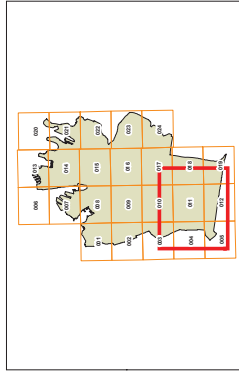


Land Zoning Map

Employment Lands Strategy boundary

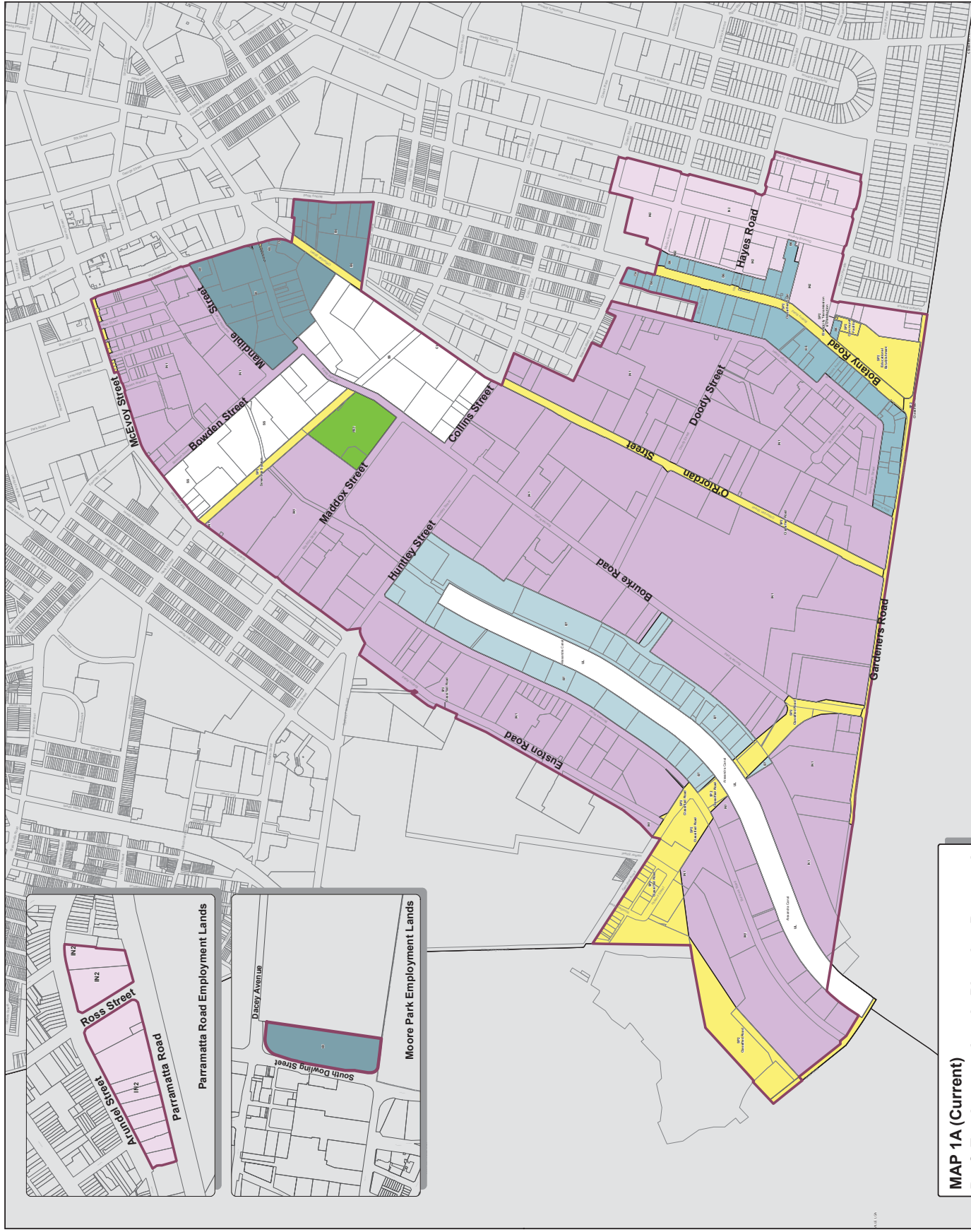
Zone

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	SREP 26 City West
DH	Darling Harbour Development Plan No. 1
GAHP	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
MPS	SEPP 47 Moore Park Showground
SCWA	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



Scale: 1:10,000 @ A3

Projection: GDA 1994
Zone 56



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

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

CW1 SREP 26 City West

DH Darling Harbour Development Plan No. 1

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

HP Sydney LEP (Harold Park) 2011

MD SEPP Major Development 2005

MPS SEPP 47 Moore Park Showground

SC2A Sydney Cove Redevelopment Authority Scheme

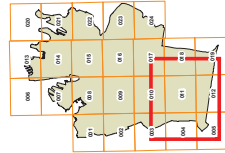
SHC SREP Sydney Harbour Catchment 2005

SLP Sydney LEP 2005

SS South Sydney LEP 1988

WB SREP 16 Walsh Bay

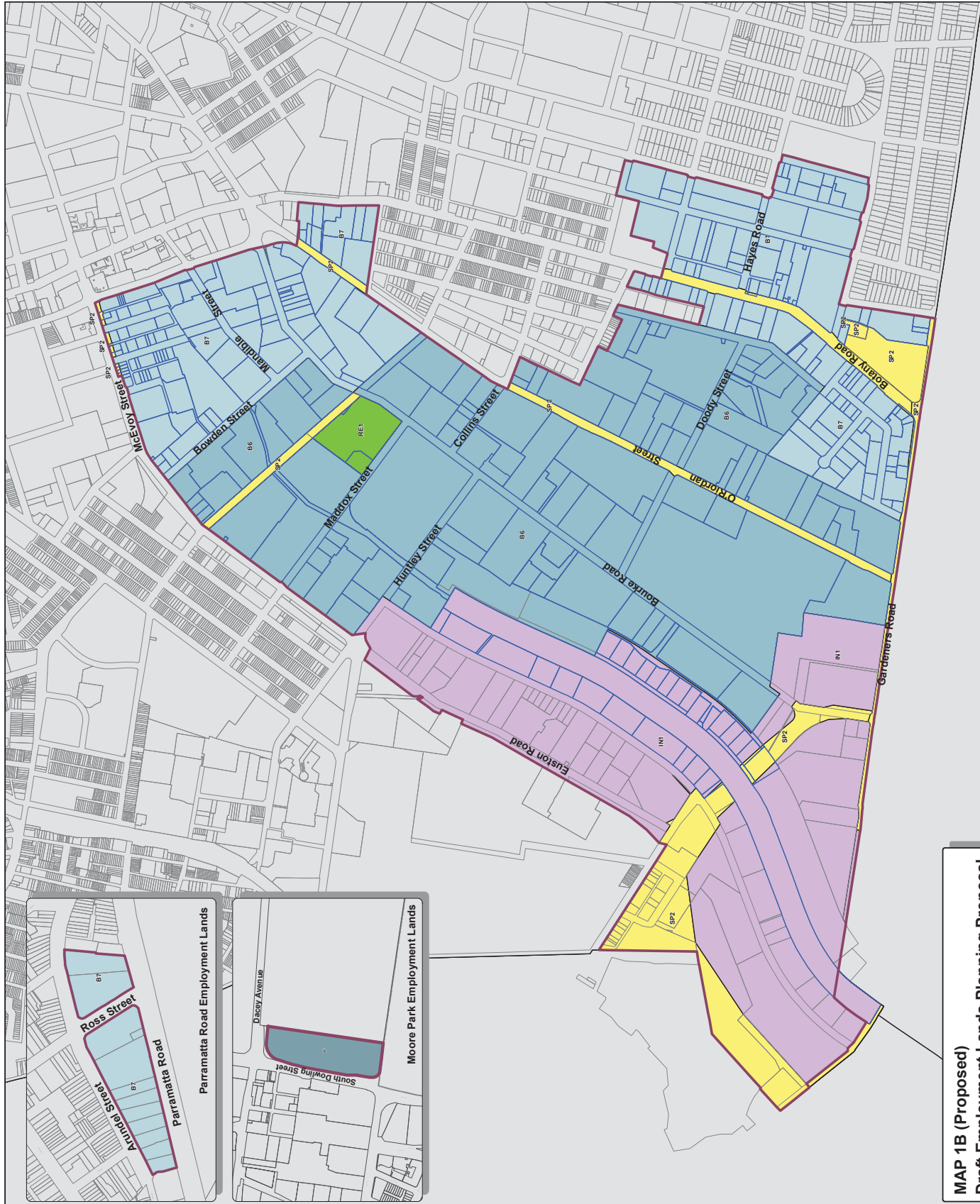
UL Unzoned Land



0 400 m
Scale: 1:10,000 @ A3

Projection: GDA 1984
Zone 56

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

Southern Employment Lands

Employment Lands Strategy boundary

- Acid Sulfate Soils**
- | | |
|---|---------|
| 1 | Class 1 |
| 2 | Class 2 |
| 3 | Class 3 |
| 4 | Class 4 |
| 5 | Class 5 |



Acid Sulfate Soils Map

Employment Lands Strategy boundary

Affected Sites

Acid Sulfate Soils

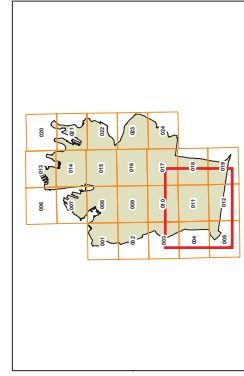
Class 1

Class 2

Class 3

Class 4

Class 5

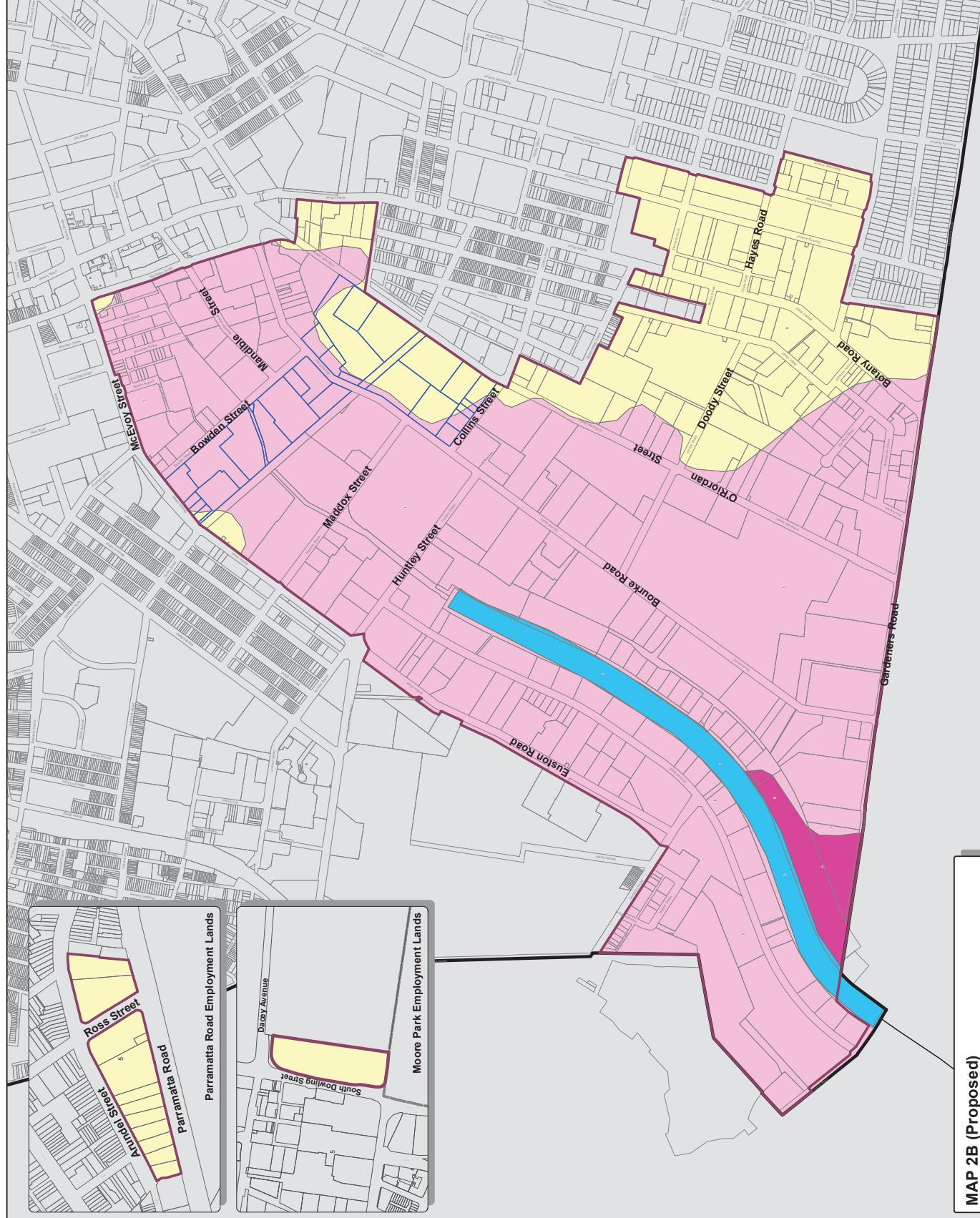


0 400 m

Scale: 1:110,000 @ A3

Projection: GDA 1984
Zone 56

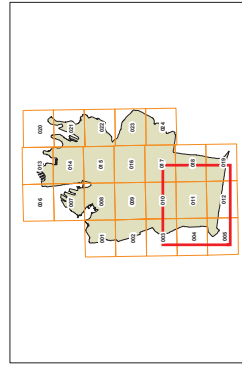
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**MAP 2B (Proposed)
Draft Employment Lands Planning Proposal
Acid Sulphate Soils**

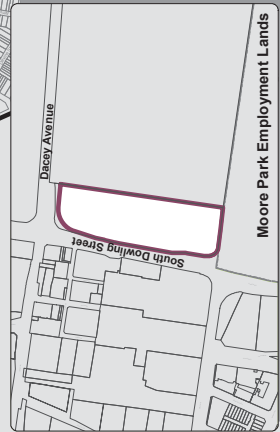
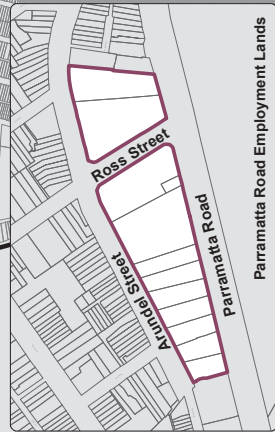
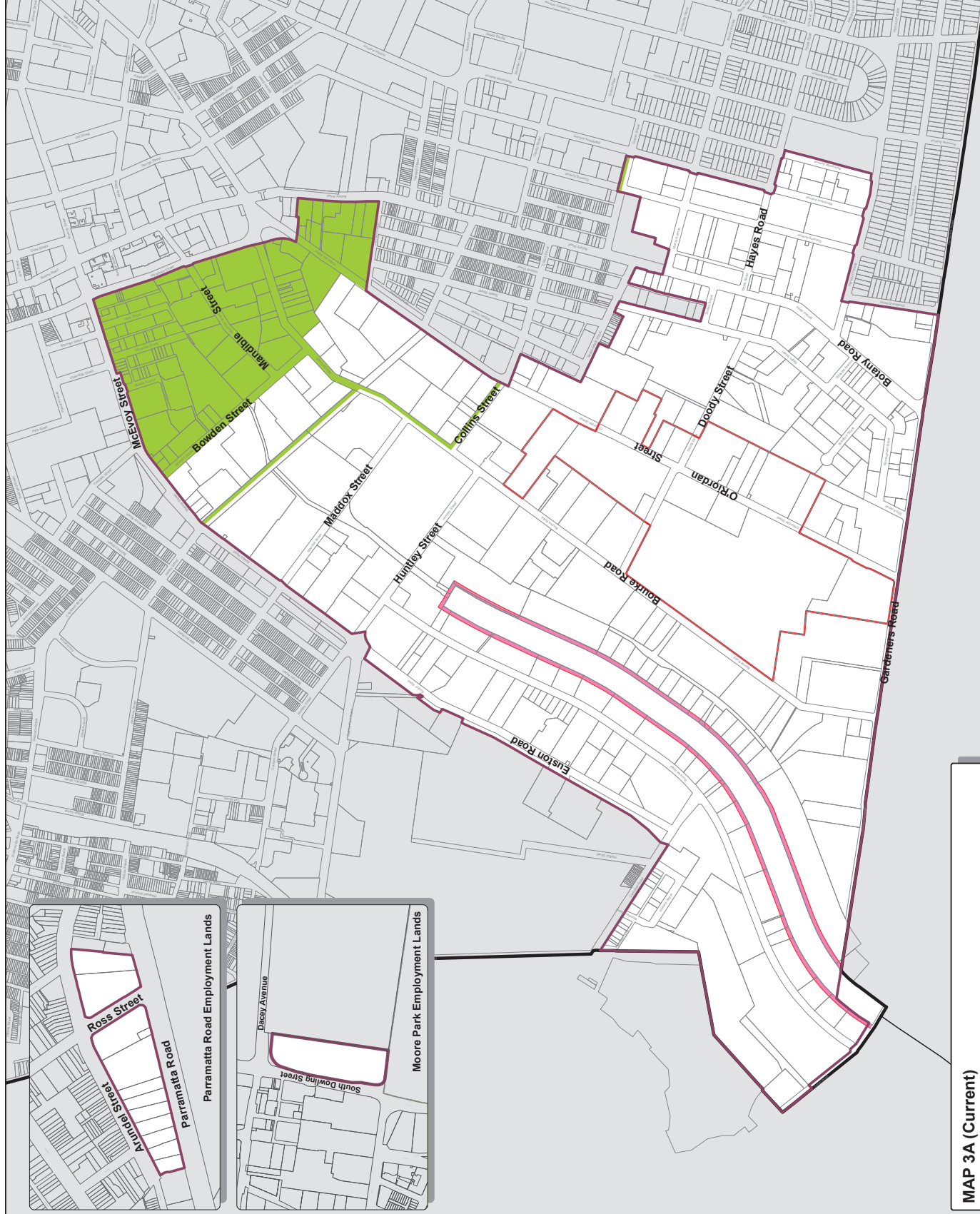
Locality and Site Identification Map
Foreshore Building Line Map

- 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



Projection: GDA 1994
Zone 56

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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

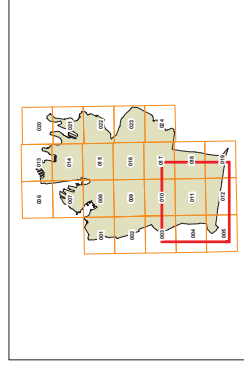
-  Central Sydney
-  Green Square
-  Ultimo-Pymont
-  Southern Employment Lands

-  Land Affected by Cross City Tunnel Ventilation Stack

-  Refer to Schedule 1

Foreshore Building Line Map

-  Foreshore Area
-  Foreshore Building Line

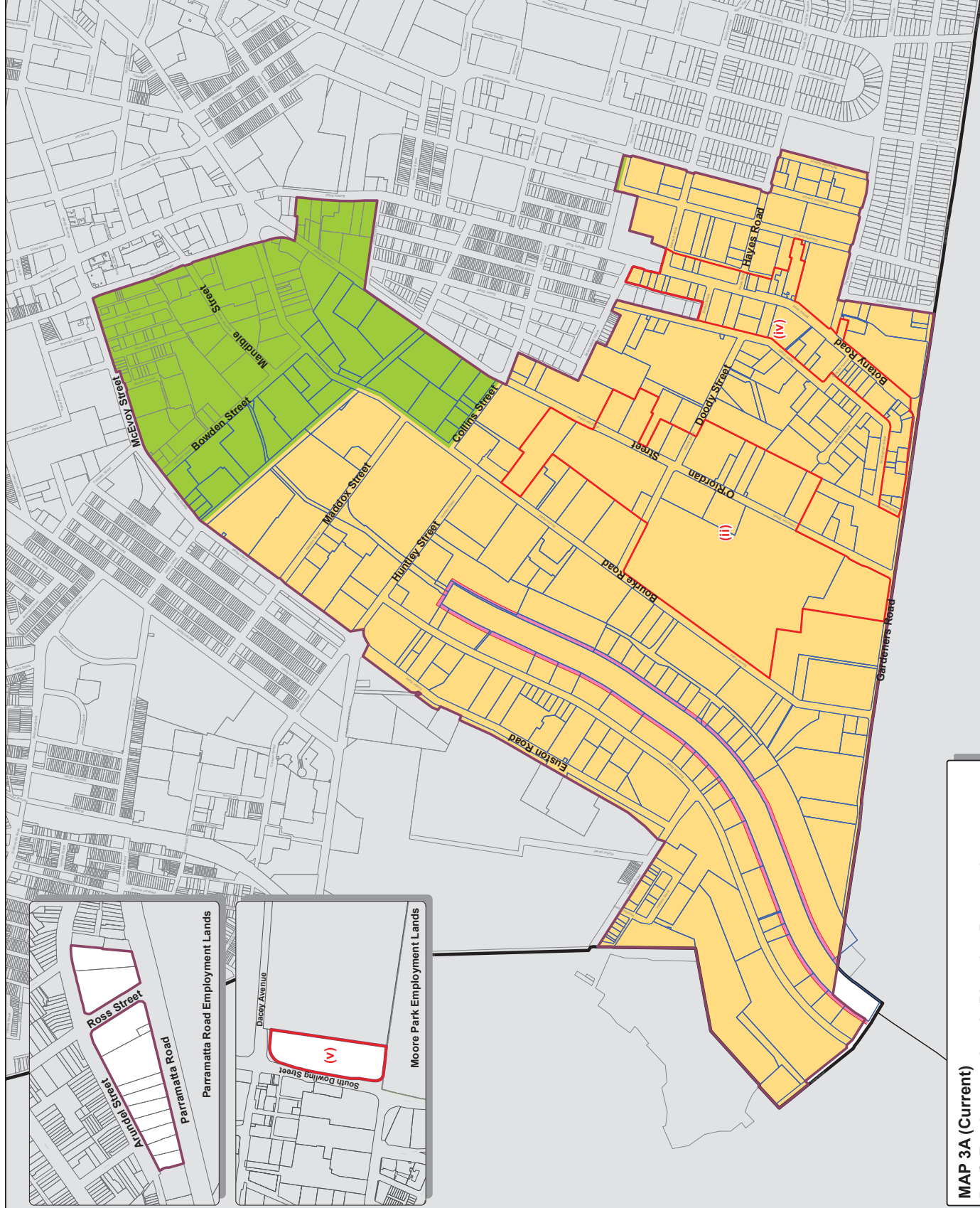


0 400 m

Scale: 1:10,000 @ A3

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 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

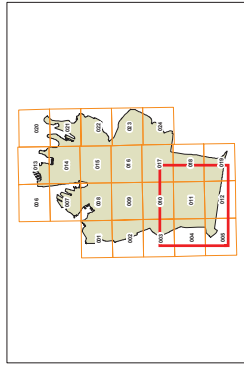
L Sydney Square/Town Hall & St Andrews

M Wynyard Park/Lang Park

N York St/Clarence St/Kent St

Retail Premises

Restricted Retail Development

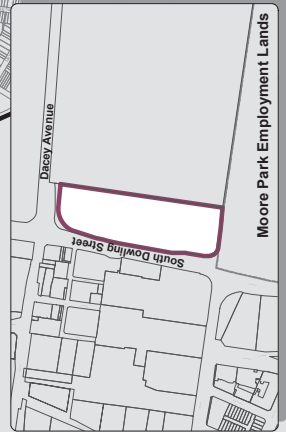
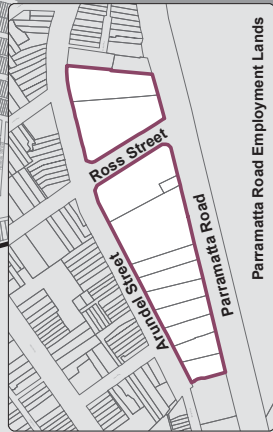
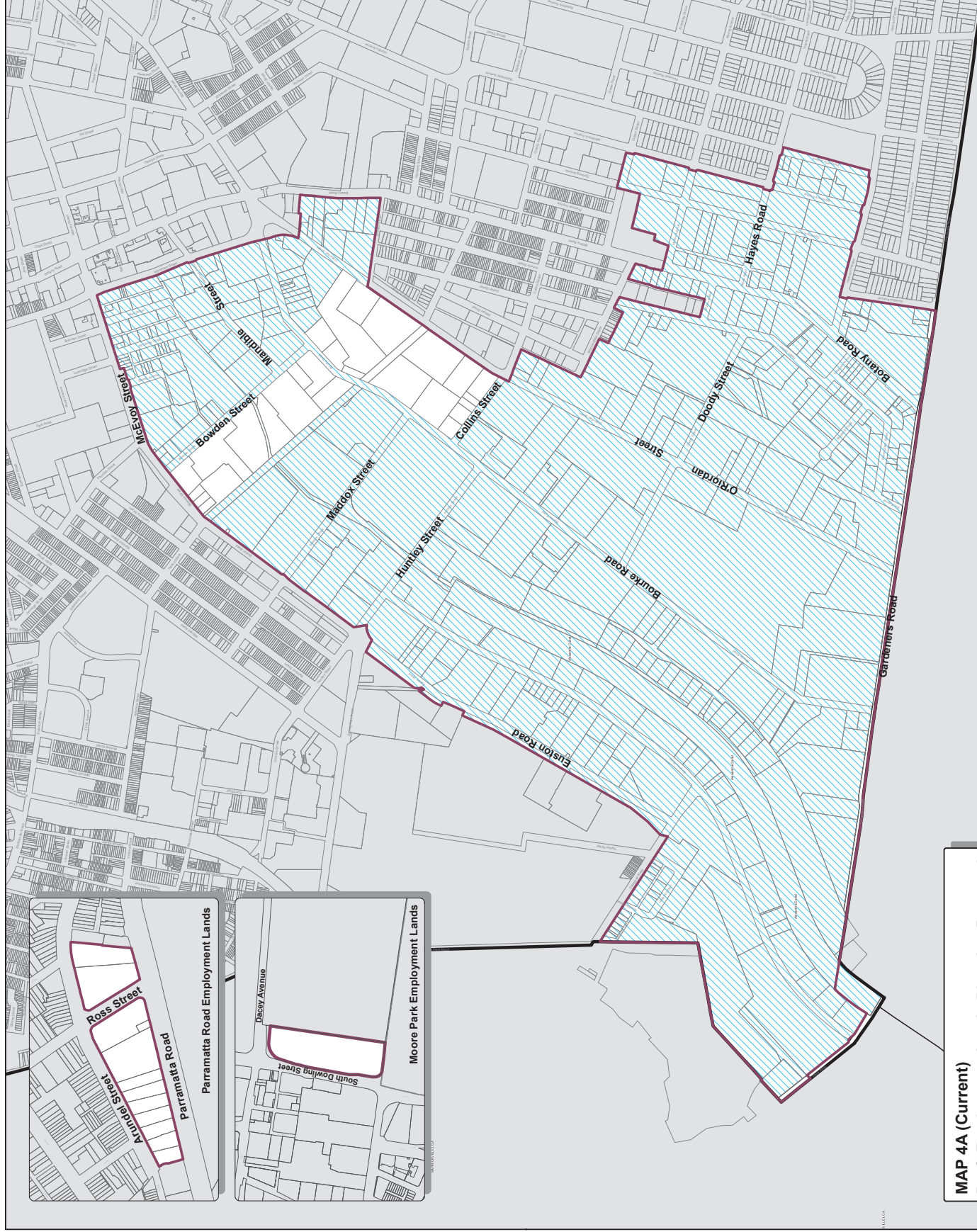


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Scale: 1:10,000 @ A3

Projection: GDA 1994
Zone 56

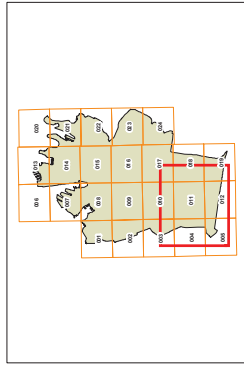
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ELS_SUEP2012_C1.2_current.txd



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

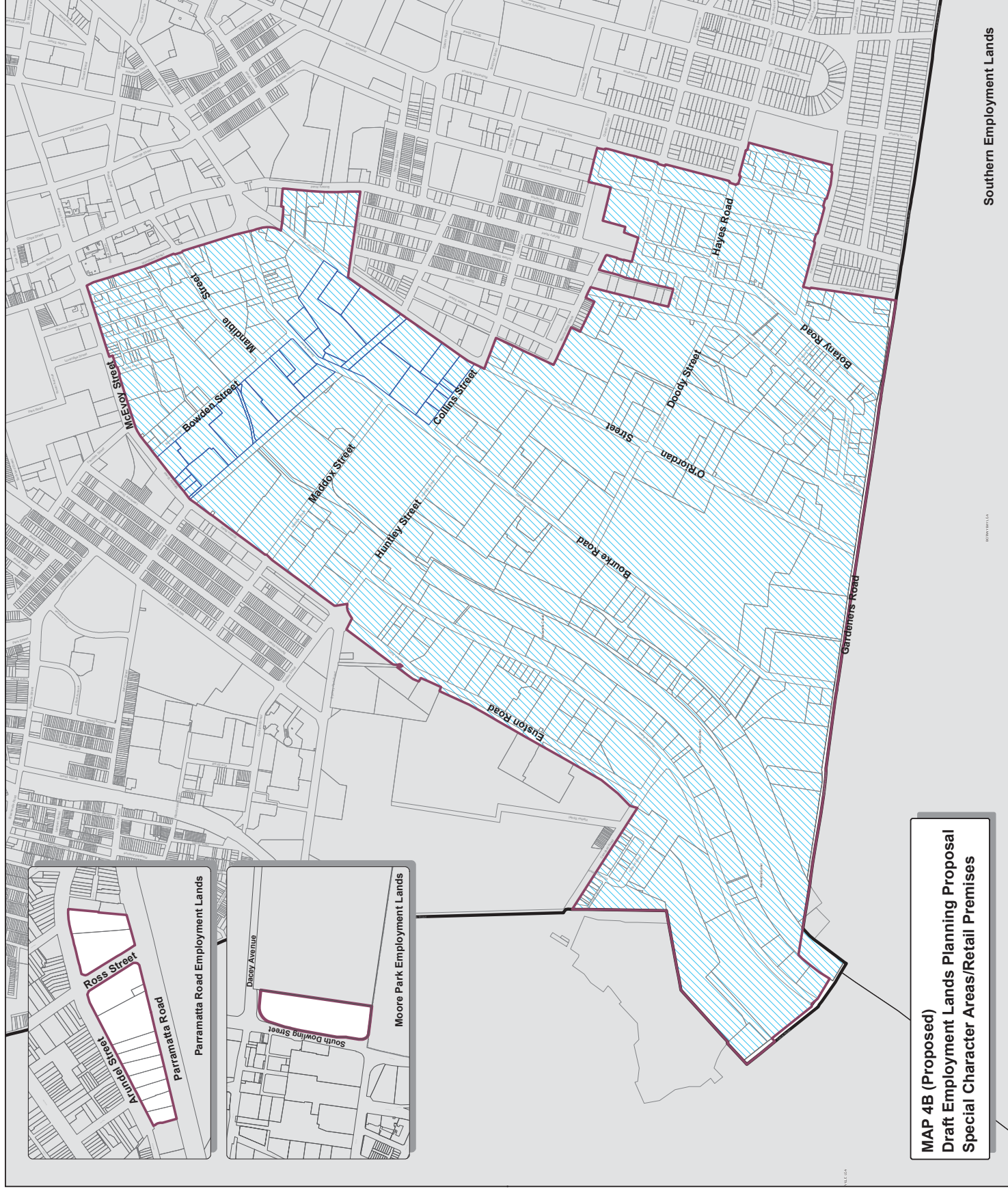
**Special Character Areas Map
Retail Premises Map**

- 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 1994
Zone 56

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

4/10/2012

Southern Employment Lands

 Employment Lands Strategy boundary
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	AA	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

☐ Cadastre 02/10/2012 © City of Sydney



Zone 56

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 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

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Projection: GDA 1994
Zone 56

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