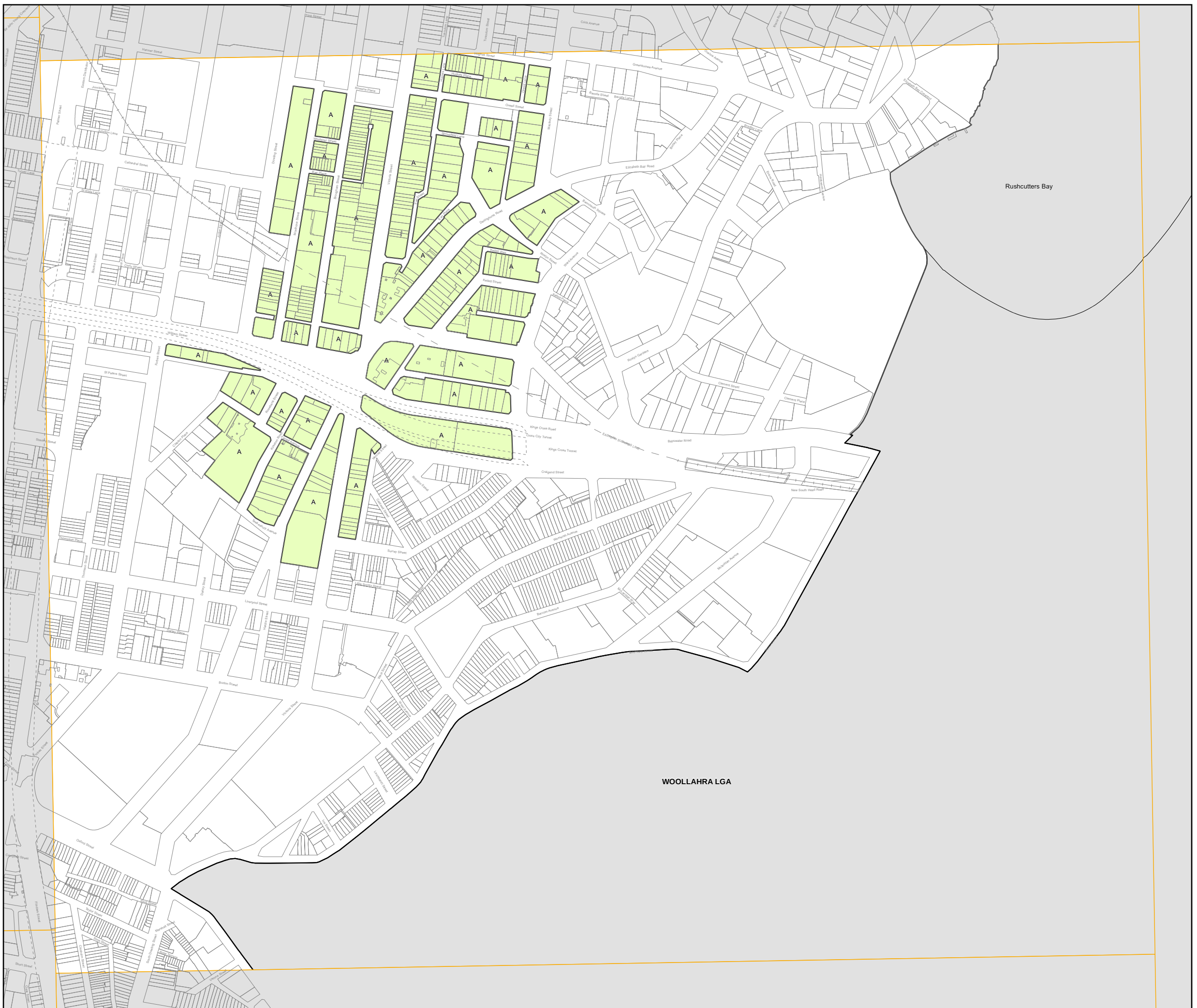
Land Use and Transport Integration
Map - Sheet LUT_022

Land Use and Transport Integration

- A Category A
B Category B
C Category C

Cadastre

Cadastre 21/04/2023 © City of Sydney



0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
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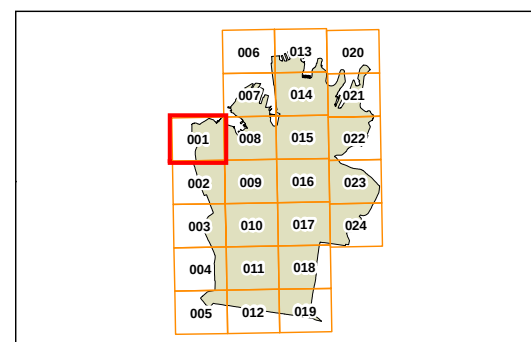
Public Transport Accessibility Level
Map - Sheet TAL_001

Public Transport Accessibility Level

- D** Category D
E Category E
F Category F

Cadastre

Cadastre 21/04/2023 © City of Sydney

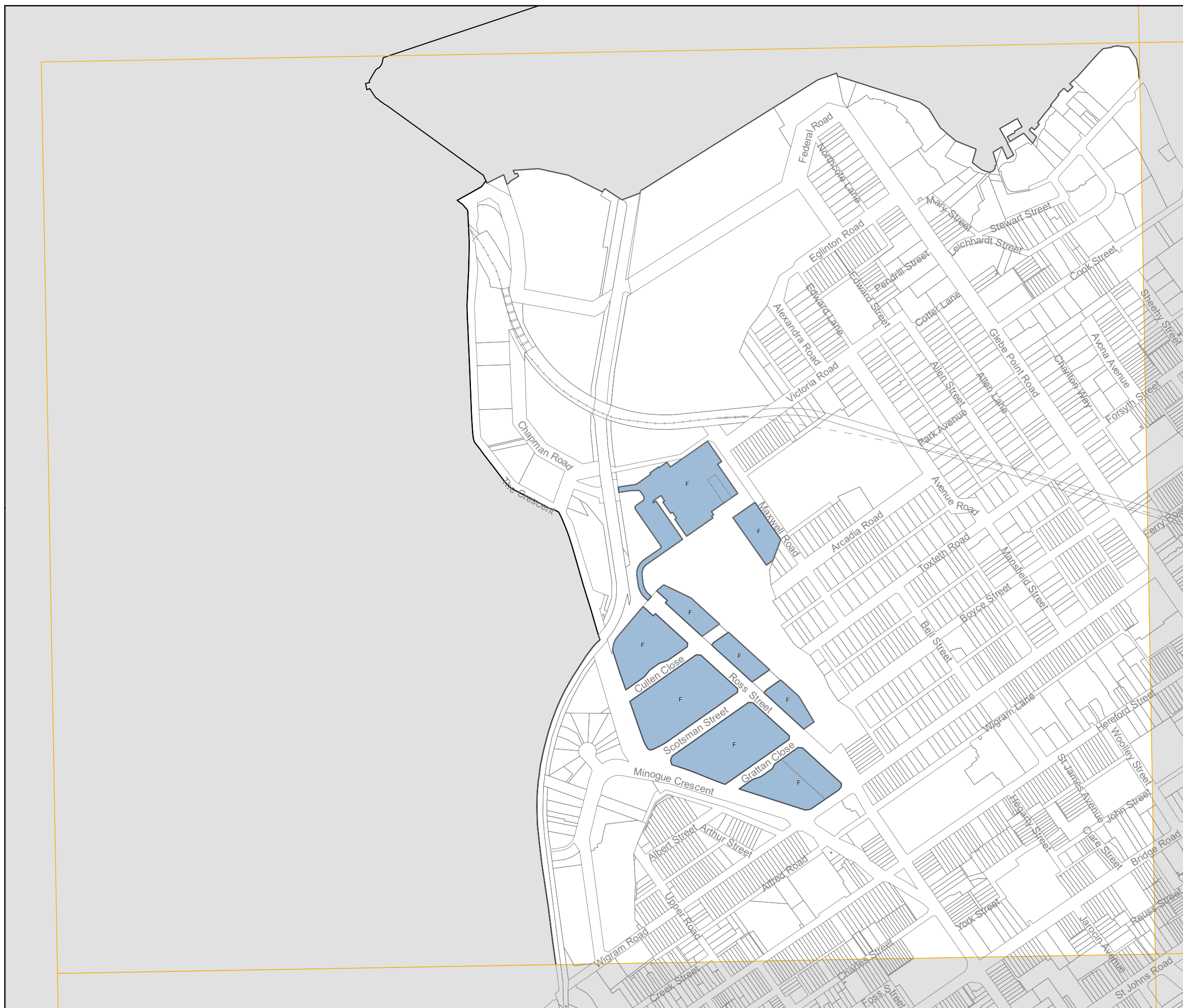


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Zone 56

Map identification number:
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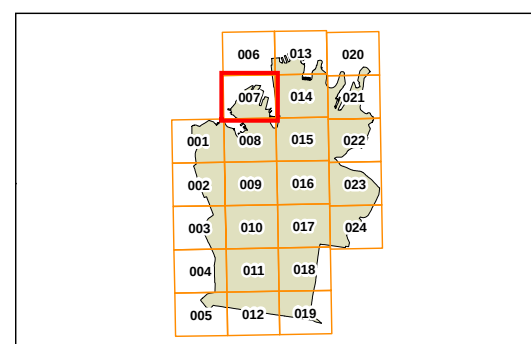
Public Transport Accessibility Level
Map - Sheet TAL_007

Public Transport Accessibility Level

- D** Category D
E Category E
F Category F

Cadastre

Cadastre 21/04/2023 © City of Sydney

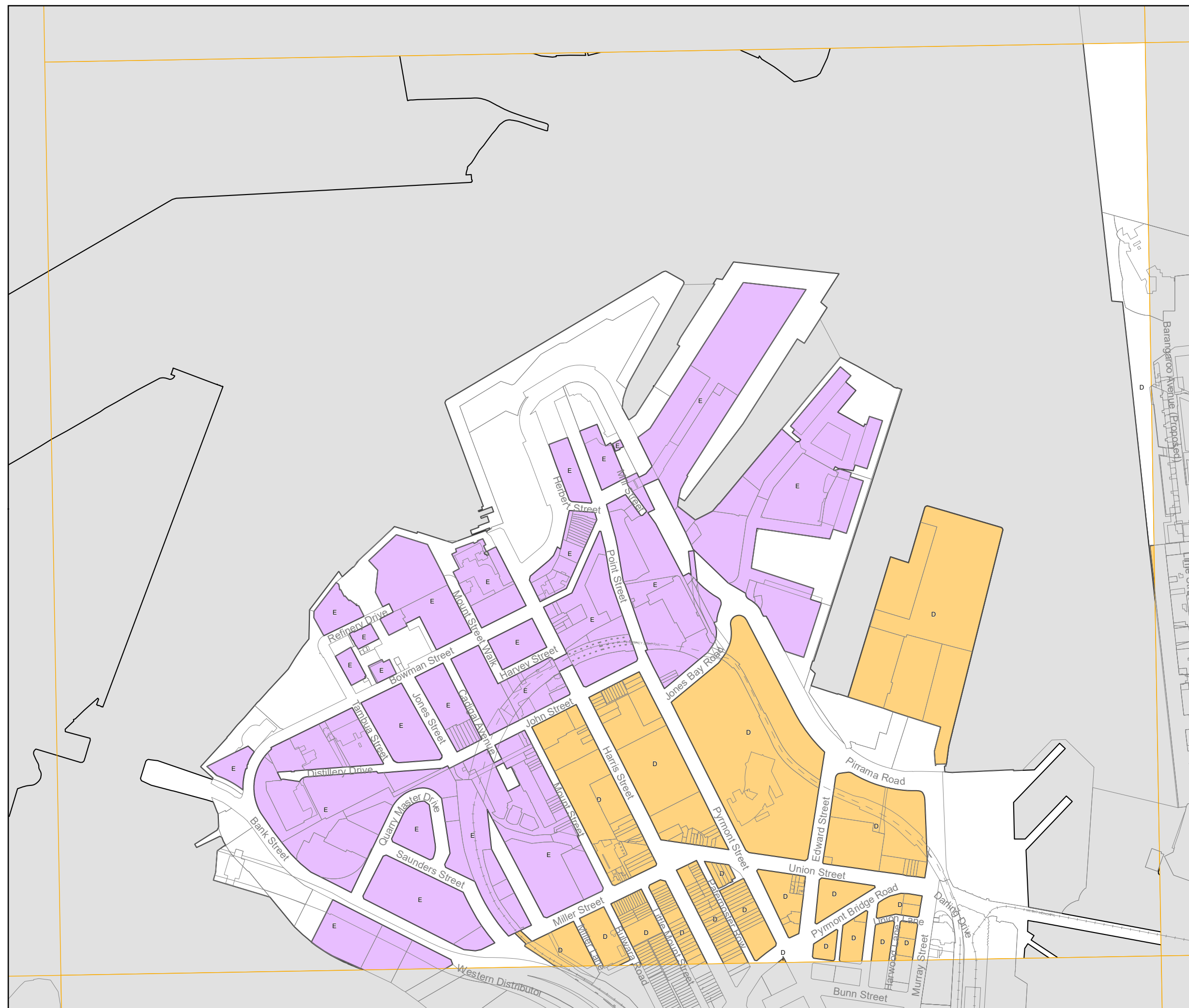


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Projection: GDA 1994
Zone 56

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Sydney Local Environmental Plan 2012

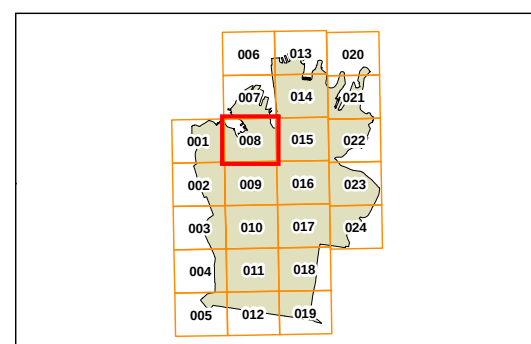
Public Transport Accessibility Level Map - Sheet TAL_008

Public Transport Accessibility Level

- D** Category D
E Category E
F Category F

Cadastre

Cadastre 21/04/2023 © City of Sydney

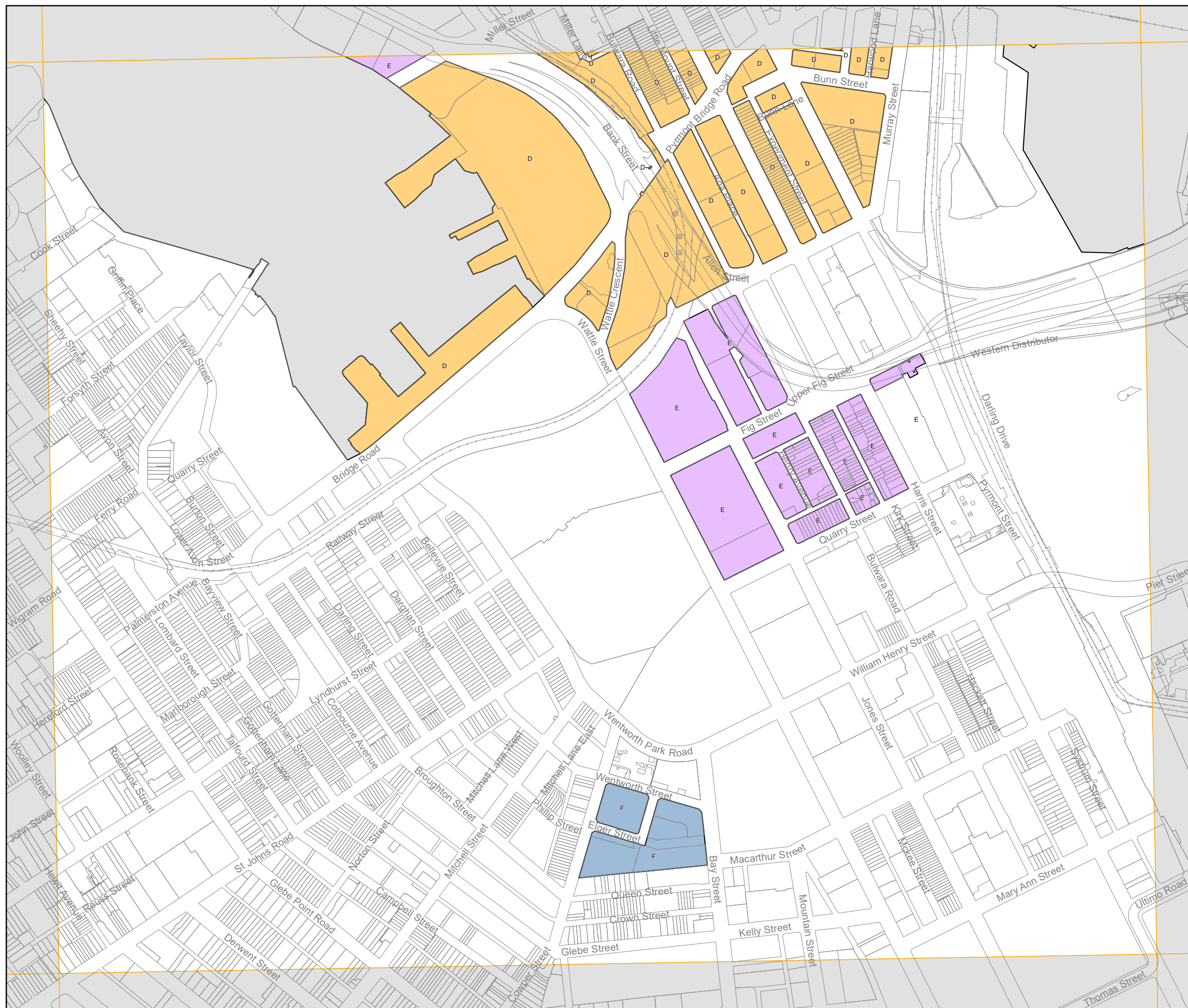


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Projection: GDA 1994
Zone 56

Map identification number:
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Sydney Local Environmental Plan 2012

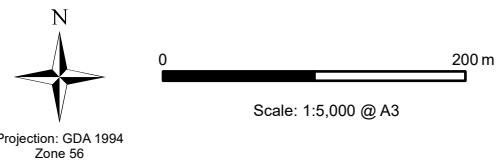
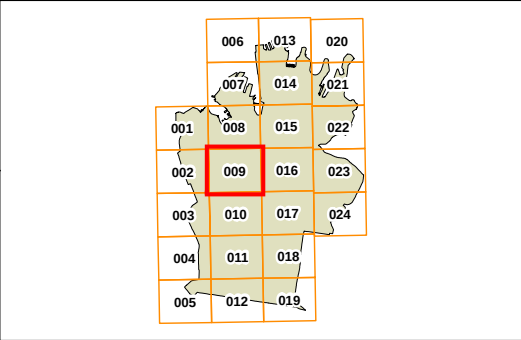
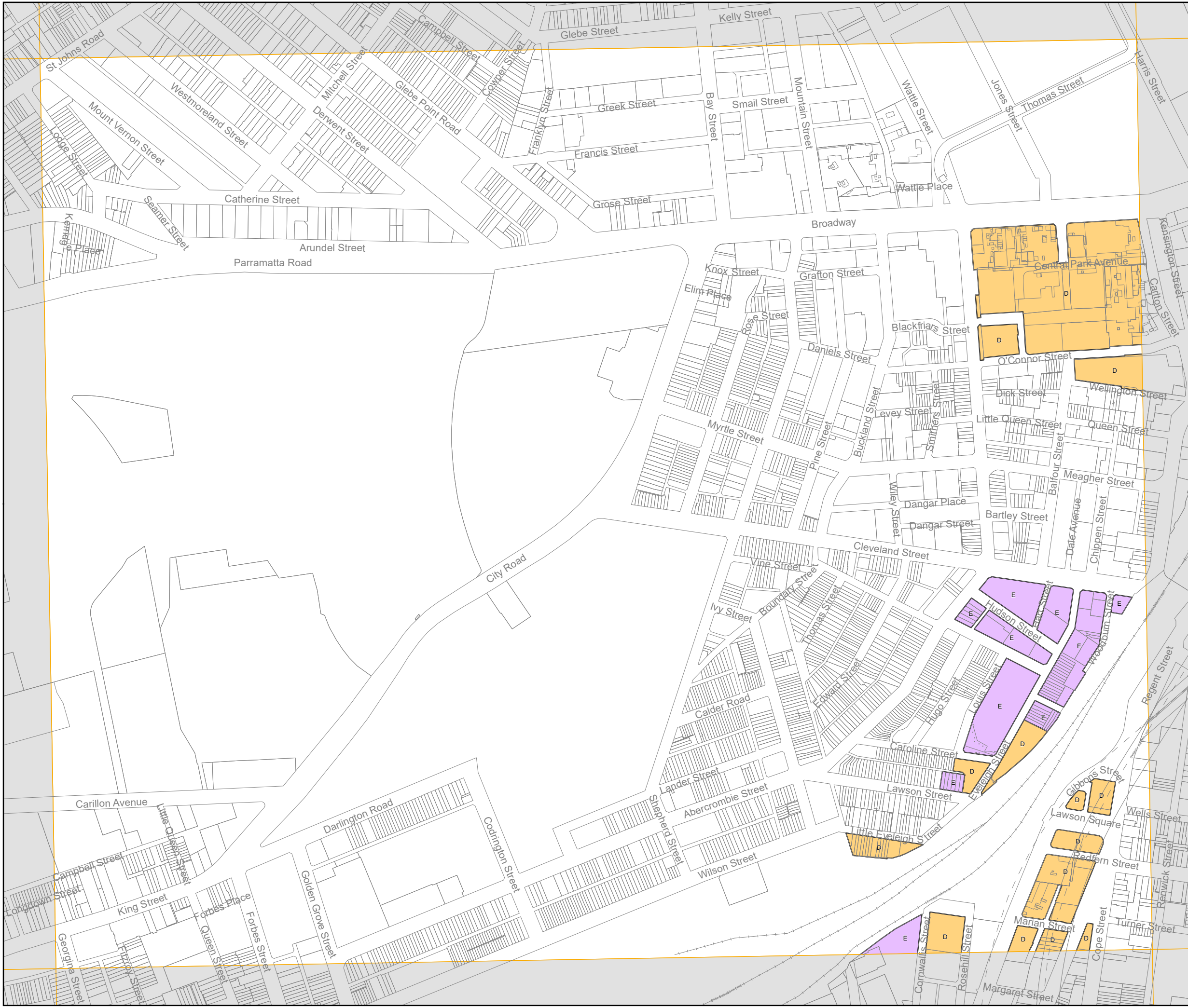
Public Transport Accessibility Level Map - Sheet TAL_009

Public Transport Accessibility Level

- D Category D
- E Category E
- F Category F

Cadastre

Cadastre 21/04/2023 © City of Sydney



Sydney Local Environmental Plan 2012

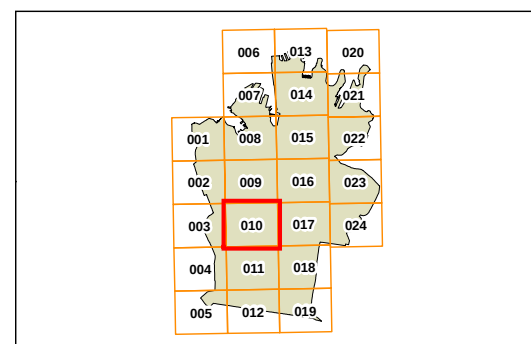
Public Transport Accessibility Level Map - Sheet TAL_010

Public Transport Accessibility Level

- D** Category D
E Category E
F Category F

Cadastre

Cadastre 16/11/2023 © City of Sydney

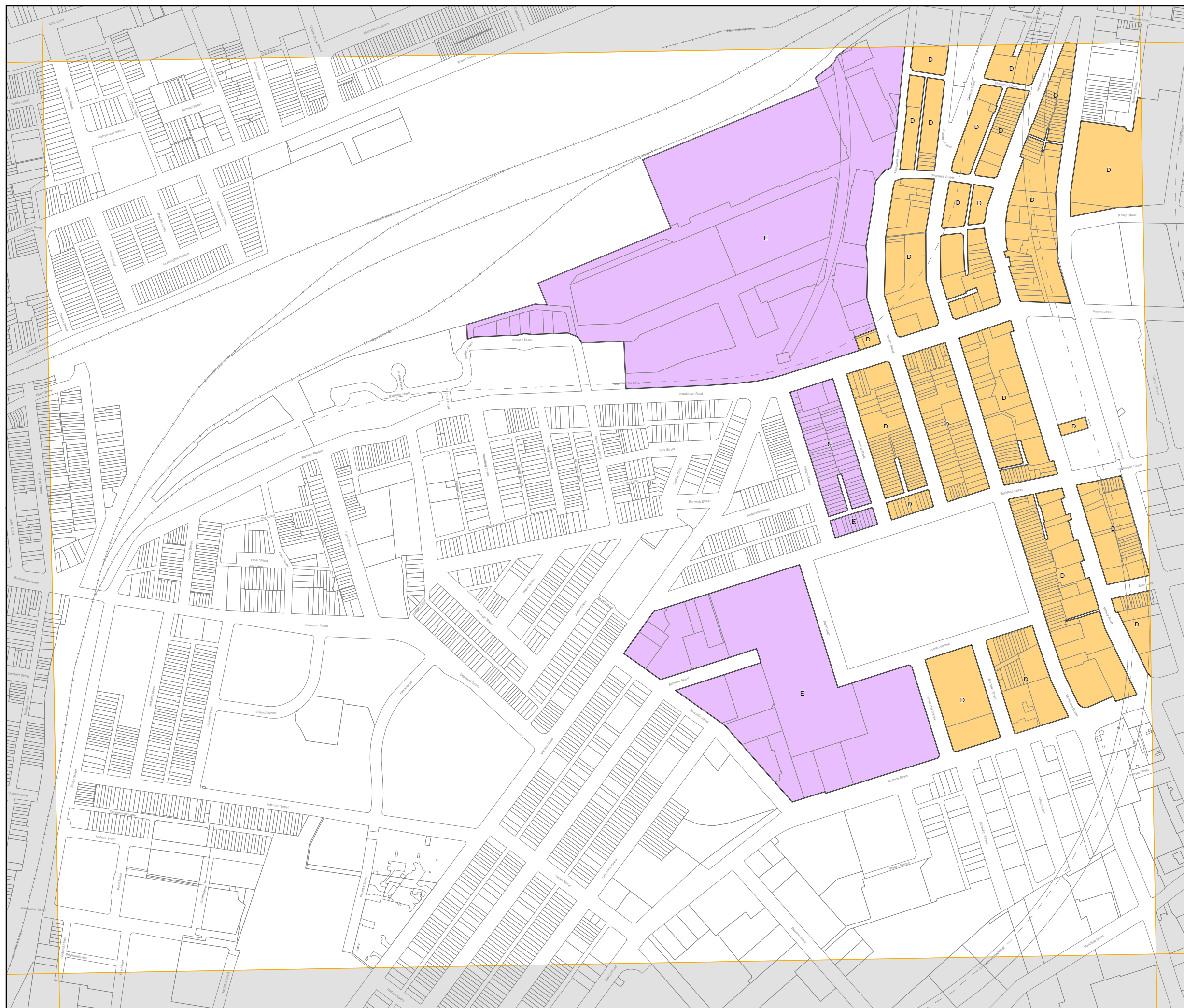


Projection: GDA 1994
Zone 56

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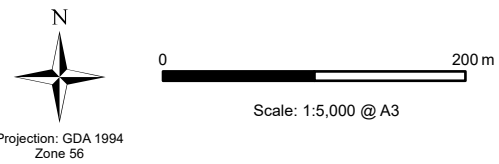
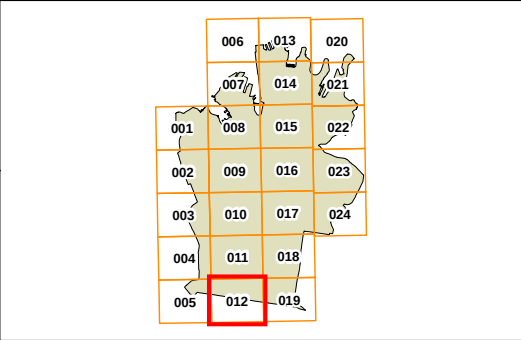
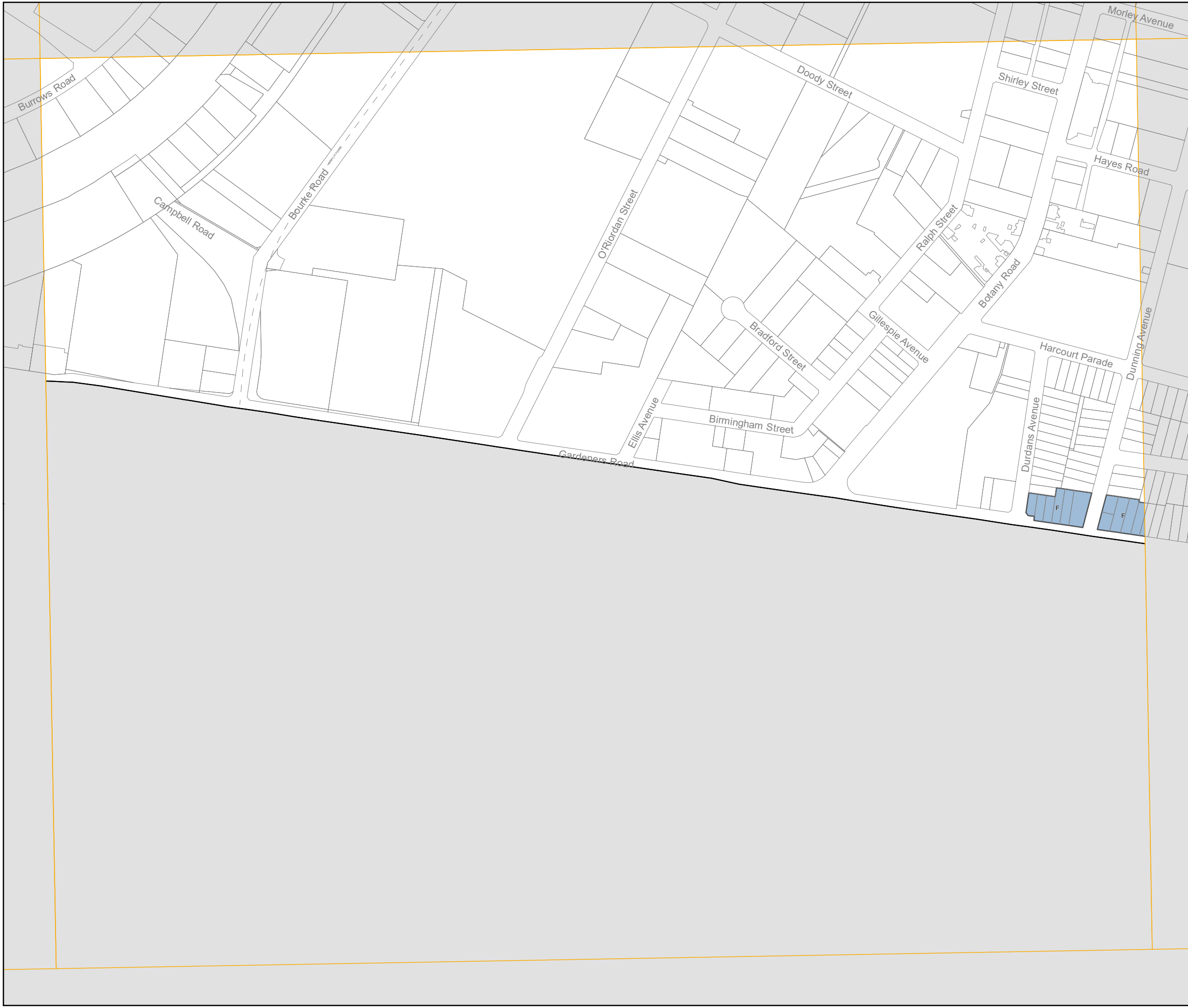
Sydney Local Environmental Plan 2012

Public Transport Accessibility Level Map - Sheet TAL_012

Public Transport Accessibility Level

- D Category D
- E Category E
- F Category F

Cadastre
 Cadastre 21/04/2023 © City of Sydney



Sydney Local Environmental Plan 2012

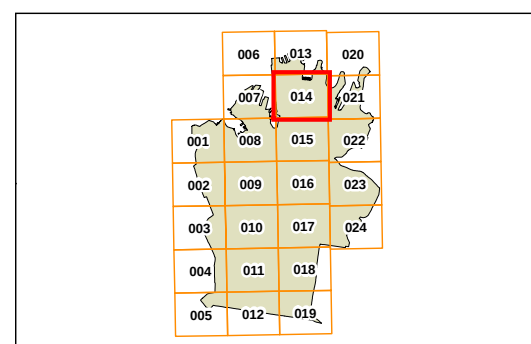
Public Transport Accessibility Level Map - Sheet TAL_014

Public Transport Accessibility Level

- D Category D
- E Category E
- F Category F

Cadastre

Cadastre 21/04/2023 © City of Sydney



0 200 m
Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_TAL_014_005_20230421



Public Transport Accessibility Level
Map - Sheet TAL_015

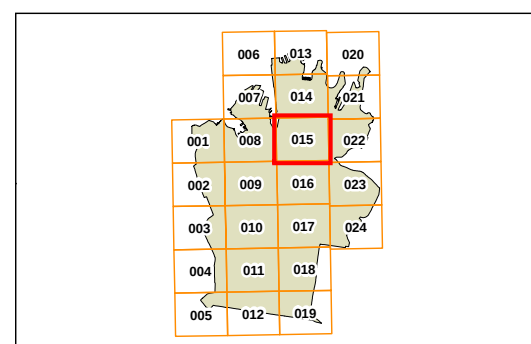
Public Transport Accessibility Level

E Category E

F Category F

Cadastre

 Cadastre 21/04/2023 © City of Sydney



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Zone 56

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Sydney Local Environmental Plan 2012

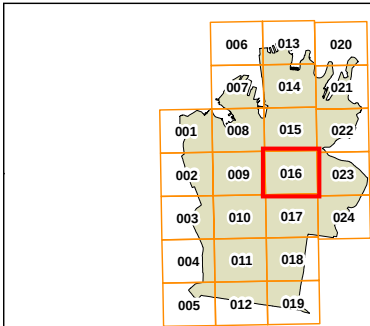
Public Transport Accessibility Level Map - Sheet TAL_016

Public Transport Accessibility Level

- D** Category D
- E** Category E
- F** Category F

Cadastre

Cadastre 21/04/2023 © City of Sydney

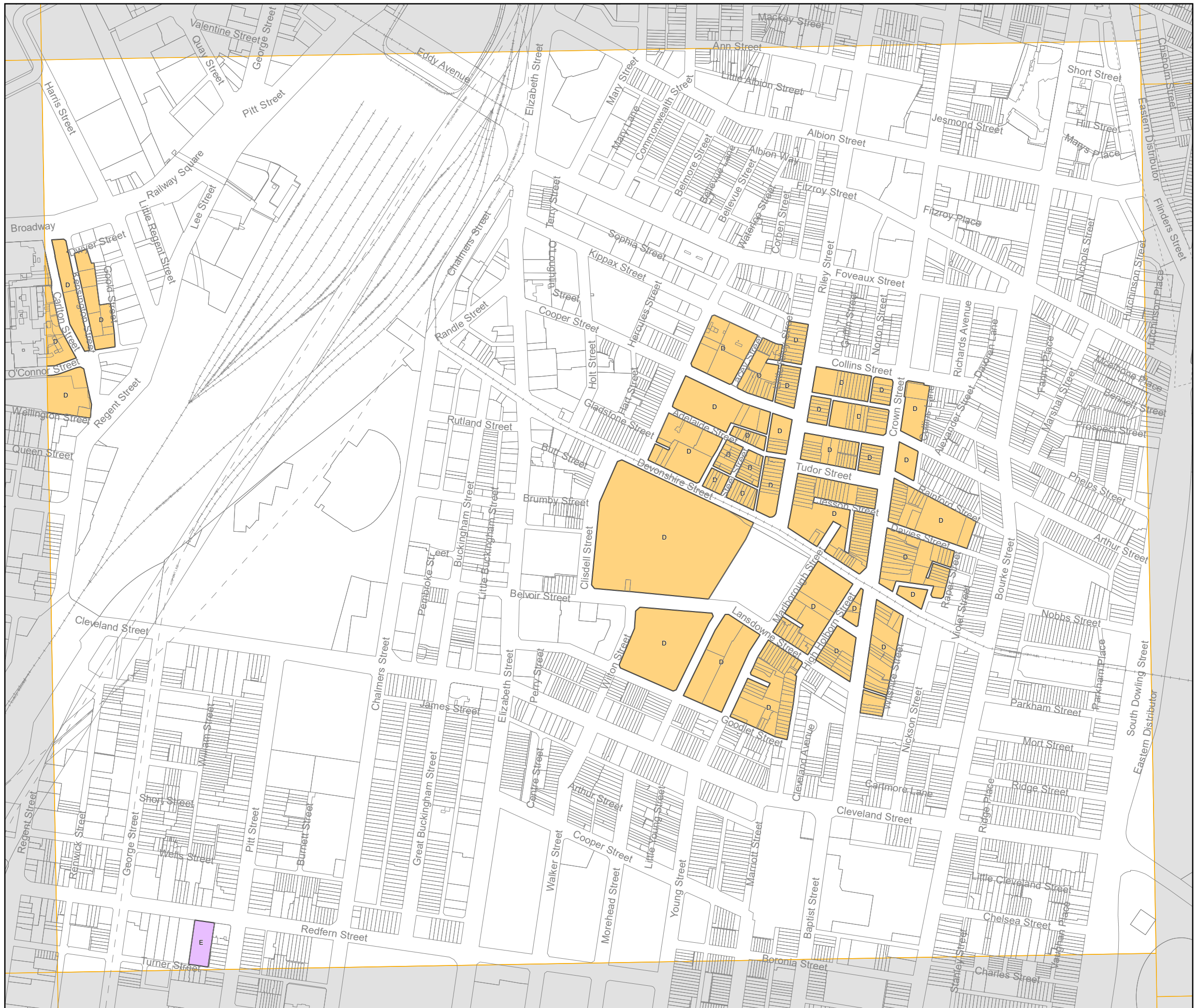


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Projection: GDA 1994
Zone 56

Map identification number:
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Public Transport Accessibility Level

Map - Sheet TAL_017

Public Transport Accessibility Level

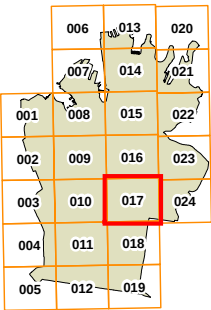
Category D

Category E

Category F

Cadaastre

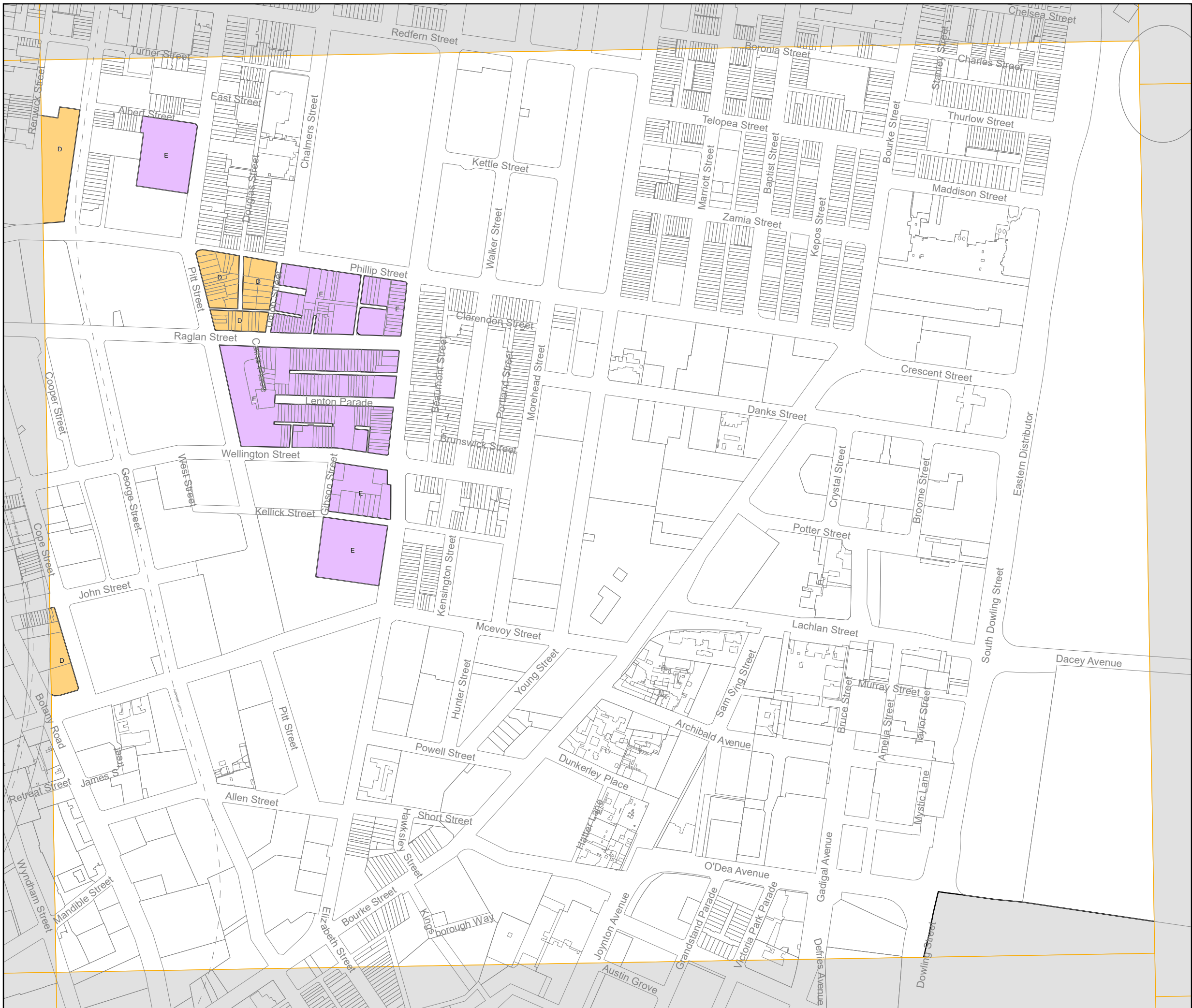
Cadastre 21/04/2023 © City of Sydney



Projection: GDA 1994
Zone 56

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Sydney Local Environmental Plan 2012

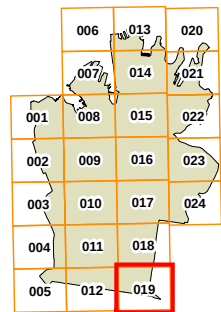
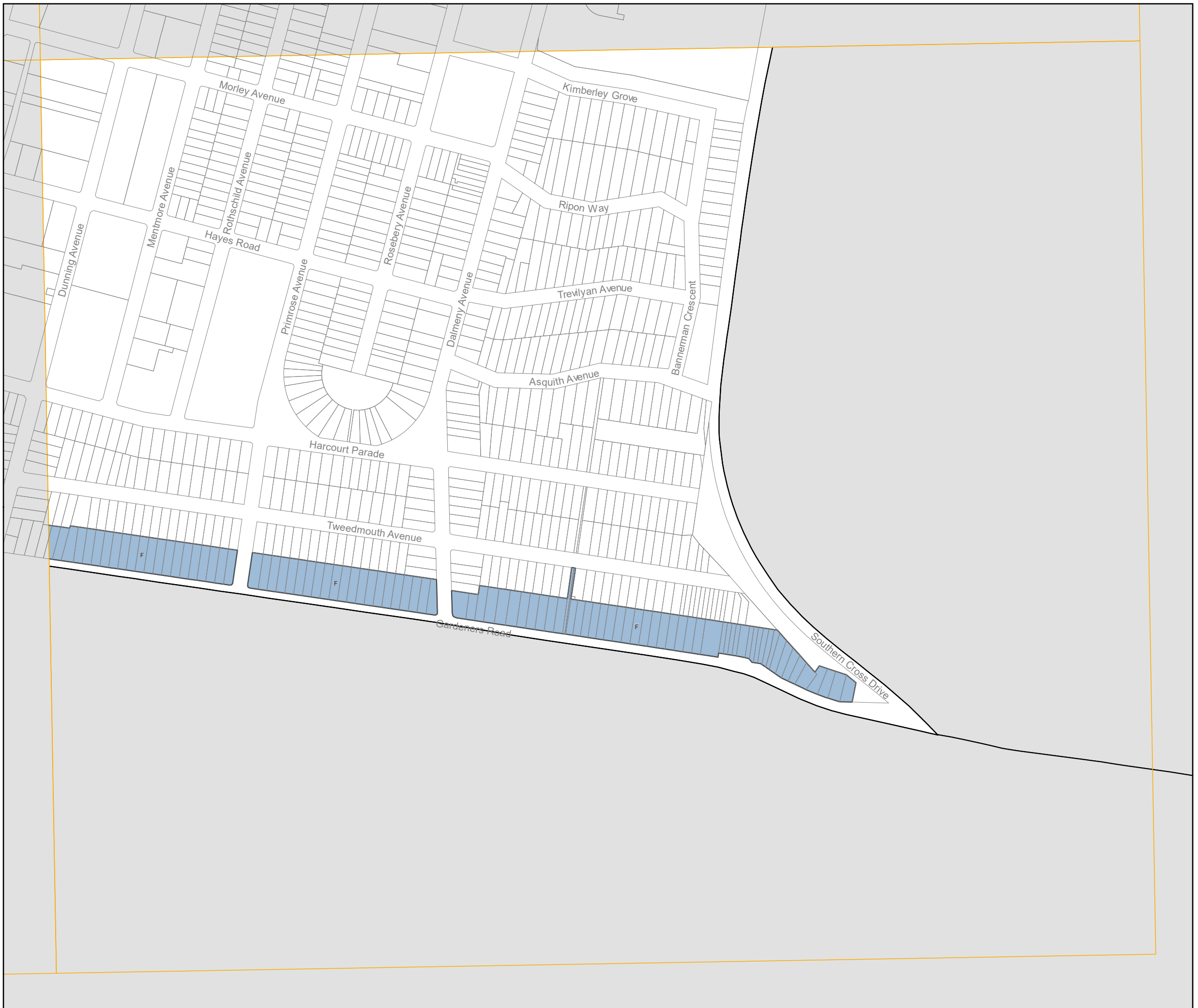
Public Transport Accessibility Level Map - Sheet TAL_019

Public Transport Accessibility Level

- D** Category D
E Category E
F Category F

Cadastral

Cadastral 21/04/2023 © City of Sydney



0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_TAL_019_005_20230421

Public Transport Accessibility Level

Cadastre

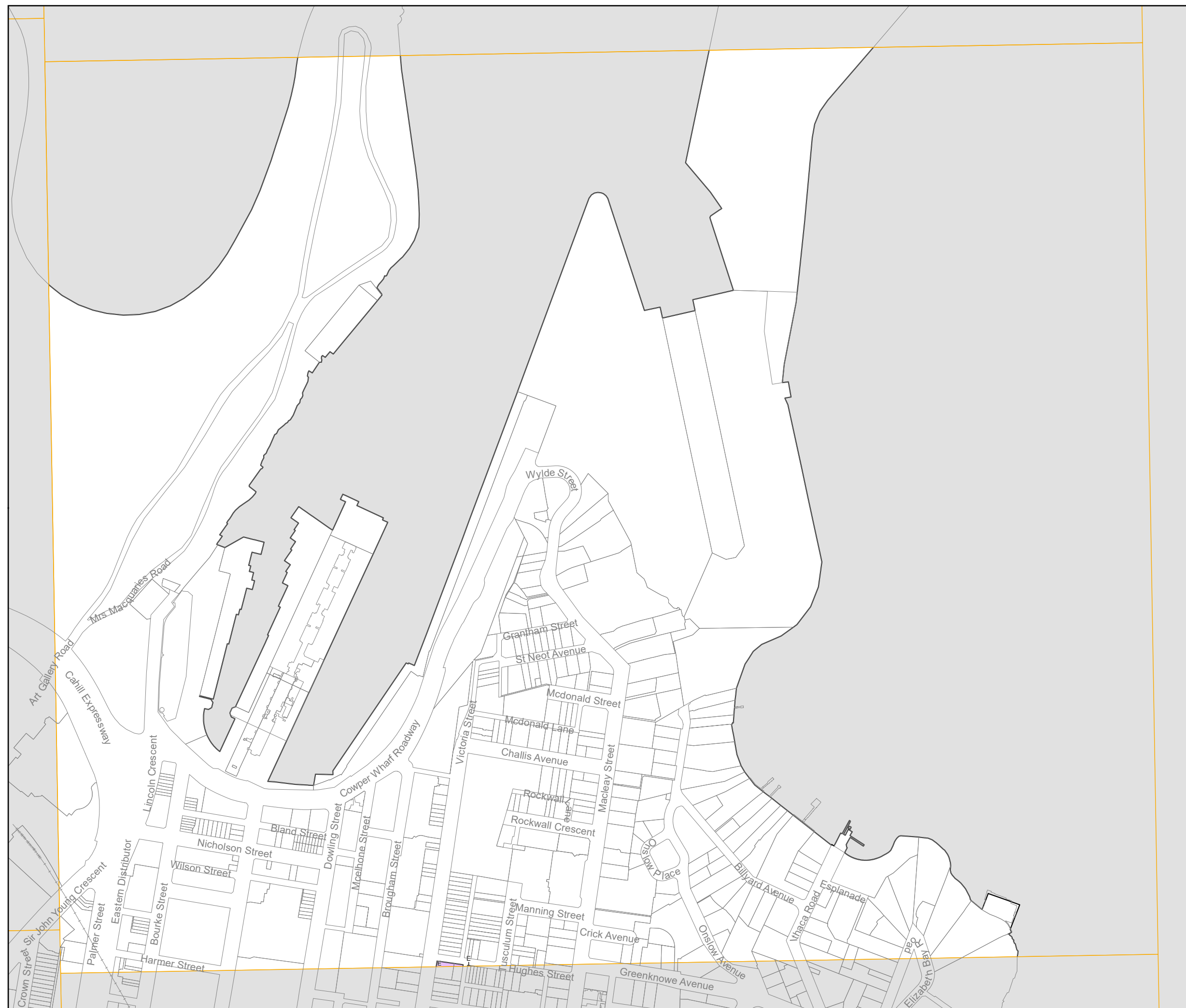
 Cadastre 21/04/2023 © City of Sydney



Projection: GDA 1994
Zone 56

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Sydney Local Environmental Plan 2012

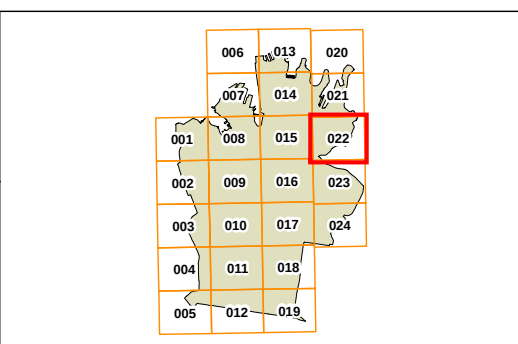
Public Transport Accessibility Level Map - Sheet TAL_022

Public Transport Accessibility Level

- D Category D
- E Category E
- F Category F

Cadastre

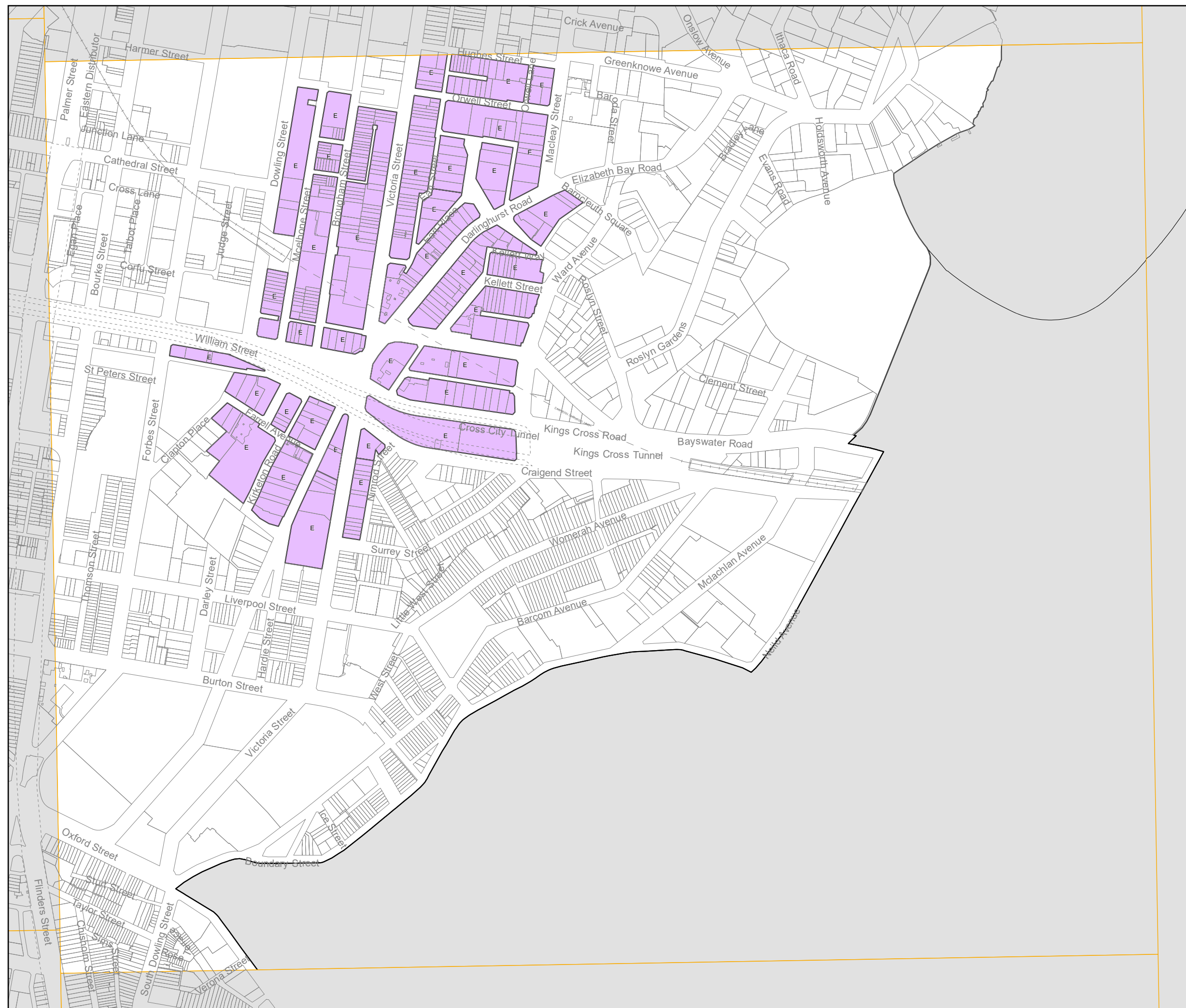
Cadastre 21/04/2023 © City of Sydney



0 200m
Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_TAL_022_005_20230421



Amendment 4 – Protection of sun access to Gunyama Park and Cook and Phillip Park

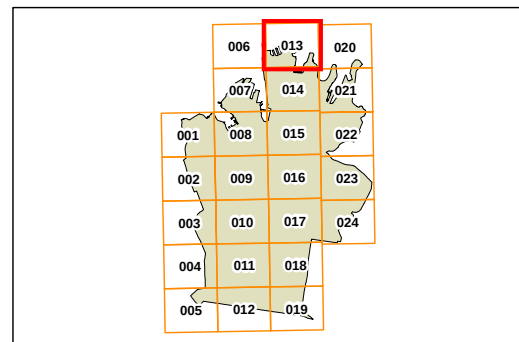
Sun Access Protection Map - Sheet SAP_013

Protected Places

-  Land Protected by Sun Access Planes
-  Land Protected by Clause 6.18

Cadastral

-  Cadastral 27/09/2022 © City of Sydney



0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
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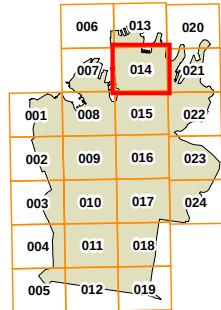
Sun Access Protection Map
- Sheet SAP_014

Protected Places

-  Land Protected by Sun Access Planes
-  Land Protected by Clause 6.18

Cadastre

-  Cadastre 27/09/2022 © City of Sydney



0 200 m

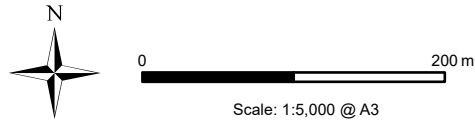
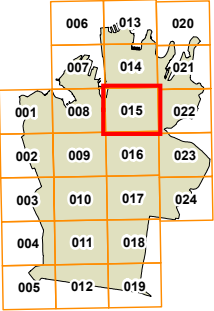
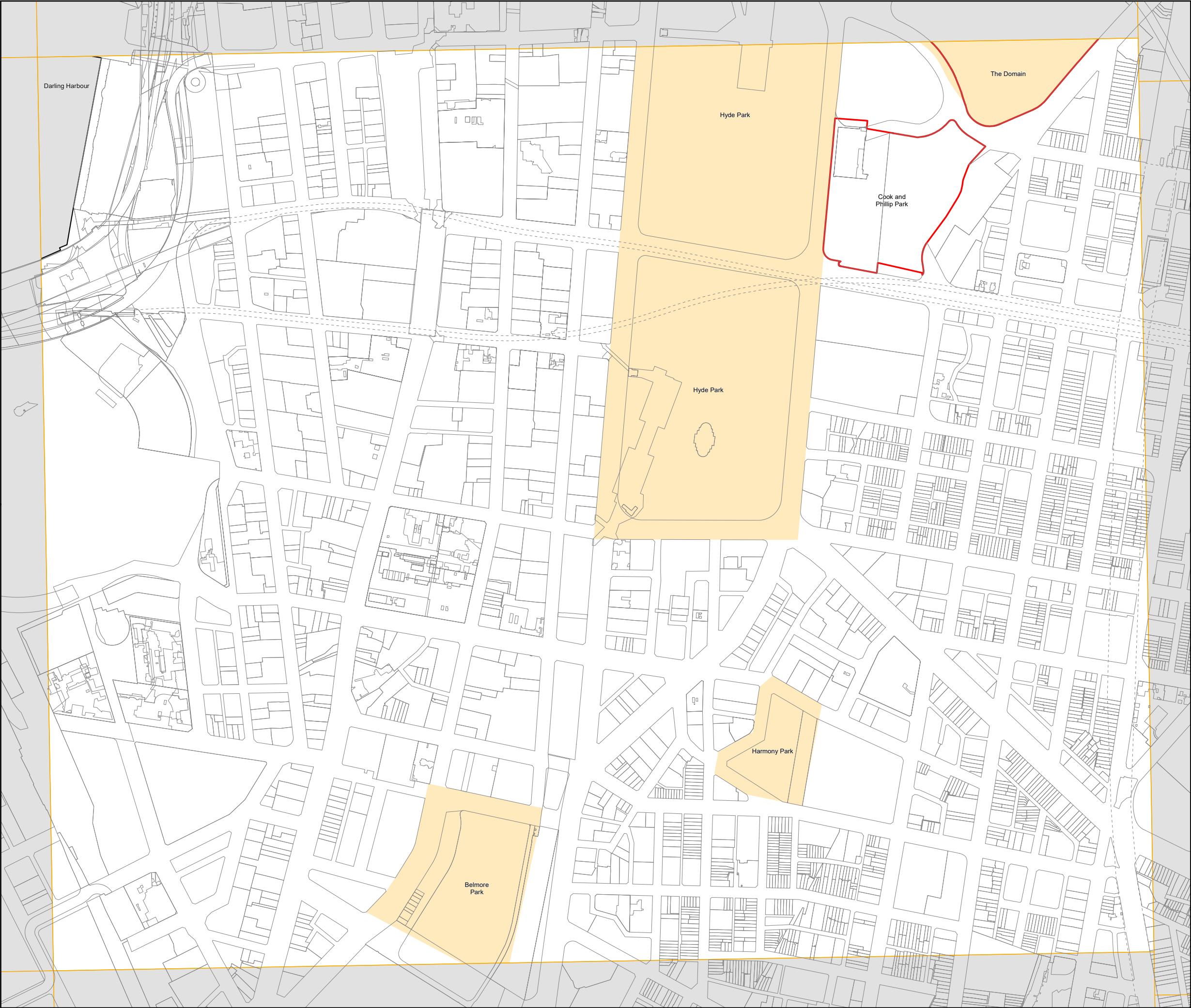
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Zone 56Map identification number:
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Sydney Local Environmental Plan 2012

Sun Access Protection Map - Sheet SAP_015

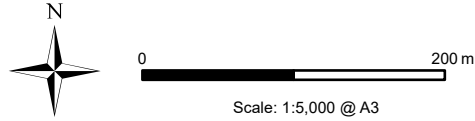
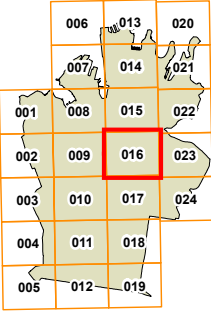
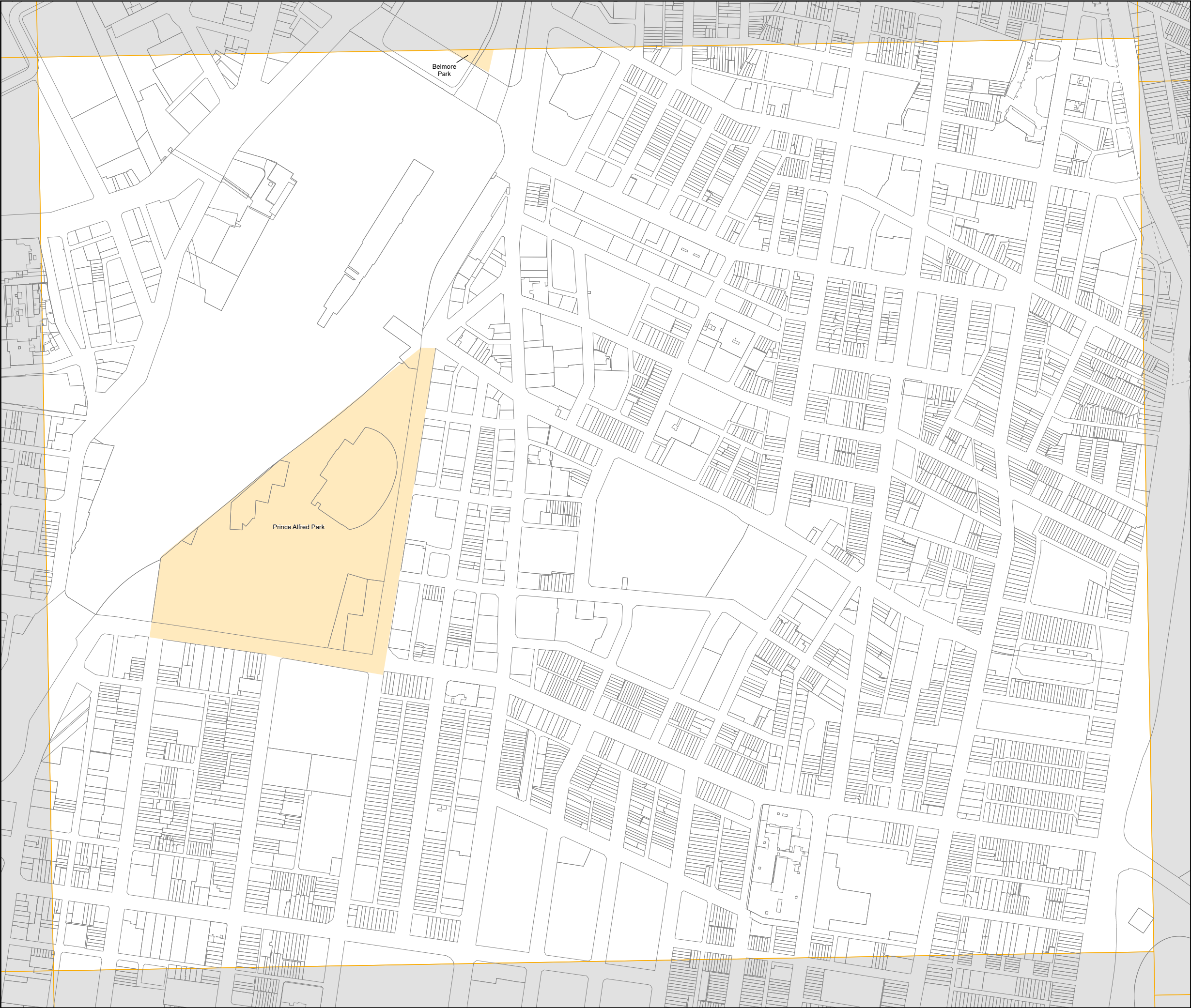
- Protected Places**
- Land Protected by Sun Access Planes
 - Land Protected by Clause 6.18
- Cadastral**
- Cadastral 11/10/2024 © City of Sydney



Sydney
Local Environmental
Plan 2012

Sun Access Protection Map
- Sheet SAP_016

- Protected Places**
- Land Protected by Sun Access Planes
 - Land Protected by Clause 6.18
- Cadastral**
- Cadastral 11/10/2024 © City of Sydney



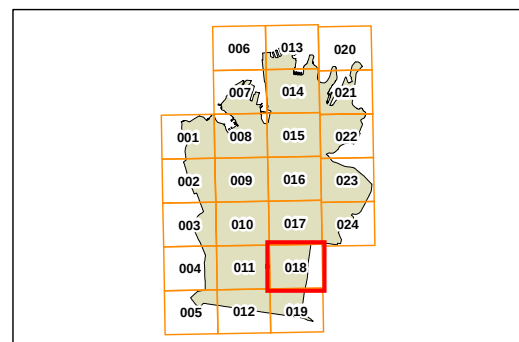
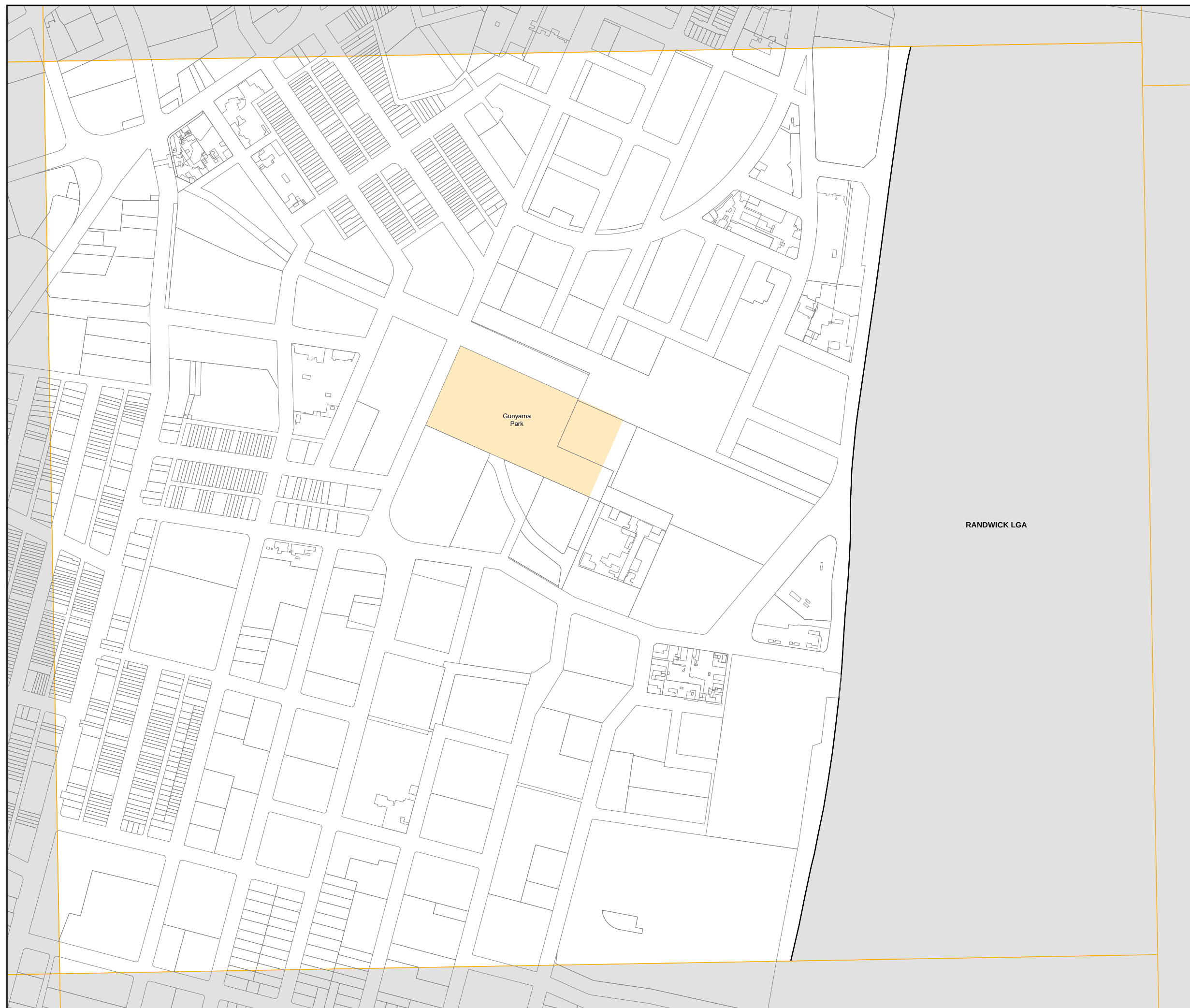
Sun Access Protection Map - Sheet SAP_018

Protected Places

- Land Protected by Sun Access Planes
- Land Protected by Clause 6.18

Cadastral

- Cadastral 27/09/2022 © City of Sydney



0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
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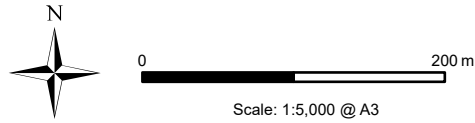
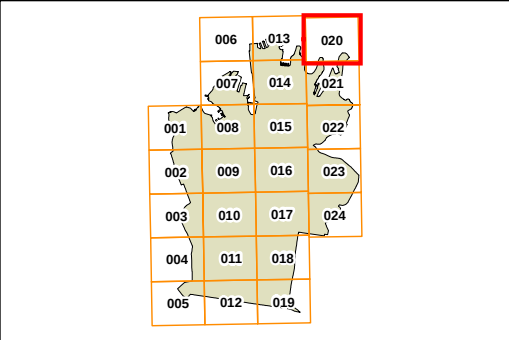
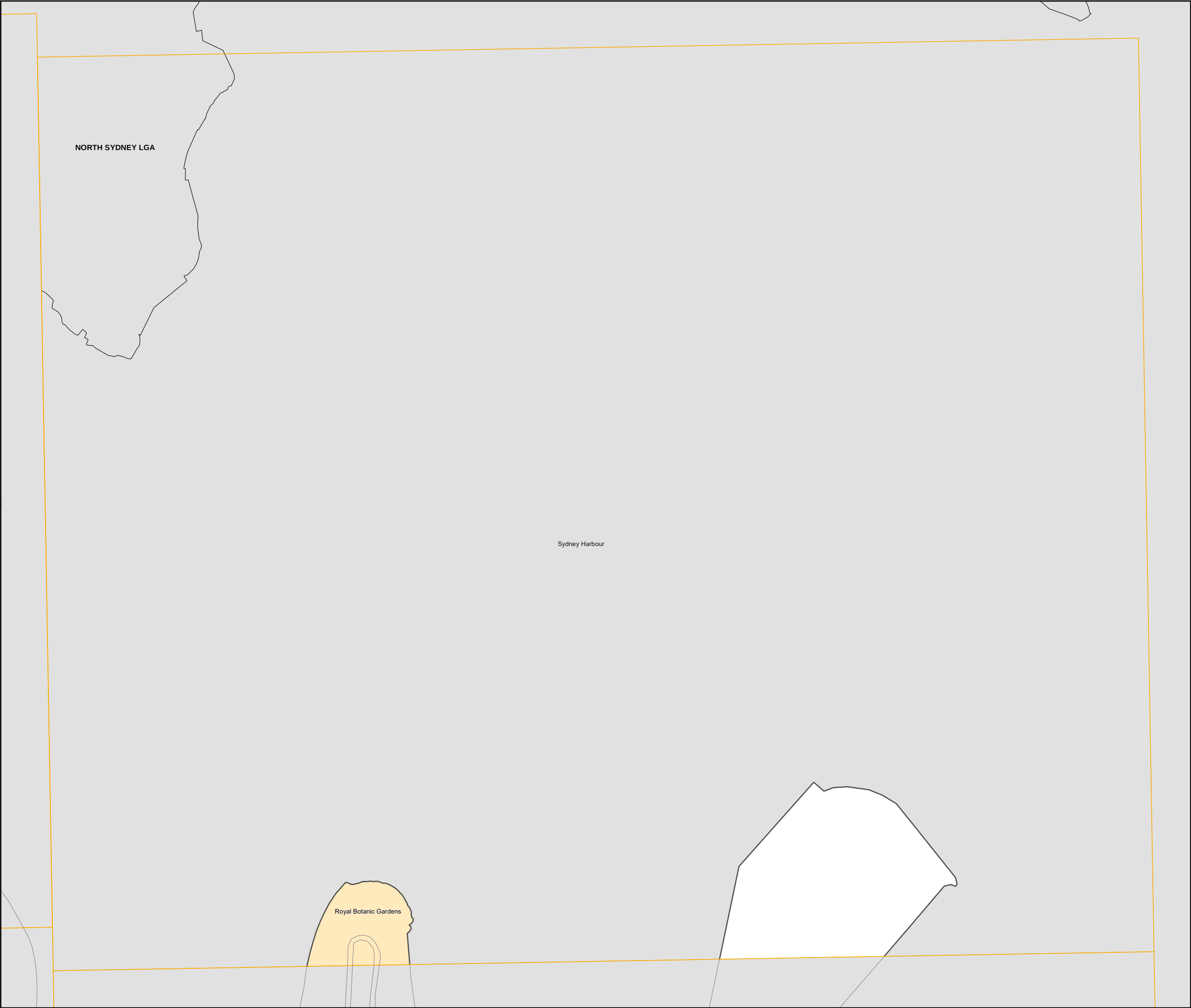
Sun Access Protection Map
- Sheet SAP_020

Protected Places

- Land Protected by Sun Access Planes
- Land Protected by Clause 6.18

Cadastral

- Cadastral 27/09/2022 © City of Sydney



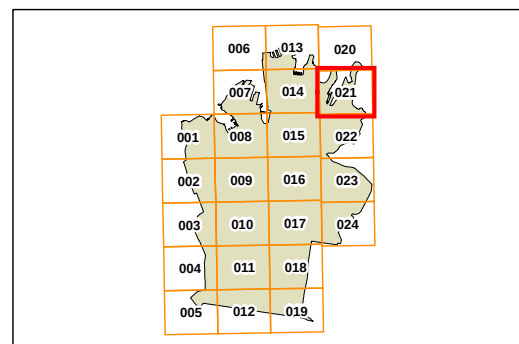
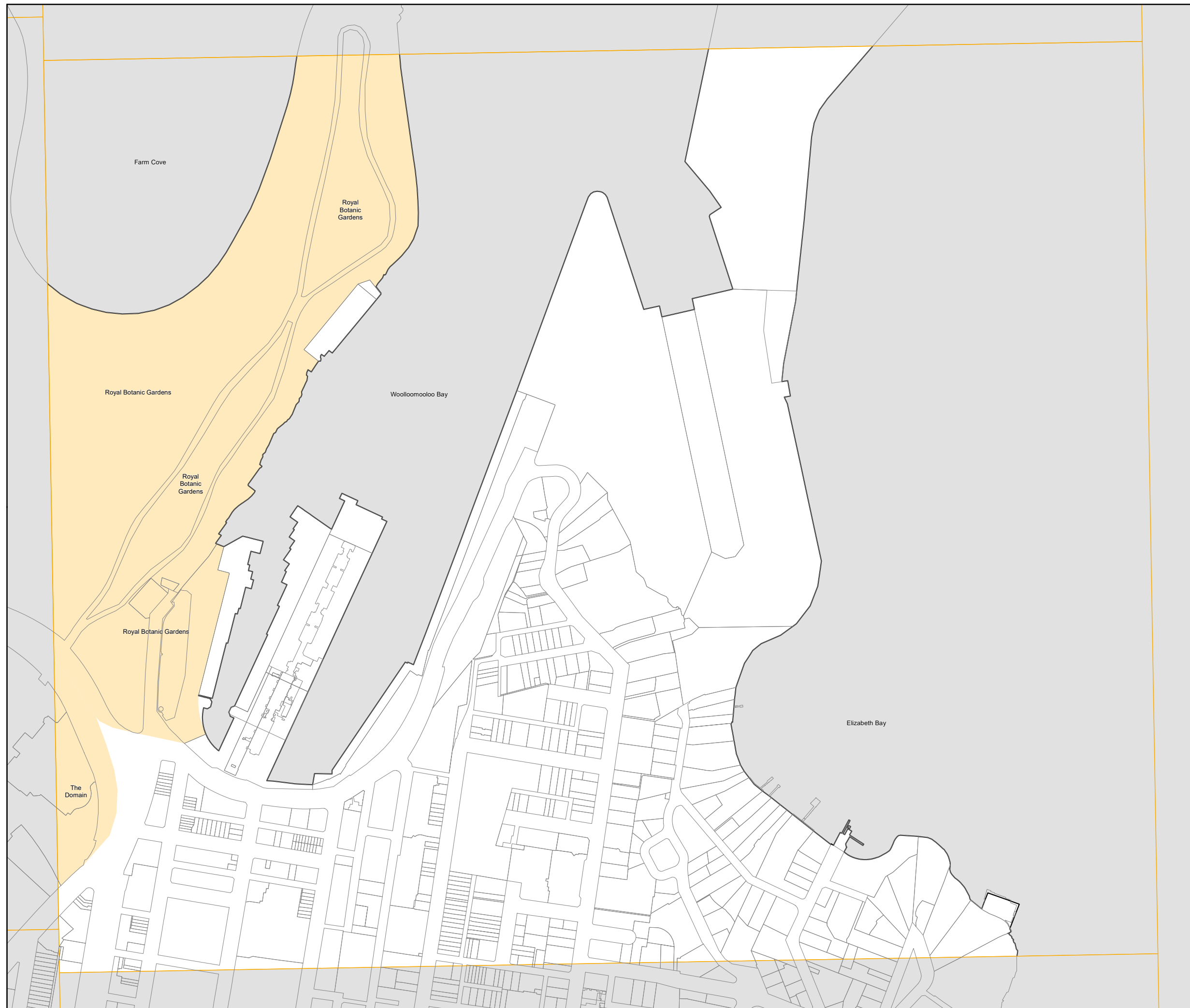
Sun Access Protection Map - Sheet SAP_021

Protected Places

- Land Protected by Sun Access Planes
- Land Protected by Clause 6.18

Cadastral

- Cadastral 27/09/2022 © City of Sydney



0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_SAP_021_005_20220927

Amendment 9 – Change to boundaries of SP5 Metropolitan Centre zone

Sydney Local Environmental Plan 2012

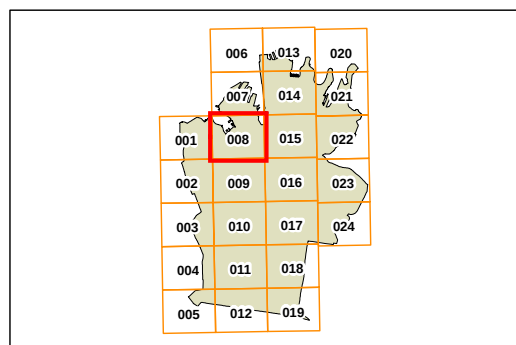
Locality and Site Identification Map Key Sites Map Foreshore Building Line Map

Locality and Site Identification Map

- Central Sydney
- Ultimo-Pyrmont

Cadastre

- Cadastre 08/03/2022 © City of Sydney

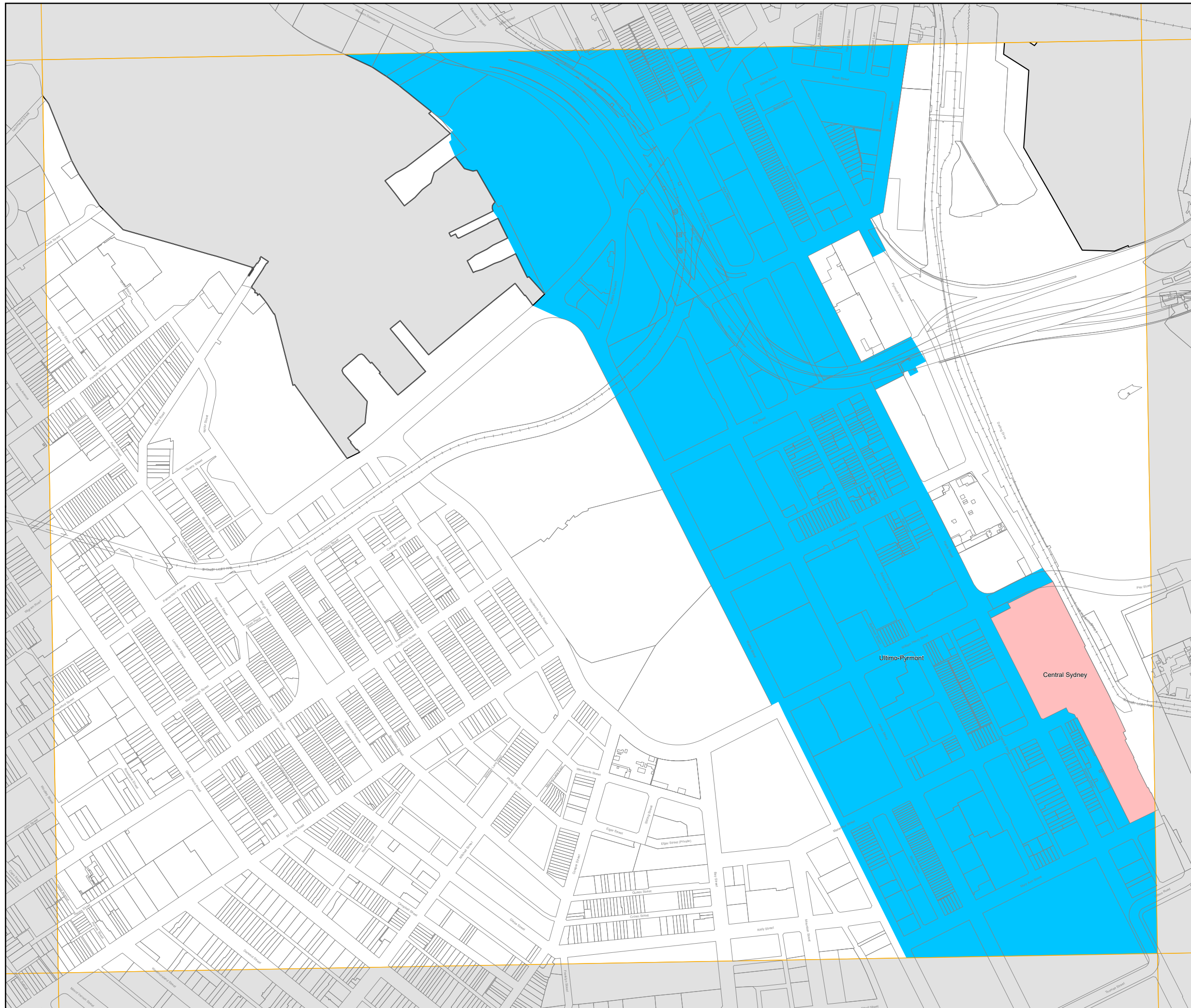


Projection: GDA 1994
Zone 56

0 200 m

Scale: 1:14,000 @ A3

Map identification number:
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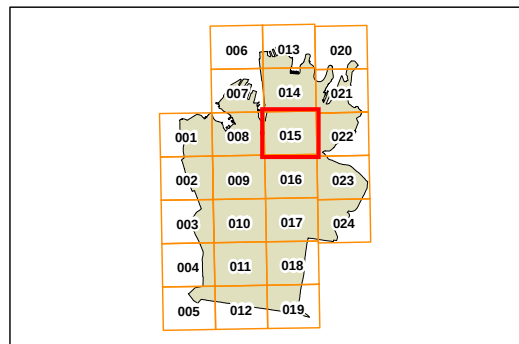
Locality and Site Identification Map
Key Sites Map
Foreshore Building Line Map

Locality and Site Identification Map

- Central Sydney
Ultimo-Pyrmont

Cadastre

- Cadastre 08/03/2022 © City of Sydney

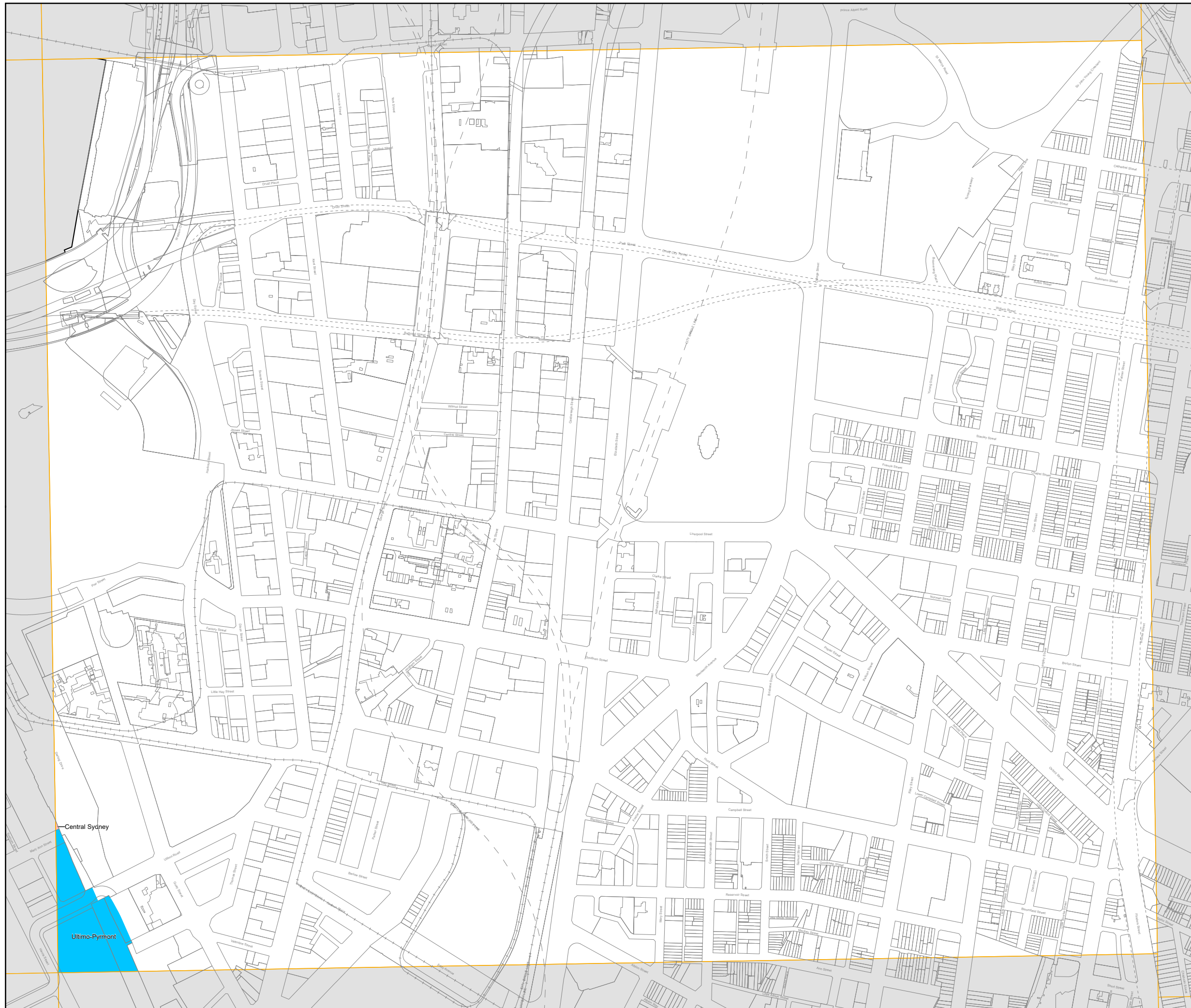


Projection: GDA 1994
Zone 56

0 200 m

Scale: 1:14,000 @ A3

Map identification number:
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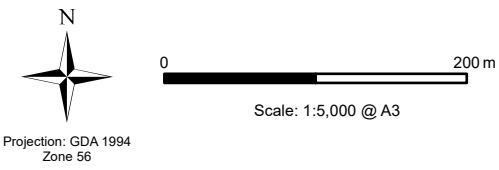
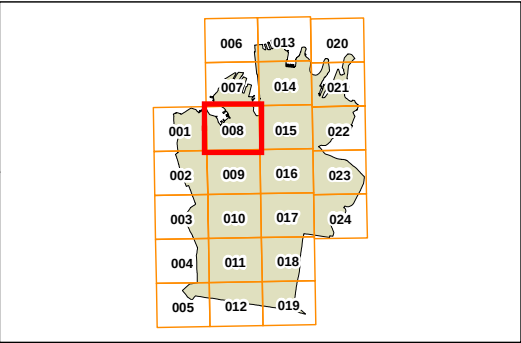
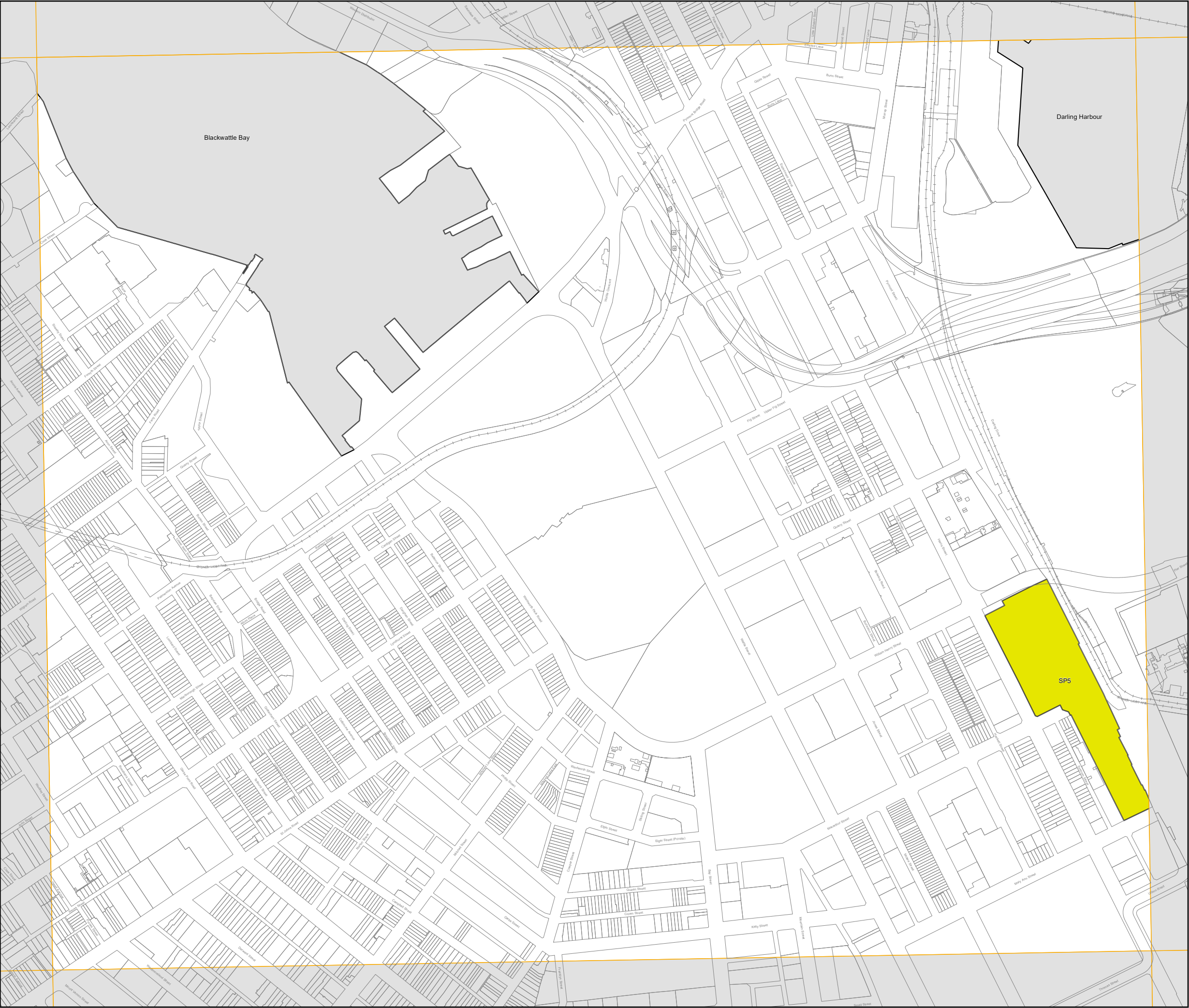


Land Zoning Map - Sheet LZN_008

- Zone**
- MU1 Mixed Use
 - R1 General Residential
 - SP2 Infrastructure
 - SP5 Metropolitan Centre

Cadastre

Cadastre 18/07/2023 © City of Sydney



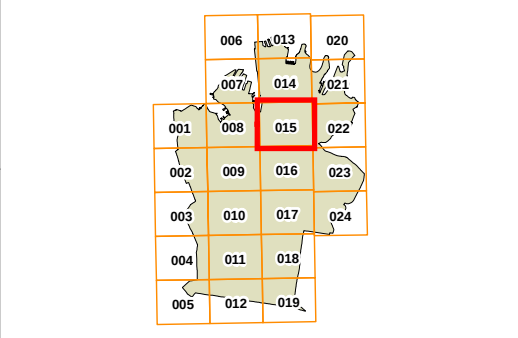
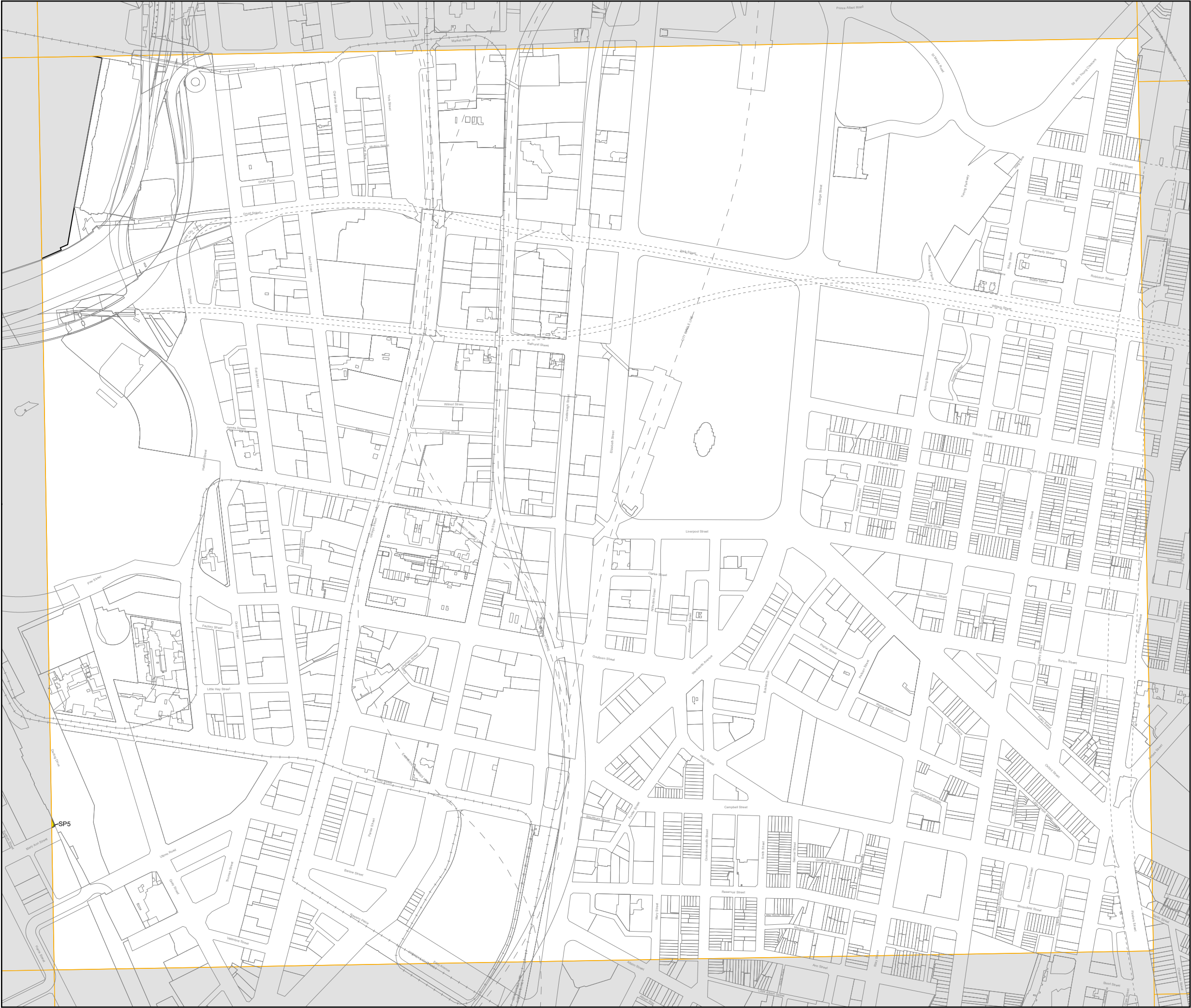
Land Zoning Map - Sheet LZN_015

Zone

- MU1 Mixed Use
- R1 General Residential
- SP2 Infrastructure
- SP5 Metropolitan Centre

Cadastre

- Cadastre 18/07/2023 © City of Sydney



N

0 200m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

~~Amendment 13 – Rezoning part of 9-13 & 22 O’Riordan Street, Alexandria~~

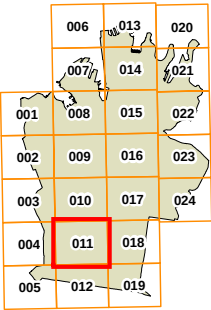
Land Reservation Acquisition Map
- Sheet LRA_011

Land Reservation Acquisition

Local Road (SP2)

Cadastre

Cadastre 07/04/2022 © City of Sydney

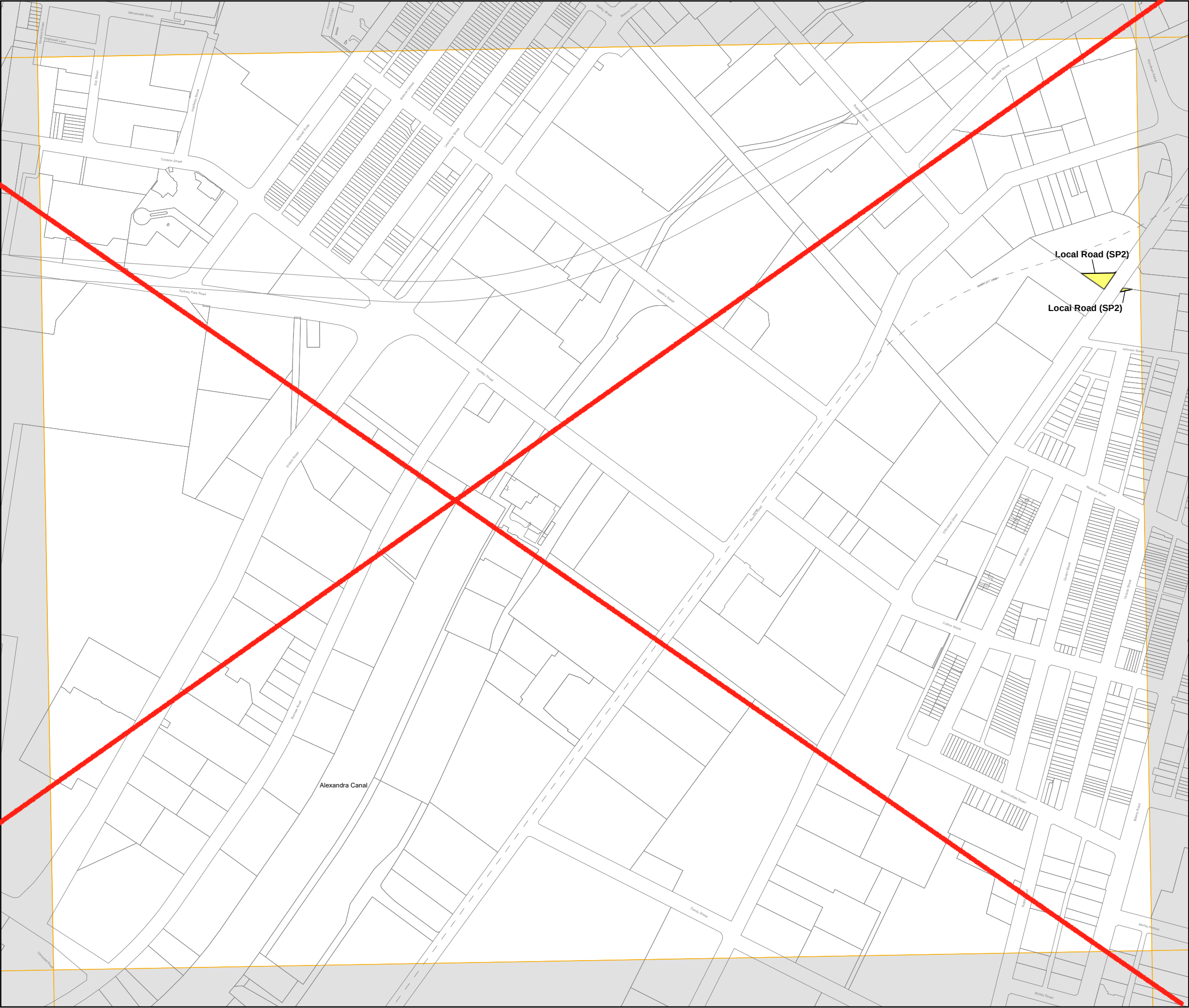


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Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
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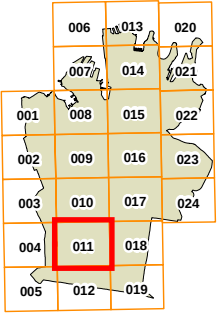
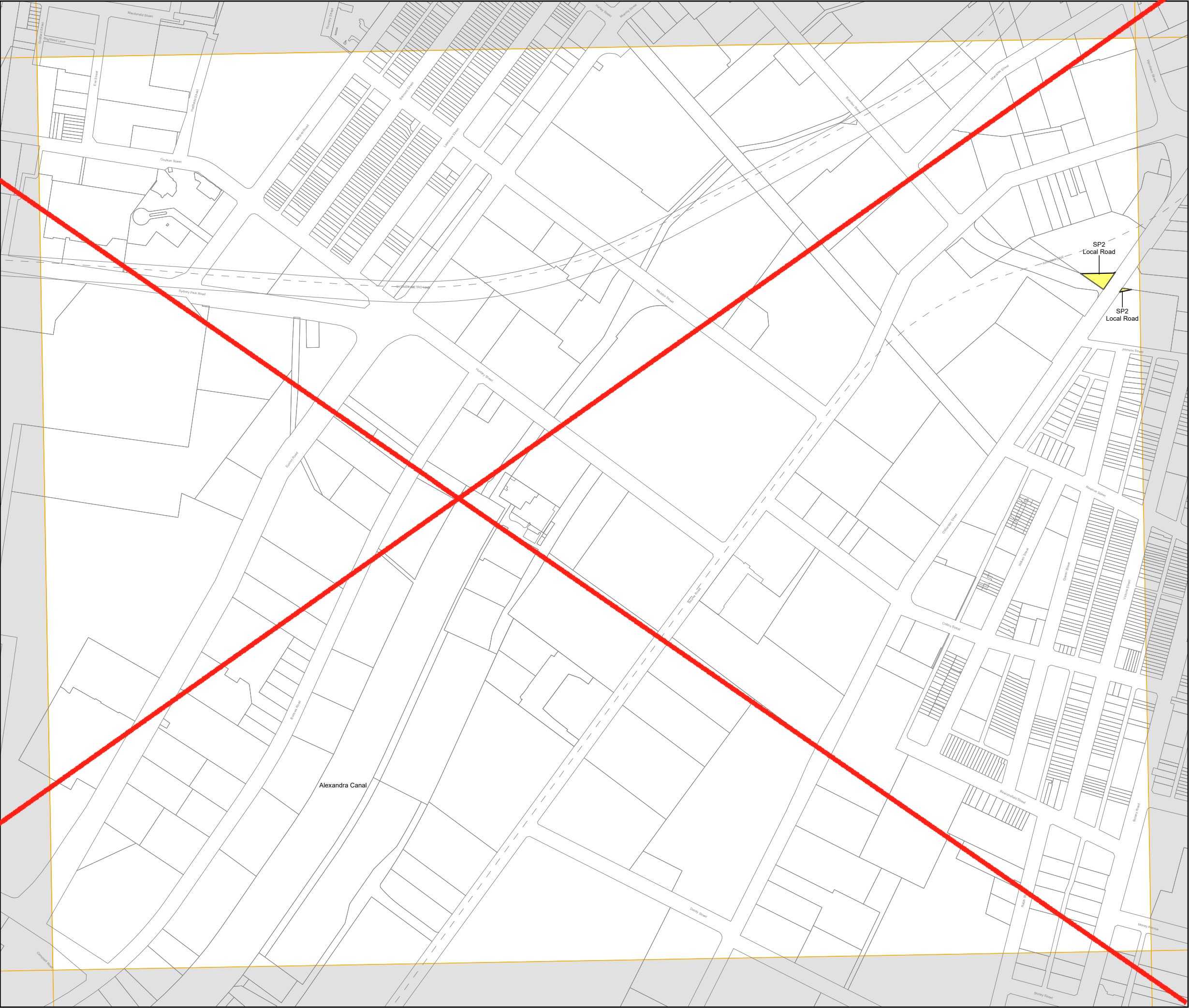


Land Zoning Map - Sheet LZN_011

- Zone
- MU1 Mixed Use
 - R1 General Residential
 - SP2 Infrastructure
 - SP5 Metropolitan Centre

Cadastre

Cadastre 18/07/2023 © City of Sydney



0 200 m

Scale: 1:5,000 @ A3

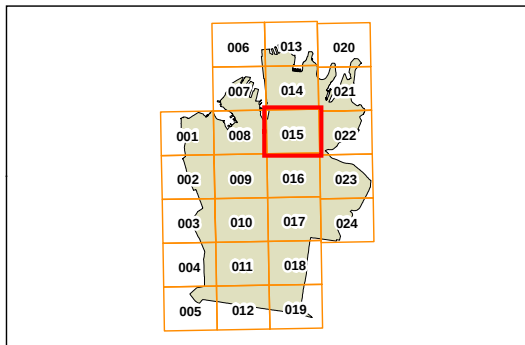
Projection: GDA 1994
Zone 56

Map identification number:
200_COM_LZN_011_005_20230718

Amendment 15 – 257 Sussex Street: Building height and Floor space ratio

AB2 7.5

 Cadastre 19/08/2021 © City of Sydney



Map identification number:
7200_COM_FSR_015_005_20210819

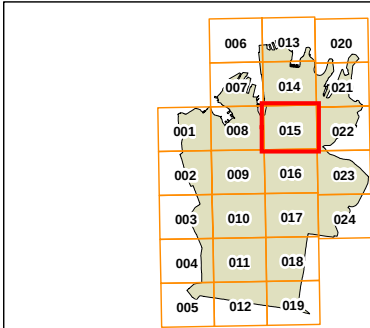
Height of Buildings Map
- Sheet HOB_015

Maximum Building Height (m)

X 45

Cadastre

Cadastre 19/08/2021 © City of Sydney

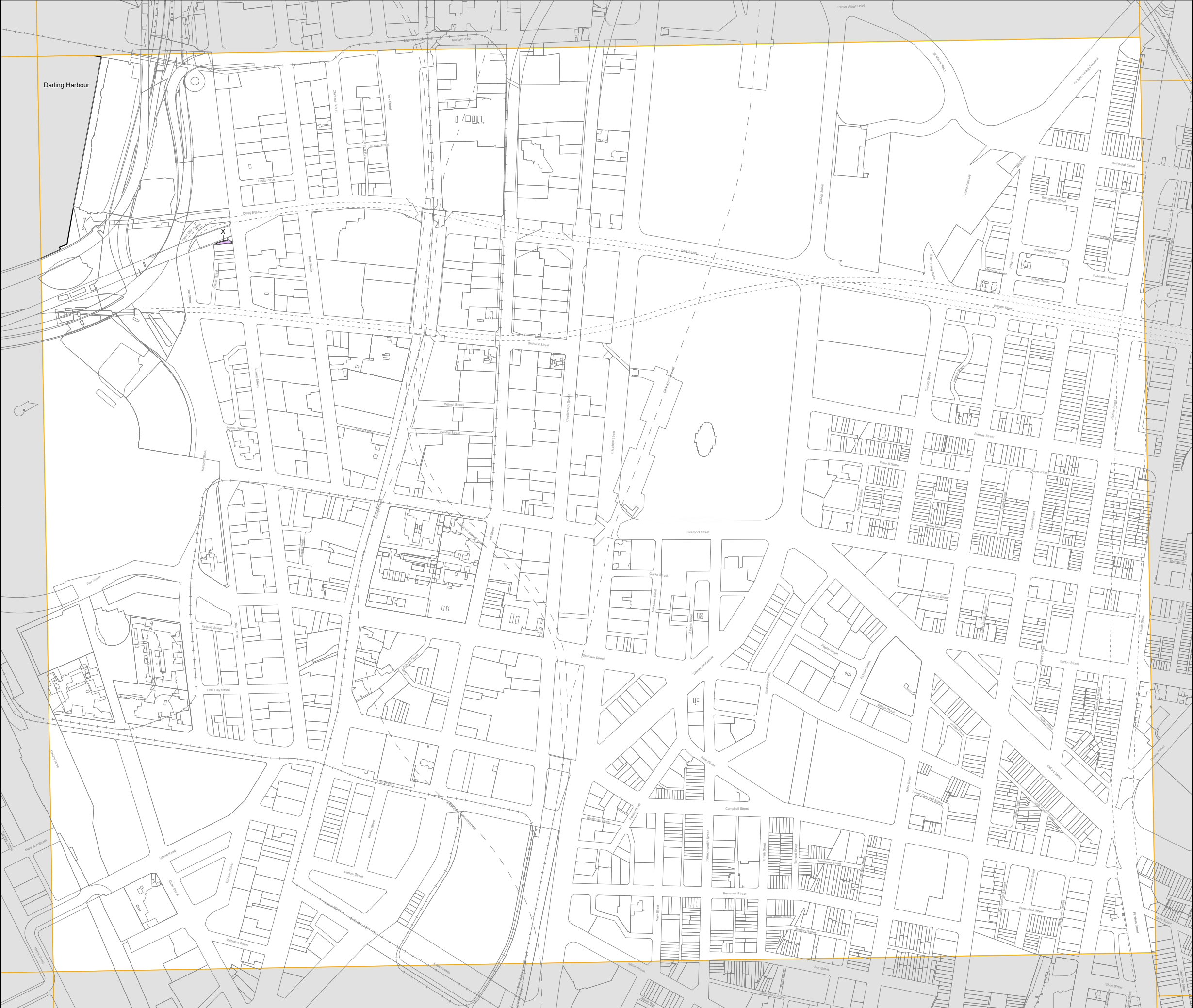


N

0 200m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

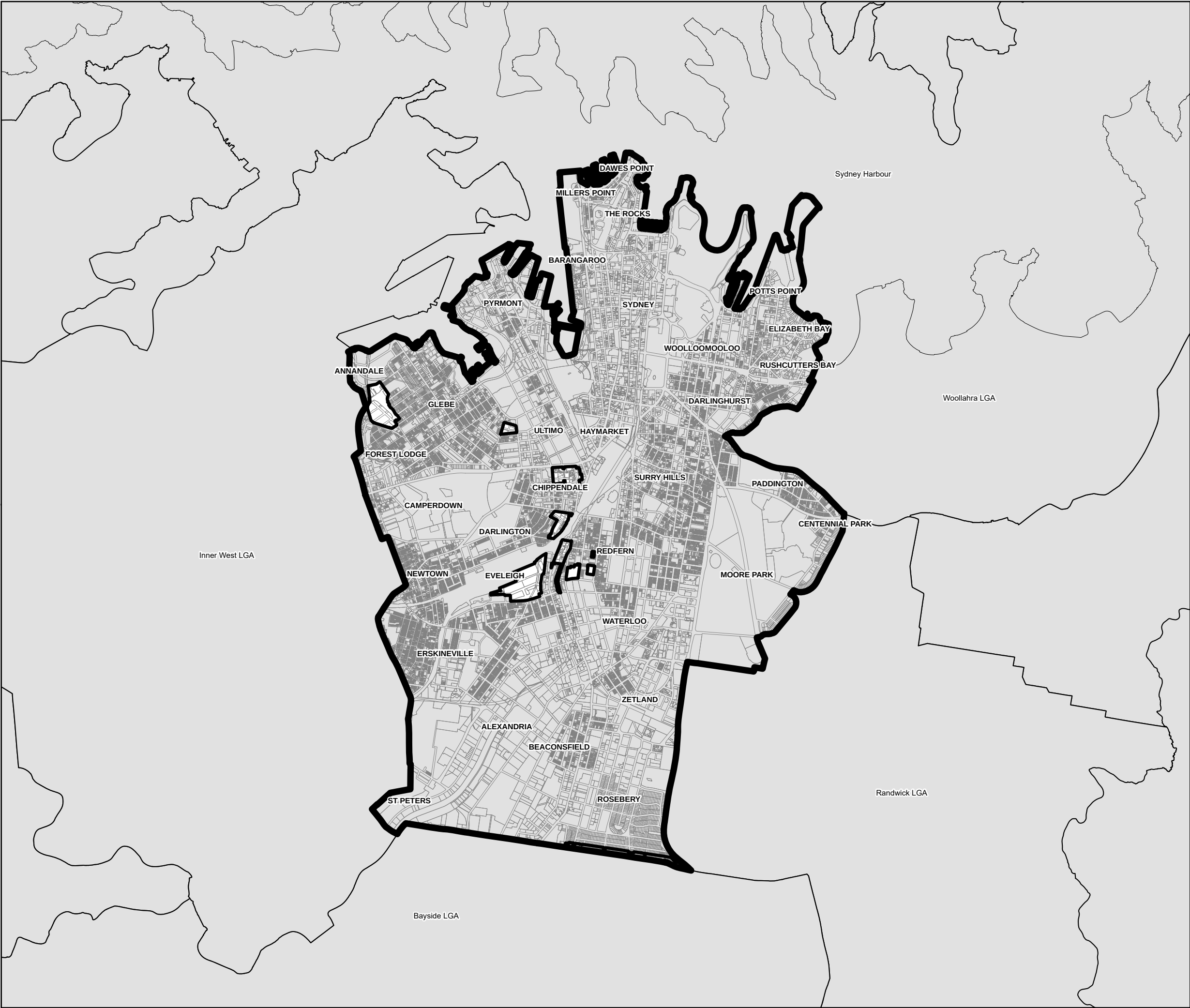


Amendment 18 – Integration of planning controls

Sydney
Local Environmental
Plan 2012

Land Application Map
- Sheet LAP_001

- LGA Boundary
- Land Application - Included**
- LEP Included
- Cadastre**
- Cadastre 05/09/2023 © City of Sydney



0 1 Km

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

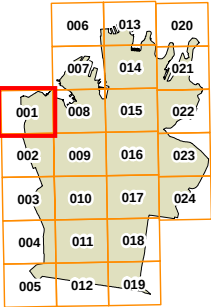
Acid Sulfate Soils Map
- Sheet ASS_001

Acid Sulfate Soils

- 1 Class 1
- 2 Class 2
- 3 Class 3
- 5 Class 5

Cadastre

Cadastre 07/06/2023 © City of Sydney

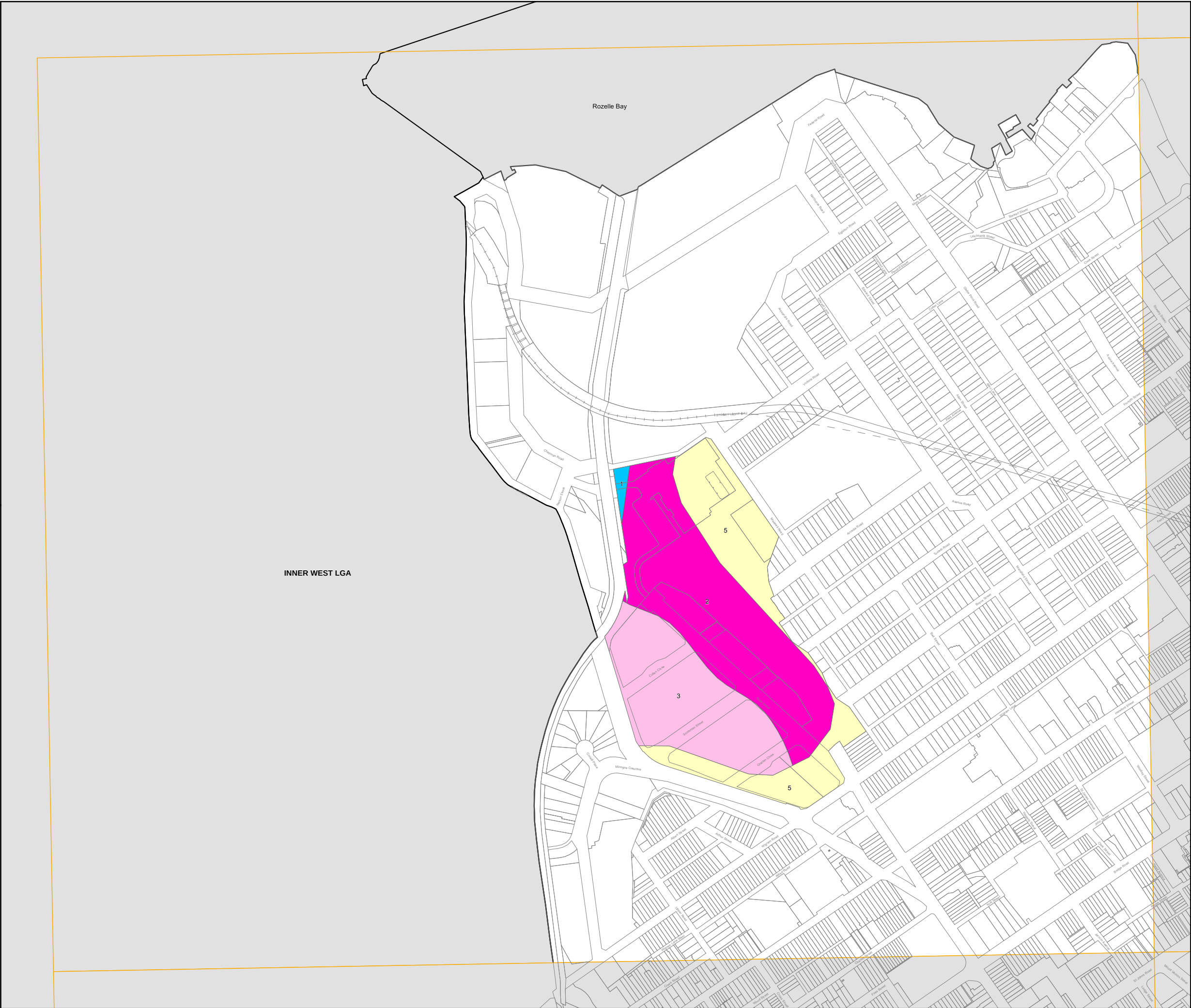


0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_ASS_001_005_20230607



Sydney
Local Environmental
Plan 2012

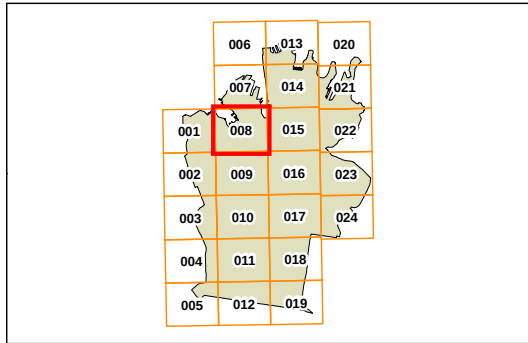
Acid Sulfate Soils Map
- Sheet ASS_008

Acid Sulfate Soils

- 1 Class 1
- 2 Class 2
- 3 Class 3
- 5 Class 5

Cadastre

Cadastre 07/06/2023 © City of Sydney

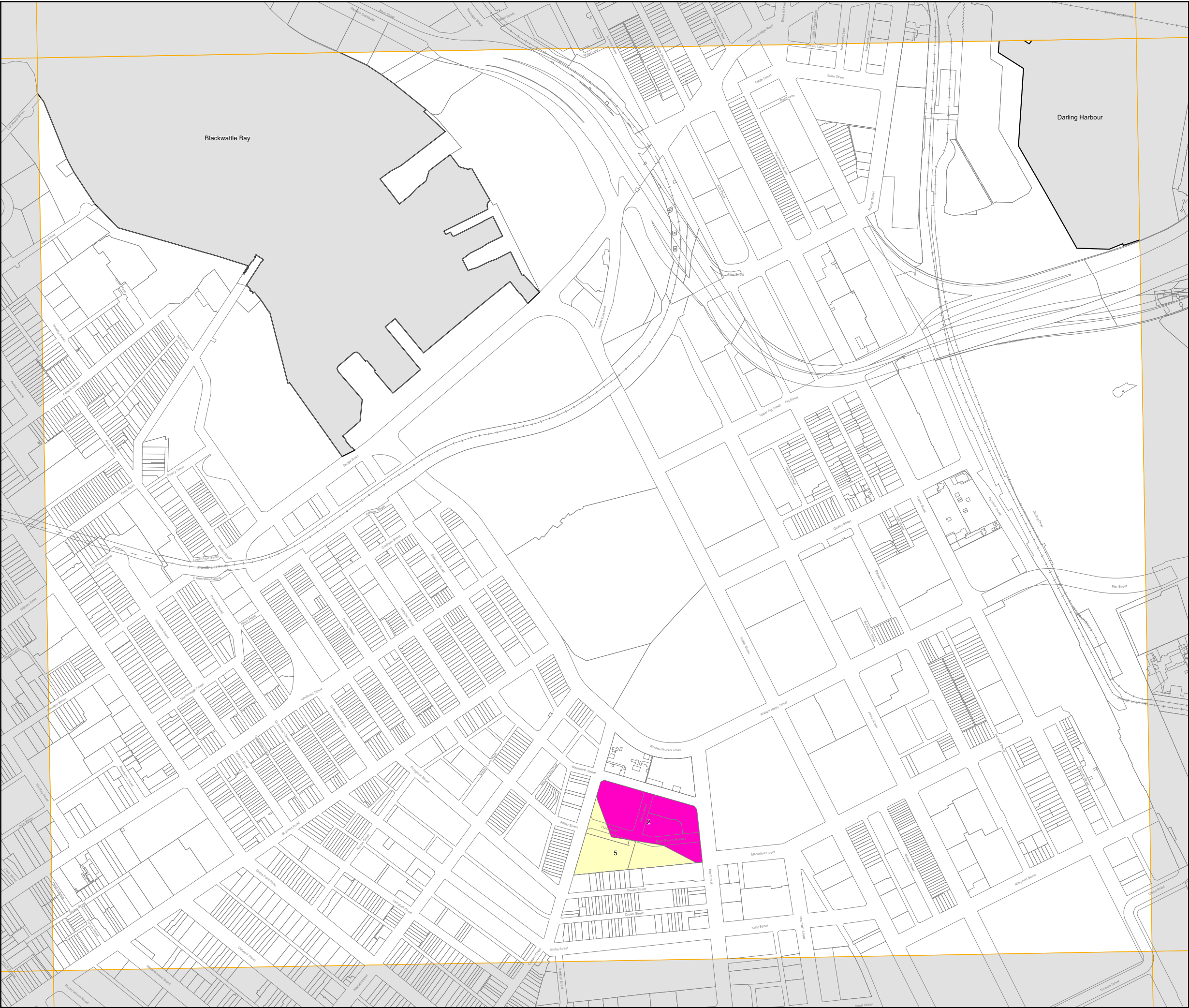


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Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
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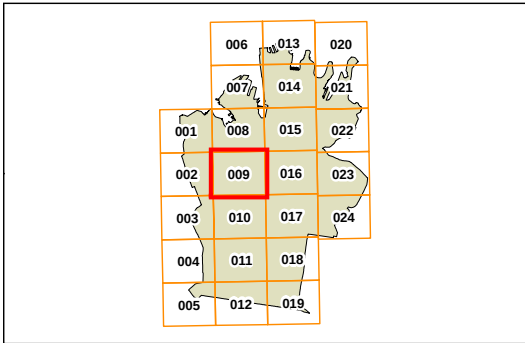
Acid Sulfate Soils Map
- Sheet ASS_009

Acid Sulfate Soils

- 1 Class 1
- 2 Class 2
- 3 Class 3
- 5 Class 5

Cadastre

Cadastre 03/07/2023 © City of Sydney

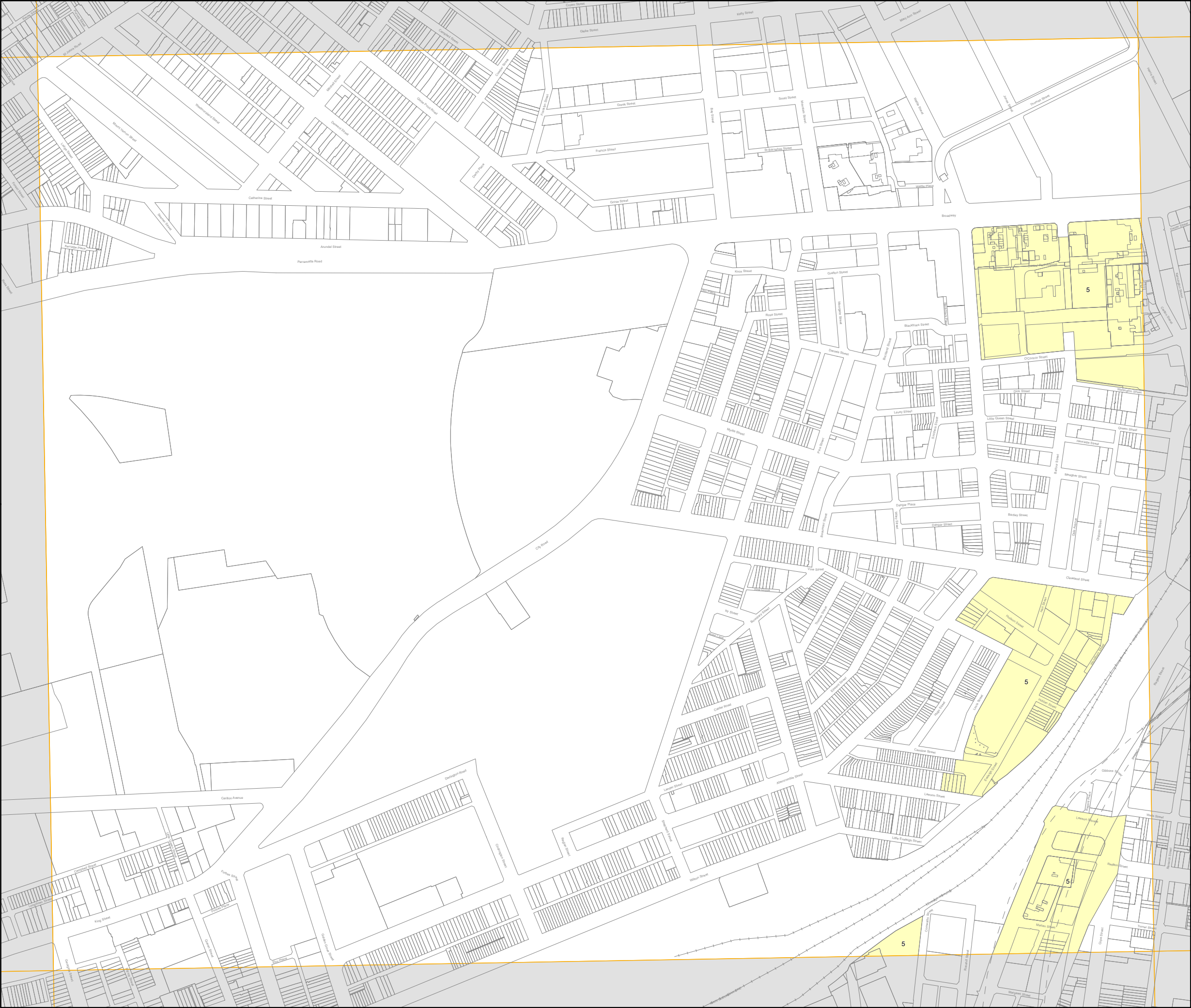


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Projection: GDA 1994
Zone 56

Map identification number:
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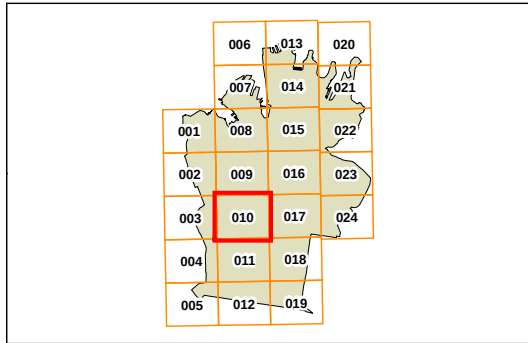
Acid Sulfate Soils Map
- Sheet ASS_010

Acid Sulfate Soils

- 1 Class 1
- 2 Class 2
- 3 Class 3
- 5 Class 5

Cadastre

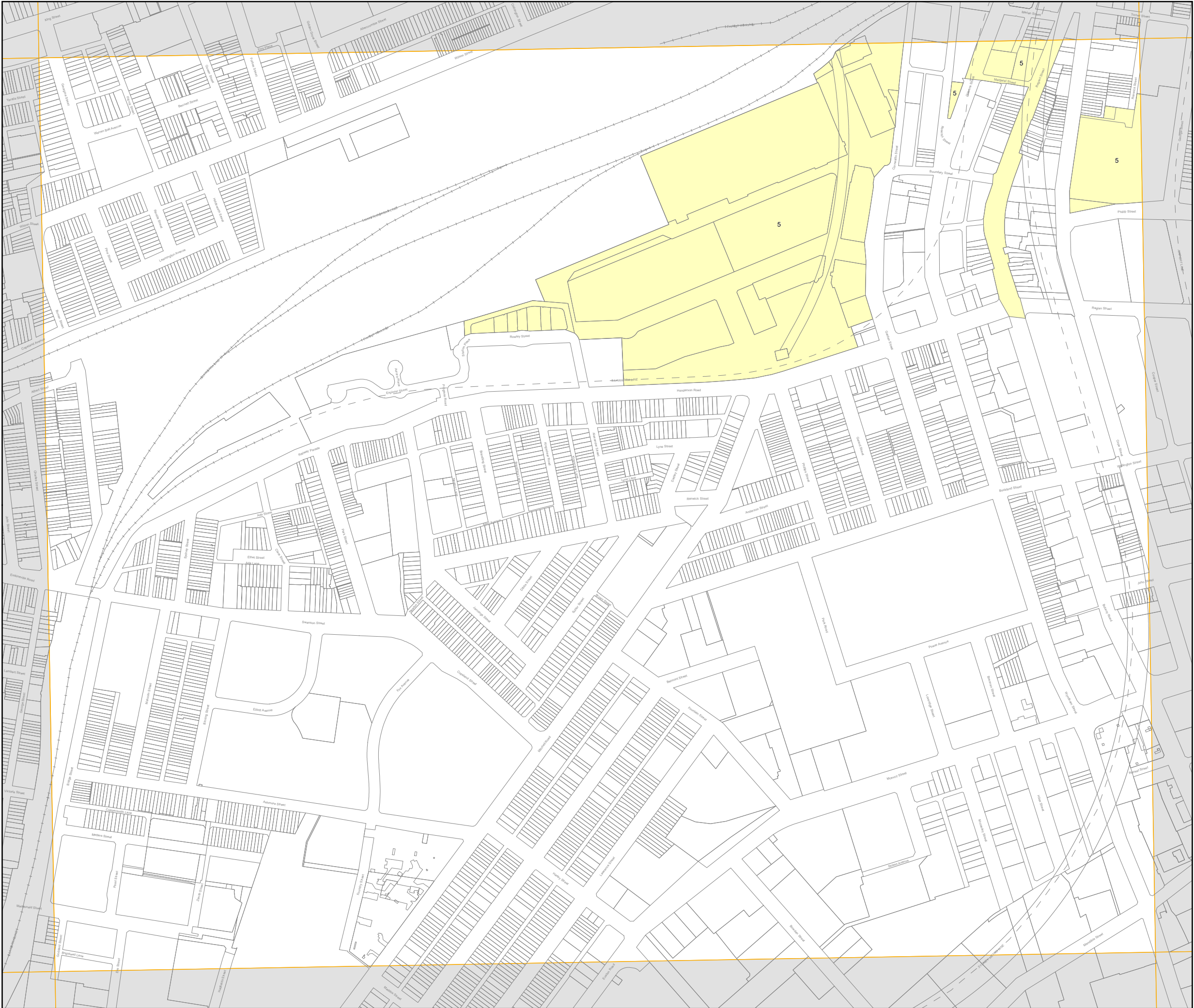
Cadastre 05/09/2023 © City of Sydney



0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56
Map identification number:
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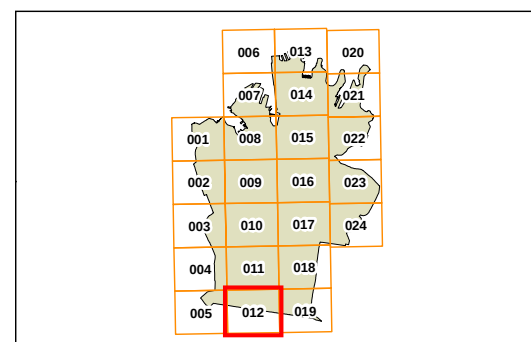


Acid Sulfate Soils

- | | |
|---|---------|
| 1 | Class 1 |
| 2 | Class 2 |
| 3 | Class 3 |
| 5 | Class 5 |

Cadastre

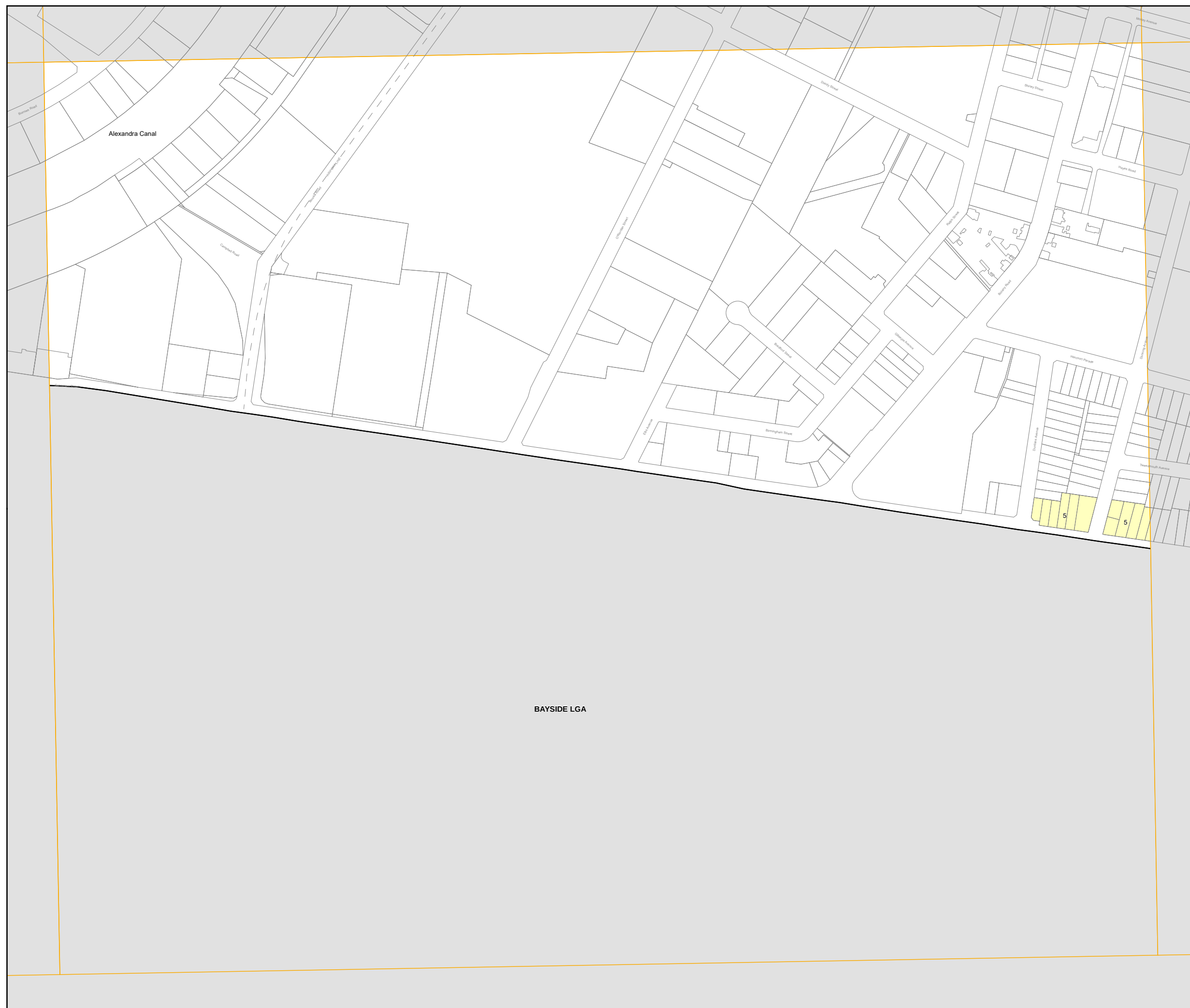
 Cadastre 07/06/2023 © City of Sydney



Projection: GDA 1994
Zone 56

Scale: 1:5,000 @ A3

Map identification number:
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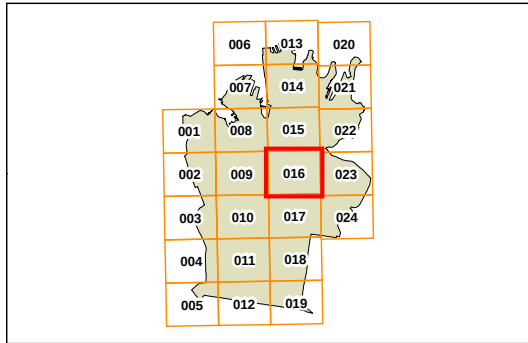
Acid Sulfate Soils Map
- Sheet ASS_016

Acid Sulfate Soils

- 1 Class 1
- 2 Class 2
- 3 Class 3
- 5 Class 5

Cadastre

Cadastre 03/07/2023 © City of Sydney

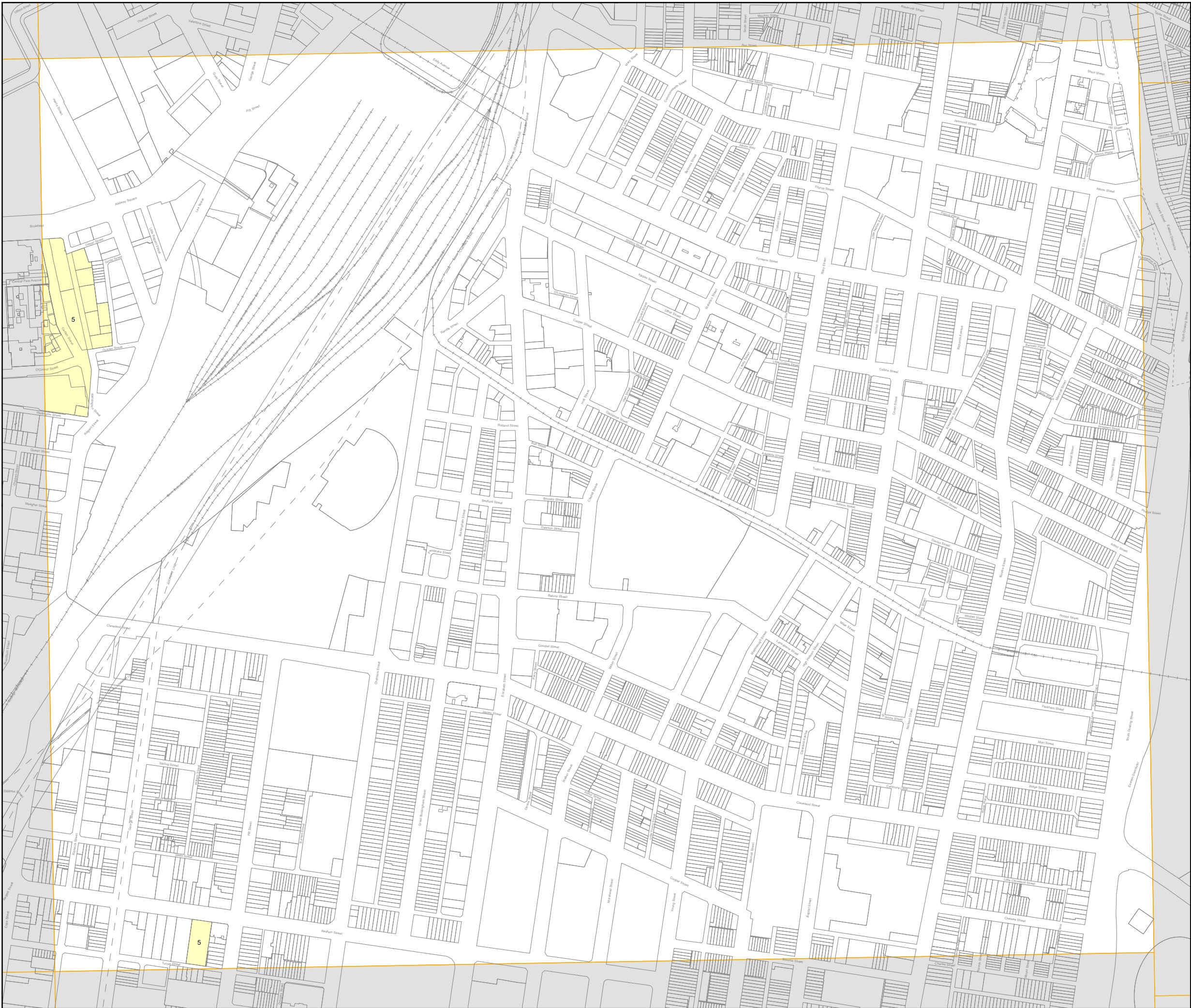


0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
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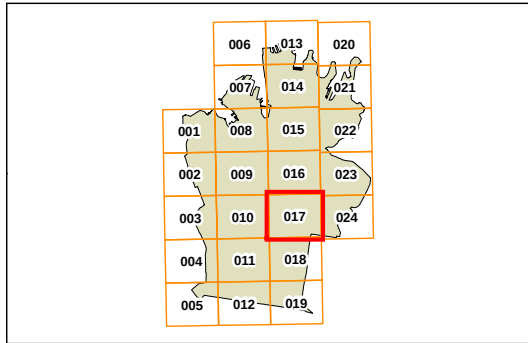
Acid Sulfate Soils Map
- Sheet ASS_017

Acid Sulfate Soils

- 1 Class 1
- 2 Class 2
- 3 Class 3
- 5 Class 5

Cadastre

Cadastre 03/07/2023 © City of Sydney

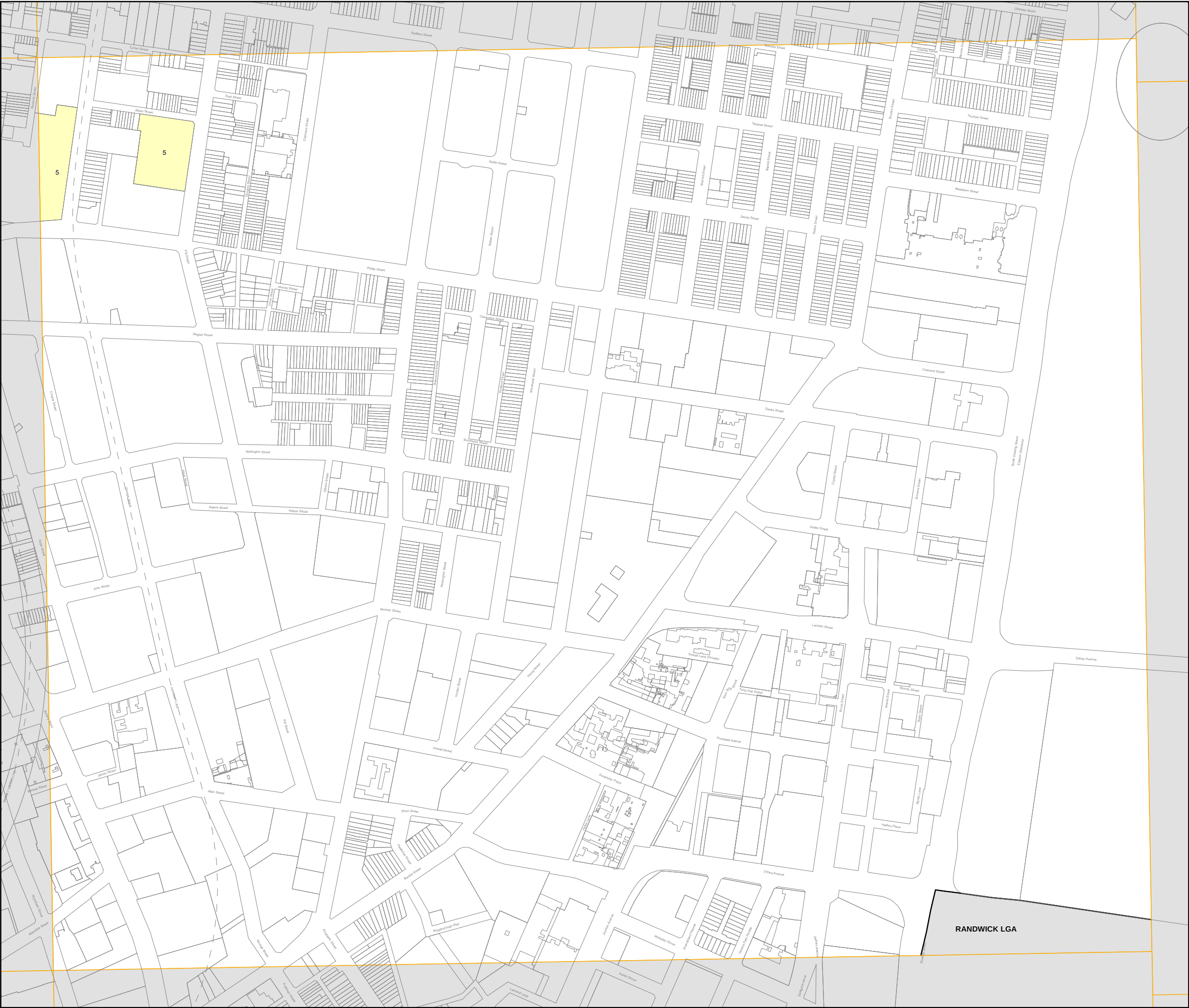


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Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
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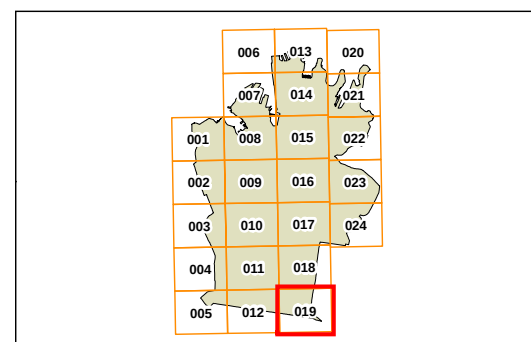


Acid Sulfate Soils

- | | |
|---|---------|
| 1 | Class 1 |
| 2 | Class 2 |
| 3 | Class 3 |
| 5 | Class 5 |

Cadastre

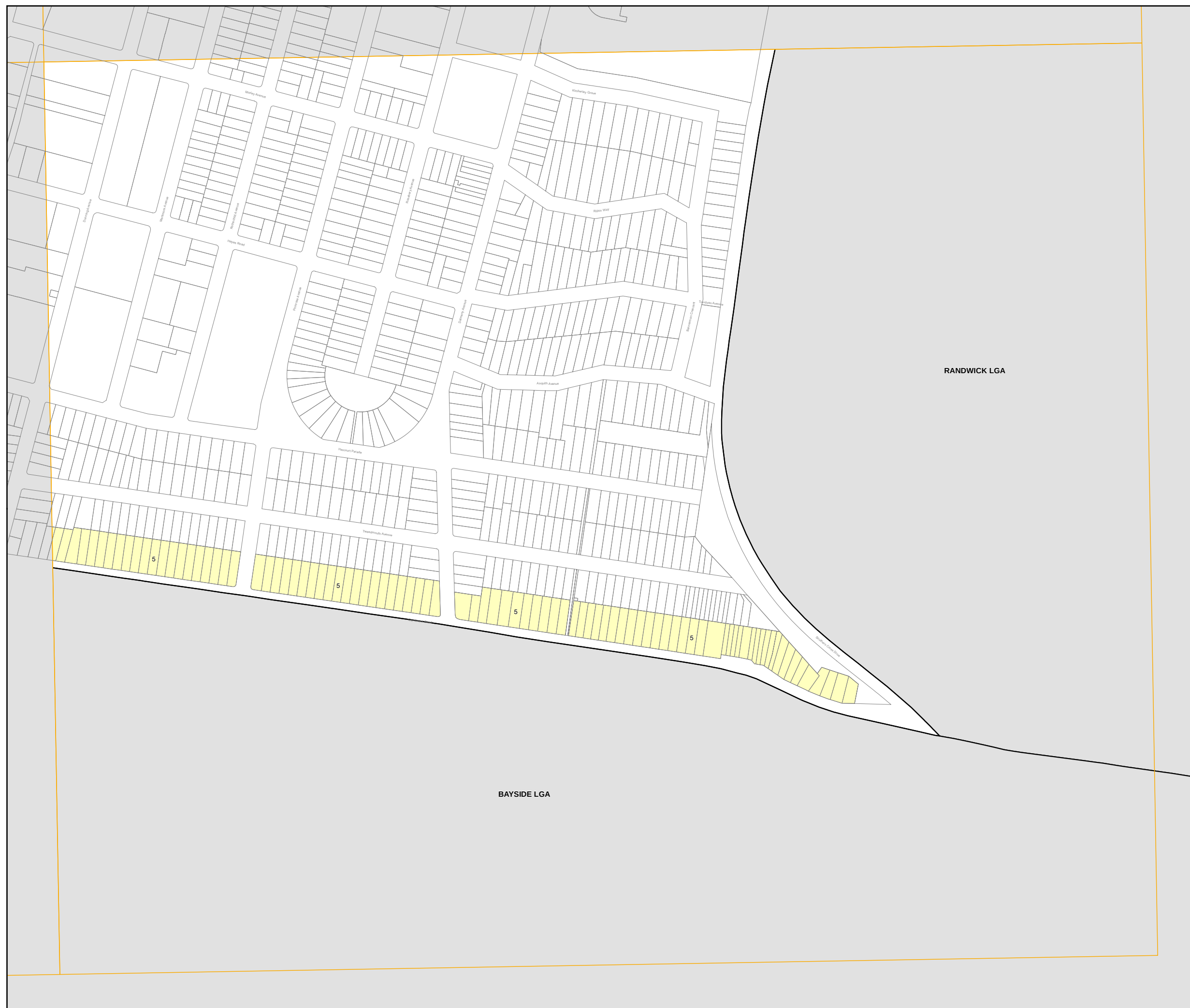
 Cadastre 07/06/2023 © City of Sydney



Projection: GDA 1994
Zone 56

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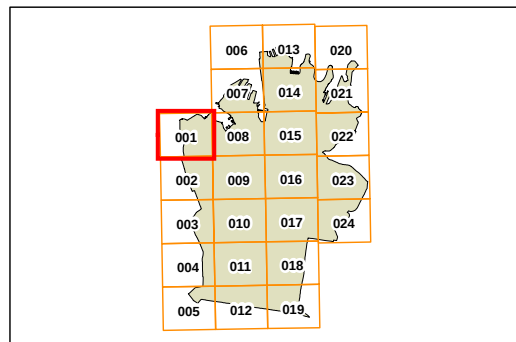


Locality and Site Identification Map
Key Sites Map
Foreshore Building Line Map
- Sheet CL1_001

Locality and Site Identification Map

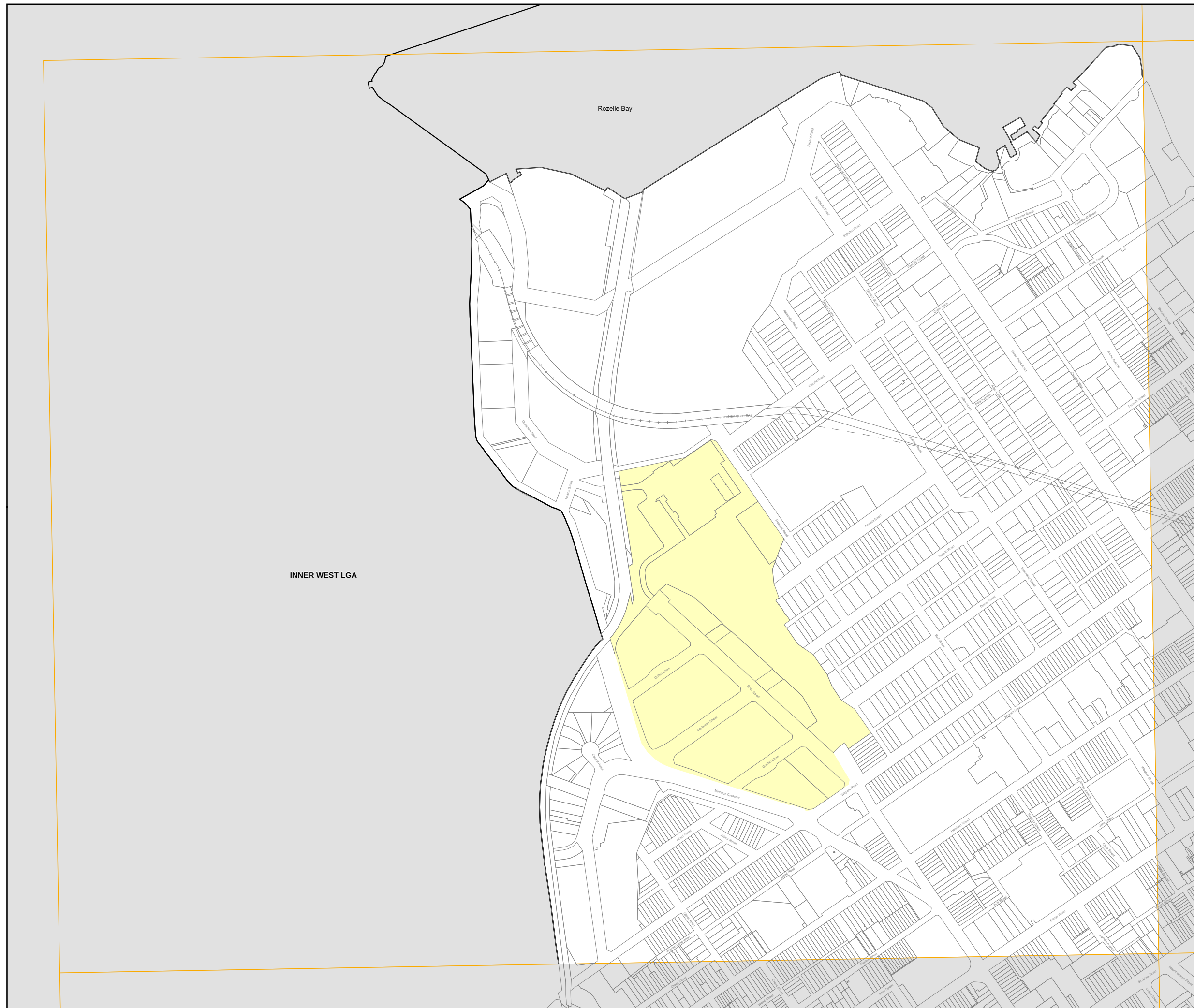
 Residual Lands

Cadastre

 Cadastre 04/07/2022 © City of SydneyProjection: GDA 1994
Zone 56

0 200 m

Scale: 1:5,000 @ A3

Map identification number:
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Sydney Local Environmental Plan 2012

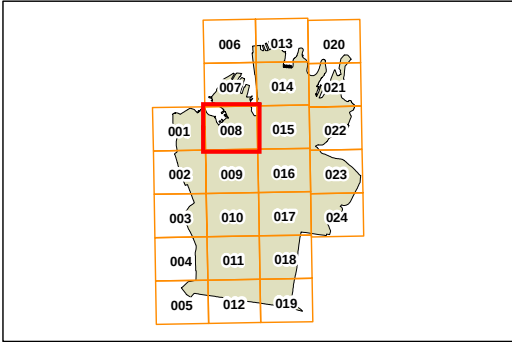
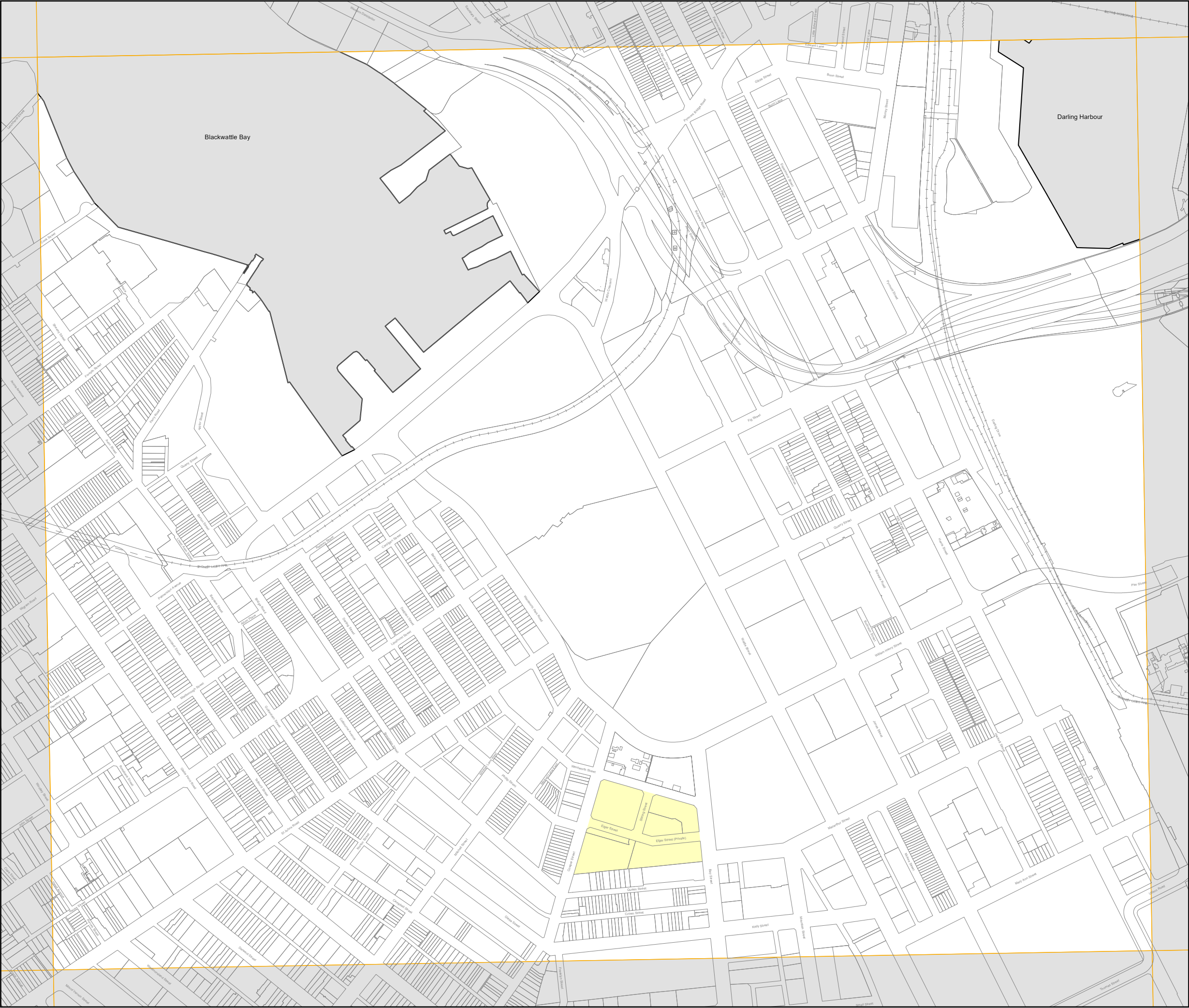
Locality and Site Identification Map
Key Sites Map
Foreshore Building Line Map
- Sheet CL1_008

Locality and Site Identification Map

Residual Lands

Cadastre

Cadastre 04/07/2022 © City of Sydney



0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
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Sydney Local Environmental Plan 2012

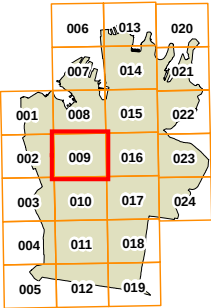
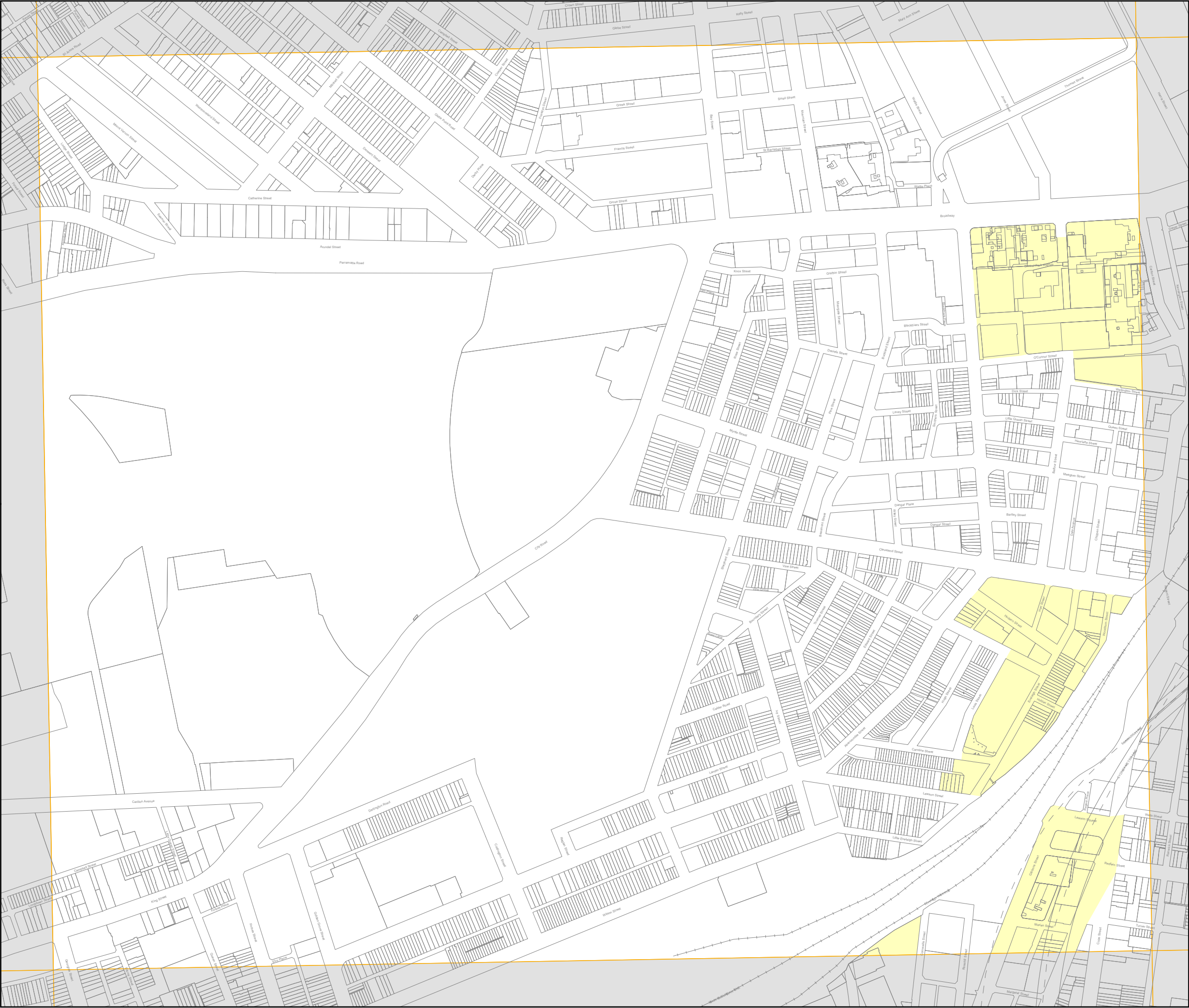
Locality and Site Identification Map Key Sites Map Foreshore Building Line Map - Sheet CL1_009

Locality and Site Identification Map

Residual Lands

Cadastre

Cadastre 03/07/2023 © City of Sydney



Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

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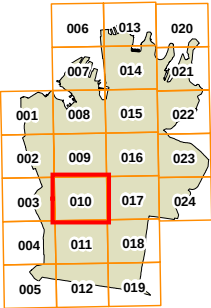
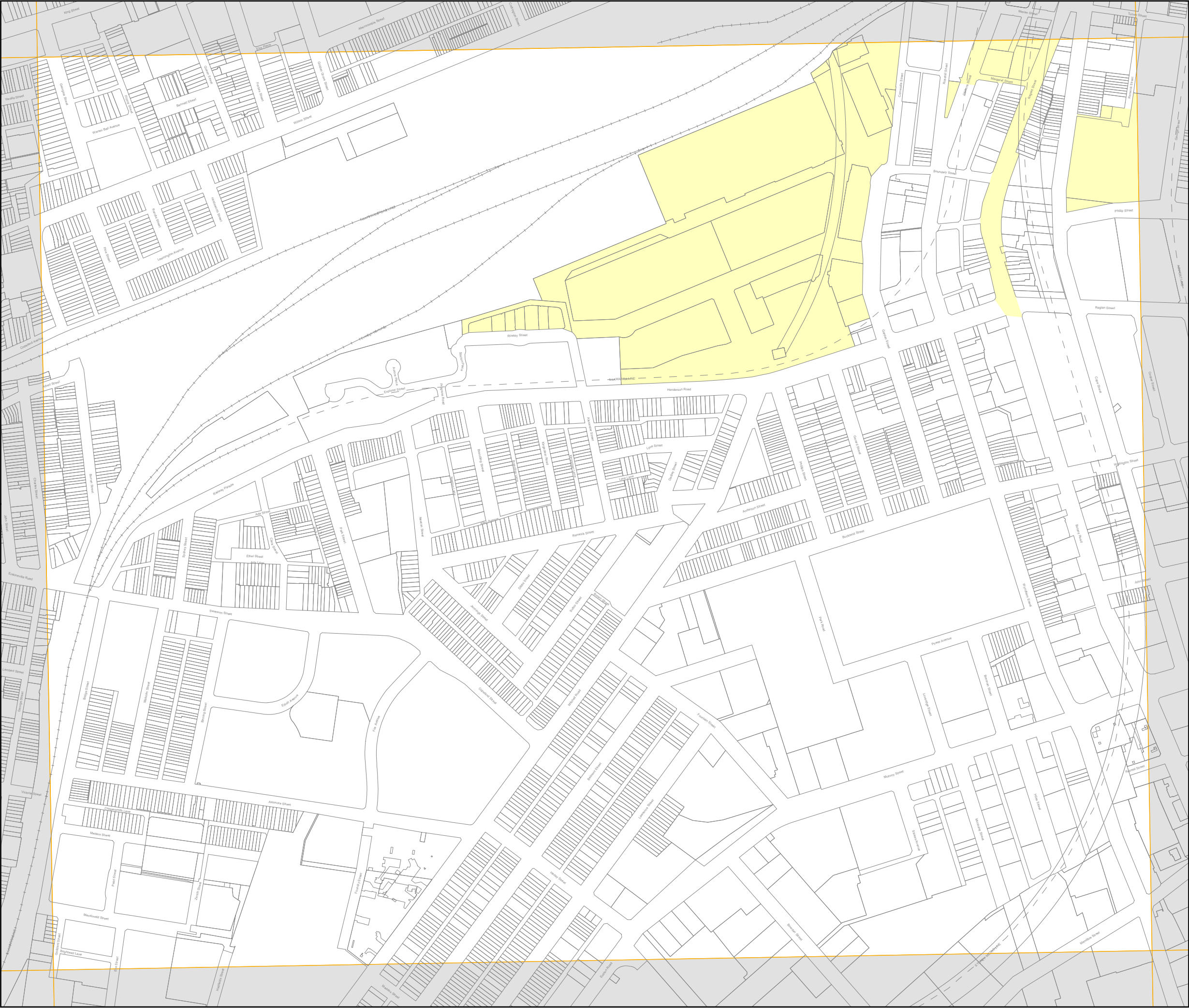
Locality and Site Identification Map
Key Sites Map
Foreshore Building Line Map
- Sheet CL1_010

Locality and Site Identification Map

Residual Lands

Cadastre

Cadastre 05/09/2023 © City of Sydney



0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
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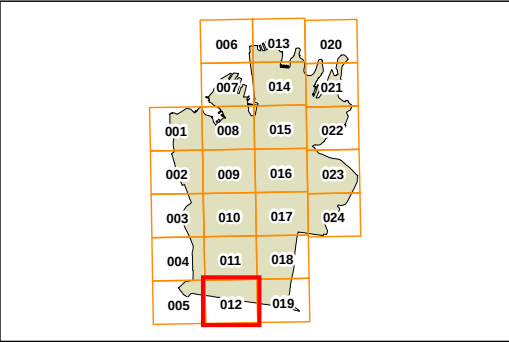
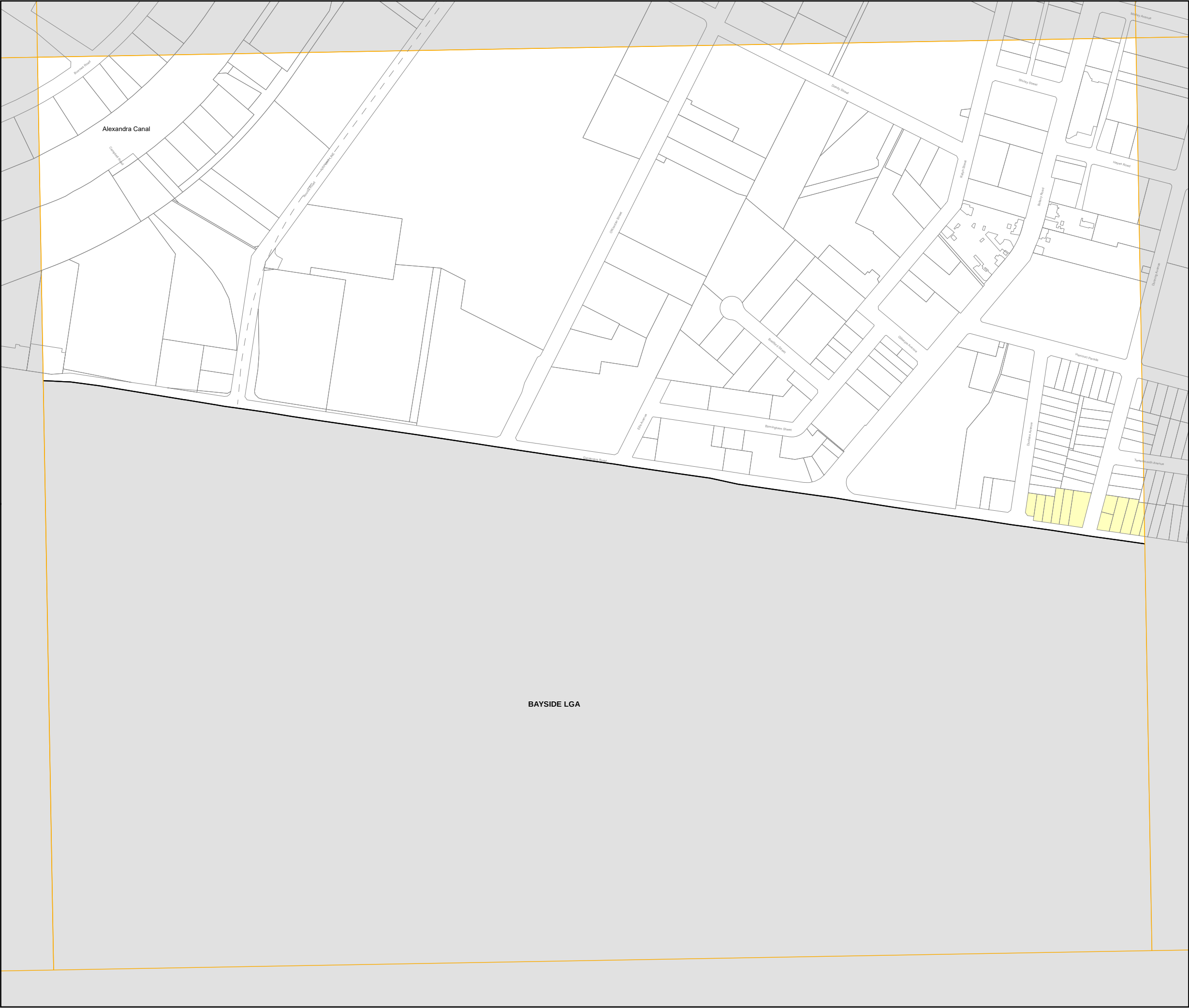
Locality and Site Identification Map
Key Sites Map
Foreshore Building Line Map
- Sheet CL1_012

Locality and Site Identification Map

Residual Lands

Cadastre

Cadastre 04/07/2022 © City of Sydney



0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Sydney Local Environmental Plan 2012

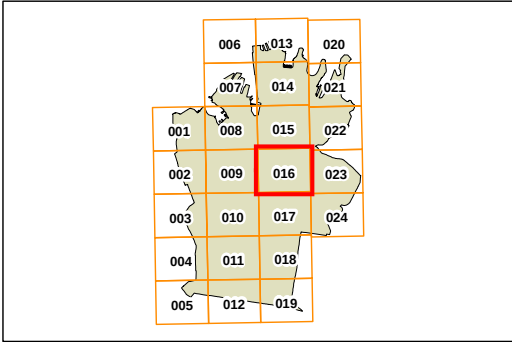
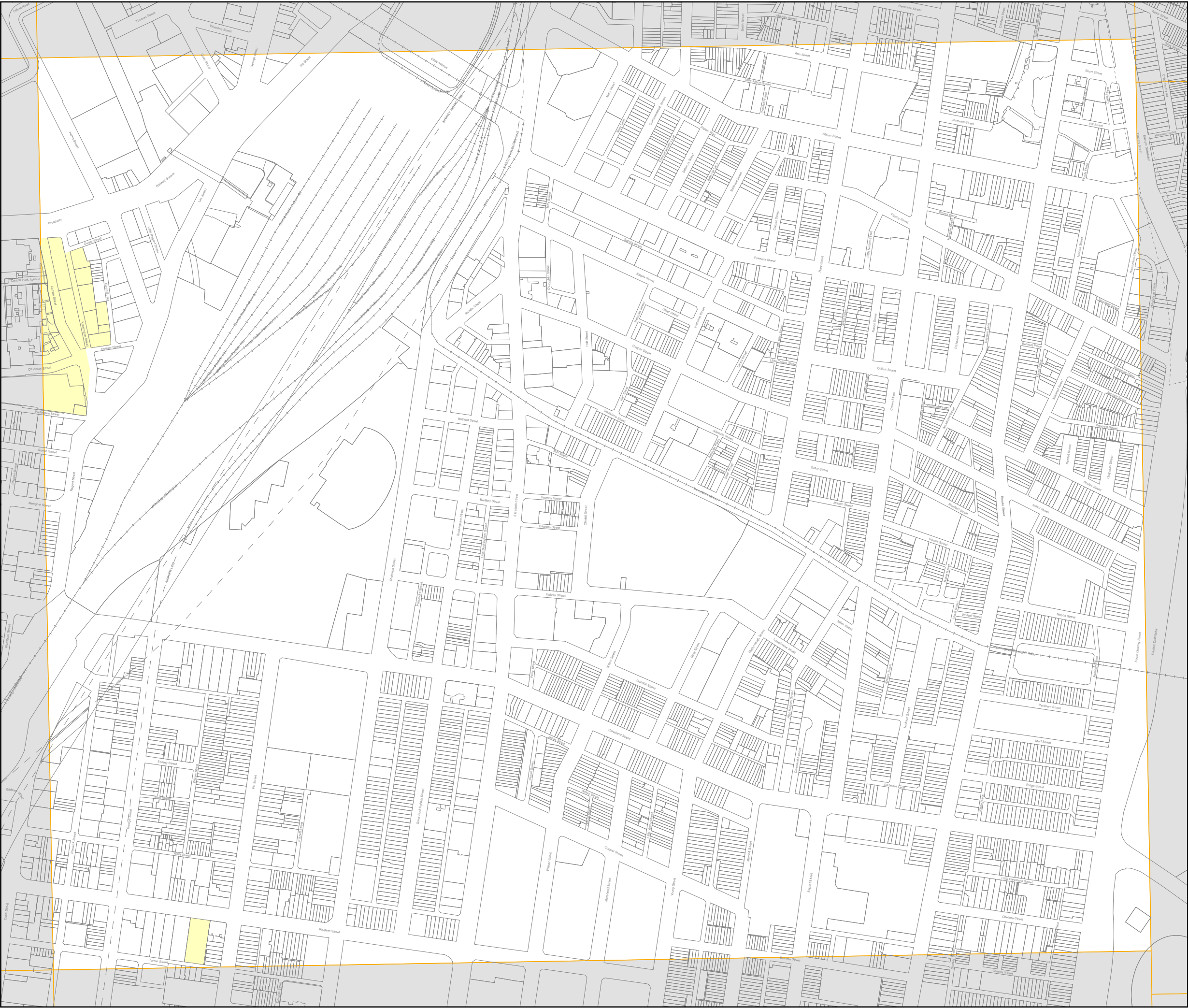
Locality and Site Identification Map Key Sites Map Foreshore Building Line Map - Sheet CL1_016

Locality and Site Identification Map

Residual Lands

Cadastre

Cadastre 03/07/2023 © City of Sydney



0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

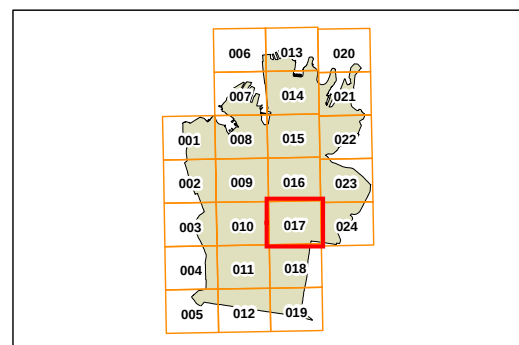
Map identification number:
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Locality and Site Identification Map

Residual Lands

Cadaastre

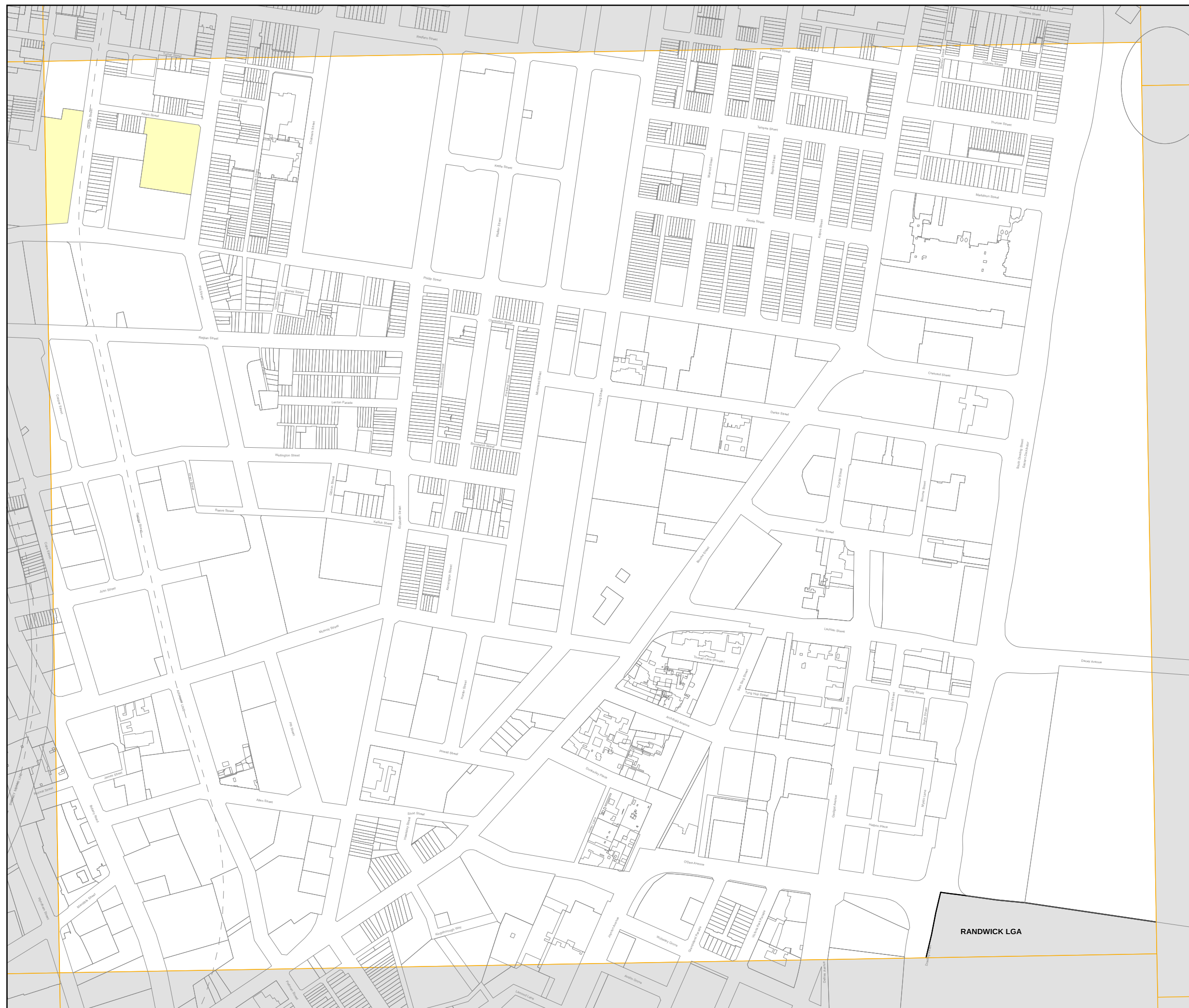
 Cadastre 03/07/2023 © City of Sydney



Projection: GDA 1994
Zone 56

Scale: 1:5,000 @ A3

Map identification number:
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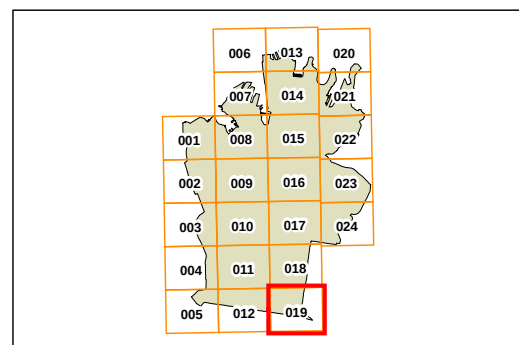
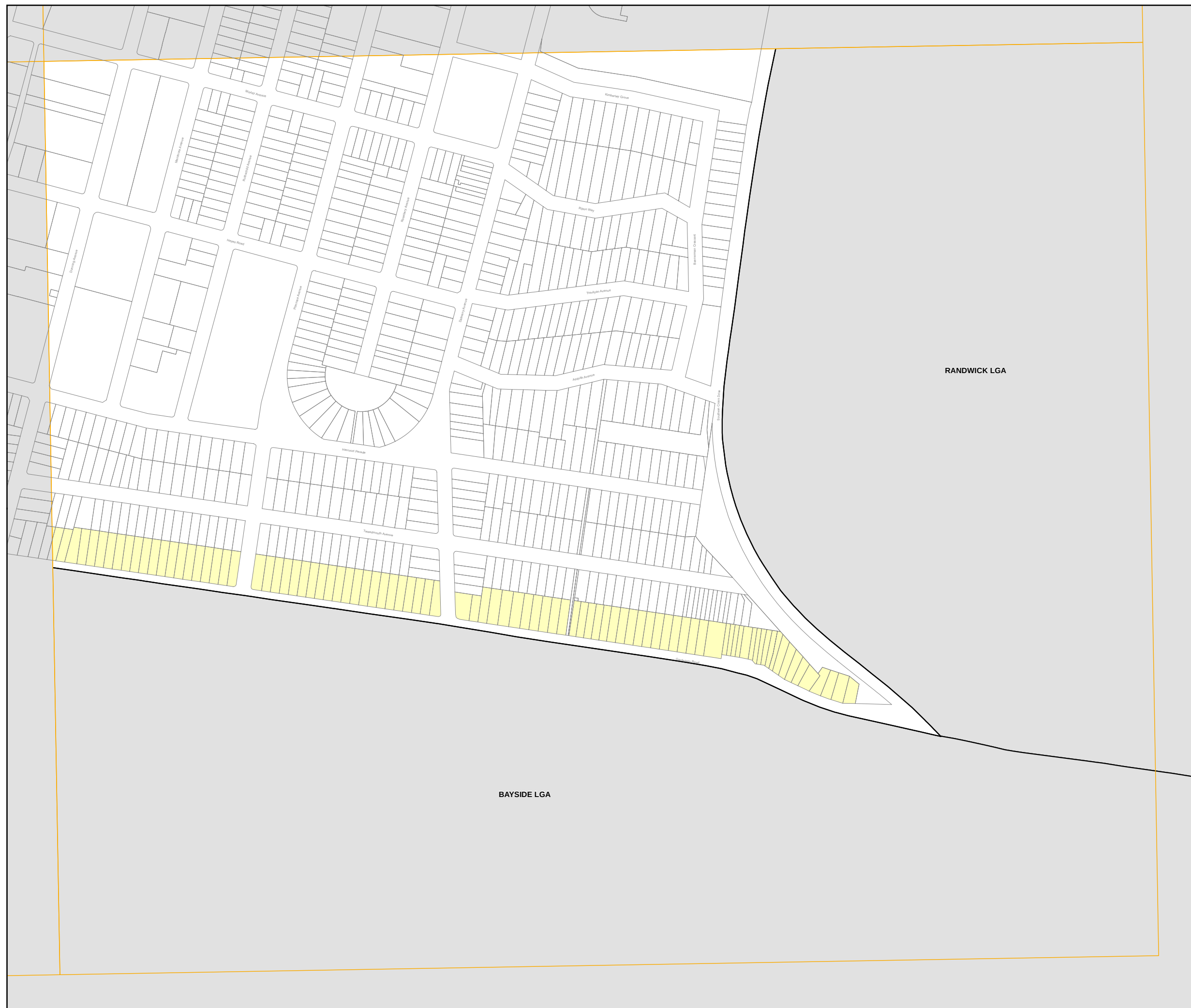


Locality and Site Identification Map

Residual Lands

Cadaastre

 Cadastre 04/07/2022 © City of Sydney



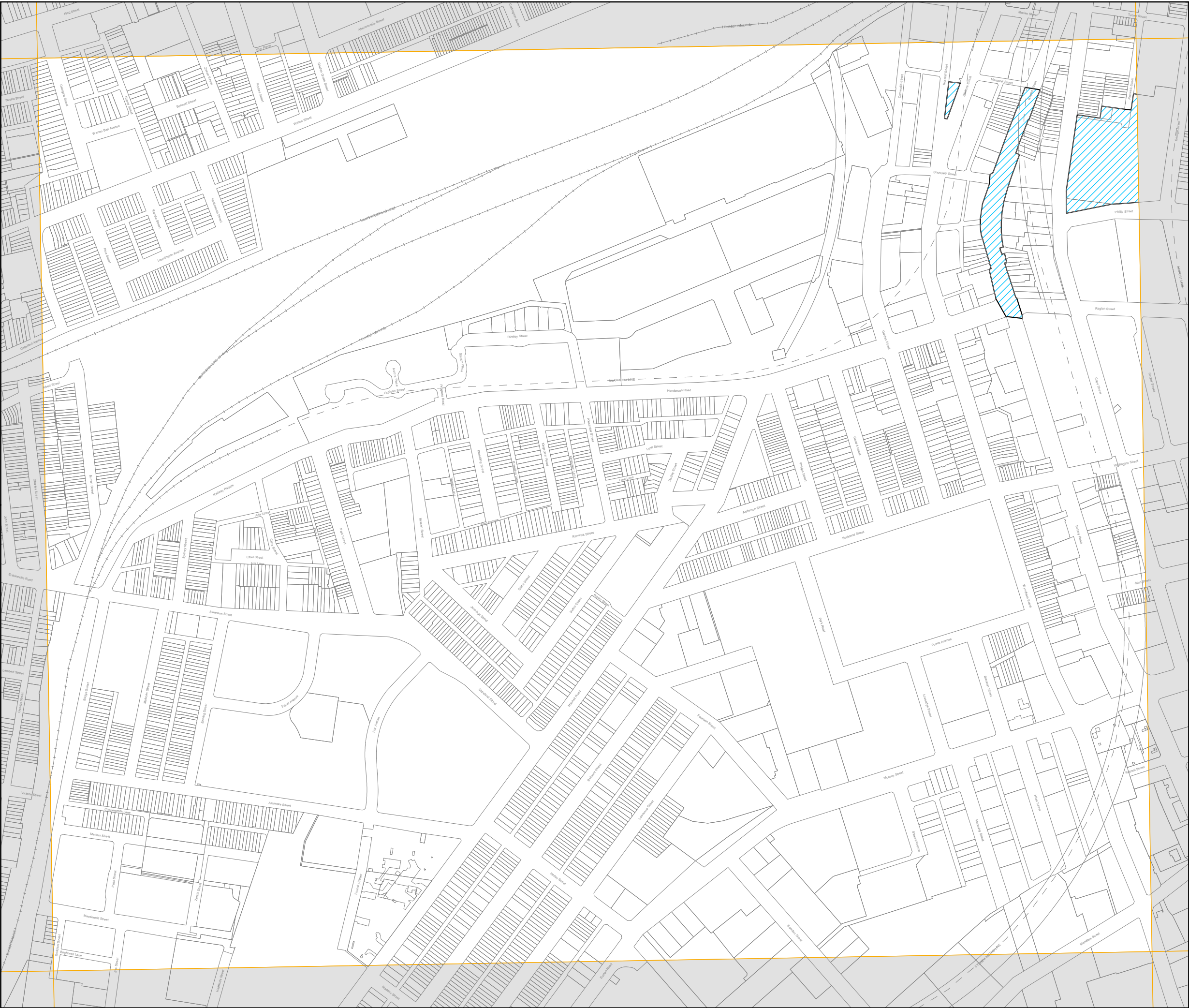
Projection: GDA 1994
Zone 56

A horizontal scale bar with a black line. The left end is labeled '0' and the right end is labeled '200 m'.

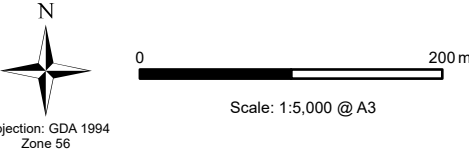
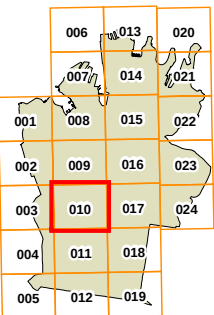
Scale: 1:5,000 @ A3

Special Character Areas Map
Retail Premises Map
- Sheet CL2_010

- Retail Premises**
-  Restricted Retail Development
- Cadastre**
-  Cadastre 14/11/2023 © City of Sydney



Pre-Exhibition



Sydney Local Environmental Plan 2012

Special Character Areas Map Retail Premises Map - Sheet CL2_017

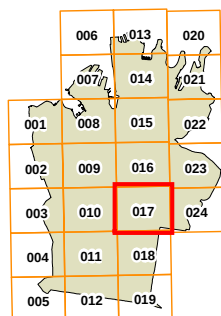
Retail Premises

 Restricted Retail Development

Cadastre

 Cadastre 14/11/2023 © City of Sydney

Pre-Exhibition

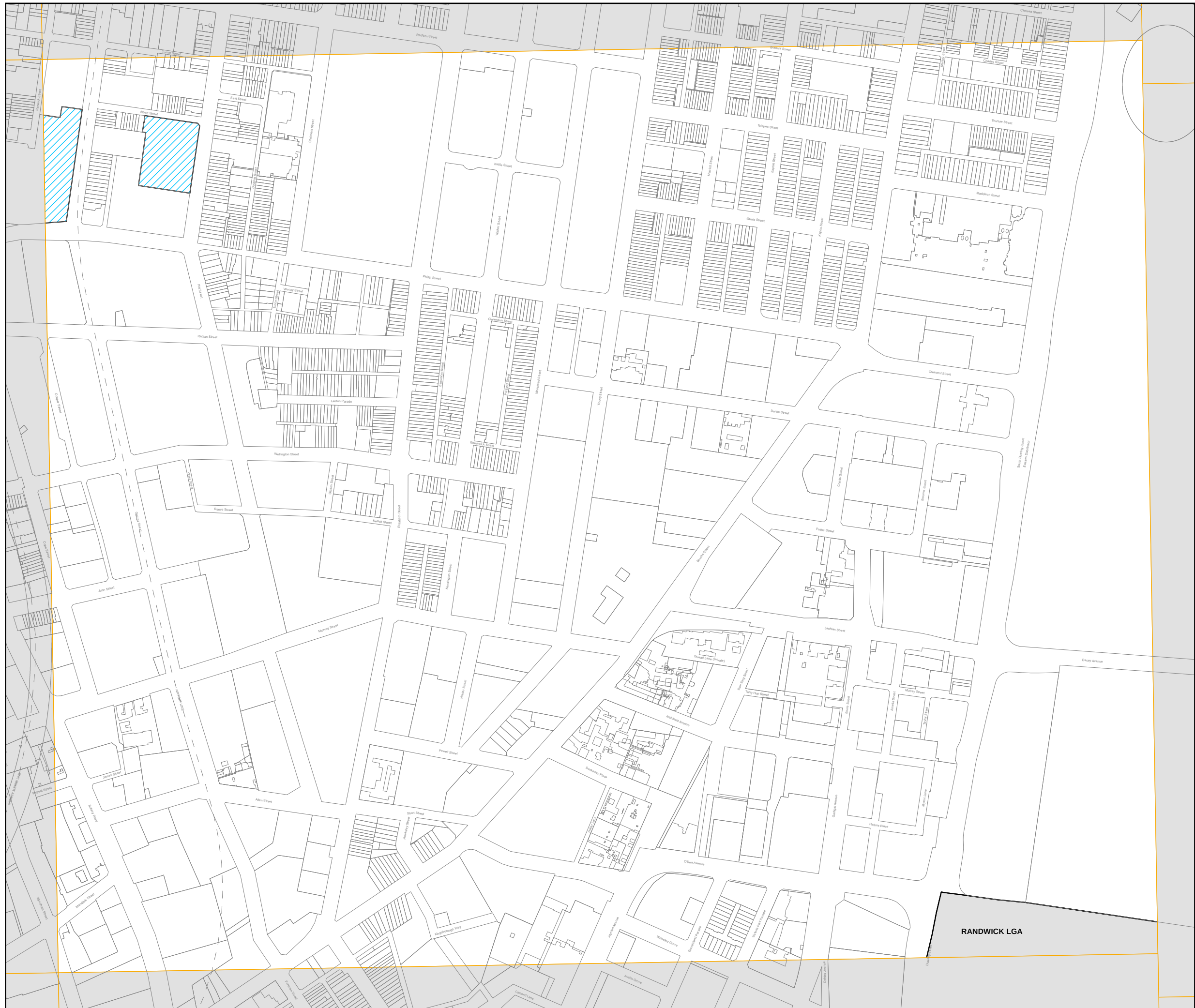


Projection: GDA 1994
Zone 56

0 200m

Scale: 1:5,000 @ A3

Map identification number:
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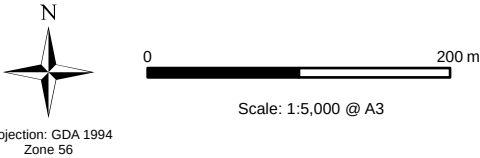
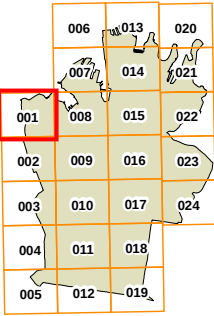
Floor Space Ratio Map -
Sheet FSR_001

Maximum Floor Space Ratio (n:1)

F	0.6	V2	3.12
P1	1.2	V4	3.41
P2	1.25	X1	4
S1	1.5	X3	4.16
S2	1.55	Y1	4.5
S4	1.85	Y3	4.68
T1	2	Y5	4.8
T2	2.25	Z2	5.31
T3	2.4	AB1	7
U5	2.65	AB2	7.5
U6	2.75	AB3	7.78
V1	3	AD2	9.5

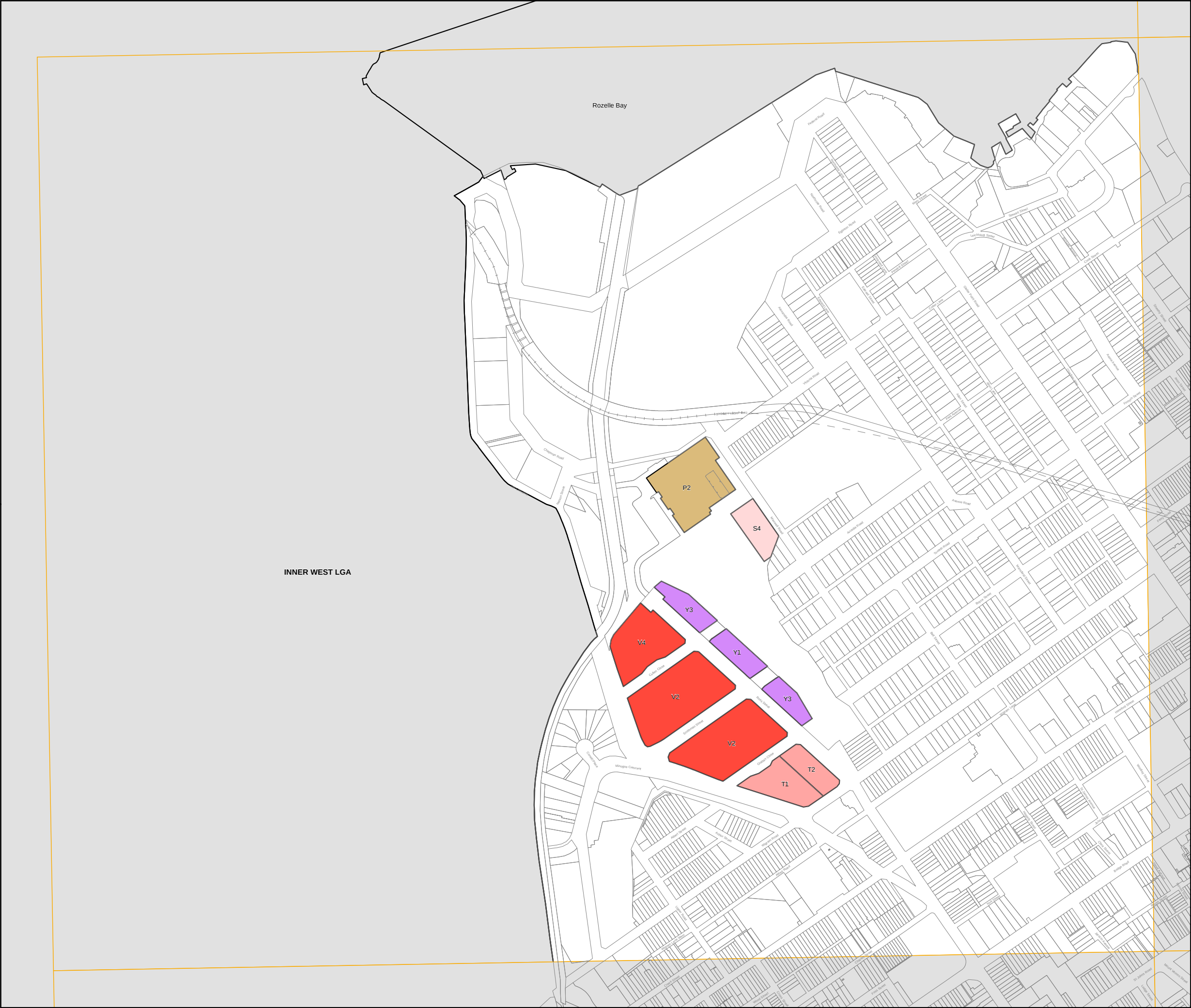
Cadastre

Cadastre 10/12/2024 © City of Sydney



Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_FSR_001_005_20241210



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Local Environmental
Plan 2012

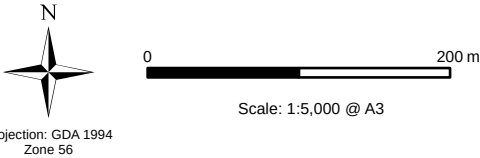
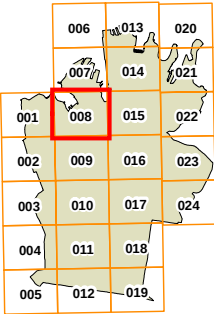
Floor Space Ratio Map -
Sheet FSR_008

Maximum Floor Space Ratio (n:1)

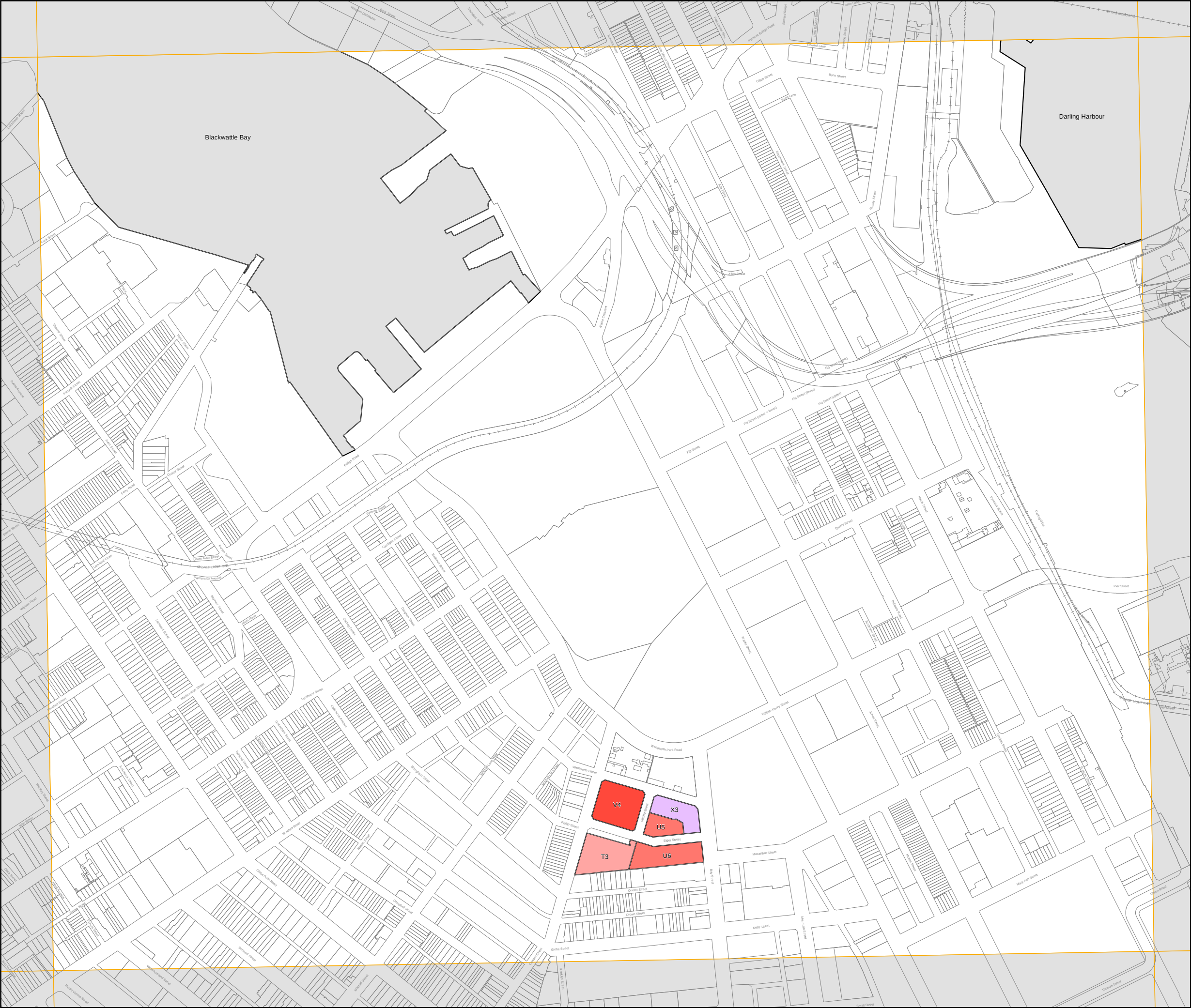
F	0.6	V2	3.12
P1	1.2	V4	3.41
P2	1.25	X1	4
S1	1.5	X3	4.16
S2	1.55	Y1	4.5
S4	1.85	Y3	4.68
T1	2	Y5	4.8
T2	2.25	Z2	5.31
T3	2.4	AB1	7
U5	2.65	AB2	7.5
U6	2.75	AB3	7.78
V1	3	AD2	9.5

Cadastral

Cadastral 10/12/2024 © City of Sydney



Projection: GDA 1994
Zone 56
Map identification number:
7200_COM_FSR_008_005_20241210



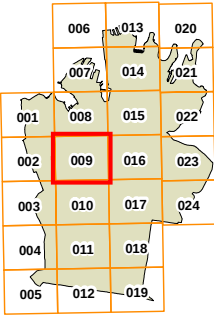
Floor Space Ratio Map -
Sheet FSR_009

Maximum Floor Space Ratio (n:1)

F 0.6	V2 3.12
P1 1.2	V4 3.41
P2 1.25	X1 4
S1 1.5	X3 4.16
S2 1.55	Y1 4.5
S4 1.85	Y3 4.68
T1 2	Y5 4.8
T2 2.25	Z2 5.31
T3 2.4	AB1 7
U5 2.65	AB2 7.5
U6 2.75	AB3 7.78
V1 3	AD2 9.5

Cadastre

Cadastre 10/12/2024 © City of Sydney



0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_FSR_009_005_20241210



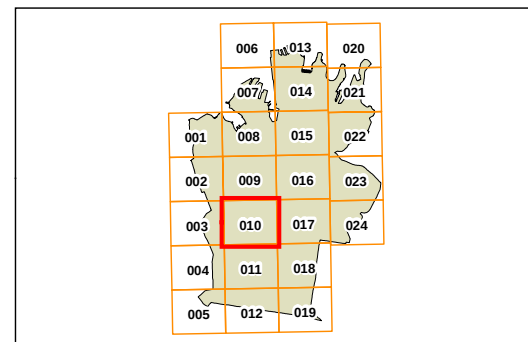
Floor Space Ratio Map -
Sheet FSR_010

Maximum Floor Space Ratio (n:1)

F 0.6	V2 3.12
P1 1.2	V4 3.41
P2 1.25	X1 4
S1 1.5	X3 4.16
S2 1.55	Y1 4.5
S4 1.85	Y3 4.68
T1 2	Y5 4.8
T2 2.25	Z2 5.31
T3 2.4	AB1 7
U5 2.65	AB2 7.5
U6 2.75	AB3 7.78
V1 3	AD2 9.5

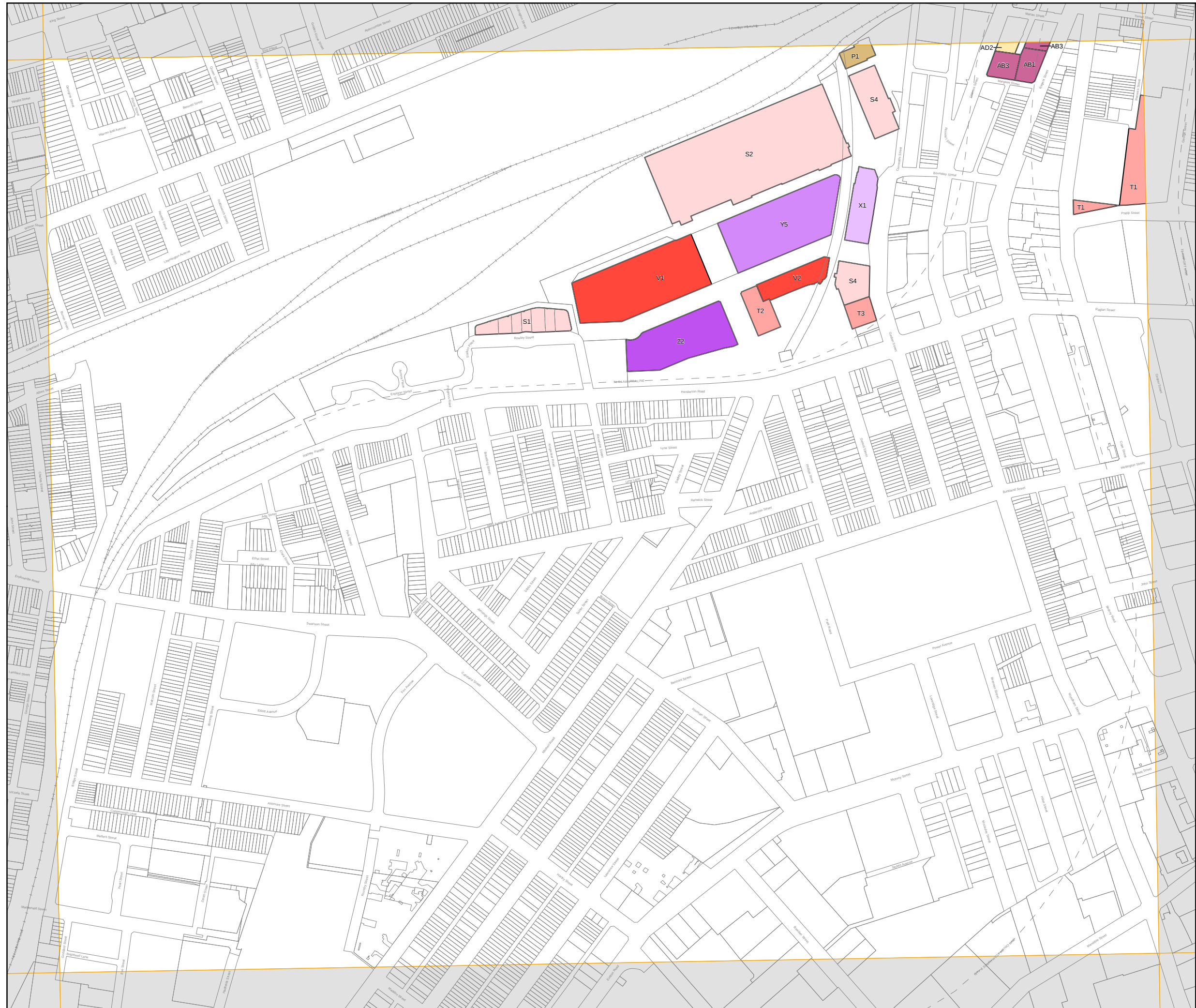
Cadastre

Cadastre 10/12/2024 © City of Sydney



0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56Map identification number:
7200_COM_FSR_010_005_20241210

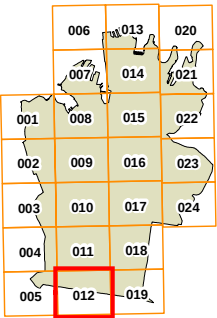
Floor Space Ratio Map -
Sheet FSR_012

Maximum Floor Space Ratio (n:1)

F	0.6	V2	3.12
P1	1.2	V4	3.41
P2	1.25	X1	4
S1	1.5	X3	4.16
S2	1.55	Y1	4.5
S4	1.85	Y3	4.68
T1	2	Y5	4.8
T2	2.25	Z2	5.31
T3	2.4	AB1	7
U5	2.65	AB2	7.5
U6	2.75	AB3	7.78
V1	3	AD2	9.5

Cadastre

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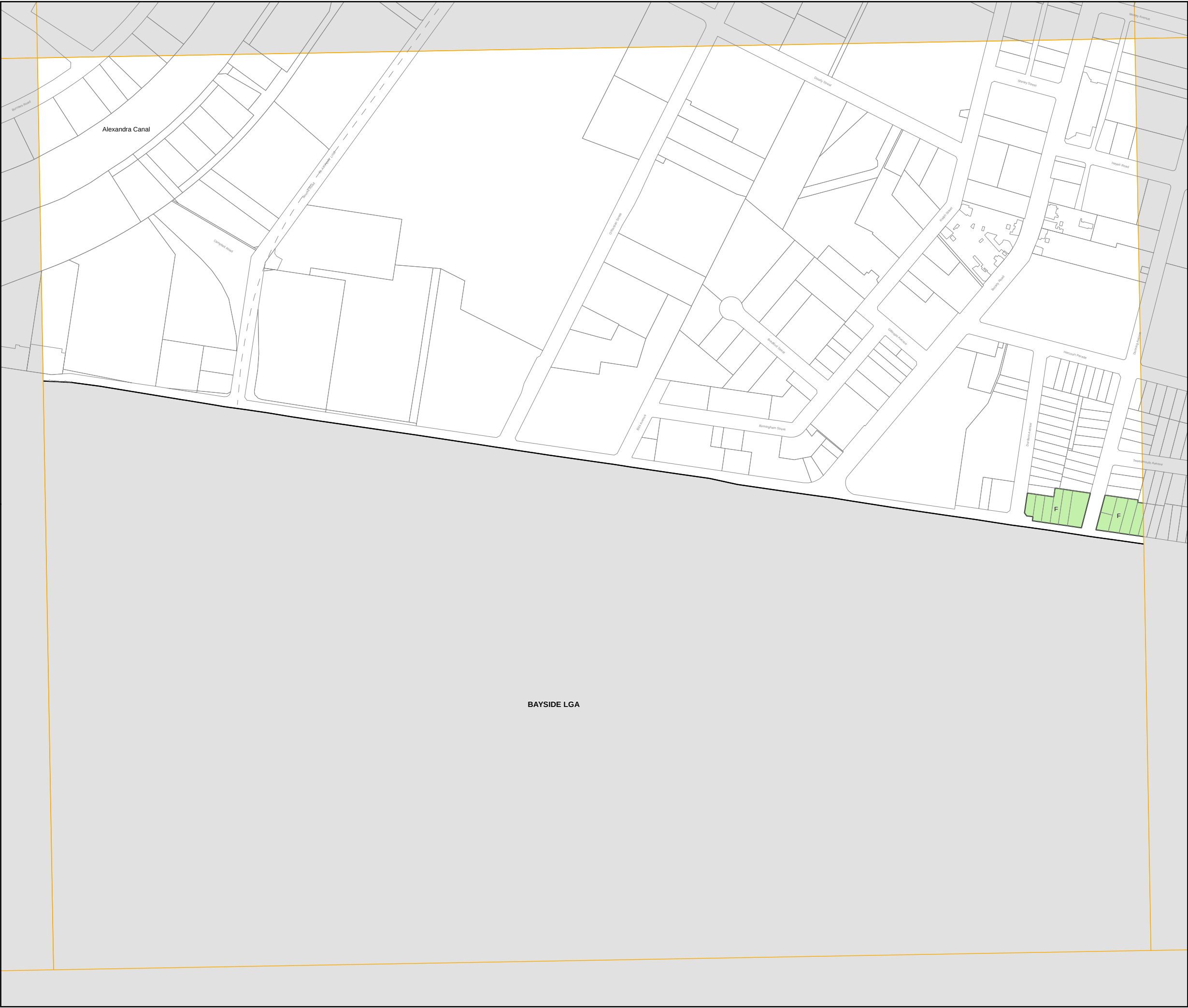


0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_FSR_012_005_20241210



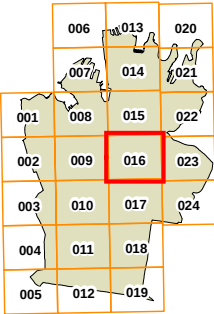
Floor Space Ratio Map -
Sheet FSR_016

Maximum Floor Space Ratio (n:1)

F	0.6	V2	3.12
P1	1.2	V4	3.41
P2	1.25	X1	4
S1	1.5	X3	4.16
S2	1.55	Y1	4.5
S4	1.85	Y3	4.68
T1	2	Y5	4.8
T2	2.25	Z2	5.31
T3	2.4	AB1	7
U5	2.65	AB2	7.5
U6	2.75	AB3	7.78
V1	3	AD2	9.5

Cadastre

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0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_FSR_016_005_20241210



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Local Environmental
Plan 2012

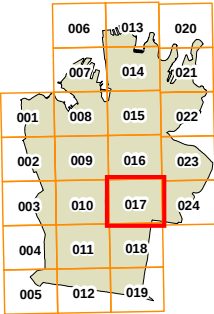
Floor Space Ratio Map -
Sheet FSR_017

Maximum Floor Space Ratio (n:1)

F	0.6	V2	3.12
P1	1.2	V4	3.41
P2	1.25	X1	4
S1	1.5	X3	4.16
S2	1.55	Y1	4.5
S4	1.85	Y3	4.68
T1	2	Y5	4.8
T2	2.25	Z2	5.31
T3	2.4	AB1	7
U5	2.65	AB2	7.5
U6	2.75	AB3	7.78
V1	3	AD2	9.5

Cadastre

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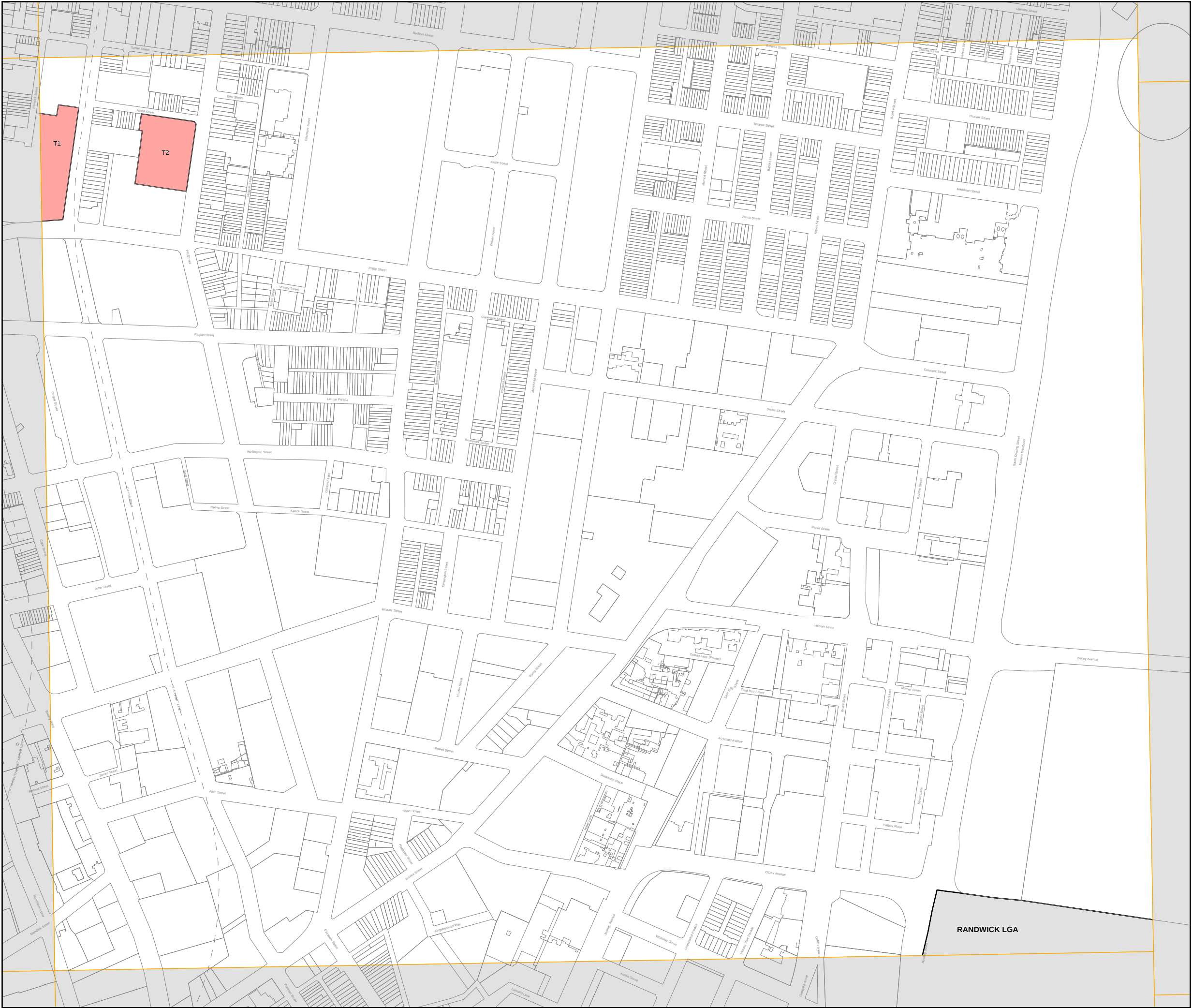


0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_FSR_017_005_20241210



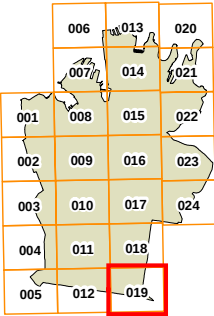
Floor Space Ratio Map -
Sheet FSR_019

Maximum Floor Space Ratio (n:1)

F	0.6	V2	3.12
P1	1.2	V4	3.41
P2	1.25	X1	4
S1	1.5	X3	4.16
S2	1.55	Y1	4.5
S4	1.85	Y3	4.68
T1	2	Y5	4.8
T2	2.25	Z2	5.31
T3	2.4	AB1	7
U5	2.65	AB2	7.5
U6	2.75	AB3	7.78
V1	3	AD2	9.5

Cadastre

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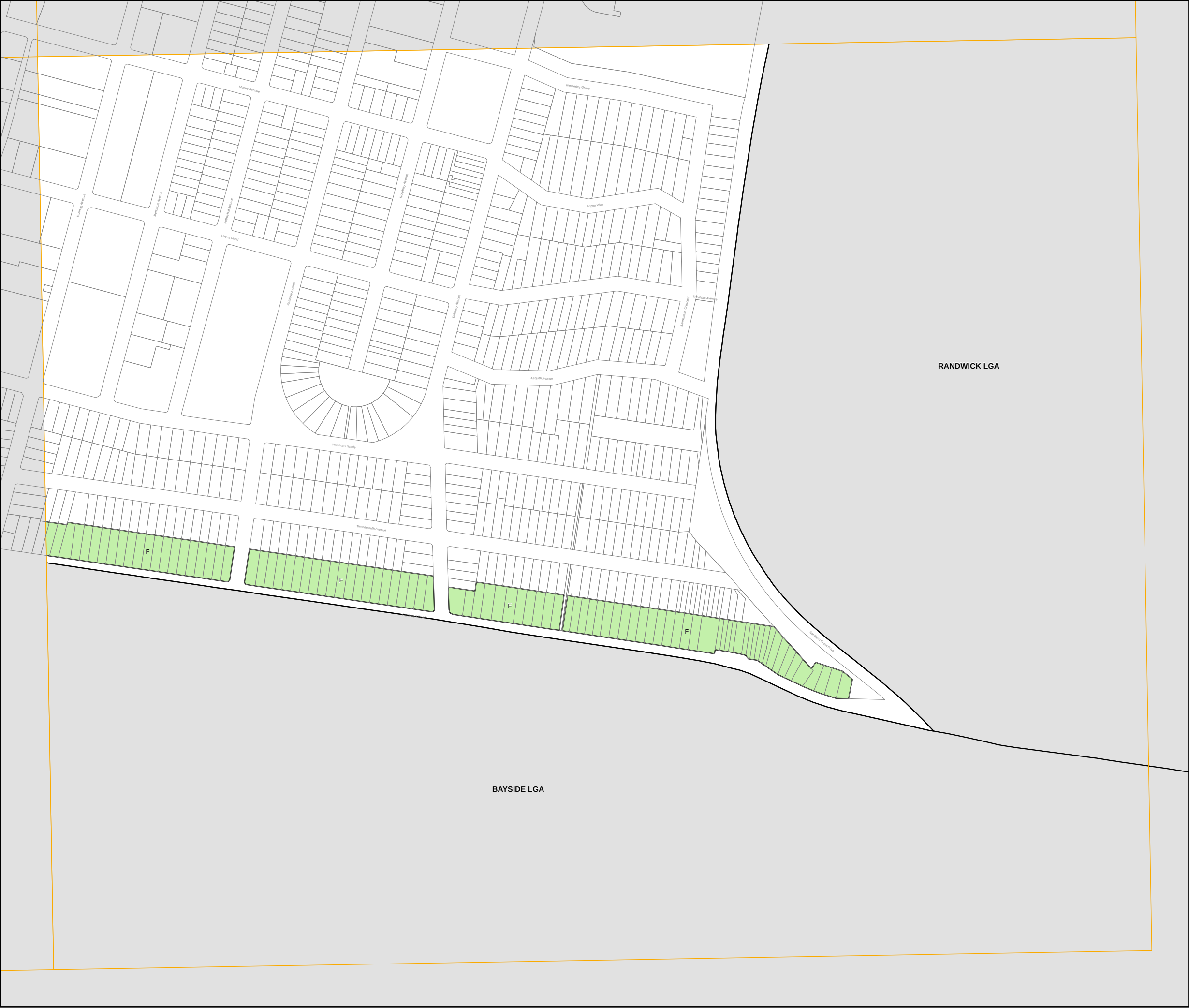


0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_FSR_019_005_20241210



Heritage Map - Sheet HER_001

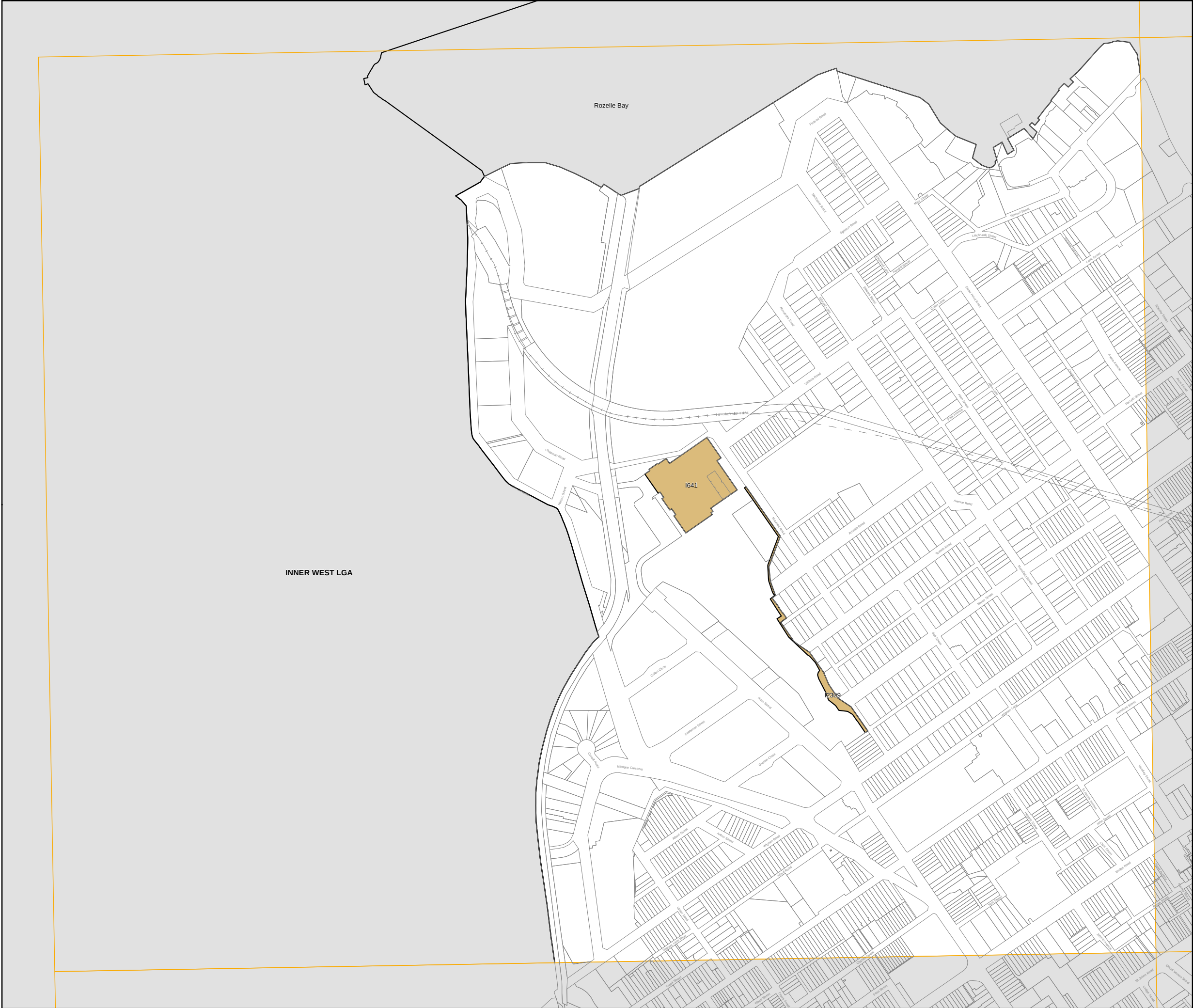
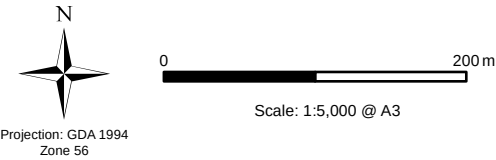
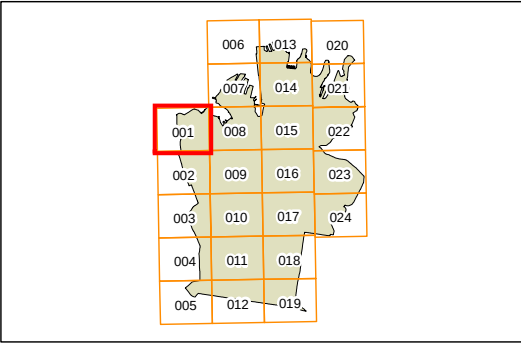
Heritage

 Conservation Area - General

 Item - General

Cadastre

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Heritage Map - Sheet HER_009

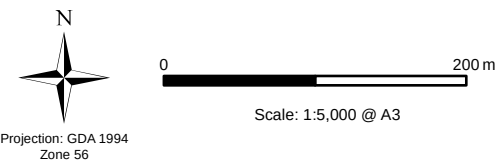
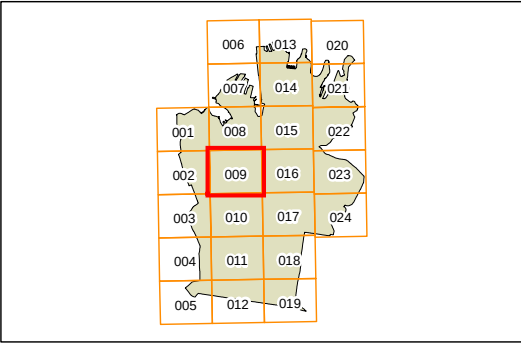
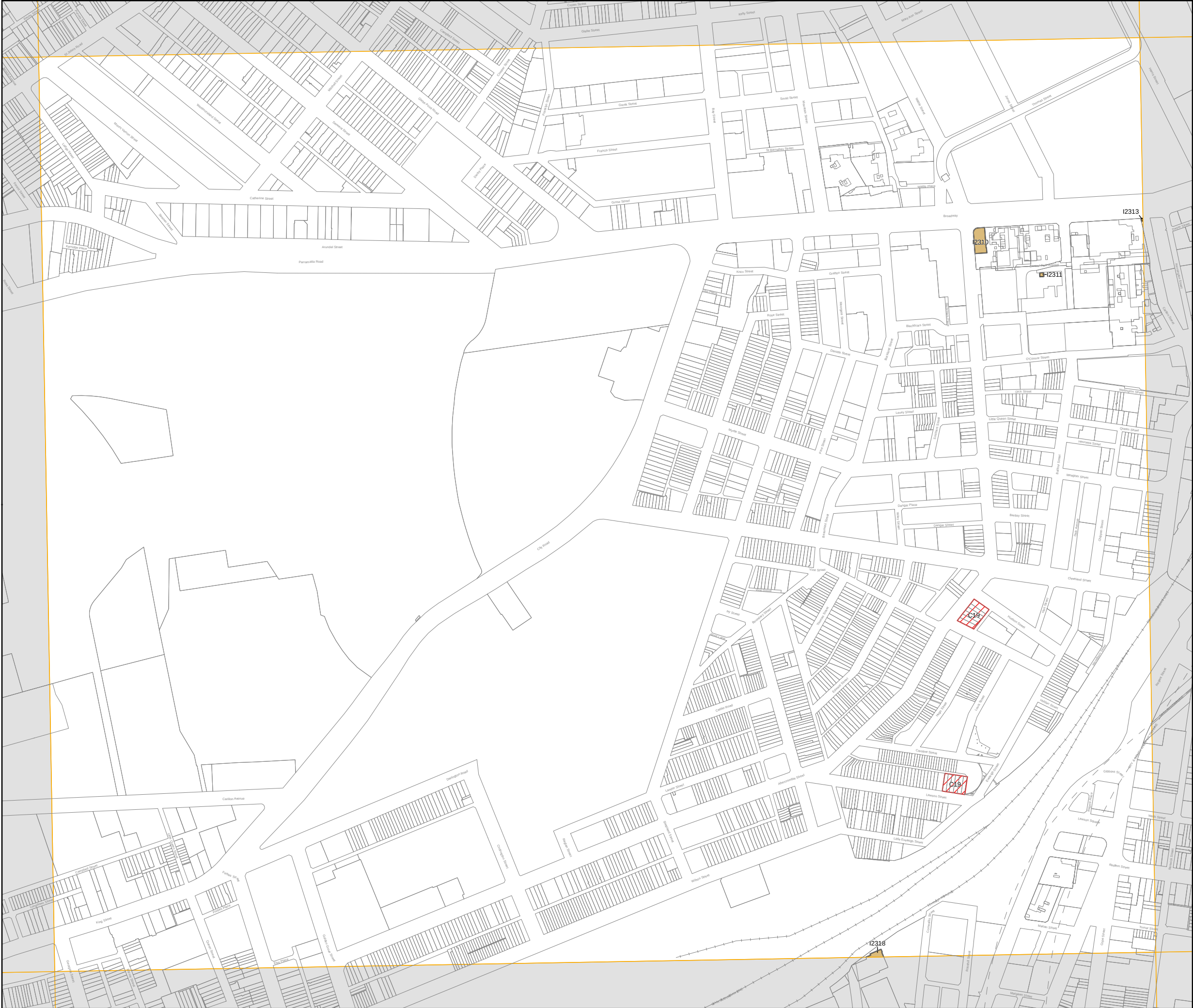
Heritage

 Conservation Area - General

 Item - General

Cadastre

 Cadastre 28/11/2024 © City of Sydney



Heritage Map - Sheet HER_010

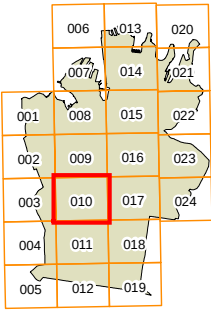
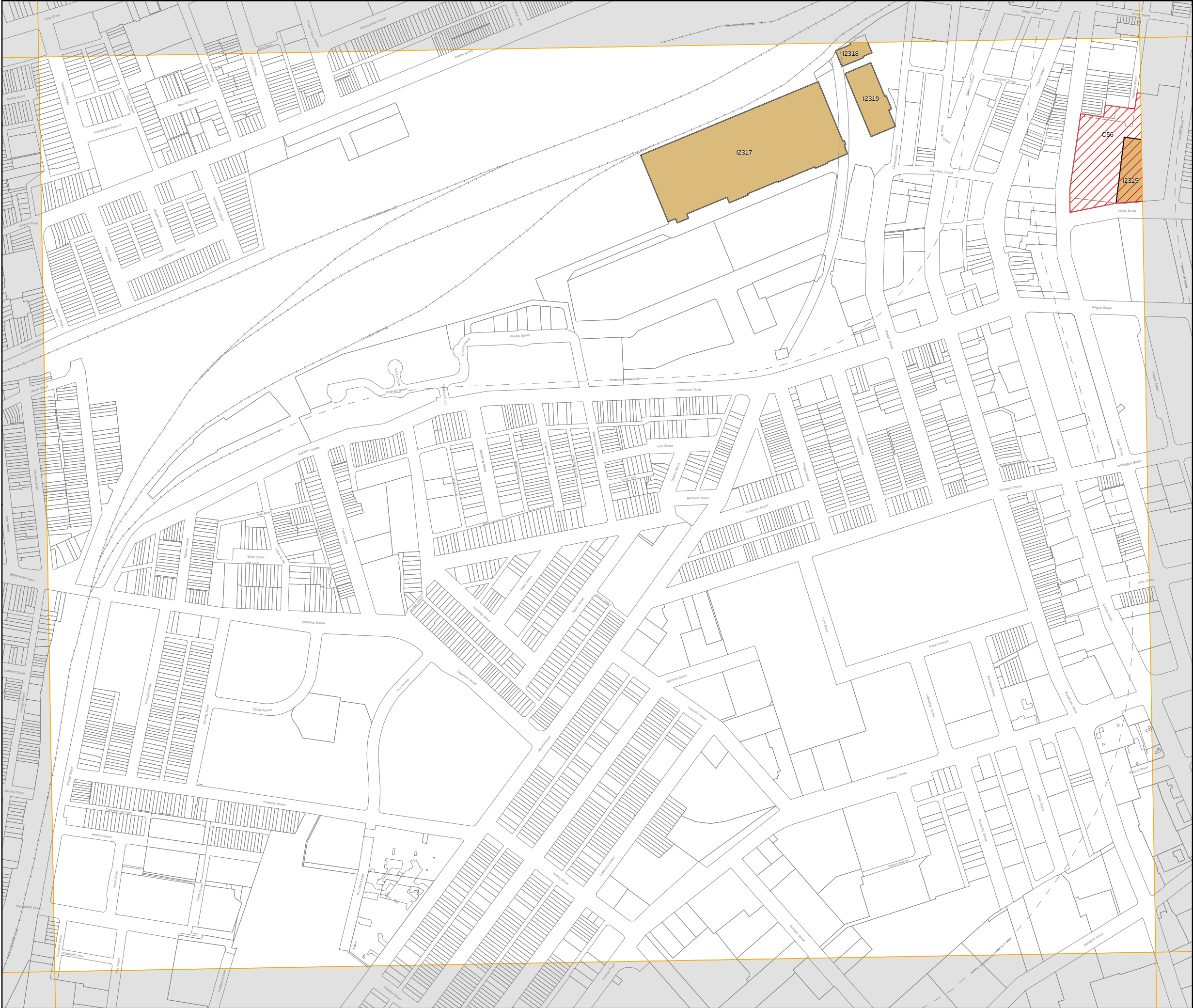
Heritage

 Conservation Area - General

 Item - General

Cadastre

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N

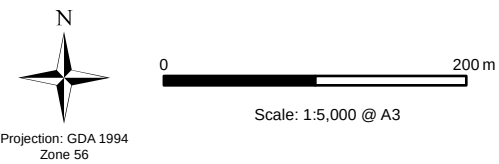
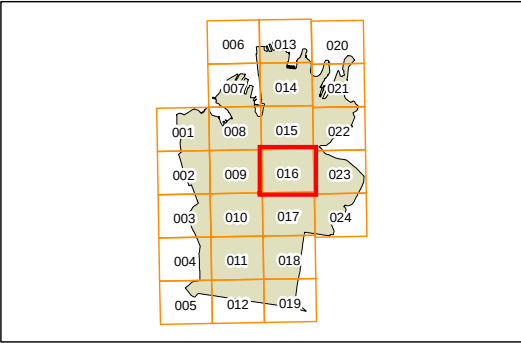
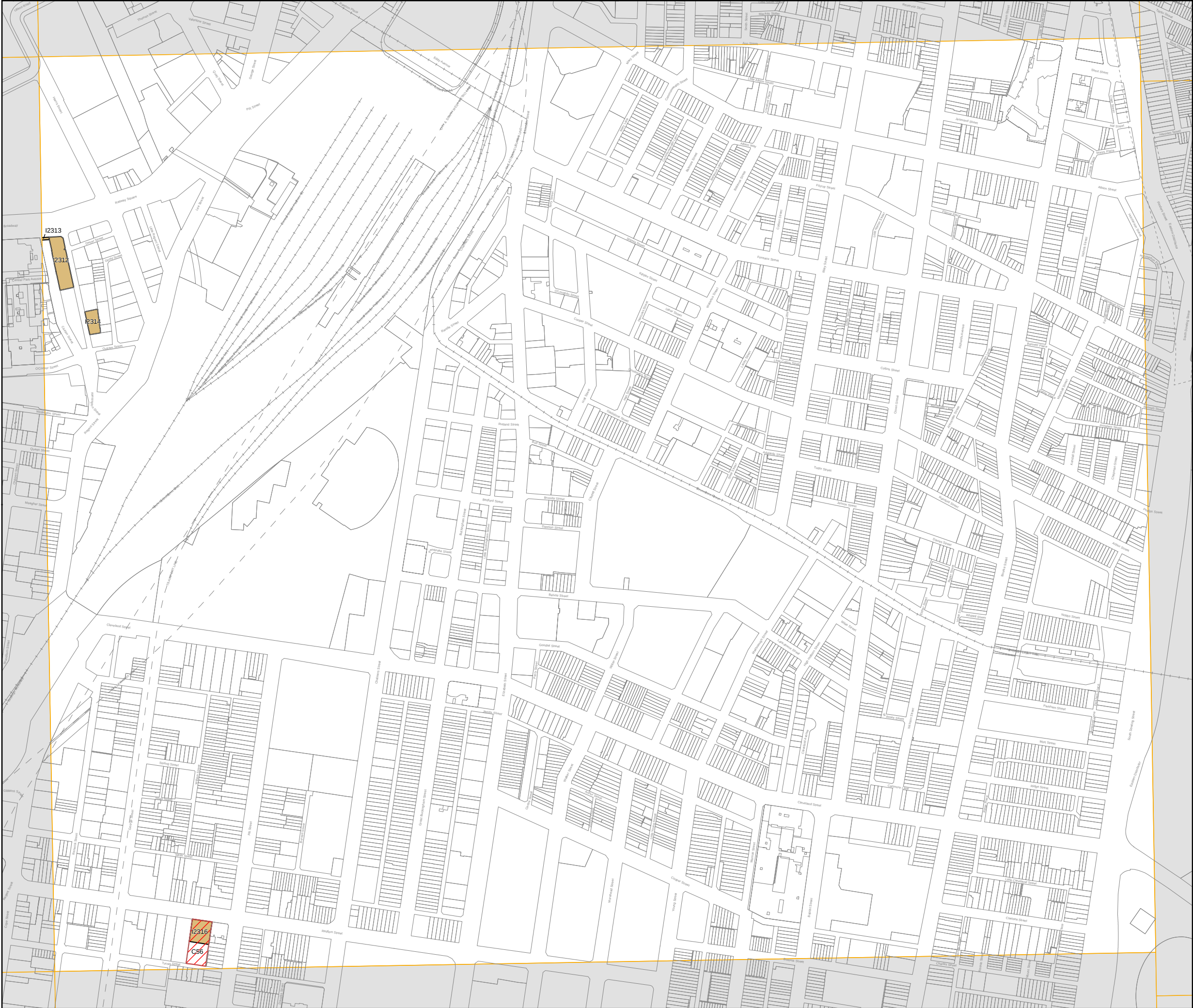
0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

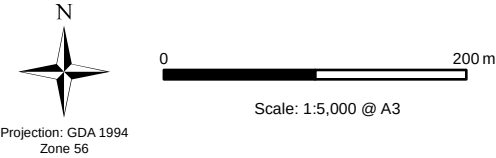
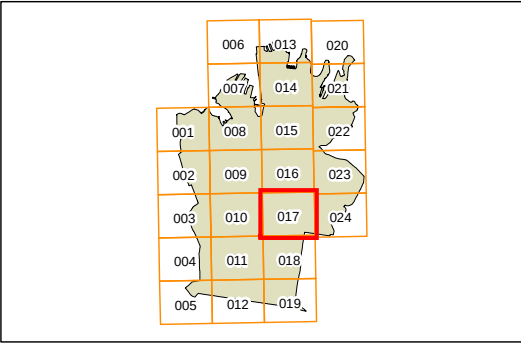
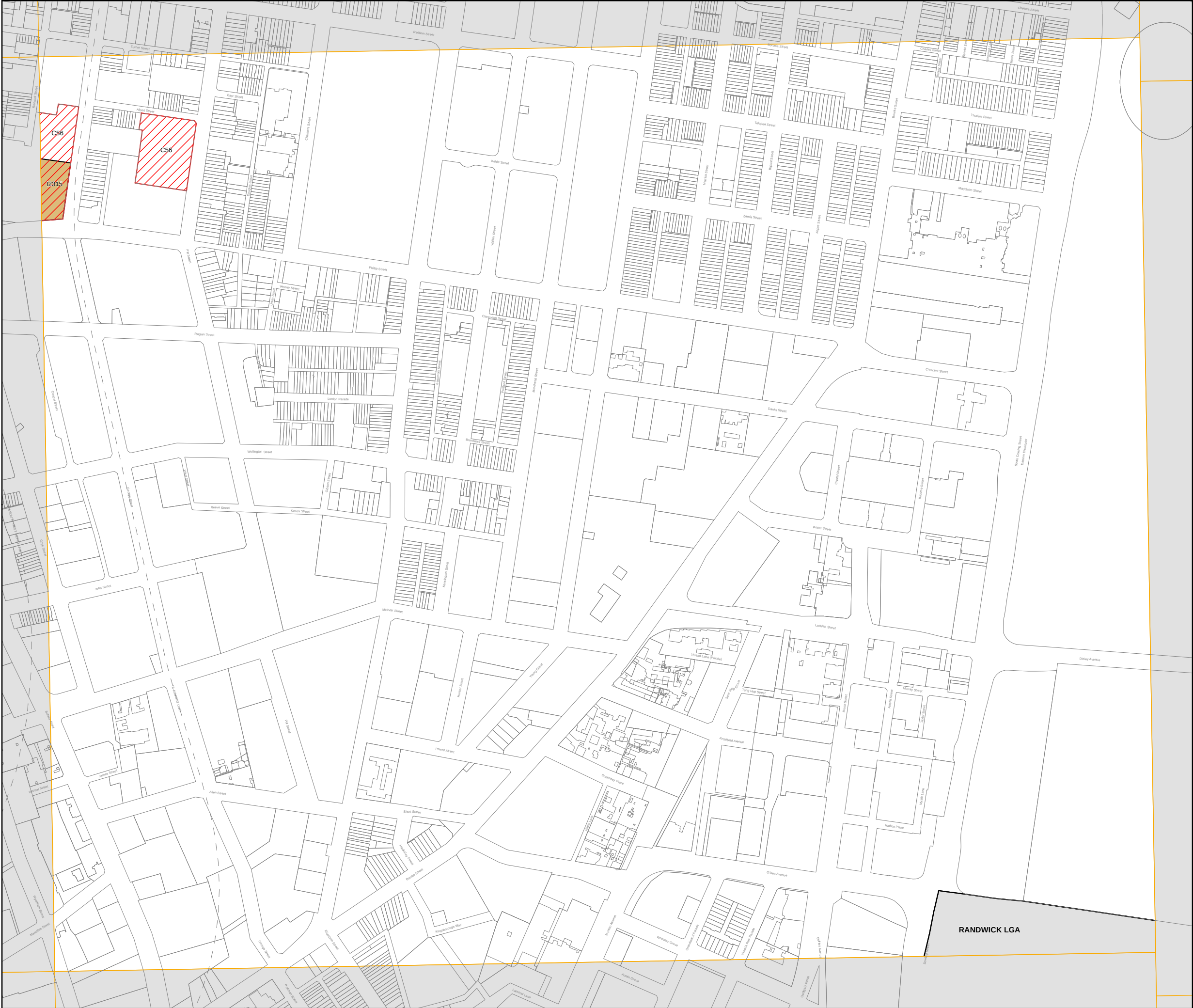
Heritage Map - Sheet HER_016

- Heritage**
- Conservation Area - General
 - Item - General
- Cadastre**
- Cadastre 28/11/2024 © City of Sydney



Heritage Map - Sheet HER_017

- Heritage**
- Conservation Area - General
 - Item - General
- Cadastral**
- Cadastral 28/11/2024 © City of Sydney



Sydney Local Environmental Plan 2012

Height of Buildings Map - Sheet HOB_001

Maximum Building Height (m)

A	3	S2	24
E	6	T1	25
H	7.5	T2	27
I	8	T3	28
J	9	T4	29
L	11	U1	30
M	12	V1	35
O	15	X	45
P	18	Y	50
Q1	19	AA1	60
Q2	20	AA2	65
R	22	AA3	70
S1	23		

Existing Building Height

- Area 11 (Refer to Clause XXX)
- Area 12 (Refer to Clause XXX)

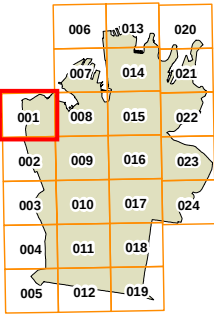
Maximum Building Height (m)

Heights shown on map in RL (m)

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

Cadastre

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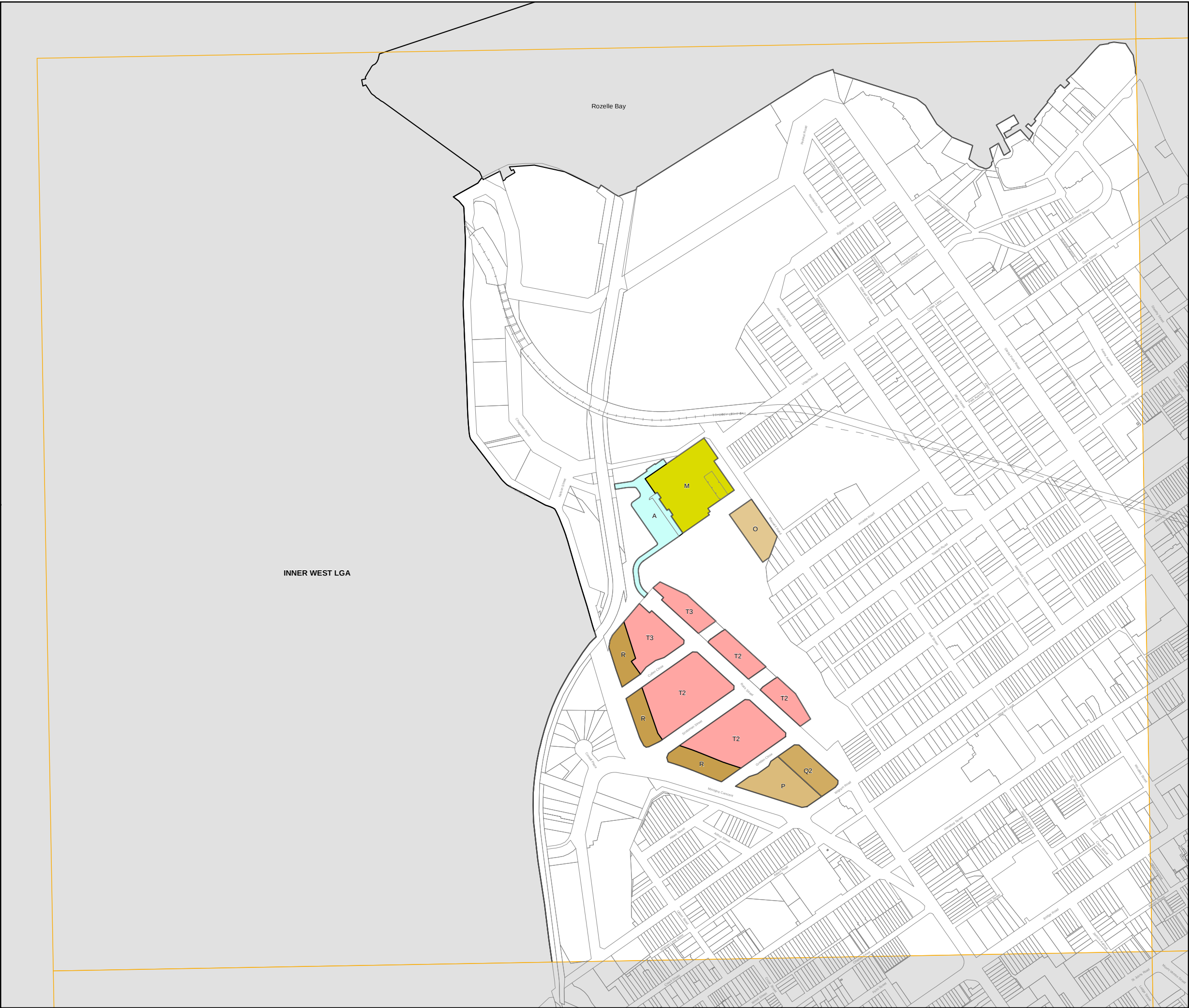


0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_HOB_001_005_20241113



Sydney Local Environmental Plan 2012

Height of Buildings Map - Sheet HOB_008

Maximum Building Height (m)

A	3	S2	24
E	6	T1	25
H	7.5	T2	27
I	8	T3	28
J	9	T4	29
L	11	U1	30
M	12	V1	35
O	15	X	45
P	18	Y	50
Q1	19	AA1	60
Q2	20	AA2	65
R	22	AA3	70
S1	23		

Existing Building Height

- Area 11 (Refer to Clause XXX)
- Area 12 (Refer to Clause XXX)

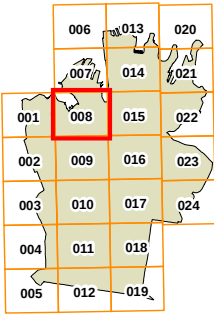
Maximum Building Height (m)

Heights shown on map in RL (m)

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

Cadastre

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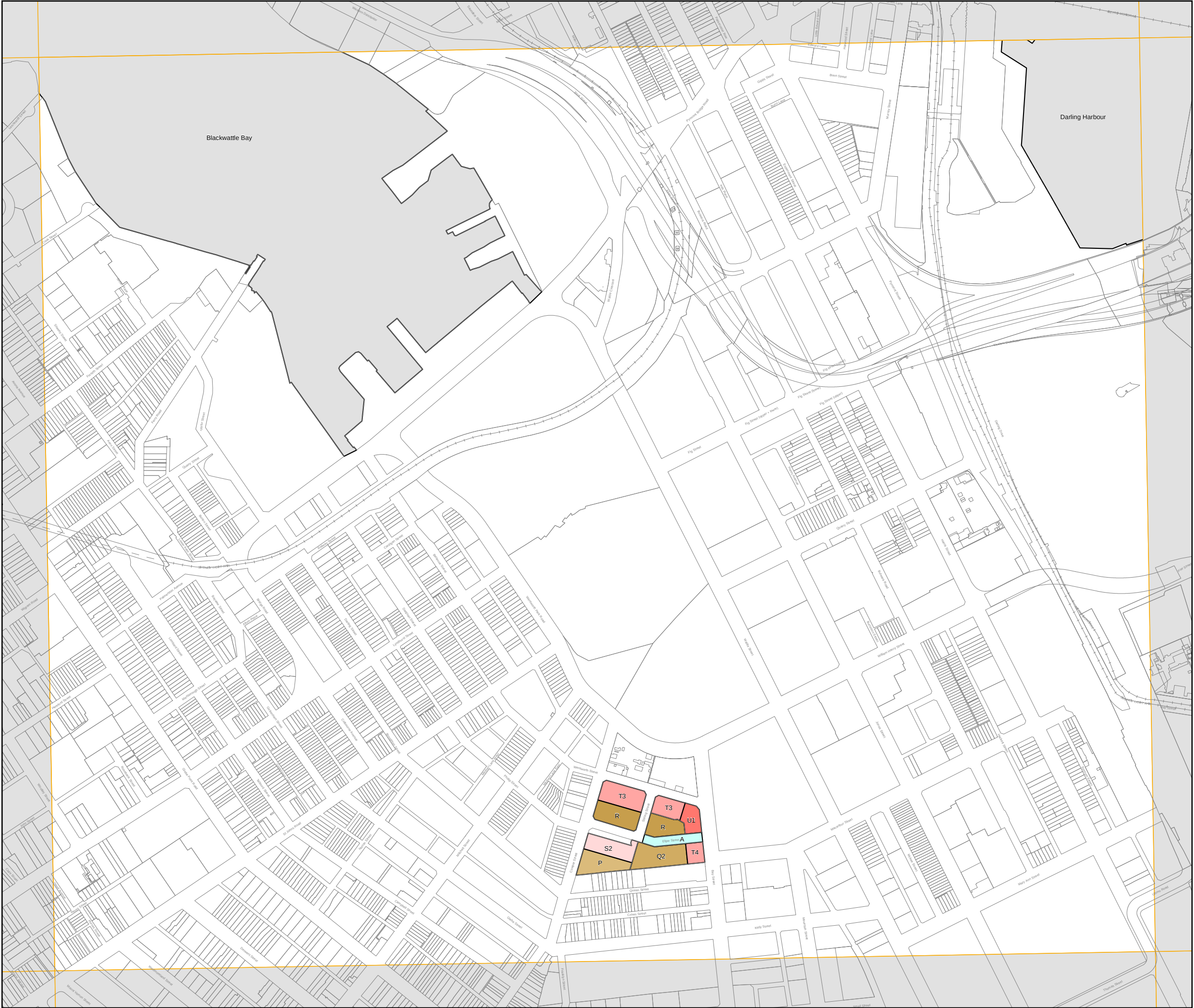


0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_HOB_008_005_20241113



Sydney Local Environmental Plan 2012

Height of Buildings Map - Sheet HOB_009

Maximum Building Height (m)

A	3	S2	24
E	6	T1	25
H	7.5	T2	27
I	8	T3	28
J	9	T4	29
L	11	U1	30
M	12	V1	35
O	15	X	45
P	18	Y	50
Q1	19	AA1	60
Q2	20	AA2	65
R	22	AA3	70
S1	23		

Existing Building Height

- Area 11 (Refer to Clause XXX)
- Area 12 (Refer to Clause XXX)

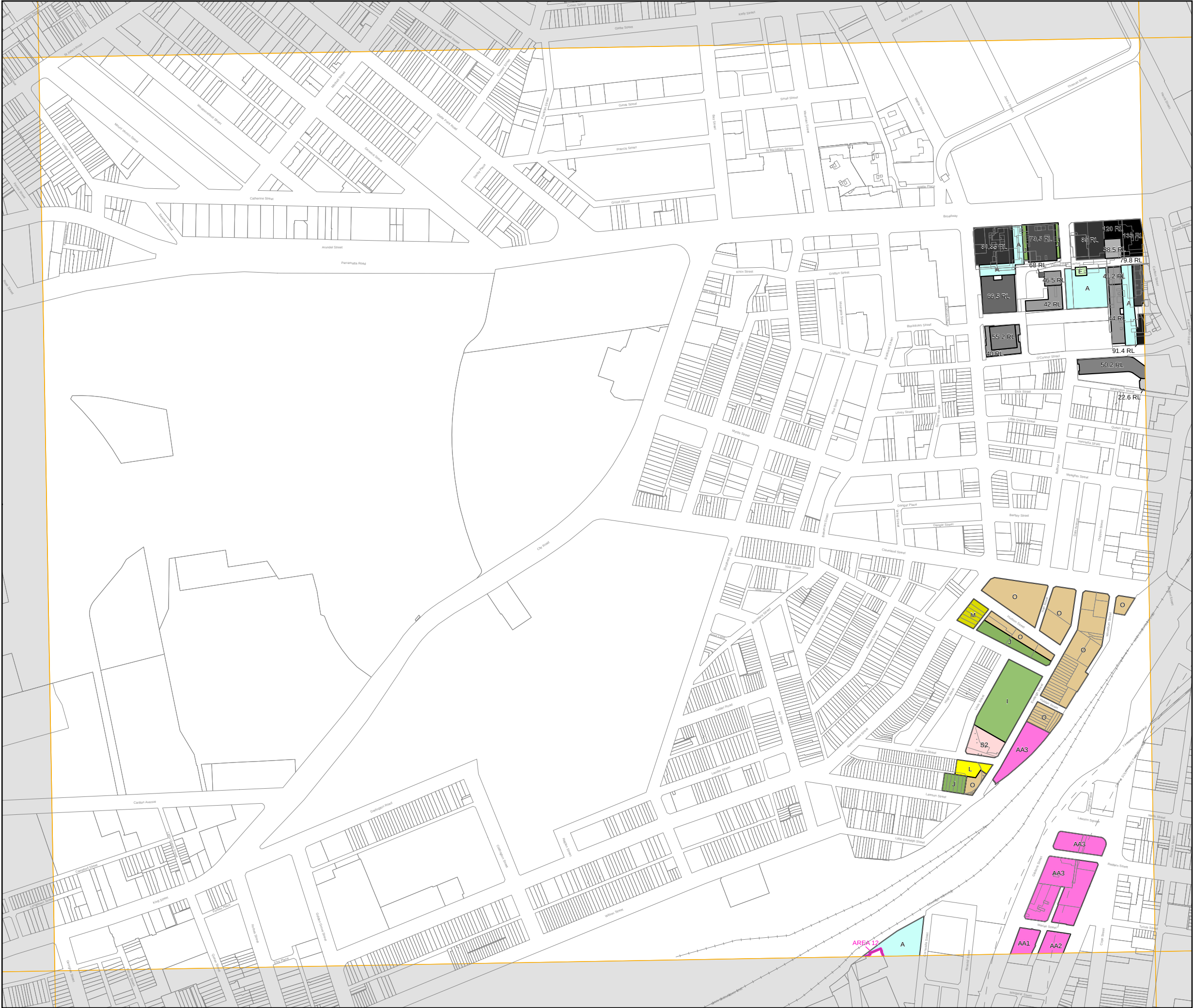
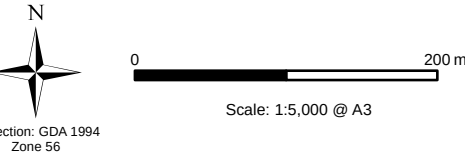
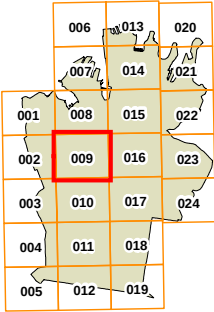
Maximum Building Height (m)

Heights shown on map in RL (m)

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

Cadastre

Cadastre 13/11/2024 © City of Sydney



Sydney Local Environmental Plan 2012

Height of Buildings Map - Sheet HOB_010

Maximum Building Height (m)

A	3	S2	24
E	6	T1	25
H	7.5	T2	27
I	8	T3	28
J	9	T4	29
L	11	U1	30
M	12	V1	35
O	15	X	45
P	18	Y	50
Q1	19	AA1	60
Q2	20	AA2	65
R	22	AA3	70
S1	23		

Existing Building Height

- Area 11 (Refer to Clause XXX)
- Area 12 (Refer to Clause XXX)

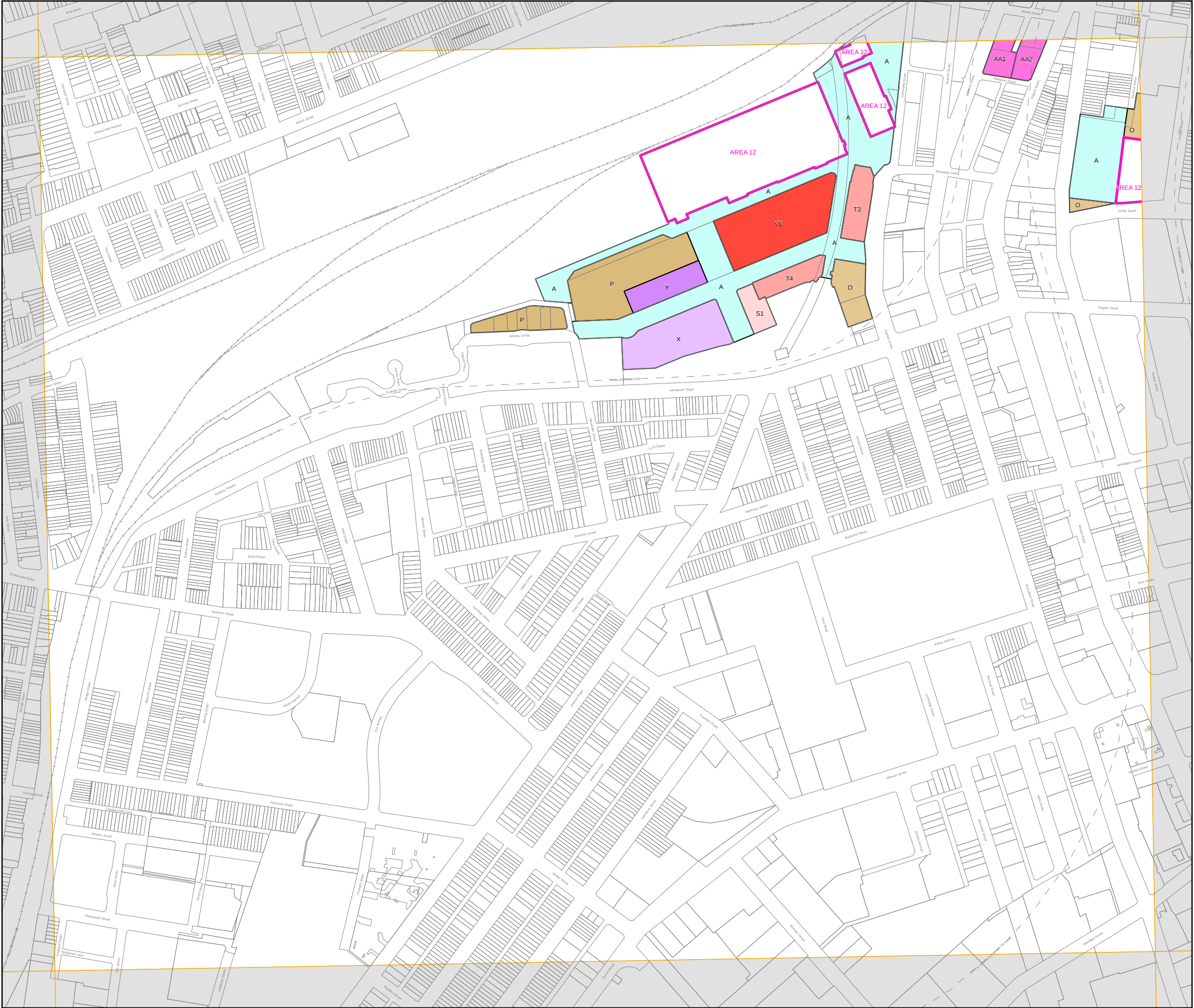
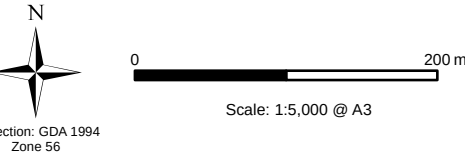
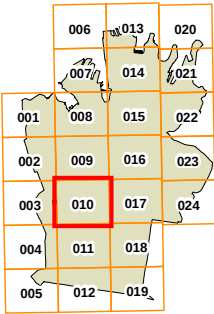
Maximum Building Height (m)

Heights shown on map in RL (m)

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

Cadastre

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Maximum Building Height (m)

Existing Building Height

 Area 12 (Refer to Clause XXX)

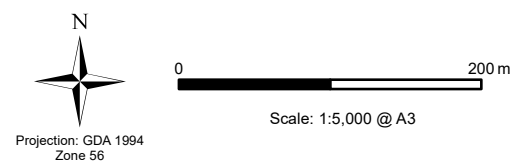
Maximum Building Height (m)

Heights shown on map in RL (m)

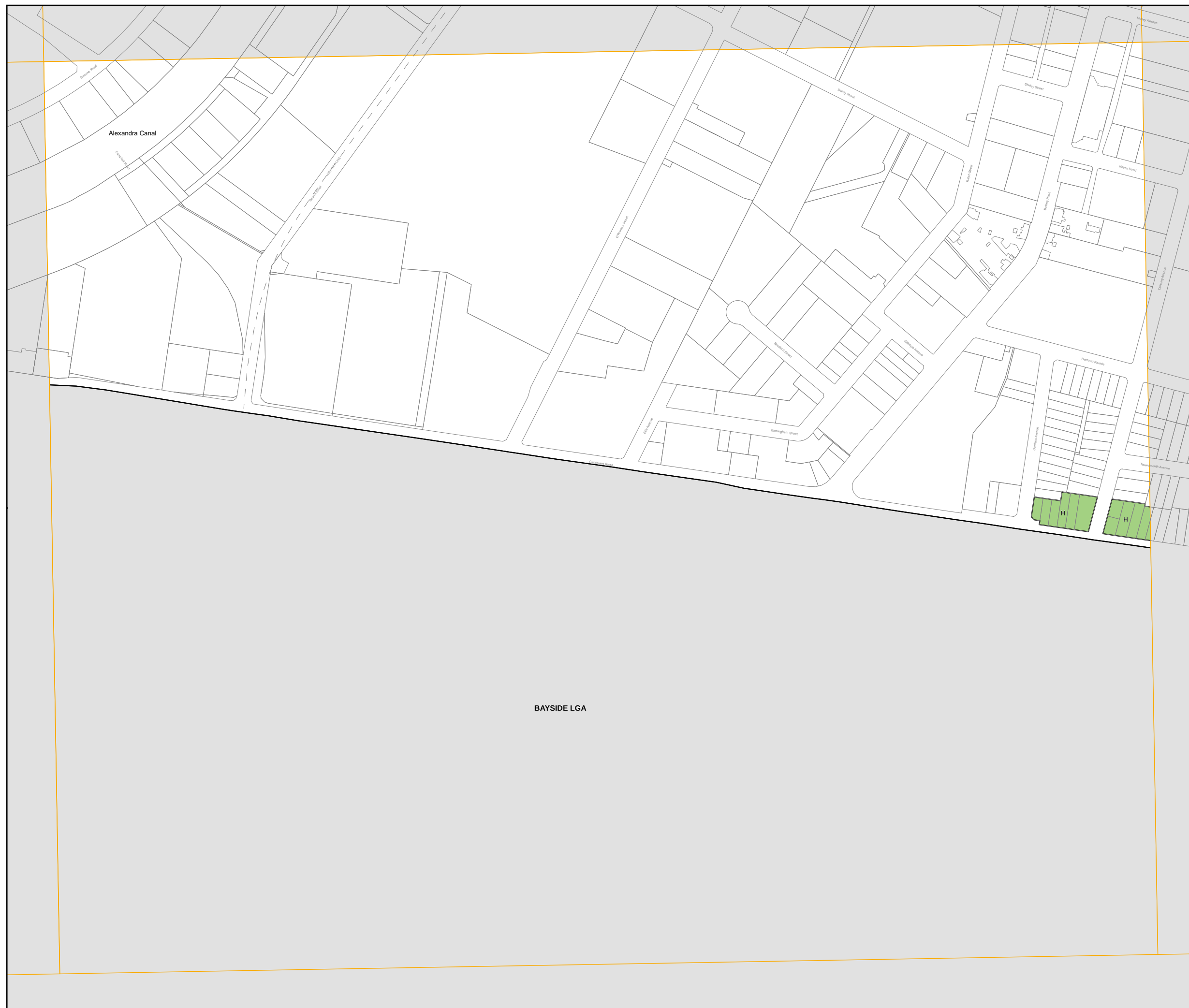
	10 - 20		70 - 80
	20 - 30		80 - 90
	30 - 40		90 - 100
	40 - 50		100 - 110
	50 - 60		110 - 120
	60 - 70		120 - 140

Cadastral

 Cadastre 05/09/2023 © City of Sydney



Map identification number:
7200_COM_HOB_012_005_20230905



Sydney Local Environmental Plan 2012

Height of Buildings Map - Sheet HOB_016

Maximum Building Height (m)

A	3	S2	24
E	6	T1	25
H	7.5	T2	27
I	8	T3	28
J	9	T4	29
L	11	U1	30
M	12	V1	35
O	15	X	45
P	18	Y	50
Q1	19	AA1	60
Q2	20	AA2	65
R	22	AA3	70
S1	23		

Existing Building Height

- Area 11 (Refer to Clause XXX)
- Area 12 (Refer to Clause XXX)

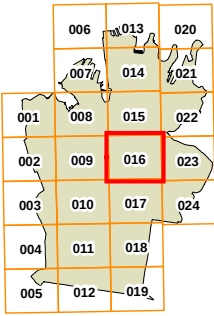
Maximum Building Height (m)

Heights shown on map in RL (m)

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

Cadastral

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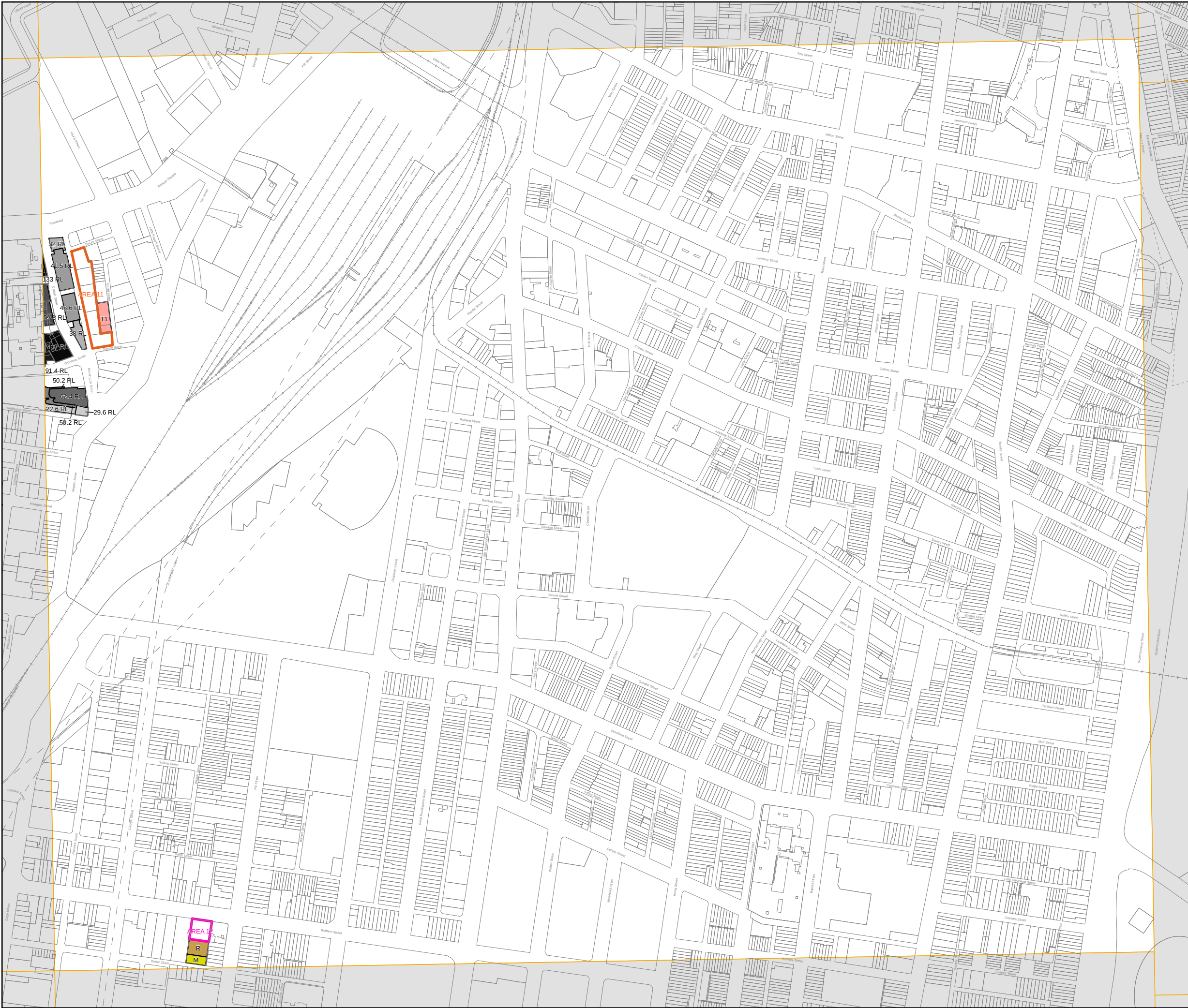


0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_HOB_016_005_20241113



Sydney Local Environmental Plan 2012

Height of Buildings Map - Sheet HOB_017

Maximum Building Height (m)

A	3	S2	24
E	6	T1	25
H	7.5	T2	27
I	8	T3	28
J	9	T4	29
L	11	U1	30
M	12	V1	35
O	15	X	45
P	18	Y	50
Q1	19	AA1	60
Q2	20	AA2	65
R	22	AA3	70
S1	23		

Existing Building Height

- Area 11 (Refer to Clause XXX)
- Area 12 (Refer to Clause XXX)

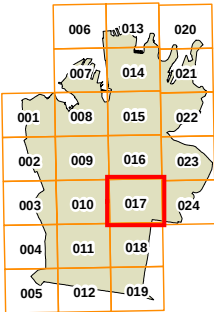
Maximum Building Height (m)

Heights shown on map in RL (m)

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

Cadastre

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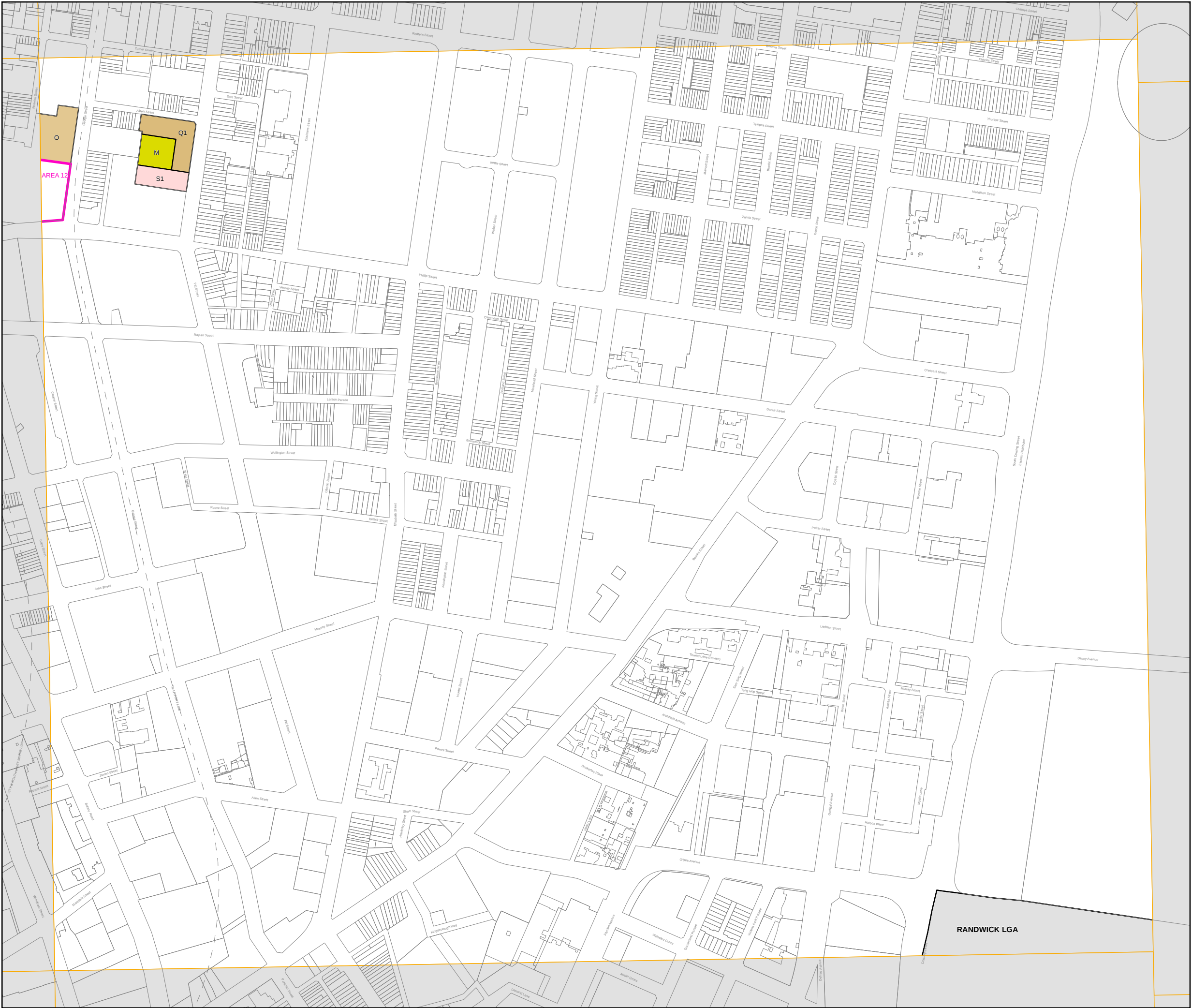


0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_HOB_017_005_20241113



Height of Buildings Map
- Sheet HOB_019

Maximum Building Height (m)

E	6	O	15
H	7.5	P	18
J	8	P2	19
I	9	R	22
L	11	T1	25
M	12	AA1	60

Existing Building Height

- Area 11 (Refer to Clause XXX)
- Area 12 (Refer to Clause XXX)

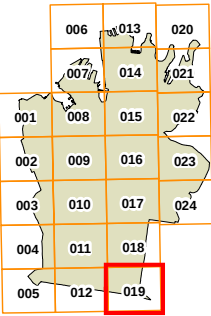
Maximum Building Height (m)

Heights shown on map in RL (m)

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

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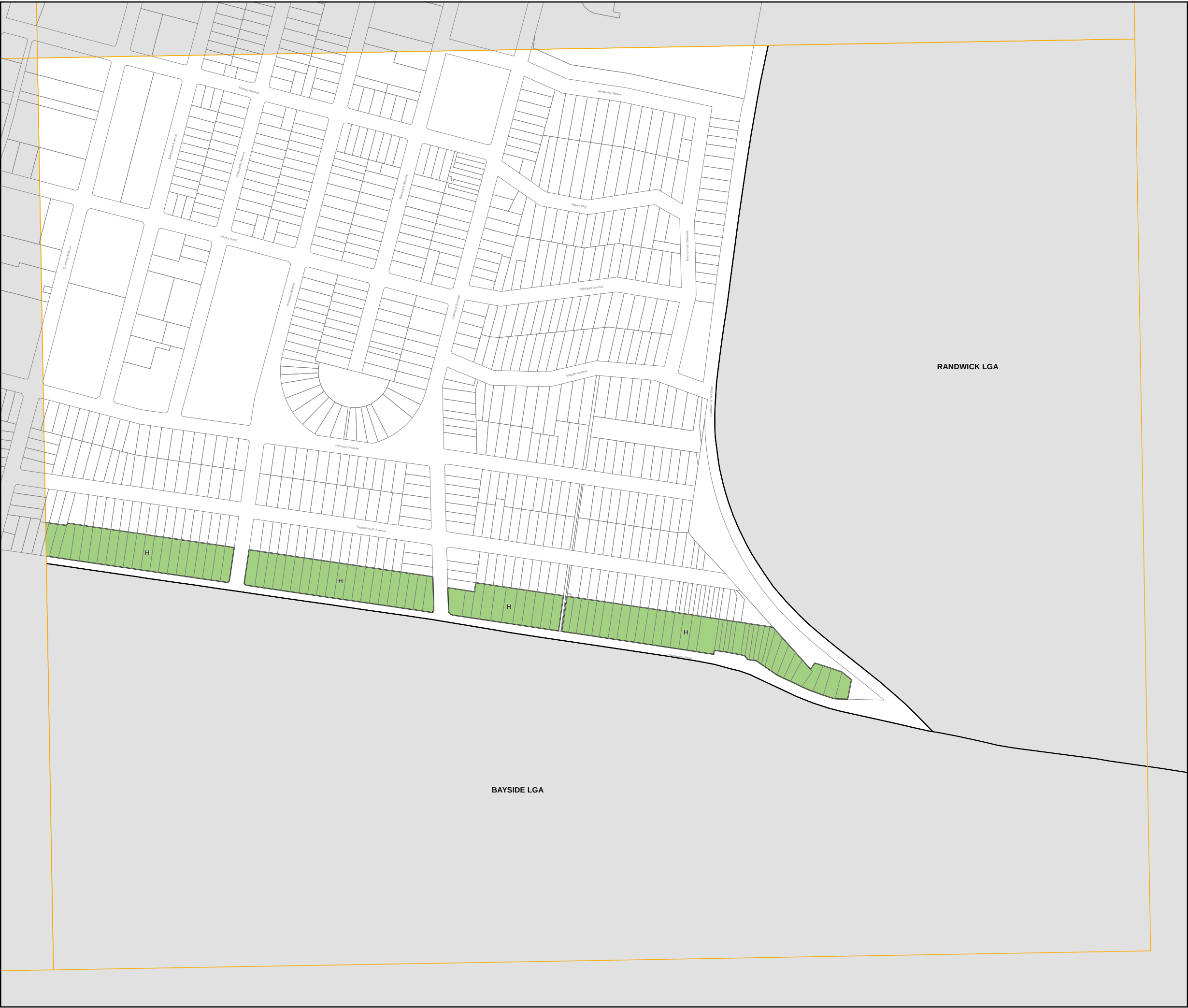


0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_HOB_019_005_20230905



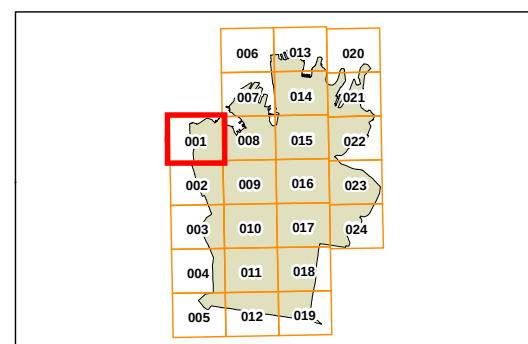
Land Zoning Map - Sheet LZN_001

Zone

- | | |
|-----|-------------------------|
| E1 | Local Centre |
| E2 | Commercial Centre |
| E3 | Productivity Support |
| MU1 | Mixed Use |
| R1 | General Residential |
| R2 | Low Density Residential |
| SP1 | Special Activities |
| SP2 | Infrastructure |
| RE1 | Public Recreation |

Cadaastre

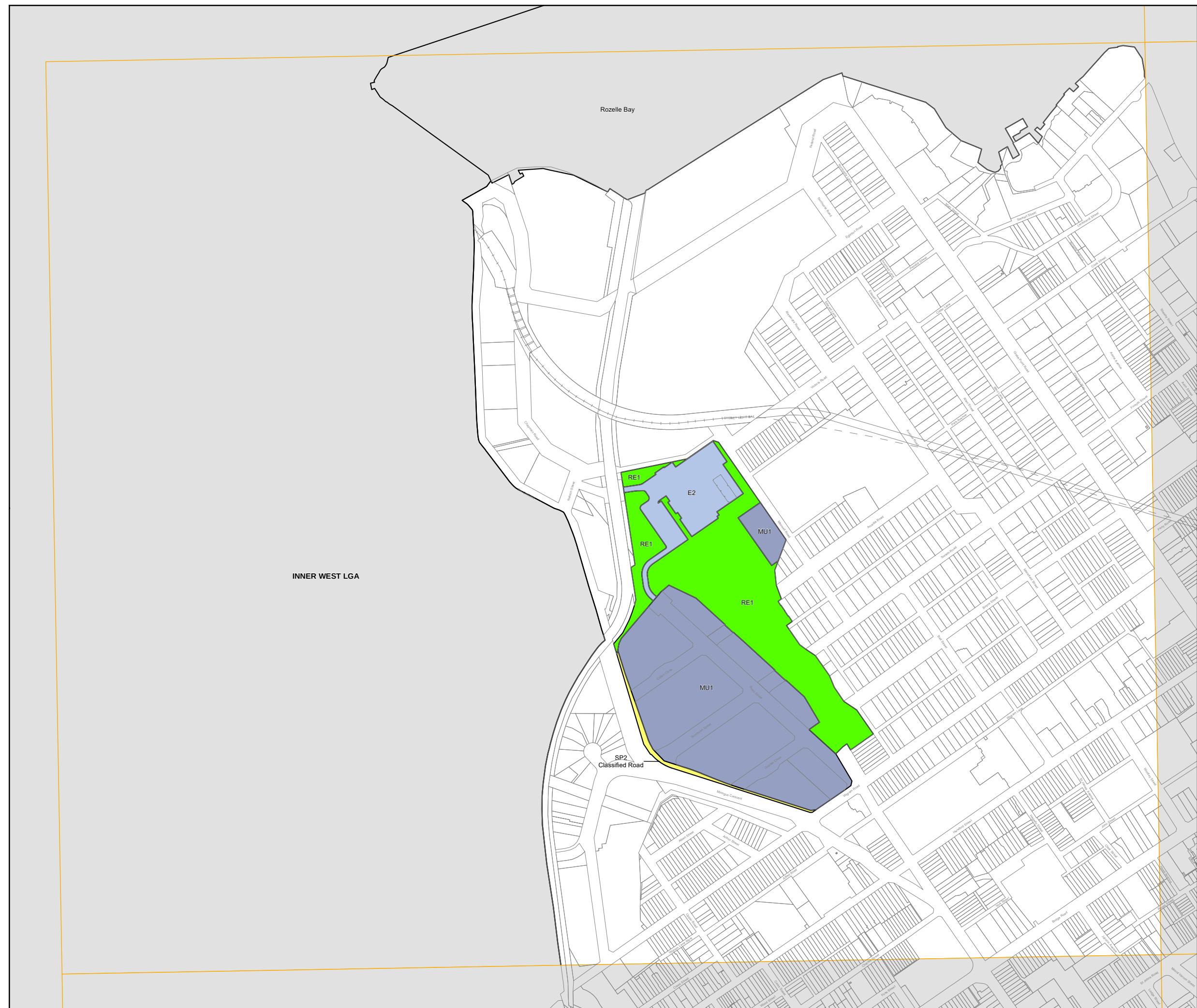
 Cadastre 14/11/2023 © City of Sydney



Projection: GDA 1994
Zone 56

Scale: 1:5,000 @ A3

Map identification number:
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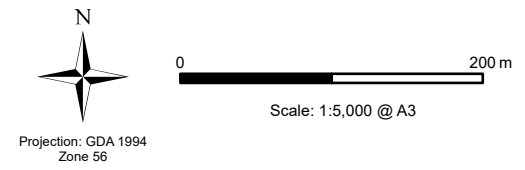
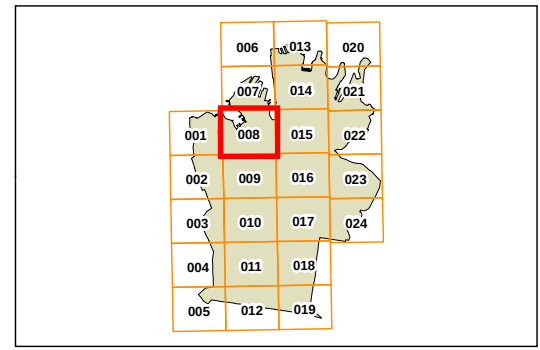


Land Zoning Map - Sheet LZN_008

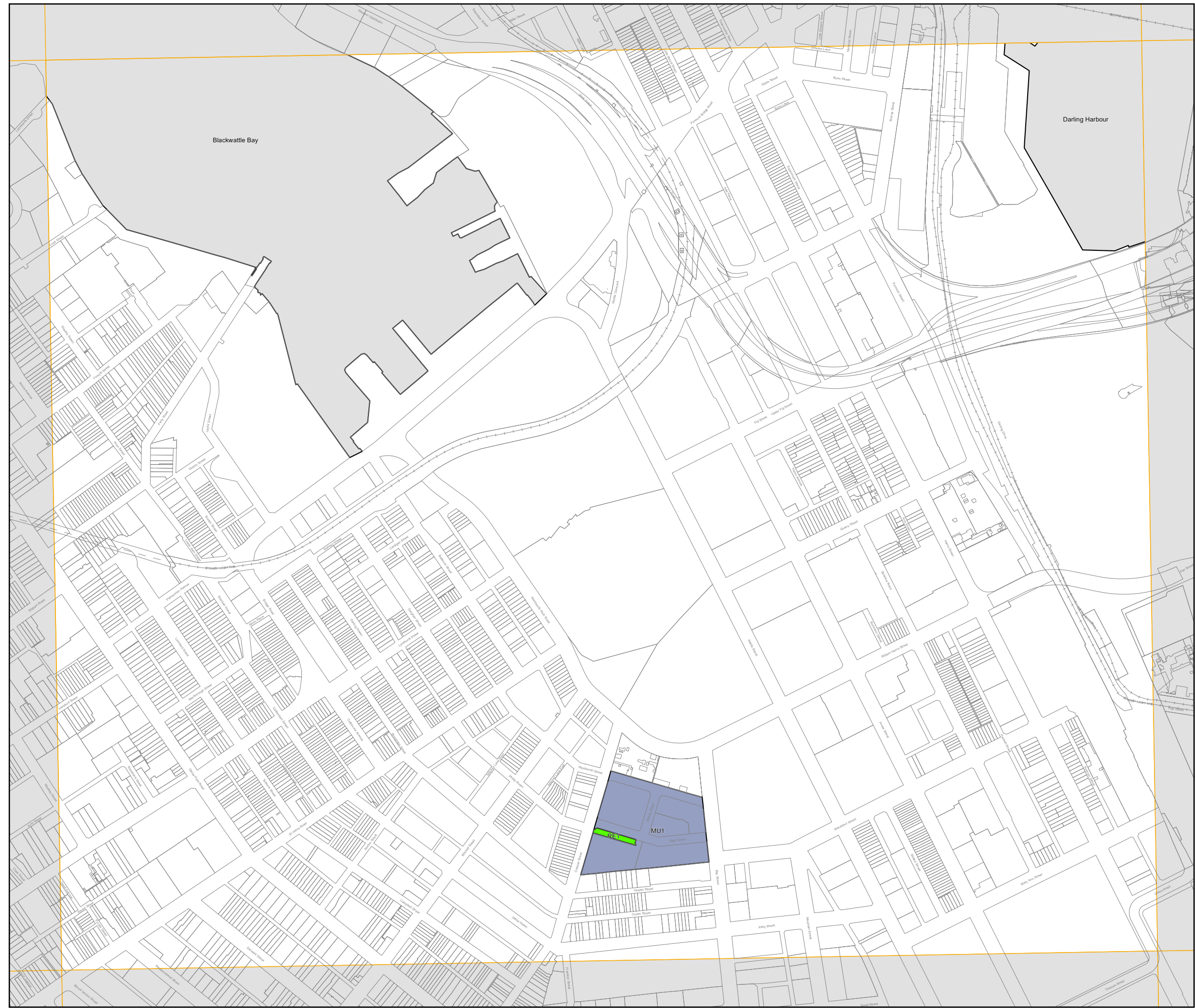
- Zone**
- E1 Local Centre
 - E2 Commercial Centre
 - E3 Productivity Support
 - MU1 Mixed Use
 - R1 General Residential
 - R2 Low Density Residential
 - SP1 Special Activities
 - SP2 Infrastructure
 - RE1 Public Recreation

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Cadastre 14/11/2023 © City of Sydney

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Map identification number:
7200_COM_LZN_008_005_20231114



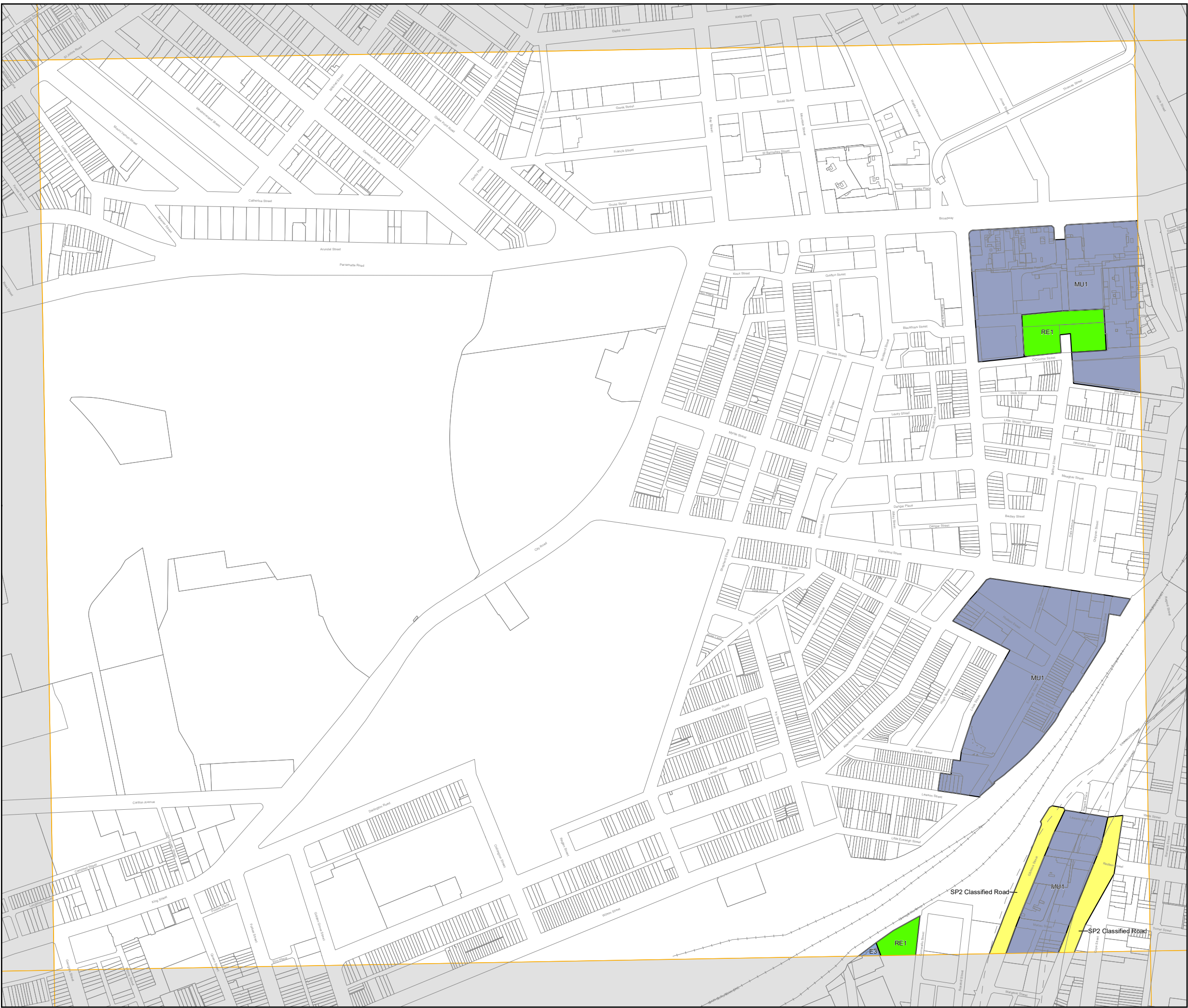
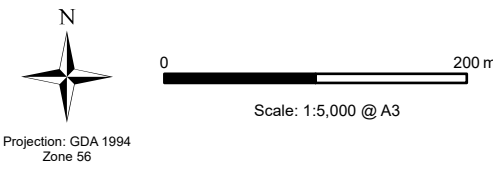
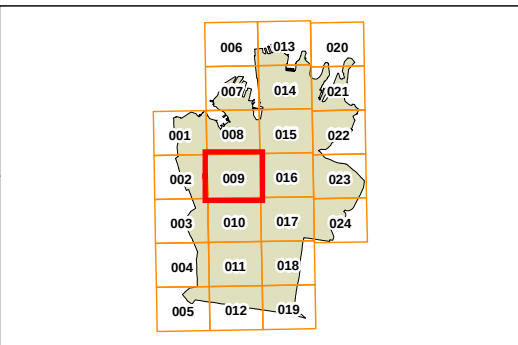
Zone

- E1 Local Centre
- E2 Commercial Centre
- E3 Productivity Support
- MU1 Mixed Use
- R1 General Residential
- R2 Low Density Residential
- SP1 Special Activities
- SP2 Infrastructure
- RE1 Public Recreation

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Pre-Exhibition



Land Zoning Map - Sheet LZN_010

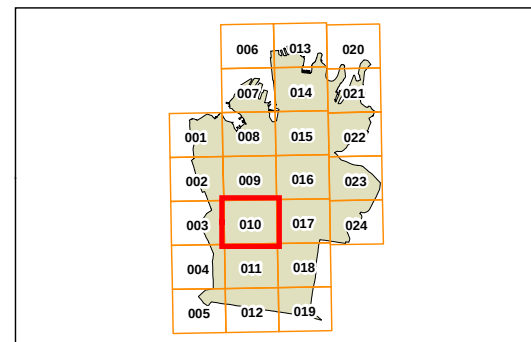
Zone

- E1 Local Centre
- E2 Commercial Centre
- E3 Productivity Support
- MU1 Mixed Use
- R1 General Residential
- R2 Low Density Residential
- SP1 Special Activities
- SP2 Infrastructure
- RE1 Public Recreation

Cadastre

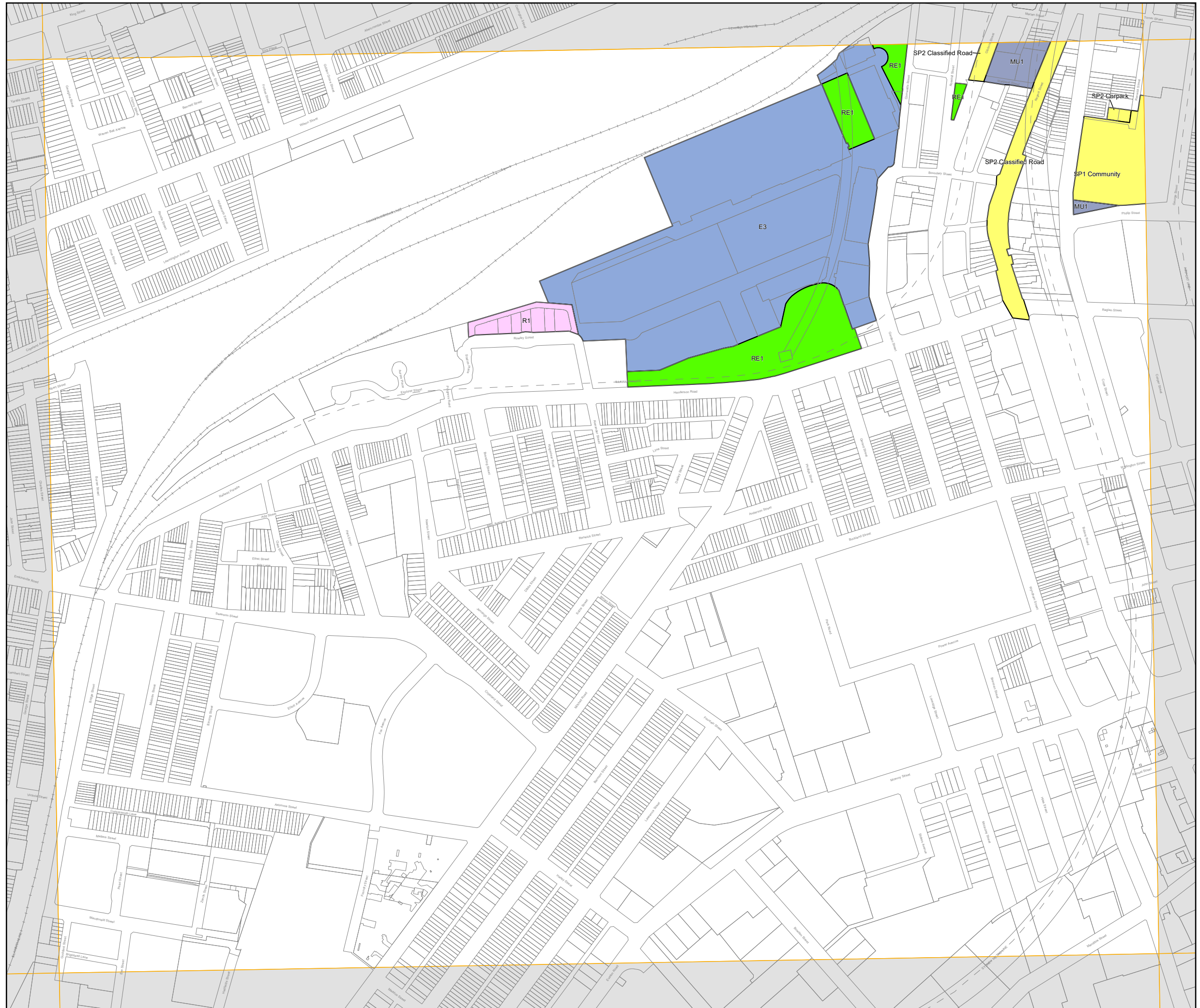
Cadastre 14/11/2023 © City of Sydney

Pre-Exhibition

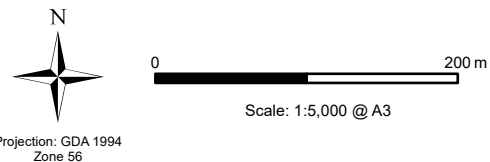
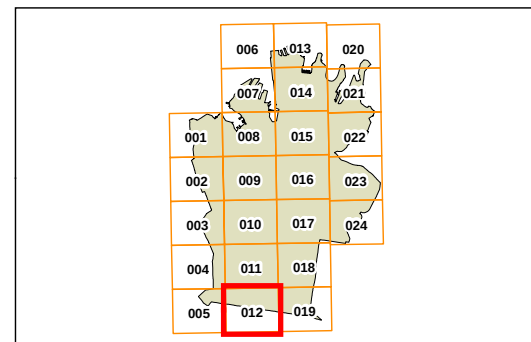


0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56Map identification number:
7200_COM_LZN_010_005_20231114

Zone	
E1	Local Centre
E2	Commercial Centre
E3	Productivity Support
MU1	Mixed Use
R1	General Residential
R2	Low Density Residential
SP1	Special Activities
SP2	Infrastructure
RE1	Public Recreation



Map identification number:
7200_COM_LZN_012_005_20231114

Sydney Local Environmental Plan 2012

Land Zoning Map - Sheet LZN_016

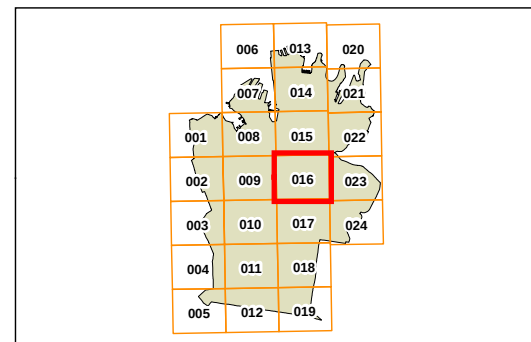
Zone

- E1** Local Centre
- E2** Commercial Centre
- E3** Productivity Support
- MU1** Mixed Use
- R1** General Residential
- R2** Low Density Residential
- SP1** Special Activities
- SP2** Infrastructure
- RE1** Public Recreation

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Pre-Exhibition

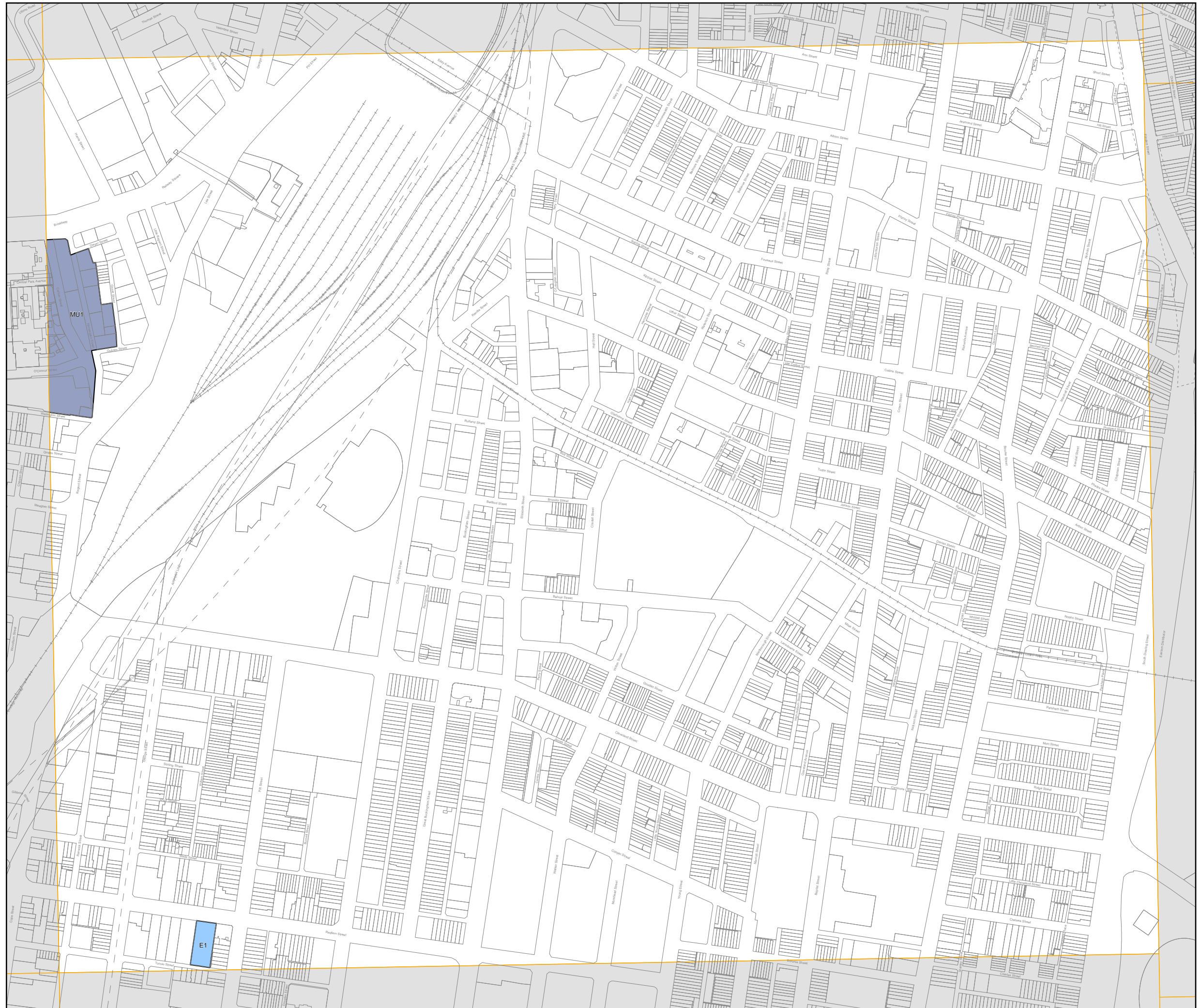


0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56

Map identification number:
7200_COM_LZN_016_005_20231114



Land Zoning Map - Sheet LZN_017

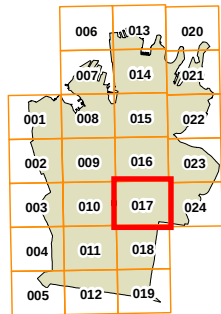
Zone

- E1 Local Centre
- E2 Commercial Centre
- E3 Productivity Support
- MU1 Mixed Use
- R1 General Residential
- R2 Low Density Residential
- SP1 Special Activities
- SP2 Infrastructure
- RE1 Public Recreation

Cadastre

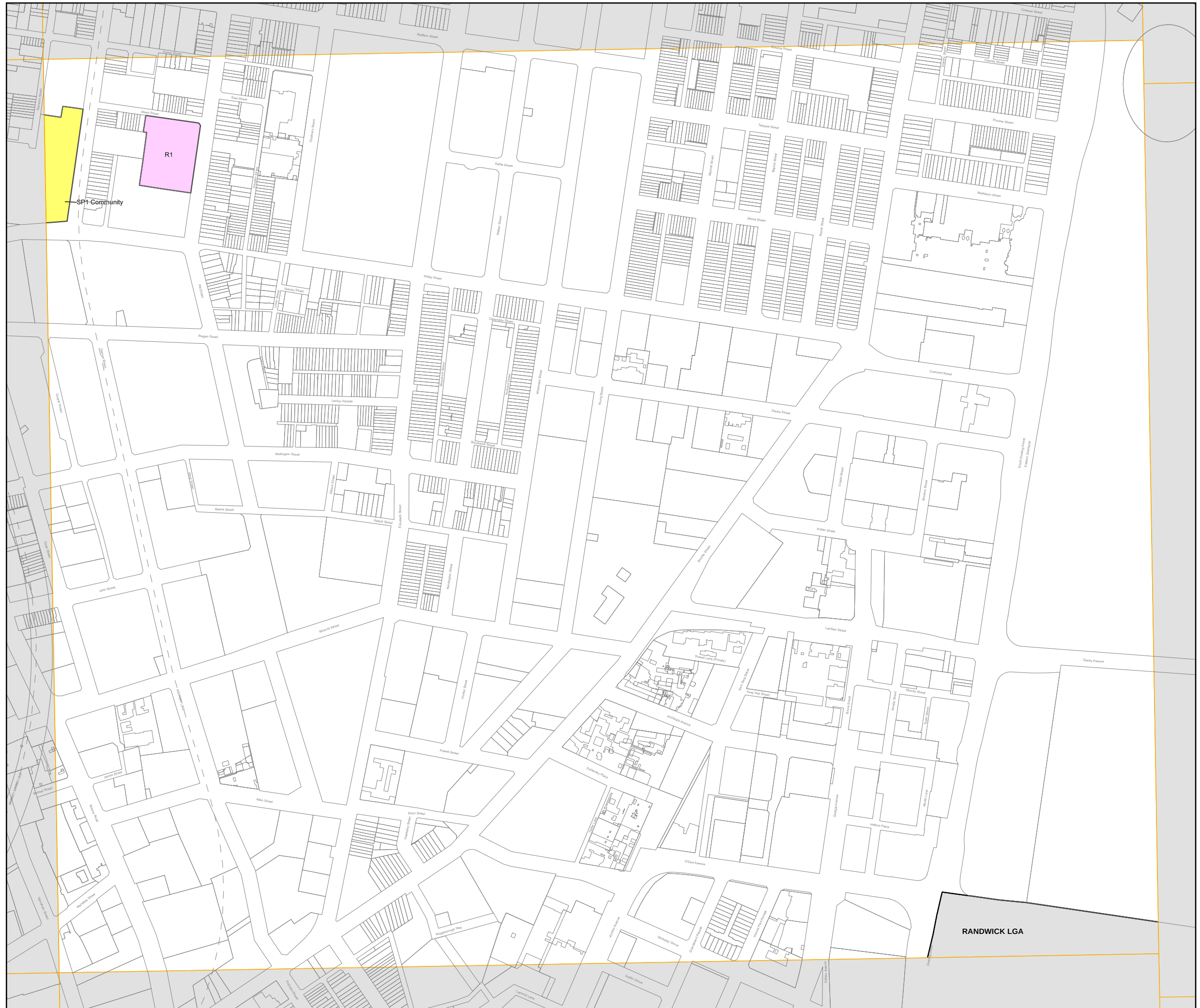
- Cadastre 14/11/2023 © City of Sydney

Pre-Exhibition



0 200 m

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56Map identification number:
7200_COM_LZN_017_005_20231114

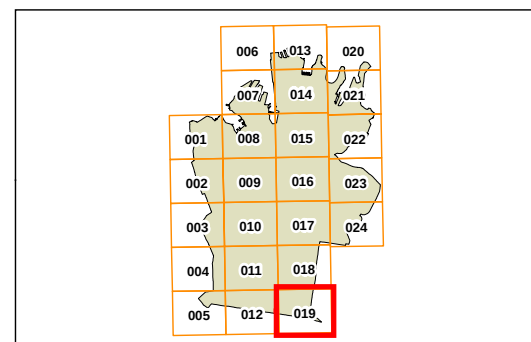
Land Zoning Map - Sheet LZN_019

Zone

- | | |
|-----|-------------------------|
| E1 | Local Centre |
| E2 | Commercial Centre |
| E3 | Productivity Support |
| MU1 | Mixed Use |
| R1 | General Residential |
| R2 | Low Density Residential |
| SP1 | Special Activities |
| SP2 | Infrastructure |
| RE1 | Public Recreation |

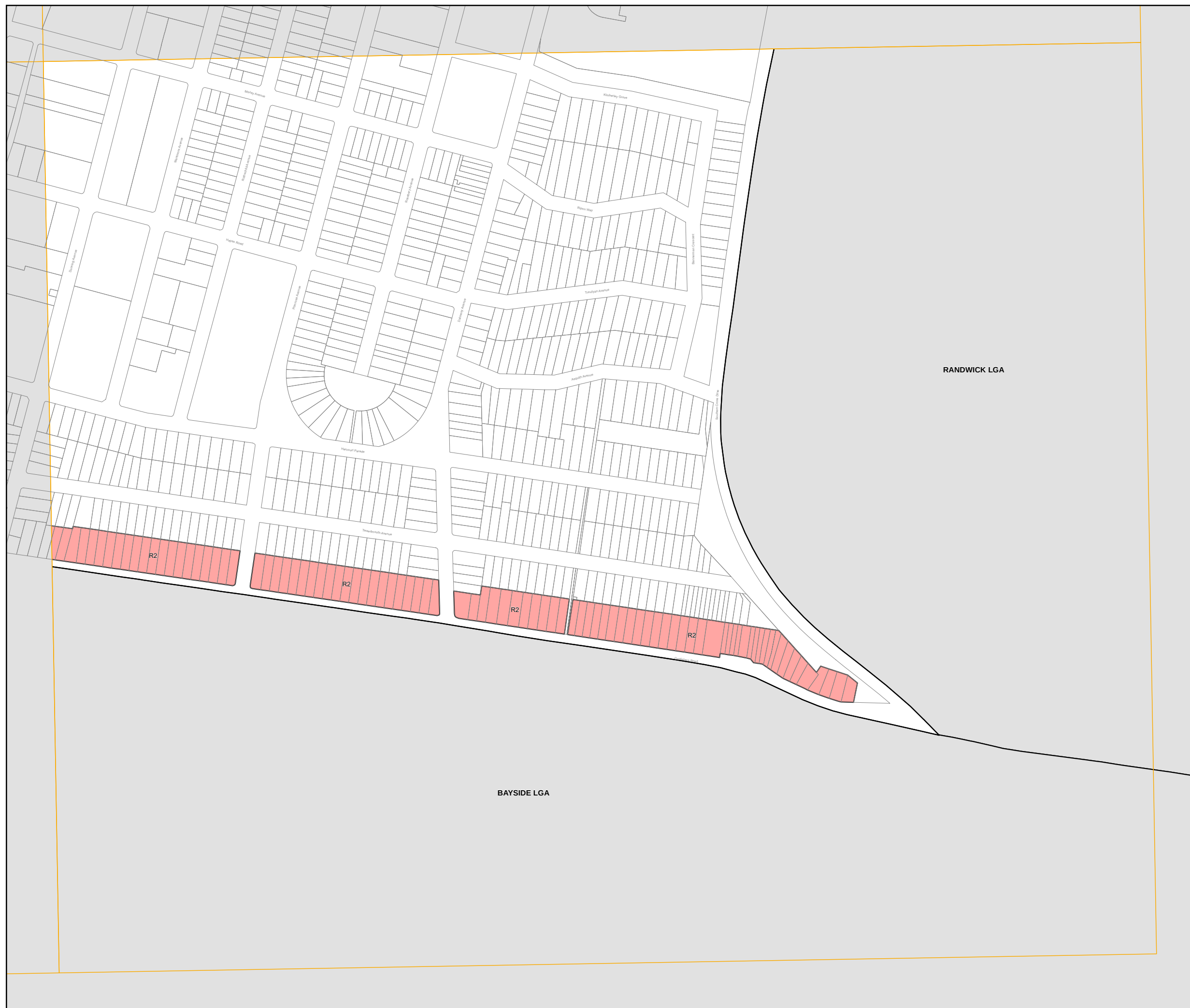
Cadastre

 Cadastre 14/11/2023 © City of Sydney



Projection: GDA 1994
Zone 56

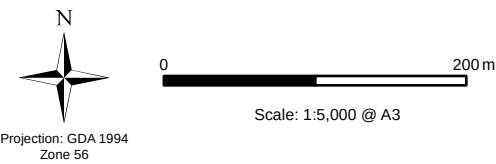
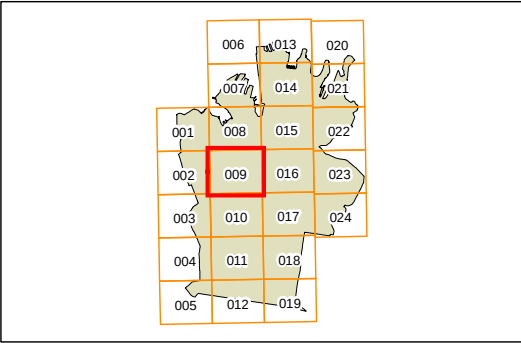
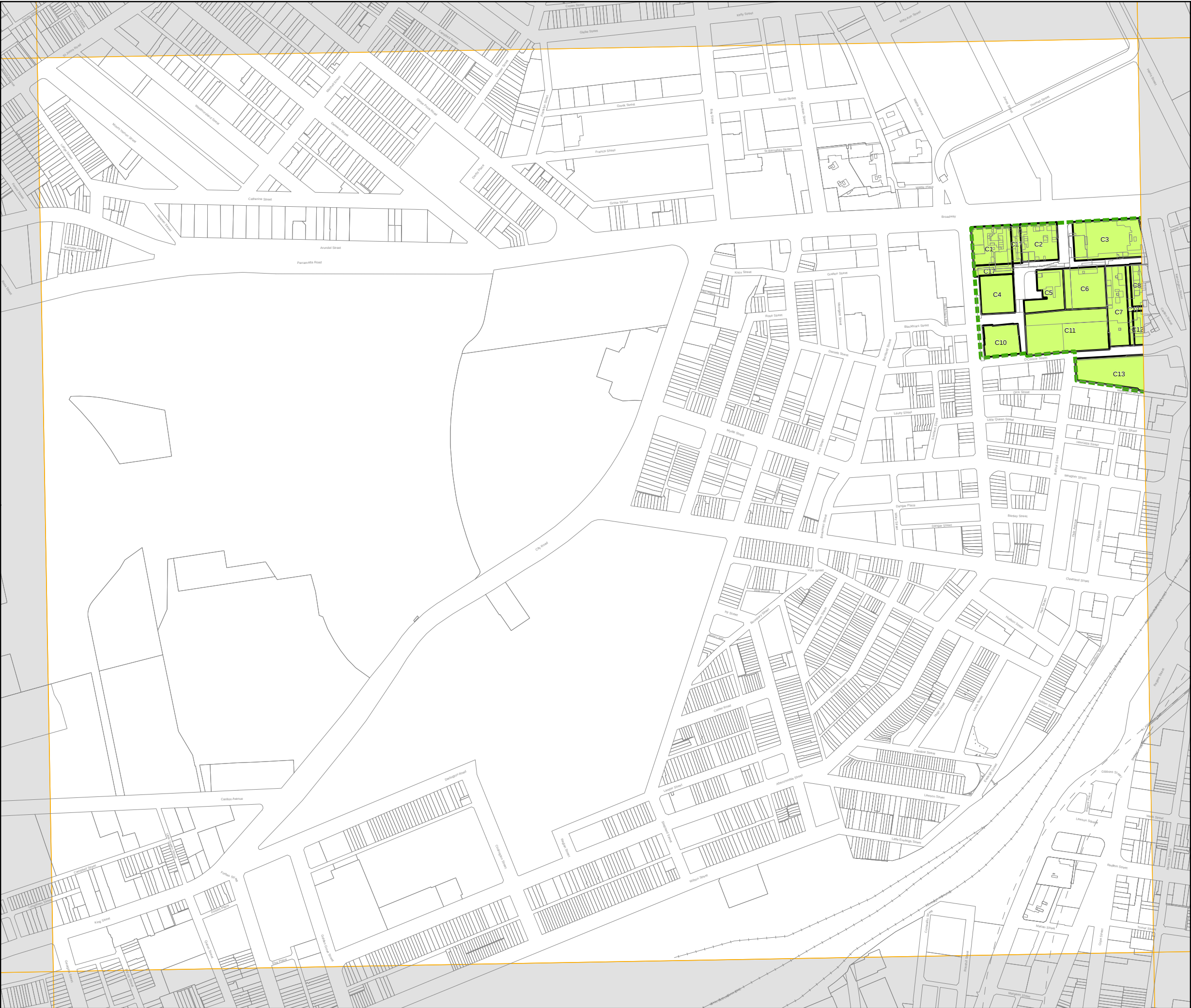
Map identification number:
7200 COM LZN 019 005 20231114



Special Provision Area Map
- Sheet SPA_009

Sites
Central Park-CUB (refer to Clause XXX)

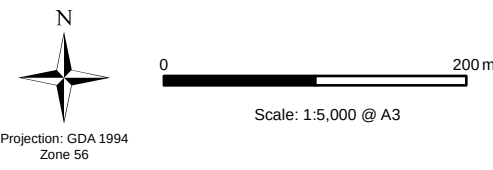
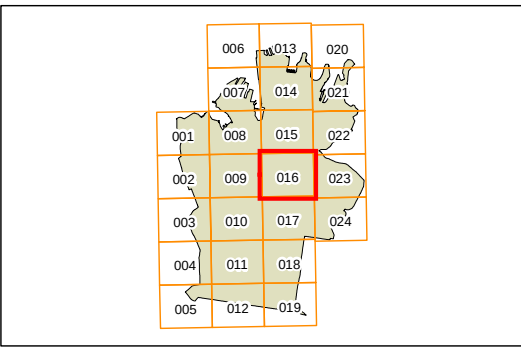
Cadastre
Cadastre 10/10/2024 © City of Sydney



Special Provision Area Map
- Sheet SPA_016

Sites
Central Park-CUB (refer to Clause XXX)

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State Environmental Planning Policy (Precincts–Eastern Harbour City) 2021

– Redfern–Waterloo Authority Sites maps

Amend the following State Environmental Planning Policy (Precincts–Eastern Harbour City) 2021 maps to remove the subject sites and transfer to Sydney Local Environmental Plan 2012:

- Land Application Map (sheet 001)
- Additional Permitted Uses Map (sheet 001)
- Floor Space Ratio Map (sheet 001)
- Gross Floor Area Map (sheet 001)
- Height of Buildings Map (sheet 001)
- Heritage Map (sheet 001)
- Land Zoning Map (sheet 001)

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

Sheet LAP_001

 Subject Land
 Area A

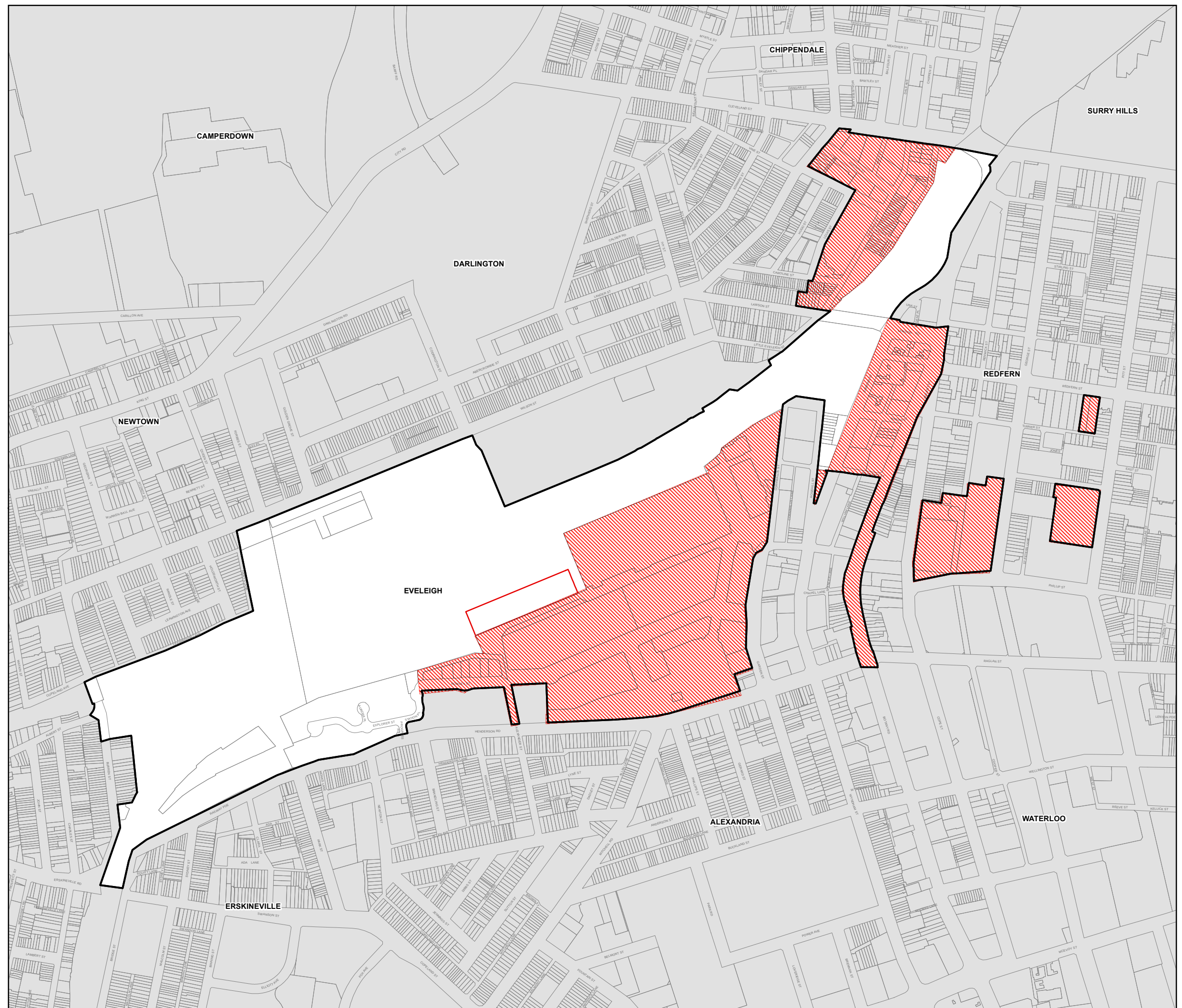
Cadastre
 Cadastre 06/12/2023 © Spatial Services

**Update map to
exclude all areas
shown hatched in
red from the SEPP,
to be transferred
to Sydney LEP
2012.**



 N
0 50 100 150
Metres
Projection: GDA 1994
MGA Zone 56
Scale: 1:6,000 @ A3

Map Identification Number: SEPP_MD_RWA_LAP_001_20231206

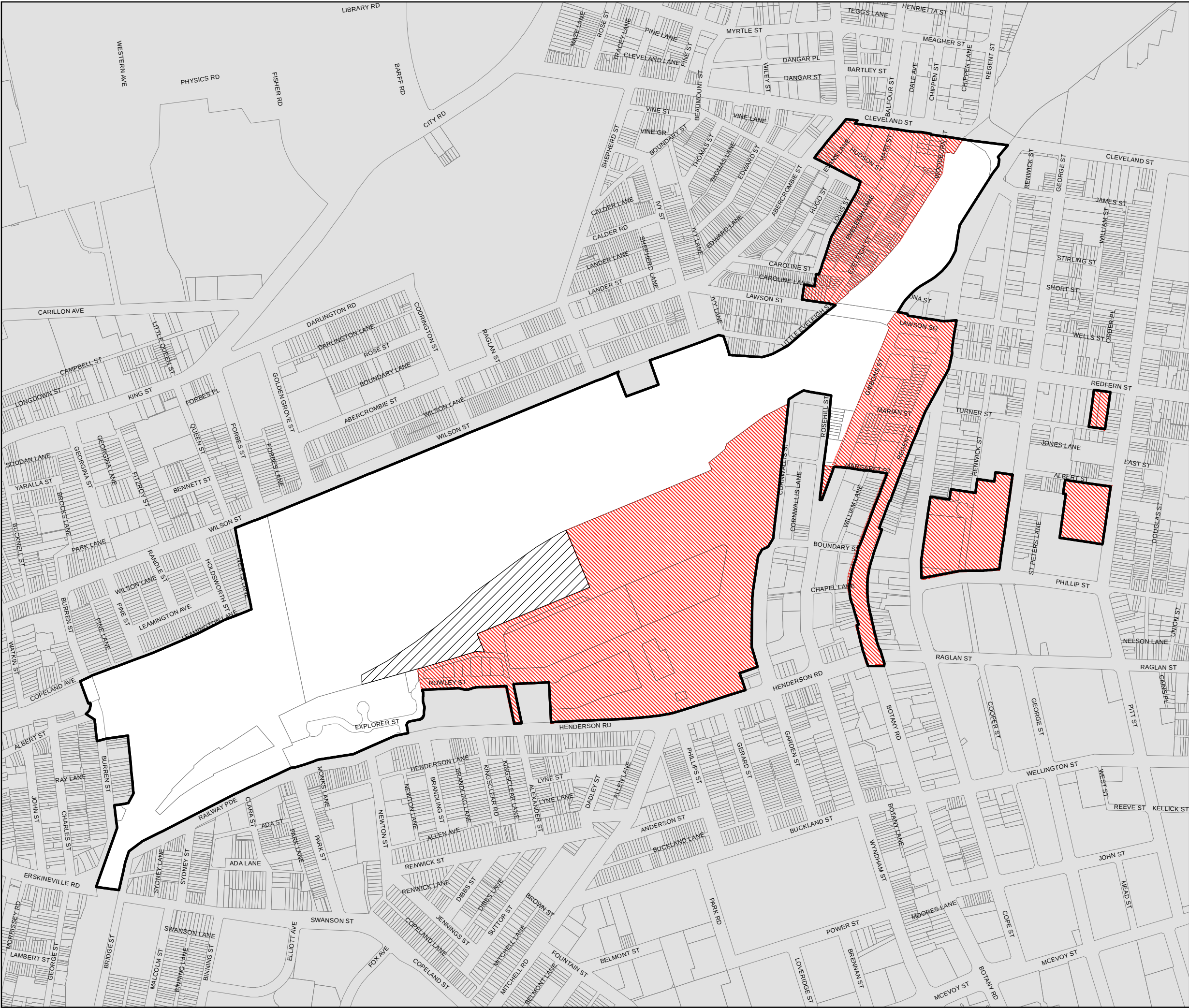
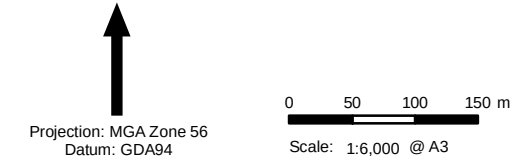


**State Environmental Planning
Policy (Major Development) 2005
Redfern-Waterloo Authority Sites—
Additional Permitted Uses Map**

Sheet APU_001

-  Subject Land
-  Clause 23A
- Cadastre**
-  Cadastre 09/09/2011 © NSW LPI

**Update map to
exclude all areas
shown hatched in
red from the SEPP,
to be transferred
to Sydney LEP
2012.**





Planning and
Environment

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

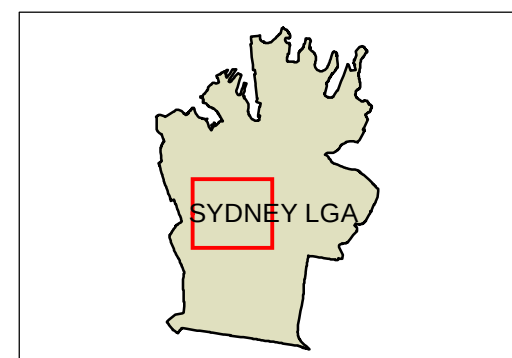
N	1:1	0.5:1
S	1.5:1	0.75:1
T2	2:1	1:1
T3	2:1	2:1
V	3:1	1:1

Maximum FSR

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

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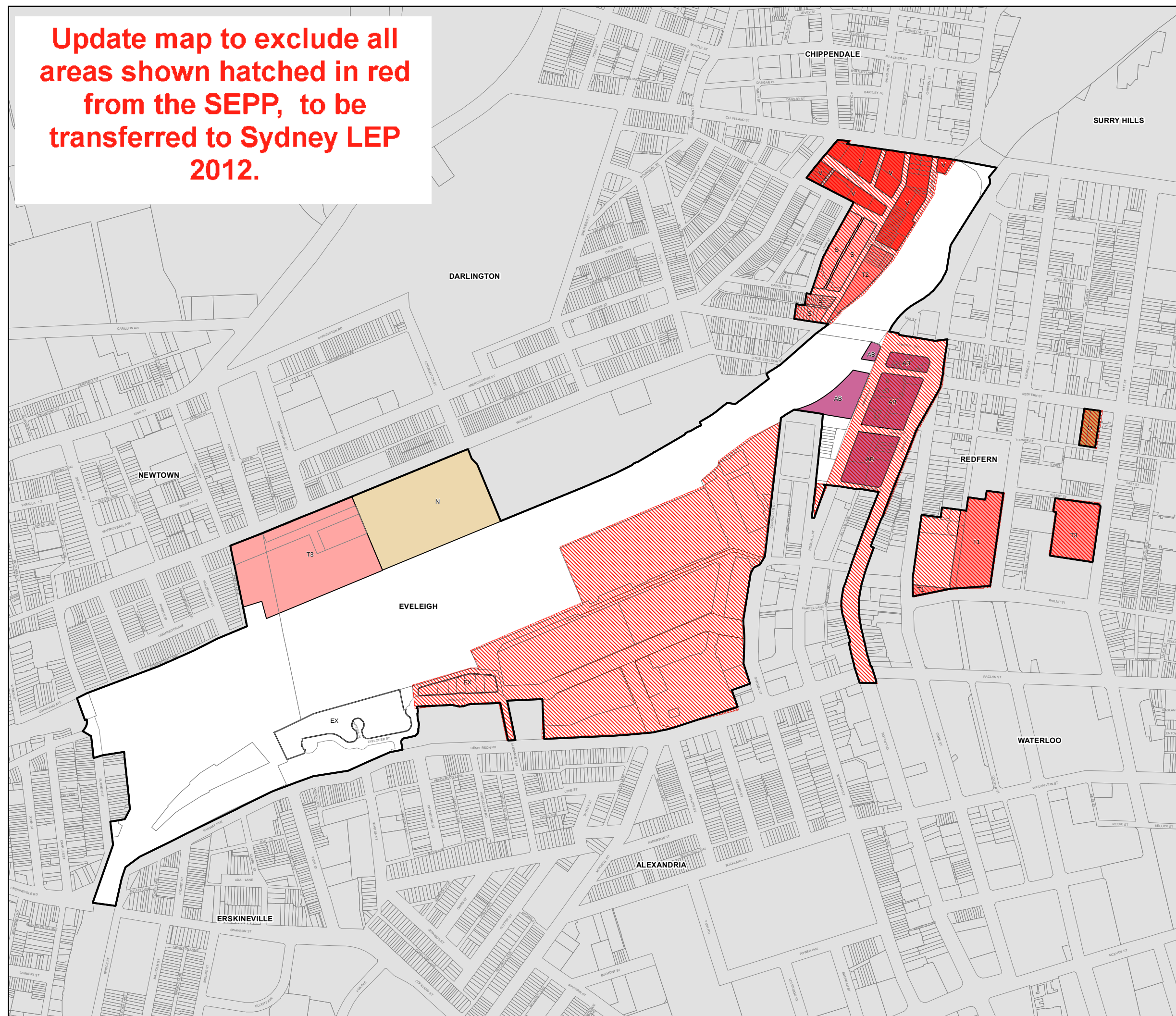
0 50 100 150
Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:6,000 @ A3

Map Identification Number: SEPP_MD_RWA_FSR_001_20221120

Update map to exclude all
areas shown hatched in red
from the SEPP, to be
transferred to Sydney LEP
2012.



**State Environmental Planning Policy (Major Development) 2005
Redfern Waterloo Authority Sites
— Gross Floor Area Map**

Sheet GFA_001

	Subject Land
Maximum Gross Floor Area (m²)	
	A 42,055
	B 1,300
	C 6,955
	D 12,805
	E 3,976
	F 2,840
	G 8,305
	H 41,800
	I 42,000
	J 44,000
	K 16,450
	L 15,000
	Australian Technology Park
	Private Road

Cadastre
Cadastre 20/03/2023 © Spatial Services



Projection: GDA 1994
MGA Zone 56

Map Identification Number: SEPP_MD_RWA_GFA_001_20230320





Planning and
Environment

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

Sheet HER_001

 Subject Land

 Heritage Item

Cadastre

 Cadastre 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



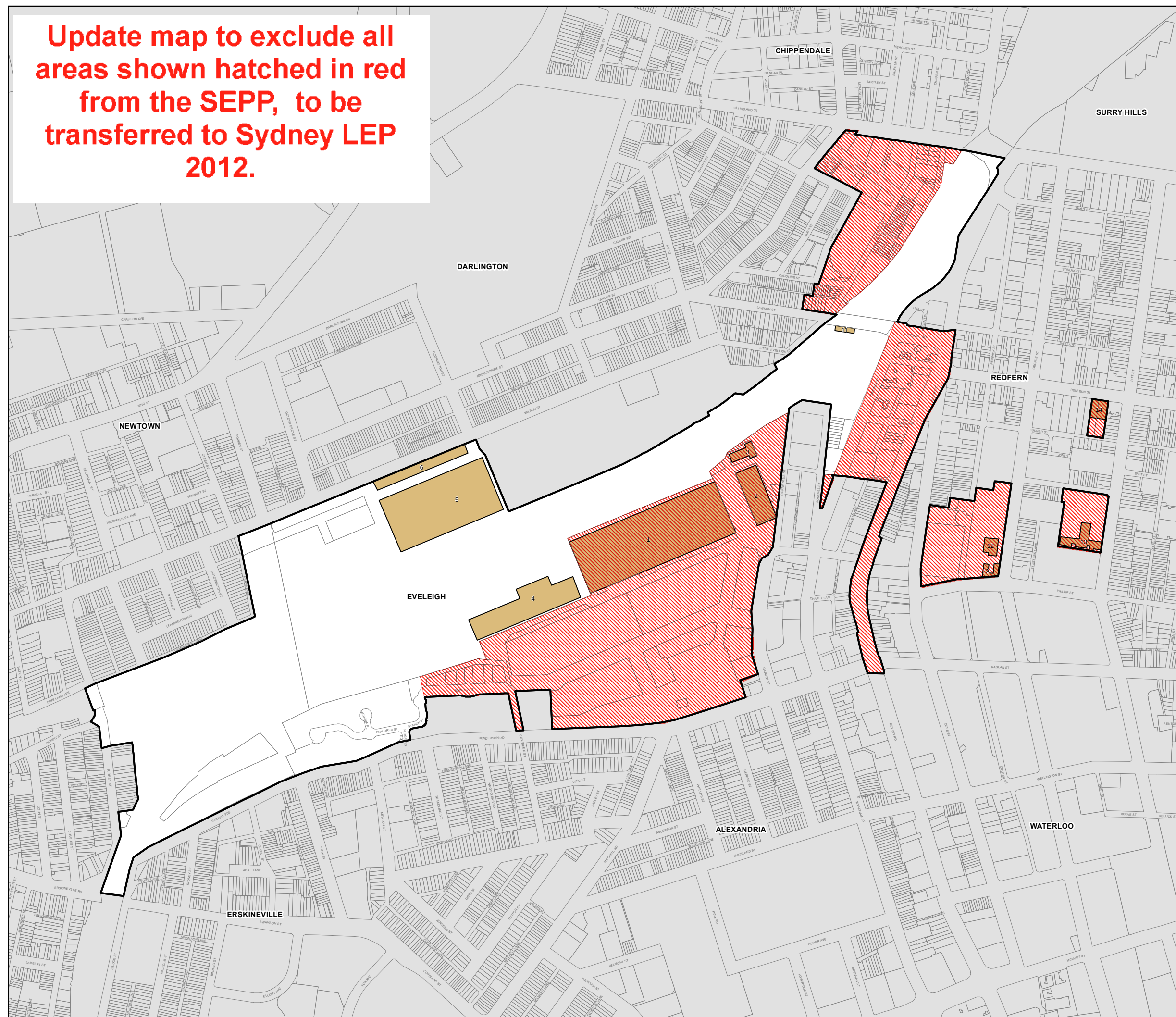
0 50 100 150
Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:6,000 @ A3

Map Identification Number: SEPP_MD_RWA_HER_001_20221120

**Update map to exclude all
areas shown hatched in red
from the SEPP, to be
transferred to Sydney LEP
2012.**



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

Sheet HOB_001

 Subject Land

Maximum Building Height

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

Cadastre

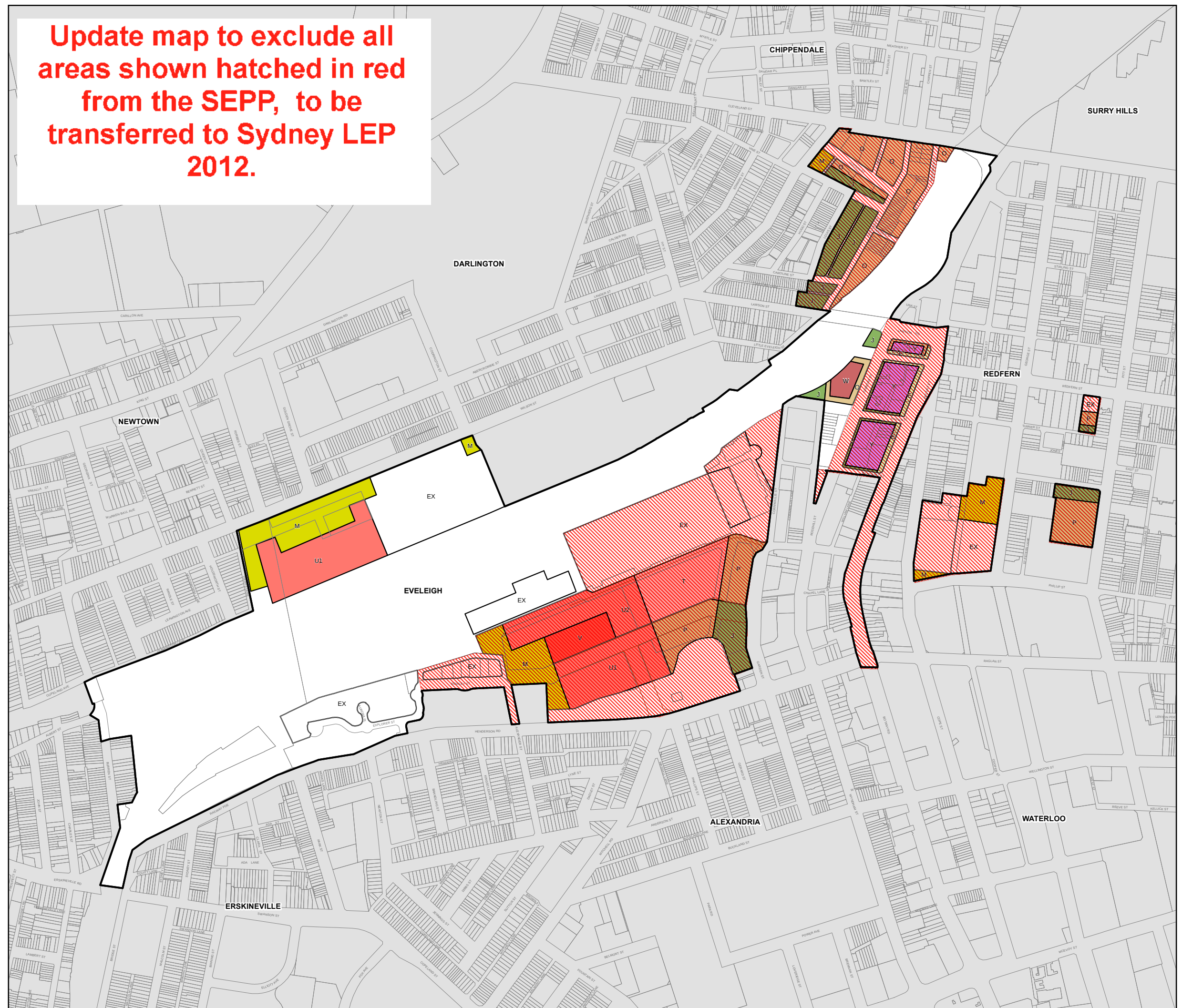
 Cadastre 06/12/2023 © Spatial Services



 N
0 50 100 150
Metres
Projection: GDA 1994
MGA Zone 56
Scale: 1:6,000 @ A3

Map Identification Number: SEPP_MD_RWA_HOB_001_20231206

**Update map to exclude all
areas shown hatched in red
from the SEPP, to be
transferred to Sydney LEP
2012.**



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

Sheet LZN_001

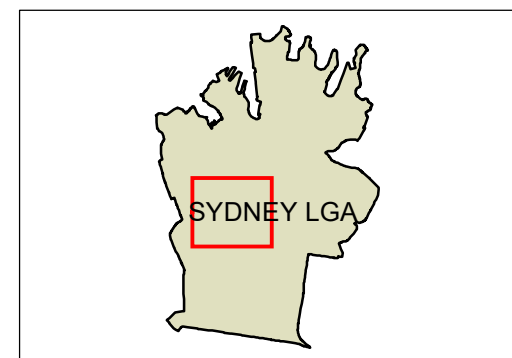
 Subject Land

Zone

-  **A** Residential Zone—Medium Density Residential
-  **B** Business Zone—Local Centre
-  **C** Business Zone—Business Park
-  **D** Business Zone—Mixed Use
-  **E** Business Zone—Commercial Core
-  **F** Special Purpose Zone—Community
-  **G** Special Purpose Zone—Infrastructure
-  **H** Recreation Zone—Public Recreation
-  **I** Recreation Zone—Private Recreation
-  Private Road

Cadastre

 Cadastre 06/12/2023 © Spatial Services



0 50 100 150
Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:6,000 @ A3

Map Identification Number: SEPP_MD_RWA_LZN_001_20231206

**Update map to exclude all
areas shown hatched in red
from the SEPP, to be
transferred to Sydney LEP
2012.**

