



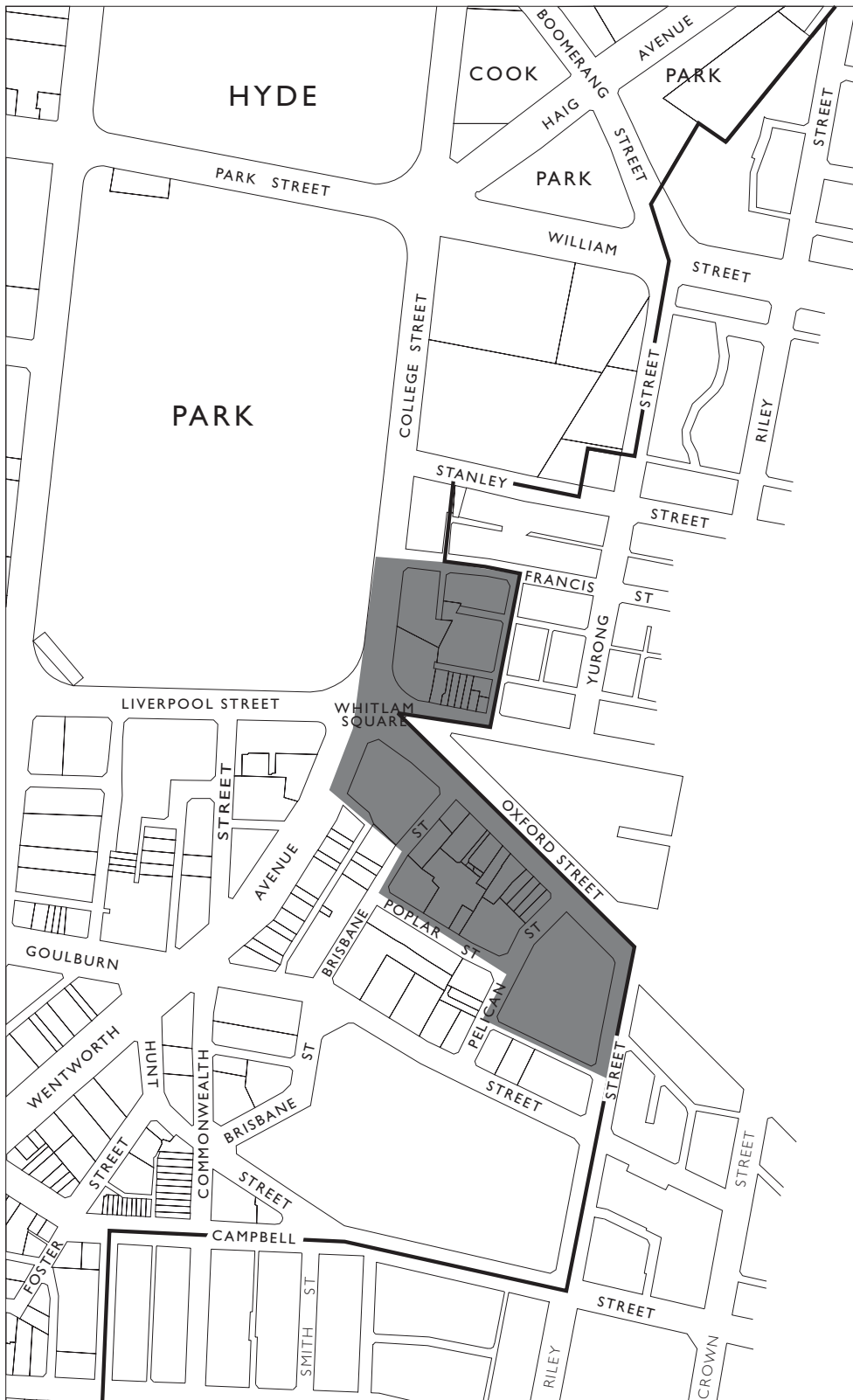
Schedules and
Dictionary



Sydney Local Environmental Plan 2005



December 2005

Schedule I Land excluded from amusement centres (Clause 39(3))



-  Oxford Street area (see Clause 39(3))
-  Plan Area boundary

0 100m



Schedule 2 Sun access plane particulars (Clause 48 and Dictionary)

Note. Diagrams A to I show the nature and extent of maximum building heights generated by the application of the formula below for the individual sun access planes. Only the values contained in the sun access planes table are to be used in the application of the sun access plane formula.

Sun access plane diagram	Park or community place	Date	Time
A1	Belmore Park	21 June	12 noon
A2		21 June	2 pm
B1	Hyde Park North	21 June	12 noon
B2		21 June	2 pm
C	Hyde Park West	21 June	2 pm
D	Macquarie Place	14 April	10 am
E	Martin Place	14 April	12 noon
F1	Pitt Street Mall	14 April	12 noon
F2			1 pm
G	The Domain	21 June	2 pm
H	Royal Botanic Gardens	21 June	2 pm
I 1	Wynyard Park	21 June	12 noon
I 2			2 pm

Sun access plane formula

Sun access planes are established for the parks and community places described in the sun access planes table in this Schedule. A sun access plane projects above land shown as affected by the plane on the Central Sydney Height Map and is located by applying the following formula:

$$H = V + (D \times \tan a)$$

where:

H is the height, measured in metres, of a point in a sun access plane.

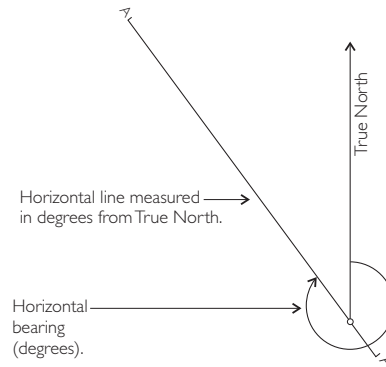
V is the height, specified for this factor in the sun access planes table and measured in metres above ground level, at the part of the street alignment specified in the sun access planes table for the relevant sun access plane.

D is the horizontal distance, from that part of the street alignment to the point in the sun access plane, measured in metres away from the relevant park or community place along the horizontal bearing (measured from true north) specified in the sun access planes table for the relevant sun access plane.

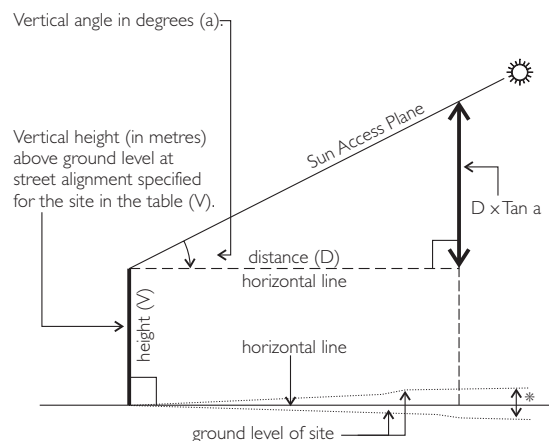
a is the vertical angle in degrees, specified for this factor in the sun access planes table, corresponding to the horizontal bearing for the relevant sun access plane.

Note. The following diagram illustrates how the formula applies.

$$\text{Formula } H = V + (D \times \tan a)$$



Plan



Section A A

* Note

The sun access plane formula calculates the height to a point on the sun access plane from a point horizontal with ground level at the street alignment. For sites with ground levels different to the street alignment ground level, the difference should be taken into account by the user to determine the height of a point in the sun access plane vertically above ground. The height contours shown on the diagrams A1 to I2 take this difference into account.

Schedule 2 Sun access plane particulars (Clause 48 and Dictionary)

Sun access planes table

Plane (see Central Sydney Height Map)	Park or community place	Horizontal bearing (degrees)	Vertical angle (degrees) (a)	Vertical height above ground level at part of street alignment (metres) (V)
A 1	Belmore Park	359.05	32.67	25 m on the northern alignment of Hay Street between a point 95 m west of the western alignment of Pitt Street and the western alignment of Castlereagh Street.
A2		328.53	25.59	35 m on the western alignment of Pitt Street between the northern alignment of Barlow Street and a point 25 m north of the northern alignment of Hay Street.
B 1	Hyde Park North	359.05	32.67	23.5 m on the northern alignment of St James Road between the eastern alignment of Elizabeth Street and the western alignment of Macquarie Street.
B2		328.53	25.59	
C	Hyde Park West	328.53	25.59	45 m on the western alignment of Elizabeth Street between the northern alignment of Liverpool Street and the southern alignment of King Street.
D	Macquarie Place	37.90	38.99	35 m on the eastern alignment of Loftus Street between the northern alignment of Loftus Lane and the southern alignment of Custom House Lane.
E	Martin Place	358.44	47.00	45 m on the northern alignment of Martin Place between the eastern alignment of George Street and the western alignment of Macquarie Street.
F1	Pitt Street Mall	358.44	47.00	45 m on the northern alignment of King Street between the eastern alignment of Pitt Street and a point 25 m west of the western alignment of Pitt Street.
F2		337.50	44.38	
G	The Domain	328.53	25.59	25 m on the western alignment of Hospital Road and the northern alignment of Prince Albert Road between the southern alignment of Shakespeare Place and the eastern alignment of Macquarie Street.

Schedule 2 Sun access plane particulars (Clause 48 and Dictionary)

Plane (see Central Sydney Height Map)	Park or community place	Horizontal bearing (degrees)	Vertical angle (degrees) (a)	Vertical height above ground level at part of street alignment (metres) (V)
H	Royal Botanic Gardens	328.53	25.59	45 m on the western alignment of Macquarie Street from a point 94 m north of the northern alignment of Bent Street to the southern alignment of the Cahill Expressway.
11	Wynyard Park	359.05	32.67	30 m on the northern alignment of Margaret Street between the eastern alignment of York Street and a point directly north of the eastern alignment of Wynyard Park.
12		328.53	25.59	45 m on the western alignment of York Street between the northern alignment of Erskine Street and a point 32 m north of the northern alignment of Margaret Street.

Schedule 2 Sun access plane particulars (Clause 48 and Dictionary)

A Belmore Park



- 50- Sun access plane height contours showing maximum building height above ground
- Street alignment

Explanatory Note:
This diagram provides an indication of the maximum height achievable by use of the sun access plane formula. To calculate the actual height the formula in Schedule 2 to the LEP must be used.



Schedule 2 Sun access plane particulars (Clause 48 and Dictionary)

B Hyde Park North



- 50- Sun access plane height contours showing maximum building height above ground
- Street alignment
- Nominated height

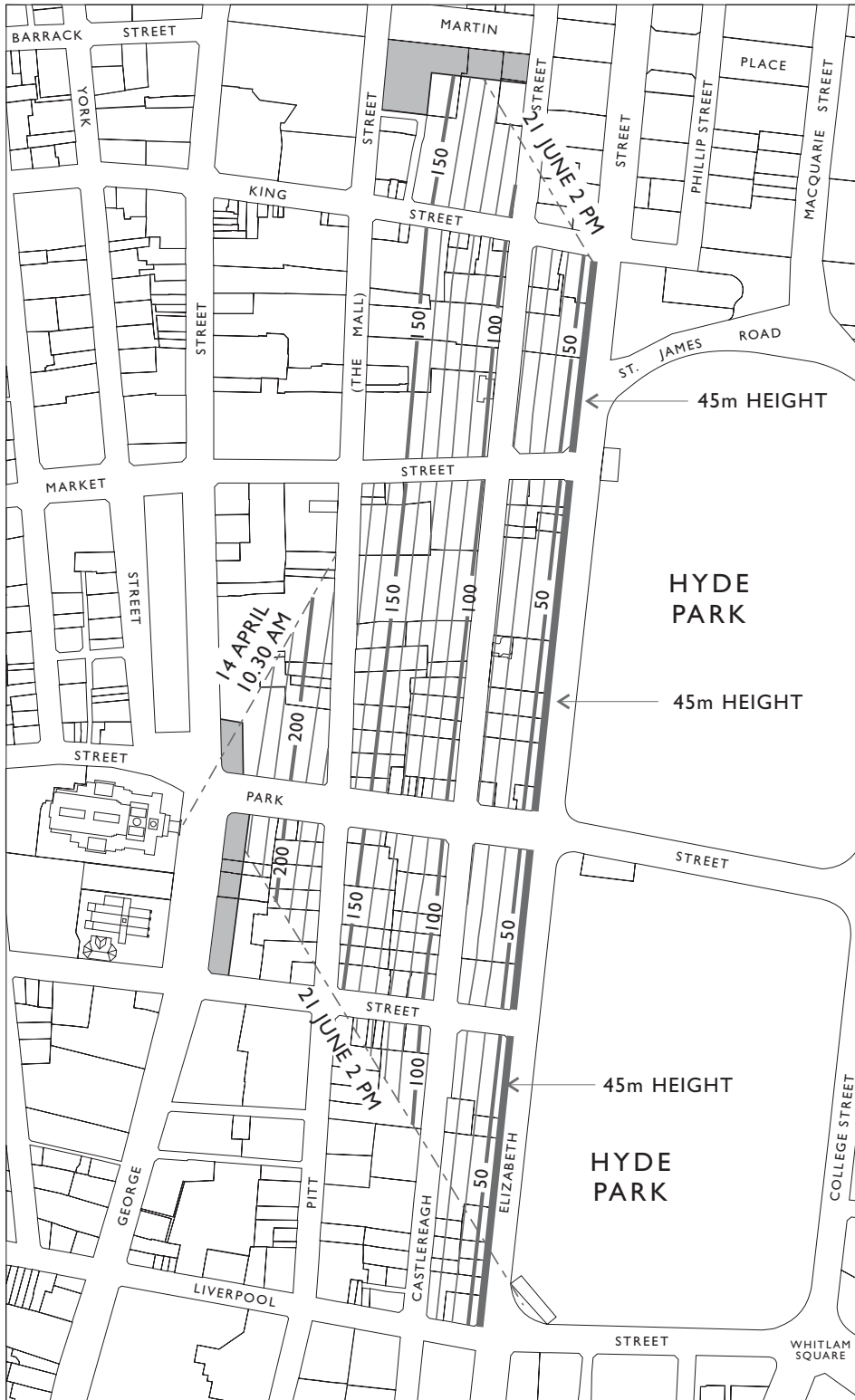
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Explanatory Note:
This diagram provides an indication of the maximum height achievable by use of the sun access plane formula. To calculate the actual height the formula in Schedule 2 to the LEP must be used.

Schedule 2 Sun access plane particulars (Clause 48 and Dictionary)

C Hyde Park West



- 50- Sun access plane height contours showing maximum building height above ground
- Street alignment
- Nominated height

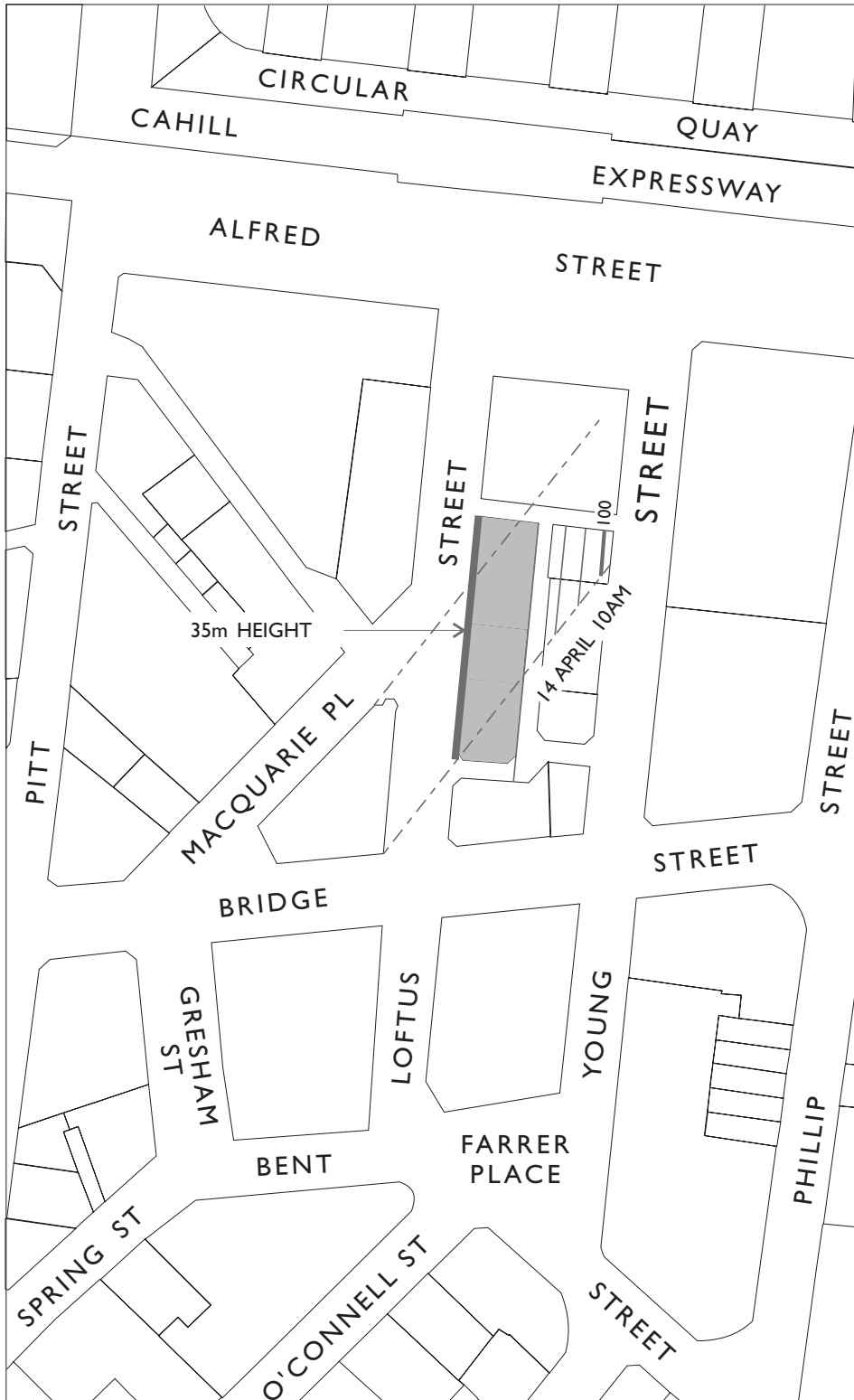
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Explanatory Note:
This diagram provides an indication of the maximum height achievable by use of the sun access plane formula. To calculate the actual height the formula in Schedule 2 to the LEP must be used.

Schedule 2 Sun access plane particulars (Clause 48 and Dictionary)

D Macquarie Place



- 50- Sun access plane height contours showing maximum building height above ground
- Street alignment
- Nominated height



Explanatory Note:
This diagram provides an indication of the maximum height achievable by use of the sun access plane formula. To calculate the actual height the formula in Schedule 2 to the LEP must be used.

Schedule 2 Sun access plane particulars (Clause 48 and Dictionary)

E Martin Place



- 50- Sun access plane height contours showing maximum building height above ground
- Street alignment
- █ Nominated height

0 100m



Explanatory Note:
This diagram provides an indication of the maximum height achievable by use of the sun access plane formula. To calculate the actual height the formula in Schedule 2 to the LEP must be used.

Schedule 2 Sun access plane particulars (Clause 48 and Dictionary)

F Pitt Street



- 50- Sun access plane height contours showing maximum building height above ground
- Street alignment
- Nominated height

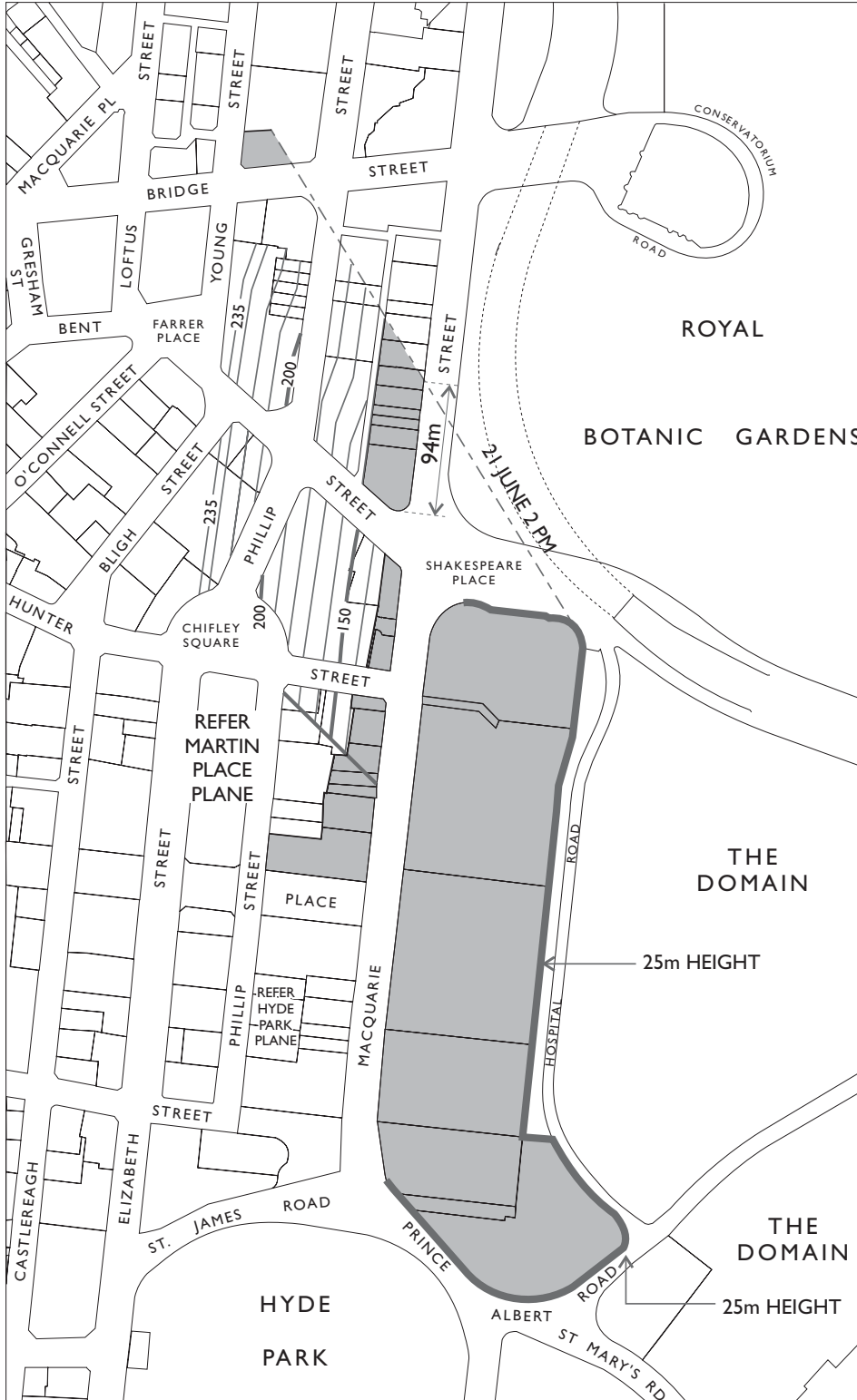
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Explanatory Note:
This diagram provides an indication of the maximum height achievable by use of the sun access plane formula. To calculate the actual height the formula in Schedule 2 to the LEP must be used.

Schedule 2 Sun access plane particulars (Clause 48 and Dictionary)

G The Domain



- 50- Sun access plane height contours showing maximum building height above ground
- Street alignment
- Nominated height

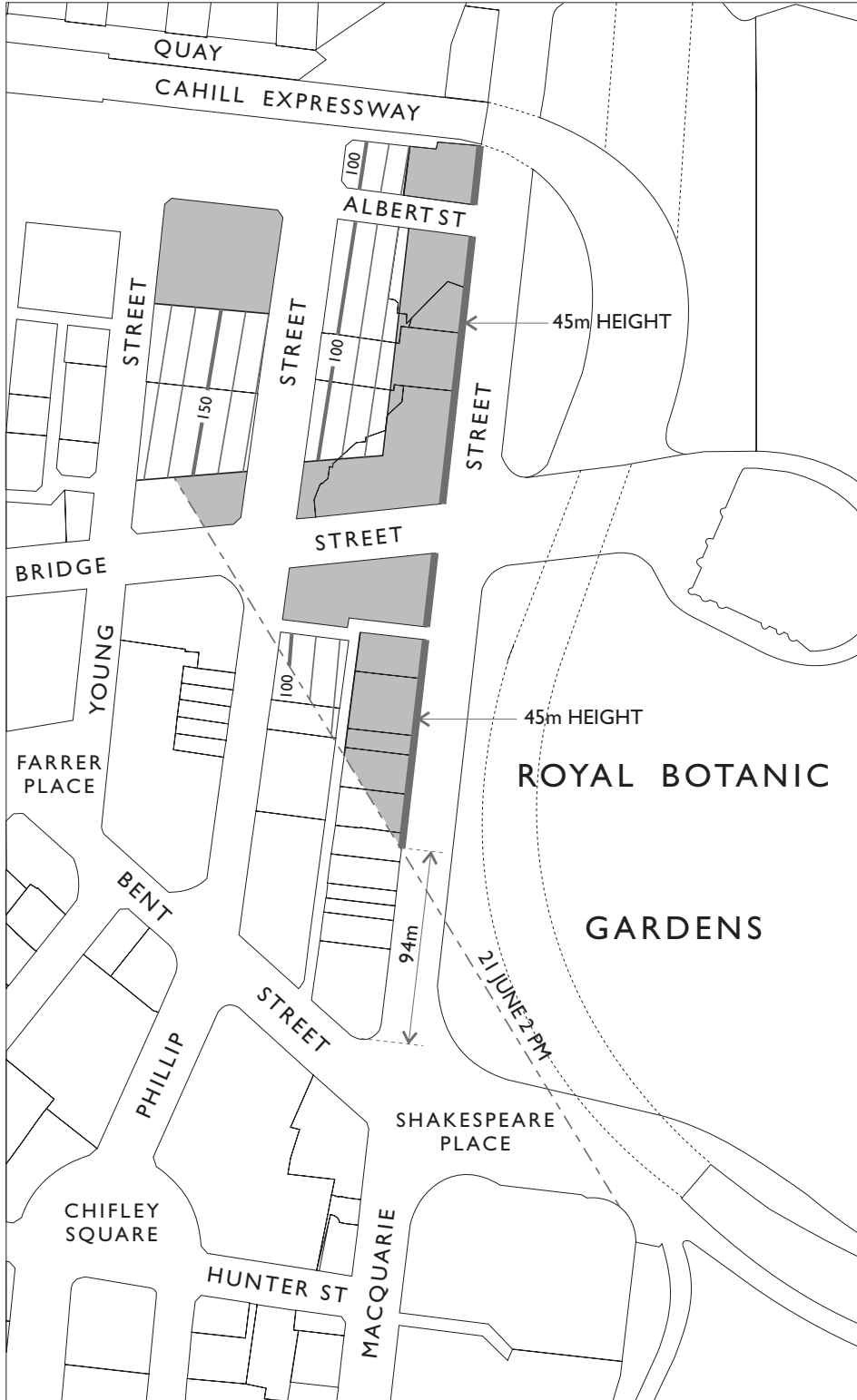
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Explanatory Note:
This diagram provides an indication of the maximum height achievable by use of the sun access plane formula. To calculate the actual height the formula in Schedule 2 to the LEP must be used.

Schedule 2 Sun access plane particulars (Clause 48 and Dictionary)

H Royal Botanic Gardens



- 50- Sun access plane height contours showing maximum building height above ground
- Street alignment
- Nominated height

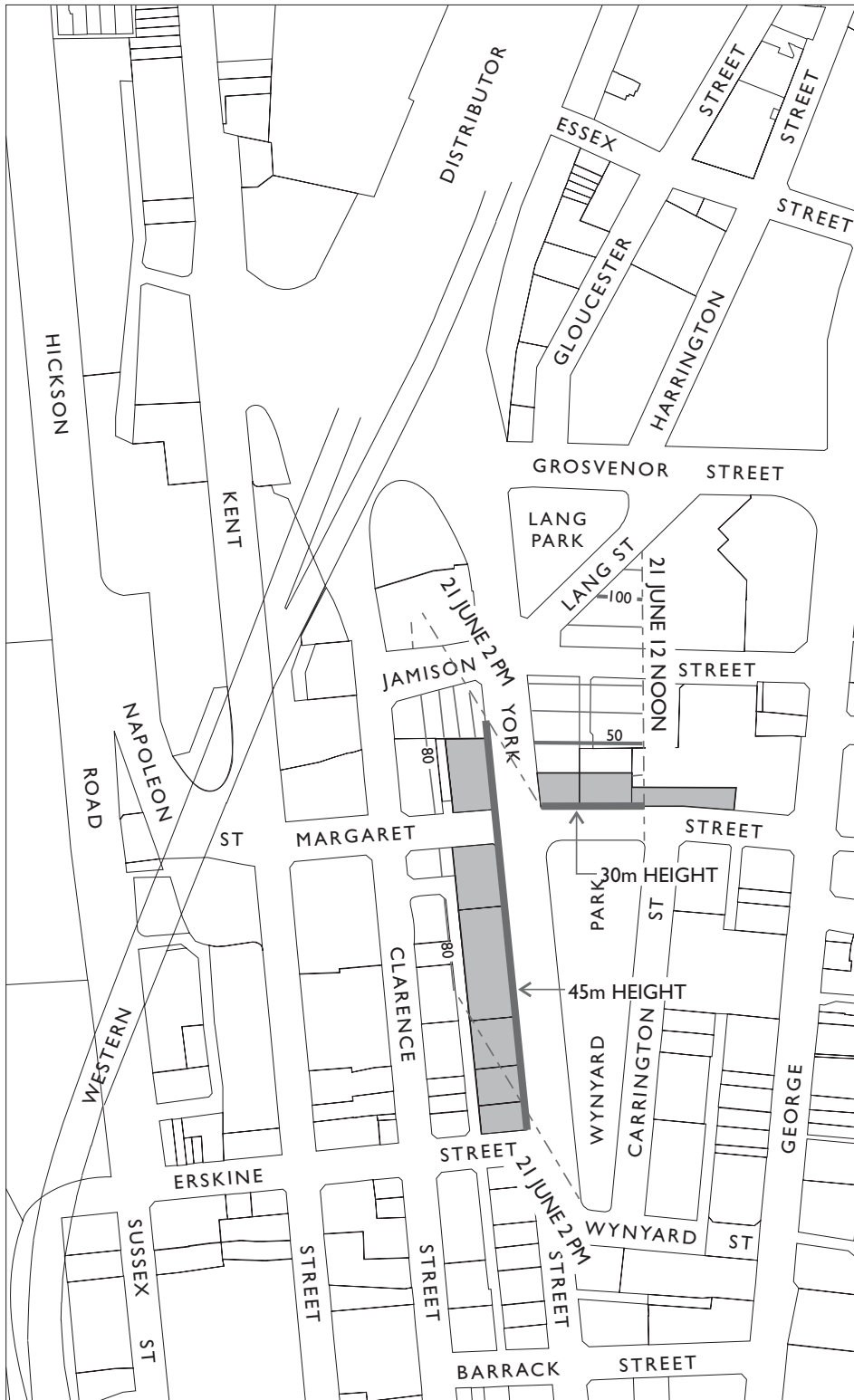
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Explanatory Note:
This diagram provides an indication of the maximum height achievable by use of the sun access plane formula. To calculate the actual height the formula in Schedule 2 to the LEP must be used.

Schedule 2 Sun access plane particulars (Clause 48 and Dictionary)

I Wynyard Park



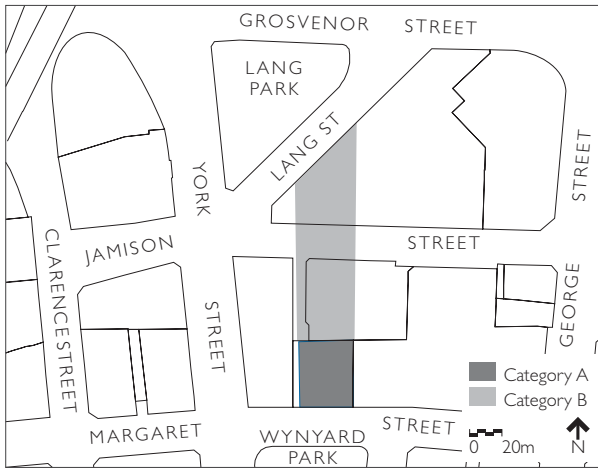
- 50- Sun access plane height contours showing maximum building height above ground
- Street alignment
- █ Nominated height

0 50m

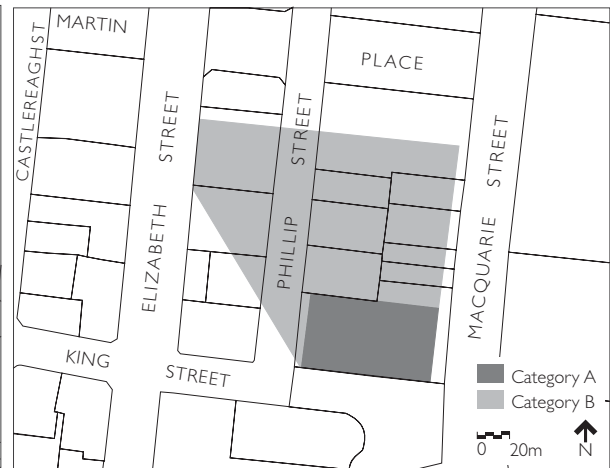


Explanatory Note:
This diagram provides an indication of the maximum height achievable by use of the sun access plane formula. To calculate the actual height the formula in Schedule 2 to the LEP must be used.

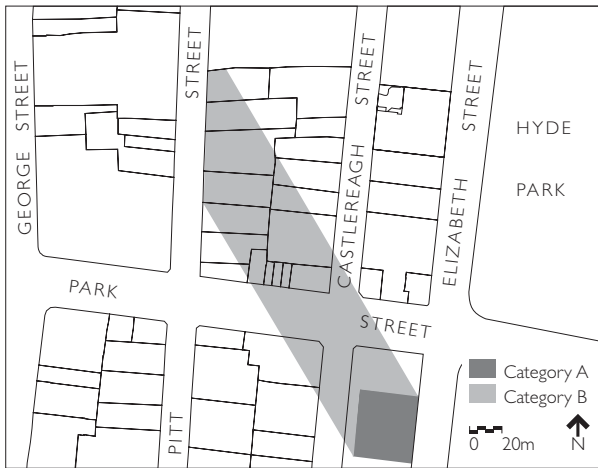
Schedule 3 Category A and B sites (Clause 52)



Site 1



Site 2



Site 3



Site 4



Site 5

Schedule 4 Floor space ratios for mixed-use development (Clauses 54 and 55)

- 1 The additional floor space ratio for a mixed-use development in Area A1 shown on the Central Sydney Floor Space Ratio Map, is up to a maximum of:

$$FSR_{MA} = (A \times 4.5:1) + (B \times 6:1)$$

where:

FSR_{MA} is the maximum additional floor space ratio that may be achieved for the mixed-use development subject to compliance with clause 54.

A is the proportion of commercial floor space area (being the proportion that is not used for a hotel, serviced apartments or a residential building) within the proposed mixed-use development.

B is the proportion of residential, serviced apartment and hotel floor space area within the proposed mixed-use development.

- 2 The additional floor space ratio for a mixed-use development in Area A2 shown on the Central Sydney Floor Space Ratio Map is up to a maximum of:

$$FSR_{MA} = (A \times 2:1) + (B \times 3:1) + C$$

where:

FSR_{MA} is the maximum additional floor space ratio that may be achieved for the mixed-use development with the allocation of heritage floor space to the site subject to compliance with clause 54.

A is the proportion of commercial floor space area (being the proportion that is not used for a hotel, serviced apartments or a residential building) within the proposed mixed-use development.

B is the proportion of residential, serviced apartment and hotel floor space area within the proposed mixed-use development.

C is 1:1 if consent is granted before 1 January 2002 and nil if consent is granted after that date.

- 3 The maximum floor space ratio for a mixed-use development in Area B shown on the Central Sydney Floor Space Ratio Map is:

$$FSR_{MA} = (A \times FSR_{COMM}) + (B \times FSR_{HOTEL} + 1:1) + (C \times [FSR_{SA} + 1:1]) + (D \times [FSR_{RES} + 1:1])$$

where:

FSR_{MA} is the maximum floor space ratio that can be achieved for the mixed-use development.

A is the proportion of commercial floor space area (being the proportion that is not used for a hotel, serviced apartments or a residential building) within the proposed mixed-use development.

B is the proportion of hotel floor space area within the proposed mixed-use development.

C is the proportion of serviced apartment floor space area within the proposed mixed-use development.

D is the proportion of residential building floor space area within the proposed mixed-use development.

FSR_{COMM} is the maximum floor space ratio shown on the Central Sydney Floor Space Ratio Map for a commercial building in Area B.

FSR_{HOTEL} is the maximum floor space ratio shown on the Central Sydney Floor Space Ratio Map for a hotel building in Area B.

FSR_{SA} is the maximum floor space ratio shown on the Central Sydney Floor Space Ratio Map for a serviced apartment building in Area B.

FSR_{RES} is the maximum floor space ratio shown on the Central Sydney Floor Space Ratio Map for residential development in Area B.

- 4 The maximum floor space ratio for a mixed-use development in Areas C, D, E, F, G or H shown on the Central Sydney Floor Space Ratio Map is:

$$FSR_M = (A \times FSR_{COMM}) + (B \times FSR_{HOTEL}) + (C \times FSR_{SA}) + (D \times FSR_{RES})$$

where:

FSR_M is the maximum floor space ratio that can be achieved for the mixed-use development.

A is the proportion of commercial floor space area (being the proportion that is not used for a hotel, serviced apartments or a residential building) within the proposed mixed-use development.

B is the proportion of hotel floor space area within the proposed mixed-use development.

C is the proportion of serviced apartment floor space area within the proposed mixed-use development.

D is the proportion of residential building floor space area within the proposed mixed-use development.

FSR_{COMM} is the maximum floor space ratio shown on the Central Sydney Floor Space Ratio Map for a commercial building in that Area.

FSR_{HOTEL} is the maximum floor space ratio shown on the Central Sydney Floor Space Ratio Map for a hotel building in that Area.

FSR_{SA} is the maximum floor space ratio shown on the Central Sydney Floor Space Ratio Map for a serviced apartment building in that Area.

FSR_{RES} is the maximum floor space ratio shown on the Central Sydney Floor Space Ratio Map for residential development in that Area.

Schedule 5 Opportunity sites (Clause 56 and Dictionary)

Site No	Name	Address	Property details	Description
1	Endeavour House	46-54 Pitt Street, Sydney	Lot 1 in DP 62581 and Lot 1 in DP 62940	Being land bounded by Pitt Street, Bridge Street and Macquarie Street, Sydney
2	Royal Exchange Building	21 Bridge Street, Sydney	Lot 1 in DP 222751	Being land bounded by Gresham Street, Bridge Street and Pitt Street, Sydney
3	National Australia Bank House	243-259 George Street, Sydney	Lot 2 in DP 630217	Being land bounded by Jamison Street, George Street and Grosvenor Street, Sydney
4	AAP Centre	16-32 Jamison Street, Sydney	Lot 1 in DP 630217	Being land bounded by Grosvenor Street, Lang Street, Jamison Street and George Street, Sydney
5	Westpac Plaza	265-273 George Street, Sydney	Lot 100 in DP 597228	Being land fronting Jamison Street on the north, George Street on the east and Margaret Street on the south, Sydney
6	State Authorities Superannuation Board	83-95 Clarence Street, Sydney	Lot 101 in DP 703679	Being land fronting Clarence Street on the east and Kent Street on the west, Sydney
7	Kent Telephone Exchange	97-105 Clarence Street, Sydney	Lot 1 in DP 721401, Lots A, B and C in DP 370818, Lot 1 in DP 700955 and Lot 3 in DP 653821	Being land fronting Clarence Street on the east and Kent Street on the west, Sydney
8	The Colonial Building	37-51 Martin Place, Sydney	Lot 1 in DP 55093 and Lot 1 in DP 110109	Being land bounded by Elizabeth Street, Martin Place and Castlereagh Street, Sydney
9	MLC Centre	19-29 Martin Place, Sydney	Lot 3 in DP 565938, Lot 5 in DP 588399 and Lot 1 in DP 598704	Being land bounded by King Street, Castlereagh Street and Martin Place, Sydney
10	Westpac Bank	367-373 George Street, Sydney	Lot 1 in DP 226337	Being land fronting George Street on the east and King Street on the north, Sydney
11	National Mutual Centre	101-109 York Street, Sydney	Lot 1 in DP 600888	Being land bounded by Clarence Street, Market Street and York Street, Sydney
12	MMI Centre	397- 411 Kent Street, Sydney	Sec 29, Lot 3 in DP 789759	Being land fronting Sussex Street, Market Street and Kent Street, Sydney

Schedule 5 Opportunity sites (Clause 56 and Dictionary)

Site No	Name	Address	Property details	Description
13	St Martins Tower	31 Market Street, Sydney	Lots A and B in DP 442132 and land in DP 60128. DP 61064, DP 62125 and DP 74978	Being land bounded by York Street, Market Street and Clarence Street, Sydney
14	Pacific Power Building	201-217 Elizabeth Street, Sydney	Lot 1 in DP 552399	Being land bounded by Elizabeth Street, Park Street and Castlereagh Street, Sydney
15	227 on Elizabeth	219-227 Elizabeth Street, Sydney	Lot 2 in DP 552399	Being land bounded by Castlereagh Street, Bathurst Street and Elizabeth Street, Sydney
16	Sydney Water Corporation Limited	115-123 Bathurst Street, Sydney	Lot 1 in DP 621404	Being land fronting Pitt Street on the east and Bathurst Street on the north, Sydney Note. For the purposes of this Schedule, the description excludes the heritage building on the southern-most portion of the site.
17	Telstra House	231-249 Elizabeth Street, Sydney	Sec 15, Lot 231 in DP 749873	Being land fronting Castlereagh Street, Bathurst Street and Elizabeth Street, Sydney
18	Telecom House	324-330 Pitt Street, Sydney	Lot 1 in DP 953879, Lot 1 in DP 183752, Lot 1 in DP 88835, Lot 1 in DP 57216 and Lot 1 in DP 68120	Being land fronting Pitt Street on the west and Castlereagh Street on the east, Sydney
19	Masonic Centre	279-285 Castlereagh Street, Sydney	Lot 1 in DP 188822, Lot 1 in DP 779992 and Lot 1 in DP 577055	Being land fronting Goulburn Street on the south and Castlereagh Street on the east, Sydney
20	State Bank Building	1 Oxford Street, Sydney	Pt Lots 1 and 2 in DP 505585, Pt Lot 1 in DP 232288, Pt Lot 1 in DP 76229 and land in DP 64799	Being land bounded by Brisbane Street, Oxford Street and Wentworth Avenue, Sydney
21	Sydney Plaza	59-69 Goulburn Street, Sydney	Pt Lot 1 in DP 55636, Pt Lot 1 in DP 56400, Pt Lot 6 in DP 71414. Pt Lot 6 in DP 76562, Lot 1 in DP 173220, Lot 1 in DP 34060 and DP 175078	Being land fronting Goulburn Street on the north and Cunningham Street on the south-east, Sydney

Schedule 5 Opportunity sites (Clause 56 and Dictionary)

Site No	Name	Address	Property details	Description
22	Oxford Koala Hotel	Oxford Street, Sydney	Lot 19 in DP 59434 and Lots 22-23 in DP 61748	Being land bounded by Oxford Street. Riley Street. Goulburn Street and Pelican Street. Sydney
23	McKell Building	2 Rawson Place, Sydney	Lot 6 in DP 820360	Being land bounded by Pitt Street, Barlow Street, George Street and Rawson Place. Sydney
24	Centennial Plaza	265 Elizabeth Street, Sydney	Lots 1, 2 and 3 in DP 778411	Being land bounded by Foveaux Street. Mary Street, Albion Street and Elizabeth Street, Sydney
25	Hilton Hotel	255-269 Pitt Street, Sydney	Lot 1 in DP 556597 and Lot 2 in DP 556597	Being land fronting Pitt Street to the east and George Street to the west, Sydney
26	Piccadilly Arcade/Centre	133-145 Castlereagh Street, Sydney	Part lot 10 in DP 828419	Being land fronting Castlereagh Street to the east and Pitt Street to the west, Sydney
27	St James Arcade/Centre	107 Elizabeth Street, Sydney	Lot 1 in DP 181397	Being land fronting Elizabeth Street to the east and Castlereagh Street to the west, Sydney
28	25 Bligh Street	25 Bligh Street, Sydney	Part lot 2 in DP 587198	Being land fronting Bligh Street to the east, Sydney
29	55 Clarence Street	55 Clarence Street, Sydney	Lot 46 in DP 802895	Being land bounded by Margaret Street to the south and Clarence Street to the east, Sydney
30	Logical House	66 Clarence Street, Sydney	Lot 1 in DP 786700	Being land bounded by Erskine Street to the north and Clarence Street to the west, Sydney
31	24 Market Street	24 Market Street, Sydney	Part Lot A in DP 392745	Being land bounded by Market Street to the south and Kent Street to the west, Sydney
32	307 Pitt Street	307 Pitt Street, Sydney	Lot 6 in DP 69955	Being land fronting Pitt Street to the east, Sydney
33	309 Pitt Street	309 Pitt Street, Sydney	Lot 1 in DP 901451	Being land fronting Pitt Street to the east. Sydney
34	359-361 Pitt Street	359-361 Pitt Street, Sydney	Lot 1 in DP 171324	Being land bounded by Pitt Street to the east and laneway to the north, Sydney
35	453 Kent Street	453 Kent Street, Sydney	Lot 1 in DP 177234	Being land bounded by Kent Street to the east and Druitt Lane to the south. Sydney

Schedule 6 Character statements and objectives for Special Areas (Clause 79 (c))

1 Millers Point

Character statement

The Millers Point area is highly significant, as one of Sydney's earliest suburbs developed to serve the nearby port. It was the location of windmills, quarries, observatories, fortifications and maritime activities from colonial times. Built evidence remains of some of these as well as early Victorian workers' terraces. Much of the area has high archaeological potential.

The area consists of a residential community, which is unique in city terms for its strong identity and self-containment with employment, housing and community facilities available within the area. Government ownership has played an important role in the area with successive demolitions and redevelopments since the Darling Harbour Resumptions in the 1900s, the involvement of the Sydney Harbour Trust from 1908, the Housing Board in the inter-war period and more recently the Department of Housing.

The area's steep, coastal topography and early development have generated its character and built form with evidence of quarrying, retaining walls, and a public domain which includes public staircases, laneways, pedestrian pathways, bridges and parks of a variety of scales. The area south, along Kent Street, forms a transition in scale to the city, while 2-storey development is a dominant character on Kent Street. There is a significant change in level to the west with the lower buildings addressing Hickson Road. The area affords significant views to and from the water and of the Harbour Bridge. A significant panorama of the Harbour and the City is gained from Observatory Hill.

The area is characterised by a fine grained subdivision pattern, the use of sandstone and other traditional building materials, 2-3 storey residential terraces, similar scaled commercial buildings (often pubs) defining the corners and pitched roofs. While there is a consistency of materials, scale and form, a variety of styles and street alignments are represented, with many of the terraces setback at street level.

Objectives

The objectives for this Special Area are as follows:

- (a) to ensure that any new development respects the adjoining development and maintains the predominantly two storey residential character of the area,
- (b) to conserve and reinforce the heritage significance of this Special Area,
- (c) to ensure that any new building respects the adjoining buildings and provides a reasonable stepping to the City's higher buildings,

- (d) to limit the amount and type of non-residential uses, within this Special Area, so as to ensure the social and cultural mix of Millers Point is maintained,
- (e) to maintain existing views and vistas into and out of the precinct to the water and Harbour Bridge north and to the city south, and Observatory Park,
- (f) to ensure that the social and cultural mix of Millers Point is maintained,
- (g) to conserve the continuity of Millers Point and adapt to meet the continuing needs of the significant uses.

2 York Street

Character Statement

York Street and the streets and lanes surrounding it contain evidence of one of the early warehousing areas in Sydney that serviced Darling Harbour as a working port. The area is typified by its 19th and 20th century, 5-8 storey masonry buildings of a consistent scale, form and character. The architectural emphasis of the buildings located at street intersections are a distinctive characteristic of this area.

The network of lanes, internal courtyards, uniform block pattern with narrow frontages and west-east transport links all present the various layers of the area's past and present commercial/retail character.

The Queen Victoria Building is evidence of early markets in the area. Its grand scale and rare composition with dominant domes appear in many views and terminate vistas within the area, such as that from Mullins Street. There are views through the area between the Harbour and the City, as well as many significant vistas such as that along York Street, which is terminated by the Town Hall to the south.

Objectives

The objectives for this Special Area are as follows:

- (a) to reinforce the historic subdivision pattern in the design of buildings,
- (b) to conserve and enhance existing significant views between the area and Darling Harbour and the significant vistas terminated by the QVB and the Town Hall, such as those along Mullins Street and York Street,
- (c) to conserve the existing laneways and courtyards and their heritage significance,
- (d) to respond to the historic warehouse typology in the design of buildings.

Schedule 6 Character statements and objectives for Special Areas (Clause 79 (c))

3 Hyde Park/College Street

Character Statement

Hyde Park and College Street form a precinct, which clearly separates the City from the residential areas to the east, forms part of the green eastern edge and frames an important gateway to the City.

The Park has two distinct edges: the north and east, flanking College Street and St James Road, comprise important institutional tree-standing sandstone buildings and significant public open spaces including Queens Square, which is one of the earliest examples of formal urban design in central Sydney. The west and south edges consist of commercial development of larger scale with strong street alignment, creating a greater sense of enclosure to the Park.

Hyde Park is the oldest public park in Sydney being reserved for public recreation by Governor Macquarie in 1810 and is prized by Sydneysiders for its recreational opportunities. Its current formal plan, dating from the 1920s, demonstrates the application of City Beautiful principles. It contains significant and symbolic monuments including the war memorial, obelisk and Archibald Fountain.

Objectives

The objectives for this Special Area are as follows:

- (a) to recognise the institutional area east of College Street as one of Sydney's pre-eminent public areas characterised by a concentration of heritage items which house activities of State and National significance,
- (b) to reinforce the urban character and scale of College Street by requiring new buildings to be integrated with the form of existing buildings and limiting the height of new buildings to the prevailing height of existing buildings, and to maintain the sense of openness east of Hyde Park,
- (c) to enhance and reinforce the precinct's role as a major gateway to the city from the east, particularly from William Street to Park Street, by ensuring that development does not adversely affect the views when approaching the City,
- (d) to maintain and strengthen the sense of enclosure provided by the buildings to the west and south of Hyde Park, by requiring new buildings to be built to street alignment, to have street frontage heights consistent with the existing development and to have adequate setbacks above those street frontage heights,

(e) to maintain and enhance views to and through the Park and along College Street to landmark buildings such as St Mary's Cathedral east and Centre Point Tower west,

(f) to maintain and enhance the role of the precinct as a major recreational open space for Sydney's workers and residents.

(g) to protect and extend mid-winter lunchtime sun access to Hyde Park and other open spaces in this Special Area.

4 Haymarket

Character Statement

The number of remaining warehouses and service laneways in Haymarket is, along with the name of the area itself, evidence of its historic role as markets and its proximity to the port of Darling Harbour. The area offers evidence of its development following the establishment of Central Station in 1906 and the subsequent decline and resurgence of the area since the markets moved from the City centre. Despite these changes, the area retains a "market" atmosphere, characterised by a diversity of uses, vibrant street life and a diverse social and ethnic mix.

As an area somewhat removed from the City centre, it retains fine grained subdivision patterns, narrow frontages, informal public spaces and generally low building heights. The consistent low street wall, and the absence of the tower form, creates a pleasant microclimate at street level, which is well sunlit and protected from winds.

Objectives

The objectives for this Special Area are as follows:

- (a) to conserve and reinforce the heritage significance of this Special Area,
- (b) to retain and enhance the urban character and scale of the Haymarket locality by requiring new buildings to be built to the street alignment, to have street frontage heights consistent with the prevailing form of heritage items in this Special Area, and to have building setbacks above those street frontage heights,
- (c) to maintain a high level of daylight access to the street by restricting building height and building bulk,
- (d) to recognise and enhance the diversity of uses in the area,
- (e) to maintain and reinforce permeability within the area and the intricacy of the urban fabric by retaining the existing significant lanes, original

Schedule 6 Character statements and objectives for Special Areas (Clause 79 (c))

street pattern, special corner treatment small allotments and narrow frontages, and encouraging through site links,

- (f) to reinforce the distinct topography of the area by maintaining the layering of development when viewed from Darling Harbour with the City's higher buildings in the background.

5 Wentworth Avenue East

Character Statement

The significance of the area lies in its establishment as a residential quarter on the fringe of the city and its subsequent redevelopment as a warehousing and industrial area in the early 20th century, following the construction of Central Station nearby. The area also included a number of cinemas.

The area is generally characterised by diversity of building form and subtle variation in development scale and style. It primarily includes two types of development: low-scale residential development, mainly 2 storey Victorian and Federation terrace groups, significant for their continued residential use with some including commercial use at ground level, and medium scale commercial and industrial buildings, predominantly of 5-7 storeys. The function of these buildings is reflected in their forms, with the industrial buildings tending to be of a relatively functional and utilitarian form, while the commercial (hotels and pubs) exhibit greater architectural detailing and ornamentation.

The majority of buildings utilise similar materials, texture and colours, predominantly brick and masonry. There are a few buildings notable for their use of glazed terracotta tiles in the facades; they represent the remaining evidence of the early cinemas and places of mass entertainment within the area, mostly of low scale and simple forms.

The aesthetic significance of the area is also attributed to a number of fine well-detailed and proportioned heritage buildings occupying prominent corner sites with strong visual relationship to each other, particularly along Wentworth Avenue.

The complex network of laneways is physical evidence of the original subdivision pattern and the fine grain of development within the area.

Objectives

The objectives for this Special Area are as follows:

- (a) to conserve and reinforce the heritage significance of this Special Area,
- (b) to retain and reinforce the built form of this Special Area by restricting development scale

and bulk within this area and maintaining the warehousing typology in the built form of new development,

- (c) to encourage residential, and related ground level retail and other active street frontage uses which will contribute to the distinctive character of this Special Area,
- (d) to conserve and enhance the network of existing laneways within the area,
- (e) to maintain and enhance the existing fine grain development pattern, and prominent and significant corner buildings, and ensure that the relationship between existing and new corner buildings is visually sympathetic.

6 Circular Quay

Character Statement

Circular Quay's significance lies in its position at the head of Sydney Cove, its function as the harbour gateway to the city and as a major celebratory public space. It was the location of the earliest colonial settlement. Customs House and its relationship to the Quay is physical evidence of the importance of the Quay in maritime activities in the 19th and early 20th centuries.

During the 20th century commercial shipping gave way to the pedestrian commuter and transport interchange function which reinforced the place as a major transport hub and a focal point for the City.

The Quay is characterised by significant public spaces facilitating unique views to the water, the Harbour Bridge and the Opera House, and also views from the water to the City beyond. These open spaces are enclosed by buildings of different architectural styles and periods, reflecting the history and development of the Quay. While the buildings to the east of the Quay have a relatively consistent character, scale and form, those to the south exhibit a notable disparity in building scale, form and architectural treatment, representative of their different periods.

Objectives

The objectives for this Special Area are as follows:

- (a) to recognise Circular Quay as a Special Area with a unique character in Central Sydney where Sydney Harbour meets the City, by a series of significant public spaces,
- (b) to reinforce the urban character and scale of Circular Quay by requiring new buildings to be built to the street alignment, and to have a transition of building heights from Circular

Schedule 6 Character statements and objectives for Special Areas (Clause 79 (c))

Quay to the maximum building height of the northern area of Central Sydney,

- (c) to ensure that any development associated with the important transport interchange provided at Circular Quay is consistent with enhancement of the public domain of Circular Quay,
- (d) to ensure that the important history, symbolic value and significance of the Quay and its maritime uses are interpreted in the design of new spaces and buildings,
- (e) to maintain and enhance views to the water, the Harbour Bridge and the Opera House from various spaces of the Quay, and from the water to the Quay and the City beyond,
- (f) to maintain and reinforce the image of the area as a major focal point and its function as a celebratory public space.

7 Bridge Street/Macquarie Place

Character Statement

Bridge Street was the earliest east-west link across the Tank Stream between George and Macquarie Streets. It is significant for its association with a major colonial government building programme in the 1880's, which included the First Government House and Macquarie Place Reserve. Both the Reserve and Bridge Street represent the early planning of the colony with a street pattern that is reflective of the area's early topography.

The area retains evidence of its establishment by Governor Macquarie as the geographic and administrative centre of the colony, with the sandstone obelisk placed at the centre of Macquarie Place to mark the point from which all distances in the colony were measured.

A cohesive group of landmark sandstone buildings, often occupying whole blocks, define important public spaces and corners. Bridge Street offers an important vista to the Conservatorium of Music to the east and views to the water. Other views are distinguished by significant buildings within the area, especially those with special roof features.

The intact system of supporting lanes, some incorporated within building facades, is rare in the City and improves pedestrian permeability.

Objectives

The objectives for this Special Area are as follows:

- (a) to recognise and enhance Bridge Street as one of Sydney's pre-eminent urban spaces

as well as the locality of heritage items which have housed activities of State and National significance,

- (b) to protect and extend morning sun access to Macquarie Place and sun access to Bridge Street and First Government House Place,
- (c) to conserve the existing significant laneways in the area and encourage active uses, where compatible with their significance,
- (d) to maintain and reinforce existing important public spaces, intersections and corners, in particular those crowned by significant buildings, such as the Lands Department and the Chief Secretary's Department Building,
- (e) to maintain and enhance existing views to the water, and also significant vistas to the Lands Department Building from Loftus Street, Macquarie Place and Bridge Street itself in addition to the vista along Bridge Street to the Conservatorium of Music,
- (f) to maintain and reinforce the cohesive and rare streetscape character of Bridge Street and Macquarie Place by requiring new buildings to be built to the street alignment and to have overall building heights that reinforce the existing predominant street frontage height.

8 Macquarie Street

Character Statement

Macquarie Street contains a collection of highly significant buildings dating from the early 19th century to the late 20th century. Originally a government precinct, it has expanded to embrace first residential, professional, then commercial and tourism uses.

Macquarie Street forms the eastern built edge of the City. It is characterised by two distinct sides: its western built edge consists of medium scale buildings, stepping up to the city high rise beyond, creating a prominent city skyline when viewed from the Botanic Gardens; while the eastern edge includes the Botanic Gardens and to the south a cohesive rare group of public buildings of national significance, that terminate east-west streets and create significant vistas, particularly from Martin Place.

Macquarie Street is a boulevard of grand and civic character providing a vista terminated to the south by Hyde Park, with views north to the Opera House.

Objectives

The objectives for this Special Area are as follows:

- (a) to recognise Macquarie Street as one of

Schedule 6 Character statements and objectives for Special Areas (Clause 79 (c))

Sydney's pre-eminent public spaces flanked by heritage items which house activities of State and national significance,

- (b) to protect and extend mid-winter lunchtime sun access to Hyde Park, the Royal Botanic Gardens and the Domain,
- (c) to improve and enhance the public domain and pedestrian amenity of the street and promote its image as a grand and civic boulevard,
- (d) to maintain and reinforce the urban character and scale of Macquarie Street and sense of enclosure for the Royal Botanic Gardens by requiring new buildings to be built to the street alignment, to have street frontage heights and building setbacks above street frontage heights consistent with the prevailing scale, form and character of existing buildings nearby,
- (e) to emphasise Macquarie Street as the eastern built edge of the city and maintain the stepped building form from it westwards towards the north-south ridge of the City centre,
- (f) to maintain and enhance existing views and vistas to the harbour and Opera House to the north and Hyde Park to the south.

9 Martin Place

Character Statement

Martin Place is of social, cultural and historic significance, being the site of various monuments, in particular the Cenotaph, as well as the site of many historical events, which reinforced its image as the civic and ceremonial heart of the City. Its initiation was after the siting of the GPO in 1863, as a small meeting place in the front of the post office. Its subsequent planned evolution and development illustrates the application of city planning principles of the 1880s to 1930s, which culminated in its complete pedestrianisation in 1970. It represents the financial heart of the City, containing significant public and financial buildings.

Martin Place consists of a cohesive group of buildings with a consistent street wall of up to 45 metres. These buildings have similar architectural features, characterised by the use of richly textured masonry facades, intricate architectural detailing, vertical emphasis and grand proportions at street level, representative of their function as housing various public and business institutions. The built form encloses a significant linear public space, with strong vistas terminated to the east and west by significant public buildings. The GPO clock tower is an important landmark visible from various points within Martin Place.

Martin Place is also significant for its supportive

network of lanes, being rare examples of pedestrian thoroughfares reminiscent of Victorian Sydney laneways such as Angel Place and Ash Lane.

Objectives

The objectives for this Special Area are as follows:

- (a) to conserve and enhance the significance of Martin Place as one of Central Sydney's great civic and ceremonial spaces, and as a valued business location,
- (b) to protect and extend sun access and reflected sunlight to Martin Place during lunchtime hours from mid-April to the end of August,
- (c) to protect existing significant vistas to the east and west and ensure that new development will not detrimentally affect the silhouette of the GPO clock tower,
- (d) to retain and enhance the urban character, scale and strong linear enclosure of Martin Place by requiring new buildings to be built to the street alignment, to have street frontage heights consistent with the prevailing form of buildings in the area, and to have building setbacks above those street frontage heights,
- (e) to retain human scale at street level, while respecting and positively responding to the monumental nature of the place.

10 Pitt Street Mall

Character Statement

Pitt Street Mall is a major retail node and pedestrian space in the City centre. The wide variety of shopping and leisure activities in the area attract a wide range of users.

The intense network of arcades linking Castlereagh Street and George Street enhances permeability within the area. The concentration of small-scale (4-5 storeys) Victorian commercial buildings standing on either side of the Mall contributes to the character of the area.

The consistent low street wall allows for the penetration of a great deal of sunlight to the Mall, especially during lunchtime in winter, which along with its high accessibility makes it a popular meeting place.

Objectives

The objectives for this Special Area are as follows:

- (a) to recognise and enhance Pitt Street Mall as a key element of Central Sydney's retail core,
- (b) to protect and extend lunchtime and late morning sun access to the Pitt Street Mall

Schedule 6 Character statements and objectives for Special Areas (Clause 79 (c))

from mid-April to the end of August,

- (c) to enhance permeability within the area by reinforcing and expanding the network of arcades in this Special Area,
- (d) to retain and improve the urban character and scale of Pitt Street Mall and its sense of linear enclosure by requiring new development to be built to street alignment and have street frontage heights consistent with the prevailing form of existing buildings in the Area, and to have building setbacks above those street frontage heights,
- (e) to enhance and encourage the use of the Mall as a major pedestrian space and an informal meeting place.

11 Wynyard Park/Lang Park

Character Statement

Wynyard Park is an important space within the public domain and fabric of Central Sydney. The Park is of a Victorian layout and was used as a military parade ground from 1792 to 1848. It was known as Wynyard Square from 1848-1887, and was officially dedicated as a park and an open space for public recreation in 1887.

It is distinguished as a major public transport node. The street edges provide a strong sense of urban enclosure, created by the uniformity of the buildings lining the streets, resulting in the effect of "an urban room". The majority of these buildings are of a consistent height and street alignment and exhibit similar architectural themes.

Lang Park derives its significance from its dedication as one of the early urban parks in 1866 and its association with the earlier Shot's Church. The park is considered as a northern gateway to Central Sydney and provides a visual relief in this highly developed area.

Objectives

The objectives for this Special Area are as follows:

- (a) to recognise Wynyard Park and Lang Park as important elements of the public domain in the northern part of Central Sydney as well as the role of Lang Park as a northern "gateway" to Central Sydney,
- (b) to protect and extend mid-winter lunchtime sun access to Wynyard Park and Lang Park,
- (c) to retain the sense of urban enclosure provided to Wynyard Park by requiring new buildings to be built to the street alignment, and by requiring street frontage heights and

setbacks above them to be compatible with the prevailing form and scale of existing buildings surrounding Wynyard Park,

- (d) to enhance the terminating vistas along Carrington Street, and York Street to the south at its corner with Wynyard Street,
- (e) to ensure that any development associated with the important public transport interchange provided at Wynyard is consistent with enhancement of the public domain of Wynyard Park.

12 Sydney Square, Sydney Town Hall and St Andrews Cathedral

Character Statement

Sydney Square is a major public open space framed by the Town Hall and St Andrews Cathedral.

The Town Hall is one of the State's most important civic buildings. The Town Hall and its civic setting symbolise the long tradition of city government and has been involved in the development of Sydney City since the mid 19th century. The building is one of the grandest and most elaborate and largely intact examples of the 19th century High Victorian style surviving in Australia. The Sydney Town Hall together with St Andrews Cathedral and the Queen Victoria Building in the adjoining Special Area to the north form a remarkably homogeneous group by virtue of their similarities in scale, texture and materials.

The precinct represents the symbolic and visual focus and centre of the city and serves as a landmark feature along George Street, due to its prominent location and association with major civic events. The clock tower of the Town Hall and spires of St Andrews Cathedral either appear in, or terminate many significant vistas, particularly those from Park, George, York and Bathurst Streets.

The area is one of the busiest parts of the city, in terms of both vehicular and pedestrian movement, and with the underground Town Hall Station functions as a major transport node. The steps of the Town Hall attract many people and the Square acts as a major meeting and gathering place (formal and informal) with a wide variety of activity on various levels.

Though the buildings lining the edges of Sydney Square exhibit a diverse range of styles and scales, the majority follow the street alignment and contribute somehow to the relatively undefined sense of the enclosure of the Square and to the urban character of the area.

Schedule 6 Character statements and objectives for Special Areas (Clause 79 (c))

Objectives

The objectives for this Special Area are as follows:

- (a) to recognise Sydney Square as the pre-eminent public space for civic events and as a community meeting place,
- (b) to protect and extend morning sun access to the steps of the Town Hall and lunchtime sun access to Sydney Square,
- (c) to reinforce the urban character, scale and sense of enclosure of Sydney Square by requiring new buildings surrounding the Square to be built to the street alignment, and to have street frontage heights and setbacks at higher levels consistent with the prevailing form of buildings in this Special Area,
- (d) to ensure that new development lining the four edges of the Square visually continues the Square and provides an appropriate backdrop to the civic character of the area and does not dominate its significant civic buildings that give it a sense of civic significance,
- (e) to ensure that any development associated with the important public transport interchange provided at Town Hall is consistent with enhancement of the public domain of Sydney Square,
- (f) to ensure that new development around Sydney Square contributes positively to the definition of the space and has a scale and character that is compatible and complements the civic buildings, in terms of facade composition, building materials, colours and textures and exhibits a rhythm and richness in articulation,
- (g) to maintain and enhance existing important views and vistas to the clock tower of the Town Hall from Park Street, George Street and York Street, and to the spires of the Cathedral from Bathurst and George Streets, and to allow the silhouette of the Cathedral and Town Hall to be viewed and read against the sky.

13 Railway Square

Character Statement

Railway Square is the major visual and functional gateway to the city from west and south. The intersection of George and Pitt Streets is one of Sydney's busiest and largest intersections, which has traditionally dispersed traffic and pedestrians into and out of the city. The original intersection was of a Y shape and was formed in 1807 by the junction of the old and new connection between George Street and Parramatta Road. The

continuation of George Street to the south (Lee Street) in 1843 created the existing X shape of the Square.

The Square has functioned over 135 years as a railway station and still acts as a major transport interchange node, allowing change between buses, and heavy and light rail. Historically, it has an association with the first railway line and terminal opened further south in 1855 and also has symbolic importance as the focus of a rail system, which has had a great influence on the development of NSW.

The Central Railway Station was opened in 1902, but was not in a complete form at that time. The station was fully completed in 1921 by the addition of the clock tower, which today acts as a landmark contributing immensely to the visual prominence of the Square. The civic heritage of the Central Railway precinct provides historic continuity and physical links to the precinct's past.

The area is typified by a concentration of low-medium scale (3-7 storeys) heritage buildings and streetscapes, a series of varied interrelated open spaces and a rich mix of uses and activities, including commercial, industrial, institutional and residential. The predominant built form is the warehouse typology, as opposed to the tower form, which prevails in the City centre to the north of the area.

Objectives

The objectives for this Special Area are as follows:

- (a) to recognise the role of Railway Square as the western and southern gateway to Central Sydney,
- (b) to reinforce the significance of the existing heritage fabric and complement it with contemporary fabric of high quality architecture and an urban nature and contribute to the layers of meanings and content of the locality,
- (c) to maintain a high level of daylight access to Railway Square and its associated open spaces by restricting building height,
- (d) to maintain and enhance the visual prominence and landmark significance of the clock tower of Central Railway Station in the views and vistas from various points, particularly along Broadway and George Street, when approaching or departing the city,
- (e) to reinforce the urban character and scale of Railway Square by requiring new buildings surrounding the Square to be built to the street alignment, to have street frontage heights consistent with the prevailing form

Schedule 6 Character statements and objectives for Special Areas (Clause 79 (c))

of buildings adjacent to this Special Area, and to have building setbacks above those street frontage heights,

- (f) to ensure that any development associated with the important public transport interchange provided at Railway Square is consistent with enhancement of the public domain of Railway Square.

14 Chifley Square

Character Statement

The original concept of the semi-circular form was first proposed by John Sulman in 1908. The same concept resurfaced in 1937 and was proposed by City Engineer Garnsey, as a means of relieving traffic congestion at the junction of Hunter and Elizabeth Streets. The scheme was implemented in 1947.

The completion of Qantas House, with a curved form, in 1957 made a major contribution to the creation of Chifley Square. The place was officially named "Chifley Square" in 1961 in honour of the late Hon J.B. Chifley, former Prime Minister of Australia, and a year later Elizabeth Street was extended creating a public square with a traffic island in the middle.

The final semi-circular form of the Square was formed with the completion of Chifley Tower in 1993 to the east of the Square, which completed the curved form of Qantas House to the west. The building was designed by an international designer and follows the picturesque romantic skyscraper style of the early 20th century American office towers. The detailed elements of the building, whether at street or upper levels exhibit a rather lofty and imposing presence, expressing the corporate nature of the building, which is entirely appropriate by virtue of its location in the financial core of the city. Further public domain works were implemented in 1996-1997 to reclaim the Square, improve its quality and create a sophisticated public plaza.

The area is characterised by large-scale high rise tower buildings interspersed with lower scale development. Despite the fact that the majority of the towers at the edges of the Square are seen as individual elements within the cityscape, they follow the street alignment at lower levels, with a curved alignment to the north creating a distinct sense of enclosure for the Square. The curved form of the Square and the recent Aurora Place to the east, visible within this setting, create a unique urban landscape within the Sydney CBD and provide a visual relief and break in the intensely built up area of the financial centre.

Objectives

The objectives for this Special Area are as follows:

- (a) to recognise and enhance Chifley Square as one of the major public open spaces in the heart of the financial centre of the city,
- (b) to promote and encourage the use of the space as a destination and meeting place for people,
- (c) to interpret the history of the place and its evolution in the design of both public and private domain and create a distinct sense of place inherent in the character of Chifley Square,
- (d) to reinforce the urban character and distinct sense of enclosure of Chifley Square by emphasising and reinforcing the semi-circular geometry of the space, requiring new buildings to be integrated with the form of existing buildings and limiting the height of new buildings,
- (e) to protect and extend sun access to the Square during lunchtime hours from mid-April to the end of August,
- (f) to unify the Square and improve the relationship between the space and the buildings forming it.

15 Farrer Place

Character Statement

Historical evidence shows that Farrer Place dates back as early as 1865, mainly being a street. Its original name was Fountain Street as known in 1871, the name was changed in 1880 to Raphael Street, after the name of an alderman between the 1860s and 70s.

In 1935, the Minister for Agriculture requested that Raphael Street and the triangular plantation space fronting the building housing the Department of Agriculture which, at the time, occupied the southern wing of the Department of Education, be renamed as "Farrer Place". This was to commemorate William J. Farrer, a noted wheat breeder whose work had incalculable benefit to the wheat growing industry.

The closure of Young Street to traffic formalised the space and gave it the character of a plaza. The place was further enhanced by the development of Governor Macquarie Tower as a major public building, complementing the public and institutional character provided by the Departments of Lands and Education buildings to the west.

The area's location in the heart of the financial core of the city has resulted in large-scale high rise towers,

Schedule 6 Character statements and objectives for Special Areas (Clause 79 (c))

interspersed with lower scale development, mostly with high quality design and elegant rooftops contributing to the skyline of the city. The limited height of the heritage buildings to the north and west allows solar access and provides some visual relief in this highly built up area.

The orientation of the place to the north allows for views to the water and the Harbour Bridge, while the clock tower of the Lands Department building to the west enhances the views from the place and adjoining streets.

Objectives

The objectives for this Special Area are as follows:

- (a) to recognise Farrer Place as one of the important public open spaces in the financial centre of the city for lunchtime meeting, particularly for workers in the vicinity,
- (b) to reinforce the urban character and sense of enclosure of Farrer Place by requiring new buildings to be built to the street alignment and have adequate setbacks above that, and by restraining building bulk and scale, particularly to the east and south of the place,
- (c) to protect and extend winter sun access to the place, particularly during lunchtime,
- (d) to interpret the history of the place and its evolution in the design of new buildings and elements within the public domain and give it its own sense of place,
- (e) to improve, enhance and activate the public domain within the place,
- (f) to maintain and enhance existing views to Sydney Harbour and the Harbour Bridge to the north and vistas to the tower of the Lands Department building to the west.

Schedule 7 MetroWest Investigation Area (Clause 80)



- Future Rail Tunnel investigation area (see Clause 80)
- Plan area boundary

0 200m



Schedule 8 Central Sydney heritage items (Dictionary)

Part I Heritage items

No	CSHI No	Address	Name
1	5008D	8-12 Abercrombie Street	Terrace (Part of Carlton United Brewery site)
2	1065	5-9 Agar Steps Millers Point	Agar Steps Terrace
3	4111	1-9 Albion Place	Former Warehouses
4	2002	31 Alfred Street	Customs House
5	2000	33 Alfred Street	AMP Building
6	1067	1-7 Argyle Place Millers Point	Building Group
7	1175	9 Argyle Place Millers Point	Retail Group
8	1068	6-12 Argyle Place Millers Point	Group of Buildings
9	1069	24-32 Argyle Place Millers Point	Terrace
10	1070	34 Argyle Place Millers Point	Osborne House
11	1071	36-44 Argyle Place Millers Point	Terrace
12	1072	46-48 Argyle Place Millers Point	Terrace
13	1073	50 Argyle Place Millers Point	Undercliff Cottage
14	1074	52-60 Argyle Place Millers Point	Undercliff Terrace
15	1075	62-64 Argyle Place Millers Point	Terrace
16	3012	3B Art Gallery Road	Art Gallery of NSW
17	3017	Art Gallery Road	The Lodge
18	2033	2-6 Barrack Street	Pinnacle House
19	2031	1 Barrack Street	Building
20	2032	11 Barrack Street	Commonwealth Bank Building
21	4114	93 Bathurst Street	Church Missionary Society Building
22	4115	95 Bathurst Street	Bible House
23	1076	35-37 Bettington Street Millers Point	Palisade Hotel
24	1077	56-60 Bettington Street Millers Point	Terrace
25	1078	66-68 Bettington Street Millers Point	Building
26	2028	31 Bligh Street	NSW Club Building
27	2039	4 Bridge Street	Cliveden
28	2036	5-11 Bridge Street	Former Burns Philp & Co Building
29	2035	6 Bridge Street	Northumberland Insurance
30	2037	13-15A Bridge Street	Liner House
31	2038	17-19 Bridge Street	Singapore Airlines House
32	2170	23-33 Bridge Street	Department of Lands Building
33	2040	35-39 Bridge Street	Department of Education Building
34	2041	44 Bridge Street	Former Booth House
35	6003	43-51 Brisbane Street Surry Hills	Motor Traders Association of NSW Building
36	6004	53-55 Brisbane Street Surry Hills (78-80 Commonwealth Street)	Former Paramount Pictures Studios
37	5006	26 Broadway	Sutherlands Hotel
38	5007	20-24 Broadway	County Clare Inn
39	5009	100-02 Broadway	Australian Hotel
40	2042	6-8 Bulletin Place	Former Warehouse
41	2043	10-14 Bulletin Place	Former Warehouse
42	2044	16-18 Bulletin Place	Former Warehouse
43	4117	21 Campbell Street	Capitol Theatre

Schedule 8 Central Sydney heritage items (Dictionary)

No	CSHI No	Address	Name
44	6009	69 Campbell Street Surry Hills	Norman Gibson & Co Building
45	6011	82-102 Campbell Street Surry Hills	Terrace
46	2003	2-12 Carrington Street	Menzies Hotel
47	2004	30-32 Carrington Street	Lisgar House
48	2045	64-68 Castlereagh Street	British Airways House
49	2046	65-71 Castlereagh Street	Culwulla Chambers
50	4000	72-72A Castlereagh Street (155-159 King Street)	Trust Building
51	2049	161-163 Castlereagh Street	Legion House
52	4002	169-173 Castlereagh Street	Masonic Club
53	4207	201 Castlereagh Street	Scientology House
54	4118	201A Castlereagh Street	St George's Church
55	4206	203 Castlereagh Street	Porter House
56	4119	211-217 Castlereagh Street	Metropolitan Fire Brigade Building
57	4120	219-227 Castlereagh Street	City South Telephone Exchange
58	3033	84-104 Cathedral Street Woolloomooloo	Commercial Terraces
59	6031	Chalmers Street Surry Hills	Railways Institute Building
60	6029	2-28 Chalmers Street Surry Hills	Dental Hospital
61	1063	Circular Quay East	Sydney Cove Oyster Bar and Portobello Cafe
62	1064	2 Circular Quay East	Sydney Opera House
63	2051	62 Clarence Street	John Sands Building
64	2053	104-118 Clarence Street	Clarence House
65	2218	105A Clarence Street	Laurence & Wherry Building
66	2054	120-122 Clarence Street (44 King Street)	Former RTA House
67	4003	144 Clarence Street (83-87 York Street)	Endeavour Credit Union House
68	4005	152-156 Clarence Street	The Cue Clothing Company Building
69	4004	153-159 Clarence Street	Red Cross House
70	4006	177-181 Clarence Street	Broughton House
71	4007	183 Clarence Street	Electricity Substation No 164
72	4008	197-199 Clarence Street (also refer to 340 Kent Street)	Guild House
73	4010, 4011	201-207 Clarence Street (also refer to 346 348 Kent Street)	Guide House and Adjoining Buildings
74	4009	204-206 Clarence Street	Aberdeen House.
75	4014	226-234 Clarence Street	Trafalgar Square Building
76	4012	236 Clarence Street	Hotel
77	4015	281 Clarence Street	Former Police Station
78	4016	283-285 Clarence Street	Nelson House
79	4017	287-289 Clarence Street	Building
80	6015	244 Cleveland Street	Cleveland Street Public School
81	6028	242 Cleveland Street	Greek Orthodox Church and Rectory
82	3000	College Street (2 St Mary's Road)	St Mary's Cathedral Site
83	3004	6-8 College Street	Australian Museum
84	3005	10-12 College Street	Sydney Grammar School
85	3001	Conservatorium Road	Conservatorium of Music

Schedule 8 Central Sydney heritage items (Dictionary)

No	CSHI No	Address	Name
86	6046	33-35 Cooper Street Surry Hills	Building
87	6045	46 Cooper Street Surry Hills	News Limited Building
88	3034	1 Crown Street Woolloomooloo (50-58 Sir John Young Crescent)	Former Sydney Eye Hospital
89	1010	Cumberland Street (36-62 Trinity Avenue Millers Point)	Sydney Harbour Bridge approaches and curtilage
90	1079	1A Dalgety Road Millers Point (61 Hickson Road)	MWS & DB Substation (SPS No 14)
91	1080	7-13 Dalgety Road Millers Point	Terrace
92	1081	15-35A Dalgety Road Millers Point	Terrace
93	4018	48-58 Druitt Street	Former Central Agency Building
94	5056	Eddy Avenue	Central Railway Station yard and viaducts
95	4021	Elizabeth Street	Bus shelter
96	4020	108 Elizabeth Street	St James Station
97	4124	3 Elizabeth Street	Museum Station
98	2068	60-70 Elizabeth Street	GIO Building
99	4022	102 Elizabeth Street	Supreme Court Buildings
100	4019	113-133 Elizabeth Street (84-110 Castlereagh Street)	David Jones Building
101	4127	150-152 Elizabeth Street	Cyprus Hellene Club
102	4128	154-158 Elizabeth Street	Metters Building
103	4129	160-162 Elizabeth Street	Crown Hotel
104	6052	184-196 Elizabeth Street	Wentworth House
105	4026	185 Elizabeth Street	Mirvac Trust Building
106	4027	187A Elizabeth Street	The Great Synagogue
107	6037	198-200 Elizabeth Street	Newmarket Hotel
108	6047	328-344 Elizabeth Street Surry Hills	Hibernian House
109	2020	42-50 Erskine Street	Retail and Residential Terrace
110	2021	52-54 Erskine Street	Retail and Residential Terrace
111	2022	62-66A Erskine Street	Retail and Residential Terrace
112	2023	68-80 Erskine Street	Watch House Terraces and Shops
113	2024	82 Erskine Street	Former Watch House
114	6020	2 Foster Street Surry Hills	Hollywood Hotel
115	6019	35 Foster Street Surry Hills (1 Blackburn Street)	Prospect House
116	6038	56-60 Foster Street Surry Hills	Edwards & Co Ltd Building
117	5058	George Street	St Andrew's Cathedral and Chapter House
118	2064	244-246 George Street	Metropolitan Hotel
119	2169	252 George Street	Former George Patterson House (Tank Stream Way section)
120	2069	261 George Street	Telford Trust Building
121	2070	264-278 George Street (87-95 Pitt Street)	Australia Square Tower
122	2071	285-287 George Street	Beneficial House
123	2072	296 George Street	Former Skinners Family Hotel
124	2076	341 George Street	Westpac Bank

Schedule 8 Central Sydney heritage items (Dictionary)

No	CSHI No	Address	Name
125	2077	343 George Street	National Australia Bank
126	2078	348-352 George Street	Société Générale Building
127	2079	354-360 George Street	United Permanent Building
128	2080	365 George Street	ANZ Bank
129	4029	375-377 George Street	King George Chambers
130	4030	387 George Street	Georges Electronics Store
131	4032	396 George Street	Darrell Lea Shop
132	4033	412-414 George Street	Strand Arcade
133	4173	413-421 George Street	Former BBC Hardware
134	4034	424-430 George Street	Dymocks Building
135	4035	429-481 George Street	Queen Victoria Building
136	4038	452-456 George Street	Gowings Building
137	4131	483 George Street	Town Hall
138	4132	485 George Street	Former Bank of NSW
139	4133	531-535 George Street	Vine House
140	4134	553-555 George Street	ANZ Bank
141	4135	557-559 George Street	Sir John Young Hotel
142	4137	611-613 George Street	Building
143	5014	619-625 George Street	Baptist Church House
144	5015	627 George Street	The Jarvis Centre
145	5016	631 George Street	Former King George Hotel
146	5017	633-635 George Street	Former Haymarket Post Office
147	4138	640 George Street	Century Hotel
148	5018	661-663 George Street	National Australia Bank
149	5019	671-675 George Street	Westpac Bank
150	5020	681 George Street	Bank of China
151	5021	698-704 George Street	Kiss's Building
152	5022	701-705 George Street	Hotel
153	5060, 5023	715-723 George Street	Great Southern Hotel and Adjoining Building
154	5061	730-742 George Street	Palace Hotel Building Complex
155	5024	744 George Street	Haymarket Chambers
156	5026	761-763 George Street	Former Sutton Forest Meat Building
157	5062, 5063	767-791 George Street	Victorian Commercial Group of Buildings
158	5089	770-772 George Street	GIO Building
159	5064	793-795 George Street	King's Disposal Store
160	5028	814 George Street	Former Lottery Office Building
161	5065	822 George Street	Canada House
162	5030	824-826 George Street	Westpac Bank
163	5027	827-837 George Street	Marcus Clark (Building W) Ultimo College, TAFE NSW - Sydney Institute
164	5031	849-855 George Street	Federation Free Style Commercial Building
165	5029	871 George Street	Agincourt Hotel
166	4139	4-10 Goulburn Street	Trades Hall
167	4140	12-14 Goulburn Street	Former Trades Hall Hotel
168	4141	27-33 Goulburn Street	Hoover Complex

Schedule 8 Central Sydney heritage items (Dictionary)

No	CSHI No	Address	Name
169	6034	90B Goulburn Street	German Lutheran Church
170	6035	92-96 Goulburn Street	Goldsmiths House
171	6018	142-148 Goulburn Street	Warehouse
172	5033	102-110 Hay Street	Covent Garden Hotel
173	5034	181-187 Hay Street	Corporation Building
174	2133	Hickson Road Millers Point	Former Grafton Bond Store
175	1086	37 High Street Millers Point	Lance Kindergarten
176	1083	3-9 High Street Millers Point	Terrace Duplexes
177	1084	2-36 High Street Millers Point	Terrace Duplexes
178	1085	38-72 High Street Millers Point	Terrace Duplexes
179	1173	74-80 High Street Millers Point	Terrace Duplexes
180	2005	10-14 Hunter Street	NSW Sports Club
181	2010	30-32 Hunter Street	Grand Hotel
182	2011	33-39 Hunter Street	Perpetual Trustee Building
183	2013	60-66 Hunter Street (10 Bligh Street)	CML Building
184	2014	68-96 Hunter Street	Former Qantas House
185	8024	Hyde Park (south)	ANZAC War Memorial
186	2089	2-4 Jenkins Street (Part of 30-38 Hickson Road)	Former MSB Stores
187	5008A	Kensington Street	Administration Building (part of Carlton United Brewery site)
188	5072	46-48 Kensington Street	Terrace
189	4041	332-334 Kent Street	Merchant & Partners Building
190	4042	336-338 Kent Street	Merchant & Partners Advertising Agents
191	4043	340 Kent Street (also refer 197-199 Clarence Street)	Subito Building
192	4044	342-344 Kent Street	Royston House
193	4045	346-348 Kent Street (also refer to 201-207 Clarence Street)	Letraset House
194	4046	352-358 Kent Street	Norton House
195	4047	360-362 Kent Street	Century House
196	4048	364-372 Kent Street	Building
197	4050	414-418 Kent Street	Building
198	4051	420 Kent Street	Genesian Theatre
199	4053	435A-441 Kent Street	Carla Zampatti Building
200	4199	469-475 Kent Street	Former Warehouse
201	4201	477-481 Kent Street	Civic House
202	4144	484 Kent Street	Theosophy House
203	4202	499-501 Kent Street	RCA House
204	4146	531 Kent Street	Former Judges House
205	1087	1-17 Kent Street Millers Point	Oswald Bond Free Stores
206	1089	19 Kent Street Millers Point	Lord Nelson Hotel
207	1090	21-29 Kent Street Millers Point	Retail Group
208	1091	10-12 Kent Street Millers Point	Millers Point Post Office
209	1092	14-16 Kent Street Millers Point	St Brigids Church and School
210	1093	18-22 Kent Street Millers Point	Terrace
211	1094	24-26 Kent Street Millers Point	House of Bodleigh

Schedule 8 Central Sydney heritage items (Dictionary)

No	CSHI No	Address	Name
212	1095	28 Kent Street Millers Point	Building
213	1096	30 Kent Street Millers Point	Building
214	1097	32-40 Kent Street Millers Point	Building
215	1098	33-35 Kent Street Millers Point	Captain Cook Hotel
216	1099	42 Kent Street Millers Point	Building
217	1100	44 Kent Street Millers Point	Building
218	1101	46 Kent Street Millers Point	Building
219	1102	37-47 Kent Street Millers Point	Alfred's Terrace
220	1103	48-52 Kent Street Millers Point	Group of Buildings
221	1104	49-51 Kent Street Millers Point	Terrace
222	1105	53-55 Kent Street Millers Point	Terrace
223	1106	54 Kent Street Millers Point	Building
224	1107	56-62 Kent Street Millers Point	Terrace
225	1108	59-63 Kent Street Millers Point	Hexham Terrace
226	1109	71-73 Kent Street Millers Point	Terrace
227	1110	75-79 Kent Street Millers Point	Winsbury Terrace
228	1111	82-88 Kent Street Millers Point	Blyth Terrace
229	1112	83-85 Kent Street Millers Point	Terrace
230	1113	81 Kent Street Millers Point	Seaforth Terrace
231	1114	90-92 Kent Street Millers Point	Terrace
232	1115	94 Kent Street Millers Point	Toxteth
233	1116	110-114 Kent Street (3 Agar Steps Millers Point)	Carlson Terrace
234	1117	115-121 Kent Street Millers Point	Terrace
235	1000	116-122 Kent Street Millers Point	Richmond Villa
236	1001	123-125 Kent Street Millers Point	Terrace
237	1002	124-134 Kent Street Millers Point	Glover Cottages
238	2105	173 King Street	St James Church
239	2091	23-25 King Street (138 Sussex Street)	Former Bank and Post Office
240	2092	29A King Street (Part of 140 Sussex Street)	Building
241	2094	40 King Street (306 Kent Street)	Building
242	2096	58-68 King Street	Charles Plaza
243	2097	69-75 King Street	Reid House
244	2100	104 King Street	Building
245	2101	106 King Street	Bruce & Walsh Building
246	2103	147 King Street	Cornelius Court
247	2104	153 King Street	Louis Vuitton Building
248	4149	53-55 Liverpool Street (1 Douglass Street)	Buckle Chambers
249	4150	69-79 Liverpool Street	Retail Terrace
250	4212	76-78 Liverpool Street	Former Warehouse
251	4204	88 Liverpool Street	Spanish Club
252	4151	98 Liverpool Street	Central Police Court and Police Station
253	4152	143-147 Liverpool Street	Former Mark Foys Building (Downing Centre)
254	2216	12-14 Loftus Street	Gallipoli Legion of Anzacs Club
255	1119	1-19 Lower Fort Street Millers Point	Milton Terrace
256	1120	21-23 Lower Fort Street Millers Point	Terrace

Schedule 8 Central Sydney heritage items (Dictionary)

No	CSHI No	Address	Name
257	1121	25-33 Lower Fort Street Millers Point	Terrace
258	1122	35 Lower Fort Street Millers Point	Building
259	1123	37 Lower Fort Street Millers Point	Royal College of Radiologists
260	1124	39-41 Lower Fort Street Millers Point	Terrace
261	1125	43 Lower Fort Street Millers Point	Bligh House
262	1126	47-53 Lower Fort Street Millers	Point Terrace
263	1127	55 Lower Fort Street Millers Point	Building
264	1128	57-61 Lower Fort Street Millers Point	Building
265	1129	63-65 Lower Fort Street Millers Point	Terrace
266	1130	67-73 Lower Fort Street Millers Point	Eagleton Terrace
267	1131	75-77 Lower Fort Street Millers Point	Building
268	1132	79 Lower Fort Street Millers Point	Shop and Residence
269	1133	81-83 Lower Fort Street Millers Point	Hero of Waterloo Hotel
270	1134	85 Lower Fort Street Millers Point	Argyle House
271	1135	18 Lower Fort Street Millers Point	Harbour View Hotel
272	1136	20-22 Lower Fort Street Millers Point	Building
273	1137	24-26 Lower Fort Street Millers Point	Building
274	1138	28 Lower Fort Street Millers Point	Housing
275	1139	30-42 Lower Fort Street Millers Point	Terrace
276	1140	50-56 Lower Fort Street Millers Point	Garrison Terrace
277	1141	58 Lower Fort Street Millers Point	Drill Hall
278	1142	60-62 Lower Fort Street Millers Point	Holy Trinity Anglican Church and Church Hall
279	3035	2 Macleay Street Potts Point	Jenner (Fleet Club)
280	2107	27-31 Macquarie Place	Kyle House
281	2108	Macquarie Street	Parliament House
282	2109	Macquarie Street	Sydney Hospital Complex
283	2110	Macquarie Street	Sydney Hospital-Nightingale Wing
284	2111	Macquarie Street	Sydney Hospital-Chapel Block
285	3002	Macquarie Street	The Lodge and Entrance Gates
286	3003	Macquarie Street	Government House and Garden
287	2112	Macquarie Street	Royal Mint Building
288	2113	Macquarie Street	Hyde Park Barracks
289	2114	89-91 Macquarie Street	Royal Automobile Club
290	2115	93 Macquarie Street	Former Health Department Building
291	2116	99-113 Macquarie Street	Transport House
292	2117	115-119 Macquarie Street	Former Treasury Building
293	2118	121 Macquarie Street (50 Phillip Street)	Chief Secretary's Building
294	2119	123-125 Macquarie Street	The Astor
295	2120	133 Macquarie Street	History House .
296	2121	135-137 Macquarie Street	BMA House
297	2122	145 Macquarie Street	Royal Australian College of Physicians
298	2124	175-181 Macquarie Street	Wyoming
299	2125	193 Macquarie Street	Hengrove Hall
300	2126	195A Macquarie Street	St Stephen's Uniting Church
301	2219	235 Macquarie Street	Beenbah Chambers

Schedule 8 Central Sydney heritage items (Dictionary)

No	CSHI No	Address	Name
302	4054	26-32 Market Street	Archway Terrace
303	4208	46-48 Market Street (423-427 George Street)	Commonwealth Bank
304	4055	49 Market Street	State Theatre
305	4056	67-77 Market Street	David Jones Building
306	2127	1 Martin Place	Sydney General Post Office (Westin Hotel)
307	2128	4-10 Martin Place	Challis House
308	2130	38-46 Martin Place	Former MLC Building
309	2131	48-50 Martin Place	Commonwealth Bank
310	2132	53-63 Martin Place	APA Building
311	2221	65 Martin Place	Reserve Bank
312	1143	14-16 Merriman Street Millers Point	Building
313	1144	18 Merriman Street Millers Point	Building
314	1145	20-42 Merriman Street Millers Point	Terrace
315	1170	44-48 Merriman Street Millers Point	Terrace
316	1147	Munn Street, Millers Point (25 Hickson Road)	Dalgety's Bond Stores Group of Buildings
317	1148	18-20 Munn Street Millers Point	Terrace
318	2025	12-14 O'Connell Street	Manufacturers Mutual Building
319	2026	16-18 O'Connell Street	Delfin House
320	2027	19-21 O'Connell Street	Public Trust Office
321	6041	21 Oxford Street	ANZ Bank
322	6040	41 Oxford Street	Commonwealth Bank
323	2134	4-8 Phillip Street	Traffic Court Group (Phillip Street Police Station and Traffic Courts Nos 1 and 2)
324	2135	39-41 Phillip Street	Terrace
325	2136	43 Phillip Street	Terrace
326	2137	45 Phillip Street	Terrace
327	2138	47 Phillip Street	Café de Gallerie
328	2222	61 Phillip Street (6 Bligh Street)	Wentworth Hotel
329	2139	42-44 Pitt Street	Equitlink House
330	2017	64-66 Pitt Street	Former Bank of NSW
331	2019	75-77 Pitt Street	Thai Airways Building
332	2142	80-82A Pitt Street	QBE Building
333	2145	108-120 Pitt Street	Commonwealth Bank
334	2146	122-122B Pitt Street	The Sydney Club
335	2147	125 Pitt Street	John & Merivale Building
336	2148	138-140 Pitt Street	Sugar House
337	4059	142-144 Pitt Street	Grahame's Corner
338	4060	158-160 Pitt Street	Soul Pattinson Building
339	4063	181 Pitt Street	American Shoe Store
340	4065	194 Pitt Street	Merivale Building
341	4066	198-200 Pitt Street	City Tattersalls (north)
342	4067	202-204 Pitt Street	City Tattersalls Club
343	4070	226-230 Pitt Street	Banking House
344	4072	249-251 Pitt Street	Simpson House
345	4071	250 Pitt Street	National Building

Schedule 8 Central Sydney heritage items (Dictionary)

No	CSHI No	Address	Name
346	4153	258-260 Pitt Street	Criterion Hotel
347	4154	262-264 Pitt Street	Pilgrim House
348	4155	264A Pitt Street	Pitt Street Uniting Church
349	4074	275-277A Pitt Street	Former School of Arts
350	4156	280-282 Pitt Street (108 Bathurst Street)	Lincoln Building
351	4211	284-292 Pitt Street	International House
352	4158	294 Pitt Street	Edinburgh Castle Hotel
353	4159	323-327 Pitt Street	Former YMCA Building
354	4160	339-341 Pitt Street (Part of 115 Bathurst Street)	Former Metropolitan Water Sewerage & Drainage Board Building
355	4162	350 Pitt Street	Former Coles-Fosseys Building
356	4163	360 Pitt Street	Former Coles-Fosseys Building
357	4165	379-383 Pitt Street	Fayworth House
358	4157	384-388 Pitt Street	Civic Hotel
359	5037	405-427 Pitt Street	CB Hotel
360	5039	420-428 Pitt Street	Chamberlain Hotel
361	5040	441-459 Pitt Street	Manning Building
362	5088	461 Pitt Street	Former Presbyterian Manse
363	5041	477 Pitt Street	Former Fire Engine House
364	5042	479-487 Pitt Street	Former Australian Gaslight Co Building
365	5068	507 Pitt Street (814A George Street)	Christ Church St Lawrence, School and Rectory
366	4075	Prince Albert Road	Land Titles Office
367	5043	Railway Square (2 Lee Street)	Parcels Post Office
368	5044	1-9 Rawson Place (790-798 George Street)	Station House
369	5045	11-23 Rawson Place	Daking House
370	5054	Regent Street	Mortuary Station
371	5046	36 Regent Street	Former John Storey Memorial Dispensary
372	5101*	54 Regent Street	Co-Masonic Temple
373	6056	43-45 Reservoir Street Surry Hills	Silkknit House
374	2150	1 Shakespeare Place	Public Library of NSW
375	2151	Sussex Street	MWS & DB Building (SPS No 13)
376	2152	20-26 Sussex Street	Former Big House Hotel (Moreton's Hotel)
377	2217	81 Sussex Street	Bristol Arms Hotel
378	2155	107-113 Sussex Street	Former Cuthbert's Patent Slip Building
379	2156	115-117 Sussex Street	Former Royal George Hotel
380	4195	230-232 Sussex Street	Former Foley Bros Warehouse
381	4166	281-287 Sussex Street	The Vintage Building
382	4167	320-334 Sussex Street	Sussex Street Technical College
383	4168	349-353 Sussex Street	Commerce Building
384	4196	365-375 Sussex Street	Commerce House
385	5050	385-387 Sussex Street	Star Hotel
386	5051	431-439 Sussex Street	Kien Hay Centre
387	5052	175-179 Thomas Street	Former Benevolent Society of NSW Hospital
388	1168	2-4 Trinity Avenue Millers Point	Residential Flat Building
389	1150	8-12 Trinity Avenue Millers Point	Darling House

Schedule 8 Central Sydney heritage items (Dictionary)

No	CSHI No	Address	Name
390	1151	14-22 Trinity Avenue Millers Point	Terrace
391	5084	9 Ultimo Road	Traveller's Rest Hotel
392	1004	Upper Fort Street Millers Point	National Trust Centre
393	1153	Upper Fort Street Millers Point	Sydney Observatory
394	6024	46-52 Wentworth Avenue	Griffiths Building
395	9063	42-44 Wentworth Avenue	Macquarie Hotel
396	6050	68-72 Wentworth Avenue	Ballarat House
397	6053	80-84 Wentworth Avenue	Sheffield House
398	3007	William Street	Former School Building and Hall
399	1154	1-63 Windmill Street Millers Point	Terrace
400	1155	65 Windmill Street Millers Point	Building
401	1156	67 Windmill Street Millers Point	Building
402	1157	69 Windmill Street Millers Point	Building
403	1158	71 Windmill Street Millers Point	Building
404	1159	73 Windmill Street Millers Point	Building
405	1160	75 Windmill Street Millers Point	Building
406	1163	82 Windmill Street Millers Point	Building
407	1164	84 Windmill Street Millers Point	Building
408	1165	86-88 Windmill Street Millers Point	Terrace
409	1166	90 Windmill Street Millers Point	Building
410	1167	92 Windmill Street Millers Point	Building
411	3030	1 Wylde Street Potts Point	Tarana
412	3031	1 Wylde Street Potts Point	Bomera
413	3039	8a Wylde Street Potts Point	Wyldfel Gardens
414	2157	2 York Street (42-44 Margaret Street)	Scots Church
415	2158	3 York Street	St Phillips Church of England
416	2159	14-16 York Street	International House
417	2160	18-20 York Street	John Solomon Building
418	2161	19-31 York Street	Railway House (Part of Transport House)
419	2162	22 York Street	The Landmark Building
420	2162	24-26 York Street	Former Beard Watsons Warehouse
421	4082	30 York Street	Forbes Hotel
422	4083	38-44 York Street	Carlton House
423	4084	43 York Street	Occidental Hotel
424	4086	45-47 York Street	Former AWA Building
425	4085	468 York Street	Spiden House
426	4087	50-54 York Street	York House
427	2163	63 York Street	Kent Hi Fi Store
428	2164	65-69 York Street	James Hardie House
429	2165	71 York Street	Gardiner House
430	2166	73 York Street	Monte Paschi House
431	2167	75 York Street	National House
432	4088	77-79 York Street	Former Grace Building (Grace Hotel)
433	4089	81 York Street	Building
434	4090	83-87 York Street	NEM House

Schedule 8 Central Sydney heritage items (Dictionary)

No	CSHI No	Address	Name
435	4093	125 York Street	Stoddart House
436	4094	127 York Street	Merchant Pacific House
437	4095	129 York Street	Scripture Union House
438	4096	141 York Street	Building
439	4097	143-145 York Street	Globe & Pennon House
440	4098	147-149 York Street (80 Druitt Street)	Former RJI House
441	2168	5-7 Young Street	Former warehouse
442	2034	36-42 Young Street	Former Sydney Hospital Nurses Annexe

Note. An address listed in brackets in relation to a building is an address by which the building is also known.

Part 2 Building elements

No	CSHI	No Address	Name	Element
1	2001	27-29 Alfred Street (Part of 1 Macquarie Place)	Former Paragon Hotel	Street facades
2	2029	1-7 Bent Street (Part of 1 O'Connell Street)	Former Chatsworth House	Street facade
3	5008C	26-98 Broadway (Part of Canton United Brewery site)	Former Irving Street Brewery	Chimney stack
4	4174	267-277 Castlereagh Street	Museum Towers	Street facade
5	4172	8 Central Street (Part of 343-345 Pitt Street)	Former Warehouse	Street facade
6	4013	218-224 Clarence Street	Former Cunningham House	Street facades, external walls
7	6016	52-68 Commonwealth Street	Former Mark Foys Warehouse	Street facades
8	4126	142-148 Elizabeth Street	Former Mark Foys Parking Station	Street facades, retained original timber; internal structure and trusses
9	4028	189-197 Elizabeth Street	Australian Consolidated Press	Street facade (original)
10	6042	368-372 Elizabeth Street Surry Hills	Evening Star Hotel	Street facades
11	2169	252 George Street	Former George Patterson House (George Street Section)	George Street Abercrombie Lane/ Bridge Lane facade, cast iron columns, ties and brackets, water tower structure
12	2073	319-321 George Street	Former Westpac Bank	Street facades, external walls
13	4036	432-434 George Street	Former Tatler Hotel	Street facade
14	4037	436-450 George Street (50-78 Market Street)	Grace Brothers	Street facade
15	4040	482-496 George Street	The Marble Bar	Interior
16	5059	569-581 George Street	Former Buckle House	Street facade, awning (reconstructed) partial interior

Schedule 8 Central Sydney heritage items (Dictionary)

No	CSHI No	Address	Name	Element
17	4136	600 George Street	Former Plaza Theatre	Street facade, external walls, former foyer; roof structure
18	5025	750 George Street	Former English's Chambers	Street facades, external walls
19	5032	64 Harbour Street	Former Post Office Stores	Street facades
20	2090	341-345 Kent Street (Part of 339 Kent Street)	The Ambassador	Street facade
21	4197	365 Kent Street	Former Waratah House	Street facade
22	4198	367-371 Kent Street	Former Metropolitan Business College	Street facade
23	4200	373-377 Kent Street	Former Seabridge House	Street facade
24	4147	537-539 Kent Street	Meriton Apartments	Street facade
25	4148	549-553 Kent Street	Former Danchen House	Street facades
26	2093	38-38A King Street (Part of 339 Kent Street)	City Hotel	Street facades
27	2095	46-50 King Street	Former York Hotel	Street facade
28	2099	97-103 King Street (Part of 400 George Street)	Former Sydney Arcade	Street facade
29	2228	17-21 Macquarie Place (Part of 30 Pitt Street)	Customs House Hotel	Street facade, bar
30	2106	23-25 Macquarie Place (Part of 30 Pitt Street)	Sirius House	Street facade
31	2123	171-173 Macquarie Street	Horbury House	Street facade, external walls, roof form
32	4057	74 Market Street (50-78 Market Street)	Grace Brothers	Street facade
33	2129	10A-16 Martin Place	Colonial Mutual Life Building	Street facades
34	2015	10-18 Pitt Street (Part of 1 Macquarie Place)	Former Ship Inn	Street facades
35	2016	38-40 Pitt Street (Part of 30 Pitt Street)	Former Post Office	Street facade
36	2018	69-73 Pitt Street	Former Darrell James Building	Street facades, external walls
37	4061	162 Pitt Street (Part of 77 Castlereagh Street)	Skygarden	Street facade
38	4062	164-166 Pitt Street (Part of 77 Castlereagh Street)	Skygarden	Street facade
39	4064	192 Pitt Street	Former London House	Street facades, external walls
40	4068	213-219 Pitt Street (50-78 Market Street)	Grace Brothers (Former Way Building)	Street facade, partial interior
41	4069	221-229 Pitt Street (50-78 Market Street)	Grace Brothers	Street facade
42	4161	343-345 Pitt Street	Former Lismore Hotel	Street facades
43	5036	398-408 Pitt Street	Former Sydney Tourist Hotel	Street facade

Schedule 8 Central Sydney heritage items (Dictionary)

No	CSHI No	Address	Name	Element
44	2220	2-6 Spring Street (Part of 1 O'Connell Street)	Former McNade House	Street facade
45	2154	95-99 Sussex Street	Former Hawken and Vance Produce Exchange	Street facade
46	4078	160-166 Sussex Street	CMC House	Street facade
47	6051	74-78 Wentworth Avenue	Gordon House	Street facade, external walls

Part 3 Archaeological/townscape/landscape items

No	CSHI No	Address	Name
1	9000	Abercrombie Lane (Pitt Street to George Street)	Abercrombie Lane
2	9001	Albion Place (George Street to Kent Street)	Albion Place
3	9002A	Angel Place (Pitt Street to George Street)	Angel Place
4	8050	Argyle Lane/High Lane	Iron Palisade Fence (for 21 m south from Argyle Place, between Argyle Lane and High Lane)
5	1066	Argyle Place	Bus Shelter
6	8005	Argyle Street	Argyle Place Park
7	8020	Art Gallery Road	The Domain
8	9002	Ash Street (off Angel Place at George Street)	Ash Street
9	8013	Bennelong Point	Tarpeian Rock
10	8079	Bligh Street	Richard Johnson Square
11	9058	Bridge Lane (between Bridge Street and Tank Stream Way)	Bridge Lane
12	8001	Bridge Street and Loftus Street	Macquarie Place (except for the underground portion of the men's toilet, north western corner)
13	5008B	26-98 Broadway	No 1 Gate Portal (Part of Carlton and United Brewery site)
14	9067	Bulletin Place (Pitt Street to Macquarie Place)	Bulletin Place
15	8006	Circular Quay East	Cast Iron Railings
16	8012	Circular Quay East (between Macquarie Street and Circular Quay)	Moore Stairs
17	8000	Circular Quay Wharves	Cast Iron Railings
18	8121	Cleveland Street and Chalmers Street	Prince Alfred Park (except for aboveground toilets adjacent to Chalmers Street)
19	8026/7	College, William and Cathedral Streets	Cook and Phillip Park
20	9015	Custom House Lane (Loftus Street to Young Street)	Custom House Lane
21	8047	Dalgety Road	Sandstone Wall and Stairs (wall 137m along western edge of Dalgety Road, stairs between Dalgety Road and Rhodens Lane)

Schedule 8 Central Sydney heritage items (Dictionary)

No	CSHI No	Address	Name
22	9023	Douglass Lane (Sussex Street to Eagar Street)	Douglass Lane
23	8113	Eddy Avenue	Belmore Park (except for aboveground toilets adjacent to Railway Viaduct)
24	8021	Farm Cove	Royal Botanic Gardens (including buildings)
25	1185	Fame Cove Crescent	Man O'War Steps
26	8071	Farrer Place	Palm Trees
27	8041	George Street	Cast Iron Urinals (under Harbour Bridge approaches)
28	9068	George Street (between and at rear of 389-393 Lane George Street and 50-54 York Street)	
29	9005	George Street (corner Druitt and York Streets)	Bicentennial Plaza
30	5057	George Street at Town Hall	Sydney Square
31	8066	Grosvenor Street	Lang Park (except for aboveground toilets, corner of York Street and Grosvenor Street)
32	9033	Hamilton Street (Curtin Place to Hunter Street)	Hamilton Street
33	8008	Herald Square, Alfred Street	Tank Stream Fountain
34	1146	Hickson Road	Bridges over Hickson Road
35	8049	High Street	Palisade Fence and High Steps (300m from Argyle Place along western edge of High Street)
36	8029	High Street	Mature Trees, Lance Kindergarten (four trees along western edge of site)
37	8078	Hunter Street	Chifley Square
38	7002	Hyde Park to Riley Street	Busby's Bore
39	9036	James Lane	James Lane
40	8101	Jenkins Street (off Gas Lane)	Jenkins Street
41	8007	Kent Street Millers Point (opposite High Street)	Agar Steps (from Kent Street to Observatory Park)
42	7001	King Street to Circular Quay	Tank Stream Tunnel and Tanks
43	8106	98-112 Liverpool Street	Brickfield Place
44	8022	St James Road, College Street, Liverpool Street and Elizabeth Street	Hyde Park (except for the College and Elizabeth Streets underground portion of the men's toilet, south western corner and aboveground women's toilet at St James Road, Hyde Park North)
45	8002	Macquarie Street (between Shakespeare Place and Tarpeian Rock)	Palm Trees
46	8004	Macquarie Street (corner Conservatorium Road)	Edward VII Statue
47	8086	Macquarie Street (south)	Queens Square
48	9041	Market Row (off Druitt Street north)	Market Row
49	8085	Martin Place	Martin Place
50	9041A	Mullins Street (York Street to Clarence Street)	Mullins Street
51	8031	Munn Street	Sandstone Wall and Palisade Fence (80m along northern and western edges of Munn Reserve)
52	8011	Observatory Hill Millers Point	Observatory Park
53	9045	Parker Street (Campbell Street to Hay Street)	Parker Street

Schedule 8 Central Sydney heritage items (Dictionary)

No	CSHI No	Address	Name
54	9043	Phillip Lane (Phillip Street to Macquarie Street)	Phillip Lane
55	8028	Prince Albert Road at Art Gallery Road	Frazer Memorial Fountain
56	8115	Railway Square	Drinking Fountain
57	8048	Rhodens Lane Millers Point	Rhodens Lane (between Bettington Street and Clyne Reserve)
58	9049	Rowe Street (Pitt Street to MLC Centre)	Rowe Street
59	8077	Shakespeare Place (Macquarie Street, adjoining State Library of New South Wales)	Shakespeare Place
60	8052	Sussex Street (at Napoleon Street)	Trees and Sandstone Walls
61	8097	Sydney Square, George Street	Ward Boundary Marker
62	9051	Tank Stream Way (between Abercrombie Lane and Bridge Street)	Tank Stream Way
63	8105	Windmill Street at Lower Fort Street	Ferry Lane (between corner of Windmill Street and Lower Fort Street, and Downshire Street)
64	8082	Wynyard Street	Regimental Square
65	8084	York Street	Wynyard Park (except for the underground portion of the men's toilet, south western corner)

Schedule 9 Ultimo-Pyrmont heritage items (Dictionary)

Map reference	Address	Description
36	33-39 Ada Place	Terraces
38	50-52 Ada Place	Terraces
45	2A Allen Street	Edwin Davey & Sons, Flour Mills
46	22 Allen Street	Woolbrokers Arms Hotel
47	24 Allen Street	Former Woolstore
101	Bowman Street and Cross Street	Cast Iron Palisade Fence
88	Bowman Street	Cooperage Building, CSR
92	Bowman Street	Gate House, CSR
90	Bowman Street	Laboratory B, CSR
89	Bowman Street	Main Office, CSR
91	Bowman Street	Tablet House, CSR
93	Bowman Street	Store House, CSR
94	120-140 Bowman Street and 83 Point Street	Terraces
3	1-7 Broadway	
2	9-13 Broadway	
1	81 Broadway	
109	238 Bulwara Road	Residence
35	242-262 Bulwara Road	Terraces
114	247-257 Bulwara Road	Former St Francis Xavier Church and School
40	265 Bulwara Road	Lord Wolseley Hotel
23	286-340 Bulwara Road	Terraces
110	365-375 Bulwara Road	Terraces and Former Hotel
106	1-5 Cross Street	Terraces
50	Gipps Street	Pyrmont Fire Station
24	11-63 Hackett Street	Terraces
127	Harris Street	Engineers Store, Former CRS
126	Harris Street	Rail Cutting and Rail Bridge
128	Harris Street	The Boiler House (Northern Facade), Former CRS
87	42-44 Harris Street	Pyrmont Arms Hotel
104	46-52 Harris Street	Terraces
85	59 Harris Street	Royal Pacific Hotel
78	61 Harris Street	Terminus Hotel
79	63-65 Harris Street	Terraces
80	67 Harris Street	Terrace
82	74-80 Harris Street	Terraces
72	79-85 Harris Street	CSR Hostel
81	82 Harris Street	Sandstone Bakery
118	99 Harris Street	Maybanke Kindergarten and Playground
65	99-125 Harris Street	Terraces
60	135-155 Harris Street	Terraces
64	146-150 Harris Street	Pyrmont Post Office
59	179 Harris Street	Bonnington and Company Building
58	189-203 Harris Street	Terraces
57	205-207 Harris Street	Dunkirk Hotel

Schedule 9 Ultimo-Pyrmont heritage items (Dictionary)

Map reference	Address	Description
56	214-216 Harris Street	Quarryman's Hotel
48	224-302 Harris Street	Terraces
49	304-308 Harris Street	Commercial Premises
37	451-455 Harris Street	Terraces
26	494 Harris Street	Childcare Centre
27	527-529 Harris Street	Glasgow Arms Hotel
9	578-606 Harris Street	Terraces
13	597-607 Harris Street	Terraces
10	608-614 Harris Street	Commercial Building
107	622-632 Harris Street	Building U, Ultimo College, TAFE NSW-Sydney Institute
12	629-637 Harris Street	Terraces
43	8 Henry Avenue	Electricity Sub-station
77	John Street	John Street Annex
86	54-66 John Street	Terraces
76	75-77 John Street	Terraces
102	Jones Bay Road	Escarpment and Fencing
97	Jones Bay Road	Naval Stores Building, Darling Island
99	Jones Bay Road Wharves 19, 20, 21	Wharves and Sheds
98	Jones Bay Wharf	Naval Warehouse, Darling Island
41	41-45 Jones Street	Former Woolstore
19	99-109 Jones Street	Warehouse
16	111-187 Jones Street	Terraces
44	286-318 Jones Street	Terraces
22	492-516 Jones Street	Millers Self Storage
20	50-52 Macarthur Street	Terraces
21	66-80 Macarthur Street	Terraces
14	77-79 Macarthur Street	Terraces
5	Mary Ann Street	Building I, Ultimo College, TAFE NSW-Sydney Institute
6	Mary Ann Street	Building A, Ultimo College, TAFE NSW-Sydney Institute
7	Mary Ann Street	Building B, Ultimo College, TAFE NSW-Sydney Institute
8	Corner Mary Ann and Harris Streets	Building C, Ultimo College, TAFE NSW-Sydney Institute (former Technological Museum)
17	12-22 Mary Ann Street	Terraces
108	19 Mary Ann Street, Cnr Jones Street	Building H, Ultimo College, TAFE NSW-Sydney Institute
11	68-80 Mary Ann Street	Terraces
125	2A-2B Mill Street	Terraces
69	63-79 Miller Street	Festival Records Pty Ltd
75	5-15 Mount Street	Terraces
74	17 Mount Street	McCaffery's Building
73	31-41 Mount Street	Terraces
51	47-49 Murray Street	MMI Building
116	51-53 Murray Street	Virgin Building
61	1-21 Paternoster Row	Terraces
129	Pirrama Road	Western and Northern Escarpment and Cliff Face
130	17A Pirrama Road	Arrow Marine Building

Schedule 9 Ultimo-Pyrmont heritage items (Dictionary)

Map reference	Address	Description
95	12-20 Point Street	Way's Terrace
52	11 Pyrmont Bridge Road	Pyrmont Bridge Road Hotel
53	17-21 Pyrmont Bridge Road	Westpac Bank Archives
119	Pyrmont Point	Former Pyrmont Baths
121	Cnr Pyrmont Street and Pyrmont Bridge Road	Sam Horden Fountain
132	10-18 Pyrmont Street	Warehouses and Terraces
83	27-29 Pyrmont Street	Cottages
84	37-43 Pyrmont Street	St Bede's School, St Bede's Church and Rectory
70	42 Pyrmont Street	Pyrmont Power Station, Building A
71	47-69 Pyrmont Street	Schute, Bell, Badgery, Lumby Ltd
124	91-95 Pyrmont Street	Dwellings
54	137 Pyrmont Street	Waite and Bull Building
117	142-168 Pyrmont Street	Terrace houses
39	92-98 Quarry Street	Cottage and Terraces
33	97 Quarry Street	Uniting Church and Harris Centre
34	102-104 Quarry Street	Terraces
105	2-8 Scott Street	Terraces
120	Union Square	War Memorial
62	1 Union Street	Commercial Building
63	2-22 Union Street	Terraces
122	31-33 Union Street	Terrace houses
68	35 Union Street	Charmelu
67	50 Union Street	The New York Hotel
123	86-94 Union Street	Terrace houses
66	94 Union Street	Pyrmont Bridge Hotel
131	Wattle Street	Wattle Street Railway Viaduct
4	Cnr Wattle and Thomas Streets	Building P, Ultimo College, TAFE NSW-Sydney Institute
55	10A Wattle Street	Water Board Pumping Station
42	28-40 Wattle Street	Former Woolstore
18	430-444 Wattle Street	Terraces
15	498-500 Wattle Street	Vulcan Hotel
96	4 Way's Terrace	Cottage
25	William Henry Street	Power House Museum
111	14-18 William Henry Street	Millers Self Storage
29	17-59 William Henry Street	Former Woolstore (facade)
112	20-36 William Henry Street	Terraces
113	91-97 William Henry Street	Terraces
28	103 William Henry Street	House
100		Escarpment Face
103		Railway Cutting

Dictionary (Clause 6)

adjoining land, in relation to land in Central Sydney the subject of a development application, means any other land that abuts the land or that would abut the land if it were not separated from it by a public road.

advertisement has the same meaning as in the Act.

affordable housing has the same meaning as in the Act.

aids to navigation means buoys, signs, lights or other structures, located on the waterway or on dry land, that are designed to assist the safe and efficient movement of vessels on the waterway.

amusement centre means a building or place (not being a hotel or pub) used principally for playing:

- (a) billiards, pool or other like games, or
- (b) electrically or mechanically operated amusement devices, such as pinball machines, computer or video games and the like.

backpacker accommodation in Central Sydney means low cost tourist and visitor accommodation provided in a building or part of a building that may involve use of shared facilities, such as a communal bathroom, kitchen and laundry, and shared sleeping accommodation in which there are two or more persons in a room.

boarding house in Central Sydney means low cost residential accommodation provided in a building or part of a building that may involve use of shared facilities, such as a communal bathroom, kitchen and laundry, and shared sleeping accommodation. It includes a hostel and student accommodation.

brothel means premises used for prostitution, whether or not used by only one prostitute.

building envelope, in relation to a heritage item in Central Sydney, means the volume, measured in cubic metres, of the existing building on the site of the item at the commencement of this plan.

building in a heritage streetscape in Central Sydney means a building with a frontage outlined in red on the Central Sydney Heritage Streetscape Map.

business floor space in Ultimo-Pyrmont means so much of the gross floor area of a building as is the subject of a business use.

business use in Ultimo-Pyrmont means any form of development carried out for a commercial or educational purpose, but does not include residential development or development for the purpose of a public utility undertaking.

Central Sydney means the land shown edged heavy red on the Central Sydney Coverage Map.

Central Sydney Coverage Map means the map marked "Sydney Local Environmental Plan 2005 - Central Sydney Coverage Map", as amended by the maps, or sheets of maps, marked as follows:

Central Sydney Exempt and Complying DCP means *Central Sydney Development Control Plan 1996 - Amendment No 10 - Exempt and Complying Development*, as approved by the Council on 20 December 1999.

Central Sydney Floor Space Ratio Map means the map marked "Sydney Local Environmental Plan 2005 - Central Sydney Floor Space Ratio Map", as amended by the maps, or sheets of maps, marked as follows:

Central Sydney Height Map means the map marked "Sydney Local Environmental Plan 2005 - Central Sydney Height Map", as amended by the maps, or sheets of maps, marked as follows:

Central Sydney Heritage Map means the map marked "Sydney Local Environmental Plan 2005 - Central Sydney Heritage Map", as amended by the maps, or sheets of maps, marked as follows:

Central Sydney Heritage Streetscape Map means the map marked "Sydney Local Environmental Plan 2005 - Central Sydney Heritage Streetscape Map", as amended by the maps, or sheets of maps, marked as follows:

Central Sydney Roads and Pedestrian Thoroughfares Map means the map marked "Sydney Local Environmental Plan 2005 - Central Sydney Roads and Pedestrian Thoroughfares Map", as amended by the maps, or sheets of maps, marked as follows:

Central Sydney Site Identification Map means the map marked "Sydney Local Environmental Plan 2005 - Central Sydney Site Identification Map", as amended by the maps, or sheets of maps, marked as follows:

Central Sydney Special Areas Map means the map marked "Sydney Local Environmental Plan 2005 - Central Sydney Special Areas Map", as amended by the maps, or sheets of maps, marked as follows:

Central Sydney Zoning Map means the map marked "Sydney Local Environmental Plan 2005 - Central Sydney Zoning Map", as amended by the maps, or sheets of maps, marked as follows:

child care centre means a building or place which is used (whether or not for profit) for the purpose of educating, minding or caring for children (whether or not any of the children are related to the owner or operator), but only if:

- (a) the children number 6 or more, are under 6 years of age, and do not attend a government school, or a non-government school, within the meaning of the *Education Act 1990*, and

Dictionary (Clause 6)

- (b) the building or place does not provide residential care for any of the children (other than those related to the owner or operator).

club means a building used by persons associated, or by a body incorporated, for social, literary, political, sporting, athletic or other lawful purposes, whether of the same or a different kind, and whether or not the whole or a part of the building is the premises of a club registered under the *Registered Clubs Act 1976*.

commercial port operations means any port-related activity or other operation connected with the carrying of goods or people for business or commercial purposes.

commercial premises in Central Sydney means a building or place used as an office or for other business or commercial purposes, such as a bank, building society branch, customer-orientated financial services shop, cinema, club and public car parking area or station.

communication device means a satellite communication dish or similar structure, or a television antenna or radio transmission mast or aerial, with a maximum dimension of no more than 5 metres.

community facility means a building or place that provides for the physical, social, cultural, religious, educational or intellectual development or welfare of the community, but does not include business floor space not directly related to its community function, community land has the same meaning as in the *Local Government Act 1993*.

conservation area, in relation to land within Ultimo-Pyrmont, means land identified on the Ultimo-Pyrmont Heritage Map as a conservation area.

conservation management plan means a document prepared in accordance with the NSW Heritage Manual to establish the heritage significance of a heritage item and to identify conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

conservation policy, in relation to land within Ultimo-Pyrmont, means the guidelines prepared by the Director-General for directing conservation management within Ultimo-Pyrmont.

demolish a heritage item or any other building or structure means to damage, deface, destroy, pull down, dismantle or remove it in whole or part.

development plan means a development plan adopted under Part 5 of Chapter 1.

dredge means remove material from a harbour or river bed for the propose of maintaining the previously established harbour or river depth, constructing a new or deeper navigational area or channel or re-opening a discontinued navigational area or channel.

dwelling in Central Sydney is a form of residential accommodation capable of being separately occupied.

dwelling-house means a building containing one but not more than one dwelling.

ecologically sustainable development or **ESD** means development that uses, conserves and enhances the community's resources and energy so that the ecological processes on which life depends are maintained and the total quality of life now and in the future can be increased.

educational establishment means a building used as a school, college, technical college, academy, lecture hall, gallery or museum, but does not include a building used wholly or principally as an institution or child care centre.

existing height of a building, in relation to a building within Central Sydney, means the height of the building at 27 December 1996.

floor means the space within a building that is situated between one floor level and the floor level above or, if there is no floor above, the ceiling or roof above.

floor space area or **FSA** of a building in Central Sydney means the sum of the gross horizontal areas of each floor of the building contained within the inner faces of the outer walls measured at a height of 1.5 metres above the floor, including the space occupied by internal walls, staircases, lobbies, corridors and toilets, but excluding the following:

- (a) the horizontal cross section area of lift shafts and vertical service ducts measured between the wall faces internal to the lift shaft or duct,
- (b) any underground space permanently set aside within the building for:
 - (i) parking (other than spaces used for public car parking).
 - (ii) the unloading or loading of vehicles, including ramps or other means of access,
 - (iii) storage space that is linked to a residential dwelling or serviced apartment by a strata scheme,
 - (iv) cinemas, recital halls, historic clubs and theatres for public use and other similar public uses or facilities,
- (c) any space for the accommodation of mechanical or electrical plant or equipment servicing the building.

Dictionary (Clause 6)

- (d) any terraces and balconies with walls less than 1.5 metres high,
- (e) void spaces in a floor,
- (f) floor area set aside for communal recreational use within a residential building (not exceeding 5 per cent of the floor space area of the building, calculated on the basis that this area has not been excluded).

floor space ratio or FSR:

- (a) in relation to land within Central Sydney, is defined in clause 58, or
- (b) in relation to land within Ultimo-Pyrmont, means the ratio of the gross floor areas of all buildings on a site to the site area.

function room area in Central Sydney means the floor area in hotels and like venues used for the seating of patrons at functions, excluding kitchens, amenities, corridors and vestibules.

grocery or convenience retailing in Central Sydney means the sale or provision of goods or services through outlets such as beauty salons, chemists, delicatessens, dry cleaners, electrical repairers, fruiterers, hairdressers, hardware shops, health food shops, newsagents, shoe repairers, supermarkets, video shops and the like, but not take-away food establishments.

gross floor area of a building within Ultimo-Pyrmont, means the sum of the areas of each floor of the building, where the area of each floor is taken to be the area within the inner faces of the external enclosing walls as measured at a height of 1,400 millimetres above each floor level, but excluding:

- (a) columns, fin walls, sun control devices, awnings and any other elements, projections or works outside the general lines of the outer face of the external walls, and
- (b) lift towers, cooling towers, machinery and plant rooms, and airconditioning and ventilation ducts, and
- (c) ancillary car parking and any associated internal designated vehicular and pedestrian access to it, and
- (d) space for the loading and unloading of goods, and
- (e) internal public areas, such as arcades, atria and thoroughfares, and terraces and balconies with outer walls less than 1,400 millimetres high.

height of a building on land within Central Sydney means:

- (a) the vertical distance measured in metres to

the topmost point of the building (including plant and lift overruns, but excluding communication devices and architectural roof features) from, if the building has frontage to one street, the horizontal plane at the average of the heights of ground level at each end of the street frontage of the building, or

- (b) if the building has frontages to more than one street, the inclined plane at the average of the heights of ground level at each end of the highest and lowest street frontages of the building, unless paragraph (c) or (d) applies, or
- (c) if the building has frontages to two streets forming a street corner, the horizontal plane at the average of the heights of ground level at each end of the higher or highest street frontage of the building, unless paragraph (d) applies, or
- (d) if the building does not have a frontage to a street 10 or more metres wide, the horizontal plane at the average of the heights of ground level at each end of the street frontage of the building to the widest street to which the building has a frontage, unless paragraph (e) applies, or
- (e) if the building does not have a frontage to any street, the inclined plane at the average of the heights of the existing ground level at each end of the highest and lowest sides of the site boundary.

height of a building on land within Ultimo-Pyrmont means the vertical distance measured in metres between the natural surface level of the ground on which the building is sited or, where the natural surface has been excavated, the land of the adjoining public domain, and the ceiling of the topmost habitable floor of the building above that point.

heritage building in Central Sydney means:

- (a) a building with floor space area that is a heritage item, or
- (b) for the purposes only of the provisions of this plan relating to the award and allocation of heritage floor space, a building that the Council and the Central Sydney Planning Committee have both resolved is of sufficient heritage significance to be treated as a heritage item.

heritage floor space in Central Sydney means heritage floor space awarded under this plan.

Dictionary (Clause 6)

heritage impact statement means:

- (a) in relation to land within Central Sydney, a document that contains an assessment of the heritage significance of a heritage item or a Special Area and of the extent to which a development proposal may affect the heritage significance of the heritage item or Special Area, or
- (b) in relation to land within Ultimo-Pyrmont, a statement that identifies the heritage significance of a heritage item or conservation area, assesses the impact that proposed development will have on that significance and details the measures proposed to minimise that impact.

heritage inventory assessment report means the relevant heritage assessment report in relation to a heritage item or a Special Area prepared as part of the City of Sydney Cultural Heritage Database.

heritage item, for land in Central Sydney, means:

- (a) a single building described in Part 1 of Schedule 8 and the site on which it is located, being a building and site shown on the Central Sydney Heritage Map, including any structure or landscape item located on or within that site, or
- (b) a group of buildings described in Part 1 of Schedule 8 and the site on which they are located, being buildings and a site shown on the Central Sydney Heritage Map, including any structure or landscape item located on or within that site, or
- (c) a building element described in Part 2 of Schedule 8 the location of which is identified on the Central Sydney Heritage Map, or
- (d) an archaeological, townscape or landscape item described in Part 3 of Schedule 8 the location of which is identified on the Central Sydney Heritage Map.

heritage item, for land in Ultimo-Pyrmont, means a building, work, relic, tree or place described in Schedule 9 the site of which is identified on the Ultimo-Pyrmont Heritage Map.

heritage significance means historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance in relation to the City of Sydney.

home occupation in Central Sydney means an occupation carried on in a dwelling house or dwelling in a residential building by the permanent residents of the dwelling house or dwelling which does not involve:

- (a) any use that would have required registration of the building under the *Factories, Shops and Industries Act 1962* immediately before 3 December 1999 (when provisions requiring such registration were repealed), or
- (b) the employment of persons other than those residents, or
- (c) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil or otherwise, or
- (d) the display of goods, whether in a window or otherwise, or
- (e) the exhibition of any notice, advertisement or sign (other than a notice advertisement or sign exhibited on that dwelling house or dwelling to indicate the name and occupation of the resident), or
- (f) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, or
- (g) prostitution.

home occupation in Ultimo-Pyrmont means any business use of a dwelling or its surrounding land, or both, but only by permanent residents of the dwelling, being a use that does not unreasonably interfere with the use of adjoining properties or the locality.

hotel means a building or part of a building that includes premises specified in a hotelier's licence granted under the *Liquor Act 1982* and that provides serviced tourist and visitor accommodation in rooms or self-contained suites. It may also provide function rooms.

map means a map deposited in the office of the Council.

master plan means a master plan adopted under Part 6 of Chapter 3.

master plan area means land in Ultimo-Pyrmont that is shown on the Ultimo-Pyrmont Site Identification Map as a master plan area.

mixed-use development means a building, or buildings, in which two or more uses are carried out.

operational land has the same meaning as in the *Local Government Act 1993*.

Opportunity Site means a site listed in Schedule 5 and shown on the map marked "Sydney Local Environmental Plan 2005 - Opportunity Sites Map", as amended by the maps, or sheets of maps, marked as follows:

Dictionary (Clause 6)

place of public worship means a church, chapel, synagogue, temple or other place of public worship or religious instruction or a place used for religious training.

Plan Coverage Map means the map marked "Sydney Local Environmental Plan 2005 - Plan Coverage Map", as amended by the maps, or sheets of maps, marked as follows:

plan of management means a plan of management adopted under either the *Local Government Act 1993* or the *Crown Lands Act 1989*, or a draft plan of management that has been exhibited under either of those Acts.

potential archaeological site, in Central Sydney, means a site known to the consent authority to have Aboriginal or non-Aboriginal archaeological potential, having regard to the *Archaeological Zoning Plan for Central Sydney*, the City of Sydney Cultural Heritage Database (City of Sydney Archaeological Resource) and the Aboriginal Sites Register of New South Wales.

prostitution means sexual acts or sexual services engaged in return for payment or other reward.

pub means premises specified in a hotelier's licence granted under the *Liquor Act 1982* that do not comprise a hotel.

public car parking in Central Sydney means any land or space in a building used for accommodating parked vehicles on payment of a fee, but does not include:

- (a) a pay parking space (within the meaning of the *Road Transport (Safety and Traffic Management) Act 1999*), or
- (b) tenant car parking.

public domain means land available for public use and includes streets, lanes, squares, playgrounds, parks, open shopping malls, pedestrian walkways and the like.

public utility undertaking means any undertaking carried on by, or under the authority of, any Government department or agency, or pursuant to any Commonwealth or State Act, for the purpose of:

- (a) railway, light railway, road, water or air transport, or wharf or river undertakings, or
- (b) the provision of sewerage or drainage services, or
- (c) the supply of water, hydraulic power, electricity or gas, or
- (d) telecommunications facilities.

Rail Corridor Map means the map marked "Sydney Local Environmental Plan 2005 - Rail Corridor Map" as amended by the maps, or sheets of maps, marked

as follows:

real estate sign means an advertisement of a temporary nature in respect of a place or premises to which it is attached that contains only a notice that the place or premises is or are for sale or letting together with particulars of the sale or letting, but does not include any such sign when displayed later than 7 days after the sale or letting.

recreational facility means a building or place used for sporting, recreation or leisure activities, whether or not operated for the purpose of gain.

Reduced Level or **RL** means height above the Australian Height Datum.

refreshment rooms means premises in which meals or light refreshments are served to the public for profit or reward, whether or not they are also used for live entertainment or dancing.

relic means:

- (a) any deposit, object or material evidence (which may consist of human remains) relating to the use or settlement of the area of the City of Sydney, not being Aboriginal habitation, which is more than 50 years old, or
- (b) any deposit, object or material evidence (which may consist of human remains) relating to Aboriginal habitation of the area of the City of Sydney whether before or after its occupation by persons of non-Aboriginal extraction.

residential accommodation in Central Sydney means a building or part of a building that provides permanent or long term accommodation, and includes residential flat buildings, dwellings, boarding houses, hostels, student accommodation and the like.

residential development, in Ultimo-Pyrmont, means the use of land for any form of housing, including housing leased on a short-term basis subject to the *Residential Tenancies Act 1987*, but does not include the use of land for a hotel, a hostel, an apartment hotel (being a building consisting of suites of rooms rented or hired out without being leased on a short-term basis), a boutique hotel, serviced apartments, backpacker accommodation, a motel or the like.

restricted premises means a building or place at which:

- (a) publications classified Category 1 restricted, Category 2 restricted or RC (Refused Classification) under the *Classification (Publications, Films and Computer Games) Act 1995* of the Commonwealth are shown, exhibited, displayed, sold or otherwise rendered accessible or available to the public, or

Dictionary (Clause 6)

(b) a business to which section 578E of the *Crimes Act 1900* applies is conducted,

but does not include a newsagency or pharmacy.

sea wall means a structure placed partially or wholly along the land/water interface to protect the land from the sea or to stop accelerated erosion of the shoreline.

serviced apartment in Central Sydney is a form of tourist and visitor accommodation and means a building or part of a building that provides self-contained accommodation which is serviced or cleaned by the owner or manager of the apartments or the owner's or manager's agents.

shop means a building or place used for selling, exposing or offering for sale goods, merchandise or materials, including for grocery and convenience retailing.

Special Area means an area designated as a special area on the Central Sydney Special Areas Map.

street means any street, road, lane, footpath or other thoroughfare open to or available for use by the public and dedicated as a public road at the commencement of this plan, and Martin Place and the public reserve known as East Circular Quay.

street frontage height of a building, in relation to a street to which the building has a frontage, means the vertical distance measured in metres at the centre of the frontage from the average of the street levels at each end of the frontage to the parapet level of the building. The **parapet level** is the horizontal plane in which at least two thirds of the length of the top of the facade of the building adjacent to the street is situated.

sun access plane in Central Sydney means a plane established and located in accordance with Schedule 2.

temporary use means a use, not being designated development, actually carried out for not more than 40 days, whether consecutive or non-consecutive, in any continuous 365 day period.

tenant car parking in Central Sydney means car parking provided in connection with a building which reasonably services the needs of the building and which is used only by a person who resides, works in or visits a use carried on in the building or on the land for which the car parking has been provided. For the purposes of this definition, car parking which reasonably services the needs of a building includes car parking provided in accordance with clauses 65 and 66, a development consent, or a code, policy or other instrument adopted or approved by the Council before the commencement of this plan.

the Act means the *Environmental Planning and*

Assessment Act 1979.

the Council means the Council of the City of Sydney.

tourist and visitor accommodation means a building or part of a building that provides temporary or short term accommodation for travellers and tourists who generally have their principal place of residence elsewhere. Tourist and visitor accommodation includes serviced apartments, backpacker accommodation, hotels, guest houses, bed and breakfast establishments, motels and the like.

tourist-related uses means a building or place used for commercial, cultural, entertainment or educational purposes which primarily meet the needs of tourists.

Ultimo-Pyrmont means the land shown edged heavy red on the Ultimo-Pyrmont Coverage Map.

Ultimo-Pyrmont Coverage Map means the map marked "Sydney Local Environmental Plan 2005 - Ultimo-Pyrmont Coverage Map", as amended by the maps, or sheets of maps, marked as follows:

Ultimo-Pyrmont Height Map means the map marked "Sydney Local Environmental Plan 2005 - Ultimo-Pyrmont Height Map", as amended by the maps, or sheets of maps, marked as follows:

Ultimo-Pyrmont Heritage Map means the map marked "Sydney Local Environmental Plan 2005 - Ultimo-Pyrmont Heritage Map", as amended by the maps, or sheets of maps, marked as follows:

Ultimo-Pyrmont Site Identification Map means the map marked "Sydney Local Environmental Plan 2005 - Ultimo-Pyrmont Site Identification Map", as amended by the maps, or sheets of maps, marked as follows:

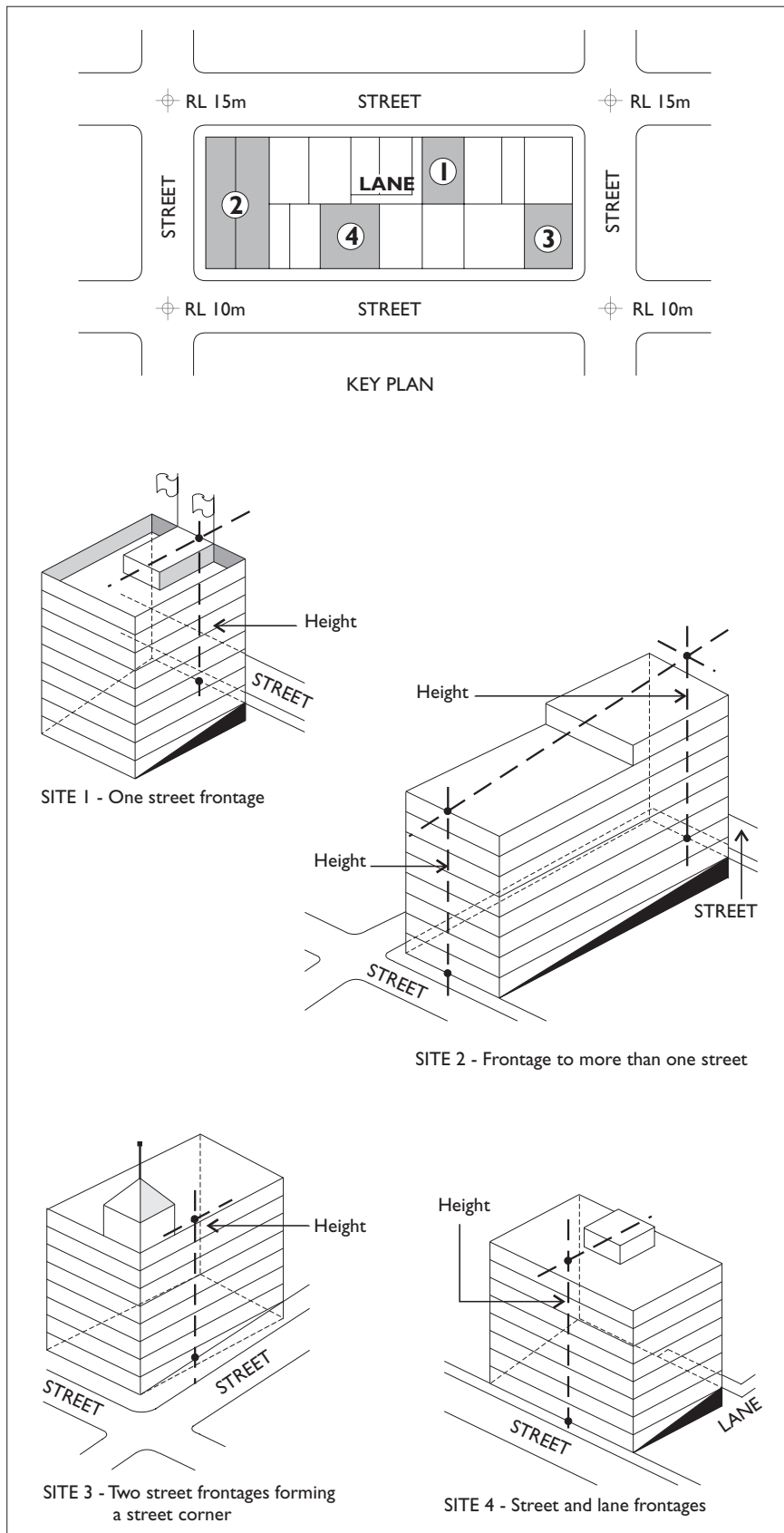
Ultimo-Pyrmont Zoning Map means the map marked "Sydney Local Environmental Plan 2005 - Ultimo-Pyrmont Zoning Map" as amended by the maps, or sheets of maps, marked as follows:

underground, in relation to a building, means any part of the building that is below the average of the ground levels of each street frontage to the building.

waterfront-related uses means a building or place used for maritime, recreational or educational purposes associated with the use of Sydney Harbour.

work-based child care centre in Ultimo-Pyrmont means a building or place provided by an employer for the purpose of minding or caring for children of its employees.

Dictionary (Clause 6)



Explanatory Diagram

Definition of 'Height of a Building' (refer to page 49)