

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

Existing Non Residential FSR (001) Map



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



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

North Sydney Local Environmental Plan 2013 Floor Space Ratio Map Amendment

Existing FSR (001) Map



Floor Space Ratio Map - Sheet FSR_001

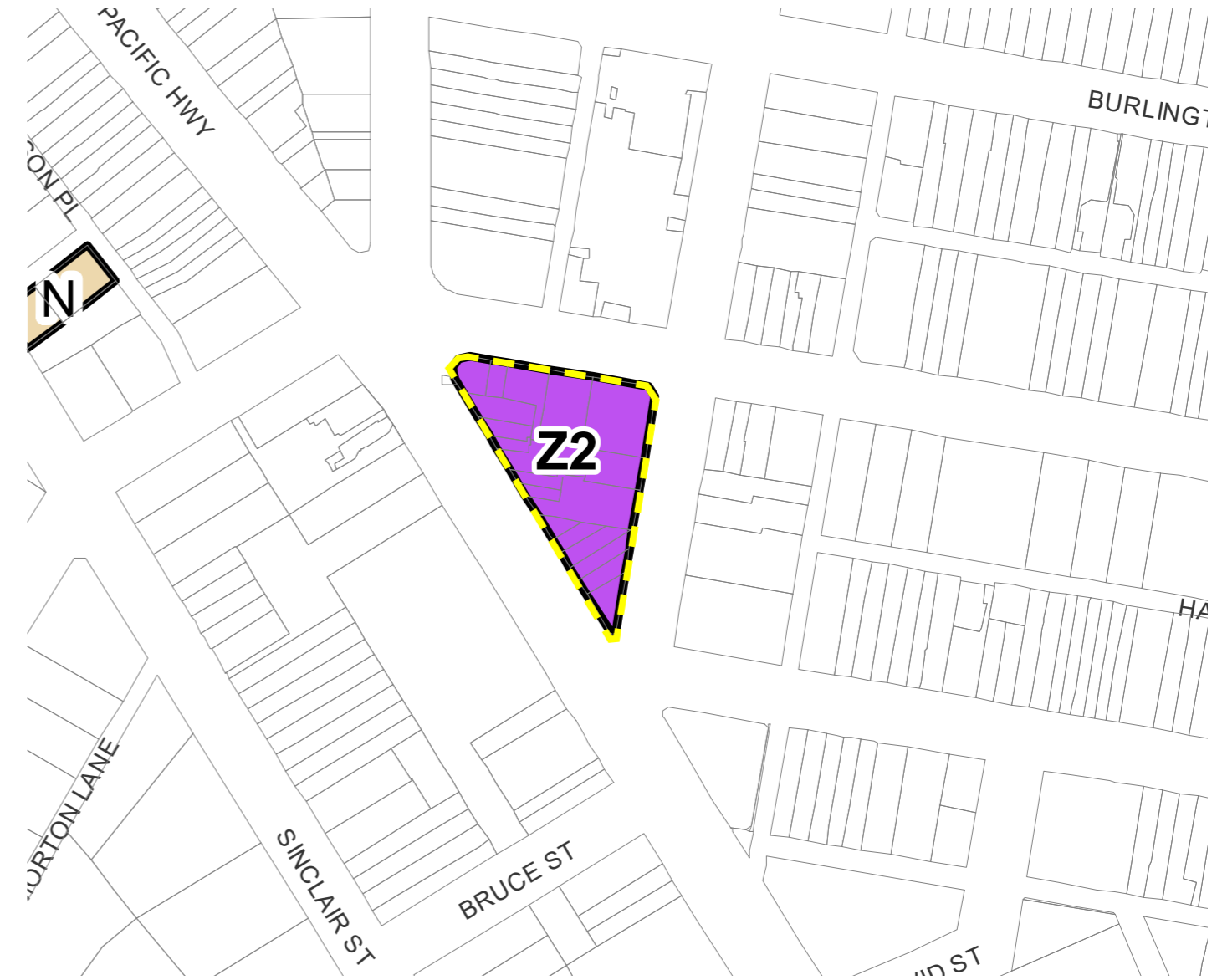
Floor Space Ratio (n:1)

N	1
S	1.85
W	3.5
X	4.27
Z	5.6
AA1	6
AA2	6.1
AA3	6.3
AA4	6.6
AB1	7
AB2	7.5
AF	11.5
AI1	18
AI2	25.4

No FSR applicable to the site

Subject site outlined in yellow

Proposed FSR (001) Map



Floor Space Ratio Map - Sheet FSR_001

Floor Space Ratio (n:1)

N	1	AA3	6.3
S	1.85	AA4	6.6
W	3.5	AB1	7
X	4.27	AB2	7.5
Z	5.6	AF	11.5
Z2	5.8	AI1	18
AA1	6	AI2	25.4
AA2	6.1		

Amend FSR from No FSR to 5.8:1 under a designation of Z2

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

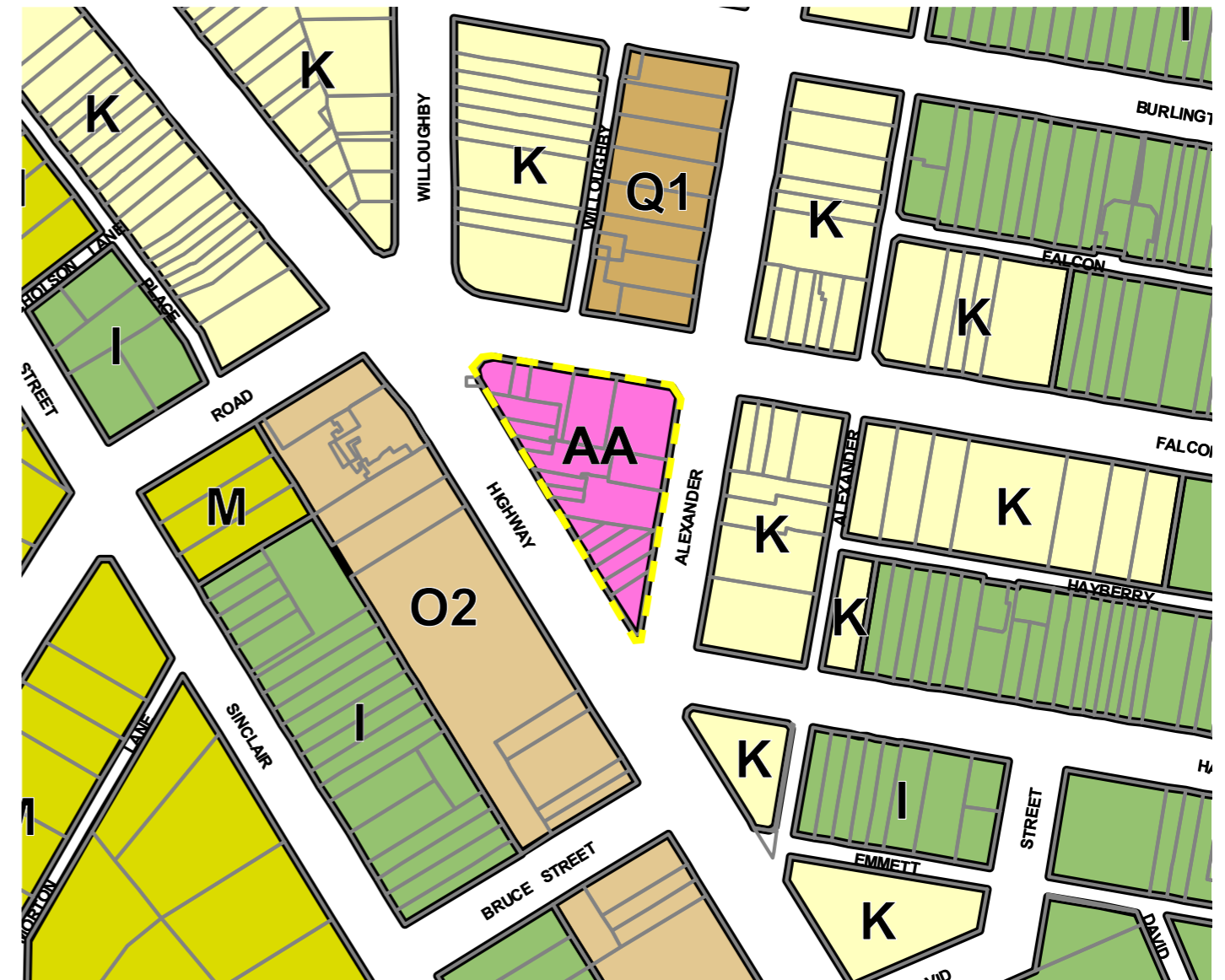
1	25
8.5	30
10	33
11	40
12	42
13	49
14.5	50
15	56
16	132
18	180
19.15	Refer to Clause 4.3A
20	Refer to Clause 4.3A(2A)
21	
24	

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

1	25
8.5	30
10	33
11	40
12	42
13	49
14.5	50
15	56
16	132
18	180
19.15	AA 62.5
20	Refer to Clause 4.3A
21	Refer to Clause 4.3A(2A)
24	

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 62.5m under a designation of AA

Subject site outlined in yellow