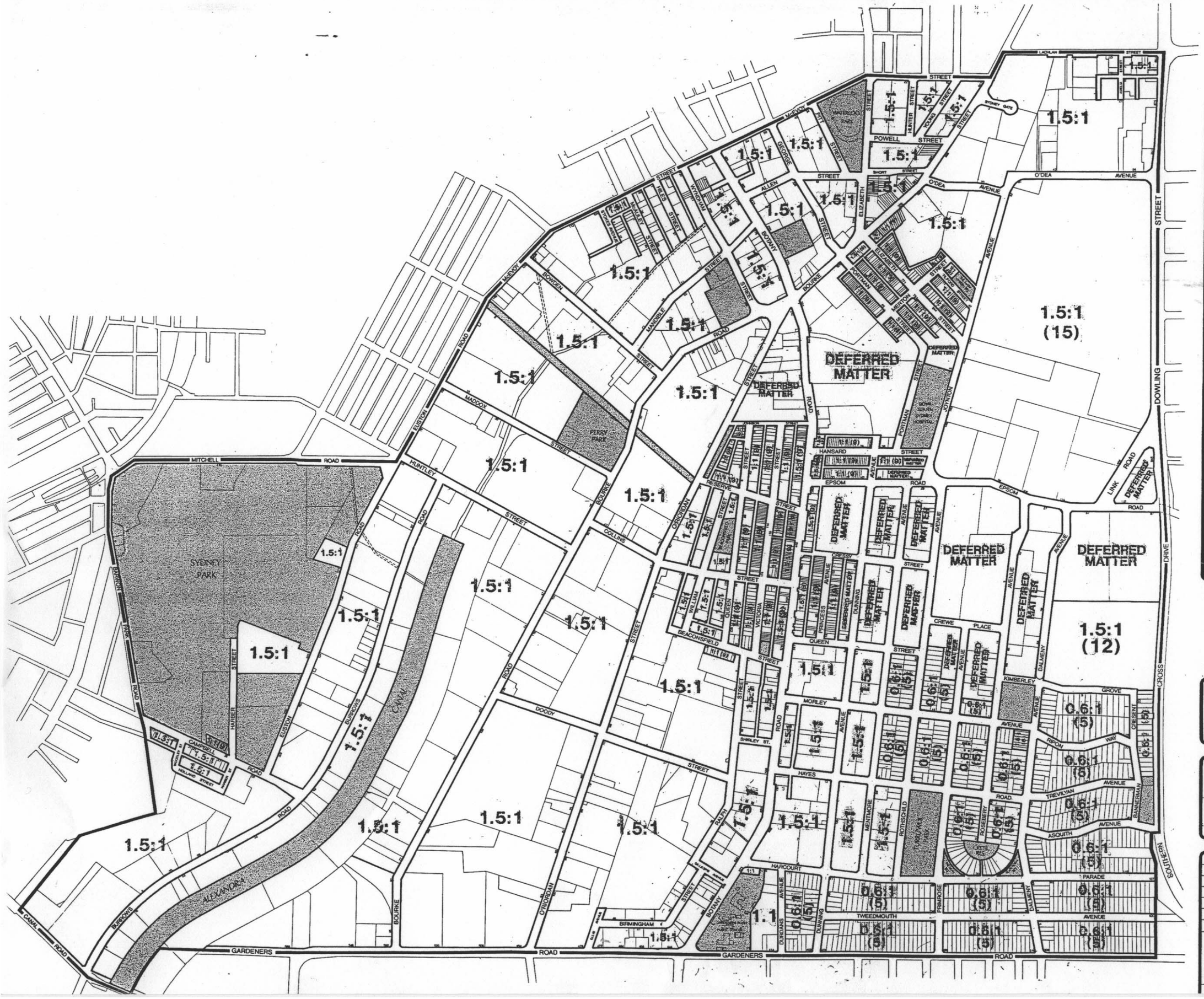

LEGEND

1.1	FLOOR SPACE RATIO
(9)	PERMITTED HEIGHT ABOVE GROUND LEVEL (METRES)
	DENOTES SPECIAL SITES INCLUDING SPECIAL USES AND OPEN SPACE

FOR THE PURPOSES OF THIS PLAN THE DENSITIES AND HEIGHT CONTROLS PROPOSED DO NOT APPLY TO PUBLIC ROADS.

The floor space ratios and building height limits identified on the map are maximum limits and may not be achievable in all instances due to environmental considerations including, but not limited to, overshadowing and privacy; development controls including, but limited to, parking requirements and landscaping requirements, or where a proposed development does not generally meet Council's planning, environmental and urban design objectives.

LOCAL ENVIRONMENTAL PLAN BOUNDARY

Open Drainage Easement – Not Statutory (Indicative Only)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

SOUTH SYDNEY CITY COUNCIL

LOCAL ENVIRONMENTAL PLAN No. 114

FLOOR SPACE RATIO HEIGHT CONTROL

SHEET 2 OF 2

DRAWN BY:	G. POLITIS
DATE:	NOVEMBER 92
PRINCIPAL DRAFTSMAN:	
PLANNING OFFICER:	G. HOYNES
CERTIFICATE PLAN NO:	62/01
COUNCIL FILE No:	5257987
DEPARTMENT FILE No:	

GAZETTED 19 AUGUST 1994

STATEMENT OF RELATIONSHIP TO OTHER PLANS

(1) Subject matter of this Plan is not affected by any other environmental planning instrument.

(2) Clause 7 of State Environmental Planning Policy No.4 – Development without Consent and Exempt Development does not apply to development for shop and commercial premises on land within Zone No.4 or No.5.

(3) Subject to the provisions of State Environmental Planning Policy No.1 – Development Standards, nothing in this Plan affects the operation of Clause 7 does not apply to land within Zone No.4 or No.5 within South Sydney Local Environmental Plan No.114 (Eastern Suburbs and Rosebery/Zetland Planning Districts).

CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL