

Explanation of Intended Effect Paint Shop Sub Precinct

Redfern North Eveleigh Precinct

July 2022



Acknowledgement of Country

The Department of Planning and Environment acknowledges the Gadigal People as the Traditional Owners and Custodians of the land on which this site is based and pay respect to Elders past, present and future.

We recognise this place has been a site for social activism, for change and core to Aboriginal rights movements, past and present. We want to celebrate Aboriginal peoples, their cultures, both ancient and contemporary and embrace their connections to the lands and waters of NSW.

We recognise this place has an enduring connection for Aboriginal peoples and social activism, for change and has been at the core of Aboriginal rights movements, past and present. We want to celebrate Aboriginal peoples, their cultures, both ancient and contemporary and embrace their connections to the lands and waters of NSW. Published by NSW Department of Planning and Environment.

Paint Shop Sub Precinct Explanation of Intended Effect

First published: July 2022

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1.0 INTRODUCTION

The NSW Government is investing in the renewal of the Redfern North Eveleigh to create a unique mixed-use and innovation precinct, located within the State significant heritage context of North Eveleigh.

The strategic underpinning of this proposal arises from the *Greater Sydney Region Plan* and *Eastern City District Plan*. These plans focus on the integration of transport and land use planning, supporting the creation of jobs, homes and services to grow a strong and competitive Sydney and the state of NSW.

The Redfern North Eveleigh Precinct is one of the most connected areas in Sydney and is part of the broader Tech Central Innovation District, planned to be Australia's biggest technology and innovation hub.

Upgrades to Redfern Railway Station are currently underway, and renewal of the precinct is aimed at creating a connected destination for living and working in an inclusive, active and sustainable place for everyone, where communities gather. Day and night-time activation of the precinct is a key outcome, and the renewal plan is focused on respecting and connecting with the significance of the place to Aboriginal people, the conservation and adaptive use of significant industrial heritage, and supporting the existing creative heart of the precinct at Carriageworks.

The Redfern North Eveleigh Precinct comprises three sub precincts (refer to **Figure 1**), each with its own distinct character:

- The Paint Shop Sub Precinct;
- The Carriageworks Sub Precinct; and
- The Clothing store Sub Precinct.

Transport for NSW has led a detailed master planning process for the Paint Shop Sub Precinct in consultation with the Department of Planning and Environment (Department), Government Architect NSW, the Greater Cities Commission (GCC), other State and local Government agencies and other stakeholders.

This Explanation of Intended Effect (EIE) has been prepared as part of investigations to rezone the Paint Shop Sub Precinct. The EIE sets out the proposed planning controls arising from the master planning process and is informed by the Paint Shop Sub Precinct Public Domain, Place and Urban Design Study and supporting technical reports. The EIE is being exhibited in accordance with section 3.30 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to allow the public to make submissions that will be considered as part of the assessment of the proposed planning controls.

This EIE outlines proposed changes in planning controls for the Paint Shop Sub Precinct (shown in Figure 1), which will be contained in *Sydney Local Environmental Plan 2012* (Sydney LEP). Changes are also proposed to the *State Environmental Planning Policy (Precincts – Eastern Harbour City) 2022* (Precincts - Eastern Harbour City SEPP).

The proposed amendments to the planning controls will occur through a State Environmental Planning Policy (SEPP) which will amend these instruments.

1.1 Tech Central

The NSW Government is committed to working with the local community to develop the biggest innovation district of its kind in Australia. Bringing together six neighbourhoods near the Sydney CBD (Haymarket, Ultimo, Surry Hills, Camperdown, Darlington North Eveleigh and South Eveleigh), Tech Central is a thriving innovation ecosystem of tech and talent that includes three world-class universities, a world-leading research hospital, 100+ research institutions, investors and a wide range of tech and innovation companies.

The vision for Tech Central is for it to be a place where universities, start-ups, scale-ups, high-tech giants and the community collaborate to solve problems, socialise and spark ideas that change our world. It will also be a place where centring First Nations voices, low carbon living, green spaces, and easy transport and digital connections combine to support resilience, amenity, inclusivity, vitality and growth.

The Redfern North Eveleigh Precinct is located within the Eveleigh activity node of Tech Central near the University of Sydney. This neighbourhood comprises a culturally and economically diverse community and is home to creative and small businesses and places of historical and cultural significance for First Nations peoples.

The planned urban renewal of the Redfern North Eveleigh Precinct and the upgrade of Redfern Station have been identified as key projects to achieving the vision for Tech Central and build on previous work undertaken by Government including the Central to Eveleigh Strategy. For further information on the background of Tech Central please see the NSW Government's Tech Central website.

1.2 Redfern Waterloo Authority Sites State Significant Precinct

This EIE proposes amendments to the planning controls applicable to the Paint Shop Sub Precinct which is currently located in the Redfern-Waterloo Authority Sites State Significant Precinct under the Precincts - Eastern Harbour City SEPP. The amendment is being undertaken as a State-led rezoning process, reflecting its status as a State Significant Precinct.

1.3 The Redfern North Eveleigh precinct

The Redfern North Eveleigh Precinct is divided into three sub precincts, refer to **Figure 1**.

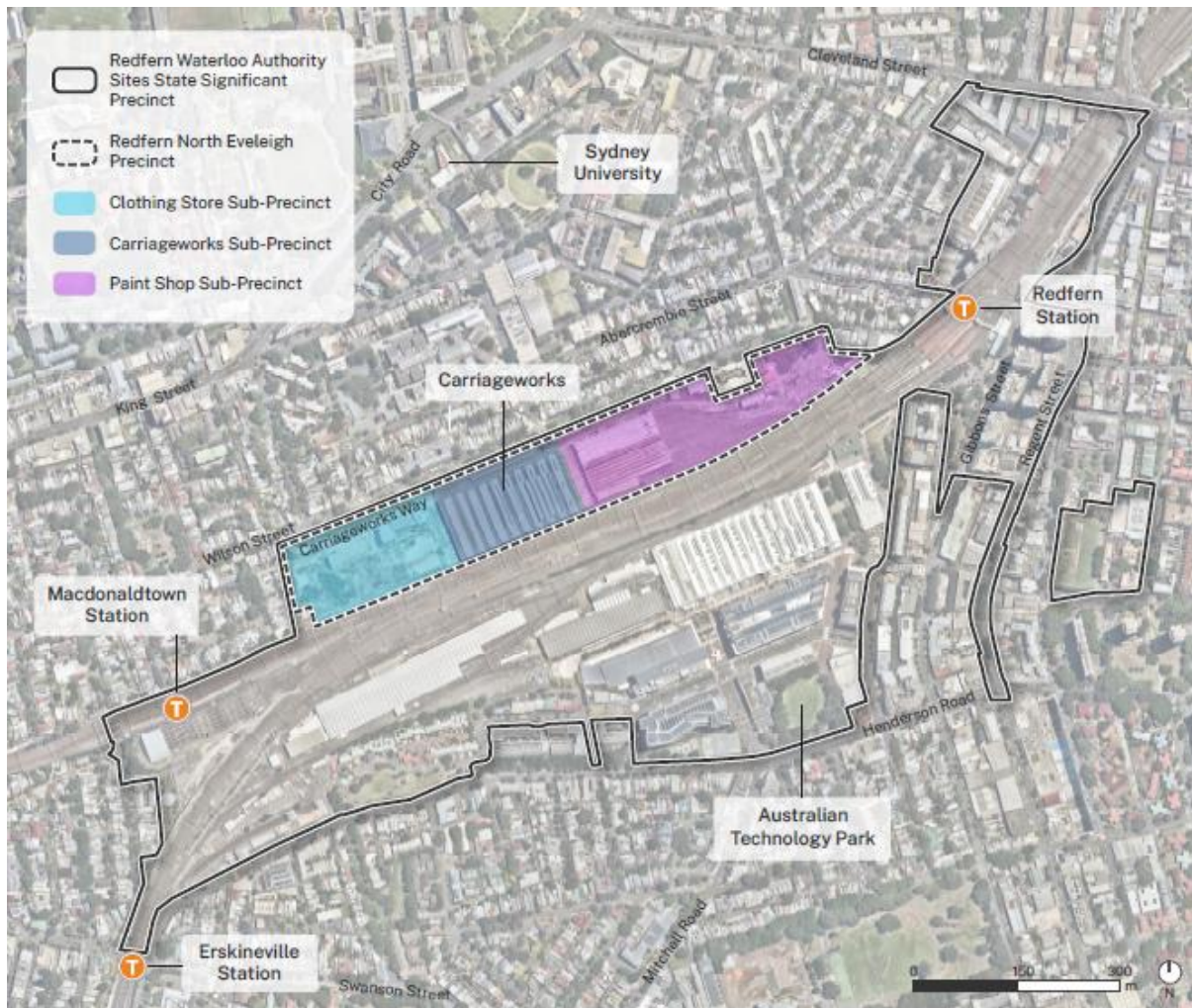


Figure 1. Redfern North Eveleigh Precinct –Sub Precincts

Source: Department of Planning and Environment

1.4 The Paint Shop Sub Precinct

The Redfern North Eveleigh Paint Shop Sub Precinct is approximately 5.6 hectares and is bounded by Wilson Street to the north, residential terraces and Redfern station to the east, the Western Line rail corridor to the south and the Carriageworks Sub Precinct to the west. The Sub Precinct has a significant level change from a Reduced Level (RL) height of RL25 metres to RL29 metres on Wilson Street.

Several items of heritage significance are located in the Paint Shop Sub Precinct, including the Paint Shop building, Fan of Tracks, the Scientific Services Building No.1, the Telecommunications Equipment Centre, and the former Chief Mechanical Engineers Office building. The Sub Precinct has a number of currently disused spaces adjacent to the rail corridor as well as functioning Sydney Trains infrastructure, offices and train stabling. Vehicle and pedestrian access to this area is used by Sydney Trains, including to provide operational and maintenance access to the rail corridor to the south. The site has a clear visual relationship to South Eveleigh and the Eveleigh Locomotive Workshops across the active rail corridor.

The Paint Shop Sub Precinct and relevant boundaries are illustrated in **Figure 1**.

1.5 Objectives and intended outcomes

The Paint Shop Sub Precinct requires a new suite of planning controls to guide future development as part of the renewal program for Redfern North Eveleigh.

The intended outcome of the proposed SEPP is to amend the Sydney LEP to facilitate the future development of the Paint Shop Sub Precinct as an exciting new destination within the Tech Central District that celebrates the area's historical significance and delivers a new globally recognised innovation and technology precinct. Specifically, this will enable the delivery of:

- Between 103,700 - 109,500 square metres of gross floor area (GFA) for employment and community facility floor space. This will support over 6,200 jobs in the innovation, commercial and creative sectors.
- Between 33,100 – 39,000 square metres of GFA for residential accommodation, providing for over 381 new homes (including a minimum 15% for the purposes of affordable housing).
- Approximately 2,500 square metres GFA of community/cultural space.
- Approximately 1.255 hectares of public open space, comprising:
 - Paint Shop Square – a minimum 6,550 square metre public square.
 - An eastern arrival park – a 3,800 square metre park located adjacent to the Chief Mechanical Engineering Office building and the new eastern entry from Platform 1 of the Redfern Station.
 - Traverser Square - a minimum 2,200 square metre of publicly accessible spaces (Upper and Lower Squares) edged by Carriageworks and the Paint Shop.
- New active transport infrastructure and routes to better connect the Paint Shop Sub Precinct with other parts of Tech Central and the surrounding localities
- Direct pedestrian connections to the new Southern Concourse at Redfern Station.

2.0 EXPLANATION OF PROVISIONS

The Paint Shop Sub Precinct currently forms part of the Redfern–Waterloo Authority Sites State significant precinct under the Eastern Harbour City SEPP. To realise the State Government’s vision for Tech Central it is proposed to remove the Paint shop Sub Precinct from the Redfern Waterloo Authority Sites Map and other associated maps under the Eastern Harbour City SEPP and instead, apply new updated planning controls for the precinct under the Sydney LEP (see Annexures – Proposed Mapping Amendments).

The following amendments are proposed to the Sydney LEP to apply new controls for the Paint shop Sub Precinct to facilitate commercial, residential, recreation and community development within the Paint Shop Sub Precinct

2.1 Land use zoning

It is envisaged a range of land uses will be supported within the Paint Shop Sub Precinct. It is proposed to zone the land B4 Mixed Use under the Sydney LEP to allow for a mix of commercial, residential, recreation and community uses within the Paint Shop Sub Precinct.

The Department is currently working to simplify the existing employment zones framework. Existing business and industrial zones will be removed on 1 December 2022. An equivalent employment zone under the new framework will apply to the Paint Shop Sub Precinct after 1 December 2022, should the rezoning be approved.

Draft land use zoning maps have been prepared to reflect the proposed zoning (**Annexure 1**). The proposed land zoning for the precinct is illustrated in **Figure 2**.

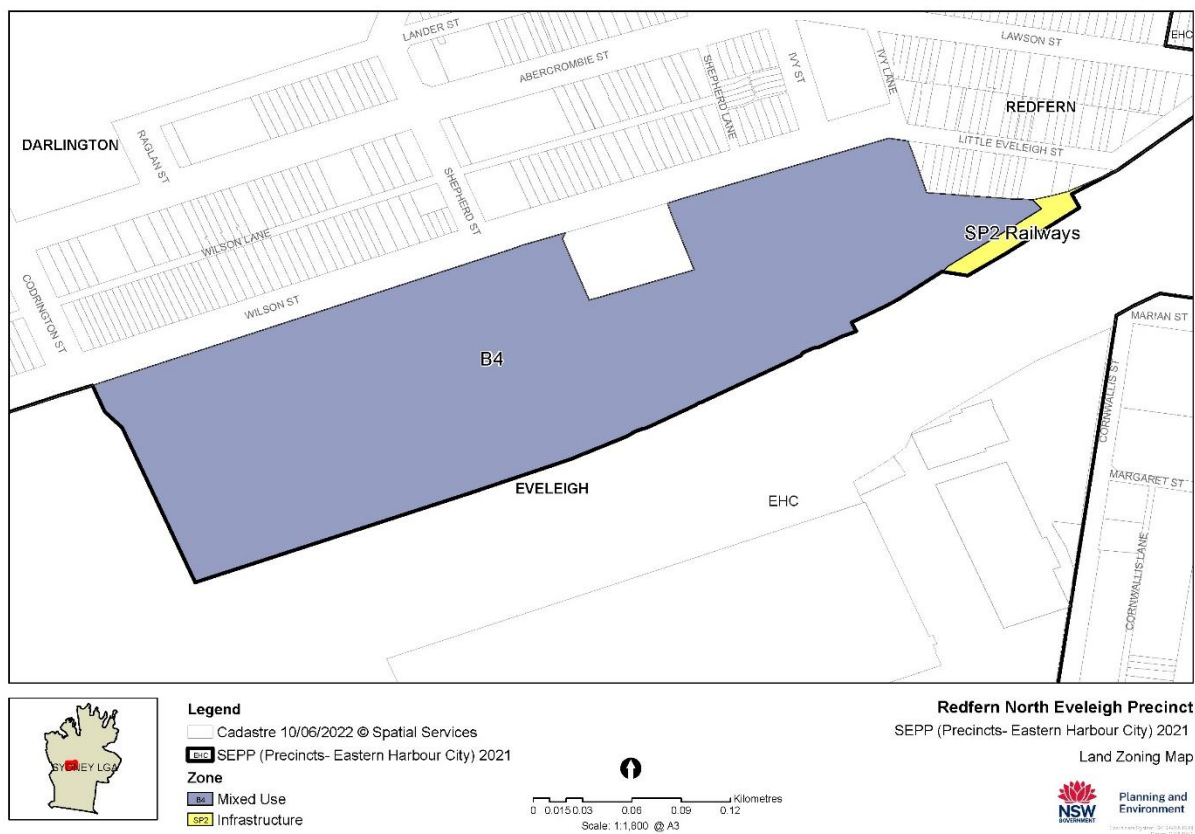


Figure 2. Proposed land use zoning

2.2 Height of buildings

Building heights proposed for the Paint Shop Sub Precinct will range between 3m to RL128.2m, which equates to a maximum of 28 storeys.

A height limit of 3 metres will apply to key public domain areas (i.e. public open space, streets, shared zones) within the Paint Shop Sub Precinct. This will limit any structural elements from being built on these lands, apart from potential public amenities and pavilions associated with community uses or use of the public open space for community activities. Flexibility is however proposed to allow for the erection of small pavilion structures that exceeds 3m to accommodate community events/activities if high quality design can be demonstrated through a design competition process.

Apart from a partial addition over the Paint Shop Building, the heights of all existing heritage listed buildings are proposed to be retained.

A draft height of building map has been prepared to reflect the proposed maximum building heights (**Annexure 1**). The proposed maximum building heights for the Sub Precinct is illustrated in **Figure 3**.

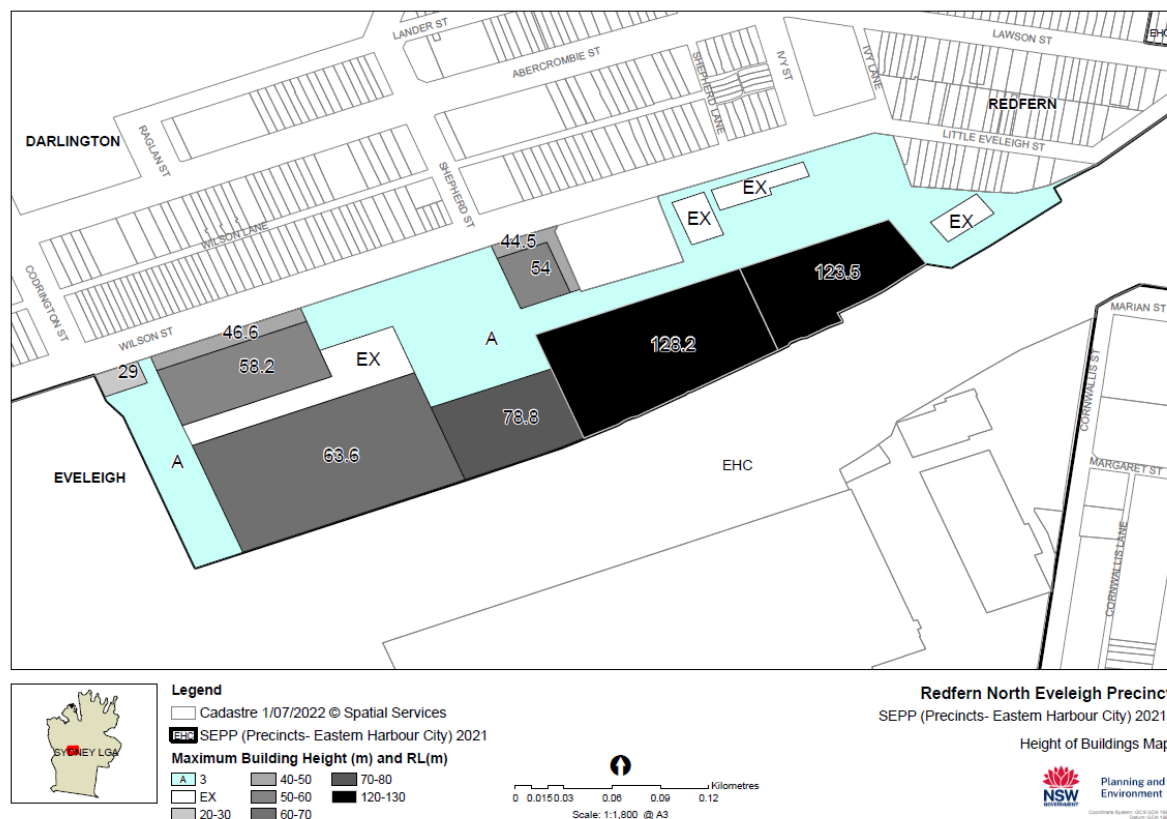


Figure 3. Proposed height of buildings map

2.3 Floor space ratio

The maximum floor space ratio (FSR) proposed for the Paint Shop Sub Precinct will be 2.78:1 for all development.

A draft floor space ratio map has been prepared to reflect the proposed maximum FSR (Annexure 1). The proposed maximum FSR for the Sub Precinct is illustrated in **Figure 4**.

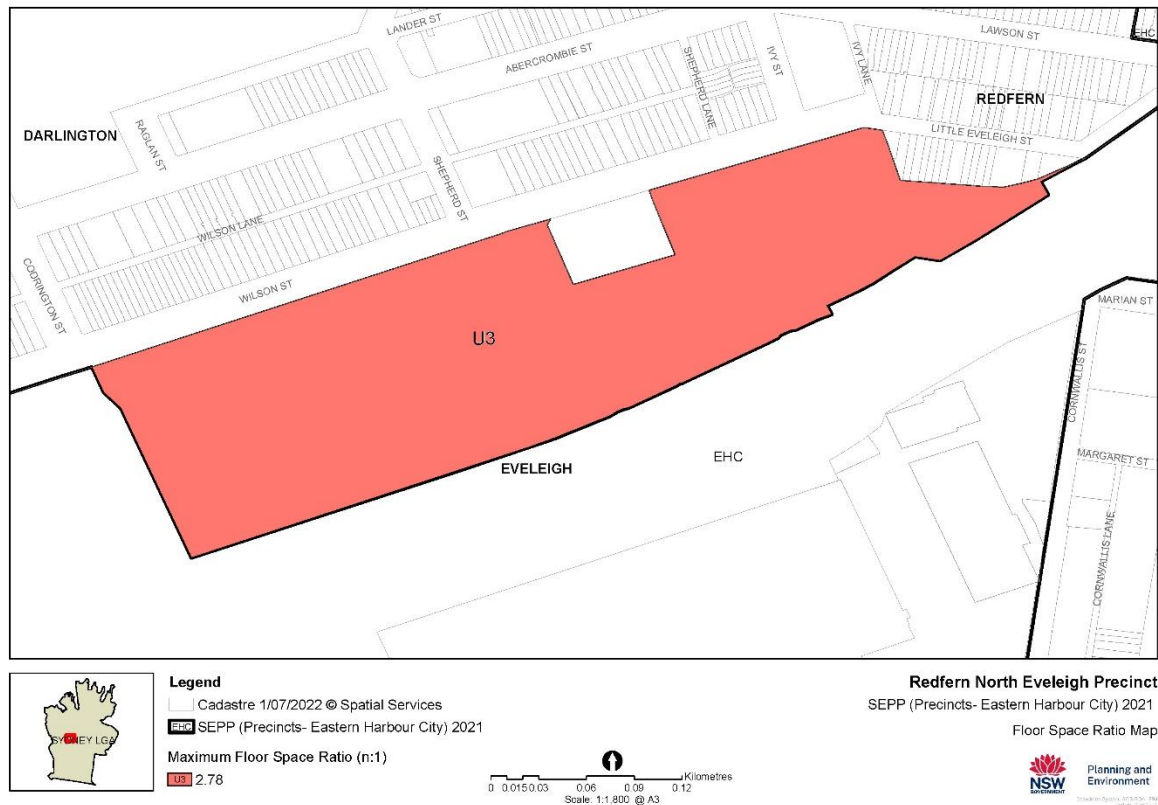


Figure 4. Proposed floor space ratio map

2.4 Heritage conservation

The Redfern North Eveleigh Precinct is located within the Eveleigh Railway Workshops, which is listed on the State Heritage Register (No. 1140). The Eveleigh Railway Workshops is of exceptional heritage significance for its major contribution to the establishment, operation and growth of the NSW railways.

The Eastern Harbour City Precincts SEPP identifies several heritage items, including the Paint Shop, former Suburban Car Workshops, the Chief Mechanical Engineer's Office Building and Moveable Heritage, the Scientific Services Building No.1, the Telecommunications Equipment Centre, Traverser No. 1 and Fan of Tracks including Elston's Sidings. A draft heritage map has been prepared to include these items as heritage items under the Sydney LEP (Figure 6). As part of these changes, the heritage items will also be removed from the existing mapping contained in the Precincts - Eastern Harbour City SEPP.

The Sydney LEP contains provisions regarding heritage conservation to conserve Aboriginal and environmental heritage items. It is proposed that the existing heritage conservation provisions will apply to the Paint Shop Sub Precinct.

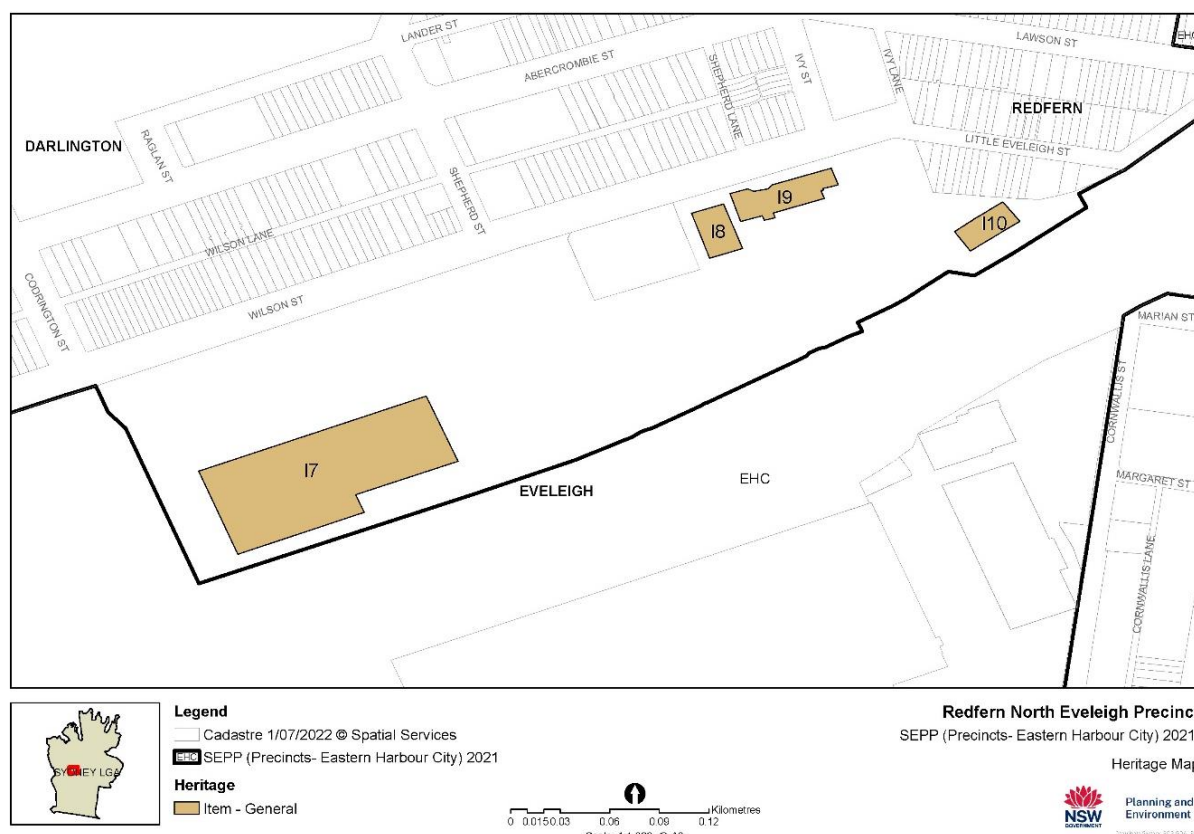


Figure 6. Proposed heritage map

2.5 Site-specific provisions

A new site-specific provision for the Paint Shop Sub Precinct is proposed to be inserted in Sydney LEP to set out the controls that will apply to the Sub Precinct. The following sections outline the provisions which are proposed to be included:

2.5.1 Minimum community floor space

A site-specific provision to provide for a minimum 2,500 square metres of gross floor area to be used for the purposes of community facilities within the Paint Shop Sub Precinct. This provision is designed to allow for sufficient community floor space to be delivered to support social needs of the worker and resident community at Redfern North Eveleigh.

2.5.2 Minimum publicly accessible open space

Noting the NSW Government's aims in delivering great public spaces, it is proposed to include a provision that will provide for at least 12,550 square metres of land to be used for publicly accessible open space within the precinct.

2.5.3 Minimum commercial GFA

The NSW Government is seeking to develop Tech Central as a vibrant innovation district that provides floorspace for innovation and tech uses. To ensure that sufficient commercial GFA is provided to develop a vibrant innovation district it is proposed to include a provision that will provide for at least 103,700 square metres of the floor space on the Paint Shop Sub Precinct to be used for commercial premises.

2.5.4 Maximum residential GFA

To establish a vibrant innovation district, it is acknowledged that an appropriate amount of residential development is also required. To ensure an appropriate balance of commercial and residential uses is achieved, it is proposed to include a provision that will ensure that no more than 39,000 square metres of the floor space on the site will be used for residential accommodation.

2.5.5 Design excellence

Mandating design excellence in both the public and private domain is one of the urban design principles underpinning development at the Paint Shop Sub Precinct. New works including (but not limited to) buildings, parks and open space at the Paint Shop Sub Precinct will be required to exhibit design excellence by undergoing a competitive design process in accordance with either:

- the City of Sydney's Competitive Design Policy, or
- a design excellence process that has been agreed with the NSW Government Architect.

No additional floorspace or building height will be awarded for a building demonstrating design excellence.

A design excellence strategy is outlined within the Design Guidelines to guide the design excellence process for future development for the Paint Shop Sub Precinct. For further detail refer to the draft Design Guide.

2.5.6 Affordable housing

The Redfern Waterloo Authority Affordable Housing Contributions Plan 2006 (RWA Affordable Housing Contributions Plan) authorises the Minister, as the consent authority, to impose conditions of consent requiring affordable housing contributions for certain development land within the Paint shop Sub Precinct.

It is proposed to require a contribution towards the provision of affordable housing equivalent to 15% of the total floor area of proposed development within the precinct that is intended to be used for residential purposes.

The Department is considering multiple options to realise the contribution, such as by amending the existing affordable housing contribution framework applying to the Paint Shop sub precinct, or through other non-statutory mechanisms (e.g., a Voluntary Planning Agreement).

2.5.7 Consideration of Design Guideline for the Paint Shop Sub Precinct

A new provision is also proposed to require the consent authority to consider a Design Guideline made by the Planning Secretary relating to the design and amenity of the Paint Shop Sub Precinct before granting consent to development in the precinct.

A draft Design Guideline is on exhibition along with the EIE, which sets out a suite of built form and urban design provisions to ensure that new development in the Sub Precinct achieves high quality outcomes for built form, public domain and heritage and seeks to improve the amenity of the Sub Precinct and complement its surrounds.

Specifically, the draft Design Guideline addresses:

- Connecting with Country
- Open space and public domain
- Movement and circulation
- Built form and design
- Design excellence
- Amenity, including noise and vibration, wind and solar access
- Heritage
- Views and vistas
- Community infrastructure
- Green infrastructure
- Public art
- Water quality, flooding and stormwater
- Environmental sustainability
- Vehicular access and parking

2.5.8 Car parking

Part 7, Division 1 of Sydney LEP contains provisions relating to car parking. It identifies the maximum number of car parking spaces that may be provided to service particular uses of land depending on the site's location.

Residential car parking

Clauses 7.4 and 7.5 of Sydney LEP set out the relevant car parking rates for residential land uses shown as Categories A to C on the Land Use and Transport Integration Map (LUTI Map). Redfern North Eveleigh (including Paint Shop Sub Precinct) is not allocated a car parking category on the LUTI map (LUTI_009 and 010), however land surrounding the RNE precinct is shown as Category B.

The Paint Shop Sub Precinct is targeting a mode share of 90% sustainable transport and 10% vehicles, taking full advantage of the site's proximity to Redfern Station and the current upgrade of the Southern Concourse while minimising the reliance on private vehicle trips. A critical factor which influences travel behaviour is the availability, or lack thereof, of car parking. Ensuring a limited supply of car parking is available will help to achieve the sustainable transport objectives for the precinct.

It is proposed to limit the number of car park spaces in the precinct by allocating the Paint Shop Sub Precinct Category A on the Land Use and Transport Integration map.

On-grade parking for residents on Little Eveleigh Street

To replace the existing temporary parking area for residents on Little Eveleigh Street, a provision is proposed to provide an additional 20 on-grade parking spaces (including one accessible parking space and one car share scheme parking space) for the permitted use of adjacent residents of Little Eveleigh Street.

Non-residential parking

A rate of 1 space per 700 square metres of GFA for non-residential uses is proposed to assist meeting the mode share targets.

Sydney Trains parking

To accommodate existing Sydney Trains employee parking, it is proposed to provide for 66 parking spaces for Sydney Trains employees.

2.5.9 Infrastructure funding and delivery

Local infrastructure

The Redfern Waterloo Authority (RWA) Contributions Plan 2006 applies to land within the Redfern North Eveleigh Precinct including the Paint Shop Sub Precinct. It enables the Minister administering the EP&A Act to impose development approval conditions requiring payment of a contribution to ensure local infrastructure provision can meet the needs of the development. The Plan sets out contribution rates and also outlines a schedule of works that contributions are to be used for. The RWA Contributions Plan will continue to apply.

The Minister for Infrastructure has recently transferred their responsibility for the administration of the Redfern-Waterloo Authority (RWA) Local Contributions Plan and the RWA Affordable Housing Contributions Plan to the Minister for Planning and Housing. Now that Minister for Planning and Housing has full responsibility for administration of the RWA Plans, the Department will review the RWA Contributions Plan and determine if it should be updated or rescinded. Should the Plan be updated or rescinded the applicability of the Plan or any new local contributions framework for the Paint Shop Sub Precinct will be determined at this time.

State Infrastructure

To ensure the consent authority considers the impact of future development on State Infrastructure, a provision is sought to be included to require that consent must not be granted unless the consent authority has obtained the concurrence of the Planning Secretary. In deciding whether to grant concurrence, the Planning Secretary will need to consider:

- the impact of the development on State Infrastructure and the need for additional State infrastructure;
- the cumulative impact of the development on existing State infrastructure and the need for additional State infrastructure; and
- any steps taken to address any impacts, including whether a planning agreement is to be entered into.

2.7 Proposed amendment to Precincts – Eastern Harbour City SEPP

With the introduction of new planning controls for the Paint Shop Sub Precinct under the Sydney LEP, the provisions in the Precincts – Eastern Harbour City SEPP will no longer be required for the precinct. It is therefore proposed to remove the Paint Shop Sub Precinct from the Redfern Waterloo Authority Sites Map, thereby removing the applicability of Precincts – Eastern Harbour City SEPP to the Paint Shop Sub Precinct.

Instead, the land to which Sydney LEP applies will be extended to include the Paint Shop Sub Precinct and the proposed provisions outlined within this EIE will apply. The LEP Maps in the Sydney LEP will be amended together with relevant maps in Precincts – Eastern Harbour City SEPP.

Clause 2.8 (2) of the Precincts – Eastern Harbour City SEPP outlines that the Minister is the consent authority under Part 4 of the EP&A Act for development with a capital investment value of under \$10 million on land in the Redfern Waterloo Authority sites. It

is proposed that the Minister will continue to be the consent authority for development in the Paint Shop Sub Precinct with a capital investment value of not more than \$10 million.

2.8 Planning Systems SEPP

The Planning Systems SEPP declares certain forms of development as State Significant Development (SSD) including specified development within identified State significant sites (Schedule 2). Currently under Schedule 2 of the Planning Systems SEPP 2022, development with a capital investment value of more than \$10 million on land identified as being within the Redfern-Waterloo Authority Sites (including the Paint Shop Sub Precinct) is SSD.

Given the Paint Shop Sub Precinct currently forms part of a State significant development site - Redfern Waterloo Authority Sites, it is considered appropriate that development with a capital investment value over \$10 million in the precinct should continue to be designated and assessed as SSD.

2.9 Proposed Amendment to State Environmental Planning Policy (Exempt and Complying Codes) 2022 or Sydney LEP

The Precincts – Eastern Harbour City SEPP currently identifies certain works and temporary uses that are of minimal environmental impact as exempt development at the Redfern-Waterloo Authority Sites (including the Paint Shop Sub Precinct). It is proposed that these uses remain designated as exempt development.

This will enable public authorities to undertake improvements to the public domain as exempt development, thereby helping to facilitate the efficient and timely delivery and maintenance of public infrastructure.

2.10 Surrender of the Redfern North Eveleigh Concept Plan Approval (Part 3A)

The former Redfern-Waterloo Authority prepared a Concept Plan (No. 08_0015) for the Redfern North Eveleigh Precinct that was approved on 15 December 2008 by the former Minister for Planning.

The Concept Plan comprised of:

- approximately 1,258 dwellings, and 3,270 jobs across the Precinct
- adaptive reuse of the heritage buildings for a range of uses including cultural, community, commercial and residential
- a mixed-use precinct comprising residential, commercial and retail uses to the east
- a cultural/commercial precinct in the centre of the site, comprising the Carriageworks performance arts centre, additional cultural and commercial floor space within the Carriage Workshop, and cultural and commercial uses within the Blacksmiths' Shop
- a residential precinct to the west
- open space, public domain and roads across the site with five new parks totalling approximately 9,400 square metres
- a childcare centre for approximately 45 children
- car parking across the Precinct for a total of 1,800 car parking spaces
- affordable housing.

The Concept Plan applies to the assessment and determination of development applications on land within the Redfern North Eveleigh Precinct. In order for the new planning controls across the Paint Shop Sub Precinct to apply to development proposed in the SSP Study, the Concept Plan Approval for the Redfern North Eveleigh Precinct will need to be surrendered. Following the surrender of the Concept Plan, the Sydney LEP will be the primary planning instrument for planning controls for the Paint Shop Sub Precinct subject to approval of the rezoning application. The Precincts – Eastern Harbour City SEPP will apply to the Clothing Store and Carriageworks Sub Precincts once the Concept Plan is surrendered.

3.0 ANNEXURES – PROPOSED MAPPING AMENDMENTS

Locality and Site Identification Map

-  Central Sydney
-  Green Square
-  Ultimo-Pymont
-  Lachlan
-  Southern Employment Lands
-  Waterloo Metro Quarter
-  Danks Street South Precinct
-  Broadway Gateway
-  Paint Shop Sub-precinct
-  Residual Lands
-  Land Affected by Cross City Tunnel Ventilation Stack
-  Refer to Schedule 1
-  Western Gateway Sub-precinct

Key Sites Map

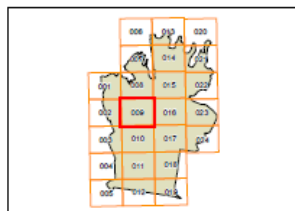
- Block A
 Block B
 Block C

Foreshore Building Line Map

- Foreshore Area
 Foreshore Building Line

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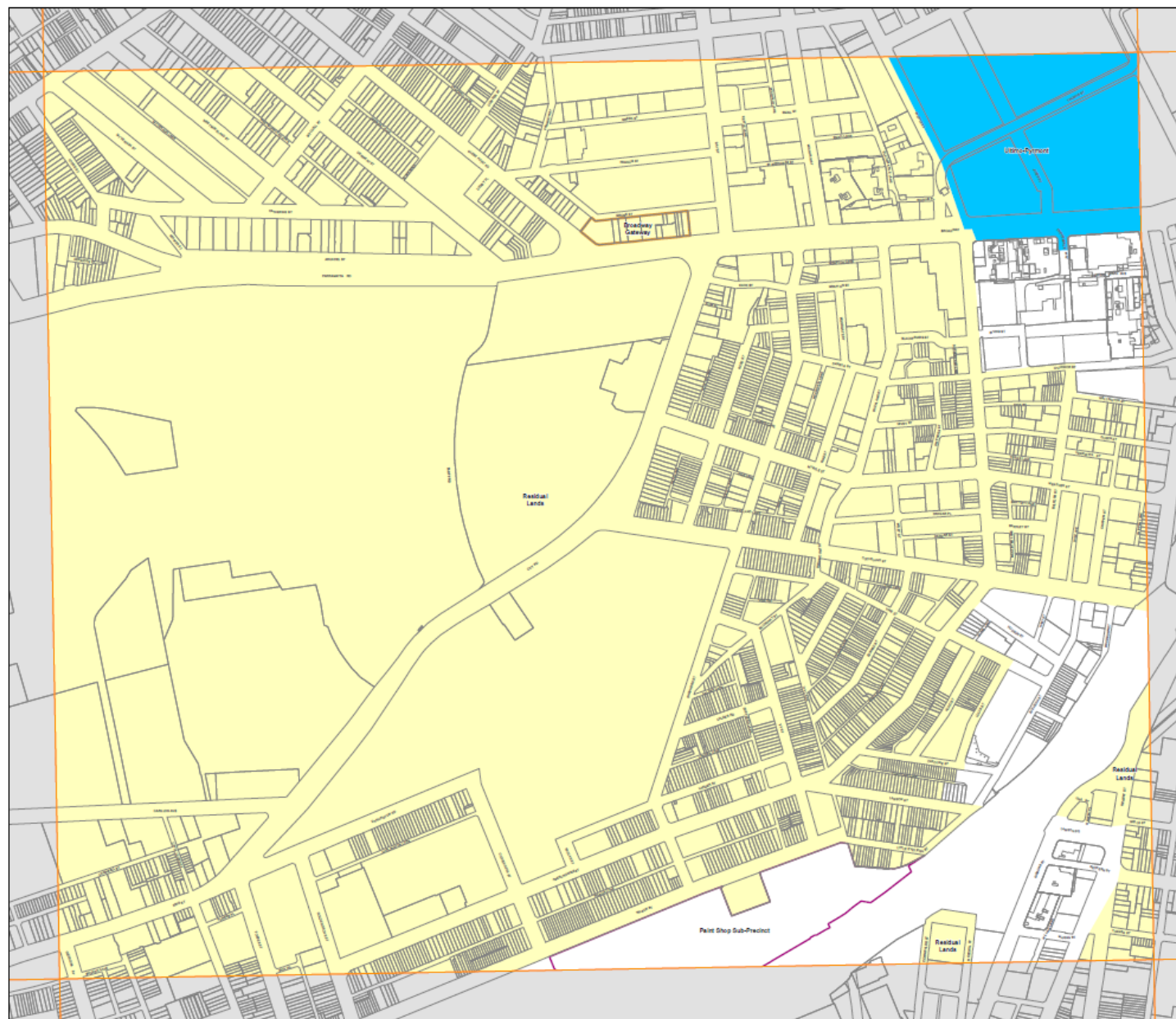
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Projection: GDA 1994
MGA Zone 58

Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_CL1_009_005_20220518



**Locality and Site Identification Map
Key Sites Map
Foreshore Building Line Map
- Sheet CL1_010**

Locality and Site Identification Map

- Central Sydney
- Green Square
- Ultimo-Pymont
- Lachlan
- Southern Employment Lands
- Waterloo Metro Quarter
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Key Sites Map

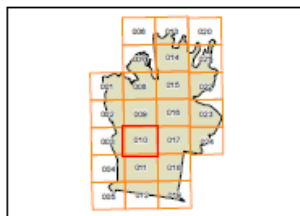
- Block A
- Block B
- Block C

Foreshore Building Line Map

- Foreshore Area
- Foreshore Building Line

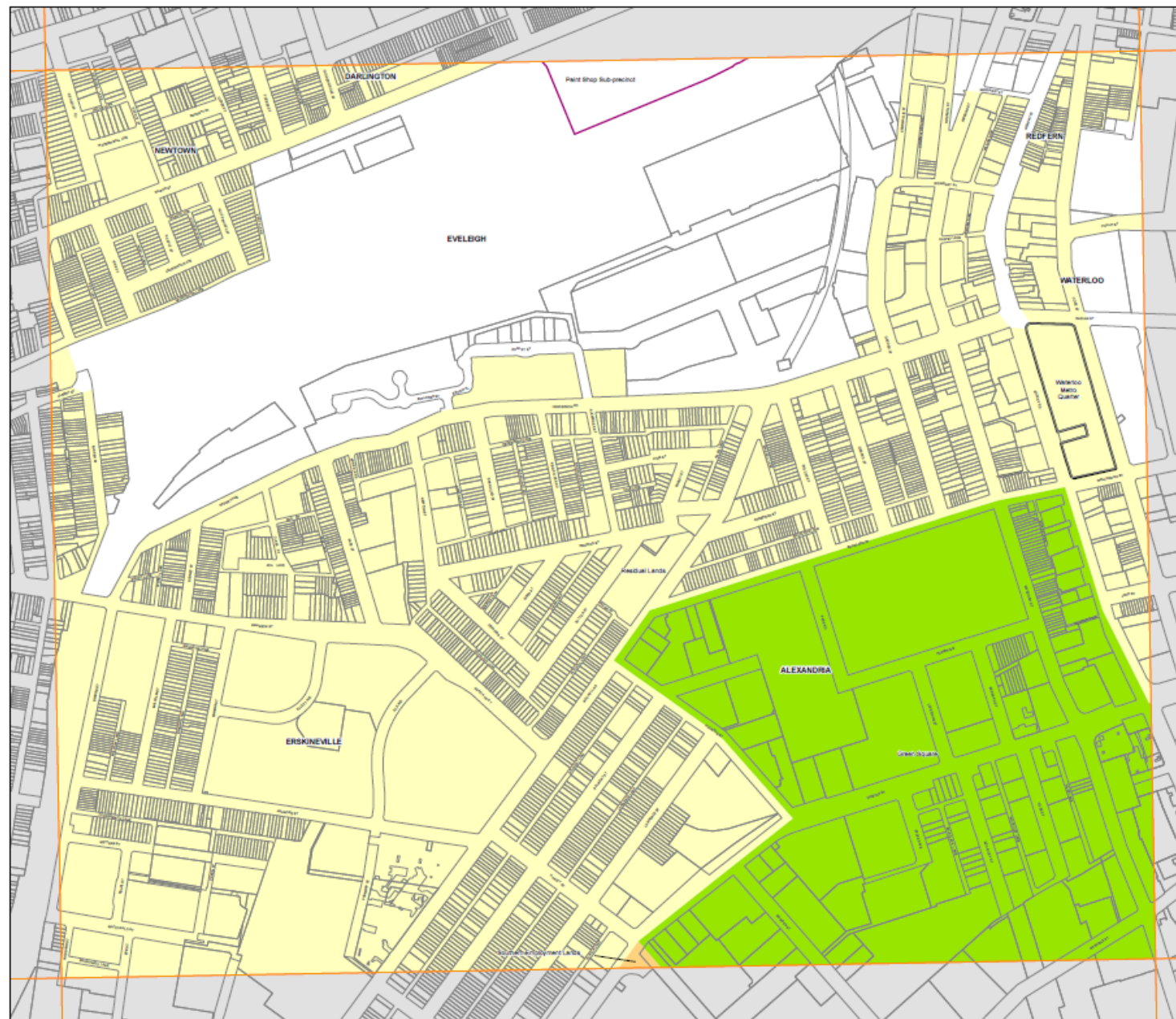
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Sydney Local Environmental Plan 2012

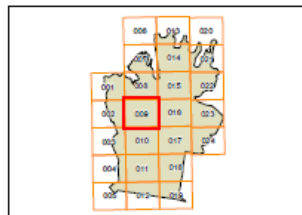
Land Zoning Map - Sheet LZN_009

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
- R1 General Residential
- R2 Low Density Residential
- RE1 Public Recreation
- SP1 Special Activities
- SP2 Infrastructure
- EHC SEPP (Precincts- Eastern Harbour City) 2021
- BAC SEPP (Biodiversity and Conservation) 2021
- GAWH Sydney LEP (Glebe Affordable Housing Project) 2011
- GS1 Sydney LEP (Green Square Town Centre) 2013
- GS2 Sydney LEP (Green Square Town Centre 2) 2013
- GS21 Sydney LEP (Green Square Town Centre 2) 2013 & South Sydney LEP 114
- GS2P Sydney LEP (Green Square Town Centre 2) 2013 & Planning Scheme Ordinance
- HP Sydney LEP (Harold Park) 2011
- SCRA Sydney Cove Redevelopment Authority Scheme
- SLEP Sydney LEP 2005
- SS South Sydney LEP 1998

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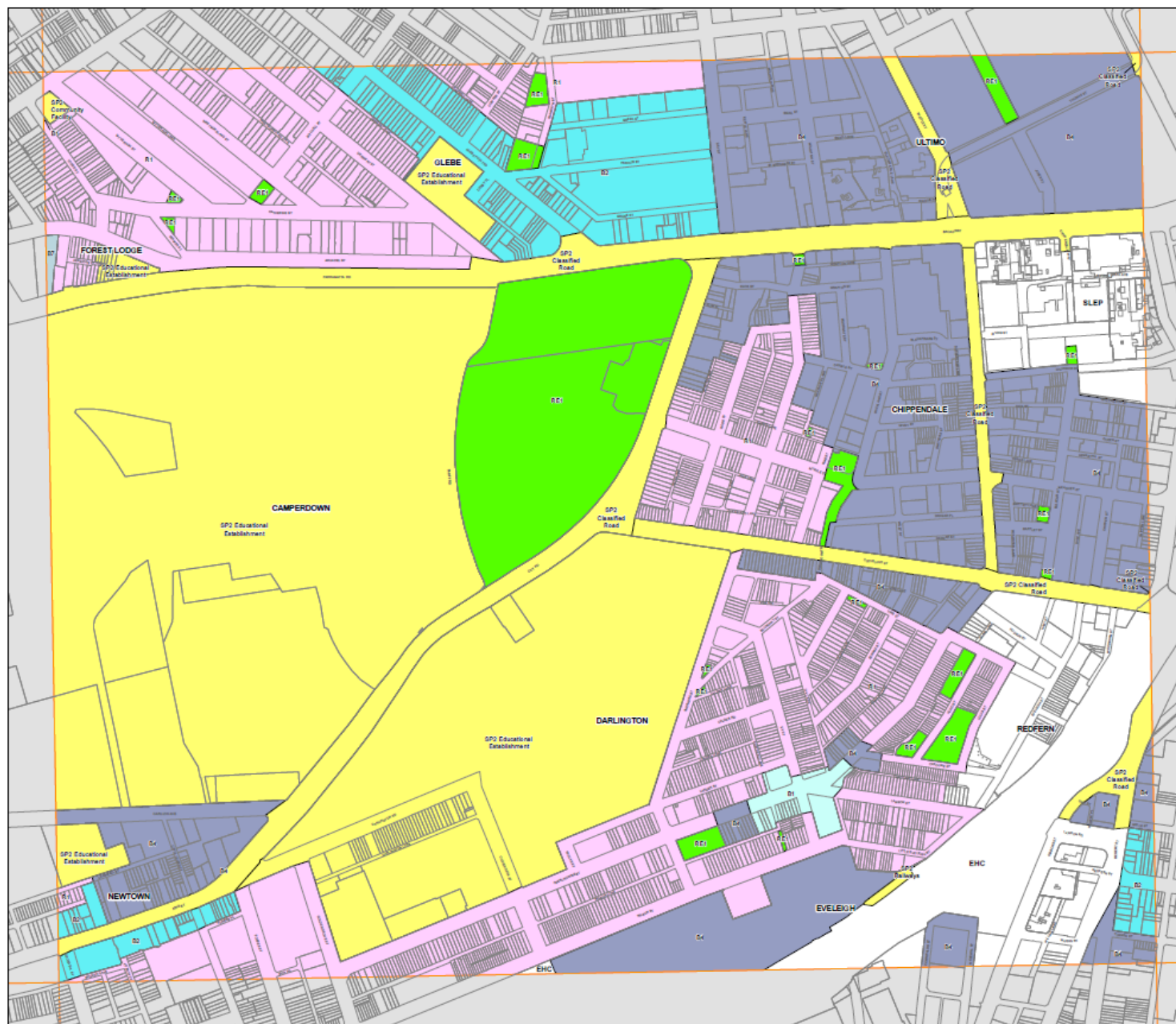
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MGA Zone 58

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Sydney Local Environmental Plan 2012

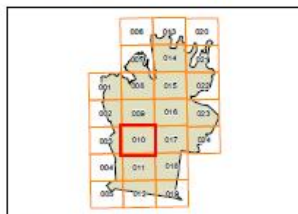
Land Zoning Map - Sheet LZN_010

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
- R1 General Residential
- R2 Low Density Residential
- RE1 Public Recreation
- SP1 Special Activities
- SP2 Infrastructure
- EHC SEPP (Precincts- Eastern Harbour City) 2021
- EAC SEPP (Biodiversity and Conservation) 2021
- GAH1 Sydney LEP (Glebe Affordable Housing Project) 2011
- GS1 Sydney LEP (Green Square Town Centre) 2013
- GS2 Sydney LEP (Green Square Town Centre 2) 2013
- GS21 Sydney LEP (Green Square Town Centre 2) 2013 & South Sydney LEP 114
- GS2P Sydney LEP (Green Square Town Centre 2) 2013 & Planning Scheme Ordinance
- HP Sydney LEP (Harold Park) 2011
- SCRA Sydney Cove Redevelopment Authority Scheme
- SLP Sydney LEP 2005
- SS South Sydney LEP 1998

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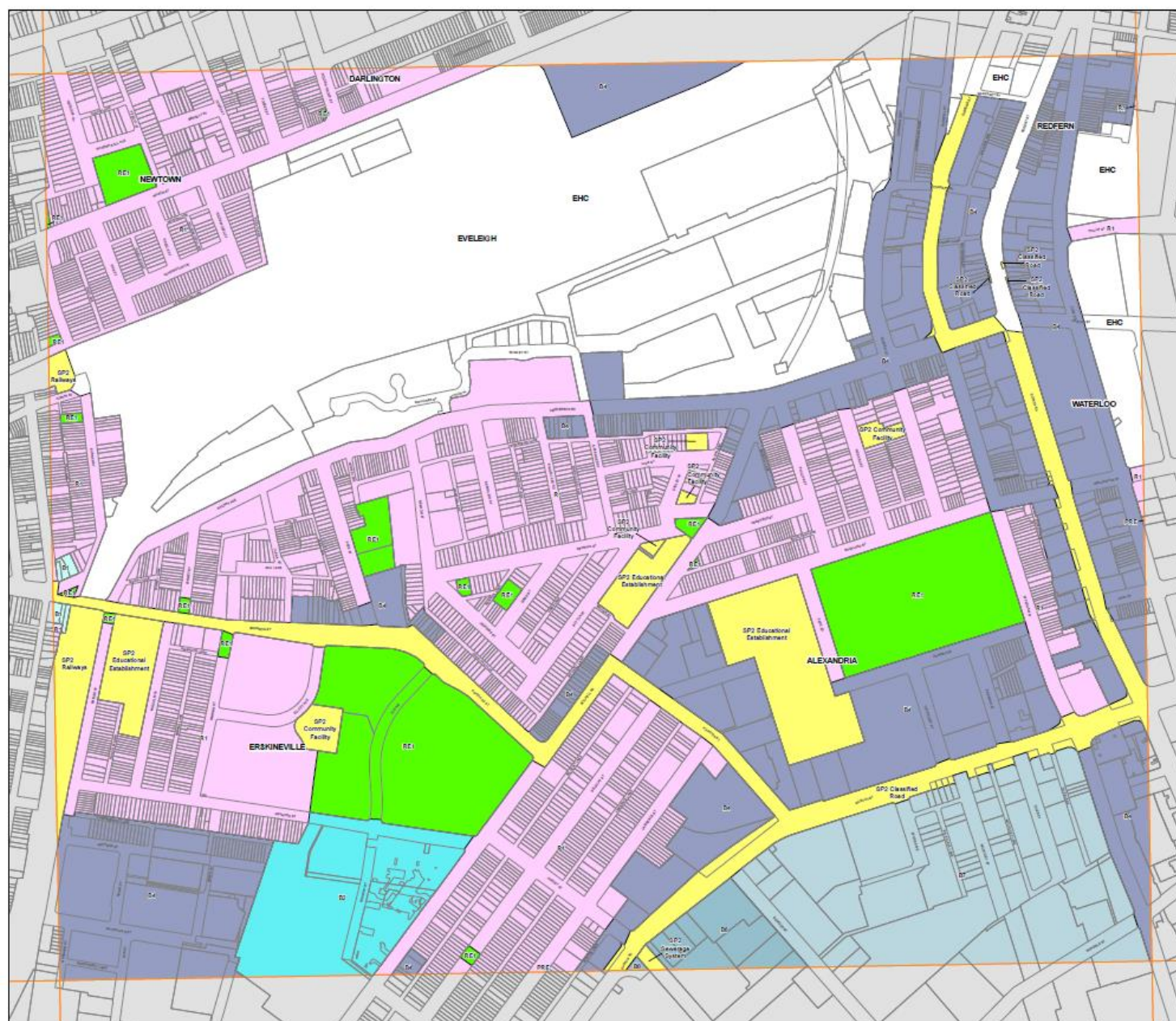
Cadastre 5/04/2022 © City of Sydney



Projection: GDA 1994
MGA Zone 58

Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_LZN_010_005_20230518



Height of Buildings Map
- Sheet HOB_009

Maximum Building Height (m)

A	3	T4	29	AC	110
E	6	U1	30	AD	130
H	7.5	U2	33	AE	150
I	8	V	35	AM	235
J	9	W1	40		Area 1
L	11	W2	42		Area 2
M	12	X	45		Area 3
O	15	Y	50		Area 4
P	18	Z	55		Area 5
Q	20	AA1	60		Area 6
R	22	AA2	65		Area 7
S1	23	AA3	70		Area 8
S2	24	AB1	80		Area 9
T1	25	AB2	85		Area 10
T2	27				
T3	28				

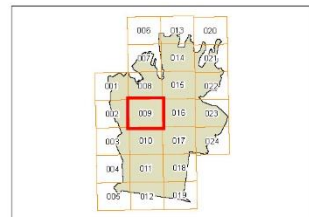
Maximum Building Height (m)

Heights shown on map in RL (m)

0 - 10	70 - 80
10 - 20	80 - 90
20 - 30	90 - 100
30 - 40	100 - 110
40 - 50	110 - 120
50 - 60	120 - 130
60 - 70	

Cadastre

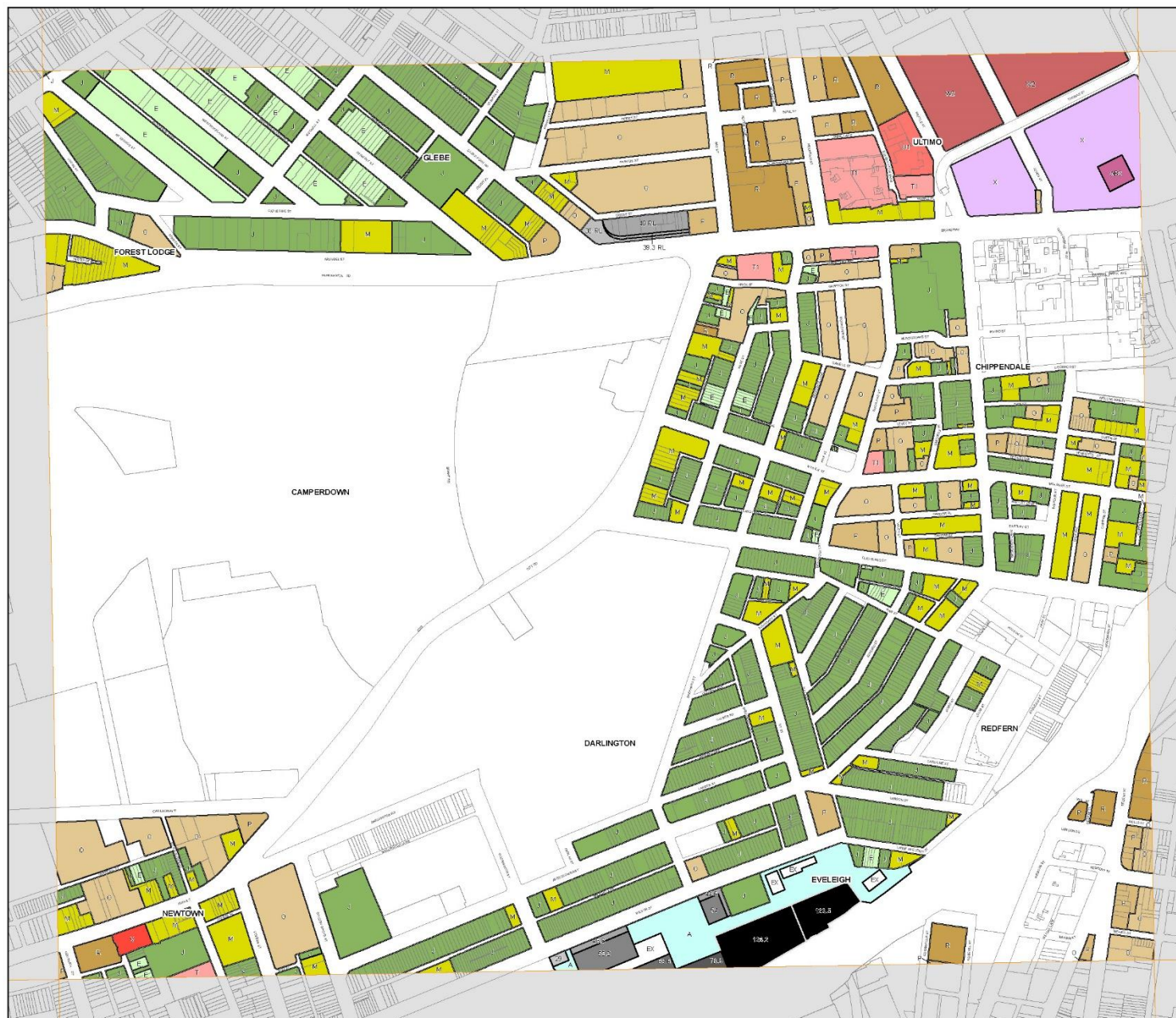
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Projection: GDA1984
MGA Zone 56

Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_HOB_009_006_20220619



Height of Buildings Map - Sheet HOB_010

Maximum Building Height (m)

	3		29		110
	6		30		130
	7.5		33		150
	8		35		235
	9		40		Area 1
	11		42		Area 2
	12		45		Area 3
	15		50		Area 4
	18		55		Area 5
	20		60		Area 6
	22		65		Area 7
	23		70		Area 8
	24		80		Area 9
	25		85		Area 10
	27				
	28				

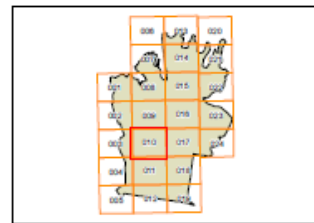
Maximum Building Height (m)

Heights shown on map in RL (m)

	0 - 10		70 - 80
	10 - 20		80 - 90
	20 - 30		90 - 100
	30 - 40		100 - 110
	40 - 50		110 - 120
	50 - 60		120 - 130
	60 - 70		

Cadastral

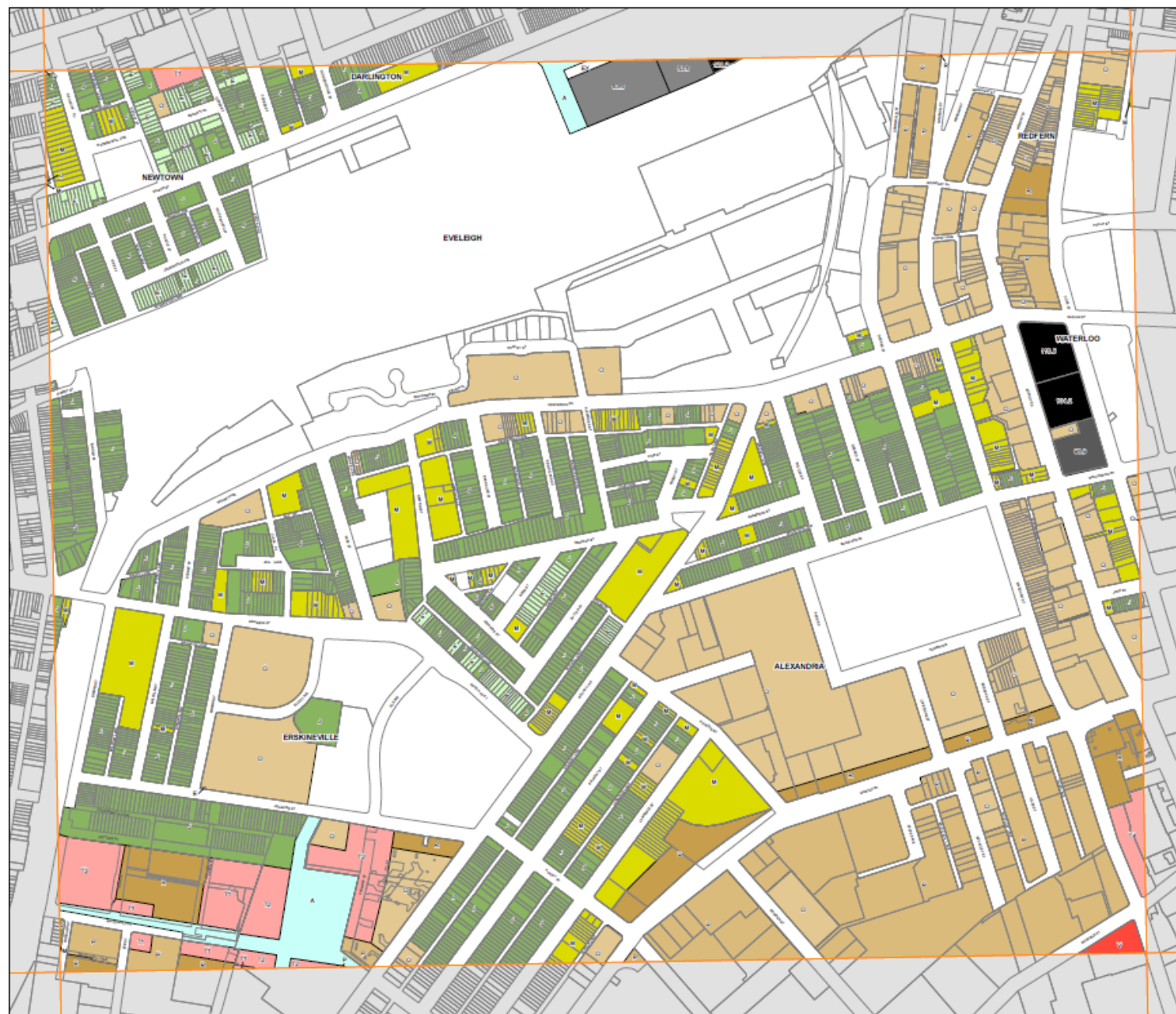
Cadastral 6/04/2022 © City of Sydney



Scale: 1:5,000 @ A3

Projection: GDA 1994
MGA Zone 58

Map identification Number: 7200_COW_HOB_010_065_20220519



Sydney
Local Environmental
Plan 2012Floor Space Ratio Map -
Sheet FSR_009

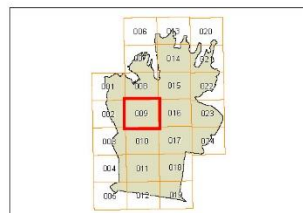
Maximum Floor Space Ratio (n:1)

A	0.35	V2	3.25
F	0.6	W1	3.5
H	0.7	V2	3.75
J	0.8	X	4
L	0.9	Y	4.5
N	1	Z	5
P	1.25	AA1	6
S1	1.5	AA2	6.5
S2	1.75	AB1	7
T	2	AB2	7.5
U1	2.5	AC	8
U2	2.75	AD	9
U3	2.78	AE	10
V1	3	AF	11

- Refer to clause 6.14
- Refer to clause 6.15A
- Refer to clause 6.4
- Refer to clause 6.47

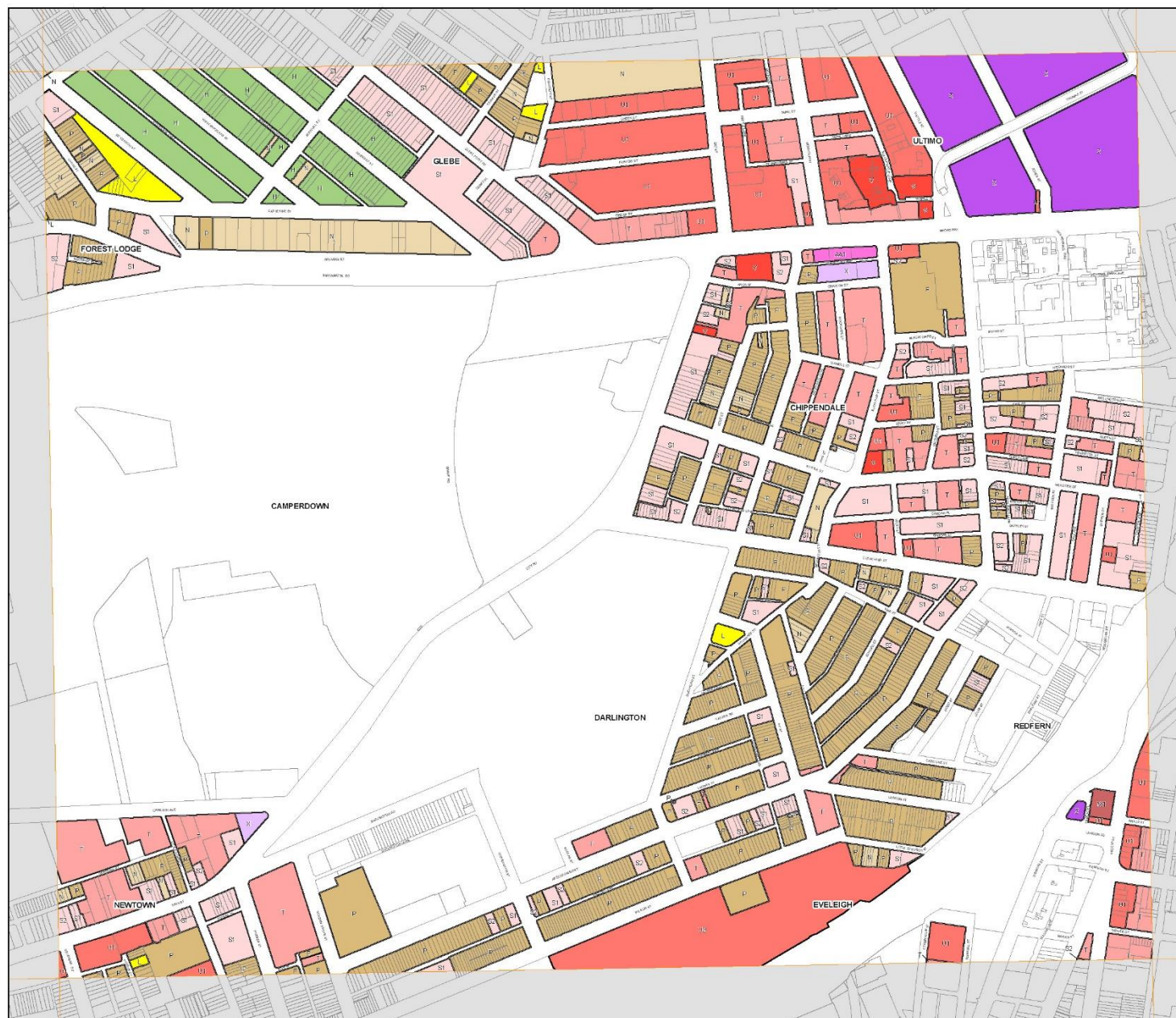
Cadastral

Cadastral 6/04/2022 © City of Sydney

Projection: GDA1994
MGA Zone 56

Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_FSR_009_005_20220518



Sydney Local Environmental Plan 2012

Floor Space Ratio Map - Sheet FSR_010

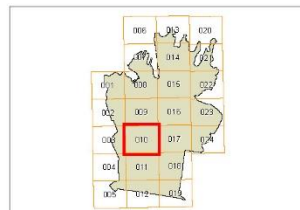
Maximum Floor Space Ratio (n:1)

A	0.35	V2	3.25
F	0.6	W1	3.5
H	0.7	W2	3.75
J	0.8	X	4
L	0.9	Y	4.5
N	1	Z	5
P	1.25	AA1	6
S1	1.5	AA2	6.5
S2	1.75	AB1	7
T	2	AB2	7.5
U1	2.5	AC	8
U2	2.75	AD	9
U3	2.78	AE	10
V1	3	AF	11

- Refer to clause 6.14
- Refer to clause 6.15A
- Refer to clause 6.4
- Refer to clause 6.47

Cadastre

Cadastre 6/04/2022 © City of Sydney

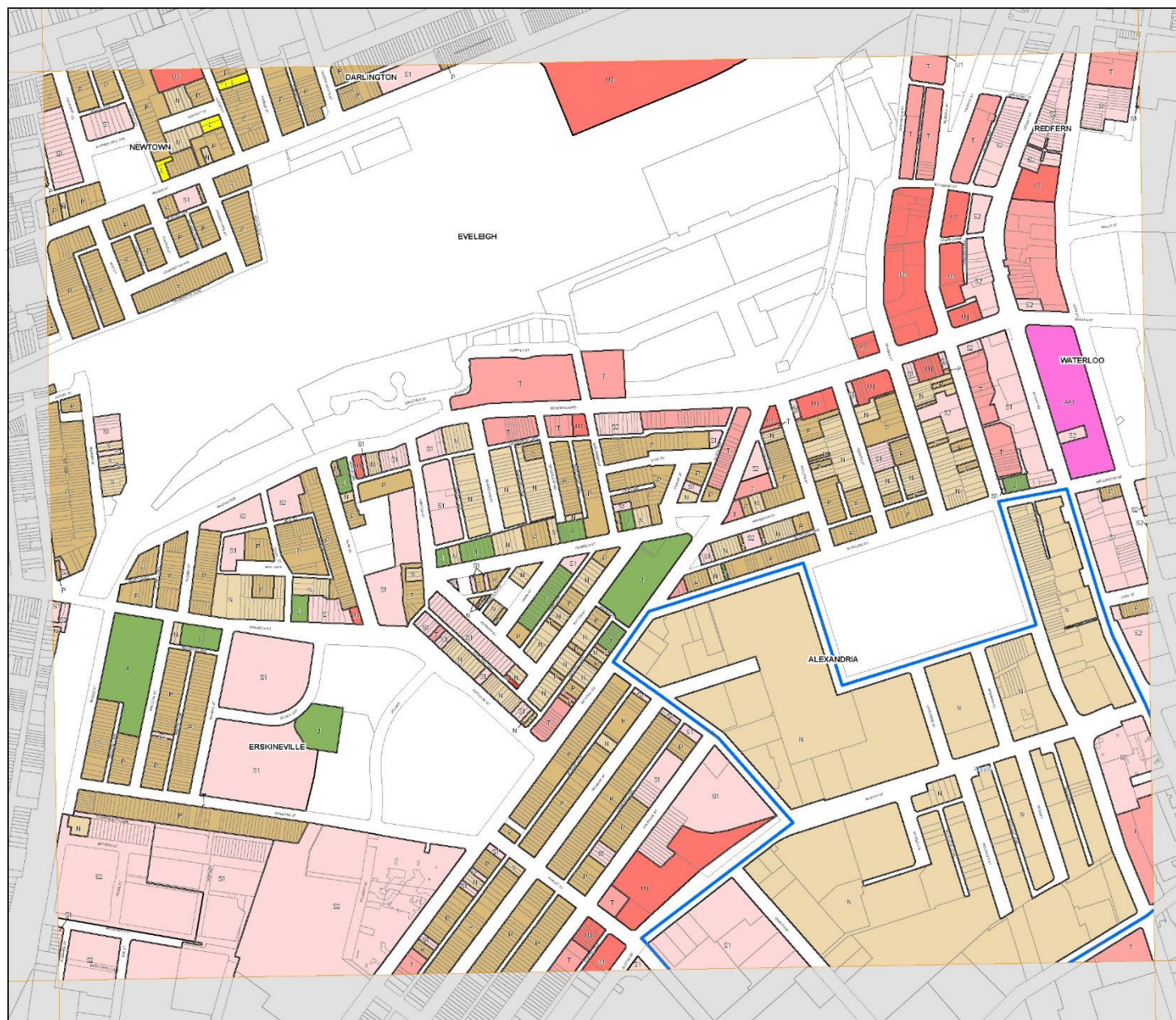


0 200 m

Projection: GDA1984
MGA Zone 55

Scale: 1:5,000 @ A3

Map Identification Number: 7200_COM_FSR_010_005_20220510





Sydney Local Environmental Plan 2012

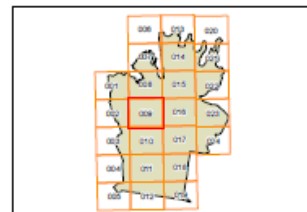
Heritage Map - Sheet HER_009

Heritage

- Conservation Area - General
- Item - General

Cadastral

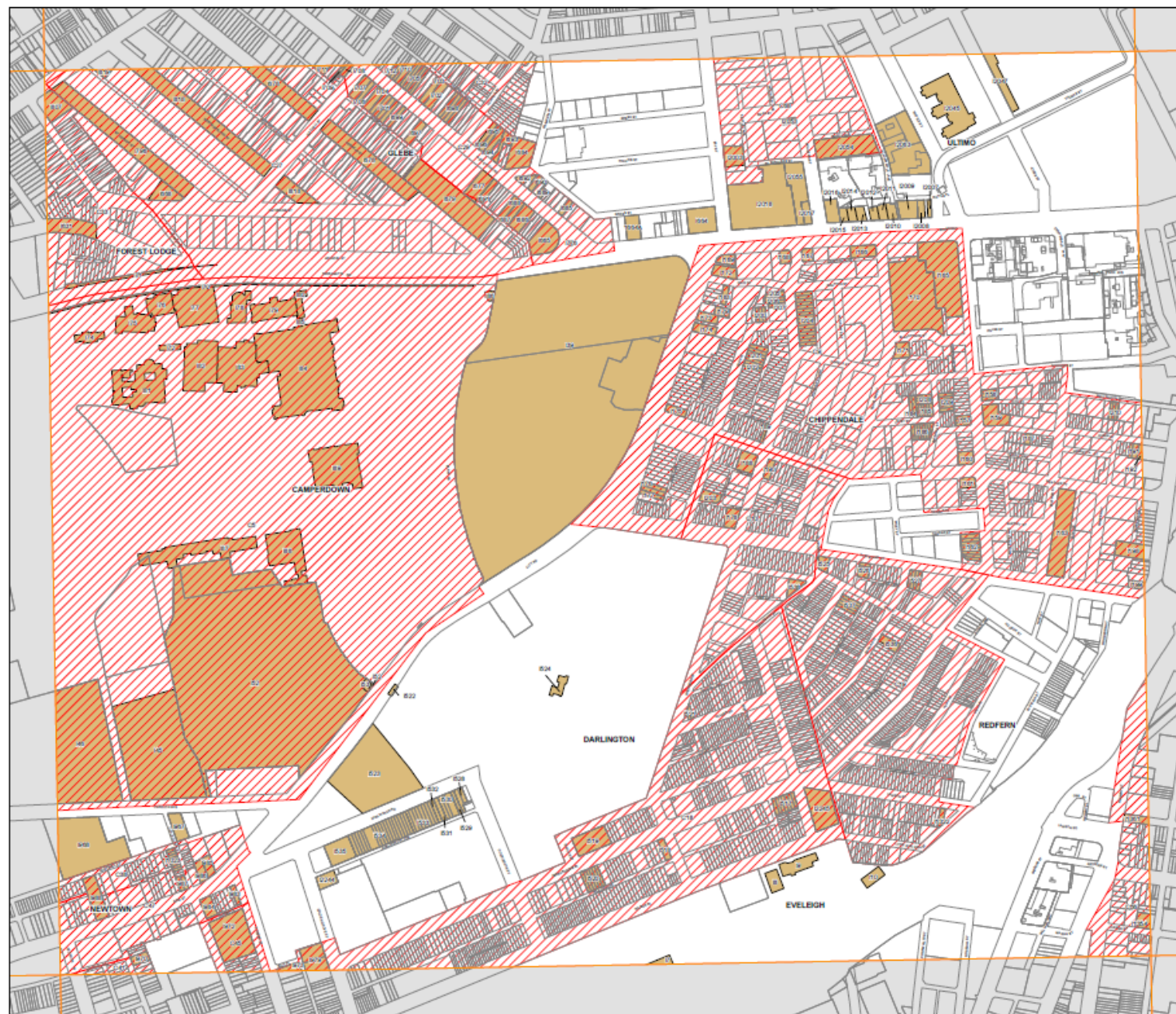
Cadastral 6/04/2022 © City of Sydney



Projection: GDA 1984
MGA Zone 55



Scale: 1:5,000 @ A3

Map Identification Number: 7200_C004_H09_009_20220818




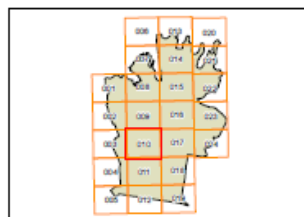
Heritage Map - Sheet HER_010

Heritage

-  Conservation Area - General
 Item - General

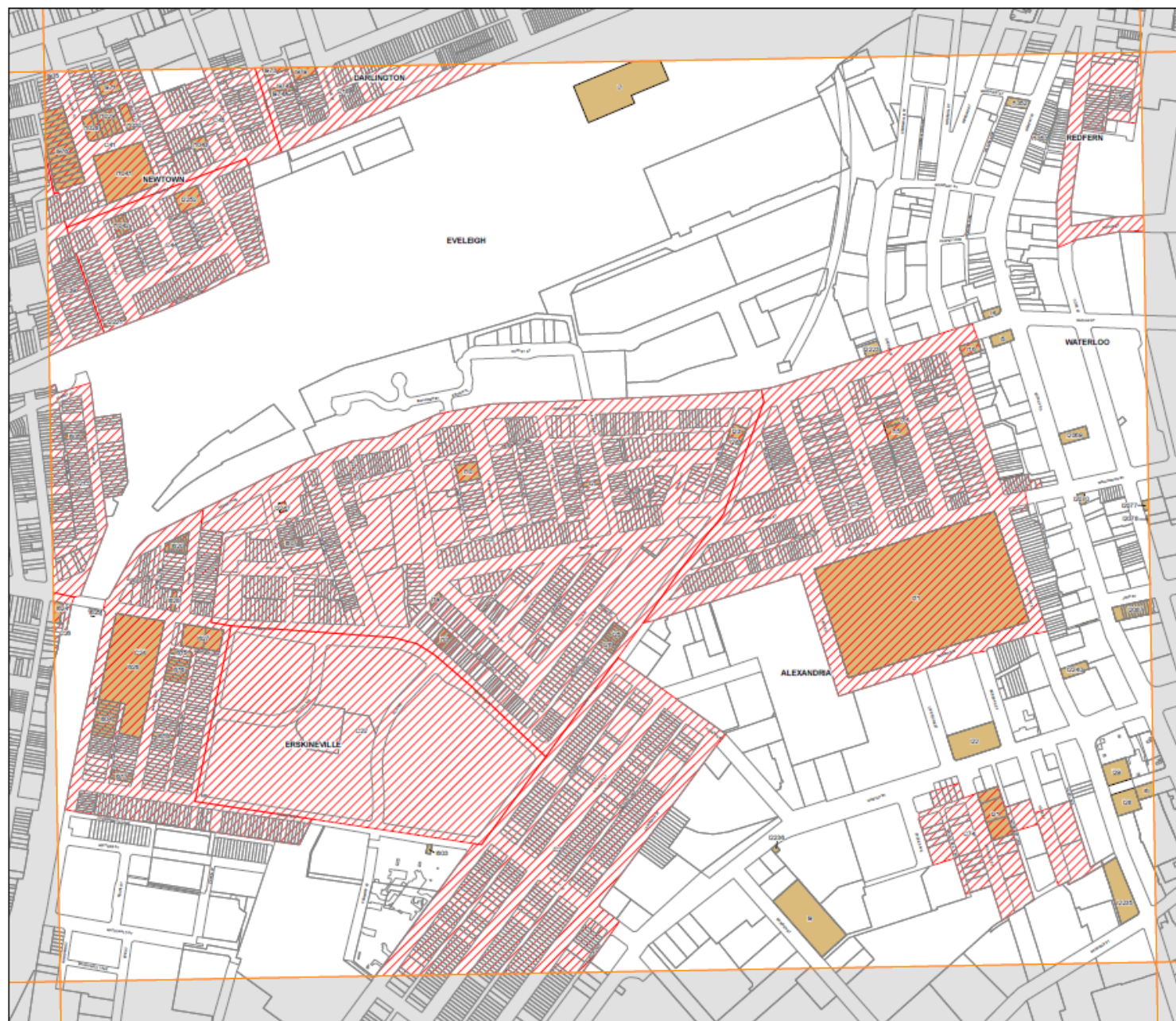
Cadastral

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Projection: GDA 1984
MGA Zone 56

Scale: 1:5,000 @ A3

Map identification number: 7200_COW_HAR_OH_005_20200918








Sydney Local Environmental Plan 2012

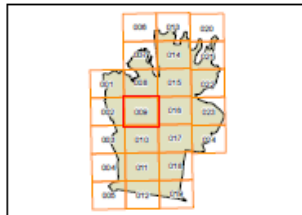
Land Use and Transport Integration Map - Sheet LUT_009

Land Use and Transport Integration

-  Category A
-  Category B
-  Category C

Cadastral

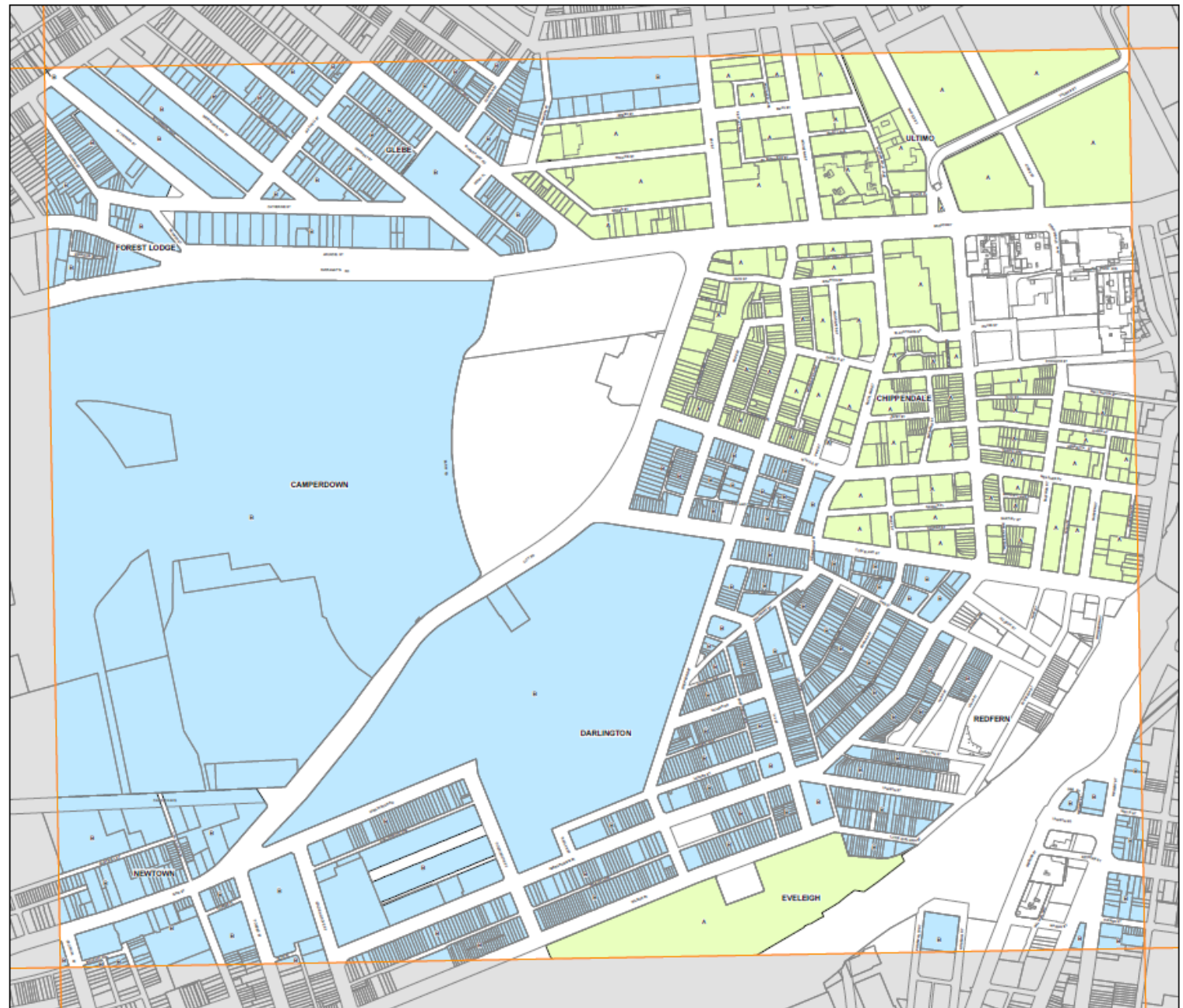
-  Cadastral 5/04/2022 © City of Sydney



Scale: 1:5,000 @ A3

Projection: GDA 1984
MGA Zone 56

Map Identification Number: 7200_CoM_LUT_009_005_20220518





Sydney Local Environmental Plan 2012

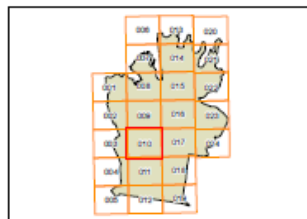
Land Use and Transport Integration Map - Sheet LUT_010

Land Use and Transport Integration

- Category A
- Category B
- Category C

Cadastral

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Projection: GDA 1984
MGA Zone 56

Scale: 1:5,000 @ A3

Map identification Number 7200_COW_LUT_010_005_20220118

