


# North Sydney Local Environmental Plan 2013 Floor Space Ratio Map Amendment

Existing FSR (001) Map



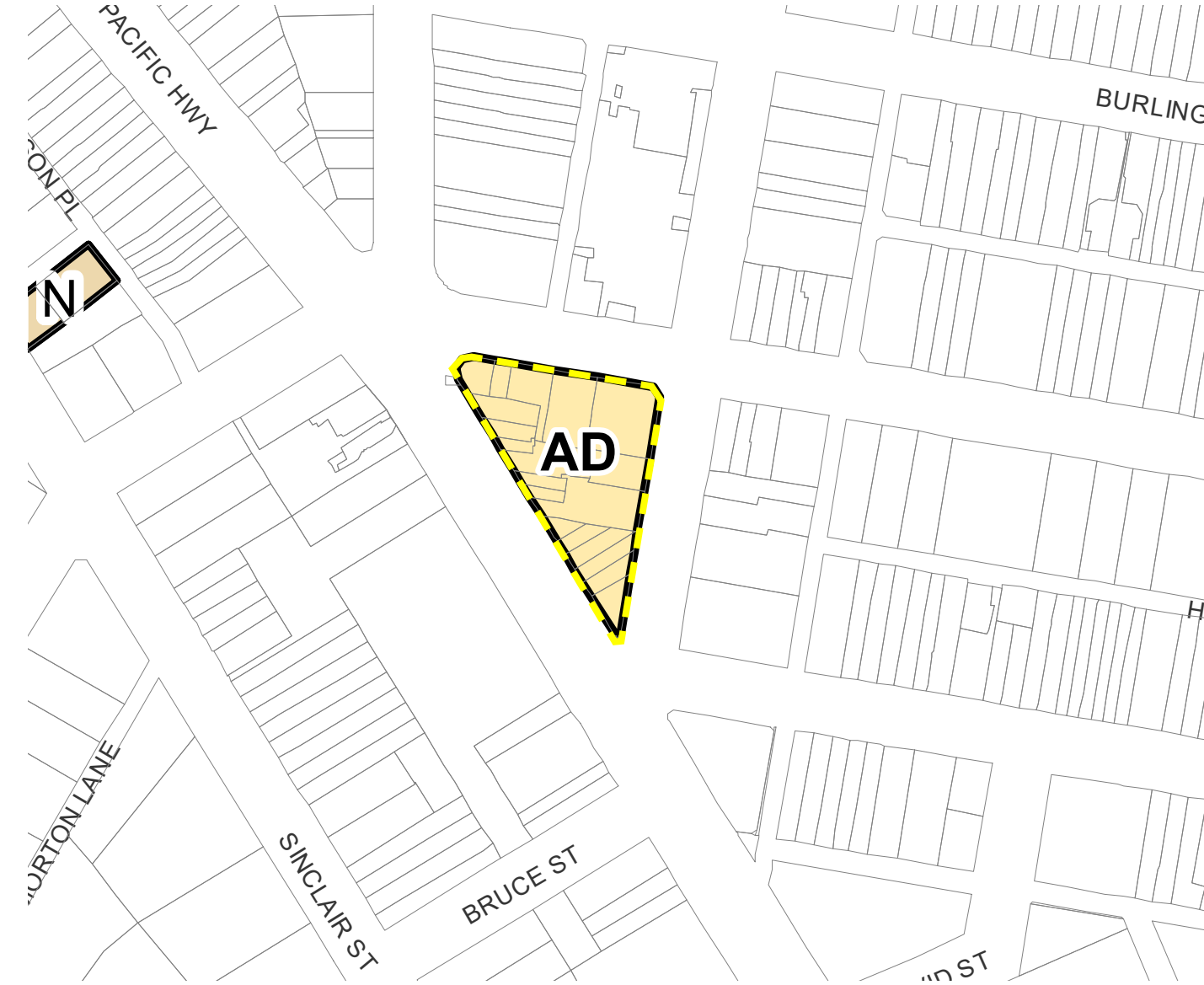
 North Sydney Local Environmental Plan 2013  
Floor Space Ratio Map - Sheet FSR\_001

Floor Space Ratio (n:1)	
N	1
W	3.5
X	4.27
Z	5.6
AA1	6.3
AA2	6.6
AB	7
AI1	18
AI2	25.4

No FSR applicable to the site

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Subject site outlined in yellow

Proposed FSR (001) Map



 North Sydney Local Environmental Plan 2013  
Floor Space Ratio Map - Sheet FSR\_001

Floor Space Ratio (n:1)	
N	1
W	3.5
X	4.27
Z	5.6
AA1	6.3
AA2	6.6
AB	7
AD	9.3
AI1	18
AI2	25.4


Amend FSR from No FSR to 9.3:1 under a designation of AD

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Subject site outlined in yellow

# North Sydney Local Environmental Plan 2013 Height of Buildings Map Amendment

Existing HOB (001) Map





# North Sydney Local Environmental Plan 2013

Height of Buildings Map  
- Sheet HOB\_001

## Maximum Building Height (m)

A	1	S	24
I	8.5	T1	25
K	10	T2	26
L	11	U1	30
M	12	U2	33
N	13	W1	40
O1	15	W2	42
O2	16	X	49
Q1	19.15	Y	50
Q2	20	AF	180

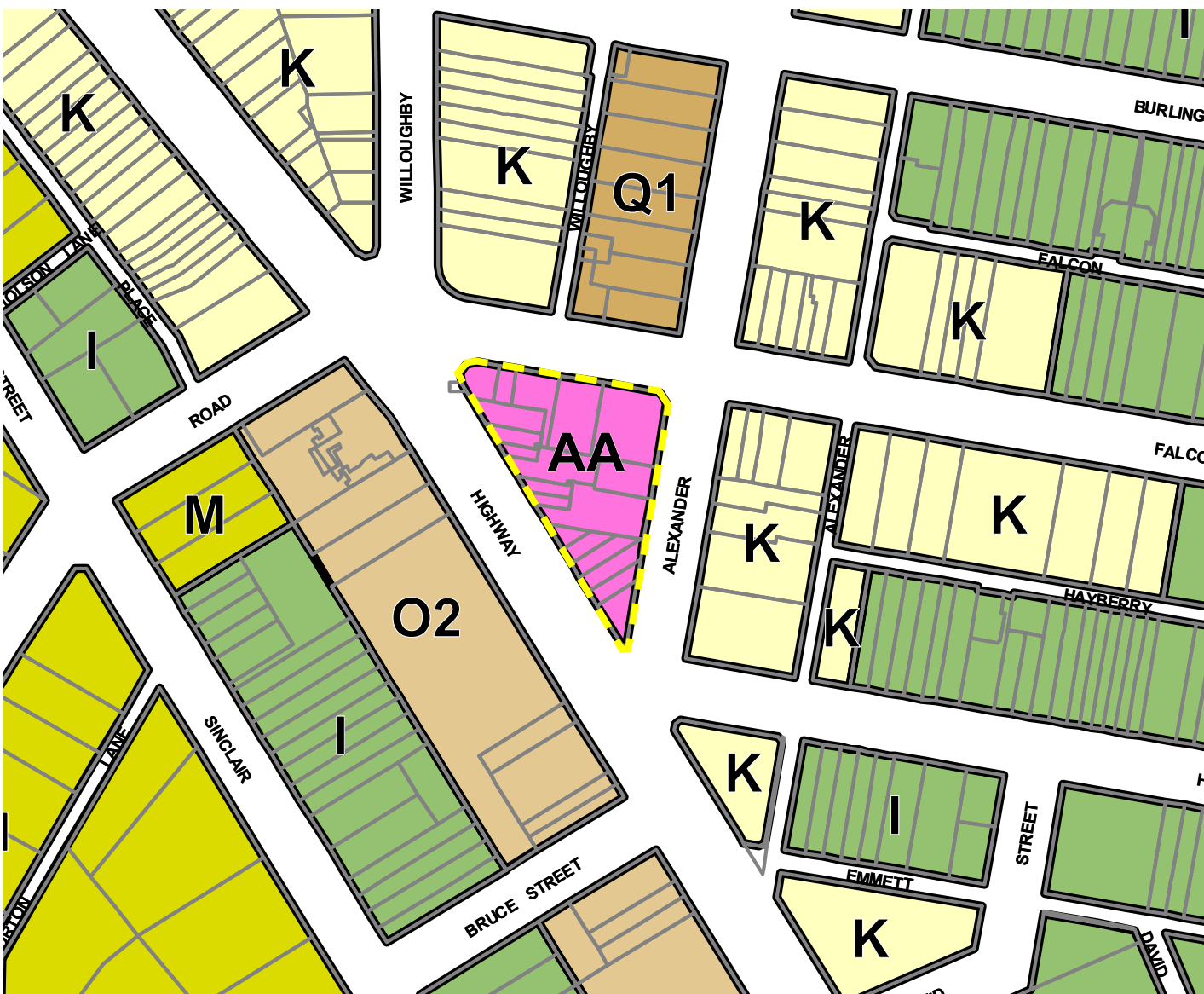
## Maximum Building Height (RL m)


	0 - 20
	21 - 40
	41 - 60
	61 - 80
	81 - 100
	101 - 120
	121 - 140
	141 - 160
	161 - 180
	181 - 200
	200 +

The existing height of buildings is 16m under a designation of O2

Subject site outlined in yellow

Proposed HOB (001) Map





# North Sydney Local Environmental Plan 2013

Height of Buildings Map  
- Sheet HOB\_001

Maximum Building Height (m)			
A	1	S	24
I	8.5	T1	25
K	10	T2	26
L	11	U1	30
M	12	U2	33
N	13	W1	40
O1	15	W2	42
O2	16	X	49
Q1	19.15	Y	50
Q2	20	AA	75
		AF	180

Maximum Building Height (RL m)	
	0 - 20
	21 - 40
	41 - 60
	61 - 80
	81 - 100
	101 - 120
	121 - 140
	141 - 160
	161 - 180
	181 - 200
	200 +

Amend the height of buildings from 16m under a designation of O2 to 75m under a designation of AA

Subject site outlined in yellow



# North Sydney Local Environmental Plan 2013 Non Residential Floor Space Ratio Map Amendment

Existing Non Residential FSR (001) Map



North Sydney Local Environmental Plan 2013  
Non-Residential Floor Space Ratio Map  
- Sheet LCL\_001

Minimum Non-Residential Floor Space Ratio (n:1)

A	0.24
D	0.5
F	0.6
I	0.75
N	1
R	1.4
S	1.5
T	2
V	3
X	4.7

The existing non residential FSR is 0.5:1 under a designation of D

Subject site outlined in yellow

Proposed Non Residential FSR (001) Map



North Sydney Local Environmental Plan 2013  
Non-Residential Floor Space Ratio Map  
- Sheet LCL\_001

Minimum Non-Residential Floor Space Ratio (n:1)

A	0.24
D	0.5
F	0.6
I	0.75
N	1
R	1.4
S	1.5
T	2
U	2.5
V	3
X	4.7

Amend the non residential FSR from 0.5:1 under a designation of D to 2.5:1 under a designation of U

Subject site outlined in yellow