

Sydney Local Environmental Plan 2012

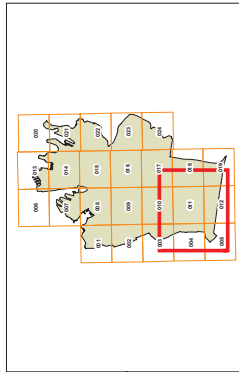


Land Zoning Map

Employment Lands Strategy boundary

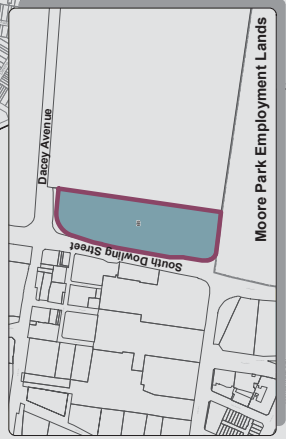
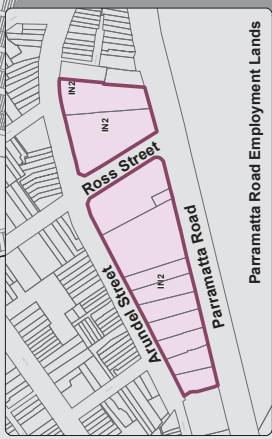
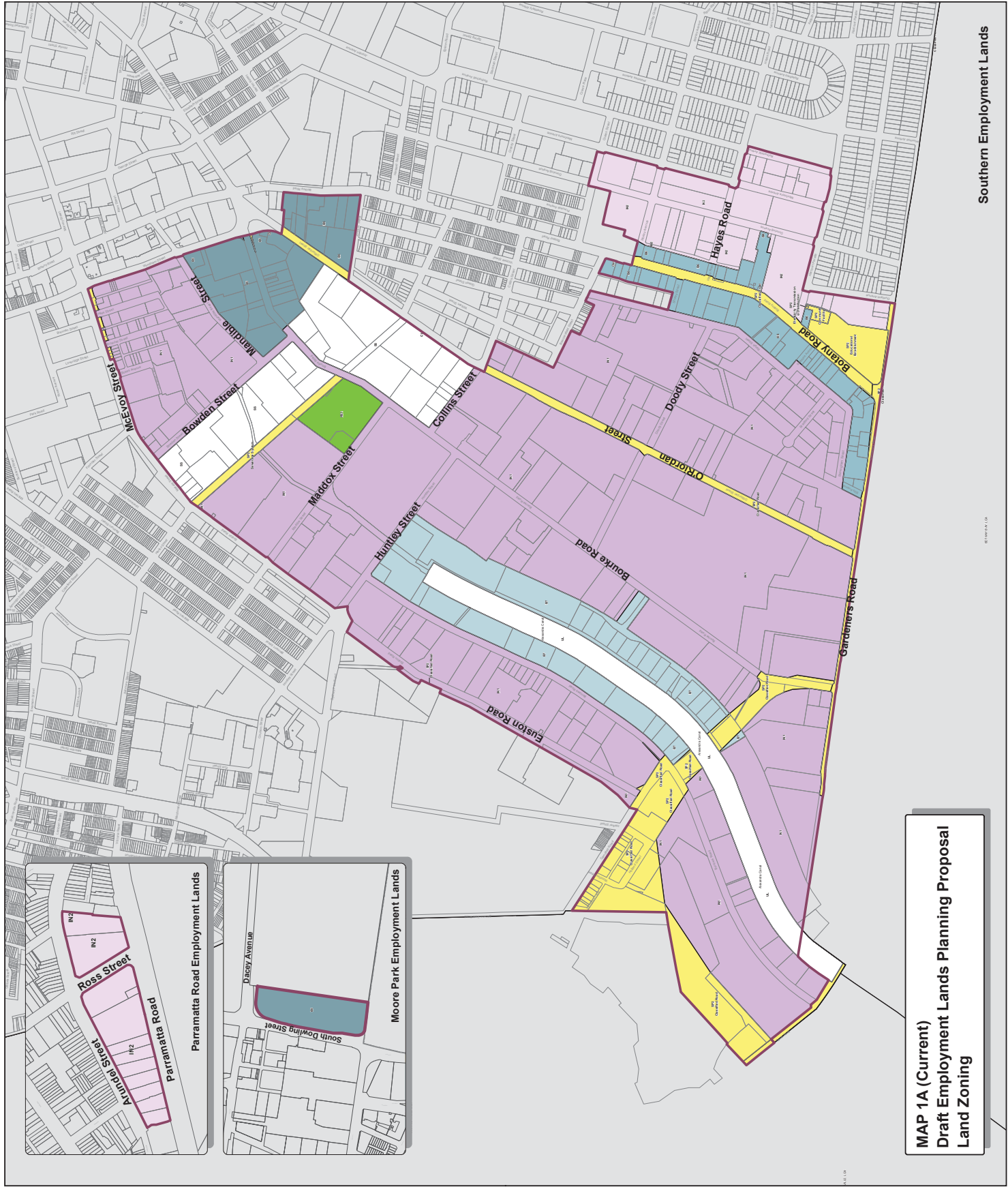
Zone

- 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
- IN2 Light Industrial
- R1 General Residential
- R2 Low Density Residential
- RE1 Public Recreation
- SP1 Special Activities
- SP2 Infrastructure
- CW City West
- DH Darling Harbour Development Plan No.1
- GANP Sydney LEP (Glebe Affordable Housing Project) 2011
- GS1 South Sydney LEP 1998 and City of Sydney Planning Scheme Ordinance
- GS2 South Sydney LEP 1998 and South Sydney LEP 114
- HP Sydney LEP (Harold Park) 2011
- MD SEPP Major Development 2005
- MFS SEPP 47 Moore Park Showground
- SCBA Sydney Cove Redevelopment Authority Scheme
- SHC SREP Sydney Harbour Catchment 2005
- SLEP Sydney LEP 2005
- SS South Sydney LEP 1998
- WB SREP 16 Walsh Bay
- UL Unzoned Land



Projection: GDA 1984
Zone 56

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MAP 1A (Current)
Draft Employment Lands Planning Proposal
Land Zoning

Sydney Local Environmental Plan 2012

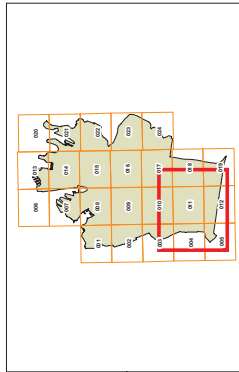


Land Zoning Map

- Employment Lands Strategy boundary
- Affected sites

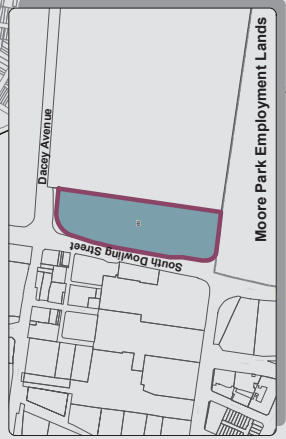
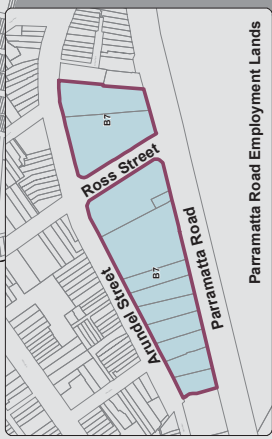
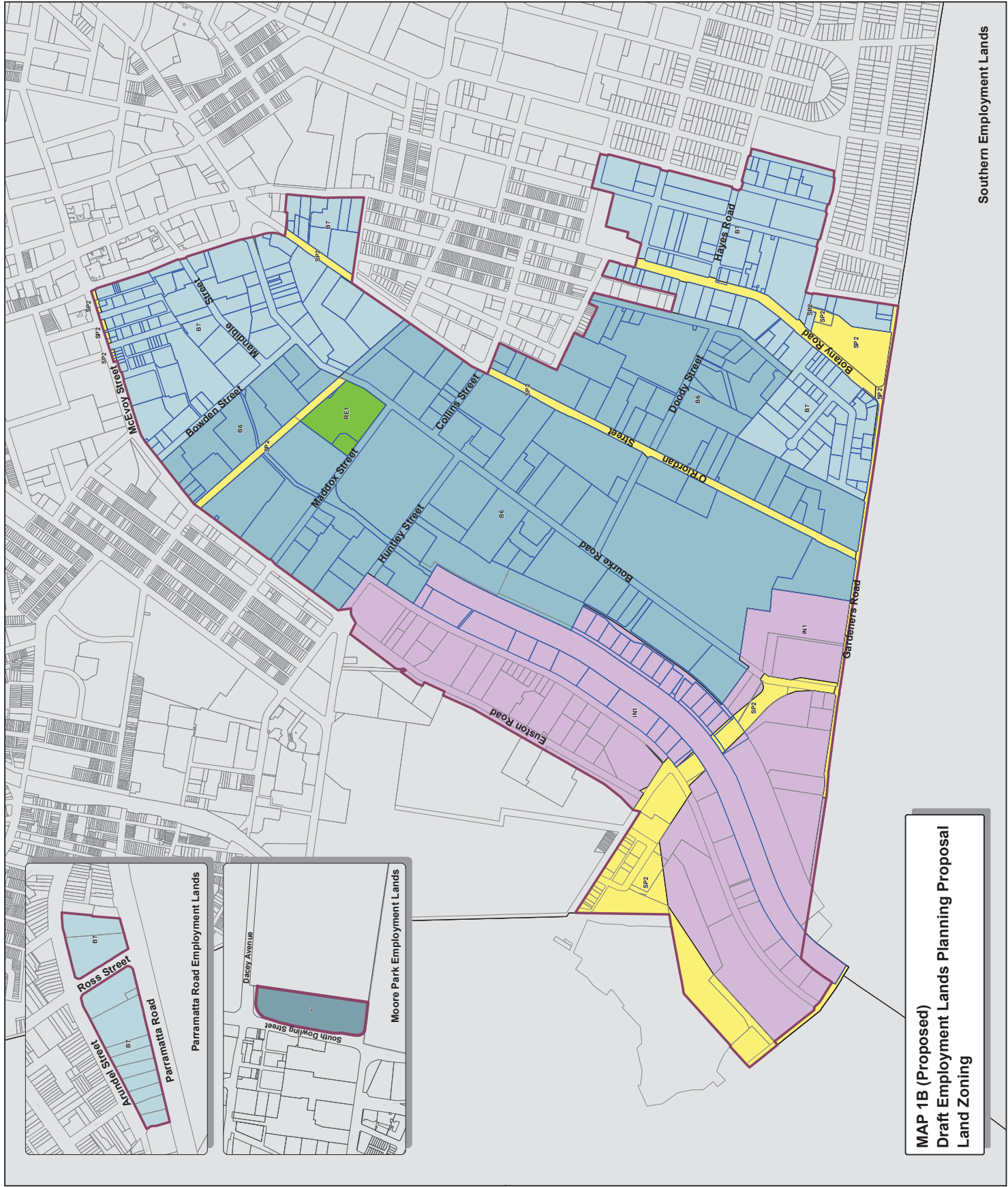
ZONE

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B6 Business Development
- B7 Business Corridor
- B8 Business Park
- BB Metropolitan Centre
- IN1 General Industrial
- IN2 Light Industrial
- R1 General Residential
- R2 Low Density Residential
- RE1 Public Recreation
- SP1 Special Activities
- SP2 Infrastructure
- CW SREP 26 City West
- DH Darling Harbour Development Plan No. 1
- GAUP Sydney LEP (Glebe Affordable Housing Project) 2011
- GS1 Sydney LEP (Green Square Town Centre) 2013
- GS2 Sydney LEP (Green Square Town Centre 2) 2013
- HP Sydney LEP (Harold Park) 2011
- MD SEPP Major Development 2005
- MPS SEPP 47 Moore Park Showground
- SCVA Sydney Cove Redevelopment Authority Scheme
- SHC SREP Sydney Harbour Catchment 2005
- SL1P Sydney LEP 2005
- SS South Sydney LEP - 1988
- WB SREP 16 Walsh Bay
- UL Unzoned Land



Projection: GDA 1984
Zone 56

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MAP 1B (Proposed)
Draft Employment Lands Planning Proposal
Land Zoning

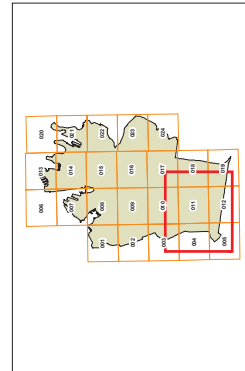
Southern Employment Lands

Acid Sulfate Soils Map

Employment Lands Strategy boundary

Acid Sulfate Soils

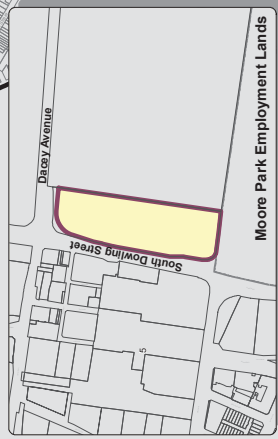
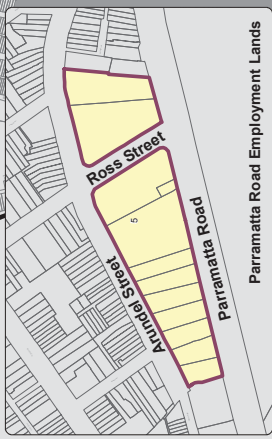
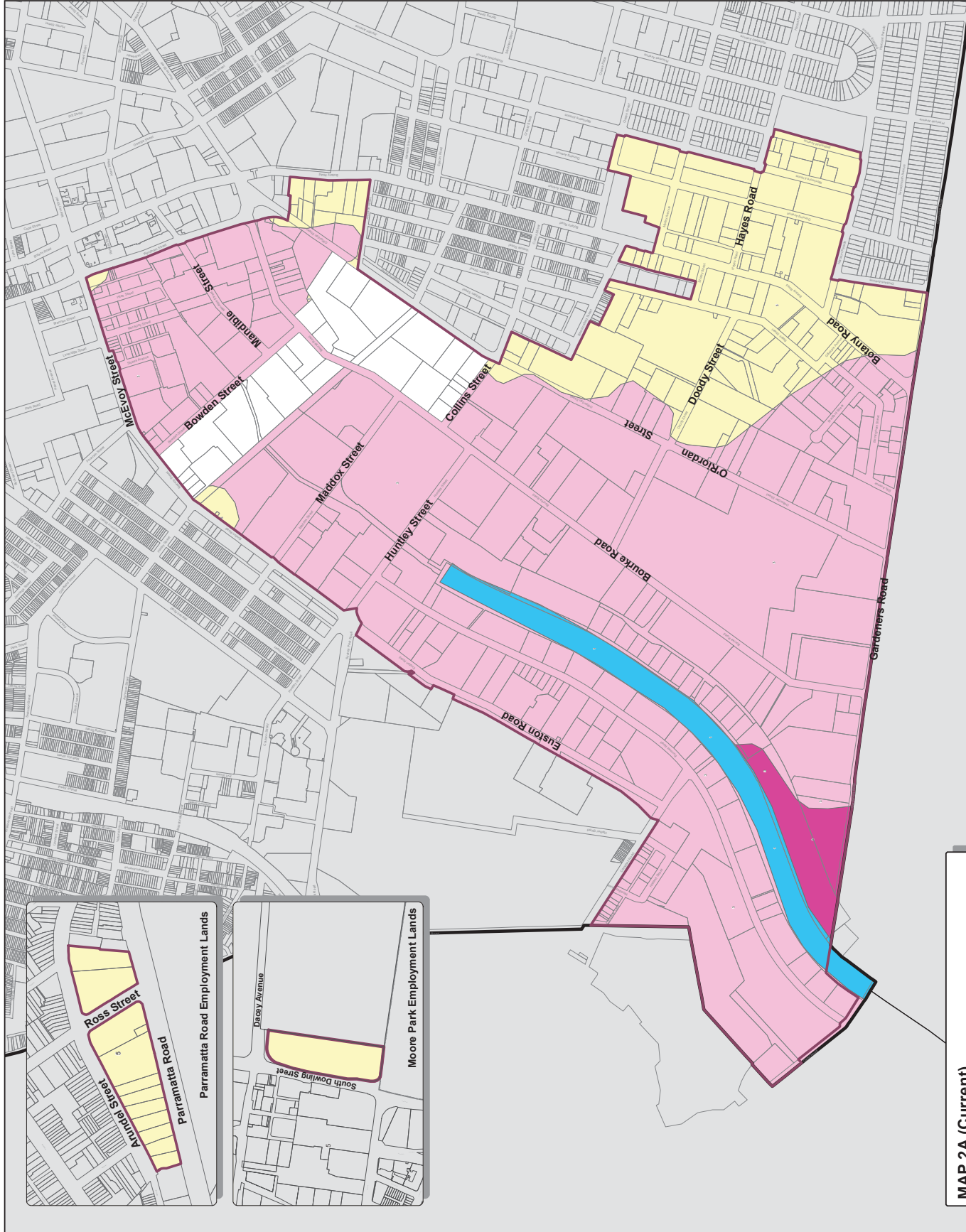
- Class 1
- Class 2
- Class 3
- Class 4
- Class 5



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Projection: GDA 1984
Zone 56

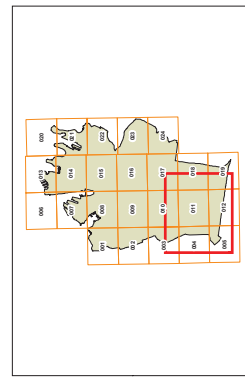
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MAP 2A (Current)
Draft Employment Lands Planning Proposal
Acid Sulphate Soils

Acid Sulfate Soils Map

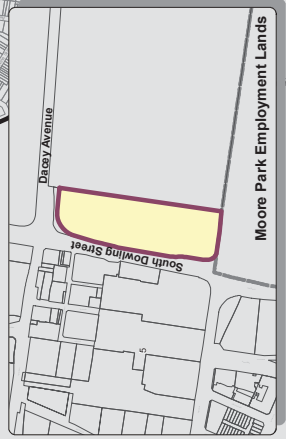
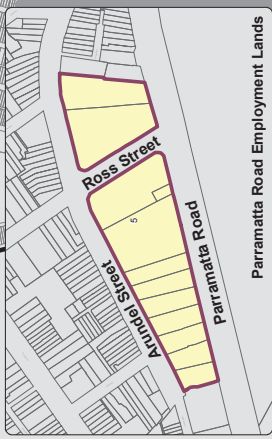
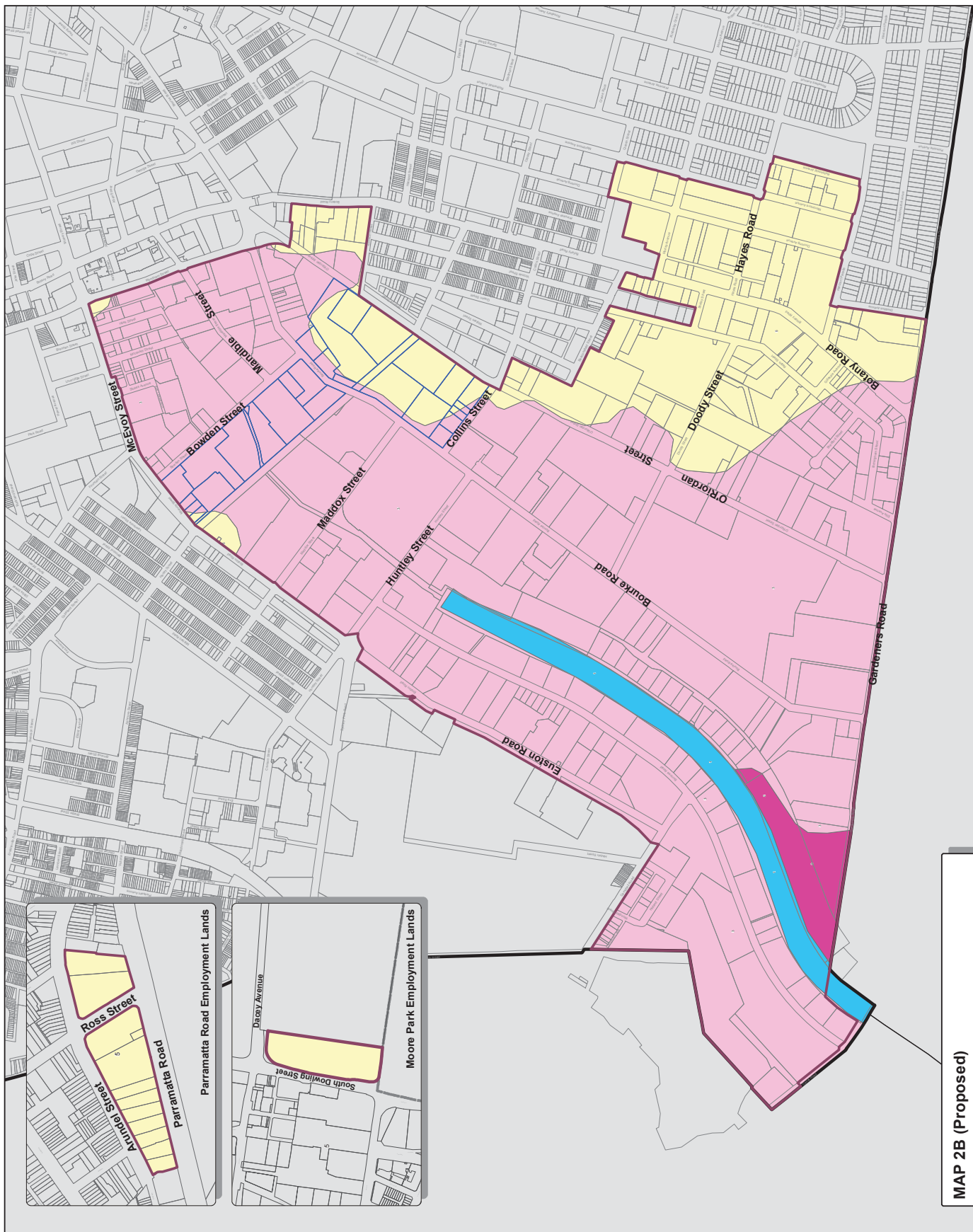
- Employment Lands Strategy boundary
- Affected Sites
- Acid Sulfate Soils**
 - Class 1
 - Class 2
 - Class 3
 - Class 4
 - Class 5



Scale: 1:10,000 @ A3

Projection: GDA 1984
Zone 56

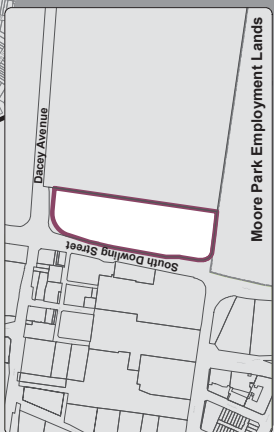
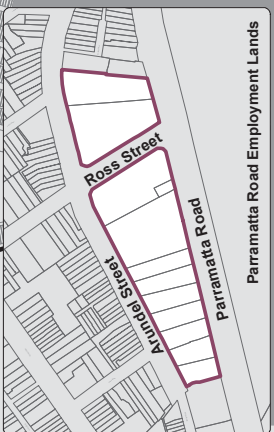
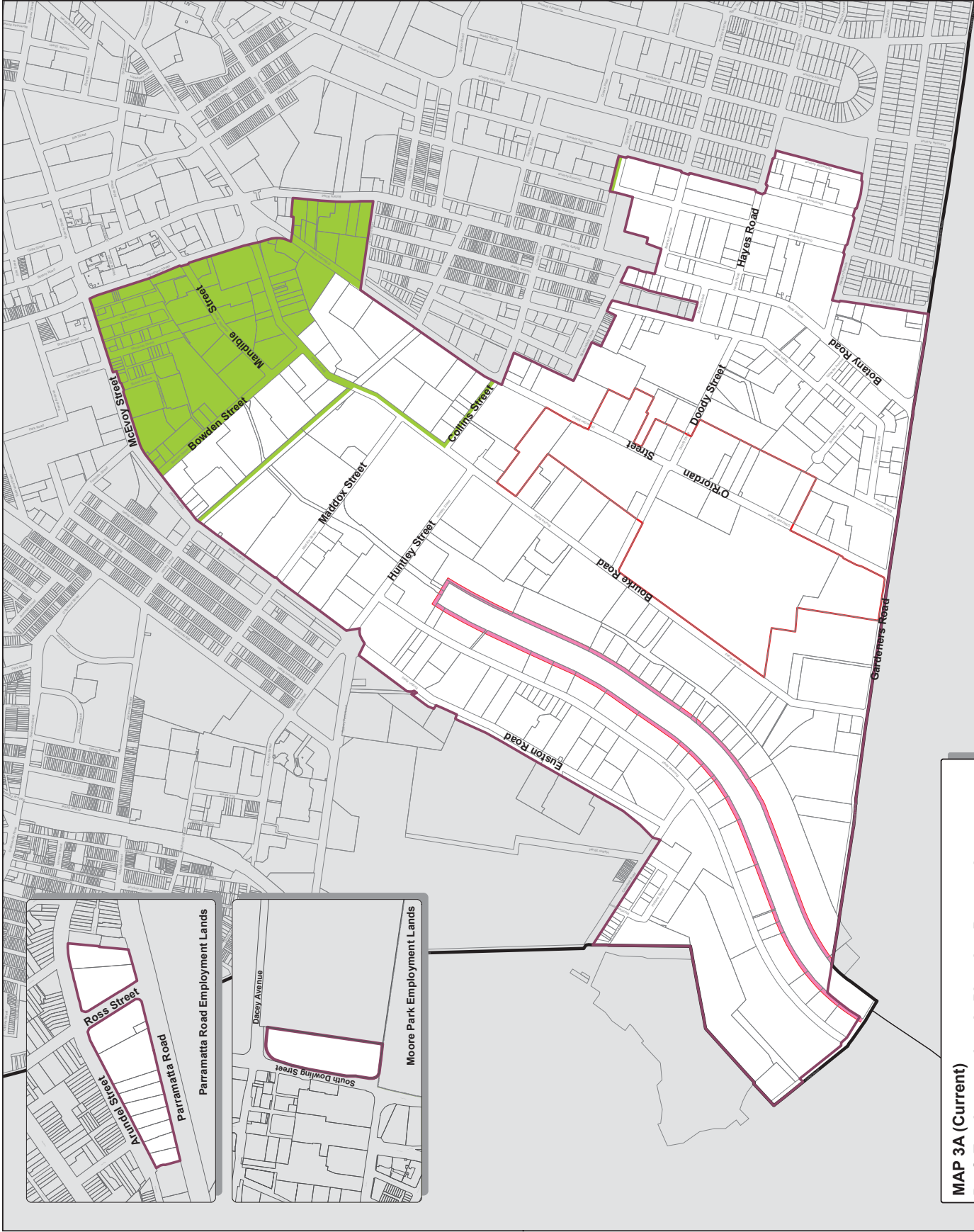
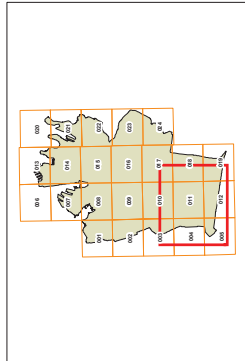
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MAP 2B (Proposed)
Draft Employment Lands Planning Proposal
Acid Sulphate Soils

**Locality and Site Identification Map
Foreshore Building Line Map**

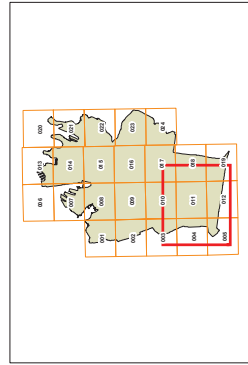
- Employment Lands Strategy boundary
- Locality and Site Identification Map**
- Central Sydney
- Green Square
- Ultimo-Pyrmont
- Land Affected by Cross City Tunnel Ventilation Stack
- Refer to Schedule 1
- Foreshore Building Line Map**
- Foreshore Area
- Foreshore Building Line



**MAP 3A (Current)
Draft Employment Lands Planning Proposal
Locality and Site Identification/Foreshore Building Line**

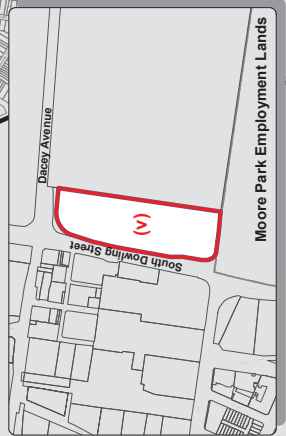
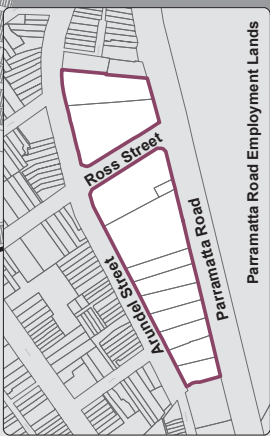
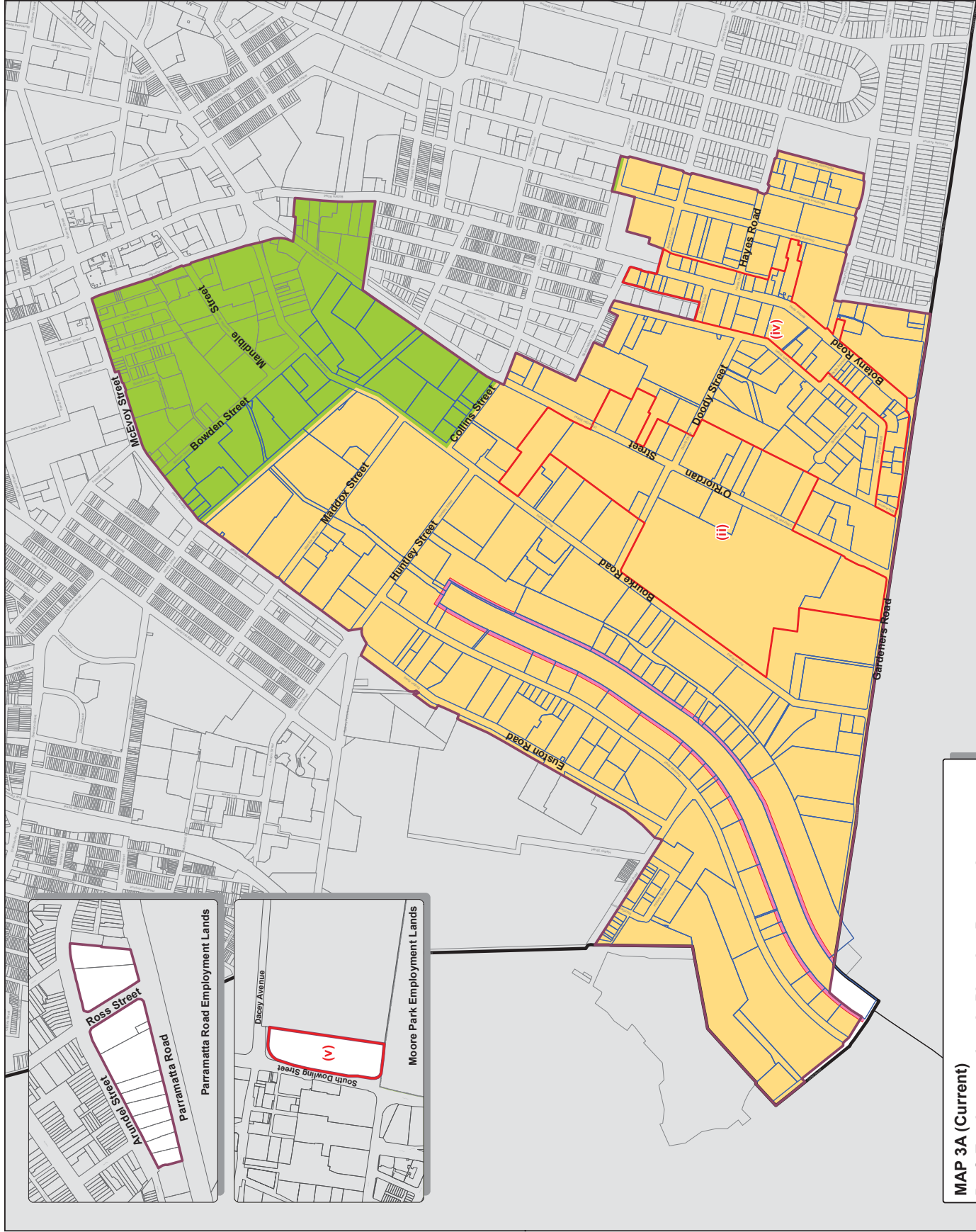
**Locality and Site Identification Map
Foreshore Building Line Map**

- Employment Lands Strategy boundary
- Affected sites
- Locality and Site Identification Map**
- Central Sydney
- Green Square
- Ultimo-Pyrmont
- Southern Employment Lands
- Land Affected by Cross City Tunnel Ventilation Stack
- Refer to Schedule 1
- Foreshore Building Line Map**
- Foreshore Area
- Foreshore Building Line



Projection: GDA 1994
Zone 56

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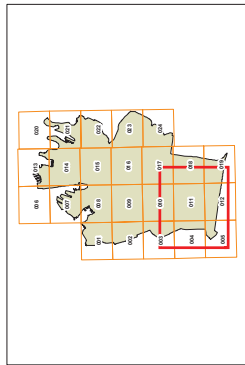


MAP 3A (Current)
Draft Employment Lands Planning Proposal
Locality and Site Identification/Foreshore Building Line



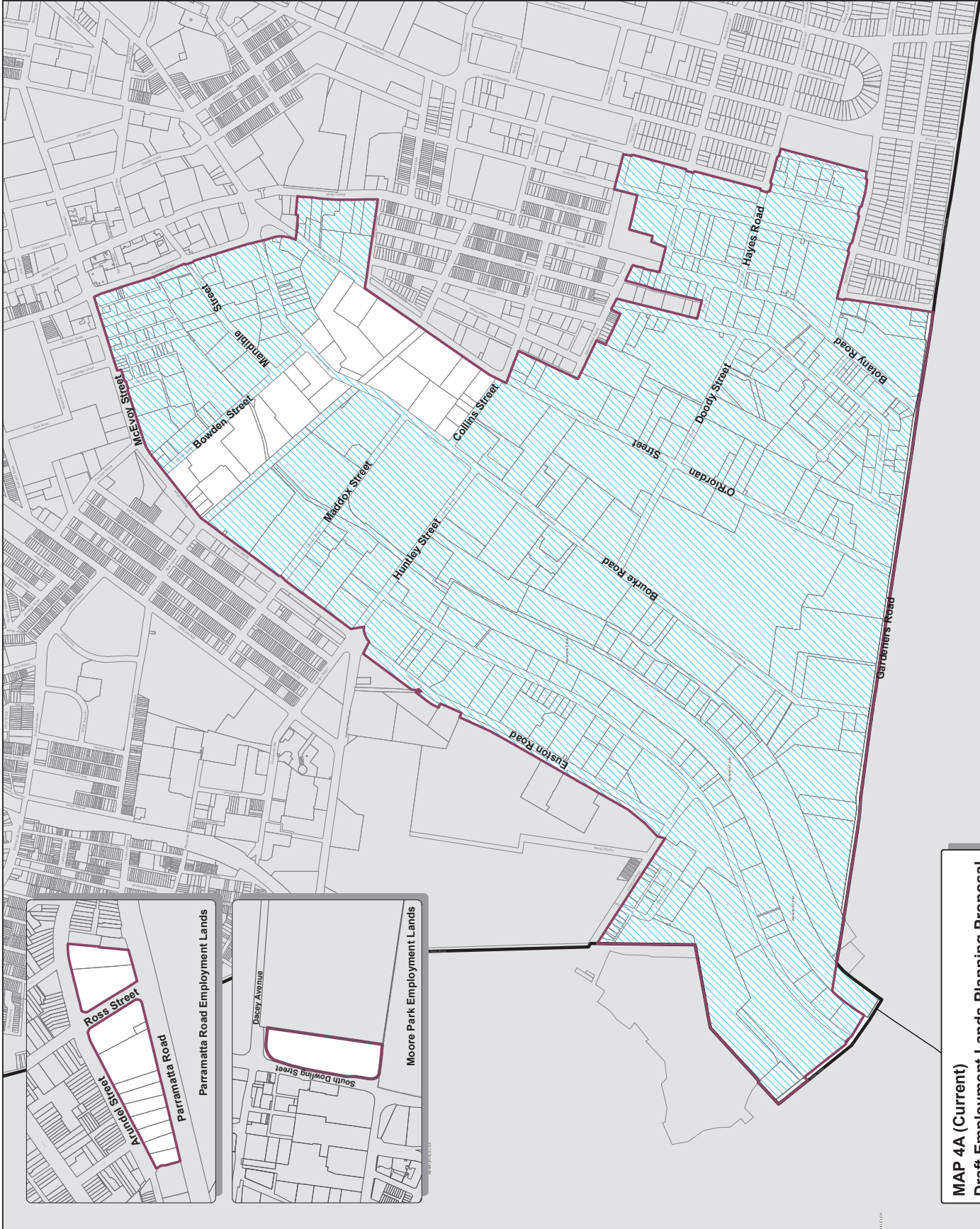
Special Character Areas Map
Retail Premises Map

- Employment Lands Strategy boundary
- Special Character Areas**
 - A Bridge St/Macquarie P/Bulletin Pl
 - B Chifley Square
 - C Circular Quay
 - D College Street/Hyde Park
 - E Farrer Place
 - F Haymarket/Chinatown
 - G Macquarie Street
 - H Martin Place
 - I Pitt Street Mall
 - J Railway Square/Central Station
 - K Rosebery
 - L Sydney Square/Town Hall & St Andrews
 - M Wynyard Park/Lang Park
 - N York St/Clarence St/Kent St
- Retail Premises**
 - Restricted Retail Development



Projection: GDA 1994
Zone 56

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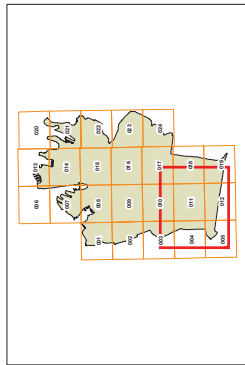


MAP 4A (Current)
Draft Employment Lands Planning Proposal
Special Character Areas/Retail Premises



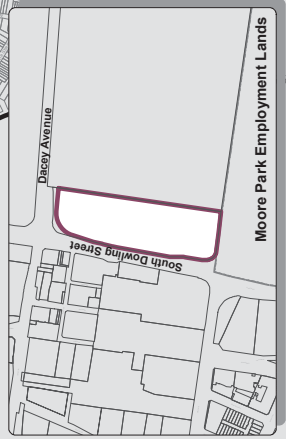
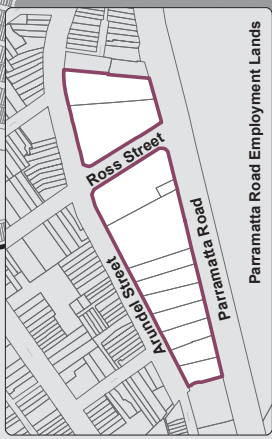
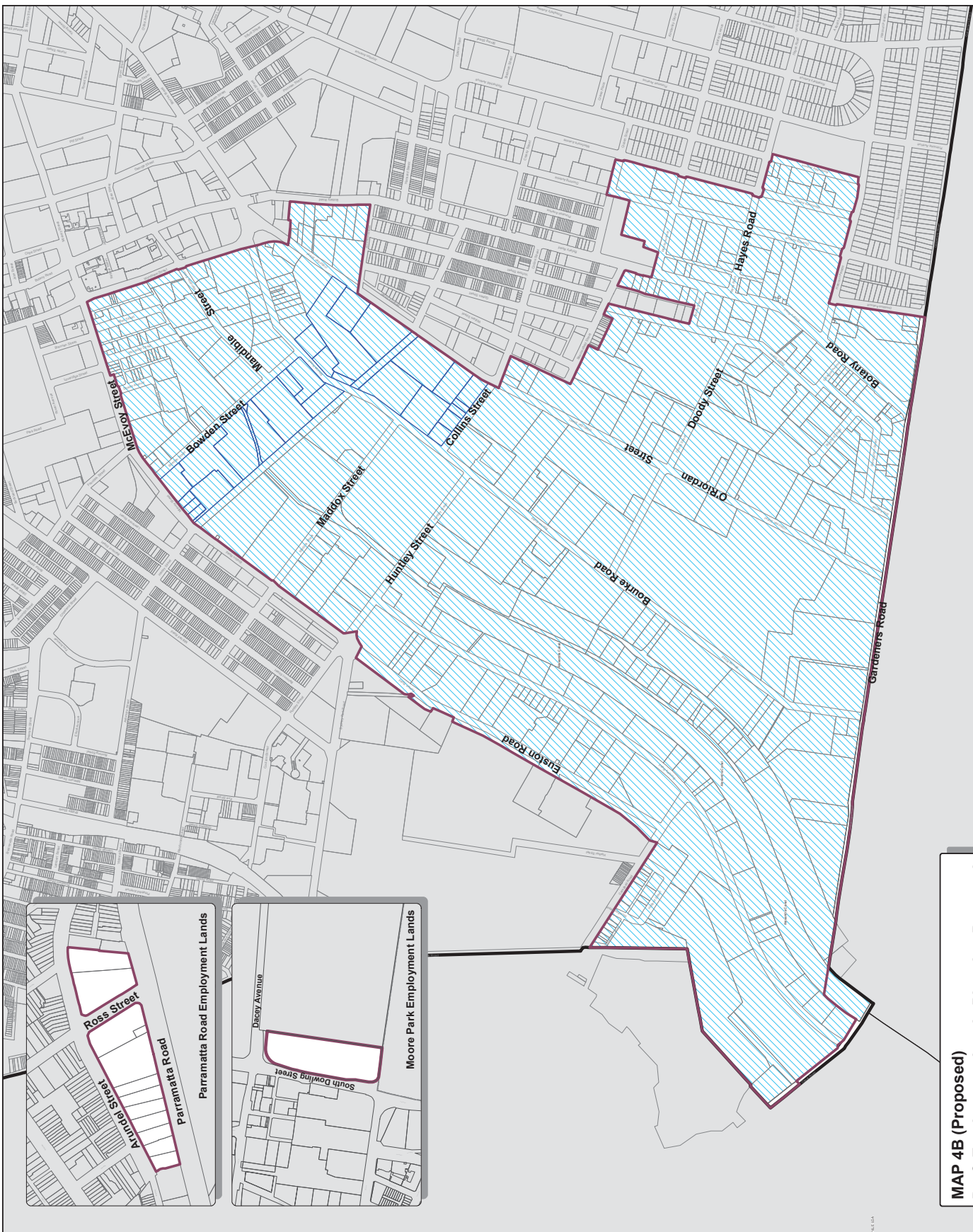
**Special Character Areas Map
Retail Premises Map**

- Employment Lands Strategy boundary
- Affected sites
- Special Character Areas**
- A Bridge St/Macquarie Pl/Bulletin Pl
- B Chifley Square
- C Circular Quay
- D College Street/Hyde Park
- E Farrer Place
- F Haymarket/Chinatown
- G Macquarie Street
- H Martin Place
- I Pitt Street Mall
- J Railway Square/Central Station
- K Rosebery
- L Sydney Square/Town Hall & St Andrews
- M Wynyard Park/Lang Park
- N York St/Clarence St/Kent St
- Retail Premises**
- Restricted Retail Development



Projection: GDA 1984
Zone 56
Scale: 1:10,000 @ A3

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**MAP 4B (Proposed)
Draft Employment Lands Planning Proposal
Special Character Areas/Retail Premises**



Floor Space Ratio Map

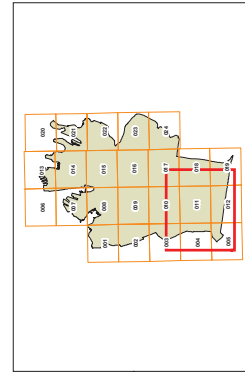
Employment Lands Strategy boundary

Maximum Floor Space Ratio (n:1)

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

Cadastral

Cadastral 02/10/2012 © City of Sydney

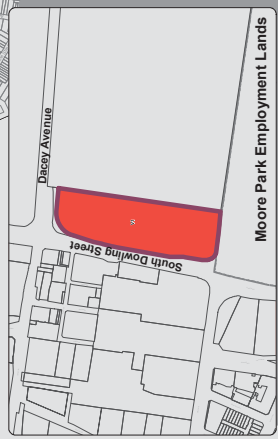
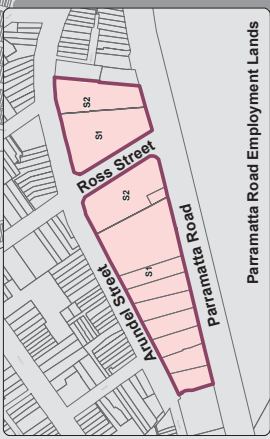
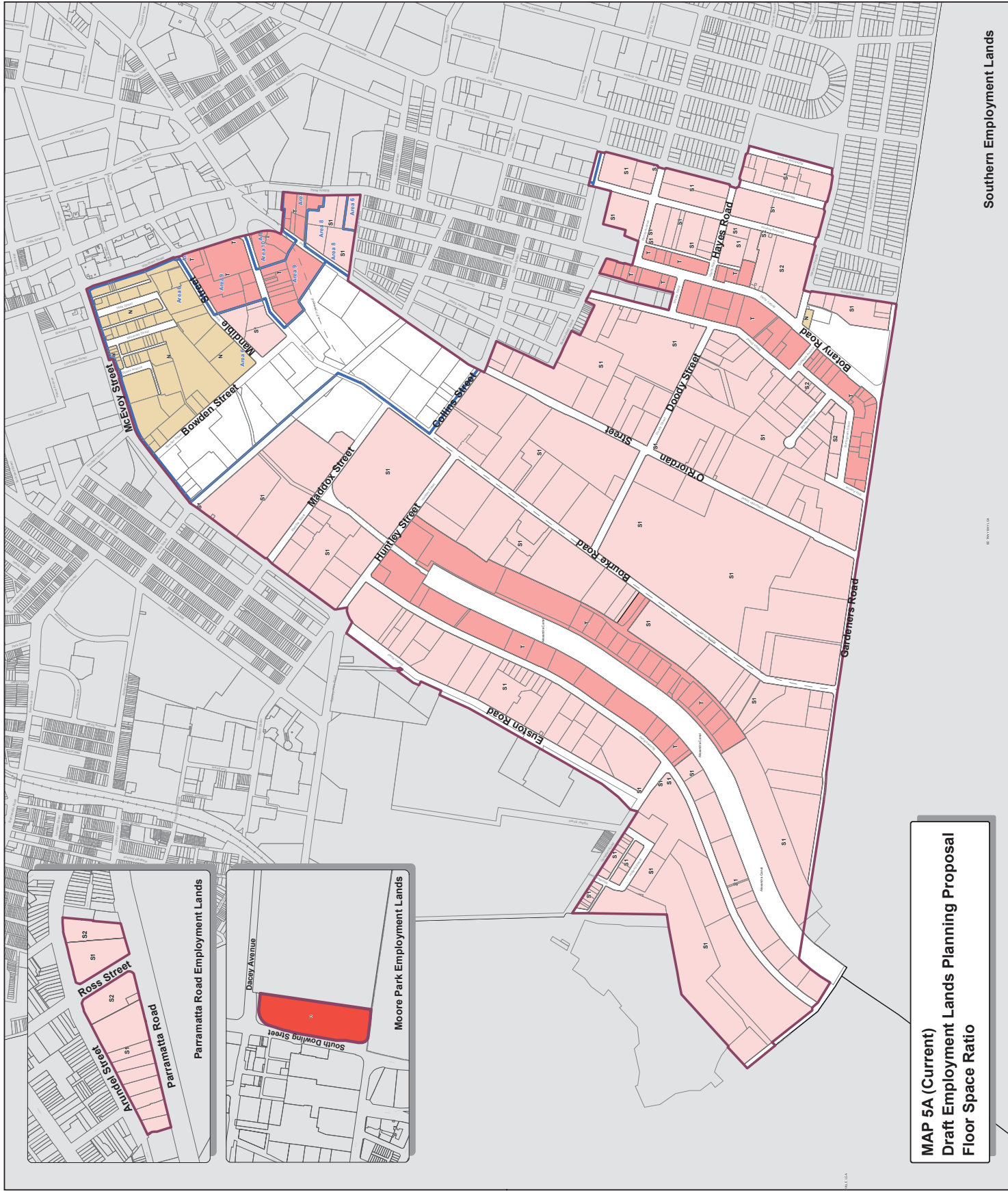


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Projection: GDA 1984
Zone 56

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













MAP 5A (Current)
Draft Employment Lands Planning Proposal
Floor Space Ratio

Floor Space Ratio Map

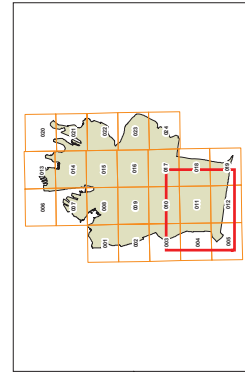
-  Employment Lands Strategy boundary
-  Affected sites

Maximum Floor Space Ratio (n:1)

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

Cadastral

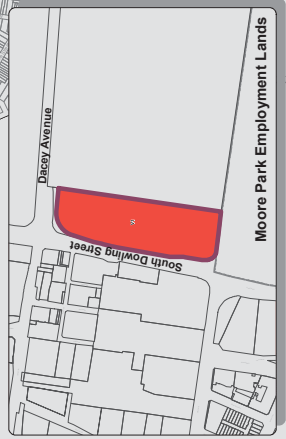
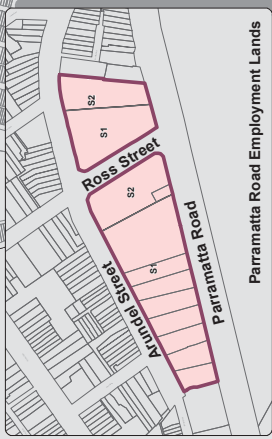
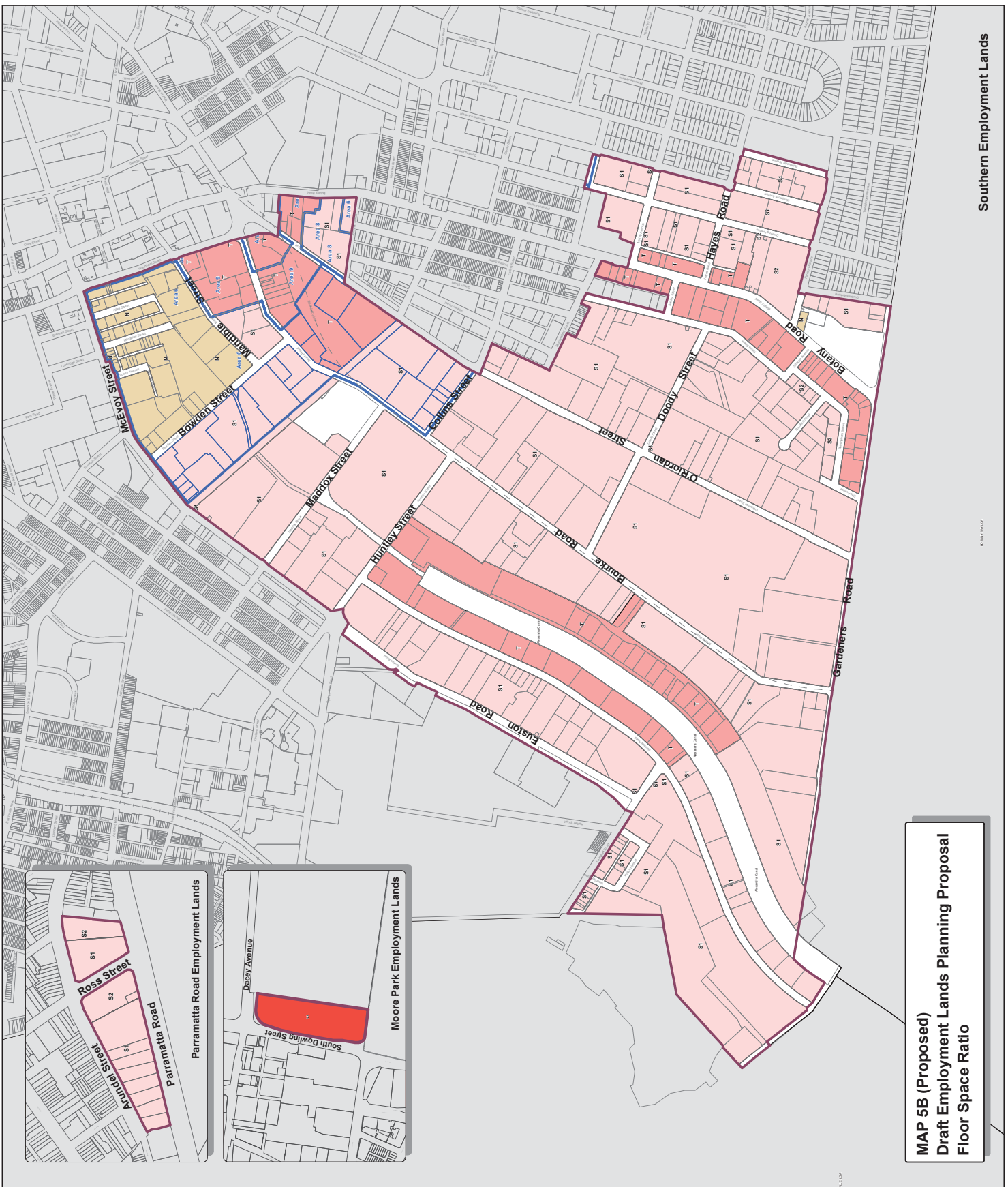
-  Cadastral 02/10/2012 © City of Sydney



Scale: 1:10,000 @ A3

Projection: GDA 1984
Zone 56

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MAP 5B (Proposed)
Draft Employment Lands Planning Proposal
Floor Space Ratio