

South Sydney Local Environmental Plan 1998

[1998-225]



New South Wales

Status Information

Currency of version

Historical version for 25 February 2011 to 21 June 2012 (accessed 12 November 2024 at 3:33)

Legislation on this site is usually updated within 3 working days after a change to the legislation.

Provisions in force

The provisions displayed in this version of the legislation have all commenced.

Notes—

- **Does not include amendments by**
State Environmental Planning Policy (Affordable Rental Housing) 2009 (364) (LW 31.7.2009), Sch 3.2 [2]-[4] (not commenced — to commence on the commencement of Sch 3.1 [6] to the *Environmental Planning and Assessment Amendment Act 2008 No 36*)

Authorisation

This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is correct under section 45C of the [Interpretation Act 1987](#).

File last modified 25 February 2011

South Sydney Local Environmental Plan 1998



New South Wales

Contents

Part 1 Introduction	7
1 Name of plan	7
2 Area covered by this plan	7
3 Relationship to other environmental planning instruments	7
4 Consent authority	8
5 Definitions	8
Part 2 Planning principles	8
6 Aim	8
7 Principal objectives	8
8 Consideration of Council's strategy	9
Part 3 General restrictions on development	9
9 Zones indicated on the map	9
10 Zone objectives and general development controls	9
10A What is exempt and complying development	10
11 Zoning controls for Zone No 2 (a)—the Residential (Low Density) Zone	10
12 Zoning controls for Zone No 2 (b)—the Residential (Medium Density) Zone	11
13 Zoning controls for Zone No 3—the Business Zone	12
14 Zoning controls for Zone No 4—the Industrial Zone	13
15 Zoning controls for Zone No 5—the Special Uses Zone	14
16 Zoning controls for Zone No 6 (a)—the Local Recreation Zone	15
17 Zoning controls for Zone No 6 (b)—the Regional Recreation Zone	16
18 Zoning controls for Zone No 9 (a)—the Arterial Road Reservation Zone	17

19 Zoning controls for Zone No 9 (b)—the Local Road Reservation Zone.....	17
20 Zoning controls for Zone No 9 (c)—the Local Recreation Reservation Zone.....	17
21 Zoning controls for Zone No 10—the Mixed Uses Zone.....	18
21A Zoning controls for Zone No 10 (a)—the Mixed Uses “A” Zone.....	19
21B Zoning controls for Zone No 10 (b)—the Mixed Uses “B” Zone.....	20
21C Zoning controls for Zone No 10 (c)—the Mixed Uses “C” Zone.....	21
21D Zoning controls for Zone No 10 (d)—the Mixed Uses “D” Zone.....	22
21E Zoning controls for Zone No 10 (e)—the Mixed Uses “E” Zone.....	23
21F Zoning controls for Zone No 11 (a)—the Green Square Town Centre Zone.....	24
21G Zoning controls for Zone No 11 (b)—the Green Square Town Centre Public Domain Zone.....	25
Part 4 Special provisions.....	26
Division 1 Heritage conservation.....	26
22 Heritage aims.....	26
23 Protection of heritage items.....	27
23A Protection of heritage conservation areas and heritage streetscapes.....	28
23B Buildings older than fifty years.....	29
24 Development in the vicinity of heritage items, heritage conservation areas, heritage streetscape areas, archaeological sites or potential archaeological sites.....	29
25 Heritage advertisements.....	29
26 Heritage conservation incentives.....	30
27 Development of a site or place of potential or known archaeological significance.....	31
Division 2 Development at Green Square.....	32
27A Vision for Green Square.....	32
27B Planning principles for Green Square.....	32
27C Determination of development applications.....	33
27D Preparation of masterplans.....	33
27E Consultation.....	34
27F Adoption of masterplans.....	34
27G Amendment of masterplans.....	35
27H Masterplans may not implement certain planning standards.....	35
27I Application of zone objectives to masterplans.....	35

27J Non-residential development on development sites in Zones Nos 10 (b) and 10 (c).....	35
27K Amusement centres in Green Square.....	36
Division 2A Green Square Town Centre.....	36
27KA Land to which Division applies	36
27KB Application of SEPP No 1 and SEPP No 4	36
27KC Definitions	36
27KD Development on sites within the Green Square Town Centre that have frontage to Botany Road or Bourke Street	37
27KE Architectural design standards.....	37
27KF Gross floor area and land use mix	37
27KG Maximum height	38
27KH Floodwater management	39
27KI Suspension of certain covenants, agreements and instruments	40
27KJ Area for below-ground communal car parking and retail development in Zone No 11 (b)	40
27KK Communal car park in Zone No 11 (b)	41
27KL Gross floor area for below-ground facilities in Zone No 11 (b).....	41
Division 3 Affordable housing at Green Square	42
27L Affordable housing aims and objectives	42
27M Definitions.....	42
27N Green Square affordable housing principles.....	42
27O Matters for consideration by consent authority	43
27P Affordable housing conditions	43
27Q Development exempted from affordable housing conditions.....	45
27R Affordable housing conditions after initial development	45
27S, 27T (Repealed)	45
Division 4 Miscellaneous.....	45
28 Built environment design principles and masterplans	45
29 Subdivision of land	46
30 Acquisition and development of land reserved for roads.....	46
31 Acquisition of certain land reserved by zoning	47
32 Tree preservation orders.....	48

33 Community use of educational establishments	48
34 Retailing of bulky goods in the industrial zone	48
35 Temporary use of land	49
36 Development in Zone No 6 (a) or 6 (b).....	49
37 Non-residential development in Zone No 10	49
38 Flood liable land	50
39 Contaminated land	50
40 Development in the vicinity of Alexandra Canal.....	51
41 Foreshore building lines.....	51
42 Airport noise	52
43 Development for the purpose of a backpackers' hostel or serviced apartment	53
44 Suspension of covenants, agreements and instruments	53
45 Development on public roads.....	54
46 Amusement centres	54
47 Restricted premises	54
48 Consultation with the Department of Housing.....	55
49 (Repealed)	55
50 Development in the vicinity of Elizabeth Bay House	55
51 Development on "Supa Centa" site.....	55
52 Moore Park and E. S. Marks Field	56
53 Sydney Football Stadium and Sydney Cricket Ground.....	56
54 Development for certain additional purposes.....	58
55 Excepted development.....	58
56 Saving for pending development applications.....	59
Part 5 Caritas site	59
Division 1 Preliminary	59
57 Land to which Part applies.....	59
58 Interpretation	59
59 Maps.....	59
Division 2 Provisions relating to development within Caritas site	60
60 Land use zones.....	60
61 Objectives of land use zone to be taken into account	60

62 Zone B4 Mixed Use	60
63 Exceptions to development standards	61
64 Infrastructure development and use of existing buildings of the Crown.....	62
65 Subdivision—consent requirements	62
66 Height of buildings	62
67 Floor space ratio	63
68 Gross floor area restrictions.....	63
69 Heritage conservation	63
Division 3 Miscellaneous	64
70 Relationship with other environmental planning instruments	64
71 Suspension of covenants, agreements and instruments	64
72 Savings provision relating to pending applications.....	65
Schedule 1 Definitions	65
Schedule 2 Heritage items	79
Schedule 2A Heritage conservation areas	206
Schedule 2B Heritage streetscape areas	213
Schedule 3 Excepted development	214
Schedule 4 Planning principles for Green Square	217
Schedule 5 Gross floor area and land use mix for specified development sites	220

South Sydney Local Environmental Plan 1998



New South Wales

Part 1 Introduction

1 Name of plan

This plan is *South Sydney Local Environmental Plan 1998*.

2 Area covered by this plan

- (1) This plan applies to the whole of the City of South Sydney, except:
 - (a) land to which *Sydney Regional Environmental Plan No 26—City West* applies, and
 - (b) land to which *State Environmental Planning Policy No 47—Moore Park Showground* applies, and
 - (c) land shown coloured grey and marked “excluded” on the map.
- (2) The land to which this plan applies is shown by distinctive edging on the map.
- (3) To the extent that clauses 22–27, definitions in Schedule 1 of terms used in those clauses and entries in Schedule 2, 2A or 2B relate to land subject to the *City of Sydney Planning Scheme Ordinance* or *South Sydney Local Environmental Plan No 114 (Southern Industrial and Rosebery/Zetland Planning Districts)*, this plan also applies to that land, despite subclauses (1) and (2).

3 Relationship to other environmental planning instruments

This plan repeals:

- (a) the *City of Sydney Planning Scheme Ordinance*,
- (b) *Sydney Local Environmental Plan No 30*, *Sydney Local Environmental Plan No 66*, *South Sydney Local Environmental Plan No 101*, *South Sydney Local Environmental Plan No 107 (Erskineville/Alexandria and Surry Hills)*, *South Sydney Local Environmental Plan No 109—Rental Accommodation*, *South Sydney Local Environmental Plan No 110—Child Care Centres* and *South Sydney Local Environmental Plan No 114 (Southern Industrial and Rosebery/Zetland Planning Districts)*, and

(c) all other local environmental plans and deemed environmental planning instruments, but only to the extent that they applied, immediately before the appointed day, to land to which this plan applies within the City of South Sydney.

4 Consent authority

The Council is the consent authority for the purposes of this plan.

5 Definitions

(1) Definitions used in this plan are set out in Schedule 1.

(2) In this plan:

(a) a reference to a building or place used for a purpose includes a reference to a building or place intended to be used for the purpose, and

(b) a reference to a map is a reference to a map deposited in the office of the Council.

(3) Notes in this plan and the list of its contents do not form part of this plan.

Part 2 Planning principles

6 Aim

The aim of this plan is to establish the framework for future development within the City of South Sydney.

7 Principal objectives

The principal objectives of this plan are:

(a) to ensure a sustainable City of South Sydney through the efficient and equitable management and allocation of resources, and

(b) to enhance the quality of life and well-being of the local community, and

(c) to implement the goals and objectives contained in the *Strategy for a Sustainable City of South Sydney* published in June 1995 by the Council, and

(d) to repeal all the existing local environmental planning instruments applying to the land to which this plan applies to the extent to which they apply to that land, and to replace those controls with a single local environmental plan, and

(e) to rationalise the former land use restrictions by creating a small number of zones, and

(f) to create an integrated planning framework of land use controls which allow detailed provisions to be made in development control plans.

8 Consideration of Council's strategy

In assessing any development application, the Council must take into consideration the goals and objectives contained in the *Strategy for a Sustainable City of South Sydney* to the extent that they relate to the proposed development.

Part 3 General restrictions on development

9 Zones indicated on the map

For the purposes of this plan, the following zones apply to land as shown on the map:

Zone No 2 (a) Residential (Low Density) Zone

Zone No 2 (b) Residential (Medium Density) Zone

Zone No 3 Business Zone

Zone No 4 Industrial Zone

Zone No 5 Special Uses Zone

Zone No 6 (a) Local Recreation Zone

Zone No 6 (b) Regional Recreation Zone

Zone No 9 (a) Arterial Road Reservation Zone

Zone No 9 (b) Local Road Reservation Zone

Zone No 9 (c) Local Recreation Reservation Zone

Zone No 10 Mixed Uses Zone

Zone No 10 (a) Mixed Uses "A" Zone

Zone No 10 (b) Mixed Uses "B" Zone

Zone No 10 (c) Mixed Uses "C" Zone

Zone No 10 (d) Mixed Uses "D" Zone

Zone No 10 (e) Mixed Uses "E" Zone

Zone No 11 (a) Green Square Town Centre Zone

Zone No 11 (b) Green Square Town Centre Public Domain Zone

10 Zone objectives and general development controls

Except as otherwise provided by this plan, the Council must not grant consent to the

carrying out of development on land to which this plan applies unless the Council is of the opinion that the proposal is consistent with the objectives of the zone within which the land is located.

10A What is exempt and complying development

- (1) Certain identified development of minimal environmental impact listed in the *South Sydney Development Control Plan 1999—Exempt and Complying Development* adopted by the Council on 23 February 2000 is **exempt development**, subject to this clause.
- (2) Development listed in *South Sydney Development Control Plan 1999—Exempt and Complying Development* adopted by the Council on 23 February 2000 is **complying development** if:
 - (a) it is local development of a kind that can be carried out with consent on the land which it is proposed, and
 - (b) it is not an existing use, as defined in section 106 of the Act.
- (3) Development is exempt or complying development only if it complies with the development standards and other requirements applied to the development by *South Sydney Development Control Plan 1999—Exempt and Complying Development* adopted by the Council on 23 February 2000.
- (4) A complying development certificate issued for any complying development is to be subject to the conditions for the development specified in *South Sydney Development Control Plan 1999—Exempt and Complying Development* adopted by the Council, as in force when the certificate is issued.

11 Zoning controls for Zone No 2 (a)—the Residential (Low Density) Zone

- (1) **What are the objectives of the zone?** The objectives of Zone No 2 (a) are:
 - (a) to preserve the amenity of existing low density residential areas, and
 - (b) to nominate those localities which are primarily low density residential and where future residential development of comparable density is likely to occur, and
 - (c) to ensure that building form, (including alterations and additions) is in character with the surrounding built environment and does not detract from the amenity enjoyed by nearby residents or the existing quality of the environment, and
 - (d) to provide opportunities for non-residential development which provides services or employment for residents, and is of a type and scale that is compatible with existing or planned residential development, and does not detract from the amenity enjoyed by nearby residents or the existing quality of the environment.

(2) **What does not require development consent?** Exempt development referred to in clause 10A.

(3) **What requires development consent?** Development for the purpose of:

boarding houses; child care centres; dwelling houses; educational establishments; home industries; local businesses; professional consulting rooms; roads; temporary buildings.

Any other development not included in subclause (2).

Notes—

The consequences of carrying out development in this zone without development consent are the same as for carrying out prohibited development, unless the development is allowed to be carried out without consent by an Act, this plan or another environmental planning instrument.

Clause 10 provides that such a development consent must not be granted unless the Council is of the opinion that the proposed development is consistent with the objectives of this zone.

12 Zoning controls for Zone No 2 (b)—the Residential (Medium Density) Zone

(1) **What are the objectives of the zone?** The objectives of Zone No 2 (b) are:

- (a) to enhance the amenity of existing medium density residential areas, and
- (b) to nominate those localities which are primarily residential and where future residential development is likely to occur, and
- (c) to ensure that building form including alterations and additions, is in character with the surrounding built environment and does not detract from the amenity enjoyed by nearby residents or the existing quality of the environment, and
- (d) to provide limited opportunities for non-residential development which provides goods, services or employment for residents and is of a type and scale that is compatible with existing or planned residential development and does not detract from the amenity enjoyed by nearby residents or the existing quality of the environment, and
- (e) to facilitate a higher density and diverse forms of residential development on appropriate sites, and
- (f) to facilitate opportunities for small scale local business activity which is compatible with existing residential areas.

(2) **What does not require development consent?** Exempt development referred to in clause 10A.

(3) **What requires development consent?** Development for the purpose of:

bed and breakfasts; boarding houses; child care centres; community centres;

dwelling houses; educational establishments; home industries; hospitals; local businesses; local shops; multiple dwellings; places of public worship; professional consulting rooms; public buildings; roads; temporary buildings.

Any other development not included in subclause (2).

Notes—

The consequences of carrying out development in this zone without development consent are the same as for carrying out prohibited development, unless the development is allowed to be carried out without consent by an Act, this plan or another environmental planning instrument.

Clause 10 provides that such a development consent must not be granted unless the Council is of the opinion that the proposed development is consistent with the objectives of this zone.

13 Zoning controls for Zone No 3—the Business Zone

(1) **What are the objectives of the zone?** The objectives of Zone No 3 are:

- (a) to encourage suitable types of mixes of business activities including retail, commercial, professional and entertainment-related land uses that increase employment opportunities and contribute towards the economic and social vitality of the area, and
- (b) to permit appropriate forms of urban residential development within the zone to mutually support the vitality of the commercial strips and centres, and in doing so, assist successful urban consolidation, and
- (c) to improve the amenity and accessibility of commercial strips and centres for residents, workers and visitors in those areas, and
- (d) to incorporate contemporary urban design principles in the design of new buildings and the interpretation of their relationship with the public domain, and
- (e) to implement the principles of energy efficiency, travel demand management and other sustainable development practices as part of the development assessment process, and
- (f) to encourage the integration of suitable employment and resident intensive activities into accessible locations so as to maximise public transport patronage and encourage travel by foot and bicycle from surrounding areas.

(2) **What does not require development consent?** Exempt development referred to in clause 10A.

(3) **What requires development consent?** Development for the purpose of:

advertising structures; amusement centres; backpackers' hostels; bed and breakfasts; boarding houses; bulky goods retailing; car parking stations; car repair stations; child care centres; clubs; commercial premises; community centres;

dwellings attached to, or within a building used or intended to be used for, a land use which is permissible within the zone; educational establishments; high technology industries; home industries; hospitals; hotels; light industries; local businesses; medical centres; motels; motor showrooms; multiple dwellings; passenger transport terminals; places of assembly; places of public worship; private hotels; public buildings; recreation areas; recreation facilities; restaurants; restricted premises; roads; service stations; serviced apartments; shops; temporary buildings; vehicle rental centres.

Any other development not included in subclause (2).

Notes—

The consequences of carrying out development in this zone without development consent are the same as for carrying out prohibited development, unless the development is allowed to be carried out without consent by an Act, this plan or another environmental planning instrument.

Clause 10 provides that such a development consent must not be granted unless the Council is of the opinion that the proposed development is consistent with the objectives of this zone.

14 Zoning controls for Zone No 4—the Industrial Zone

(1) **What are the objectives of the zone?** The objectives of Zone No 4 are:

- (a) to facilitate and encourage suitable types of industrial development ranging from general industry to high technology industry, including warehousing, manufacturing and distribution centres, or other land uses which, due to their type, nature, scale, transport requirements or impacts, cannot reasonably be located in another zone, and
- (b) to allow for a range of ancillary, non-industrial land uses that provide direct services to industrial activities and their workforce, including associated research, administration, commercial and retail facilities, and
- (c) to ensure that development is carried out in a manner which does not detract from the amenity enjoyed by residents in neighbouring localities, the viability of commercial centres in the vicinity, or from the efficient operation of the local or regional road system, and
- (d) to provide for appropriate forms of industrial development which will contribute to the economic and employment growth of the area, and
- (e) to improve the environmental quality of the City of South Sydney by ensuring that industries conform to strict environmental and hazard reduction guidelines, and
- (f) to ensure that the scale, design and materials of construction, and the nature of development, contribute positively to the visual quality of major access routes.

(2) **What does not require development consent?** Exempt development referred to in clause

10A.

(3) **What requires development consent?** Development for the purpose of:

advertising structures; bulky goods retailing; car repair stations; child care centres; depots; dwellings used in conjunction with a land use which is permissible in the zone; equipment hire centres; high technology industries; industries; light industries; materials recycling depots; mines; motor showrooms; places of assembly; places of public worship; public buildings; recreation areas; recreation facilities; road transport terminals; roads; service stations; temporary buildings; vehicle rental centres; warehouses or distribution centres.

Any other development not included in subclause (2).

Notes—

The consequences of carrying out development in this zone without development consent are the same as for carrying out prohibited development, unless the development is allowed to be carried out without consent by an Act, this plan or another environmental planning instrument.

Clause 10 provides that such a development consent must not be granted unless the Council is of the opinion that the proposed development is consistent with the objectives of this zone.

15 Zoning controls for Zone No 5—the Special Uses Zone

(1) **What are the objectives of the zone?** The objectives of Zone No 5 are:

- (a) to facilitate certain development on land which is, or is proposed to be, used by public authorities, institutions, organisations or the Council to provide community facilities, services, utilities or transport facilities, and
- (b) to allow other ancillary development which is incidental to the primary use specified on the map, and
- (c) to provide flexibility in the development of sites identified for special uses by allowing development which is permissible on adjoining or adjacent land, and
- (d) for land in the zone and within Green Square, in addition to the above:
 - (i) to reflect and reinforce the need for proper recognition of community land and facilities as part of a robust public domain in the Green Square locality, and
 - (ii) to recognise that protecting and improving the quality, accessibility and impact of the public domain makes a fundamental contribution to the social, economic, environmental and urban design outcomes for the area, and
 - (iii) to ensure that development contributes to a sustainable, vibrant community, and reflects equal and integrated consideration of social, economic and environmental design issues.

(2) **What does not require development consent?** Exempt development referred to in clause 10A.

(3) **What requires development consent?** Development for the purpose of:

The particular land use indicated by red lettering on the map, or land uses which are ancillary or incidental to that land use; development that may be carried out (with or without consent) on adjoining or adjacent land in the same or a different zone; roads; temporary buildings.

(4) **What is prohibited?** Development not included in subclause (2) or (3).

16 Zoning controls for Zone No 6 (a)—the Local Recreation Zone

(1) **What are the objectives of the zone?** The objectives of Zone No 6 (a) are:

- (a) to enable development of land for open space and recreational purposes, and
- (b) to enable other ancillary or related development which will encourage the enjoyment of land zoned for local recreation, and
- (c) to increase the provision and diversity of public open space and recreational land within the City of South Sydney to meet the needs of local residents, and
- (d) to enhance the environmental quality of the City of South Sydney, and
- (e) to encourage the use of natural drainage features to increase the availability of useable open space, and
- (f) for land in the zone and within Green Square, in addition to the above, to ensure that development contributes to a sustainable, vibrant community, and reflects equal and integrated consideration of social, economic and environmental design issues.

(2) **What does not require development consent?** Any development identified in a plan of management adopted by the Council under the *Local Government Act 1993* and which does not involve the creation of any gross floor area.

Development for the purpose of:

gardening; landscaping; public lighting.

Exempt development referred to in clause 10A.

(3) **What requires development consent?** Any development identified in a plan of management adopted by the Council under the *Local Government Act 1993* and which involves the creation of any gross floor area.

Development for the purpose of:

child care centres; markets; places of assembly; public art; recreation areas; recreation facilities; roads; temporary buildings.

Any other development not included in subclause (2).

Notes—

The consequences of carrying out development in this zone without development consent are the same as for carrying out prohibited development, unless the development is allowed to be carried out without consent by an Act, this plan or another environmental planning instrument.

Clause 10 provides that such a development consent must not be granted unless the Council is of the opinion that the proposed development is consistent with the objectives of this zone.

17 Zoning controls for Zone No 6 (b)—the Regional Recreation Zone

(1) **What are the objectives of the zone?** The objectives of Zone No 6 (b) are:

- (a) to define areas used for regional recreation, and major sporting and recreational facilities, which serve the needs of the local population and of the wider Sydney region, and
- (b) to provide opportunities for new regional sporting, recreational, and entertainment-related development on appropriate sites, and
- (c) to ensure that future development does not unreasonably detract from the amenity enjoyed by nearby residents, or the quality of the surrounding environment, by reason of the impact of things such as noise and light emission, traffic generation, the hours of operation, pedestrian traffic or any other nuisance generated.

(2) **What does not require development consent?** Development for the purpose of:

gardening; landscaping; public lighting.

Exempt development referred to in clause 10A.

(3) **What requires development consent?** Development for the purpose of:

child care centres; roads; temporary buildings.

Any other development not included in subclause (2).

Notes—

The consequences of carrying out development in this zone without development consent are the same as for carrying out prohibited development, unless the development is allowed to be carried out without consent by an Act, this plan or another environmental planning instrument.

Clause 10 provides that such a development consent must not be granted unless the Council is of the opinion that the proposed development is consistent with the objectives of this zone.

18 Zoning controls for Zone No 9 (a)—the Arterial Road Reservation Zone

(1) **What are the objectives of the zone?** The objectives of Zone No 9 (a) are:

- (a) to identify land to be acquired for arterial roads or the widening of arterial roads, and
- (b) to provide flexibility in the development of sites identified for future arterial roads by allowing development which is permissible in an adjacent zone and consistent with the objectives for that zone.

(2) **What does not require development consent?** Exempt development referred to in clause 10A.

(3) **What requires development consent?** Development which may be carried out (with or without consent) on land in (and is consistent with the objectives of) an adjoining zone.

Development for the purpose of:

commercial signs; non-structural advertisements; under awning signs.

(4) **What is prohibited?** Development not included in subclause (2) or (3).

19 Zoning controls for Zone No 9 (b)—the Local Road Reservation Zone

(1) **What are the objectives of the zone?** The objectives of Zone No 9 (b) are:

- (a) to identify land to be acquired for local roads or the widening of local roads, and
- (b) to provide flexibility in the development of sites identified for future local roads by allowing development which is permissible in an adjacent zone and consistent with the objectives for that zone.

(2) **What does not require development consent?** Development for the purpose of:

local roads; local road widening.

Exempt development referred to in clause 10A.

(3) **What requires development consent?** Development not included in subclause (2) which may be carried out (with or without consent) on land in (and is consistent with the objectives of) an adjoining zone.

(4) **What is prohibited?** Development not included in subclause (2) or (3).

20 Zoning controls for Zone No 9 (c)—the Local Recreation Reservation Zone

(1) **What are the objectives of the zone?** The objectives of Zone No 9 (c) are:

- (a) to identify land to be acquired for local open space and recreation, and

(b) to provide flexibility in the development of sites identified for future recreation by allowing development which is permissible in an adjacent zone and consistent with the objectives for that zone.

(2) **What does not require development consent?** Any development identified in a plan of management adopted by the Council under the *Local Government Act 1993* and which does not involve the creation of any gross floor area.

Development for the purpose of:

gardening; landscaping.

Exempt development referred to in clause 10A.

(3) **What requires development consent?** Any development identified in a plan of management adopted by the Council under the *Local Government Act 1993* and which involves the creation of any gross floor area.

Development for the purpose of:

child care centres; community centres; recreation areas; roads.

Development not included in subclause (2) which may be carried out (with or without consent) on land in (and is consistent with the objectives of) an adjoining zone.

(4) **What is prohibited?** Development not included in subclause (2) or (3).

21 Zoning controls for Zone No 10—the Mixed Uses Zone

(1) **What are the objectives of the zone?** The objectives of Zone No 10 are:

- (a) to allow, in appropriate circumstances, a mixture of compatible land uses such a residential, retail, commercial, light-industrial and industrial development, and
- (b) to promote mixed use planning by locating mutually supportive and compatible uses such as residential uses, places of employment and retail uses in close proximity to each other so as to minimise vehicular travel, and
- (c) to permit appropriate forms of residential development within the zone to mutually support the vitality of nearby commercial and urban village centres, and in doing so, assist successful urban consolidation, and
- (d) to incorporate contemporary urban design principles in the design of new buildings and the interpretation of their relationship with the public domain, and
- (e) to implement the principles of energy efficiency, travel demand management and other sustainable development practices as part of the development assessment process, and
- (f) to encourage the integration of suitable employment and resident intensive

activities into accessible locations so as to maximise public transport patronage and encourage travel by foot and bicycle from surrounding areas, and

- (g) to minimise any adverse impact on residential amenity by devising appropriate design assessment criteria and applying specified impact mitigation requirements by the use of development control plans, and
- (h) to ensure that the nuisance generated by non-residential development, such as that related to operating hours, noise, loss of privacy, vehicular and pedestrian traffic or other factors, is controlled so as to preserve the quality of life for residents in the area.

(2) **What does not require development consent?** Exempt development referred to in clause 10A.

(3) **What requires development consent?** Development for the purpose of:

bed and breakfast accommodation; commercial premises; dwelling houses; high technology industries; industries; light industry; local businesses; local shops; roads; shops; temporary buildings; warehouses or distribution centres.

Any other development not included in subclause (2).

Notes—

The consequences of carrying out development in this zone without development consent are the same as for carrying out prohibited development, unless the development is allowed to be carried out without consent by an Act, this plan or another environmental planning instrument.

Clause 10 provides that such a development consent must not be granted unless the Council is of the opinion that the proposed development is consistent with the objectives of this zone.

21A Zoning controls for Zone No 10 (a)—the Mixed Uses “A” Zone

(1) **What are the objectives of the zone?** The objectives of Zone No 10 (a) are:

- (a) to protect and enhance the historical character and amenity of the existing residential neighbourhoods within Green Square, and
- (b) to identify those localities which are primarily residential and where in future primarily residential infill development is to occur, and
- (c) to ensure that building form, including alterations and additions, is in character with the surrounding built environment and does not detract from the amenity and environmental quality enjoyed by nearby residents, and
- (d) to allow up to 15% non-residential use of the total floorspace proposed for each development site, and
- (e) to offer limited opportunities for non-residential development, which provides

goods, services or employment for residents and is of a type and scale that is compatible with existing or planned residential development and does not detract from the amenity and environmental quality enjoyed by nearby residents, and

- (f) to minimise any adverse impact, including social impact, on residential amenity by devising appropriate design assessment criteria and applying specific impact mitigation requirements by the use of development control plans, and
- (g) to ensure that development contributes to a sustainable, vibrant community, and reflects equal and integrated consideration of social, economic and environmental design issues, and
- (h) to enhance and enliven Green Square through the implementation of public art where appropriate.

(2) **What does not require consent?** Exempt development referred to in clause 10A.

(3) **What requires development consent?** Development for the purpose of:

bed and breakfasts, boarding houses, child care centres, community centres, dwelling houses, educational establishments, home industries, hospitals, local businesses, local shops, multiple dwellings, places of public worship, professional consulting rooms, public art, public buildings, restaurants, roads.

(4) **What is prohibited?** Development not included in subclause (2) or (3).

21B Zoning controls for Zone No 10 (b)—the Mixed Uses “B” Zone

(1) **What are the objectives of the zone?** The objectives of Zone No 10 (b) are:

- (a) to provide urban housing and a range of compatible vibrant non-residential uses, such as shops, offices, retail and studio-type workshops, and
- (b) to promote mixed use planning by encouraging the location of facilities such as housing, places of employment and shops in close proximity to each other and so as to be accessible by public transport, and
- (c) to allow up to 25% non-residential use of the total floorspace proposed for each development site, and
- (d) to ensure non-residential uses are environmentally compatible with residential uses, and do not adversely affect residential amenity, within the zone, and
- (e) to minimise any adverse impact, including social impact, on residential amenity by devising appropriate design assessment criteria and applying specific impact mitigation requirements by the use of development control plans, and
- (f) to ensure that the nuisance generated by non-residential development, such as is caused by operating hours, noise, loss of privacy, vehicular and pedestrian traffic

or other factors, is controlled, so as to preserve the quality of life for residents in the area, and

- (g) to ensure that development contributes to a sustainable, vibrant community, and reflects equal and integrated consideration of social, economic and environmental design issues, and
- (h) to enhance and enliven Green Square through the implementation of public art where appropriate.

(2) **What does not require development consent?** Exempt development referred to in clause 10A.

(3) **What requires development consent?** Development for the purpose of:

backpackers' hostels, bed and breakfasts, boarding houses, commercial premises, community centres, dwelling houses, educational establishments, high technology industries, home industries, hospitals, hotels, light industries, local businesses, multiple dwellings, places of assembly, places of public worship, private hotels, professional consulting rooms, public art, public buildings, roads, recreation areas, recreation facilities, restaurants, serviced apartments, shop.

Any other development not included in subclause (2).

21C Zoning controls for Zone No 10 (c)—the Mixed Uses “C” Zone

(1) **What are the objectives of the zone?** The objectives of Zone No 10 (c) are:

- (a) to promote mixed use development in the Green Square Centre by encouraging urban housing in conjunction with appropriate business activities which contribute to economic growth and employment opportunities, and
- (b) to require the provision of a minimum of 25% non-residential use of the total floorspace proposed for each development site, and
- (c) to promote the vitality of the public domain by encouraging the location of active retail and entertainment uses at ground level, particularly in areas fronting the Green Square Railway Station, and
- (d) to ensure through the design of a high quality public domain that a high level of amenity is provided for pedestrians, shoppers and workers within the zone, and
- (e) to minimise any adverse impact, including social impact, on residential amenity by devising appropriate design assessment criteria and applying specific impact mitigation requirements by the use of development control plans, and
- (f) to ensure that the nuisance generated by non-residential development, such as is caused by operating hours, noise, loss of privacy, vehicular and pedestrian traffic

or other factors, is controlled so as to preserve the quality of life for residents in the area, and

- (g) to ensure that development contributes to a sustainable, vibrant community, and reflects equal and integrated consideration of social, economic and environmental design issues, and
- (h) to enhance and enliven Green Square through the implementation of public art where appropriate.

(2) **What does not require development consent?** Exempt development referred to in clause 10A.

(3) **What requires development consent?** Development for the purpose of:

advertising structures, backpackers' hostels, bed and breakfasts, boarding houses, clubs, child care centres, commercial premises, community centres, dwellings attached to, or within, a building used or intended to be used for a land use which is permissible within the zone, educational establishments, high technology industries, home industries, hotels, light industries, local businesses, medical centres, multiple dwellings, places of assembly, places of public worship, private hotels, public art, public buildings, recreation areas, recreation facilities, restaurants, roads, serviced apartments, shops.

Any other development not included in subclause (2).

21D Zoning controls for Zone No 10 (d)—the Mixed Uses “D” Zone

(1) **What are the objectives of the zone?** The objectives of Zone No 10 (d) are:

- (a) to establish a predominantly employment based zone while allowing not more than 15% residential use of the total floorspace proposed for each development site, but only if it supports those employment uses, and
- (b) to encourage appropriate business activities which contribute to economic growth and employment opportunities within the Green Square area, and
- (c) to promote the vitality of the public domain by encouraging the location of active retail and entertainment uses at ground and first floor levels, particularly in areas fronting the Green Square Railway Station, and
- (d) to ensure through the design of a high quality public domain that a high level of amenity is provided for pedestrians, shoppers and workers within the zone, and
- (e) to minimise any adverse impact, including social impact, on residential amenity by devising appropriate design assessment criteria and applying specific impact mitigation requirements by the use of development control plans, and

- (f) to ensure that existing and future development on land zoned industrial under this plan is preserved and promoted so as to protect the existing employment within South Sydney, and
- (g) to ensure that development within the zone contributes to a sustainable, vibrant community, and reflects equal and integrated consideration of social, economic and environmental design issues, and
- (h) to enhance and enliven Green Square through the implementation of public art where appropriate.

(2) **What does not require development consent?** Exempt development referred to in clause 10A.

(3) **What requires development consent?** Development for the purpose of:

advertising structures, amusement centres, backpackers' hostels, bed and breakfasts, car repair stations, child care centres, clubs, commercial premises, community centres, dwellings used in conjunction with and attached to a building used or intended to be used for a land use which is permissible within the zone, educational establishments, high technology industries, home industries, hospitals, hotels, light industries, local businesses, medical centres, motels, motor showrooms, multiple dwellings used in conjunction with and attached to, or within a building used or intended to be used for, a land use which is permissible within the zone, passenger transport terminals, places of assembly, places of public worship, private hotels, public art, public buildings, recreation areas, recreation facilities, restaurants, roads, service stations, shops, warehouses or distribution centres.

(4) **What is prohibited?** Development not included in subclause (2) or (3).

21E Zoning controls for Zone No 10 (e)—the Mixed Uses “E” Zone

(1) **What are the objectives of the zone?** The objectives of Zone No 10 (e) are:

- (a) to establish a predominantly employment-based zone while allowing residential use on appropriate development sites, and
- (b) to allow for appropriate business activities which contribute to economic growth and employment opportunities within the Green Square area, provided they are environmentally compatible in terms of design and operational requirements with residential development, and
- (c) to allow residential development within the zone, provided it is designed so as to be compatible with other non-residential uses and will not adversely affect the operations of existing lawfully operating industrial uses, and
- (d) to minimise any adverse impact, including social impact, on residential amenity

by devising appropriate design assessment criteria and applying specific impact mitigation requirements by the use of development control plans, and

- (e) to ensure that development within the zone contributes to a highly sustainable, vibrant community, and reflects equal and integrated consideration of social, economic and environmental design issues.

(2) **What does not require development consent?** Development for the purpose of:
home businesses.

(3) **What requires development consent?** Development for the purpose of:
advertising structures; amusement centres; backpackers' hostels; bed and breakfasts; child care centres; clubs; commercial premises; commercial signs; community centres; dwelling houses; educational establishments; high technology industries; home industries; hospitals; hotels; light industries; local businesses; medical centres; multiple dwellings; non-structural advertisements; places of assembly; places of public worship; private hotels; public buildings; recreation areas; recreation facilities; restaurants; roads; serviced apartments; shops; under awning signs.

Any other development not included in subclause (2).

21F Zoning controls for Zone No 11 (a)—the Green Square Town Centre Zone

(1) **What are the objectives of the zone?** The objectives of Zone No 11 (a) are:

- (a) to establish the Green Square Town Centre as the major commercial, retailing, cultural and entertainment centre for Green Square, and
- (b) to allow for a mix of land uses that will:
 - (i) ensure that there is an appropriate balance between residential, retail, commercial and other land uses within the Green Square Town Centre, and
 - (ii) encourage the provision of a range of services and facilities to help meet the needs of the population and users of the Green Square Town Centre, and
 - (iii) generate employment in the Green Square Town Centre, and
- (c) to facilitate the development of buildings and works that are of a scale, character and design quality consistent with the other objectives of the zone, and
- (d) to encourage development that is compatible with the surrounding heritage conservation areas and heritage items, and
- (e) to ensure that the public domain of the Green Square Town Centre is fronted by high-quality buildings having a scale and alignment that both define, and

contribute positively to the amenity of, the public spaces (including parks, plazas and streets) they adjoin, and

- (f) to protect the amenity of parks and community places by protecting access to sunlight, providing shelter from the rain and minimising wind speeds, and
- (g) to provide active frontages to streets and other identified public spaces (including parks and plazas), and
- (h) to promote the vitality of the public domain by encouraging the location of active retail, food and beverage and entertainment uses, and of community and cultural facilities, at ground level (particularly at the edges of public plazas), and
- (i) to accommodate and integrate the management of stormwater (including floodwater) into the function and design of buildings in the Green Square Town Centre.

Zone No 11 (a) is intended to accommodate a vibrant residential, commercial, retail and cultural heart of Green Square. The scale and character of the Green Square Town Centre is supported by Zone No 11 (b), which promotes high-level public amenity through a circulation grid for vehicles and pedestrians, and a network of open spaces for active and passive recreation.

- (2) **What does not require development consent?** Exempt development referred to in clause 10A.
- (3) **What requires development consent?** Commercial development, residential development and retail development (each within the meaning of Division 2A of Part 4).
- (4) **What is prohibited?** Development not included in subclause (2) or (3).

21G Zoning controls for Zone No 11 (b)—the Green Square Town Centre Public Domain Zone

- (1) **What are the objectives of the zone?** The objectives of Zone No 11 (b) are:
 - (a) to provide for a well-balanced structural layout of public spaces and built areas within the Green Square Town Centre, and
 - (b) to establish a significant new people-oriented public town square, interconnected streets and other vibrant public plazas and public spaces that are designed to be safe, functional and visually interesting places to use, and that will provide appropriate settings for a range of people and varied social activities, and
 - (c) to promote the vitality of the public domain by encouraging public cultural expression, and

- (d) to allow for equitable access to, within and across the Green Square Town Centre for pedestrians, cyclists, public transport and other vehicles, and
- (e) to accommodate and integrate the management of stormwater (including floodwater) into the functional design of the public domain, and
- (f) to allow for the construction of buildings within the public domain where impacts on the amenity of the public domain spaces, and on adjoining buildings (both existing and future), can be demonstrated to be satisfactory, and
- (g) to allow for the construction of a below-ground communal car park and retail facilities in a certain part of the public domain.

The spatial proportions and location of Zone No 11 (b) are intended to provide an appropriate level of public amenity to support the intensity of development and mix of uses in Zone No 11 (a).

- (2) **What does not require development consent?** Any development that is identified in a plan of management adopted by the Council under the [Local Government Act 1993](#) and that does not involve the creation of any gross floor area.

Development for the purpose of:

gardening; landscaping.

Exempt development referred to in clause 10A.

- (3) **What requires development consent?** Any development that is identified in a plan of management adopted by the Council under the [Local Government Act 1993](#) and that involves the creation of gross floor area.

Development for the purpose of:

advertising structures ancillary to another use permitted by subclause (2) or this subclause; child care centres; communal car park; community centres; recreation areas; recreation facilities; retail facilities; roads (other than those permitted by subclause (2) or clause 55).

- (4) **What is prohibited?** Development not included in subclause (2) or (3).

Part 4 Special provisions

Division 1 Heritage conservation

22 Heritage aims

The consent authority must not grant consent to the carrying out of development on the site of a heritage item, or within a heritage conservation area or heritage streetscape area, unless it is of the opinion that the proposal is consistent with the following aims and

objectives:

- (a) to conserve the environmental heritage of the land to which this plan applies, and
- (b) to integrate heritage conservation into the planning and development control processes, and
- (c) to investigate and record sites which have archaeological potential, and
- (d) to provide for public involvement in matters relating to the conservation of environmental heritage, and
- (e) to ensure that any development is undertaken in a manner that is sympathetic to, and does not detract from, the heritage significance of heritage items, of heritage conservation areas and their setting, and of streetscapes within heritage streetscape areas and their setting, and
- (f) to ensure that any development is undertaken in a manner that is sympathetic to, and does not detract from, the heritage significance of distinctive streetscapes, landscapes and architectural styles which define the character of heritage conservation areas or streetscapes within heritage streetscape areas, and
- (g) to enable the adaptation of existing non-residential buildings or works of heritage significance in a manner which is compatible and sympathetic with the fabric and character of the building or works and the use and fabric of neighbouring land and buildings, and
- (h) to encourage the restoration or reconstruction of buildings or works which are heritage items or buildings and works that contribute to the character of heritage conservation areas or streetscapes within heritage streetscape areas, and
- (i) to require, when considered necessary, the consideration of a statement of heritage impact or a conservation management plan before consent is granted for development relating to a heritage item, or development within a heritage conservation area or a heritage streetscape area, or development relating to a building older than fifty years, and
- (j) to ensure the sympathetic use of sites containing buildings or facades of historic or streetscape importance which contribute to the character of the locality.

23 Protection of heritage items

- (1) A person must not, in respect of a building, work, relic, tree or place that is a heritage item:
 - (a) demolish, dismantle, move or alter the building, work, relic, tree or place, or
 - (b) damage or remove the relic, or

- (c) excavate land for the purpose of discovering, exposing or moving the relic, or
 - (d) damage or despoil the tree or place, or
 - (e) erect a building on, or subdivide, land on which the building, work or relic is situated or that comprises the place, or
 - (f) damage any tree or land on which the building, work or relic is situated on or on the land which comprises the place, or
 - (g) make structural changes to the interior of the building or work,
- except with the consent of the consent authority.

- (2) Consent must not be granted to a development application required by subclause (1) unless the consent authority has taken into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the item.

Note—

The website of the Heritage Branch of the Department of Planning has publications that provide guidance on assessing the impact of proposed development on the heritage significance of items (for example, *Statements of Heritage Impact*).

- (3) The consent authority may decline to grant a development application required by this clause until it has considered a statement of heritage impact or a conservation management plan, so as to enable it to fully consider the heritage significance of the item and the impact of the proposed development on the significance of the item and its setting.

23A Protection of heritage conservation areas and heritage streetscapes

- (1) A person must not:
- (a) demolish or alter a building or work within a heritage conservation area or heritage streetscape area, or
 - (b) damage a relic within any such area, or
 - (c) excavate land for the purpose of discovering, exposing or moving a relic within any such area, or
 - (d) damage or despoil a place within any such area, or
 - (e) erect a building or subdivide (otherwise than by a strata plan) within any such area, or
 - (f) damage any tree or land within any such area, or
 - (g) make structural changes to the interior of a building or work within any such area,

except with the consent of the consent authority.

- (2) The consent authority must not grant consent to a development application required by subclause (1), being an application to erect a new building or to alter an existing building, unless it has made an assessment of:
 - (a) the pitch and form of the roof, and
 - (b) the style, size, proportion and position of the openings for windows and doors, and
 - (c) whether the colour, texture, style, size and type of finish of materials to be used on the exterior of the building are compatible with the materials used in the existing buildings in the heritage conservation area or heritage streetscape area in which the building is situated, and
 - (d) the impact on the landscape.
- (3) The consent authority may decline to grant a development application required by this clause until it has considered a statement of heritage impact or a conservation management plan, so as to enable it to fully consider the heritage significance of the heritage conservation area or streetscape within the heritage streetscape area and the impact of the proposed development on the significance of the heritage conservation area or streetscape.

23B Buildings older than fifty years

The consent authority may decline to grant a development application that proposes building work relating to a building older than fifty years until it has considered a statement of heritage impact, so as to enable it to fully consider the heritage of the building and the impact of the proposed development on the significance of the building and its setting.

24 Development in the vicinity of heritage items, heritage conservation areas, heritage streetscape areas, archaeological sites or potential archaeological sites

The consent authority must not grant consent to development on land in the vicinity of a heritage item, a heritage conservation area, a heritage streetscape area, an archaeological site or a potential archaeological site unless it has considered an assessment of the impact the proposed development will have on the heritage significance, curtilage and setting of the heritage item, on the heritage significance of buildings within the heritage conservation area, or on the heritage significance of the streetscape within the heritage streetscape area or of the actual or potential archaeological site, as well as the impact of the development on any significant views to or from the heritage item, heritage conservation area or streetscape.

25 Heritage advertisements

- (1) The following development is identified as advertised development for the purposes

of section 79A of the Act:

- (a) the complete or substantial demolition of a heritage item or a building, work, relic, tree or place in a heritage conservation area or a streetscape within a heritage streetscape area, or
 - (b) the complete or substantial demolition of any significant feature of a heritage item, or
 - (c) the carrying out of any development under clause 26 (relating to heritage conservation incentives).
- (2) (Repealed)
- (3) Where a person makes a development application in relation to land that is the site of a heritage item or a site within a heritage conservation area or a heritage streetscape area, the consent authority must issue a notice of that application to owners and occupiers of adjoining land and other owners and occupiers (if any) who, in the opinion of the consent authority, may be affected by the development.

26 Heritage conservation incentives

- (1) The consent authority may grant consent to the use, for any purpose, of a building that is a heritage item, or of land on which such an item is erected, even though the use would otherwise be prohibited by this plan, if it is satisfied that:
- (a) the retention of the heritage item depends on the granting of consent, and
 - (b) the proposed use adopts and implements:
 - (i) all recommendations detailed in a management policy identified within a conservation management plan endorsed by the consent authority, or
 - (ii) all steps for minimising negative impacts detailed in a statement of heritage impact endorsed by the consent authority.
- (2) When considering an application for consent to erect a building on land on which a heritage item is retained and conserved, the consent authority may exclude the floor space of the heritage item from its calculation of parking spaces for the proposed development if it is satisfied that:
- (a) any proposed car parking area would not adversely affect the heritage significance of the heritage item,
 - (b) any proposed car parking area will not adversely affect the amenity of the locality and its streetscape qualities, and
 - (c) the conservation of the heritage item depends on the making of the exclusion of that floor space.

- (3) When considering an application for consent to erect a building on land on which a heritage item, identified by an asterisk in Schedule 2, is retained and conserved, the consent authority may exclude the floor space of the buildings within the site area that comprise the heritage item from its calculation of the floor space of all buildings that will be on the land, but only if it is satisfied that:
 - (a) any proposed additional floor space would not adversely affect the heritage significance of the heritage item,
 - (b) any proposed additional floor space will not adversely affect the amenity of the locality and its streetscape qualities, and
 - (c) the conservation of the heritage item depends on the making of the exclusion of that floor space.
- (4) Any application made for a consent to which this clause applies is taken to be an application for consent for advertised development for the purposes of section 79A of the Act.

27 Development of a site or place of potential or known archaeological significance

- (1) The consent authority may grant consent to the carrying out of development on an archaeological site that has Aboriginal heritage significance or a potential archaeological site that is reasonably likely to have Aboriginal heritage significance only if:
 - (a) it has considered an assessment of how the proposed development would affect the conservation of the site and any relic known or reasonably likely to be located at the site prepared in accordance with the guidelines for the time being notified to it by the Director-General of National Parks and Wildlife, and
 - (b) except where the proposed development is integrated development, it has notified the local Aboriginal communities (in such a way as it thinks appropriate) of the development application and taken into consideration any comments received in response within 21 days after the notice was sent, and
 - (c) it is satisfied that any necessary consent or permission under the [National Parks and Wildlife Act 1974](#) has been granted.
- (2) The consent authority may grant consent to the carrying out of development on an archaeological site that has non-Aboriginal heritage significance or a potential archaeological site that is reasonably likely to have non-Aboriginal heritage significance only if:
 - (a) it has considered how the proposed development would affect the conservation of the site and any relic known or reasonably likely to be located at the site, prepared in accordance with any guidelines for the time being notified to it by the Heritage

Council, and

- (b) it is satisfied that any necessary excavation permit required by the *Heritage Act 1977* has been granted.

Division 2 Development at Green Square

27A Vision for Green Square

- (1) The vision for Green Square is to transform Green Square into an attractive, vibrant and sustainable urban place by capitalising on the opportunities created by:
 - (a) the area's strategic location between Sydney's most significant economic gateways: the Central Business District, Kingsford Smith Airport and Port Botany, and
 - (b) the construction of the New Southern Railway and Green Square Railway Station.
- (2) Four key concepts sustain this vision:

- (a) **Diversity**

- This applies to the development of a mix of land uses, a range of building types, diverse public spaces, and employment and housing choices, which will support a socially diverse community, underpinning a vibrant city that offers complex experiences and social contact.

- (b) **Connectivity**

- This applies to an accessible network of public spaces and public streets, which integrate existing and future landscapes and buildings.

- (c) **Interdependency**

- This applies to the need for compatibility between land uses, to the high quality urban design response of buildings to public spaces, the interdependency of the social and physical environment, and the relationship of the Green Square area to the City South Region.

- (d) **Long-term growth**

- This applies to the development of an urban strategy that can accommodate and support renewal and growth of Green Square into a compact sustainable urban area over a long period of time.

27B Planning principles for Green Square

The planning principles for Green Square are set out in Schedule 4. Those principles are underpinned by the key concepts of diversity, connectivity, interdependency and long-term growth.

The Council must take those principles into consideration before granting consent to any development within Green Square.

27C Determination of development applications

- (1) The Council must not grant consent for development of any land within Green Square unless:
 - (a) there is a masterplan adopted by the Council for the development site comprising that land or within which that land is situated, and
 - (b) the development is consistent with the masterplan.
- (2) The Council may waive the requirement for a masterplan because of the minor nature of the development concerned, the adequacy of other planning controls that apply to the proposed development, or for such other reasons as the Council considers sufficient.
- (3) If:
 - (a) the Council has waived the requirement for the masterplan under subclause (2),
or
 - (b) a draft masterplan for the development site has been submitted to the Council for adoption, and that draft masterplan:
 - (i) has not been adopted by the Council before or within 60 days after the date on which the development application was lodged, or
 - (ii) has been rejected by the Council,

then subclause (1) does not apply, but when the Council assesses the development application it must have regard to the criteria in clause 27D (4) (a)–(m).

27D Preparation of masterplans

- (1) A draft masterplan may only be prepared by or on behalf of the owner or lessee of the land concerned.
- (2) The South Sydney Development Corporation may prepare a draft masterplan on behalf of the owners for the area shown in heavy red edging on the map marked "*South Sydney Local Environmental Plan 1998 (Amendment No 2)—Green Square—Zoning*" and the map marked "*South Sydney Local Environmental Plan 1998 (Amendment No 7)—Green Square—Zoning*".
- (3) A draft masterplan should be prepared following consultation with the Council and any relevant public authorities or corporations.
- (4) A masterplan is to outline long-term proposals for the development of the land to

which it applies, and illustrate and explain, where appropriate, the following:

- (a) how those proposals address the vision for Green Square set out in clause 27A, the planning principles set out in Schedule 4, and any development control plan adopted for Green Square by the Council,
- (b) design principles drawn from analysis of the site and its context,
- (c) phasing of the development,
- (d) distribution of land uses, including open space,
- (e) pedestrian, cycle and vehicle access and circulation networks,
- (f) parking provision,
- (g) subdivision pattern,
- (h) infrastructure provision,
- (i) building envelope and built form controls,
- (j) heritage conservation,
- (k) site remediation,
- (l) open space provision, its function and landscaping,
- (m) opportunities for the provision of public art.

27E Consultation

- (1) Immediately after receiving a draft masterplan, the Council must advertise it in a newspaper circulating in the locality and exhibit it at the Council's offices for not less than 21 days for public comment.
- (2) The Council must take into account any written submissions made about the content of the draft plan during the exhibition period.

27F Adoption of masterplans

- (1) Following the exhibition of the draft masterplan, the Council may adopt it without variation, or adopt it with such variation made in response to submissions arising out of its exhibition as the Council considers appropriate, or reject it.
- (2) When a masterplan is adopted, the Council must advertise the adoption in a newspaper circulating in the locality.
- (3) A copy of the masterplan must be available for inspection at the Council's offices.

27G Amendment of masterplans

- (1) A masterplan may be amended.
- (2) The Council may request the preparation of a draft amendment for the purpose of keeping a masterplan up-to-date.
- (3) This Division applies to the amendment of a masterplan in the same way as it applies to the preparation of a masterplan.
- (4) A masterplan may be amended or replaced by a subsequent masterplan.

27H Masterplans may not implement certain planning standards

- (1) The Council may adopt a masterplan or an amendment of a masterplan even if the masterplan proposes development in accordance with planning standards that differ from those contained in a development control plan.
- (2) Before adopting such a masterplan or amendment, the Council must be satisfied that:
 - (a) a better development solution will result, and
 - (b) the land use mix proposed is consistent with the relevant zone objectives (including the desired mix of uses for the relevant zone), and
 - (c) the total floor space of all buildings within a development will not increase above that allowed by the development control plan as a result of the masterplan, and
 - (d) the total land available for public recreation areas within the site will not be reduced below that required by a previous masterplan or amendment.

27I Application of zone objectives to masterplans

For the purposes of applying the requirements made by zone objectives and clause 27J to land to which a masterplan applies, and in particular for the purposes of assessment of the percentage of the non-residential component of a site, the Council needs only to be satisfied that the overall percentage of non-residential use will be achieved over the whole of the land to which a masterplan applies, irrespective of its distribution in relation to individual allotments comprising the masterplan site.

27J Non-residential development on development sites in Zones Nos 10 (b) and 10 (c)

- (1) Subject at all times to clause 27I, the Council must not grant consent to any development on land within Zone No 10 (b) until it is satisfied that no more than 25% of the total floor space proposed for a development site will be available for non-residential development.
- (2) Subject at all times to clause 27I, the Council must not grant consent to any development on land within Zone No 10 (c) until it is satisfied that at least 25% of the

total floor space proposed for a development site will be available for non-residential development.

27K Amusement centres in Green Square

Despite any other provision of this plan, in order to protect the amenity of the Green Square locality, consent may be granted for development for the purpose of amusement centres on land within Green Square only if the centres are ancillary to another use allowed in the zone applying to the land.

Division 2A Green Square Town Centre

27KA Land to which Division applies

This Division applies to such of the land to which this plan applies as is within the Green Square Town Centre.

Note—

When this Division commenced, no part of the Green Square Town Centre was land to which this plan applies.

27KB Application of SEPP No 1 and SEPP No 4

- (1) *State Environmental Planning Policy No 1—Development Standards* does not apply to land to which this Division applies.
- (2) Part 2 of *State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development* (clauses 10–11E excepted) does not apply to land to which this Division applies.

27KC Definitions

In this Division:

commercial development means development for any of the following purposes:

advertising structures; amusement centres; backpackers' hostels; car parking stations; child care centres; clubs; commercial premises; commercial signs; community centres; educational establishments; high technology industries; hospitals; hotels; medical centres; motels; motor showrooms; places of assembly; places of public worship; private hotels; public buildings; recreation areas; recreation facilities; restaurants; restricted premises.

communal car park means a car park which includes unreserved spaces for the use of the general public or other users of, and visitors to, the Green Square Town Centre and may also include dedicated car parking spaces for a particular land use or development site.

communal car parking space means a designated car parking space which is not allocated by title or arrangement to any single use or owner and is available for use by

the general public, shared vehicles or other users of, or visitors to, the Green Square Town Centre.

residential development means development for any of the following purposes:

bed and breakfasts; boarding houses; child care centres; community centres; dwelling houses; educational establishments; home industries; local businesses; local shops; multiple dwellings; professional consulting rooms; serviced apartments.

retail development means development for any of the following purposes:

advertising structures; amusement centres; child care centres; clubs; commercial signs; hotels; markets; restaurants; shops.

shared vehicles means vehicles which are provided for shared or communal use and includes recognised car share scheme vehicles and taxis.

27KD Development on sites within the Green Square Town Centre that have frontage to Botany Road or Bourke Street

- (1) The Council may grant consent to development for the purpose of visitor and tourist accommodation, including hotels or motels, on land having frontage to Botany Road or Bourke Street, or both, if it is satisfied that the amenity of residential uses permitted on the development site or on any adjoining development site will not be detrimentally affected by the development.
- (2) Any visitor or tourist accommodation referred to in subclause (1) is taken to be residential development for the purposes of clause 27KF.

27KE Architectural design standards

The Council must not grant consent to development on land within the Green Square Town Centre unless it is satisfied that:

- (a) a high standard in terms of architectural design, materials and detailing will be achieved, and
- (b) the form and external appearance of the buildings associated with the development will contribute in a positive manner to the quality, amenity and character of the public domain, consistent with the objectives of the zone in which it is carried out.

27KF Gross floor area and land use mix

- (1) Subject to subclause (2), the Council must not grant consent to the carrying out of non-conforming development on any development site.
- (2) The Council may grant consent to the carrying out of non-conforming development on any development site if it is satisfied that:

- (a) the total gross floor area of all development on that site will not differ by more than 10% from the total gross floor area specified for that site in Part 2 of Schedule 5, and
- (b) the proportion of the gross floor area of the development in respect of each purpose specified in Part 2 of Schedule 5 (commercial, residential or retail):
 - (i) if the proportion so specified in relation to that purpose is other than “nil”, will not differ by more than 10% from the proportion so specified (where, for example, 18% and 22% each differ by 10% from 20%), and
 - (ii) if the proportion so specified in relation to that purpose is “nil”, will not exceed 5% of the gross floor area of the development, and
- (c) the design of the development is derived from, and supported by, a rigorous analysis of the development site, and
- (d) the development will result in a built form that contributes positively to the amenity of the public domain, and will not have a significant adverse effect on the use of any adjoining land, and
- (e) the development will achieve the objectives of the zone in which it is carried out in a manner that equals, or better, that which would result from the carrying out of conforming development on that site.

(3) For the purposes of this clause:

conforming development, in relation to a development site, means development that results in a total gross floor area, and a mix of commercial, residential and retail development, equal to the total gross floor area and total mix of development specified for that site in Part 2 of Schedule 5.

development site means a site identified on the map shown in Part 1 of Schedule 5.

non-conforming development, in relation to a development site, means development that is not conforming development in relation to that site.

27KG Maximum height

- (1) The Council must not grant consent to the erection on any land within the Green Square Town Centre of any building whose height exceeds the maximum height for development on that land, expressed as reduced level (RL), as shown on the Green Square Town Centre Height Map.
- (2) Despite the development standard established by subclause (1), consent may be granted to the erection on any such land of a building whose height exceeds the relevant maximum height if the Council is satisfied that:

- (a) the granting of such consent:
 - (i) will not create an undesirable precedent for other development, and
 - (ii) will not diminish the overall effect of the development standard for development in the vicinity of that land, and
- (b) the particular physical attributes of the land (in terms of location, context, slope, site configuration and the like) will render the strict application of the development standard unreasonable or unnecessary in the circumstances, and
- (c) the proposed building will improve or contribute positively to the public domain and will achieve design excellence, and
- (d) the relevant maximum height will not be exceeded by more than 10%.

(3) In this clause:

Green Square Town Centre Height Map means the map marked “*South Sydney Local Environmental Plan 1998—Green Square Town Centre—Maximum Height*”.

height, in relation to a building, means the height of the highest point of the building (excluding plant and lift overruns, communication devices and the like).

27KH Floodwater management

- (1) The Council must not consent to development on land within the Green Square Town Centre unless it is satisfied that the development:
 - (a) will not adversely affect flood behaviour, including:
 - (i) the flood peak at any point upstream or downstream of the proposed development, and
 - (ii) the flow of floodwater on adjoining lands, and
 - (b) will not significantly increase any flood hazard or the likelihood of flood damage to any property, and
 - (c) will not restrict the capacity of any floodway, and
 - (d) will not increase the risk to the lives or personal safety of members of the public or emergency services and rescue personnel, and
 - (e) incorporates any freeboard levels and other flood proofing measures adopted by the Council in any relevant floodplain risk management policy.
- (2) Without limiting subclause (1), the Council must not consent to development on land situated on the southern corner of Botany Road and O’Riordan Street, as shown hatched on the map, unless it is satisfied that:

- (a) the development is consistent with any relevant floodplain risk management policies and local flood plans that have been adopted by the Council, and
- (b) on completion of the development, the land will achieve a low hazard categorisation for a 1% AEP (Annual Exceedance Probability) flood event (as defined in the *Floodplain Development Manual*), having regard to the design of the development, including flood proofing and flood modification measures, and
- (c) the development does not create or materially contribute to a significant risk to the safety of persons in a probable maximum flood (as defined in the *Floodplain Development Manual*).

(3) This clause does not limit the operation of clause 38.

(4) In this clause:

Floodplain Development Manual means the NSW Government's *Floodplain Development Manual*, as published in April 2005.

floodplain risk management policy means a floodplain risk management plan or policy that has been prepared in accordance with the *Floodplain Development Manual*.

local flood plan includes any plan that sets out evacuation measures in the event of flooding.

27KI Suspension of certain covenants, agreements and instruments

- (1) For the purpose of enabling development to be carried out in accordance with this Division or in accordance with a consent granted under the Act, any agreement, covenant or similar instrument imposing restrictions as to:
 - (a) the erection or use of buildings for certain purposes on land within the Green Square Town Centre, or
 - (b) the use of land within the Green Square Town Centre for certain purposes,to the extent necessary to serve that purpose, does not apply to any such development.
- (2) Nothing in subclause (1) affects the rights or interests of any public authority under any registered instrument.
- (3) Pursuant to section 28 of the Act, before the making of this clause the Governor approved of subclause (1).

27KJ Area for below-ground communal car parking and retail development in Zone No 11 (b)

The Council must not grant consent to development for the purpose of a communal car

park or retail facilities on land within Zone No 11 (b) unless it is satisfied that the development will be:

- (a) located on land shown edged by a red dotted line on the map marked “*South Sydney Local Environmental Plan 1998 (Amendment No 19)—Green Square Town Centre—Zoning*”, and
- (b) located below existing ground level.

27KK Communal car park in Zone No 11 (b)

(1) The objectives of this clause are:

- (a) to provide for a shared, publicly accessible car park which maximises the utility of spaces amongst users and uses, and
- (b) to ensure that the design and operation of the car park:
 - (i) enhances safety and security, and
 - (ii) encourages and incorporates provisions for other forms of transport including motorbikes, bicycles, shared vehicles and community buses.

(2) The Council must not grant consent to development for the purpose of a communal car park within Zone No 11 (b) unless it is satisfied that:

- (a) appropriate arrangements have been made to ensure co-ordinated, ongoing management and communal use of the car park, and
- (b) appropriate facilities, including change and storage facilities, are provided for motorbike and bicycle users, and
- (c) appropriate arrangements for shared vehicles, community buses and the like are provided, and are to be clearly and prominently identified, and
- (d) appropriate arrangements have been made to reduce the number of private parking spaces available if the number of communal car parking spaces is insufficient to meet demand, and to designate those spaces as communal car parking spaces.

27KL Gross floor area for below-ground facilities in Zone No 11 (b)

The area of the following car parking spaces in a communal car park is to be included as part of the gross floor area of all development on a development site under clause 27KF:

- (a) car parking spaces that are allocated, by arrangement, to a particular **development site** (within the meaning of clause 27KF), and
- (b) exceed, when added to the number of car parking spaces located on the development site, the number of car parking spaces permitted for that development site by a

development control plan or policy of the Council.

Division 3 Affordable housing at Green Square

27L Affordable housing aims and objectives

Because land values in Green Square may reasonably be expected to increase when land in the area is developed in accordance with this plan, development in Green Square should provide different kinds of housing, including affordable housing, to ensure that households on very low to moderate incomes may live in the area.

Development in Green Square should promote and retain a socially diverse residential population representative of all income groups.

27M Definitions

In this Division:

affordable housing has the same meaning as in the Act.

affordable housing provisions means the provisions of the *Green Square Affordable Housing Development Control Plan*, as in force from time to time, setting out a scheme for the provision and management of affordable housing in the Green Square area in accordance with the affordable housing principles. Copies of the development control plan are available from the Council's administrative offices.

total floor area means the total of the areas of each floor of a building. The area of each such floor is taken to be the area within the outer face of the external enclosing walls, but excluding:

- (a) columns, fins, sun control devices, awnings and other elements, projections or works outside the general lines of the outer face of the external walls (other than balconies comprising the minimum balcony area required by the Council, and excluding any additional area), and
- (b) the maximum ancillary car parking permitted by the Council and any associated internal vehicular and pedestrian access to that car parking, and
- (c) space for the loading and unloading of goods.

very low income households, low income households and **moderate income households** have the same meanings as in clause 8 of [State Environmental Planning Policy No 70—Affordable Housing \(Revised Schemes\)](#).

27N Green Square affordable housing principles

The **Green Square affordable housing principles** are as follows:

- (a) affordable housing should be provided and managed in the Green Square locality so

that a socially diverse residential population representative of all income groups is created and maintained,

- (b) affordable housing that is provided is to be made available to a mix of households on very low, low and moderate incomes,
- (c) affordable housing that is provided is to be rented to eligible households at an appropriate rate of gross household income,
- (d) dwellings provided for affordable housing are to be managed so as to maintain their continued use for affordable housing,
- (e) affordable housing is to consist of dwellings constructed to a standard which in the opinion of the Council is consistent with other dwellings in the Green Square locality.

270 Matters for consideration by consent authority

- (1) Before granting consent to any proposed development of land within Green Square in Zone No 10 (a), 10 (b), 10 (c), 10 (d), 10 (e), 11 (a) or 11 (b), the consent authority is to take into consideration the following:
 - (a) the aims and objectives of this Division,
 - (b) the Green Square affordable housing principles,
 - (c) the affordable housing principles set out in Schedule 2 to *State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)*,
 - (d) the need for development to provide different kinds of housing, including affordable housing, to ensure that households on very low, low and moderate incomes may be able to afford to live in Green Square,
 - (e) the impact of the proposed development on the existing mix and likely future mix of residential housing stock within Green Square.
- (2) Subclause (1) does not apply to land shown as being within Zone No 10 (d) on the map marked “*South Sydney Local Environmental Plan 1998 (Amendment No 11)—Green Square—Zoning*”.

27P Affordable housing conditions

- (1) Before granting consent to the carrying out of development (other than subdivision) on land in Green Square within Zone No 10 (a), 10 (b), 10 (c), 10 (d), 10 (e), 11 (a) or 11 (b), the consent authority must consider whether an affordable housing condition should be imposed on the consent.
- (2) The following are ***affordable housing conditions***:
 - (a) A condition requiring the payment of a monetary contribution to the consent

authority by the applicant to be used for the purpose of providing affordable housing in accordance with the Green Square affordable housing principles and the affordable housing provisions that is the value, calculated in accordance with those provisions, of the following **total amount**:

- (i) 3% of so much (if any) of the total floor area to which the development application relates as is intended to be used exclusively for residential purposes, and
- (ii) 1% of so much (if any) of that total floor area as is not intended to be used exclusively for residential purposes.

(b) If that total amount is sufficient, a condition requiring:

- (i) the dedication in favour of the consent authority, free of cost, of land of the applicant comprised of one or more complete dwellings with a total floor area of not more than that total amount, each dwelling having a total floor area of not less than 50 square metres, and
- (ii) if the amount of total floor area of the complete dwelling or dwellings is less than that total amount, the payment of a monetary contribution to the consent authority by the applicant that is the value, calculated in accordance with the affordable housing provisions, of the total floor area equivalent to the difference between those amounts,

to be used for the purpose of providing affordable housing in accordance with the Green Square affordable housing principles and the affordable housing provisions.

(3) To remove any doubt:

- (a) it does not matter whether the total floor area concerned was in existence before, or is created after, the commencement of this Division, or whether the area concerned replaces a previously existing area, and
- (b) demolition of a building or a change in the use of land does not give rise to a claim for a refund of any amount that has been contributed under this clause for use for affordable housing.

(4) This clause authorises the imposition of an affordable housing condition when the consent authority grants consent to the carrying out of development (other than subdivision) on land in Green Square within Zone No 10 (a), 10 (b), 10 (c), 10 (d), 10 (e), 11 (a) or 11 (b), subject to section 94F (3) (c) and (4) of the Act and clauses 27Q and 27R.

(5) However, a consent authority is not authorised to impose an affordable housing condition unless at least one of the circumstances described in section 94F (1) (a)-(d) of the Act exists.

(6) This clause and any condition imposed under it are subject to section 94G of the Act.

27Q Development exempted from affordable housing conditions

This Division does not authorise an affordable housing condition to be imposed in the case of a development application seeking consent for development:

- (a) for residential purposes, if the proposed development will result in the creation of less than 200 square metres of total floor area, or
 - (b) for non-residential purposes, if the proposed development will result in the creation of less than 60 square metres of total floor area, or
 - (c) for the purpose of public housing, or
 - (d) for the purpose of affordable housing, if the applicant for consent is a community housing or non-profit organisation, or
 - (e) for the purpose of community facilities, or
 - (f) for the purpose of a public road, or a public utility undertaking or facility,
- and for no other purpose.

27R Affordable housing conditions after initial development

An affordable housing condition is not authorised to be imposed with respect to an amount of total floor area if the consent authority is satisfied that a condition of consent has previously been imposed pursuant to this Division with respect to the same or an equivalent amount of total floor area.

27S, 27T (Repealed)

Division 4 Miscellaneous

28 Built environment design principles and masterplans

- (1) The Council, in determining an application for consent to the carrying out of any development on land to which this plan applies, must take into consideration whether the development:
 - (a) has been designed to reinforce and protect the local topography and setting, and
 - (b) reinforces and enhances the streetscape and character of the locality, and
 - (c) is compatible with the scale and design of neighbouring development, and
 - (d) has been designed with adequate provision for the intended occupants, and those in the vicinity of the site of the proposed development, in terms of:

- (i) privacy, and
 - (ii) access to sunlight, and
 - (e) has been designed so as to be energy efficient in terms of natural:
 - (i) lighting, and
 - (ii) ventilation, and
 - (iii) heating and cooling, and
 - (f) establishes and enhances the public domain, and
 - (g) has been designed so as to preserve predominant view lines and vistas enjoyed from parks, reserves, roadways, footpaths and other areas of the public domain, and
 - (h) encourages complementary land uses and activities.
- (2) The Council, before granting consent to the carrying out of development on land within Zone No 5 or comprising a site area of 5,000 square metres or more, must take into consideration any masterplan for the land that is available to the Council.

29 Subdivision of land

- (1) A person must not subdivide land to which this plan applies without the consent of the Council, unless that subdivision is exempt development referred to in clause 10A.
- (2) Despite subclause (1), subdivision under the *Strata Schemes (Freehold Development) Act 1973* or the *Strata Schemes (Leasehold Development) Act 1986* does not require development consent, except:
 - (a) in the case of a building to which Part 3 of *State Environmental Planning Policy (Affordable Rental Housing) 2009* applies, or
 - (b) where the building has been designed or approved for occupation as a single unit.

30 Acquisition and development of land reserved for roads

Note—

Nothing in this clause is to be construed as requiring a public authority to acquire land—see section 27 (3) of the Act.

- (1) The owner of any vacant land within Zone No 9 (a) may, by notice in writing, require:
 - (a) the R.T.A., in the case of land that is included in the 5-year works program of the R.T.A. current at the time of receipt of the notice, or
 - (b) the Corporation, in any other case,

to acquire the land.

- (2) The owner of any land within Zone No 9 (a) that is not vacant may, by notice in writing, require the R.T.A. to acquire the land if:
 - (a) the land is included in the 5-year works program of the R.T.A. current at the time of the receipt of the notice, or
 - (b) the R.T.A. has decided not to give concurrence to an application for consent to the carrying out of development on the land, or
 - (c) the R.T.A. is of the opinion that the owner of the land will suffer hardship if the land is not acquired within a reasonable time.
- (3) On receipt of a notice under this clause, the R.T.A. or the Corporation, as the case may be, must acquire the land unless the land might reasonably be required to be dedicated for a public road.
- (4) A person may, with the consent of the Council, carry out development on land within Zone No 9 (a):
 - (a) for a purpose for which development may be carried out (with or without the consent of the Council) on land in an adjoining zone, or
 - (b) for any purpose which is compatible with development which may be carried out on land in an adjoining zone.
- (5) (Repealed)
- (6) Land acquired under this clause may be developed, with the consent of the Council, for any purpose, until such time as it is required for the purpose for which it was acquired.

31 Acquisition of certain land reserved by zoning

- (1) The owner of any land within Zone No 9 (b) or 9 (c) may, by notice in writing, require the Council to acquire the land, but only if:
 - (a) the land is included in the Council's Section 94 Contributions Plan or a Works Program of the Council that is current at the time of the receipt of the notice, or
 - (b) the Council has decided not to grant consent to the carrying out of development on the land, on the basis of those matters specified in subclause (3), or
 - (c) the Council is of the opinion that the owner of the land will suffer hardship if the land is not acquired within a reasonable time.
- (2) On receipt of a notice under this clause, the Council must acquire the land unless the land might reasonably be required to be dedicated for:

- (a) local roads in the case of land within Zone No 9 (b), or
 - (b) local recreation in the case of land within Zone No 9 (c).
- (3) In deciding whether to grant consent to proposed development within Zone No 9 (b) of 9 (c), the Council must take the following matters into consideration:
- (a) in the case of land within Zone No 9 (b), the need to use the land for the purpose of local roads, and
 - (b) in the case of land within Zone No 9 (c), the need to use the land for the purpose of local recreation, and
 - (c) the imminence of acquisition, and
 - (d) the likely additional cost to the Council resulting from the carrying out of the proposed development.
- (4) Land acquired under this clause may be developed, with the consent of the Council, for any purpose, until such time as it is required for the purpose for which it was acquired.

32 Tree preservation orders

A tree preservation order made in relation to land to which this plan applies, and in force immediately before the appointed day, is taken to be a tree preservation order made by the Council under clause 8 of the *Environmental Planning and Assessment Model Provisions 1980* as adopted by this plan and may be rescinded or varied in accordance with that clause.

33 Community use of educational establishments

The Council may grant development consent to community use of the land and facilities of educational establishments and to the commercial operation of those facilities and their sites.

34 Retailing of bulky goods in the industrial zone

- (1) This clause applies to land within Zone No 4.
- (2) Subject to subclause (3), nothing in this plan prevents a person, with the consent of the Council, from carrying out on land to which this clause applies, development for the purpose of bulky goods retailing from a building or site in or on which those goods are stored, manufactured, displayed or processed.
- (3) The Council must not grant consent to an application for consent to carry out development referred to in subclause (2) unless it is satisfied:
 - (a) that the proposed development will not detrimentally affect existing or future

industrial development within the zone in which the land concerned is situated, and

- (b) that to grant consent would not, by reason of the number of retail outlets which exist or are proposed on land within Zone No 4, detract from the predominantly industrial nature of the zone.

35 Temporary use of land

Despite the other provisions of this plan, the Council may grant consent to the carrying out, on the land to which this plan applies, of development (other than designated development) for any purpose for a maximum period of 28 days, whether consecutive or non-consecutive, in any one year.

36 Development in Zone No 6 (a) or 6 (b)

Council must not grant consent to development on publicly owned land in Zone No 6 (a) or 6 (b) unless it has taken into consideration all of the following:

- (a) the need for the proposed development on that land, and
- (b) whether the impact of the proposed development will be detrimental to the existing or future use of the land, and
- (c) whether the proposed development will be secondary and complementary to the existing use of land for public recreation, and
- (d) whether the proposed development will significantly diminish public use and access to public open space, and
- (e) whether the proposed development is compatible with adjacent uses in relation to its height, bulk, noise generation, traffic generation, and any other aspects that might conflict with surrounding land uses, and
- (f) whether the proposed development is consistent with any plan of management adopted by the Council, and
- (g) whether the height of any proposed building or structure is visually sympathetic to existing vegetation and the topography.

37 Non-residential development in Zone No 10

- (1) The object of this clause is to promote the objectives of Zone No 10 and to allow buildings or parts of buildings in that zone which are used for residential purposes to be used for mixed use purposes while ensuring that the mixed use does not have an adverse impact on the character of the suburb.
- (2) The Council must not grant consent to the use for non-residential purposes of a building or land within Zone No 10 that was being used for residential purposes on the

appointed day (24 April 1998), unless it is satisfied that:

- (a) the change of use will not significantly erode the residential character and identify of the locality, and
- (b) the change of use will not significantly reduce the level of residential accommodation in the locality, and
- (c) the non-residential use on the site will be secondary to the residential use on the site, and
- (d) the non-residential use will not have an adverse impact on the amenity of the predominant residential use on the site, and
- (e) the proposed development is consistent with the objectives of Zone No 10.

38 Flood liable land

The Council must not grant consent to the erection of a building or the carrying out of works on land to which this plan applies if, in the opinion of the Council:

- (a) the land is within a floodway, and
- (b) the carrying out of the proposed development is likely:
 - (i) to adversely impede the flow of floodwaters on the land or land in its immediate vicinity, or
 - (ii) to imperil the safety of persons on that land or land in its immediate vicinity in the event of the land's being inundated with flood waters, or
 - (iii) to aggravate the consequences of floodwaters flowing on that land or land in its immediate vicinity with regard to erosion or siltation, or
 - (iv) to have an adverse effect on the water table of that land or of land in its immediate vicinity.

39 Contaminated land

- (1) The Council must not grant consent to an application for a residential, child care centre or commercial use of a parcel of land which has previously been occupied by an industrial use, or of any part of the site of the former Royal Alexandra Hospital for Children at Camperdown (being the land to which *South Sydney Local Environmental Plan No 139* applied) unless it has considered the following matters:
 - (a) the identification of any potential contamination, based on details of site history and any other available information, and
 - (b) the need for contamination treatment procedures such as further testing, and the need for remediation and the preparation of validation plans.

- (2) Before it grants consent for any remediation of land, the Council must consider the following:
 - (a) a report on sampling procedures and testing results for the land,
 - (b) remediation plans for the land,
 - (c) validation plans for the land.
- (3) For the purposes of this clause:

remediation plan means the details describing the remediation activity such as the objectives of the plan, the remediation methodology proposed and the targets, timetable, quality, quality control procedures and precautions to be taken during remediation of the land.

validation plan means the guidelines detailing the methodology by which the applicant or its consultant intends verifying that the remediation work has been satisfactorily carried out. It contains the requirements for post-rehabilitation testing and the justification for it. Validation plans may be included within a remediation plan.

40 Development in the vicinity of Alexandra Canal

- (1) A person must not erect any structure on land within 10 metres of:
 - (a) the bank of the Alexandra Canal, or
 - (b) any of its open secondary channels,except with the consent of the Council.
- (2) The Council must not consent to the erection of any structure on land having a frontage to Alexandra Canal or any of its secondary canals unless:
 - (a) it has made an assessment of the effect the erection of that structure would have on the existing aquatic environment and the potential use of Alexandra Canal and its foreshore for recreational purposes, and
 - (b) the conditions of that consent require the landscaping of a ten metre strip abutting the canal, and
 - (c) the conditions of that consent require the creation of a right of carriageway, or the dedication of land, for the purpose of permanent pedestrian or bicycle access within a ten metre strip abutting the canal.

41 Foreshore building lines

- (1) The Council may, by resolution, fix a building line (in this clause referred to as a **foreshore building line**) in respect of any land fronting Port Jackson.

- (2) A foreshore building line, when fixed by the Council is to be marked on a plan or clearly described in the resolution and such plan or resolution is to be available for inspection by the public, without charge, during the office hours of the Council.
- (3) Until such time as the Council so fixes a foreshore building line, any line shown on the map:
 - (a) by a broken black line with the words "Foreshore Building Line—12m" marked in black letters, or
 - (b) by a broken black line with the words "Foreshore Building Line—35m" marked in black letters,is taken to be a foreshore building line fixed under this clause.
- (4) The Council may alter or abolish any foreshore building line (including one established under subclause (3)) where the levels, depth or other exceptional features of the site make it expedient to do so.
- (5) Except with the consent of the Council granted as referred to in subclause (6), a building must not be erected between a foreshore building line and the mean high water mark of the waters of Port Jackson.
- (6) The Council may, after having made an assessment of the probable aesthetic appearance of the proposed structure in relation to the foreshore, consent to the erection of:
 - (a) baths, swimming pools and ancillary buildings, or
 - (b) boat sheds, or
 - (c) wharves, or
 - (d) jetties, or
 - (e) other structures or works below or at the surface of the ground,between a foreshore building line and the mean high water mark of the waters of Port Jackson.

42 Airport noise

- (1) The Council must not grant consent to development which increases residential density on land within the 25 or higher A.N.E.F. contour.
- (2) The Council must not grant consent to the carrying out of development:
 - (a) for the purpose of boarding houses, dwelling houses, dwellings or multiple dwellings on land that is within a 20, 25 or higher A.N.E.F. contour, or

(b) for the purpose of backpackers' hostels, bed and breakfasts, guest houses, hotels, motels, private hotels, serviced apartments, offices or public buildings on land that is within a 25, 30 or higher A.N.E.F. contour, or

(c) for other commercial or industrial purposes on land that is within a 30 or higher A.N.E.F. contour,

unless the Council imposes a condition on that consent requiring any building resulting from the carrying out of the development to meet AS 2021 in relation to interior noise levels.

(3) In this clause:

A.N.E.F. means Australian Noise Exposure Forecast within the meaning of AS 2021.

A.N.E.F. contour means a noise exposure contour shown on a plan or plans of Sydney (Kingsford Smith) Airport and surrounding land prepared by the Civil Aviation Authority, Airservices Australia or any other appropriate Commonwealth public authority, a copy of which may be inspected free of charge at the office of the Council.

AS 2021 means the *Australian Standard 2021—1994 (Acoustics—Aircraft noise intrusion—Building siting and construction)* published by Standards Australia in 1994.

43 Development for the purpose of a backpackers' hostel or serviced apartment

- (1) A person must not carry out development for the purpose of a backpackers' hostel or serviced apartment, except with the consent of the Council.
- (2) In determining an application for development consent to carry out development for the purpose of a backpackers' hostel or serviced apartment, the Council must consider:
 - (a) the need to maintain the stock of low-cost, long-term rental accommodation in the City of South Sydney, particularly (but not exclusively) accommodation in the form of boarding houses, and
 - (b) the need to control the establishment of backpackers' hostels and serviced apartments in the City of South Sydney, and
 - (c) the need to prevent the reduction in residential amenity associated with the encroachment of backpackers' hostels and serviced apartments into primarily residential areas.

44 Suspension of covenants, agreements and instruments

- (1) For the purpose of enabling development to be carried out in accordance with this plan (as in force at the time the development is carried out) or in accordance with a consent granted under the Act, the operation of any covenant, agreement or similar

instrument that purports to impose restrictions on the carrying out of development on the land to which this plan applies, to the extent necessary to serve that purpose, shall not apply to any such development.

- (2) Nothing in subclause (1) affects the rights or interests of any public authority under any registered instrument.
- (3) Pursuant to section 28 of the Act, before the making of this clause the Governor approved of subclauses (1) and (2).

45 Development on public roads

- (1) A person must not carry out development on land shown uncoloured on the map, except with the consent of the Council.
- (2) Consent to a development application required by subclause (1) may be granted only for the carrying out of development that may be carried out (with or without the consent of the Council) on the land adjoining that part of the land shown uncoloured on the map to which the development application relates.
- (3) Despite subclauses (1) and (2), the following development may be carried out without the consent of the Council on land shown uncoloured on the map:
 - (a) development referred to in Schedule 3, or
 - (b) any other development which does not involve the erection of a building or the carrying out of a work.

46 Amusement centres

Despite Part 3, development for the purpose of an amusement centre is prohibited on any land:

- (a) within Zone No 3 having a boundary adjoining Oxford Street, or
- (b) within Zone No 3 and Zone No 10 having a boundary adjoining King Street, or
- (c) within the area bounded by Victoria Street, Orwell Street, Macleay Street, Fitzroy Gardens, Ward Avenue and Kings Cross Road.

47 Restricted premises

The Council may consent to the carrying out of development for the purpose of restricted premises only where conditions are imposed (in addition to any other conditions which may be imposed by the Council) which require that:

- (a) no part of the premises, other than an access corridor, will be located within a shop-front or will be otherwise visible at street level from any adjoining footpath, roadway, arcade or other public thoroughfare, and

- (b) no part of the restricted premises or building in which the premises will be situated will be used as a dwelling unless separate access will be available to the dwelling, and
- (c) any signage related to the premises will be of a size, shape and content that does not interfere with the amenity of the locality, and
- (d) no other objects, products or goods related to the restricted premises will be visible from outside the premises.

48 Consultation with the Department of Housing

The Council must:

- (a) refer a copy of any application for consent to development on any of the land which is shown bounded by a dotted pink line on the map to the Director-General of the Department of Housing, and
- (b) take into consideration any representation made to the Council by that Director-General within 28 days of the copy being so referred.

49 (Repealed)

50 Development in the vicinity of Elizabeth Bay House

- (1) The Council must not consent to the carrying out of development on land at No 26, 28, 30A, 30B or 32 Billyard Avenue, Elizabeth Bay, except with consent granted with the concurrence of the Historic Houses Trust of New South Wales.
- (2) In determining any application for development on land referred to in subclause (1), the Council must take the following matters into consideration:
 - (a) the impact of the proposed development on the historic and visual relationship between Port Jackson, the foreshore and Elizabeth Bay House, and
 - (b) the views to and from Elizabeth Bay House and the McElhone Reserve, and
 - (c) the impact of the bulk and height of, and the materials to be used in, the proposed development.
- (3) In deciding whether to grant concurrence required by subclause (1), the Historic Houses Trust of New South Wales must take into consideration the matters specified in subclause (2).

51 Development on “Supa Centa” site

- (1) This clause applies to land bounded by South Dowling Street, Todman Avenue, Dacey Avenue and Moore Park Municipal Golf Course and known as the “Supa Centa”.
- (2) Despite clause 13, development must not be carried out on land to which this clause

applies for the purpose of the retail sale of objects which generally have a high return per unit floor area such as perishable commodities, groceries, clothing, alcohol, fashion accessories or other basic consumer goods (with the exception of bulky goods).

- (3) The Council must not grant consent to an application for consent to carry out development referred to in this clause unless it is satisfied that the proposed development will not detrimentally affect:
 - (a) the range of services offered by existing shops located in any nearby business centre, and
 - (b) the amenity of surrounding residential areas by reason of the generation of traffic, noise or any other nuisance.

52 Moore Park and E. S. Marks Field

- (1) Despite Part 3, a person may carry out the following development on land known as Moore Park and the E. S. Marks Field (being land within the City of South Sydney area bounded by South Dowling Street, Moore Park Road, Driver Avenue, Lang Road, Robertson Road, Anzac Parade and Boronia Street):
 - (a) **without development consent:**

development for the purpose of landscaping; parking in association with a lawful activity on the land or on adjoining land; minor special events; works consistent with a plan of management adopted by the Minister for the Environment, but not any such works resulting in the creation of additional gross floor area,
 - (b) **only with development consent:**

development for the purpose of major special events; works resulting in the creation of additional gross floor area and consistent with a plan of management adopted by the Minister for the Environment.
- (2) Nothing in this plan requires the consent of the Council for any sporting activities on the E. S. Marks Field or for sporting, cultural, recreational or educational activities conducted within the grounds of Sydney Boys' High School, Sydney Girls' High School or the Frank Saywell Kindergarten.
- (3) In considering an application for consent for a major special event, the Council must take into consideration the likely effect on the amenity of the park, and on the adjacent residential area.

53 Sydney Football Stadium and Sydney Cricket Ground

- (1) A person may, but only with the consent of the Council, carry out development on land known as the Sydney Cricket Ground or Sydney Football Stadium (comprising the

land described in Part 1 of Schedule 2 to the *Sydney Cricket and Sports Ground Act 1978*) for the purpose of one or more of the following:

- (a) public entertainment,
 - (b) public buildings,
 - (c) refreshment rooms.
- (2) After the relevant date, the Council must not grant consent for the carrying out of any such development on any such land unless:
- (a) a plan of management has been prepared for that land, and
 - (b) the plan of management has been agreed to by the Sydney Cricket and Sports Ground Trust in so far as it relates to the trust lands (within the meaning of the *Sydney Cricket and Sports Ground Act 1978*), and
 - (c) before the Trust agreed to the plan of management, it had received for consideration any written comments on the plan of management made to the Trust by the Centennial Park and Moore Park Trust within 90 days after a copy of the plan was forwarded for comment to that Trust, and
 - (d) the Council has taken the plan of management into consideration to the extent that it relates to the land that is the subject of the development application.
- (3) The plan of management must include:
- (a) recommendations as to the scale, type and frequency of the land uses to be allowed by a consent granted pursuant to this clause and as to the scale, type and frequency of other development proposed for the land to which this clause applies, and
 - (b) details relating to the provision of parking and traffic management for that land, and
 - (c) provisions establishing environmental parameters proposed to ensure that any adverse impact from the carrying out of development on that land is minimised.
- (4) In this clause, **relevant date** means the first anniversary of the day on which *South Sydney Local Environmental Plan No 125 (Sydney Cricket Ground and Sports Ground and Showground)* took effect or such later date as the Minister may, before that anniversary, notify by Order published in the Gazette.
- (5) Nothing in this plan is to be construed as restricting or prohibiting, or enabling the Council to restrict or prohibit:
- (a) the hosting of sporting events held within the Sydney Cricket Ground in accordance with the plan of management referred to in subclause (2), or

- (b) advertising within the confines of the Sydney Cricket Ground which is not visible from outside the Ground.

54 Development for certain additional purposes

Nothing in this plan prevents the Council from granting consent to the carrying out, on land described in Column 1 of the following Table, of development specified, in relation to the land in Column 2 of the Table, subject to the conditions, if any, so specified for the development:

Table

Column 1	Column 2
780 Bourke St, Redfern.	Development for the purpose of serviced apartments.
35–43 Carillon Avenue and 114 Church Street, Camperdown.	Development for the purpose of car parking stations; supporting hotels.
61–71 Dunning Ave; 21–23 Morley Ave; 25–27 Morley Ave, Rosebery.	Development for the purpose of commercial premises.
1 Elizabeth Bay Road, Kings Cross.	Development for the purpose of police stations.
261–263 Oxford Street, Paddington.	Development for the purpose of refreshment rooms; offices.
230 Palmer Street, Darlinghurst.	Development for the purpose of car parking stations.
9 Telopea Street, Redfern.	Development for the purpose of commercial premises.
The site of the former Royal Alexandra Hospital for Children at Camperdown, being the land to which <i>South Sydney Local Environmental Plan No 139</i> applied.	Development allowed within Zone No 2 (f) under <i>Sydney Local Environmental Plan No 66</i> immediately before the appointed day, subject to the development standards set for the land by that plan at that time, so that: (a) the maximum ratio of the gross floor area of all buildings to the site area is 1.5:1, and (b) the maximum height for buildings are those shown on the map marked “ <i>South Sydney Local Environmental Plan No 139—Height</i> ”.

55 Excepted development

Nothing in this plan is to be construed as restricting or prohibiting, or enabling the Council to restrict or prohibit the carrying out of development of any description specified in Schedule 3 by a public authority or a corporation that was a public authority which has been privatised.

56 Saving for pending development applications

- (1) Local environmental plans and deemed environmental planning instruments apply to development applications lodged but not finally determined before the commencement of this plan as if this plan had been exhibited but had not commenced.
- (2) To remove any doubt, development standards imposed by any such plans and instruments on development proposed by those development applications apply even if those standards would not be imposed by other provisions of this plan.

Part 5 Caritas site

Division 1 Preliminary

57 Land to which Part applies

- (1) This Part applies to the land identified on the [Land Application Map](#), referred to in this Part as the **Caritas site**.
- (2) No other provision in this plan (except clause 4) applies to the land to which this Part applies.

58 Interpretation

- (1) In this Part:

Height of Buildings Map means the [South Sydney Local Environmental Plan 1998—Caritas site—Height of Buildings Map](#).

Heritage Map means the [South Sydney Local Environmental Plan 1998—Caritas site—Heritage Map](#).

Land Application Map means the [South Sydney Local Environmental Plan 1998—Caritas site—Land Application Map](#).

- (2) A word or expression used in this Part has the same meaning as it has in the standard instrument prescribed by the [Standard Instrument \(Local Environmental Plans\) Order 2006](#) (as in force immediately before the commencement of the [Standard Instrument \(Local Environmental Plans\) Amendment Order 2011](#)) unless it is otherwise defined in this Part.

59 Maps

- (1) A reference in this Part to a named map adopted by this Part is a reference to a map by that name:
 - (a) approved by the Minister when the map is adopted, and

- (b) as amended or replaced from time to time by maps declared by environmental planning instruments to amend or replace that map, and approved by the Minister when the instruments are made.
- (2) Any 2 or more named maps may be combined into a single map. In that case, a reference in this Part to any such named map is a reference to the relevant part or aspect of the single map.
- (3) Any such maps are to be kept and made available for public access in accordance with arrangements approved by the Minister.
- (4) For the purposes of this Part, a map may be in, and may be kept and made available in, electronic or paper form, or both.

Division 2 Provisions relating to development within Caritas site

60 Land use zones

Land within the Caritas site is within Zone B4 Mixed Use.

61 Objectives of land use zone to be taken into account

The consent authority must have regard to the objectives for development within Zone B4 Mixed Use when determining a development application in respect of land within that zone.

62 Zone B4 Mixed Use

- (1) The objectives of Zone B4 Mixed Use are as follows:
 - (a) to provide a mixture of compatible land uses,
 - (b) to maximise public transport patronage and encourage walking and cycling,
 - (c) to incorporate contemporary urban design principles in the design of new buildings and the interpretation of their relationship with the public domain and heritage buildings,
 - (d) to facilitate the conservation and adaptive reuse of items and areas of heritage significance,
 - (e) to promote mixed use planning by locating mutually supportive and compatible uses such as residential uses, places of employment and retail uses in close proximity to each other so as to minimise the need for travel by car.
- (2) Except as otherwise provided by this Division, development may be carried out with consent on land within Zone B4 Mixed Use.

63 Exceptions to development standards

- (1) The objectives of this clause are:
 - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development, and
 - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
- (2) Consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this Part or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.
- (3) Consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:
 - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.
- (4) Consent must not be granted for development that contravenes a development standard unless:
 - (a) the consent authority is satisfied that:
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
 - (b) the concurrence of the Director-General has been obtained.
- (5) In deciding whether to grant concurrence, the Director-General must consider:
 - (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
 - (b) the public benefit of maintaining the development standard, and
 - (c) any other matters required to be taken into consideration by the Director-General

before granting concurrence.

- (6) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).
- (7) This clause does not allow consent to be granted for development that would contravene a development standard for complying development.

64 Infrastructure development and use of existing buildings of the Crown

- (1) This Part does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without consent, or that is exempt development, under *State Environmental Planning Policy (Infrastructure) 2007*.
- (2) This Part does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.

65 Subdivision—consent requirements

- (1) Land within the Caritas site may be subdivided, but only with consent.
- (2) However, consent is not required for a subdivision for the purpose only of any one or more of the following:
 - (a) widening a public road,
 - (b) making an adjustment to a boundary between lots, being an adjustment that does not involve the creation of a greater number of lots,
 - (c) a minor realignment of boundaries that does not create additional lots or the opportunity for additional dwellings,
 - (d) a consolidation of lots that does not create additional lots or the opportunity for additional dwellings,
 - (e) rectifying an encroachment on a lot,
 - (f) creating a public reserve,
 - (g) excising from a lot land that is, or is intended to be, used for public purposes, including drainage purposes, rural fire brigade or other emergency service purposes or public conveniences.

66 Height of buildings

- (1) Except as provided by subclause (2), the height of a building on any land within the Caritas site is not to exceed the maximum number of storeys shown for the land on

the [Height of Buildings Map](#).

- (2) If the [Height of Buildings Map](#) specifies, in relation to any land shown on that map, a Reduced Level for any building on that land, any such building is not to exceed the specified Reduced Level.
- (3) For the purposes of this clause (including the [Height of Buildings Map](#)), the **number of storeys** does not include any underground storey.

67 Floor space ratio

The floor space ratio for a building within the Caritas site is not to exceed 2.75:1.

68 Gross floor area restrictions

- (1) The maximum gross floor area of all buildings within the Caritas site is not to exceed 12,315 square metres.
- (2) Development that comprises:
 - (a) the erection of a new building, or
 - (b) a change of use of an existing building,must not be carried out if it would result in the total gross floor area of all business premises and retail premises on the Caritas site being less than 8% of the maximum gross floor area permitted by subclause (1).

69 Heritage conservation

- (1) A person must not, in respect of a building, work, relic, tree or place that is a heritage item:
 - (a) demolish, dismantle, move or alter the building, work, relic, tree or place, or
 - (b) damage or remove the relic, or
 - (c) excavate land for the purpose of discovering, exposing or moving the relic, or
 - (d) damage or despoil the tree or place, or
 - (e) erect a building on, or subdivide, land on which the building, work or relic is situated or that comprises the place, or
 - (f) damage any tree or land on which the building, work or relic is situated or that comprises the place, or
 - (g) make structural changes to the interior of the building or work,except with the consent of the consent authority.

- (2) However, consent under this clause is not required if the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
- (a) is of a minor nature, or is for the maintenance of the heritage item, and
 - (b) would not adversely affect the significance of the heritage item.
- (3) In this clause, **heritage item** means a building, work, relic, tree or place that is indicated as a heritage item on the [Heritage Map](#).

Division 3 Miscellaneous

70 Relationship with other environmental planning instruments

The only environmental planning instruments that apply, according to their terms, to land within the Caritas site are this Part and all State environmental planning policies, except [State Environmental Planning Policy No 1—Development Standards](#).

71 Suspension of covenants, agreements and instruments

- (1) For the purpose of enabling development on land within the Caritas site to be carried out in accordance with this Part or with a development consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.
- (2) This clause does not apply:
- (a) to a covenant imposed by the Council or that the Council requires to be imposed, or
 - (b) to any prescribed instrument within the meaning of section 183A of the [Crown Lands Act 1989](#), or
 - (c) to any conservation agreement within the meaning of the [National Parks and Wildlife Act 1974](#), or
 - (d) to any Trust agreement within the meaning of the [Nature Conservation Trust Act 2001](#), or
 - (e) to any property vegetation plan within the meaning of the [Native Vegetation Act 2003](#), or
 - (f) to any biobanking agreement within the meaning of Part 7A of the [Threatened Species Conservation Act 1995](#), or
 - (g) to any planning agreement within the meaning of Division 6 of Part 4 of the Act.

(3) This clause does not affect the rights or interests of any public authority under any registered instrument.

(4) Under section 28 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3).

72 Savings provision relating to pending applications

A development application that has been made but not finally determined before the commencement of this Part must be determined as if *State Environmental Planning Policy (Major Development) Amendment (Transfer of Planning Controls) 2010* had not commenced.

Schedule 1 Definitions

(Clause 5)

In this Plan:

Aboriginal heritage significance means cultural significance of an item, site, place, area or object to indigenous inhabitants of New South Wales.

Aboriginal places means natural sacred sites. They include natural features such as creeks or mountains of significance, as well as initiation, ceremonial or story places of more contemporary places or areas of cultural significance such as Aboriginal Missions and post-contact sites.

Aboriginal site means any place which has the physical remains or prehistoric occupation, or is of contemporary significance to the Aboriginal people. A site can include items and remnants of the occupation of the land by Aboriginal people such as burial places, engraving sites, midden deposits, scarred and carved trees and sharpening grooves.

Act means the *Environmental Planning and Assessment Act 1979*.

adaptation means modifying a place to suit proposed compatible uses.

advertisement means a notice, device or representation intended to publicise goods, services, or any other matter, visible from any public place or public reserve or from any navigable water, but does not include a display or notice placed inside a window for the purpose of viewing from outside the premises.

advertising structure means a structure used or intended to be used principally for the display of an advertisement.

alter means, in relation to:

(a) a heritage item:

- (i) the making of external structural or non-structural changes, but not maintenance, or
- (ii) the making of internal structural or non-structural changes, but not maintenance, office partitioning, floor covering or painting, or

- (b) a building, work, relic or place within a heritage conservation area or a heritage streetscape area—the making of external structural or non-structural changes, but not maintenance.

amusement centre means a building or place used principally for playing:

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

but does not include a building or place used primarily for other purposes.

appointed day means the day on which this plan takes effect.

archaeological site means a site known to the Council to have archaeological significance.

backpackers' hostel means a building having an average of two or more beds in each room and providing temporary shared accommodation for travellers and tourists who have their principal place of residence elsewhere, but (in Part 3) does not include a building elsewhere defined in this Schedule.

bed and breakfast means a dwelling house which provides short-term accommodation for not more than 6 persons, and incorporates common facilities for the provision of meals, but does not include a backpackers' hostel, boarding house, serviced apartment, private hotel, hotel or motel.

boarding house means a building wholly or partly let in lodgings which provides lodgers with a principal place of residence, but does not include a backpackers' hostel, bed and breakfast, serviced apartment, private hotel, hotel or motel.

bulky goods retailing means the retailing of large goods such as furniture, do-it-yourself home improvement materials and the like which generate a low return per unit floor area and which are of such a size and shape as to require:

- (a) a large area for handling, storage or display, and
(b) easy and direct vehicular access to enable the goods to be collected by customers after sale.

car parking station means a building or place primarily used for parking motor vehicles (whether on a casual or permanent basis) in exchange for payment.

car repair station means a building or place used for carrying out repairs to motor vehicles or agricultural machinery, but not used for:

- (a) body building, or
(b) panel beating involving dismantling, or
(c) spray painting (except for touching up).

child care centre means a building or place used for educating, minding or caring for children, catering for six or more children, but does not include an educational establishment.

club means a building or place used for the gathering of persons for social, literary, political, sporting, athletic or other lawful purposes and which is or is intended to be registered under the [Registered](#)

Clubs Act 1976.

commercial premises means a building or place used as an office or for other business or commercial purposes, but (in Part 3) does not include a building or place elsewhere specifically defined in this clause, or a building or place used for a purpose elsewhere specifically defined in this Schedule.

commercial sign means an advertisement which contains only:

- (a) a reference to the identity or a description of any person residing or carrying out an occupation at a place or premises, or
- (b) a reference to the identity or a description of a place or premises, or
- (c) particulars of any occupations carried on at a place or premises, or
- (d) such directions or cautions as are usual or necessary relating to a place or premises or any occupation carried on at the place or premises, or
- (e) particulars or notifications required or permitted to be displayed by or under any Act or any Act of the Parliament of the Commonwealth, or
- (f) particulars relating to the goods, commodities or services dealt with or provided at a place or premises, or
- (g) a notice that a place or premises is or are for sale or letting, together with particulars of the sale or letting, or
- (h) particulars of any activities held or to be held at a place or premises.

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 centre means a building or place that is owned or controlled by the Council and used for the physical, social, cultural or intellectual development and welfare of the local community.

compatible use means a use which involves either no change to the culturally significant fabric or changes which are substantially reversible, or which result in a minimal impact.

conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may, according to the circumstances, include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

conservation instrument means an interim conservation order or a permanent conservation order, being an order made pursuant to Part 3 of the *Heritage Act 1977*.

conservation management plan means a document establishing the heritage significance of a heritage item, place, heritage conservation area or streetscape within a heritage streetscape area and the conservation policies and management mechanisms which would be appropriate to enable that significance to be retained. It should be prepared in accordance with the guidelines set out in the Conservation Management Documents in the NSW Heritage Manual published by the NSW Heritage Office and Department of Urban Affairs and Planning.

conservation study means a document establishing the significance of a heritage item and identifying the conservation policies and management mechanisms that are appropriate to enable that significance to be retained in the future use and development of that item.

Council means the Council of the City of Sydney.

cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.

demolition, in relation to a heritage item or to a building or work within a heritage conservation area, means the damaging, defacing, destruction, pulling down or removal of the heritage item, building or work, in whole or in part.

depot means a building or place used for the servicing, repair and garaging of vehicles and other equipment and the storage of materials used by a public authority.

development site, within Green Square, means a site (or a grouping of sites) that was in common ownership at the date of commencement of Division 2 of Part 4, and for which a masterplan is required.

dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

dwelling house means a building containing one, but not more than one, dwelling on an allotment and includes what is commonly known as a terrace house.

ecological sustainability, in an urban environment context, is a characteristic that is based on the philosophy of conserving and recycling resources to contribute to the restoration of underlying ecological processes on which all life depends. It involves the integration of ecological processes such as on-site stormwater absorption, soil conservation, grey water recycling, renewable energy harvesting, natural habitat and air quality, with the social, cultural and economic dimensions of human activities to achieve high levels of overall performance.

educational establishment means a building used as a school, college, academy, lecture hall, gallery or museum, not used primarily to sell the items displayed in the building, but does not include a building used wholly or principally as an institution.

environmental heritage means those buildings, works, relics or places of historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance for the City of South Sydney.

equipment hire centre means a building or place used to hire out and store a range of tools and equipment and to repair and service that equipment.

fabric means all the physical material of a place.

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

generating works means a building or place used for the purpose of making or generating gas, electricity or other forms of energy.

Green Square means land shown edged red on the map marked "State Environmental Planning

Policy No 70—Affordable Housing (Revised Schemes)—Green Square Boundary Map”.

Green Square Town Centre means the land shown edged green on the map marked “*South Sydney Local Environmental Plan 1998 (Amendment No 17)—Green Square Town Centre—Zoning*”.

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

- (a) columns, fin walls, shade devices, and any elements, projections or works outside the general lines of the outer face of the external wall, and
- (b) lift towers, cooling towers, machinery and associated plant rooms, and ancillary storage space and vertical air conditioning ducts, and
- (c) car, coach and bicycle parking so as to comply with the maximum requirements of the Council’s applicable development control plan and any internal access to that parking, and
- (d) space for the loading and unloading of goods (but not in the case of warehouses or distribution centres).

hazardous industry means an industry which, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate it from existing or likely future development on other land in the locality), would pose a significant risk, in relation to the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment,

but (in Part 3) does not include any form of industry defined elsewhere in this Schedule.

hazardous storage establishment means any establishment where goods, materials or products are stored and which, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the establishment from existing or likely future development on the other land in the locality), would pose a significant risk, in relation to the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment,

but (in Part 3) does not include any form of storage establishment, or warehouse or distribution centre defined elsewhere in this Schedule.

health care professional means a person who provides professional health services to members of the public and includes:

- (a) a podiatrist registered under the [Podiatrists Act 1989](#), and
- (b) a chiropractor or osteopath or chiropractor and osteopath registered under the [Chiropractors and Osteopaths Act 1991](#), and

(c) a physiotherapist registered under the *Physiotherapists Registration Act 1945*, and

(d) an optometrist registered under the *Optometrists Act 1930*.

helipad means an area or place not open to public use which is authorised by the Commonwealth Department of Transport and Regional Development and which is set apart for the taking off and landing of helicopters.

heliport means an area or place open to public use which is licensed by the Commonwealth Department of Transport and Regional Development for use by helicopters and includes terminal buildings and facilities for the parking, servicing and repair of helicopters.

heritage conservation area means an area that is described in Schedule 2A, including buildings, works, relics, trees and places situated on or within that land, and identified on any of the maps marked as follows:

Editorial note—

The amending maps are not necessarily listed in the order of gazettal or publication on the NSW legislation website. Information about the order of gazettal or publication can be determined by referring to the Historical notes at the end of the plan.

South Sydney Local Environmental Plan 1998 (Amendment No 3)—Heritage Conservation

South Sydney Local Environmental Plan 1998 (Amendment No 9)—Sheet 1

heritage item means a building, work, relic, tree or place that is described in Schedule 2 and identified on any of the maps marked as follows:

Editorial note—

The amending maps are not necessarily listed in the order of gazettal or publication on the NSW legislation website. Information about the order of gazettal or publication can be determined by referring to the Historical notes at the end of the plan.

South Sydney Local Environmental Plan 1998 (Amendment No 3)—Heritage Conservation

South Sydney Local Environmental Plan 1998 (Amendment No 7)—Green Square—Heritage

South Sydney Local Environmental Plan 1998 (Amendment No 9)—Sheet 1

South Sydney Local Environmental Plan 1998 (Amendment No 11)—Green Square—Heritage

South Sydney Local Environmental Plan 1998 (Amendment No 16)

South Sydney Local Environmental Plan 1998 (Amendment No 17)—Green Square Town Centre—Heritage Conservation

heritage significance means historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance.

heritage streetscape area means an area that is described in Schedule 2B, including buildings, works, relics, trees and places situated on or within that land, and identified on any of the maps marked as follows:

Editorial note—

The amending maps are not necessarily listed in the order of gazettal or publication on the NSW legislation website. Information about the order of gazettal or publication can be determined by referring to the Historical notes at the end of the plan.

South Sydney Local Environmental Plan 1998 (Amendment No 3)—Heritage Conservation

South Sydney Local Environmental Plan 1998 (Amendment No 9)—Sheet 1

high technology industry means an enterprise which has as its primary function the manufacture, development, production, processing or assembly of, or research into, any of the following:

- (a) electronic and micro-electronic systems, goods and components,
- (b) information technology, computer software and hardware,
- (c) instrumentation and instruments,
- (d) biological, pharmaceutical, medical or paramedical systems, goods and components,
- (e) other goods, systems and components intended for use in science and technology.

home business means a business carried on, in a building which is or contains a dwelling house or another dwelling, or is within the site area of a dwelling house or another dwelling, by the permanent residents of the dwelling house or other dwelling which does not involve:

- (a) the registration of the building, dwelling house or other dwelling under the *Factories, Shops and Industries Act 1962*, or
- (b) the employment of persons other than those residents (either on the site or having a base at the site), 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) interference with the amenity of the neighbourhood due to:
 - (i) the generation of excessive vehicular traffic, or
 - (ii) the attraction of an excessive number of customers or clients, or
 - (iii) the reduction of car parking in the vicinity of the site, or
- (e) the display of goods, whether in a window or otherwise, or
- (f) the exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling house or other dwelling to indicate the name and occupation of the residents), or
- (g) the sale of goods by retail from the site.

home industry means an industry carried on in a building (other than a dwelling house or another dwelling) under the following circumstances:

- (a) the activity does not occupy a floor space exceeding 50 square metres, and the building is erected within the site area of the dwelling house or other dwelling occupied by the person carrying on the industry or on land owned by that person and adjoining the land on which the dwelling house or

other dwelling is erected, and

- (b) the industry does not:
- (i) interfere with the amenity of the locality 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
 - (ii) interfere with the amenity of the neighbourhood due to:
 - (A) the generation of excessive vehicular traffic, or
 - (B) the attraction of an excessive number of customers or clients, or
 - (C) the reduction of car parking in the vicinity of the site,
 - (iii) involve exposure to view from any adjacent premises or from any public place of any unsightly matter, or
 - (iv) require the provision of any essential service main of a greater capacity than that available in the locality, or
 - (v) involve the sale of goods by retail from the site,
 - (vi) involve the employment of persons other than those residents (either on the site, or having a base at the site),

but (in Part 3) does not include any form of industry defined elsewhere in this Schedule.

hospital means a building or place (other than an institution) used for providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, care for people with developmental disabilities, psychiatric care or counselling and services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes:

- (a) ancillary facilities for the accommodation of nurses or other health care workers, ancillary shops or restaurants, and ancillary accommodation for persons receiving health care or for their visitors, and
- (b) facilities situated in the building or at the place and used for educational or research purposes, whether or not they are used only by hospital staff or health care workers.

hotel means premises specified in a hotelier's licence granted under the [Liquor Act 1982](#).

industry means an undertaking involving the manufacturing, assembling, altering, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, processing or adapting of any goods or articles for commercial purposes, but (in Part 3) does not include any form of industry defined elsewhere in this Schedule.

institution means a penal or reformatory establishment.

light industry means an industry in which the processes carried on, the transportation involved or the machinery or materials used, do not interfere unreasonably with the amenity of the

neighbourhood, but (in Part 3) does not include any form of industry defined elsewhere in this Schedule.

liquid fuel depot means a depot or place used for the bulk storage for wholesale distribution of petrol, oil, petroleum or other inflammable liquid.

local business means a business that would be a home business except that it involves the employment of not more than two person other than the residents concerned (either on the site of the business or having a base at the site).

local shop means a shop which operates primarily to serve the surrounding residential area and does not exceed 60 square metres in gross floor area.

maintenance, in relation to a heritage item or a building, work, archaeological site, tree or place within a heritage conservation area or within a heritage streetscape area, means ongoing protective care. It does not include the removal or disturbance of existing fabric, alterations, such as carrying out extensions or additions, or the introduction of new materials or technology.

major special event means:

- (a) a sporting event which may include training, competition or demonstrations, or
- (b) a cultural event which may include exhibitions, displays, performing arts, community festivals, fairs or carnivals, or
- (c) a recreational event which may include various forms of organised performances, circuses, games or amusements, or
- (d) an educational event which may include various forms of organised teaching, demonstration or display,

and which is not a market, and:

- (e) at which (or immediately before or after and in connection with which) amplified sound is produced or broadcast on the land concerned, or
- (f) for the purposes of which it is reasonably anticipated that more than 2500 persons will resort to the land concerned at any one time.

market means land used on a temporary basis for the purpose of selling goods or providing services, but (in Part 3) does not include a building or place elsewhere defined in this Schedule.

masterplan is a written document supported by diagrams, architectural drawings or maps that:

- (a) is based on an analysis of the characteristics and the local context of the land to which it applies, and
- (b) articulates planning and design principles relating to development of the land and explains how these address the Council's *Development Control Plan 1997: Urban Design* and any other relevant documents or plans, and
- (c) conceptually outlines and shows graphically the proposed site layout and planning for the development of the land, including the conceptual vertical and horizontal distribution of activities,

arrangement, footprint, envelopes and mix of types of buildings, heritage and conservation considerations, pedestrian and vehicular access and movements, parking and open space arrangements, and ways by which the development proposed maximises ecological sustainability and contributes to public domain enhancement, and

(d) illustrates a number of options for redevelopment of the land to which it applies.

materials recycling depot means land used for the collection, storage, abandonment or sale of scrap metals, waste paper, rags, bottles or other scrap materials, or for the collecting, dismantling, storage, salvaging, or abandonment of vehicles or machinery or the sale of their parts.

medical centre means a building or place used for the purpose of providing professional health services (including preventative care, diagnosis, medical or surgical treatment or counselling) to out-patients only.

mine means any place, open cut, shaft, tunnel, pit, drive, level or other excavation, drift, gutter, lead, vein, lode or reef on, in or by which any operation is carried on for or in connection with obtaining any metal or mineral by any method and any place on which any product of the mine is stacked, stored, crushed or otherwise treated, but does not include a quarry.

minor special event means:

- (a) a sporting event which may include training, competition or demonstrations, or
- (b) a cultural event which may include exhibitions, displays, performing arts, community festivals, fairs or carnivals, or
- (c) a recreational event which may include various forms of organised performances, circuses, games or amusements, or
- (d) an educational event which may include various forms of organised teaching, demonstration or display,

which is not a market, and:

- (e) at which (or immediately before or after and in connection with which) no amplified sound is produced or broadcast on the land concerned, or
- (f) for the purposes of which it is reasonably anticipated that less than 2,500 persons will resort to the land concerned at any one time.

motel means a building (other than a hotel, backpackers' hostel, private hotel, bed and breakfast or boarding house) used principally for the overnight accommodation of travellers and the parking of their vehicles whether or not meals are also provided in the building to those travellers or the general public.

motor showroom means a building or place used for the display or sale of motor vehicles, caravans or boats, whether or not motor vehicle accessories, caravan accessories or boat accessories are sold or displayed at the building or place.

multiple dwellings means development consisting of the erection, alteration, extension or conversion of a building (or buildings) that results in the existence of two or more dwellings on a single

allotment of land, but does not include a building (or buildings) elsewhere defined in this Schedule.

non-residential use, within Green Square, means a use not defined in this plan as a residential use.

non-structural advertisement means any form of advertisement that is not an advertising structure and may include (but is not limited to) such things as painted signs, flags, banners, balloons or bunting.

offensive industry means an industry which, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate it from existing or likely future development on other land in the locality), would emit a polluting discharge (including, for example, noise) in a manner which would have a significant adverse impact on the locality or on the existing or likely future development on other land in the locality, but (in Part 3) does not include any form of industry defined elsewhere in this Schedule.

offensive storage establishment means any establishment where goods, materials or products are stored which, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the establishment from existing or likely future development on other land in the locality), would emit a polluting discharge (including, for example, noise) in a manner which would have a significant adverse impact on the locality or on the existing or likely future development of other land in the locality, but (in Part 3) does not include any form of storage establishment or warehouse or distribution centre defined elsewhere in this Schedule.

passenger transport terminal means any building or place used for the assembly and dispersal of passengers travelling by any form of passenger transport, and includes any facilities required for parking, manoeuvring, storage or routine servicing of any vehicle used to provide passenger transport services.

place means site, area, building or other work, group of buildings or other works, together with associated contents and surrounds.

place of assembly means a public hall, theatre, cinema, music hall, concert hall, dance hall, nightclub, open air theatre, drive-in theatre, music bowl or any other building used for a similar purpose, whether used for the purpose of gain or not, but (in Part 3) does not include a place of public worship, an institution or an educational establishment.

place of public worship means a building or place used for religious worship, whether or not the building or place is also used for counselling, social events or religious training by a congregation or religious group.

potential archaeological site means a site known to the Council to have archaeological potential even if it is not identified in this plan.

preservation means maintaining the fabric of a building or place in its existing state and retarding its deterioration.

private hotel means a hotel used primarily for short-term residential purposes which does not constitute premises licensed under the [Liquor Act 1982](#), and is not a boarding house, bed and breakfast or backpackers' hostel.

professional consulting rooms means a room or a number of rooms forming either the whole of or part of, or attached to, or within the site area of, a dwelling house and used by not more than three legally qualified medical practitioners or by not more than three dentists within the meaning of the [Dentists Act 1989](#), or by not more than three health care professionals, who practise their respective professions in those rooms, and if more than one, practise in partnership, and who employ not more than three employees in connection with that practice.

public art within Green Square means works of an artistic nature within Green Square that may be viewed from public places.

public building means a building used as offices or for administrative or other similar purposes by the Crown, a statutory body, a Council or an organisation established for public purposes.

public entertainment means:

- (a) a musical event which may include live or recorded performances, or
- (b) a cultural event which may include exhibitions, displays, performing arts, community festivals, fairs or carnivals, or
- (c) a recreational event which may include various forms of organised performances, circuses, games or amusements, or
- (d) an educational event which may include various forms of organised teaching, demonstration or display,

and which is not a market, and:

- (e) at which (or immediately before or after and in connection with which) amplified sound is produced or broadcast on the land concerned, or
- (f) for the purposes of which it is reasonably anticipated that more than 2,500 persons will resort to the land concerned at any one time.

public lighting means the installation of lights and associated support structures for the purpose of street lighting, the lighting of footpaths and the illumination of parks and other spaces, but does not include lighting principally for the purpose of illuminating sporting events.

reconstruction means returning a building or place as nearly as possible to a known earlier state of the place and is distinguished by the introduction of materials (new or old) into the fabric.

recreation area means:

- (a) a children's playground, or
- (b) an area used for sporting activities or sporting facilities, or
- (c) an area used by the Council to provide recreational facilities for the physical, cultural or intellectual welfare of the community, or
- (d) an area used by a body of persons associated for the purposes of the physical, cultural or intellectual welfare of the community to provide recreational facilities for those purposes, but does not include a racecourse, speedway or showground.

recreation facility means a building or place used for indoor recreation, such as a table tennis centre, squash court, swimming pool, gymnasium, health studio or bowling alley, whether used for the purpose of gain or not, but does not include a place of public assembly or an amusement centre.

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 South 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 South Sydney whether before or after its occupation by persons of European extraction.

residential use, within Green Square, means use for long-term residential accommodation and includes use for boarding houses, dwelling houses, dwellings used in conjunction with and attached to a building used or intended to be used for another use, and multiple dwellings.

restaurant means a building or place, the principal purpose of which is the provision of food to people for consumption on the premises in exchange for payment.

restoration means returning the existing fabric of a place to a known earlier state of the place by removing accretions or by reassembling existing components without the introduction of new material.

restricted premises means a building or place at which:

- (a) publications classified Category 1 restricted or Category 2 restricted 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
- (b) a business to which section 578E of the [Crimes Act 1900](#) applies is conducted,

but does not include a newsagency or pharmacy.

road transport terminal means a building or place used for the principal purpose of the bulk handling of goods for transport by road, including facilities for the loading and unloading of vehicles used to transport those goods and for the parking, servicing and repair of those vehicles.

roof advertising structure means an advertising structure which projects above the roof or the parapet of a building.

service station means a building or place used for the fuelling of motor vehicles involving the sale by retail of petrol, oil or other petroleum products, whether or not the building or place is also used for one or more of the following purposes:

- (a) the hiring of trailers, or
- (b) the retail selling or the installing of spare parts and accessories for motor vehicles, or
- (c) the washing and greasing of motor vehicles, or
- (d) the repairing and servicing of motor vehicles (other than repair or servicing involving body building, panel beating or spray painting), or

(e) the retail selling or hiring of small consumer goods.

serviced apartment means a self-contained dwelling (in a building containing three or more self-contained dwellings) which is cleaned or serviced by the owner or manager of the building (or the agent of the owner or manager), and which provides short-term accommodation for persons who have their principal place of residence elsewhere, but does not include a backpackers' hostel, boarding house, bed and breakfast or private hotel.

setting means the context within which a structure is placed with respect to townscape. Significant elements include ridge lines, valleys, hilltops, key built-up areas, view corridors, vantage points and landmarks.

shop means a building or place used for the selling, whether by retail or auction, or for the hiring or for the display for the purpose of selling or hiring, of items (whether goods or materials), but (in Part 3) does not include a building or place defined elsewhere in this Schedule.

site area of proposed development means the area of one or more lawfully created allotments to which an application for consent to carry out the development relates, but does not include any land on which the proposed development is not permitted by or under this plan or any other environmental planning instrument.

statement of heritage impact means a document which contains a statement which identifies the significance of the heritage item, place, heritage conservation area, streetscape or relic to which it relates, assesses the impact the proposed development will have on this significance and outlines measures that are proposed to minimise this impact. The document is to be prepared:

- in accordance with the provisions of the publication "Statements of Heritage Impact" published by the NSW Heritage Office and the Department of Urban Affairs and Planning as a guideline document to the NSW Heritage Manual, or
- in the case of a place of Aboriginal heritage significance, in accordance with any guidelines for the time being notified to the consent authority by the Director-General of National Parks and Wildlife, or
- in the case of a place of non-Aboriginal archaeological significance, in accordance with the publication "Archaeological Assessments" published by the NSW Heritage Office and the Department of Urban Affairs and Planning as a companion document to the NSW Heritage Manual.

supporting hotel means accommodation primarily for patients waiting to be admitted to hospital, or receiving post operative or other forms of health care, or for relatives or friends of patients receiving health care, or accommodation for any other purpose that supports the services of the hospital.

the Corporation means the Corporation constituted by section 8 (1) of the Act.

the map means the series of maps marked "*South Sydney Local Environmental Plan 1998*", as amended by the maps (or specified sheets of the maps) marked as follows:

Editorial note—

The amending maps are not necessarily listed in the order of gazettal or publication on the NSW legislation website. Information about the order of gazettal or publication can be determined by referring to the Historical notes at the end of the plan.

South Sydney Local Environmental Plan 1998 (Amendment No 2)—Green Square—Zoning

South Sydney Local Environmental Plan 1998 (Amendment No 4)

South Sydney Local Environmental Plan 1998 (Amendment No 7)—Green Square—Zoning

South Sydney Local Environmental Plan 1998 (Amendment No 8)

South Sydney Local Environmental Plan 1998 (Amendment No 9)—Sheet 2

South Sydney Local Environmental Plan 1998 (Amendment No 11)—Green Square—Zoning

South Sydney Local Environmental Plan 1998 (Amendment No 17)—Green Square Town Centre—Zoning

the R.T.A. means the Roads and Traffic Authority constituted under the [Transport Administration Act 1988](#).

under awning sign means an advertising structure which is affixed to the underside of an awning.

utility undertaking means any of the following undertakings carried on or permitted or suffered to be carried on by, or by authority of, any Government Department or under the authority of, or in pursuance of, any Commonwealth or State Act:

- (a) railway, road transport, water transport, air transport, wharf or river undertakings,
- (b) undertakings for the supply of water, hydraulic power, electricity or gas or the provision of sewerage or drainage services,

and a reference to a person carrying on a public utility undertaking is to be construed as including a reference to a Council, County Council, Government Department, corporation, firm or authority carrying on the undertaking.

vacant land means land on which there are no buildings other than fences, greenhouses, conservatories, garages, summerhouses, private boathouses, fuel sheds, toolsheds, cycle sheds, aviaries, milking bails, hay sheds, stables, fowlhouses, pigsties, barns or the like.

vehicle rental centre means a building or premises used to rent out vehicles and service those vehicles.

warehouse or distribution centre means a building or place used mainly for the storing or handling of goods or materials which have been produced or manufactured for sale elsewhere, but not for the retail sale of items to the public from the building or place, and (in Part 3) does not include any form of storage establishment defined elsewhere in this Schedule.

Schedule 2 Heritage items

(Schedule 1)

Item no	Street	Suburb	Street no	Description	Inventory no
---------	--------	--------	-----------	-------------	--------------

1A	Abercrombie Street	Chippendale	63-67	Centennial Terrace, three storey Victorian corner shop and residence and two storey terrace group, c 1888	8.49
1B	Abercrombie Street	Chippendale	66-70	Two storey Federation shop and residence above, c 1905	8.53
1C	Abercrombie Street	Chippendale	72-80	Macintosh Tyres & Co, two storey Art Deco Functionalist style warehouse, c 1948	8.54
1D	Abercrombie Street	Chippendale	79-83	Goodwyn & Co, two and three storey Victorian style warehouse, c 1876	8.55
1E	Abercrombie Street	Chippendale	87-89	Shannon Hotel, formerly Royal Oak Hotel, two storey Federation Anglo-Dutch style hotel	8.56
1F	Abercrombie Street	Chippendale	117-131	Dangar Terrace, two storey Federation terrace group of eight and corner shop, c 1903	8.57
1*	Abercrombie Street	Darlington	254-266	Two storey Victorian terrace group with shop modifications, c 1870	7.2/1
2*	Abercrombie Street	Darlington	306	Two storey Victorian Regency style corner building, c 1890	7.2/2
3*	Abercrombie Street	Darlington	331-337	Two storey Inter-War Art Deco style commercial building, c 1930	7.3
4*	Abercrombie Street	Darlington	338-348	Two storey Victorian terrace house group, c 1880	7.2/3

5	Adelaide Place	Surry Hills	2	Single storey sandstone Victorian Georgian style cottage	2.57
6	Albert Street	Erskineville	43	Two storey Victorian building, formerly corner shop and residence, c 1881	7.59/1
7	Albert Street	Erskineville	76	Two storey Victorian Filigree style terrace house	7.59/2
8*	Albion Avenue	Paddington	31	Onslow House, three storey Victorian Italianate style terrace house	2.140/1
9*	Albion Avenue	Paddington	33	Two storey Victorian corner shop and residence	2.140/2
10*	Albion Street	Surry Hills	56-58	William Booth Institute, five storey Federation style warehouse, c 1922	2.100
11*	Albion Street	Surry Hills	66-78	Former Children's Court, two storey sandstone and brick Federation Academic Classical style building	2.101
12*	Albion Street	Surry Hills	80-96	St Francis de Sales Group, including: two storey Federation Gothic style church and convent, two storey Federation presbytery with third storey addition and two storey Inter-War Free Classical style school hall, c 1921	2.102
13	Albion Street	Surry Hills	87	Two storey Victorian corner shop and residence	2.82

14	Albion Street	Surry Hills	89	Former hotel, two storey Victorian Italianate style building	2.83
15*	Albion Street	Surry Hills	169	Albert Villa, two storey Victorian Filigree style house with carriageway, c 1892	2.131
16*	Albion Street	Surry Hills	177A-177B	Datcha, three storey Victorian Italianate style terrace house with carriageway, c 1880, sandstone stables, c 1863 and rear fences	2.132
17*	Albion Street	Surry Hills	179-193	Carlingford Terrace, three storey Victorian terrace house group with central carriageway, c 1869	2.133
18*	Albion Street	Surry Hills	197-201	Two storey sandstock Colonial Georgian style terrace group, c 1845	2.134/1
19*	Albion Street	Surry Hills	203-205	Single storey sandstock Colonial Georgian style terrace houses, c 1840	2.134/2
20*	Albion Street	Surry Hills	207	Durham Hall, two storey sandstock Colonial Georgian style mansion, c 1834	2.134/3
21	Albion Street	Surry Hills	n/a	O'Hears Stairs	2.103
22*	Alexander Street	Alexandria	55	Two storey sandstone Victorian terrace house, c 1880	7.14
23*	Angel Street	Newtown	1-25	Single storey Edwardian terrace house group	7.46/1

24	Anzac Parade	Moore Park	n/a	Old Golf House, two storey Victorian Gothic style house, c 1860 and attached single storey Inter-War Californian Bungalow style house, c 1926	3.7
25*	Arthur Street	Surry Hills	14-16	Two storey Victorian terrace houses	2.68/1
26*	Arthur Street	Surry Hills	17-19	Former St David's Church Group, single storey Victorian Gothic style hall and two storey Victorian rectory	2.69
27	Arthur Street	Surry Hills	18	Clydesville, formerly Valpre, two storey Victorian Georgian style house	2.68/2
28*	Arthur Street	Surry Hills	20-22	Single storey Victorian terrace houses	2.68/3
29	Arthur Street	Surry Hills	21-31	Two storey Victorian terrace house group	2.68/4
29A	Ashmore Street	Ersleville	1A	Electrical Substation, No 101, Inter-War Classical style, c 1919	7.12/3
30	Baptist Street	Redfern	56	Edelweiss, three storey Federation Free Classical style residential flat building, c 1900	4.54
31*	Balfour Street	Chippendale	56-60	Strickland Building, three storey Federation Arts and Crafts style residential flat building, c 1914	8.23
32	Barcom Avenue	Darlinghurst	1-3	Part of Barcom Mews, two storey Victorian houses, c 1886-87	1.99/1
33	Barcom Avenue	Darlinghurst	5-9	Two storey Victorian terrace house group	1.99/2

34	Barcom Avenue	Darlinghurst	11-15	Part of Barcom Mews, two storey Victorian terrace house group	1.99/3
35	Barcom Avenue	Darlinghurst	23-47	Two storey Inter-War terrace house group	1.104
36*	Barncleuth Square	Kings Cross	6	Three storey Victorian Italianate style mansion	1.219
37*	Bayswater Road	Kings Cross	16	Annex to The Mansions Terrace, four storey Victorian Italianate style terrace fronting Kellett Street, c 1890	1.191/1
38*	Bayswater Road	Kings Cross	20-30	The Mansions Terrace, three storey Victorian Italianate style terrace house group, c 1890	1.191/2
39	Bayswater Road	Rushcutters Bay	40A	Eaton, five storey Inter-War residential flat building	1.222/1
40	Bayswater Road	Rushcutters Bay	42	Palm Court, four storey Inter-War residential flat building	1.222/2
41	Bayswater Road	Rushcutters Bay	42	Garden Vale, four storey Inter-War residential flat building	1.222/3
42	Bayswater Road	Rushcutters Bay	42	Coonana, four storey Inter-War residential flat building	1.222/4
43	Bayswater Road	Rushcutters Bay	42	Kalua, four storey Inter-War residential flat building	1.222/5
44	Bayswater Road	Rushcutters Bay	42	Omeo, four storey Inter-War residential flat building	1.222/6
45	Bayswater Road	Rushcutters Bay	42	The Grampians, three storey Inter-War residential flat building	1.222/7

46	Bayswater Road	Rushcutters Bay	42	La Rea, four storey Inter-War residential flat building	1.222/8
47	Bayswater Road	Rushcutters Bay	42A	Kiewa, two storey Inter-War residential flat building	1.222/9
48	Bayswater Road	Rushcutters Bay	44	The Girvans, two storey Inter-War residential flat building	1.222/10
49	Bayswater Road	Rushcutters Bay	44A	Brentwood, three storey Inter-War residential flat building	1.222/11
50	Belvoir Street	Surry Hills	1-13	Two storey mid-Victorian terrace house group	2.3/1
51*	Bent Street	Paddington	33	Glammis, three storey Victorian Italianate style residential flat building, c 1876	3.66/1
52*	Bent Street	Paddington	35-37	Two storey Victorian Italianate style terrace house group, c 1876	3.66/2
53	Berwick Lane	Darlinghurst	21-25	Two storey Victorian Georgian style terrace house group	1.50/1
54	Berwick Lane	Darlinghurst	27-33	Two storey Victorian Georgian style terrace house group	1.50/2
55	Best Street	Woolloomooloo	10-12	Two storey Victorian houses	1.107/1
56	Best Street	Woolloomooloo	14-16	Two storey sandstone Victorian Georgian style terrace houses, c 1865	1.107/2
57*	Billyard Avenue	Elizabeth Bay	18-18A	Edgerly, two storey Victorian Italianate style mansion, including grounds, c 1865	1.169

58*	Billyard Avenue	Elizabeth Bay	36	Berthong, two storey Victorian mansion	1.170
59*	Billyard Avenue	Elizabeth Bay	42	Boomerang, two storey Inter-War Spanish Mission style mansion, c 1926, including boatshed at rear of 36 Billyard Ave	1.167
60*	Birtley Place	Elizabeth Bay	8	Birtley Towers, nine storey Inter-War Art Deco style residential flat building, 1933, including site and its landscaping	1.179
61*	Bland Street	Woolloomooloo	14-32	Bland Terrace, two storey Edwardian terrace house group, c 1900	1.138/1
62*	Botany Road	Alexandria	56-58	Cricketers Arms Hotel, three storey Federation Free style hotel, c 1910	7.18
63	Botany Road	Alexandria	60	Former CBC Bank, two storey Victorian Italianate style building	7.19
64	Botany Road	Alexandria	103	Congregational Church, two storey Victorian Gothic style church, c 1865	7.20
65	Botany Road	Alexandria	123	Cauliflower Hotel, two storey Victorian hotel, c 1880	7.22
66	Botany Road	Alexandria	237-271	Waterloo Public School Group, including two storey Victorian Free Classical style building, c 1884, single storey Victorian house including site and its landscaping	5.7

67	Botany Road	Alexandria	246-250	The Glenroy Hotel, two storey Federation Arts and Crafts style hotel, c 1910	6.3
68	Botany Road	Alexandria	662-674	MAX Studios, formerly Boltons Trading Co, two storey Inter-War Georgian Revival style warehouse fronting Birmingham Street	6.10
68A	Botany Road	Rosebery	569	The Rosebery Hotel, Inter-War Functionalist style hotel, c 1940	
69	Botany Road	Rosebery	755-759	Lightmakers Pty Ltd, formerly Tucker & Co Ltd, single storey Inter-War Art Deco style industrial building, c 1940	5.9/1
70	Botany Road	Rosebery	797-807	Martin Biggs & Sons Pty Ltd, formerly British General Electric Co, two storey Inter-War Art Deco style industrial building, c 1940	5.9/2
71	Botany Road	Rosebery	827	Gardeners Road Public School, two storey Federation Arts and Crafts style building, c 1889, with two storey Inter-War addition, c 1925	5.10
72	Boundary Street	Darlinghurst	15-19	Six storey Inter-War warehouse	1.106
73	Bourke Road	Alexandria	41-45	Former James Barnes Pty Ltd Group, large industrial site, c 1900	6.9

74	Bourke Street	Darlinghurst	150-152	Former St Peters Church of England Group, including: two storey sandstone Victorian Gothic style church, c 1866, single storey sandstone Victorian Gothic style storey hall (No 159 Forbes Street), c 1870, including site (incorporated into SCEGGS 1993)	1.52
75*	Bourke Street	Darlinghurst	164-164B	Two storey Edwardian terrace house group	1.53
76	Bourke Street	Darlinghurst	176-188	Two storey mid-Victorian terrace house group	1.55
77	Bourke Street	Darlinghurst	185	Aston Hall, three storey Inter-War residential flat building	1.56
78	Bourke Street	Darlinghurst	219-229	Two storey Victorian Italianate style terrace house group	1.54
79	Bourke Street	Darlinghurst	383-387	Kinsela House, three storey Victorian corner building with internal Inter-War Art Deco style former chapel, c 1933	1.7
80	Bourke Street, cnr Forbes Street	Darlinghurst	n/a	Former Darlinghurst Police station, two storey Federation Free style building, c 1895, with later additions	1.71
81	Bourke Street, cnr of Forbes Street	Darlinghurst	n/a	Former Electricity Sub Station, single storey Federation building, c 1907, with later additions	1.73
82	Bourke Street, cnr Oxford Street	Darlinghurst	n/a	Edwardian underground men's lavatory, c 1907	1.72

83	Bourke Street	Redfern	728	Two storey Victorian terrace house, c 1860	4.74
84	Bourke Street	Redfern	747-759	NSW Mounted Police Barracks and Taoist Association of Australia Group, including two and three storey Federation buildings, c 1908 and site	4.56
85	Bourke Street	Redfern	752-754	Two storey Victorian Filigree style terrace house group, c 1890	4.75
86	Bourke Street	Redfern	763	Part of Coachman Restaurant, single storey Victorian house, c 1860	4.58
87	Bourke Street	Redfern	780	Former Reckitt & Colemann, three storey Federation facade, c 1910, and later additions	4.76
88	Bourke Street	Redfern	809	Two storey Edwardian terrace house, c 1900	4.57
89*	Bourke Street	Surry Hills	304-312	Three storey Federation Queen Anne style shops and residences, c 1890	2.107
89A	Bourke Street	Surry Hills	342-344	Pogs Car Laundry, three storey Inter-War petrol station and residential flat building, c 1927	2.108/1
90	Bourke Street	Surry Hills	346-348	Former Surry Hills Academy and Seminary, two storey Victorian Regency style terrace houses and two storey Victorian Gothic style building, c 1845	2.108

91*	Bourke Street	Surry Hills	348A	Former Wesleyan Chapel, two storey sandstone Victorian Free Classical style sandstone church, c 1846	2.109
92*	Bourke Street	Surry Hills	354-356	Beresford Hotel, three storey Victorian hotel	2.110
93	Bourke Street	Surry Hills	389-393	Belgenny, ten storey Inter-War Art Deco style residential flat building with street level shops, c 1938	2.111/1
94	Bourke Street	Surry Hills	397-403	Kingsgate, four storey Inter-War Art Deco style residential flat building with street level shops	2.111/2
95*	Bourke Street	Surry Hills	409-411	Pelican Hotel, three storey Victorian terraces, c 1852	2.112
96*	Bourke Street	Surry Hills	411A	Greek Orthodox Church, formerly Congregational Church Group, including: two storey Victorian Gothic style church, c 1878 and two storey Victorian Georgian style school hall, c 1862	2.113
97*	Bourke Street	Surry Hills	413	Strathmore, three storey Victorian terrace	2.114/1
98	Bourke Street	Surry Hills	415	Three storey Victorian Italianate style terrace house	2.114/2
99*	Bourke Street	Surry Hills	416	The Hopetoun Hotel, two storey Federation Boom style building	2.30

100	Bourke Street	Surry Hills	421-441	St Margarets Hospital for Women Group, including: eight storey Inter-War Functionalist style main building, c 1947 and two storey Post-War chapel, c 1959	2.115
101*	Bourke Street	Surry Hills	512-518	Two storey Edwardian terrace house group	2.33/1
102*	Bourke Street	Surry Hills	520-534	Four storey Victorian terrace house group	2.33/2
103*	Bourke Street	Surry Hills	536-540	Two storey Victorian terrace house group	2.33/3
104*	Bourke Street	Surry Hills	542-544	Two storey Victorian corner shop, residence and attached terrace, c 1880	2.33/4
105*	Bourke Street	Surry Hills	545-545A	Two storey Victorian Italianate corner shop, residence and attached terrace	2.33/5
106*	Bourke Street	Surry Hills	546-554	Two storey Federation terrace house group	2.33/6
107*	Bourke Street	Surry Hills	561	Two storey Victorian corner shop and residence	2.33/7
108*	Bourke Street	Surry Hills	595- 595A	JTA, two storey Victorian style building, formerly corner shop with later additions, c 1914	2.33/8
109*	Bourke Street	Surry Hills	563-565	Carrington Hotel, two storey Victorian hotel, c 1877	2.34
110*	Bourke Street	Surry Hills	581-593	Two storey Edwardian terrace house group	2.35

111*	Bourke Street	Surry Hills	590-614	Bourke Street Public School, single storey Victorian Academic Classical style building with central bell tower, c 1883, including fence, gates and site with landscaping	2.31
112	Bourke Street	Surry Hills	618A	Two storey Victorian Gothic style house	2.36
113	Bourke Street	Surry Hills	626-630	Holy Trinity Greek Orthodox Church, two storey Federation church with Inter-War Romanesque style facade, c 1898, 1931	2.37
114*	Bourke Street	Surry Hills	701-703	Former Police Station, single storey brick and sandstone Federation Romanesque style building, c 1895	2.32
114A	Bourke Street	Waterloo	866-882	Millers Self Storage, Federation Warehouse with art deco additions, at corner of O'Dea Avenue and Bourke Street	5.4
115	Bourke Street	Waterloo	903-921	Former Sydney Water Site Group, including: Pumping Station Building, Inter-War Free Classical style building, c 1922-23, Valve House, c 1936-37, Inter-War Free Classical style building, and Electricity Substation No 18, c 1912, Federation Arts and Crafts style building	4.102
116	Bourke Street	Woolloomooloo	1-7	Bells Hotel, two storey Inter-War hotel	1.146/1

117	Bourke Street	Woolloomooloo	2	Woolloomooloo Hotel, formerly Macquarie Hotel, two storey Inter-War hotel	1.146/2
118	Bourke Street	Woolloomooloo	4-10	Two storey Victorian terrace house group	1.141/1
119	Bourke Street	Woolloomooloo	9-11	Two storey Victorian terrace house group, c 1886	1.141/2
120	Bourke Street	Woolloomooloo	12-22	Two storey Victorian terrace house group	1.141/3
121	Bourke Street	Woolloomooloo	13	Two storey Victorian terrace house	1.141/4
122	Bourke Street	Woolloomooloo	15-21	Two storey Victorian terrace house group	1.141/5
123	Bourke Street	Woolloomooloo	89	Two storey Victorian corner shop and residence	1.107/3
124*	Bourke Street	Woolloomooloo	120-122	Two storey Victorian terrace houses	1.119
125	Bourke Street	Woolloomooloo	129	Two storey Victorian corner terrace	1.107/4
126	Bourke Street	Woolloomooloo	159-161	Three storey Victorian terrace houses	1.118/1
127	Bourke Street	Woolloomooloo	163-167	Two storey Victorian terrace house group	1.118/2
128	Bourke Street	Woolloomooloo	171	Two storey Victorian terrace house	1.118/3
129	Bourke Street	Woolloomooloo	173-175	Two storey Victorian terrace houses	1.118/4
130	Bourke Street	Woolloomooloo	177	Three storey Victorian terrace house	1.118/5
131	Bourke Street, cnr Plunkett Street	Woolloomooloo	n/a	Ward Boundary Pillar, c 1842	1.133
132	Bourke Street	Zetland	932-934	Former Fire Station, two storey brick Inter-War Free Classical style building, c 1917	5.3/1

133	Bourke Street	Zetland	936-938	The Green Square Hotel, formerly the Zetland Hotel, two storey Victorian hotel, c 1890, overlaid with Inter-War Art Deco style facade, c 1939	5.3/2
134	Bourke Street	Zetland	999-1011	Chase Terrace, single storey Federation Queen Anne style terrace house group, c 1909	5.3/3
135	Bowden Street	Alexandria	10	Eclipse House, single storey Inter-War Art Deco style industrial building, c 1930	6.16
136*	Brandling Street	Alexandria	39	Eveleigh House, two storey Edwardian mansion, c 1902	7.15
137*	Bridge Street	Erskineville	1-10	Single and two storey Victorian Italianate style terrace house group	7.48/1
138	Briggs Street	Camperdown	13	Single storey Victorian terrace house	8.12/1
139	Briggs Street	Camperdown	15	Two storey Victorian terrace house	8.12/2
140	Briggs Street	Camperdown	17-23	Single storey Victorian terrace house group	8.12/3
141	Briggs Street	Camperdown	25-35	Two storey Victorian terrace house group	8.12/4
141A	Broadway	Chippendale	128-140	Pioneer House, six storey Inter-War Functionalist style commercial building, c 1934	8.40
141B	Broadway	Chippendale	166-170	Hotel Broadway (former), two storey Inter-War Functionalist style hotel, c 1936	8.41

141C	Broadway	Chippendale	174-178	Commonwealth Bank (former), two storey Inter-War commercial building, c 1933	8.42
141D	Broadway	Chippendale	202-206	The English, Scottish, and Australasian Bank (former), three storey Inter-War commercial building, c 1930	8.43
142	Broadway	Ultimo	104-110	St Benedict's Church Group, including single storey Victorian Academic Gothic style church and two storey Victorian Gothic style convent and hall	8.36/1
143	Broadway	Ultimo	129	Two storey Victorian commercial corner building	8.36/2
144	Broadway	Ultimo	133-135	Two storey Victorian commercial building	8.36/3
145	Broadway	Ultimo	137-145	Three storey Victorian Free Classical style commercial building	8.37
146	Broadway	Ultimo	147-151	Three storey Victorian Italianate style commercial building	8.36/4
147	Broadway	Ultimo	153-155	Two storey Victorian commercial building	8.36/5
148	Broadway	Ultimo	157-159	Three storey Edwardian commercial corner building	8.36/6
149	Broadway	Ultimo	161	Two storey Victorian commercial building, c 1871, modified to five storeys, c 1890	8.36/7

150	Broadway	Ultimo	163-165	Two storey Edwardian commercial building, c 1906-1909	8.36/8
151	Broadway	Ultimo	167-171	Two storey modified Edwardian commercial building	8.36/9
152	Broadway	Ultimo	173-179	Phoenician Club, formerly Broadway Theatre, three storey Federation Free Classical style corner building, c 1911	8.36/10
153	Broadway	Ultimo	181	Former National Bank of Australia, three storey Victorian Academic Classical style building	8.36/11
154*	Broadway	Ultimo	185-211	Former Grace Bros Homewares building, five storey Federation Free Classical style commercial building with corner clock tower, c 1909	8.38
155	Broughton Street	Woolloomooloo	12	Single storey Victorian terrace house	1.107/5
156	Brougham Street	Woolloomooloo	106	Two storey Victorian Georgian style terrace house, c 1850	1.107/6
157*	Brougham Street	Woolloomooloo	141-145	Two storey Victorian terrace house group	1.107/7
158*	Brougham Street	Woolloomooloo	153-155	Two storey Victorian Italianate style terrace houses	1.149
159	Brougham Street	Woolloomooloo	159	Telford Place, single storey Victorian Georgian style cottage, c 1852	1.150
160	Brougham Street	Woolloomooloo	n/a	Butler's Stairs	1.148

161	Brougham Street	Woolloomooloo	n/a	Hordern's Stairs, c 1882	1.147
161A	Brown Street	Newtown	1-1A	Marcus Clark warehouse	7.41/38
162	Brown Street	Newtown	8-10	Newtown Library, formerly Salvation Army Citadel, two storey Victorian Italianate style building	7.32
163*	Brown Street	Newtown	17-19	Two storey Edwardian terrace houses	7.34
164*	Brown Street	Newtown	21-25	Two storey Edwardian terrace house group	7.34
165*	Brown Street	Newtown	39-49	Single storey Edwardian terrace house group	7.30/1
166*	Brown Street	Newtown	40	Two storey Victorian Filigree style mansion	7.35
167*	Buckingham Street	Surry Hills	16-28	Two storey Victorian terrace house group	2.4/1
168*	Buckingham Street	Surry Hills	30-30A	Two storey sandstone Victorian terrace houses	2.4/2
169	Buckingham Street	Surry Hills	32-34	Two storey sandstone Victorian Georgian style terrace houses	2.4/3
170*	Buckingham Street	Surry Hills	36-42	Two storey Victorian terrace house group	2.4/4
171	Buckingham Street	Surry Hills	46-48	Two storey mid Victorian terrace houses	2.4/5
172*	Buckingham Street	Surry Hills	51	Cleveland House, two storey Colonial Georgian style mansion, c 1824	2.2

173*	Buckingham Street	Surry Hills	86	Belvoir Street Baptist Church, single storey Federation Gothic style church, 1912	2.5
174	Buckingham Street	Surry Hills	91-101	Pembroke Terrace, two storey Victorian Georgian style terrace house group, c 1860	2.3/2
175	Buckingham Street	Surry Hills	108-116, 120	Two storey Victorian terrace house group	2.3/3
176*	Buckland Street	Chippendale	n/a	UTS Blackfriars Campus Group, including: former Blackfriars Public School, two storey Victorian Gothic style buildings, c 1883 and former Headmaster's Residence, two storey Victorian Gothic style mansion, c 1877-1883	8.30/2
177	Buckland Street	Alexandria	10	Alexandria Park, including entrance gates and site with landscaping	7.11
177A	Buckland Street	Chippendale	14-16	W A Davidson Clothing Manufacturers (former), two storey Federation warehouse, c 1909	8.59
178	Burnett Street	Redfern	48	Dascom E Cottage, single storey Victorian Georgian style cottage, c 1860	4.43
179	Burnett Street	Redfern	62-64	Single storey Victorian Georgian style cottage, c 1860	4.44/1

180	Burrows Road	Alexandria	n/a	Alexandra Canal (Shea's Creek) group, including brick retaining walls and concrete channels	6.15
181*	Burton Street	Darlinghurst	20	Former Family Hotel, two storey Victorian hotel, 1885 with third storey addition, c 1900	1.5
182*	Burton Street	Darlinghurst	22	Part of former Family Hotel, two storey sandstone Victorian terrace houses, c 1883	1.20/1
183*	Burton Street	Darlinghurst	24	Two storey sandstone and brick Victorian Georgian style terrace house	1.20/2
184*	Burton Street	Darlinghurst	26-28	Two storey Victorian Regency style terrace houses	1.20/3
185*	Burton Street	Darlinghurst	32	Single storey sandstone Victorian Georgian style cottage, c 1840	1.21
186*	Burton Street	Darlinghurst	76-88	Single storey Victorian Georgian style terrace house group, c 1845	1.68
187	Burton Street	Darlinghurst	106-112	Single storey Victorian Georgian style semi-detached cottages	1.84
188	Burton Street	Darlinghurst	114	Hillcrest Flats, four storey Inter-War residential flat building	1.80/1

189	Busby's Bore	Darlinghurst and Paddington	n/a	Two mile tunnel which traverses beneath Sydney Showgrounds, Victoria Barracks and Oxford Street to the corner of Liverpool St, c 1827-1837	3.92
190	Caldwell Street	Darlinghurst	20-22	Two storey Victorian terrace houses	1.88/1
191	Caldwell Street	Darlinghurst	24-26	Two storey Victorian terrace houses	1.88/2
192	Caldwell Street	Darlinghurst	n/a	Beares Stairs, c 1886	1.100
193	Campbell Road	St Peters	2-34	Campbell Road Terraces, two storey Victorian Regency style terrace house group, c 1845	6.12
194	Campbell Road	St Peters	55	Rudders Bond Store, single storey Post-War warehouse, c 1950	6.14
195	Campbell Street	Surry Hills	91-103	Berman House, five storey Federation warehouse	2.98
196*	Campbell Street	Surry Hills	196	Christian Israelite Sanctuary, single storey Victorian Gothic style church, c 1853	1.8
197	Campbell Street	Surry Hills	188-194	Camden Flats, three storey Inter-War Art Deco style residential flat building, c 1930	1.10
198*	Carillon Avenue	Newtown	48-90	North Newtown Practice School, formerly Newtown Public School Group, including three storey sandstone and brick Federation Arts and Crafts style building, c 1897, 1909	8.15

199*	Carillon Avenue	University of Sydney	n/a	Womens College Group, including: the Main Building, three storey Federation building with later additions, c 1894, Williams Wing, three storey Inter-War building, c 1937 and site (with landscaping)	
200*	Cathedral Street	Woolloomooloo	108-118	Two storey Victorian corner shop, residence and terrace group	1.113
201	Cathedral Street	Woolloomooloo	111-113	East Sydney Hotel, three storey Federation style building, c 1920	1.115
202*	Cathedral Street	Woolloomooloo	168-172	Two storey Victorian terrace house group formerly associated with President Lincoln Hotel	1.129/1
203*	Cathedral Street	Woolloomooloo	174	Former President Lincoln Hotel, three storey Victorian building	1.129/2
204	Cathedral Street	Woolloomooloo	176	Two storey Victorian terrace house	1.132/1
205	Challis Avenue	Potts Point	2-4	Korein and Maroura, two storey Victorian Italianate style terrace houses	1.198
206	Challis Avenue	Potts Point	2A	Camelot Hall, three storey Inter-War Free Classical style residential flat building, c 1920	1.197
207*	Challis Avenue	Potts Point	8	Belgravia, formerly Killountan, two storey Federation Queen Anne style house, c 1893	1.199

208*	Challis Avenue	Potts Point	15-19	Bethania and Camelita, three storey Victorian convent with Federation Romanesque style additions, c 1910	1.200/1
209*	Challis Avenue	Potts Point	21-23	Byrock and Uralla, three storey Victorian Free Classical style terrace houses	1.200/2
210*	Challis Avenue	Potts Point	25-27	Highclere and Romney Hall, three storey Victorian Italianate style terrace houses	1.200/3
211*	Challis Avenue	Potts Point	29	Two storey Victorian Italianate style terrace house	1.200/4
212	Chalmers Street	Redfern	229	Woolpack Hotel, three storey Federation hotel	4.44/2
213	Chalmers Street	Surry Hills	86-88	Royal Exhibition Hotel, three storey Victorian hotel, c 1870, with later additions	2.6
214	Chalmers Street	Surry Hills	126-128	Australian Metalworkers Building, formerly Amalgamated Engineering Union, three storey Inter-War Art Deco style commercial building, c 1929	2.7
215*	Chalmers Street	Surry Hills	142-144	Welsh Presbyterian Church, formerly Chalmers Presbyterian Church, single storey Victorian Gothic style church, c 1856	2.8

216*	Chalmers Street	Surry Hills	166	Ravenswood, two storey Victorian Italianate style terrace house, c 1876	2.9
217	Chapel Street	Darlinghurst	3-9	Two storey sandstone Victorian terrace house group	1.51/1
218	Chapel Street	Darlinghurst	18	Two storey Victorian Georgian style terrace house	1.51/2
219	Chapel Street	Darlinghurst	20	Two storey sandstone Victorian Georgian style terrace house	1.51/3
220*	Charles Street	Erskineville	11	Former Cosmopolitan Hotel, three storey Victorian style corner building, c 1880	7.60
221	Charlotte Lane	Darlinghurst	9-17	Two storey Victorian Georgian style terrace house group	1.35/1
222	Chelsea Street	Redfern	39-43	Single storey sandstone Victorian cottage remnant, c 1860	4.72
223	Chelsea Street	Redfern	44	Single storey Victorian Georgian style cottage, c 1860	4.71
224	Church Place	Paddington	7-9	Single storey Victorian Georgian style cottages, c 1850	3.90
225	Church Street	Camperdown	21	St Andrews Greek Orthodox Church, formerly St Phillips Church of England, single storey Victorian Gothic style church	8.12/5
225A	Church Street	Camperdown	32-44	York Terrace, single storey Victorian terrace group of seven, c 1880	8.12/11

226	Church Street	Camperdown	41-43	Two storey Victorian terrace houses	8.12/6
227	Church Street	Camperdown	47-51	Single storey Edwardian terrace house group	8.12/8
228	Church Street	Camperdown	70	Two storey building, formerly corner shop and residence	8.12/9
229	Church Street	Camperdown	97-99	Former Bonds Store, two storey Inter-War commercial building	8.12/10
230	Church Street	Paddington	1	Clydesville, single storey Colonial Georgian style cottage, c 1830	2.148
230A	City Road	Chippendale	2-6	Lansdowne Hotel, three storey Inter-War hotel, 1926	8.44
230B	City Road	Chippendale	20	Cooper's Cottages (former), single storey Colonial Georgian terrace group remnants, c 1843	8.45
230C	City Road	Chippendale	22-24	Grace Bros Warehouse (former), six storey Federation warehouse, c 1916	8.46
230D	City Road	Chippendale	58	Imperial Hotel (former), two storey Victorian hotel, c 1884 and later modifications	8.47
230E	City Road	Chippendale	88-90	Pair of two storey Victorian terrace houses, c 1880	8.48
231	City Road	Chippendale	92	Family Planning Clinic, three storey Victorian terrace house with Federation Anglo-Dutch style facade, c 1880, 1902	8.24

232*	City Road	University of Sydney	n/a	Gate Keepers Lodge, single storey sandstone Victorian Gothic style building	8.16/1
233	City Road	University of Sydney	n/a	James Spring Drinking Fountain and Horse Trough, c 1910	8.19
234*	City Road	University of Sydney	n/a	St Pauls College Group, including two storey Victorian Gothic style building, c 1885, two storey Edwardian house and site (with landscaping)	8.16/3
235	City Road	University of Sydney	n/a	Former NSW Institute for the Deaf, Dumb and the Blind Group, including: two and three storey Victorian Italianate style building, c 1870, with later additions, c 1884, two storey Victorian Italianate style house, including site (with landscaping), and perimeter walls	8.20
236	Clapton Place	Darlinghurst	2	Granston Hall, four storey Inter-War residential flat building	1.87/1
237	Clapton Place	Darlinghurst	4-6	The Victor and The Rex, three storey Inter-War residential flat buildings	1.87/2
238	Clapton Place	Darlinghurst	8	Beauradia, three storey Inter-War residential flat building	1.87/3
239	Clapton Place	Darlinghurst	10	Four storey Inter-War residential flat building	1.87/4

239A	Cleveland Street	Chippendale	52-54	Native Rose Hotel, two storey Inter-War hotel, c 1923	8.60
240*	Cleveland Street	Darlington	103	Britannia Hotel, two storey Federation Free style hotel	7.1/1
240A	Cleveland Street	Darlington	117-117A	Hahn Automotive Services (former), Inter-War Art Deco style service station and forecourt, 1939	8.61
241	Cleveland Street	Darlington	137-143	Two storey Victorian corner shop, residential terrace house group	7.1/2
242	Cleveland Street	Moore Park	n/a	Sydney Boys High School Group, including: the Main Block, two storey Inter-War Mediterranean style building, c 1927, and former Zoological Gardens remnants, including, bear pit and site (with landscaping)	3.5
243	Cleveland Street	Moore Park	n/a	Sydney Girls High School Group, including Main Block a two storey Federation Arts and Crafts style building, c 1921, fence posts and gates and former Zoological Gardens remnants, including, bear pit and site (with landscaping)	3.6
244	Cleveland Street	Redfern	201	Two storey Victorian Filigree style mansion, c 1880	4.2

245	Cleveland Street	Redfern	203-205	Tutulla and Tivoli, single storey sandstone Colonial Georgian style semi-detached cottages, c 1840	4.3 & 4.4
246	Cleveland Street	Redfern	207	Park Hotel, formerly Allens Private Hotel, two storey Victorian Gothic style mansion, c 1880	4.5
247	Cleveland Street	Redfern	209-213	Three storey Victorian terrace house group, c 1880	4.6
248	Cleveland Street	Redfern	267	Demco Machinery Co Ltd, four storey Inter-War Functionalist style commercial building, c 1940	4.47/1
249	Cleveland Street	Redfern	269-271	Demco Machinery Co Ltd, four storey Federation commercial building, c 1911	4.47/2
250	Cleveland Street	Redfern	273	Surrey Club Hotel, three storey Victorian Italianate hotel, c 1880	4.46
251	Cleveland Street	Redfern	289	Landshipping House, two storey Victorian Filigree style terrace house, c 1880	
252	Cleveland Street	Redfern	291	Saxtona, two storey Victorian Filigree style terrace house, c 1880	4.84/1
253	Cleveland Street	Redfern	293	Evelyn, two storey Victorian Italianate style terrace house, c 1880	4.84/2
254	Cleveland Street	Redfern	295	Two storey Victorian Italianate style terrace house, c 1880	4.84/3

255	Cleveland Street	Redfern	297	Two storey Victorian Filigree style terrace house, c 1880	4.84/4
256	Cleveland Street	Redfern	299-301	Two storey Victorian Free Classical style shops and residences, c 1880	4.84/5
257	Cleveland Street	Redfern	303	Former Stage Club, three storey Federation Free Classical style building, c 1910, with alterations to Cleveland St frontage	4.83
258	Cleveland Street	Redfern	397-399	Former Bank of New South Wales, two storey Federation Free style corner building, c 1910	4.60
259	Cleveland Street	Redfern	433	Bar Cleveland, formerly Cleveland Inn Hotel, two storey brick and sandstone Federation hotel, c 1900	4.59
260	Cleveland Street	Redfern	495	Bat and Ball Hotel, two storey Inter-War Free Classical style hotel	4.67
261*	Cleveland Street	Surry Hills	380	Former Matis Pharmacy, two storey Victorian Italianate style commercial building, including shop fixtures	2.20
262	Cleveland Street	Surry Hills	396-398	Former Holocaust Museum, two storey Victorian terrace house	2.21
263	Cleveland Street, cnr South Dowling Street	Surry Hills	n/a	Cook Ward Boundary Marker, c 1842	2.40

264	Clifton Reserve	Surry Hills	1-5	Two storey Victorian Regency style terrace house group	2.127
265	Collins Street	Surry Hills	2	Two storey Victorian Italianate style terrace house	2.63/1
266*	Collins Street	Surry Hills	6-18	Two storey sandstone Victorian Georgian style terrace house group, c 1850	2.71/1
267*	Collins Street	Surry Hills	15-33	Two storey Victorian terrace house group, c 1875	2.71/2
268	Cook Road	Centennial Park	45-47	Two storey Federation semi-detached houses, c 1910	3.28
269	Cook Road	Centennial Park	70A	Three storey Federation Free Classical style mansion, c 1910	3.9
270	Cook Road	Centennial Park	97-103	Two storey Federation semi-detached house group, c 1910	3.27
271	Cope Street	Waterloo	225	Former Waterloo Pre-school Kindergarten, single storey Victorian building, c 1870	4.85
272	Cope Street	Waterloo	229-231	Two storey Victorian terrace houses, c 1880	4.86
273*	Copeland Avenue	Newtown	1A	Former servants quarters, two storey Colonial Georgian style cottage, c 1840	7.36
274*	Copeland Street	Alexandria	30-33	Two storey Victorian Filigree style terrace house group	7.12/1

275*	Cowper Wharf Road	Woolloomooloo	43-51	Former Navy Gunnery School, three storey Federation warehouse	1.145
276*	Crown Street	Darlinghurst	128	Two storey Federation Anglo-Dutch style terrace house	1.46/1
277*	Crown Street	Darlinghurst	130-132	Two storey Edwardian terrace house group	1.46/2
278*	Crown Street	Darlinghurst	134- 136A	Two storey Edwardian terrace house group	1.46/3
279	Crown Street	Darlinghurst	131-133	Gardinetto Restaurant, two storey Victorian Georgian style sandstone cottage	1.44
280	Crown Street	Darlinghurst	155-157	Two storey sandstone Victorian terrace house group	1.43/1
281	Crown Street	Darlinghurst	159	Two storey Victorian terrace house	1.43/2
282	Crown Street	Darlinghurst	161	Two storey Victorian terrace house	1.43/3
283	Crown Street	Darlinghurst	163	Two storey Victorian terrace house	1.43/4
284	Crown Street	Darlinghurst	165-169	Two storey Victorian terrace house group	1.43/5
285	Crown Street	Darlinghurst	171-175	Two storey sandstone and brick Victorian terrace house group	1.43/6
286	Crown Street	Darlinghurst	177-191	Two storey Victorian Georgian style terrace house group	1.43/7
287*	Crown Street	Darlinghurst	213-225	Two storey Victorian Regency style terrace house group	1.17/1

288*	Crown Street	Darlinghurst	216-218	Two storey Victorian terrace house group, c 1880	1.17/2
289*	Crown Street	Darlinghurst	220-224	Two storey Victorian terrace house group	1.17/3
290*	Crown Street	Darlinghurst	226-228	Two storey Victorian terrace house group	1.17/4
291*	Crown Street	Darlinghurst	230-232	Two storey Victorian terrace house group	1.17/5
292*	Crown Street	Darlinghurst	236	Two storey mid-Victorian terrace house	1.17/6
293*	Crown Street	Darlinghurst	238	Two storey Victorian terrace house	1.17/7
294*	Crown Street	Darlinghurst	240-242	Two storey Victorian terrace houses	1.17/8
295*	Crown Street	Darlinghurst	284-288	Two storey sandstone Victorian Regency style terrace houses	2.122/1
296	Crown Street	Surry Hills	299-301	Two storey Victorian terrace houses	2.85/1
297	Crown Street	Surry Hills	303-309	Two storey Victorian terrace house group	2.85/2
298	Crown Street	Surry Hills	311	Three storey Victorian terrace house	2.85/3
299	Crown Street	Surry Hills	313-317	Four storey Victorian terrace house group	2.85/4
300	Crown Street	Surry Hills	319	Two storey Victorian terrace house	2.85/5
301*	Crown Street	Surry Hills	320	Bentley Bar, formerly Oriental Hotel, three storey Federation hotel	2.123
302	Crown Street	Surry Hills	335	Two storey Victorian house	2.86
303	Crown Street	Surry Hills	352	Single storey Victorian cottage with later second storey addition	2.124

304*	Crown Street	Surry Hills	355	Former City View, part of former Crown Street Womens Hospital, three storey Victorian Free Classical style building, with Federation Free style addition, c 1908	2.74
305	Crown Street	Surry Hills	356	Crown Street Public School Group, including three storey Victorian Gothic style building, c 1869	2.125
306	Crown Street	Surry Hills	358-362	Two storey Victorian terrace house group	2.126
307*	Crown Street	Surry Hills	388-396	Chinese Presbyterian Church, formerly Fullerton Memorial Church Group, including: two storey Federation Academic Gothic style church with bell tower c, 1904 and two storey Federation Gothic style hall, c 1905	2.128
308	Crown Street	Surry Hills	397	Two storey sandstone Victorian Georgian style shop and residence	2.76
309*	Crown Street	Surry Hills	412-414	The Dolphin Hotel, three storey Inter-War Free Classical style hotel	2.129
310	Crown Street	Surry Hills	423	Two storey Victorian Italianate style terrace house, c 1884	2.75
311*	Crown Street	Surry Hills	470-472	The Clock Hotel, formerly The Exchange Hotel, two storey Victorian hotel	2.51

312	Crown Street	Surry Hills	499-503	Two storey Federation Free style shop and residence group	2.73
313	Crown Street	Surry Hills	505	Trinity Bar, formerly Hotel Victoria, two storey Inter-War hotel	2.72
314	Crown Street	Surry Hills	514-524	Three storey Victorian terrace house group	2.50
315*	Crown Street	Surry Hills	525-525A	Three storey Federation Anglo-Dutch style warehouse	2.49/1
316*	Crown Street	Surry Hills	527	Two storey Federation commercial building	2.49/2
317*	Crown Street	Surry Hills	529	Single storey Victorian terrace with shop modifications	2.49/3
318*	Crown Street	Surry Hills	536	Two storey Victorian corner shop and residence, c 1893	2.49/4
319*	Crown Street	Surry Hills	543	Surry Hills Post Office, single storey Inter-War Free Classical style building, c 1923	2.49/5
320*	Crown Street	Surry Hills	594-596	St Clair Flats, three storey Federation Anglo-Dutch style house, c 1900	2.52
321	Crown Street	Surry Hills	636-638	Three storey Victorian Italianate style building	2.53
322*	Crown Street	Woolloomooloo	2-34	Bossley Terrace, two storey Victorian Filigree style terrace house group, c 1880	1.112
323	Crown Street	Woolloomooloo	49	Two storey Victorian terrace house	1.107/8

324	Crown Street	Woolloomooloo	96-100	Two storey Victorian terrace house group	1.107/9
325	Crown Street	Woolloomooloo	102-104	Sir Hercules Robinson Terrace, two storey Victorian Italianate style terrace house group, c 1873	1.107/10
326	Dalmeny Avenue	Rosebery	34-36	Former Methodist Church, single storey Federation Gothic style church, c 1916	5.9/3
327	Darley Place	Darlinghurst	1	Single storey Victorian Georgian style cottage, c 1850	1.82/1
328	Darley Place	Darlinghurst	2-3	Two storey Victorian semi-detached houses, c 1860	1.82/2
329	Darley Place	Darlinghurst	4	Two storey Victorian semi-detached house, c 1860	1.82/3
330	Darley Place	Darlinghurst	5	Ashley Cottage, single storey Victorian Georgian style cottage, c 1850	1.82/4
331	Darley Street	Darlinghurst	1A	Stoneleigh, two storey Victorian Regency style mansion, c 1865	1.76/1
332*	Darley Street	Darlinghurst	2	Iona, formerly Winchester Private Hospital, two storey Victorian Italianate style mansion, c 1880	1.77
333	Darley Street	Darlinghurst	2A	Portree, four storey Inter-War Functionalist style residential flat building	1.80/2
334	Darley Street	Darlinghurst	5	Ballina Flats, four and seven storey Inter-War Art Deco style residential flat buildings	1.80/3

335	Darley Street	Darlinghurst	9	Single storey Victorian terrace house	1.83/1
336	Darley Street	Darlinghurst	11-15	Three storey Victorian terrace house group	1.83/2
337	Darlinghurst Road	Darlinghurst	96-102	Darlinghurst Fire Station, two, three and four storey sandstone and brick Federation Free style corner building, c 1912	1.90
338*	Darlinghurst Road	Darlinghurst	120	St John's Church of England Church Group, including: two storey sandstone Victorian Gothic style church, 1856, two storey Victorian Free classical style rectory, 1858 and sandstone and iron fences and gates	1.93
339	Darlinghurst Road	Darlinghurst	140-148	NSW Jewish War Memorial and Museum, three storey Inter-War Free Classical style building, c 1923	1.96
340	Darlinghurst Road	Darlinghurst	251-261	The Hopes and The Slatler, two storey Victorian Gothic style semi-detached houses	1.85/1
341*	Darlinghurst Road	Darlinghurst	263	Three storey Victorian terrace house	1.85/2
342*	Darlinghurst Road	Darlinghurst	267	Three storey Victorian terrace house	1.85/3
343*	Darlinghurst Road	Darlinghurst	269-271	Two storey Victorian terrace house group	1.85/4

344*	Darlinghurst Road	Darlinghurst	273-275	Three storey Victorian terrace house group	1.85/5
345	Darlinghurst Road	Darlinghurst	892b	East Sydney Technical College Group, formerly Darlinghurst Gaol, including various Colonial and Victorian buildings with later additions, site (with landscaping) and perimeter sandstone walls and gates, c 1823-24, 1885	1.85/6
346*	Darlinghurst Road	Kings Cross	50-52	Woolworths, four storey Inter-War Functionalist style commercial building, c 1930	1.218/1
347*	Darlington Road	Darlington	86-87	Roma and Frelin, two storey Victorian Italianate style terrace houses	7.4/1
348*	Darlington Road	Darlington	88	Two storey Victorian terrace modified with Federation facade	7.4/2
349*	Darlington Road	Darlington	90-93	Two storey Victorian terrace house group	7.4/3
350*	Darlington Road	Darlington	94	Two storey Victorian terrace house	7.4/4
351*	Darlington Road	Darlington	95	Two storey Victorian terrace house	7.4/5
352*	Darlington Road	Darlington	96-103	Golden Grove Terrace, two storey Victorian terrace house group	7.4/6
353*	Darlington Road	Darlington	104-123	Two storey Victorian Italianate style terrace house	7.4/7
354*	Darlington Road	Darlington	124-131	University Terrace, two storey Victorian terrace house group	7.4/8

355*	Darlington Road	University of Sydney	n/a	Former Darlington Primary School, single storey Victorian Gothic style building, c 1877	8.18
356*	Denham Street	Surry Hills	18-28	Two storey sandstone Victorian Georgian style terrace house group	2.121
357	Devonshire Street	Surry Hills	119-123	Society of Friends (Quaker) Meeting House, single storey Federation Free Classical style church, c 1903	2.17
358	Devonshire Street	Surry Hills	125-129	Three storey Victorian Italianate style terrace house group	2.18
359	Devonshire Street	Surry Hills	156-158	O'Bar, formerly Clarendon Hotel, two storey Victorian hotel, c 1876	2.58
360	Devonshire Street	Surry Hills	198-200	Shakespeare Hotel, three storey Victorian hotel, c 1879	2.59
361	Devonshire Street	Surry Hills	235-241	St Peter's Roman Catholic Church Group, including: two storey Federation Gothic style church, c 1917, single storey Victorian Gothic style hall, c 1880 and two storey Federation presbytery with Inter-War additions	2.22
362	Devonshire Street	Surry Hills	242	Two storey Victorian Georgian style terrace house	2.61/1
363	Devonshire Street	Surry Hills	244	Two storey Victorian terrace house	2.61/2

364	Devonshire Street	Surry Hills	252-264	Two storey Victorian Georgian style terrace house group	2.62
365	Dowling Street	Woolloomooloo	46	Frisco Hotel, three storey Federation hotel	1.142
366	Dowling Street	Woolloomooloo	71-73	Two storey Victorian Italianate style terrace houses	1.128/1
367	Dowling Street	Woolloomooloo	88	Woolloomooloo Waters Hotel, five storey Inter-War warehouse	1.136
368	Dowling Street	Woolloomooloo	126-128A	Two storey Victorian terrace house group, c 1880	1.128/2
369	Dowling Street	Woolloomooloo	129-131	Fitzroy Hotel, three storey Federation Free Classical style building	1.127
370	Dowling Street	Woolloomooloo	132-154	Two storey Victorian Georgian style and mid-Victorian terrace house group	1.128/3
371	Dowling Street	Woolloomooloo	133-135	Two storey Victorian terrace houses	1.128/4
372	Dowling Street	Woolloomooloo	137-143	Vere de Vere, three storey Victorian Italianate style terrace house group	1.128/5
373	Dowling Street	Woolloomooloo	153	Cancer Council, three storey Federation warehouse	1.123
374	Dowling Street	Woolloomooloo	167-169	Two storey Edwardian terrace houses	1.128/6
375	Dowling Street	Woolloomooloo	198-208	Woolloomooloo Day Nursery, single storey Federation Arts and Crafts style building, c 1920	1.125

375A	Dunning Avenue	Rosebery	25-27	Inter-War Functionalist style warehouse	
376	Edgeley Street	Surry Hills	2-6	Two storey Victorian terrace house group	2.47/1
377	Edgeley Street	Surry Hills	8-10	Two storey Victorian terrace houses	2.47/2
378	Edgeley Street	Surry Hills	12	Two storey Victorian terrace house	2.47/3
379	Edgeley Street	Surry Hills	14-14A	Two storey Victorian Filigree style terrace houses	2.47/4
380	Edgeley Street	Surry Hills	16-20	Two storey Victorian terrace house group	2.47/5
381	Edgeley Street	Surry Hills	22-24	Two storey Victorian terrace houses	2.47/6
382	Edward Street	Darlington	17	Two storey Victorian Filigree style terrace house	7.1/3
383	Elim Place	Chippendale	6-10	Part of former Coopers Terrace, single storey sandstone Colonial Georgian style terrace house group, c 1843	8.25
384	Elizabeth Bay Road	Elizabeth Bay	2	The Gazebo Hotel, seventeen storey Post-War International style hotel	1.180
385	Elizabeth Bay Road	Elizabeth Bay	43	Scotforth, four storey Inter-War Free Classical style residential flat building	1.178
386	Elizabeth Bay Road	Elizabeth Bay	61	Aringa, single storey sandstone Victorian Gothic style cottage with attached two storey Federation addition	1.176

387	Elizabeth Bay Road	Elizabeth Bay	74	Blair, three and four storey Inter-War residential flat building	1.177
388	Elizabeth Bay Road	Elizabeth Bay	84	Keadue, two storey Federation mansion, c 1890	1.175
389	Elizabeth Bay Road	Elizabeth Bay	86-88	Laureville and Oakburn, two storey Victorian Italianate style semi-detached houses	1.174
390	Elizabeth Bay Road	Elizabeth Bay	93	Kincoppal, two storey sandstone Victorian Regency style mansion, c 1870, including site (with landscaping)	1.173
391	Elizabeth Bay Road	Elizabeth Bay	97	Tresco, two storey sandstone Victorian Italianate style mansion, c 1868	1.172
392	Elizabeth Bay Road	Elizabeth Bay	102	Ashton, two storey Victorian Italianate style mansion	1.171
393	Elizabeth Street	Redfern	520-550	Two storey Victorian terrace group, c 1880	4.50/1
394	Elizabeth Street	Redfern	552-564	Pleasant Terrace, two storey Victorian terrace house group, c 1880	4.50/2
395	Elizabeth Street	Redfern	567-571	Three storey Victorian Italianate style terrace	4.49
396	Elizabeth Street	Redfern	583	Stanton Mellick, three storey Victorian style commercial building, c 1889	4.48
397	Elizabeth Street	Redfern	587	The Where Kakakel, single storey Inter-War Gothic style church, c 1930	4.51

398*	Elizabeth Street	Surry Hills	420-422	Former ANZ Bank, three storey Victorian Italianate style corner building	2.15
399*	Elizabeth Street	Surry Hills	451-455	Strawberry Hill Hotel, formerly Southern Cross Hotel, two storey Inter-War hotel	2.11/1
400*	Elizabeth Street	Surry Hills	457	Two storey Victorian terrace house	2.11/2
401*	Elizabeth Street	Surry Hills	459	Two storey Victorian terrace house	2.11/3
402	Elizabeth Street	Surry Hills	485-489	Christeys, two storey Victorian warehouse and attached Victorian Georgian style terrace house, c 1860	2.13
403	Elizabeth Street	Surry Hills	555-565	Three storey Victorian Italianate style terrace house group	2.14
404	Elizabeth Street	Waterloo	770	Waterloo Library, formerly Waterloo Town Hall, two storey Victorian Italianate style building, c 1880	4.98
405	Elizabeth Street	Waterloo	772-808	Single storey Victorian terrace house group, c 1880	4.99
406	Elizabeth Street	Waterloo	830-838	Former Chubb Pty Ltd Group, one and two storey Inter-War commercial buildings, including the Luke Muras Building, c 1916 and the early Chubb Building, c 1920-1923	5.6

407	Elizabeth Street	Waterloo	874	Former Zetland Tram Terminus, single storey brick Federation building, c 1902	5.3/4
408	Elizabeth Street	Waterloo	n/a	Waterloo Park, including site (with landscaping)	4.97
409	Elizabeth Street	Zetland	878	Alencon, two storey Victorian Filigree style terrace house, c 1886	5.3/5
410	Elizabeth Street	Zetland	934	Single storey weatherboard Victorian cottage, c 1890	5.3/6
411	Epsom Road	Zetland	68-74	Electricity Substation No 338, Inter-War Stripped Classical style building, 1927	5.1/1
411A	Epsom Road, cnr Mentmore Avenue	Rosebery	n/a	Horse trough	
412*	Erskineville Road	Erskineville	35	Imperial Hotel, two storey Inter-War Art Deco style building, c 1930	7.58
413	Erskineville Road	Erskineville	55	Holy Trinity Church Group, includes single storey Victorian Gothic style church and hall, c 1885	7.55
414	Erskineville Road	Erskineville	102	Erskineville Hotel, two storey Inter-War Art Deco style hotel, c 1930	7.62
415	Erskineville Road	Erskineville	104	Erskineville Town Hall, single storey Inter-War Mediterranean style building, c 1920-1930	7.61

416	Euston Road	Alexandria	48	Frank G Spurway Pty Ltd, two storey Inter-War Functionalist style industrial building, c 1940	6.7
417	Farrell Avenue	Darlinghurst	1	Tennyson House, four storey Inter-War Georgian revival style residential flat building	1.87/6
418	Farrell Avenue	Darlinghurst	2-12	Richmond Hall, Rosebank Hall and Montrose, three storey Inter-War residential flat building group, including rear sandstone boundary wall, c 1830	1.87/7
419	Farrell Avenue	Darlinghurst	3	Linden, formerly Yandil Hall, three storey Inter-War residential flat building	1.87/8
420	Farrell Avenue	Darlinghurst	3A	Martin Hall, three storey Inter-War residential flat building	1.87/9
421	Fitzroy Street	Newtown	8	Hurlstone House, single storey weatherboard Victorian cottage	7.29
422	Fitzroy Street	Newtown	13-17	Belmonde, two storey Victorian warehouse	7.29
423*	Fitzroy Street	Surry Hills	46-48	Two storey sandstone Victorian Georgian style terrace house group	2.135
424*	Fitzroy Street	Surry Hills	106-108	Cricketer's Arms Hotel, two storey Inter-War hotel, c 1921	2.137

425	Flinders Street	Darlinghurst	58A	Former Wesleyan School, two storey sandstone Victorian Gothic style building	2.149
426*	Flinders Street	Darlinghurst	82-84	Three storey Victorian Italianate style terrace house group	2.142/1
427*	Flinders Street	Darlinghurst	86	Two storey Victorian Filigree style mansion	2.143
428*	Flinders Street	Darlinghurst	88-98	Three storey Victorian terrace house group	2.142/2
429*	Flinders Street	Darlinghurst	100-102	Three storey Victorian Italianate style terrace houses	2.142/3
430*	Flinders Street	Darlinghurst	106-114	Three storey Victorian Italianate style terrace house group	2.142/4
431*	Flinders Street	Darlinghurst	116-120	Three storey Victorian Italianate style terrace house group	2.142/5
432*	Flinders Street	Darlinghurst	122-124	Palace Hotel, two storey Victorian hotel	2.142/6
433*	Flinders Street	Paddington	126-130	Three storey Victorian terrace house group	2.142/7
434*	Flinders Street	Paddington	132	Three storey Victorian Italianate style terrace house	2.142/8
435*	Flinders Street	Paddington	134	Two storey Victorian terrace house	2.142/9
436*	Flinders Street	Paddington	136	Three storey Victorian terrace house	2.142/10
437*	Flinders Street	Paddington	138-140	Three storey Victorian Italianate style terrace house	2.142/11

438*	Flinders Street	Paddington	142	Two storey Victorian terrace house	2.142/12
439*	Flinders Street	Paddington	144	Three storey Victorian Italianate style terrace house	2.142/13
440*	Flinders Street	Paddington	146	Moirra, three storey Victorian Italianate style terrace house	2.142/14
441*	Flinders Street	Paddington	150	Two storey Victorian terrace house	2.142/15
442*	Flinders Street	Paddington	152-156	Three storey Victorian Italianate style terrace house group	2.142/16
443*	Flinders Street	Paddington	162	Captain Cook Hotel, four storey Federation Anglo-Dutch style hotel, c 1914	2.145
444	Flinders Street	Surry Hills	1-5	Former Commonwealth Bank, three storey Federation commercial building	2.119
445	Flinders Street	Surry Hills	7-9	Two storey Victorian Gothic style commercial building	2.120
446*	Flinders Street	Surry Hills	81	St. Michael's Anglican Church Group, including: two storey Victorian Gothic style church, c 1854, two storey Edwardian rectory, c 1917, two storey Federation Gothic style parish hall and single storey sandstone electricity substation No 869, c 1952	2.134/4

447*	Forbes Street	Darlinghurst	165-215	Sydney Church of England Girl's Grammar School Group, including: Barham, two storey Colonial Georgian style mansion, c 1833, Wilkinson House, formerly Gwydir Flats, three storey Inter-War Georgian revival style residential flat building, c 1920, Chapel Building, three storey Federation building, c 1906, with later additions, c 1910 and site	1.57
448*	Forbes Street	Darlinghurst	188	Former St Peters Rectory, three storey Victorian Gothic style mansion, c 1872	1.66/1
449	Forbes Street	Darlinghurst	217	Nelson House, two storey sandstone Victorian terrace house, c 1880 (incorporated into SCEGGS 1993)	1.59/1
450	Forbes Street	Darlinghurst	219	Two storey Victorian terrace house	1.59/2
451	Forbes Street	Darlinghurst	221-227	Two storey Victorian terrace house group	1.59/3
452	Forbes Street	Darlinghurst	229	Two storey Victorian Regency style terrace house	1.59/4
453	Forbes Street	Darlinghurst	231-233	Two storey Victorian terrace houses	1.59/5
454	Forbes Street	Darlinghurst	235	Two storey Victorian terrace house	1.59/6
455	Forbes Street	Darlinghurst	237-239	Two storey Victorian Regency style terrace houses	1.59/7

456	Forbes Street	Darlinghurst	238-252	Belgrave Terrace, three storey Victorian Georgian style terrace house and corner shop group, c 1850	1.69/1
457	Forbes Street	Darlinghurst	241-243	Two storey Victorian style terrace houses	1.59/8
458	Forbes Street	Darlinghurst	245	Two storey Victorian terrace house	1.59/9
459	Forbes Street	Darlinghurst	247-253	Two storey Victorian terrace house group	1.59/10
460	Forbes Street	Darlinghurst	257-297	Two storey Federation Queen Ann style terrace house group	1.69/2
461*	Forbes Street	Darlinghurst	299	Caritas Centre Group, part of St Vincent's Hospital, including: two storey Victorian Regency style building, c 1867 with third storey addition, two storey Federation Arts and Craft style building and perimeter fences	1.70
462	Forbes Street	Darlinghurst	n/a	Forbes Stairs	1.58
463	Forbes Street	Newtown	5-23	Former Convent of Mercy, single storey Victorian cottage, c 1871 and three storey Federation Free Classical style building, c 1906	7.27
464	Forbes Street	Newtown	40	St Kieran's Presbytery, two storey Victorian Filigree style house, c 1880	7.6
465	Forbes Street	Newtown	46-50	Two storey Victorian Filigree style terrace house group, c 1880	7.2/4

466	Forbes Street	Woolloomooloo	12-18	The Tilbury Hotel, two storey Inter-War building, c 1920	1.140
467	Forbes Street	Woolloomooloo	13	Single storey Federation Romanesque style sewerage pumping station	1.139
468	Forbes Street	Woolloomooloo	28-30	Two storey Victorian Italianate style building, formerly corner shop, residence and terrace house, c 1885	1.128/7
469	Forbes Street	Woolloomooloo	32	Two storey Victorian terrace house, c 1885	1.128/8
470	Forbes Street	Woolloomooloo	34	Two storey Victorian terrace house, c 1885	1.128/9
471	Forbes Street	Woolloomooloo	52-58	Two storey Victorian terrace house group	1.107/11
472	Forbes Street	Woolloomooloo	59	Two storey Victorian Regency style terrace house	1.107/12
473	Forbes Street	Woolloomooloo	60-66	Bottomley's Terrace, two storey Victorian terrace house group, c 1886	1.107/13
474	Forbes Street	Woolloomooloo	61-65	Two storey Victorian terrace house group	1.107/14
475	Forbes Street	Woolloomooloo	67	Single storey Victorian terrace house	1.107/15
476	Forbes Street	Woolloomooloo	69	Two storey Victorian Italianate style terrace house, c 1889	1.107/16
477	Forbes Street	Woolloomooloo	76	Two storey Victorian Terrace house, c 1886	1.107/17

478	Forbes Street	Woolloomooloo	84-88	Two storey Victorian Gothic style terrace house group	1.107/20
479	Forbes Street	Woolloomooloo	104-108	Single storey Victorian Georgian style terrace house group	1.130/1
480	Forbes Street	Woolloomooloo	110-112	Two storey Victorian terrace houses, c 1892	1.130/2
481	Forbes Street	Woolloomooloo	114	Two storey Victorian terrace house	1.130/3
482	Forbes Street	Woolloomooloo	116	Two storey Victorian terrace house	1.130/4
483	Forbes Street	Woolloomooloo	118	Two storey mid-Victorian terrace house	1.130/5
484	Forbes Street	Woolloomooloo	120-122	Two storey sandstone mid-Victorian terrace houses	1.130/6
485	Forbes Street	Woolloomooloo	124-126	Single storey Victorian Georgian style terrace houses, c 1853	1.130/7
486	Forbes Street	Woolloomooloo	128	Two storey Victorian style terrace house, c 1899	1.130/8
487	Forbes Street	Woolloomooloo	130	Two storey Victorian corner terrace shop and residence	1.130/9
488	Forbes Street	Woolloomooloo	132-134	Woolshed Inn, two storey Victorian corner building and attached terrace house	1.131
489	Forbes Street	Woolloomooloo	150-166	Bryson House, three storey Inter-War Functionalist style commercial building, c 1937	1.122
490	Forbes Street	Woolloomooloo	168-172	Three storey Victorian terrace house group	1.121

491	Foveaux Street	Surry Hills	2-12	Former General Merchants, seven storey Federation warehouse	2.77/1
492*	Foveaux Street	Surry Hills	26	Kay Bee Hotel, three storey Inter-War Georgian Revival style hotel	2.80
493	Foveaux Street	Surry Hills	63	Foveaux House, seven storey Federation warehouse	2.77/2
494*	Foveaux Street	Surry Hills	64	Excelsior Hotel, three storey Federation Free Classical style hotel	2.81
495	Foveaux Street	Surry Hills	65	Three storey Federation warehouse	2.77/3
496	Foveaux Street	Surry Hills	98	Two storey sandstone Victorian Regency style terrace house	2.67
497	Foveaux Street	Surry Hills	134-142	Two storey Victorian terrace house group	2.136
498	Fowler Street	Camperdown	2-14	Two storey Victorian terrace houses	8.12/11
499	Fowler Street	Camperdown	65-67	Two storey Inter-War warehouse	8.12/12
500	Fowler Street	Camperdown	69-87	Two storey Victorian terrace house group	8.12/13
501	Fowler Street	Camperdown	89-91	Two storey Victorian terrace houses modified into shops	8.12/14
502	Francis Street	Darlinghurst	8-10	Two storey Victorian Filigree style terrace houses	1.25/1
503	Francis Street	Darlinghurst	12	Two storey Victorian terrace house	1.25/2
504	Francis Street	Darlinghurst	14	Two storey Victorian Georgian style terrace house	1.25/3

505	Francis Street	Darlinghurst	16-18	Single storey Victorian Georgian style terrace houses, c 1849	1.25/4
506*	Francis Street	Darlinghurst	17	Former hotel, two storey sandstone Victorian Georgian style corner shop and residence, c 1850 with later modifications, c 1882, (includes Nos 2-4 Hargrave Street)	1.25/5
507*	Francis Street	Darlinghurst	19-21	Two storey Victorian Georgian style terrace houses, c 1858	1.25/6
508*	Francis Street	Darlinghurst	20-22	Two storey Victorian terrace houses	1.25/7
509*	Francis Street	Darlinghurst	23	Two storey Victorian terrace houses	1.25/8
510*	Francis Street	Darlinghurst	24	Two storey Victorian Italianate style terrace house	1.25/9
511*	Francis Street	Darlinghurst	25	Two storey sandstone Victorian Georgian style terrace, c 1860	1.25/10
512*	Francis Street	Darlinghurst	26-26A	Two storey Victorian Italianate style terrace houses	1.25/12
513*	Francis Street	Darlinghurst	27-31	Two storey sandstone Victorian Georgian style terrace house group, c 1850	1.25/11
514	Francis Street	Darlinghurst	28	Two storey Federation terrace house	1.25/13
515	Francis Street	Darlinghurst	30-36	Two storey Victorian Georgian style terrace house group	1.25/14

516	Francis Street	Darlinghurst	33-35	Two storey Victorian former corner shop, residence and attached terrace house	1.25/15
517	Francis Street	Darlinghurst	38	Two storey Victorian Georgian style building, formerly corner shop and residence	1.25/16
518	Francis Street	Darlinghurst	41-49	Two storey Victorian terrace house group	1.26/1
519	Francis Street	Darlinghurst	51	Two storey Victorian terrace house	1.26/2
520	Francis Street	Darlinghurst	50	St Vincent de Paul, formerly St Joseph's Kindergarten, three storey Federation building	1.34
521	Garden Street	Alexandria	71	Former Mayor's Residence, two storey Victorian Filigree style terrace house, c 1880	7.10
522	Garden Street	Alexandria	73	Former Alexandria Town Hall, two storey Inter-War Free Classical style building, c 1928	7.9
523*	George Street	Erskineville	134	Two storey Edwardian house	7.57
524	George Street	Redfern	18	Two storey Victorian Italianate style terrace house, c 1888	4.8
525	George Street	Redfern	54	Star House, three storey Victorian Free Classical style building, c 1860	4.37
526	George Street	Redfern	103-109	Redfern Telephone Exchange, two storey Victorian Italianate style building fronting Redfern St (No 15), c 1909	4.23

527	George Street	Redfern	179-193	Two storey Victorian Italianate style terrace group, c 1890	4.10
528	George Street	Redfern	160-202	Redfern Public School, two storey Victorian building, c 1877	4.9
528A	George Street	Redfern	195-197	Clyde House, two storey Victorian Filigree style house, 1885	4.1/1
529	George Street	Waterloo	291	Duke of Wellington Hotel, two storey Inter-War Free Classical style hotel, c 1910	4.103
530	George Street	Waterloo	336	Electricity Substation No 174, single storey Inter-War building	4.104
531*	Georgina Street	Newtown	5	Three storey Victorian Filigree style terrace house	7.28/2
532*	Georgina Street	Newtown	23-51	Three storey Victorian Filigree style terrace house group	7.28/3
533*	Gibbes Street	Newtown	16-34	Single storey Victorian terrace house group	7.46/2
534*	Gibbes Street	Newtown	25-35	Single storey Victorian terrace house group	7.46/3
535	Golden Grove Street	Darlington	19-23	St Michael's Church Group, including two storey Post-War church, two storey Victorian Gothic style school and three storey Federation hall	7.5
536*	Goodchap Street	Surry Hills	17-21	Two storey sandstone Victorian Georgian style terrace houses	2.93

537	Gordon Street	Paddington	5-7	Two storey Victorian Italianate style corner building, c 1870	3.68
538	Gordon Street	Paddington	49	Sisters of Charity Congregational Offices, formerly St Patricks Convent, three storey Inter-War Mediterranean style building, c 1917	3.63
538A	Great Buckingham Street	Redfern	2	Electrical Substation No 435, Inter-War Functionalist style, c 1937	4.47/3
539	Greenknowe Avenue	Kings Cross	3-5	Tara, formerly Texas, eight storey Inter-War Art Deco style residential flat building	1.209
539A	Greens Road	Paddington	1-37	Former Albion Street Public School, 1894, and former Sydney Technical High School building, 1925	
540	Hansard Street	Zetland	10-12	Single storey Federation semi-detached terrace houses, c 1890	5.1/2
541	Hansard Street	Zetland	15	Single storey sandstone Victorian Georgian style cottage with two storey rear addition, c 1886	5.1/3
542	Hansard Street	Zetland	24	Two storey Victorian Italianate style terrace house, c 1890	5.1/4
543*	High Holborn Street	Surry Hills	27	Convent of Our Lady of Mercy, two storey Victorian mansion	2.23

544*	High Holborn Street	Surry Hills	32-52	Single storey Edwardian terrace house group	2.24
545*	High Holborn Street	Surry Hills	39	Single storey sandstone Victorian Georgian style cottage	2.25
546*	High Holborn Street	Surry Hills	41-43	Two storey sandstone Victorian Georgian style terraces	2.26
547	High Holborn Street	Surry Hills	49	Single storey Victorian Georgian style cottage	2.27
547A	Huntley Street	Alexandria	6A	Shea's Creek Woolsheds, c 1940-42—Woolsheds 72, 73 and 74	6.15/1
548	Huntley Street	Alexandria	48	Waterboard Pumphouse, single storey brick Federation building, c 1925	6.8
549	Hutchinson Street	Surry Hills	36-38	Electrical Trades Union Hall, four storey Inter-War Stripped Classical style warehouse	2.139
550	Hutchinson Street	Surry Hills	41	Two storey Inter-War Art Deco style commercial building	2.138
551	Ithaca Road	Elizabeth Bay	4	Former Orchard Shed, single storey sandstone Colonial building at rear	1.166
552*	Ithaca Road	Elizabeth Bay	5	Three storey Inter-War Free Classical style residential flat building	1.168/1
553*	Ithaca Road	Elizabeth Bay	7	Alabama, three storey Inter-War residential flat building	1.168/2

553A	Ithaca Road	Elizabeth Bay	10	Electrical Substation, No 223, Inter-War Stripped Classical style, c 1927	1.168/1
554	John Street	Waterloo	1-25	Gordon Terrace, two storey Victorian terrace house group, c 1880	7.21

554A	Joynton Avenue	Zetland	3	<p>Former Royal South Sydney Hospital Group, including:</p> <p>Administration Building, Queen Anne style building, 1913, with later alterations and additions, and</p> <p>Pathology Building, single story building to Joynton Avenue, 1913, and</p> <p>Outpatients Building, single storey Inter-War Georgian Revival style building, c 1935, and</p> <p>Nurses Home (eastern wing), three storey Inter-War Georgian Revival style building, c 1938, and</p> <p>Brick and sandstone boundary fence to Joynton Avenue, 1913, and</p> <p>Landscaped area fronting Joynton Avenue between the Nurses Home and the Pathology Building, including the significant trees and open landscaped areas around the buildings.</p>
------	----------------	---------	---	---

555	Joynton Avenue	Zetland	52-112	Former Victoria Park Racecourse Group, including: Totalisator Building, one and three storey brick Inter-War building, c 1917, and site, including figs and trees adjacent to Joynton Avenue	5.13/1
556	Joynton Avenue	Zetland	n/a	Avenues of trees along Joynton Avenue, between O'Dea Avenue and Cook Lane	5.13/2
557*	Judge Street	Woolloomooloo	11-17	Single storey mid-Victorian terrace house group	1.132/2
558*	Judge Street	Woolloomooloo	19	Single storey Victorian Georgian style cottage, c 1854	1.132/2
559*	Judge Street	Woolloomooloo	23-31	Two storey Victorian Georgian style terrace house group	1.132/3
560*	Kellett Street	Kings Cross	1	Three storey Victorian Italianate style terrace house, c 1880	1.192/1
561*	Kellett Street	Kings Cross	3-11	Three storey Victorian Italianate style terrace house group, c 1880	1.192/2
562*	Kellett Street	Kings Cross	13-17	Three storey Victorian Italianate style terrace house group, c 1880	1.192/3
563	Kellett Street	Kings Cross	54-58	Two storey Victorian Italianate style terrace house group	1.192/4
564	Kellett Way	Kings Cross	1	Two storey sandstone Colonial Georgian style house, c 1826 with later additions	1.193

565	Kellick Street	Waterloo	2-6	Mount Carmel Convent Group, including Victorian Gothic style church, convent and school, c 1876	4.96
566	Kidman Place	Woolloomooloo	1-7	Kidman Terrace, two storey Victorian Georgian terrace house group	1.135
566A	King Street	Newtown	2-4	Two storey Federation Free style shop and residence	7.41/13
567*	King Street	Newtown	18-20	J Palmer Buildings, two storey Victorian Filigree style corner commercial building, c 1886	7.41/1
567A	King Street	Newtown	21	White Horse Hotel (former), three storey hotel c 1914, with 1930s alterations to the facade	7.41/14
567B	King Street	Newtown	23-25	Malcolm Motors, Inter-War Spanish Mission style service station, c 1928	7.41/15
567C	King Street	Newtown	33-35	Pair of semi-detached mid-Victorian cottages c 1870	7.41/17
568	King Street	Newtown	69-77	Trocadero Hall, three storey Victorian Second Empire style building and hall, c 1889	7.41/2
568A	King Street	Newtown	113-117	Two storey Victorian Free Classical style commercial building, c 1889	7.41/18
568B	King Street	Newtown	119-129	Two storey Federation style shop and residential building, c 1910	7.41/19

568C	King Street	Newtown	145	Marlborough Hotel, two storey Inter-War hotel, 1939	7.41/20
568D	King Street	Newtown	157	Milton Hotel (former), three storey Victorian Free Classical style building, c 1878	7.41/21
568E	King Street	Newtown	165-173	Two storey Federation Free style shop and residence, c 1905	7.41/22
568F	King Street	Newtown	168	Mary Bergin, three storey Victorian Free style commercial building, c 1887	7.41/23
569*	King Street	Newtown	174-184	Newtown Hotel, shops and residences, three storey Victorian Free Classical style building	7.41/3
570*	King Street	Newtown	206-208	Two storey Edwardian commercial building with corner turret	7.41/4
570A	King Street	Newtown	223-227	Three storey Victorian Free Classical style building, c 1886	7.41/25
571*	King Street	Newtown	224-226	Three storey Victorian Free Classical style commercial building	7.41/5
571A	King Street	Newtown	229-239	Two storey Federation Free Classical style building, c 1902	7.41/26
571B	King Street	Newtown	230-232	C. Whately, three storey Victorian Free Classical commercial building, c 1887	7.41/27

572*	King Street	Newtown	244	ANZ Bank, two storey Inter-War Free Classical style commercial building, c 1922	7.41/6
572A	King Street	Newtown	260-266	Victorian commercial building, c 1898	7.41/29
573*	King Street	Newtown	270-276	Commonwealth Bank, two storey Post-War stripped Classical style building	7.41/7
574*	King Street	Newtown	280a	Newtown Mission Uniting Church, formerly Wesleyan Methodist Church and School Hall, two storey Victorian Gothic style church c 1859, with later additions	7.42
574A	King Street	Newtown	282-284	Federation shop and residence, c 1916	7.41/30
575*	King Street	Newtown	286-290	Three storey Victorian Free Classical style commercial building	7.41/8
576*	King Street	Newtown	292	Newtown Post Office, two storey Federation Anglo-Dutch style building with clock tower, 1897	7.43
577*	King Street	Newtown	304-314	Three storey Victorian Free Classical style commercial building	7.41/9
578*	King Street	Newtown	316-318	Three storey Edwardian commercial building	7.41/10
579*	King Street	Newtown	324	Bank Hotel, three storey Inter-War Art Deco building	7.41/11

580	King Street	Newtown	324A	Newtown Railway Station Group, including Ticket Office	7.45/2
581	King Street	Newtown	326A	Former Newtown Tram Depot Group, including car shed, offices and track remnants, c 1899	7.46/4
582	King Street	Newtown	344-350	Newtown Primary School, two storey Victorian Free Gothic style building, c 1875, with later additions, c 1892, including War Memorial, c 1921	7.44
583	King Street	Newtown	352	St Georges Hall, three storey Victorian Italianate style building, c 1887	7.45/1
583A	King Street	Newtown	366-378	Saints Constantine and Helen Greek Orthodox Church and Church Hall	7.41/31
584	King Street	Newtown	426	Two storey Inter-War Spanish Mission style garage	7.41/12
584A	King Street	Newtown	482-496	Two storey Federation shops and residences, c 1900	7.41/32
584B	King Street	Newtown	522-524A	Victorian commercial building, c 1890	7.41/33
584C	King Street	Newtown	576-582	Union Hotel, two storey Inter-War Functionalist style hotel, c 1939	7.41/34
584D	King Street	Erskineville	590	Federation shop and residence, c 1898	7.41/35

584E	King Street	Erskineville	672	Theatre (former), 1927, three storey facade to King Street, including side returns to the edge of the corbel only	7.41/36
584F	Knox Street	Chippendale	1	Single storey sandstone Victorian Georgian style cottage, c 1878	8.63
585	Lang Road	Centennial Park	2	Baha'I National Assembly, two storey Federation Arts and Crafts style mansion, c 1910	3.29
586	Lang Road	Centennial Park	4	Bellevue, single storey Federation Arts and Crafts style house, including rear garage, c 1910	3.30
587	Lang Road	Centennial Park	8	Two storey Federation Free Classical style mansion	3.31
588	Lang Road	Centennial Park	10	Maybourne, two storey Federation Free style mansion, c 1910	3.32
589	Lang Road	Centennial Park	12	Two storey Federation Romanesque style mansion	3.33
590	Lang Road	Centennial Park	14	Biltmore, two storey Federation Arts and Crafts style house, c 1910	3.34
591	Lang Road	Centennial Park	18	Two storey Federation Arts and Crafts style mansion, c 1910	3.35
592	Lang Road	Centennial Park	20	Wallaroy, two storey Federation Queen Ann style mansion, c 1910	3.36

593	Lang Road	Centennial Park	22	Coowong, two storey Federation Free Classical style mansion, c 1910	3.37
594	Lang Road	Centennial Park	24	Lactura, two storey Federation Free Classical style mansion, c 1910	3.38
595	Lang Road	Centennial Park	26	Devoncliffe, two storey Federation Free Classical style sandstone mansion, c 1910	3.39
596	Lang Road	Centennial Park	28	Fongkah, two storey Federation Free style mansion, c 1910	3.40
597	Lang Road	Centennial Park	30	Maranoa, two storey Federation Arts and Crafts style house, c 1910	3.41
598	Lang Road	Centennial Park	34	Anglesy, two storey Federation Arts and Crafts style house, c 1910	3.42
599	Lang Road	Centennial Park	42	Leppington, two storey Federation Free Classical style house, c 1910	3.43
600	Lang Road	Centennial Park	44-46	Braelin, single storey Inter-War Californian Bungalow style house, c 1920	3.44
601	Lang Road	Centennial Park	50	Two storey Federation Free Classical style mansion	3.45
602	Lang Road	Centennial Park	52	Two storey Inter-War Old English style mansion, c 1915	3.46
603	Lang Road	Centennial Park	58	Llewellyn, two storey Federation Arts and Crafts style mansion	3.47

604	Lang Road	Centennial Park	70	Lugarno, two storey Federation Arts and Crafts style mansion, c 1910	3.48
605	Lang Road	Centennial Park	84	Livingstone, two storey Federation Free Classical style house	3.49
606	Lang Road	Centennial Park	88	Rexford, two storey Federation Queen Ann style mansion, c 1910	3.50
607	Lang Road	Centennial Park	90	Two storey sandstone Federation Filigree style mansion, c 1910	3.51
608	Lang Road	Centennial Park	96	Kemah, two storey Federation Arts and Crafts style mansion, including rear garage, c 1910	3.52
609	Lang Road	Centennial Park	100	Tufton Villa, single storey Federation Filigree style house, c 1910	3.53
610	Lang Road	Centennial Park	106	Two storey Federation Arts and Crafts style mansion, c 1910	3.54
611	Lang Road	Centennial Park	110	Two storey Inter-War Free Classical style mansion, c 1915	3.55
612*	Langley Street	Darlinghurst	1-11	Two storey Victorian Georgian style terrace house group	1.17/9
613*	Langley Street	Darlinghurst	13-15	Two storey Victorian Georgian style terrace houses	1.17/10
614*	Lawson Street	Redfern	117	Waratah, two storey Victorian Filigree style terrace house	7.1/4
615*	Layton Street	Camperdown	9-11	Two storey Federation warehouse, c 1915	8.7

615A	Levey Street	Chippendale	20-22	Two storey mid-Victorian terrace pair, c 1878	8.64
615B	Levey Street	Chippendale	24-32A	Two storey mid-Victorian former corner hotel and terrace group of five, c 1879	8.65
616*	Levey Street	Chippendale	29-43	Two storey Victorian terrace house group, c 1878	8.22/1
617*	Linthorpe Street	Newtown	2-12	Two storey Victorian terrace house group	7.30/2
618*	Linthorpe Street	Newtown	16	Two storey Victorian house	7.37
619*	Linthorpe Street	Newtown	36-40	Single storey semi-detached Federation house group	7.30/3
620	Little Cleveland Street	Redfern	2-4	Single storey mid-Victorian semi-detached cottages, c 1860	4.70
621*	Little Napier Street	Paddington	1-17	Two storey mid-Victorian terrace house group	2.140/3
622*	Little Napier Street	Paddington	2-14	Two storey mid-Victorian terrace house group	2.140/4
622A	Little Queen Street	Chippendale	3	Sydney City Mission, two storey Victorian church hall, c 1889	8.66
623	Little Queen Street	Newtown	6-20	Two storey Victorian Regency style terrace house group, c 1858	8.14
624	Little Young Street	Redfern	2	Single storey Victorian Georgian style cottage	4.79/3
625	Liverpool Lane	Darlinghurst	6-8	Two storey Victorian Georgian style terrace house group	1.51/4

626	Liverpool Lane	Darlinghurst	10-12	Two storey sandstone Victorian Georgian style terrace houses	1.51/5
627	Liverpool Street	Darlinghurst	160-162	Two storey Victorian terrace houses, including at the rear two storey Victorian Georgian style terrace houses (Nos 5-7 Charlotte Lane)	1.38/1
628	Liverpool Street	Darlinghurst	164-170	Two storey Victorian terrace house group	1.38/2
629*	Liverpool Street	Darlinghurst	174	Former Hillside Private Hotel, three storey Federation building, c 1907	1.39
630*	Liverpool Street	Darlinghurst	176	Three storey Victorian building, formerly corner shop and residence	1.40/1
631	Liverpool Street	Darlinghurst	178	Two storey Victorian terrace house	1.40/2
632	Liverpool Street	Darlinghurst	180-182	Two storey Victorian terrace houses	1.40/3
633	Liverpool Street	Darlinghurst	184	Two storey Victorian terrace house	1.40/4
634	Liverpool Street	Darlinghurst	186-196	Three storey Victorian terrace house group	1.40/5
635	Liverpool Street	Darlinghurst	200	Two storey Victorian building, formerly corner shop, residence and terrace	1.41/1
636*	Liverpool Street	Darlinghurst	202-218	Two storey mid-Victorian Gothic style terrace house group	1.41/2
637	Liverpool Street	Darlinghurst	223-225	Three and four storey Federation warehouse, c 1910	1.22

638*	Liverpool Street	Darlinghurst	248	Claremont Lodge Group, including two storey sandstone Victorian Georgian style cottage, c 1850 and ancillary buildings	1.63
639	Liverpool Street	Darlinghurst	250-252	Two storey Victorian terrace houses	1.61/1
640	Liverpool Street	Darlinghurst	254	Two storey Victorian terrace house	1.61/2
641	Liverpool Street	Darlinghurst	256	Three storey Victorian terrace house group	1.61/3
642	Liverpool Street	Darlinghurst	258	Three storey Victorian terrace house	1.61/4
643	Liverpool Street	Darlinghurst	260	Three storey Victorian Filigree style terrace house	1.61/5
644*	Liverpool Street	Darlinghurst	270	First Church of Christ Scientist, two storey sandstone Inter-War Academic Classical style building, c 1926	1.86
645	Liverpool Street	Darlinghurst	278	Robin Gibson Gallery, formerly Hilton, three storey Victorian Georgian style mansion, c 1850, with later additions and perimeter fence	1.76/2
646	Liverpool Street	Darlinghurst	280	Alexandra Flats, three storey Federation Free style residential flat building, c 1910	1.76/3
647	Liverpool Street	Darlinghurst	287-303	Two storey Victorian terrace house group	1.16/1

648*	Liverpool Street	Darlinghurst	298	Novar, two storey Federation house, c 1907, with Inter-War Stripped Classical style overlay and additions, c 1930	1.78
649*	Liverpool Street	Darlinghurst	300	The Grange, two storey sandstone Victorian Georgian style mansion, c 1865	1.79
650*	Liverpool Street	Darlinghurst	302-304	Two storey Victorian corner shop and residence	1.66/2
651*	Liverpool Street	Darlinghurst	337	Three storey sandstone mid-Victorian terrace house group, c 1860	1.69/3
652*	Liverpool Street	Darlinghurst	339	Three storey sandstone Victorian Georgian style terrace house, c 1860	1.69/4
653*	Liverpool Street	Darlinghurst	341-345	Two storey sandstone Victorian Filigree style terrace house group, c 1860	1.69/5
654	Liverpool Street	Darlinghurst	347	Mont Clair, seven storey Inter-War Art Deco style residential flat building, c 1938	1.81
655	Liverpool Street	Darlinghurst	350	Darlinghurst Public School Group, including: two storey Victorian Romanesque style main building and single storey play centre, c 1883 two storey Inter-War buildings, c 1923 sandstone pillars, stairs and site (with landscaping)	1.101
656	Lower Campbell Street	Surry Hills	n/a	Remnant sandstone wall	1.12

657	Mackey Street	Surry Hills	30	Two storey mid-Victorian terrace house	2.91/1
658	Mackey Street	Surry Hills	32-34	Two storey mid-Victorian terrace houses with central passageway	2.91/2
659	Mackey Street	Surry Hills	36	Two storey Victorian terrace house	2.91/3
660*	Mackey Street	Surry Hills	40	Two storey sandstone Victorian Georgian style terrace house	2.91/5
661*	Macleay Street	Potts Point	10-12	Macleay Regis, nine storey Inter-War Art Deco style residential flat building, c 1939	1.195
662	Macleay Street	Potts Point	18	Sandstone fence posts to former Macleay House	1.201
663*	Macleay Street	Potts Point	40A-42	Manar Group, including: two storey Victorian Regency style mansion, three storey Inter-War Beaux Arts style residential flat building, c 1926 and three storey Inter-War residential flat building, c 1919	1.204
664*	Macleay Street	Potts Point	48	Kingsclere, eight storey Edwardian residential flat building, c 1912 (also known as No 1 Greenknowe Ave)	1.208
664A	Macleay Street	Potts Point	55	Nebraska, three storey Federation Queen Anne style terrace, c 1896	1.196/1

665	Macleay Street	Potts Point	57-59	The Yellow House, formerly artists studio, Federation Queen Ann style terraces houses	n/a
666	Macleay Street	Potts Point	61-63	Wirrawa, three storey Federation Arts and Craft style residential flat building	1.196
667*	Macleay Street	Potts Point	85	Werrington, nine storey Inter-War Art Deco style residential flat building, c 1934	1.207
668*	Macleay Street	Potts Point	97-99	Byron Hall, eleven storey Inter-War Free Classical style residential flat building	1.211
669*	Macleay Street	Potts Point	105-111	Minerva Building, three storey Inter-War Functionalist style commercial building, c 1937	1.214
670*	Macleay Street	Potts Point	117	Cahors, ten storey Inter-War Art Deco style residential flat building with street level shops, c 1940	1.215
671	Macleay Street	Potts Point	n/a	Fitzroy Gardens Group, including The El Alamein Fountain, c 1961	1.217
672	Maddison Street	Redfern	39	Single storey Edwardian terrace house	4.78/1
673	Maddison Street	Redfern	41	Two storey Victorian terrace house, c 1880	4.78/2
674	Maddison Street	Redfern	45-51	Two storey Victorian Italianate style terrace house group, c 1880	4.78/3
675*	Malcolm Street	Erskineville	2	Two storey Victorian terrace house	7.48/2

676*	Malcolm Street	Erskineville	6-18	Two storey Victorian Italianate style terrace house group	7.48/3
677*	Malcolm Street	Erskineville	41-45	Two storey Victorian Italianate style terrace house group	7.48/4
678*	Malcolm Street	Erskineville	50	Three storey Victorian terrace house	7.48/5
679	Mallett Street	Camperdown	100-106	Five storey Inter-War warehouse	8.12/15
680	Mallett Street	Camperdown	108-110	Single storey Federation semi-detached houses	8.12/16
681	Mallett Street	Camperdown	112-114	Emaville and Maryville, two storey Victorian Italianate style terrace houses	8.12/17
682	Mallett Street	Camperdown	116-120	Two storey Victorian terrace houses	8.12/18
683	Mallett Street	Camperdown	122-124	Two storey Victorian Italianate style terrace houses	8.12/19
684	Mallett Street	Camperdown	128	Two storey Victorian terrace house	8.12/20
685	Mallett Street	Camperdown	134-142	Single storey Victorian terrace house group	8.12/21
686*	Manning Street	Potts Point	1-3	Tusculum, two storey Colonial Regency style mansion, c 1830, with later additions, c 1851	1.205
687*	Manning Street	Potts Point	5	Wychbury, nine storey Inter-War residential flat building, c 1934	1.206
688	Marriott Street	Redfern	99	Hodbin Poole Printers, two storey Inter-War Art Deco style industrial building, c 1930	4.61

689*	Marshall Street	Surry Hills	8-14	Single storey sandstone Victorian Georgian style terrace group, c 1840, with shop modifications to No 10	2.44/1
690	Martin Road	Centennial Park	2	Babington, two storey Inter-War Free Classical style mansion, including surrounding gardens, c 1919	3.11
691	Martin Road	Centennial Park	4	Murrulla, two storey Federation Anglo-Dutch style mansion, including surrounding gardens, c 1908	3.12
692	Martin Road	Centennial Park	6	Devon, two storey Federation Arts and Crafts style mansion, including surrounding gardens, c 1922-23	3.13
693	Martin Road	Centennial Park	8	Chessetwood, two storey Federation Bungalow style house, c 1915, including surrounding gardens	3.14
693A	Martin Road	Centennial Park	10A	The Gables, two storey Federation Arts and Crafts style house, c 1928	2420243
693B	Martin Road	Centennial Park	14	Angela, two storey Federation Revival style house, c 1909	2420244
694	Martin Road	Centennial Park	16	Oakland, two storey Federation Free style mansion, including surrounding gardens, c 1909	3.15

695	Martin Road	Centennial Park	20	Highbury, single storey Federation Bungalow style house, including surrounding gardens, c 1914	3.16
695A	Martin Road	Centennial Park	24	Romahapa, two storey Federation Arts and Crafts style house, c 1913	2420245
696	Martin Road	Centennial Park	26	Mamsnah, two storey Federation Arts and Craft style mansion, including surrounding gardens, c 1914	3.17
696A	Martin Road	Centennial Park	28	St Austelle, two storey Inter-War Mediterranean style house, c 1927	2420246
696B	Martin Road	Centennial Park	38	Baltard, two storey Federation Queen Anne style house, c 1918	2420249
696C	Martin Road	Centennial Park	40	Camelot (formerly Parua), single storey Post-War International style house, c 1967	2420250
696D	Martin Road	Centennial Park	46	Hillcrest (formerly Nelaii), two storey Federation Arts and Crafts style house, c 1916	2420251
696E	Martin Road	Centennial Park	48	Warwick, two storey Federation Queen Anne style house, c 1913	2420252
697	Martin Road	Centennial Park	50	The Crossways, two storey Federation Arts and Crafts style mansion, c 1908, including surrounding gardens	3.18

698	Martin Road	Centennial Park	56	Elouera, two storey Inter-War Old English style mansion, including rear garage and surrounding gardens, c 1920	3.19
699	Mary Street	Surry Hills	2-6	Australian Chinese Community Building, three storey Inter-War Free Classical style building	2.96/1
700	Mary Street	Surry Hills	8-16	Two storey Victorian terrace house group	2.96/2
701	Mary Street	Surry Hills	18	Chinese Masonic Hall, three storey Federation building, c 1911	2.96/3
702	Mary Street	Surry Hills	72	Former SRA offices, five storey Post-War International style office building, c 1960-61	2.79
703	Mary Street	Surry Hills	84	Four storey Victorian warehouses	2.78
704	McCauley Street	Alexandria	32-42	Single storey brick Inter-War Art Deco style warehouse, c 1930	6.4
705*	McElhone Place	Surry Hills	1-23	Two storey sandstone Victorian Georgian style terrace house group, c 1870	2.44/2
706*	McElhone Place	Surry Hills	2-20	Single storey sandstone Colonial Georgian style terrace house group, c 1840	2.44/3
707*	McElhone Place	Surry Hills	22-28	Two storey Victorian terrace house group	2.44/5
708*	McElhone Place	Surry Hills	30	Former garage, two storey Inter-War building, c 1920	2.44/6

709	McElhone Street	Woolloomooloo	52-64	Two storey Victorian terrace house group	1.143/1
710	McElhone Street	Woolloomooloo	66-68	St Columbkilie Catholic Church, single storey Victorian Gothic style church, c 1885	1.143/2
711	McElhone Street	Woolloomooloo	124-128	Two storey Victorian terrace house group	1.107/21
712	McElhone Street	Woolloomooloo	n/a	McElhone Stairs	1.144
713	McEvoy Street	Alexandria	111-117	Inter-War Functionalist style industrial building	6.2
713A	Mentmore Avenue	Rosebery	5-11	Mentmore House, sandstone facade, c 1860	
714	Mentmore Avenue	Rosebery	68-72	Everready Australia Pty Ltd, four storey Post-War International style industrial building	5.9/4
715	Merton Street	Zetland	11-13	Single storey Victorian Georgian style semi-detached cottages, c 1890	5.3/7
716	Missenden Road	Camperdown	49	Two storey Victorian shop and residence	8.12/22
717	Missenden Road	Camperdown	51-55	Alfred Hotel, two storey Inter-War Art Deco style hotel	8.12/23

				Royal Prince Alfred Hospital Group, including: King George V Memorial Hospital for Mothers and Babies, seven storey steel, concrete and brick Inter-War Functionalist style building, c 1938, Administration Block, three storey Victorian Free Classical style sandstone and brick building, c 1876, Gloucester House, four storey brick Inter-War Functionalist style building, c 1936, Queen Victoria and Albert Pavilions, three storey Federation Free Classical style red brick building, c 1904, with rear extensions, c 1943, Resident Medical Officers' Quarters, formerly Nurses House, three storey Victorian Free Gothic style, c 1892, with Federations Arts and Crafts style additions, c 1914, perimeter fences, gates and site (with landscaping)	
718*	Missenden Road	Camperdown	n/a		8.2
719*	Missenden Road	University of Sydney	n/a	St Andrews College, three storey sandstone Victorian Tudor style building, c 1873	8.16/8
720*	Missenden Road	University of Sydney	n/a	St Johns College, three storey sandstone Victorian Gothic style building, c 1859	8.16/9

721*	Mitchell Road	Alexandria	7-11	Former NSW Mission and Church Hall group, including: two storey Victorian Gothic style church, c 1891 and two storey Inter-War building, c 1922	7.13/1
722	Mitchell Road	Alexandria	13	Two storey Victorian terrace, c 1894, modified into shop	7.13/2
723*	Mitchell Road	Alexandria	79-89	Single storey Victorian terrace house group	7.12/2
724*	Mitchell Road	Alexandria	91-95	Single storey Victorian terrace house group	7.12/3
725	Moore Park Road	Paddington	4	Two storey Victorian Italianate style terrace house	2.146/1
726	Moore Park Road	Paddington	6	Two storey Victorian terrace house	2.146/2
727	Moore Park Road	Paddington	8	Two storey Victorian Filigree style terrace house	2.146/3
728	Moore Park Road	Paddington	10	Two storey Victorian terrace house	2.146/4
729	Moore Park Road	Paddington	12	Two storey Victorian terrace house	2.146/5
730	Moore Park Road	Paddington	14	Two storey Victorian terrace house	2.146/6
731	Moore Park Road	Paddington	16-18	Two storey Victorian terrace house	2.146/7
732*	Moore Park Road	Paddington	20	Three storey Victorian Italianate style terrace house	2.146/8
733*	Moore Park Road	Paddington	22	Two storey Victorian terrace house	2.146/9
734*	Moore Park Road	Paddington	24	Three storey Victorian Italianate style terrace house	2.146/10
735*	Moore Park Road	Paddington	26	Two storey Victorian terrace house	2.146/11

736*	Moore Park Road	Paddington	28-30	Three storey Victorian Italianate style terrace houses	2.146/12
737	Moore Park Road	Paddington	284	Verulam, two storey Victorian terrace house, c 1873 with Federation facade	3.60
738	Moore Park Road	Paddington	308	The Olympic Hotel, three storey Federation Free Classical style hotel, c 1909	3.59
739	Moore Park Road	Paddington	404-408	Two storey Victorian terrace house group with Federation Anglo-Dutch style facades, c 1890	3.58
741	Morehead Street	Redfern	39	Single storey weatherboard Victorian Georgian style cottage	4.79/2
742	Morehead Street	Waterloo	62-116	Grosvenor Terrace, two storey Victorian terrace house group, c 1881	4.88
743*	Mountain Street	Ultimo	16-20	Sydney Technical College School of Rural Studies, four storey Federation warehouse	8.33
743A	Mountain Street	Ultimo	41	Electrical Substation, No 5, Federation Free style, c 1909	8.40
743B	Mountain Street	Ultimo	46-52	Wilcox Mofflin Ltd, four storey Federation stores building, c 1911, with later additions	8.39

744*	Mountain v Street	Ultimo	57-61	St Barnabas Anglican Church Group, including: Victorian Gothic style church and two storey rectory, c 1858, 1876 and Fellow Memorial School and Hall, single storey Victorian building with later second storey addition, c 1876, 1913	8.34
744A	Myrtle Street	Chippendale	35-45	E G Bishops Pty Ltd, two storey Inter-War Art Deco style warehouse, c 1936	8.42
744B	Myrtle Street	Chippendale	42	Two storey mid-Victorian shop and residence, c 1870	8.43
744C	Myrtle Street	Chippendale	47	Victoria Park Hotel (former), two storey mid-Victorian corner hotel and attached terrace, c 1870	8.44
745*	Napier Street	Paddington	25-31	Two storey Victorian Regency style terrace house group	2.140/5
746	Neild Avenue	Darlinghurst	34-52	Russell & Taylor Co, two storey Inter-War warehouse	1.103
747	Nicholson Street	Woolloomooloo	1-11	Juanita Nielson Building, two storey Victorian Regency style commercial building (also known as No 31 Dowling St)	1.137
748*	Nicholson Street	Woolloomooloo	68-86	Nicholson Place, two storey Edwardian terrace house group and shop, c 1900	1.138/2
749*	Nickson Street	Surry Hills	6-12	Two storey Victorian terrace house group	2.47/7

750	Nickson Street	Surry Hills	37-39	Two storey Victorian Italianate style terrace houses with central carriageway	2.48
751	Nimrod Street	Darlinghurst	16	Two storey Victorian terrace house	1.88/4
752	Nimrod Street	Darlinghurst	18-20	Two storey Victorian terrace houses	1.88/5
753	Nimrod Street	Darlinghurst	22	Two storey Victorian terrace house	1.88/6
754	Nimrod Street	Darlinghurst	24	Two storey Victorian terrace house	1.88/7
755*	Norman Street	Darlinghurst	5-11	Two storey Victorian terrace house group	1.23/1
756*	Norman Street	Darlinghurst	13-17	Single storey Victorian terrace house group	1.23/2
757	Norton Street	Surry Hills	20	One and two storey Victorian terrace house	2.70
758	Oatley Road	Paddington	2	Paddington Ambulance Station, two storey Inter-War Georgian Revival style building, c 1931	3.72
759	Oatley Road	Paddington	47	Two storey Victorian Italianate style semi-detached house, c 1870	3.70/1
760	Oatley Road	Paddington	49	Two storey Victorian Italianate style terrace, c 1870	3.70/2
761	Oatley Road	Paddington	n/a	Oatley Road Reserve, including sandstone terrace walling, c 1840	3.71
762*	Onslow Avenue	Elizabeth Bay	7-9	Elizabeth Bay House, two storey sandstone Colonial Regency style mansion, c 1835	1.165/1

763	Onslow Avenue	Elizabeth Bay	13	Meudon, eight storey Inter-War Free Classical style residential flat building	1.210
764*	Onslow Avenue	Elizabeth Bay	14-16	The Grotto Site of Elizabeth Bay House Group, including natural rock outcrop, masonry terrace walling, stairs, and balustrade and garden retaining wall, c 1835	1.165/2
764A	Onslow Place	Elizabeth Bay	n/a	Cliff face, as a result of the 1835 blasting away of the Darlinghurst Ridge to create the site for the building of Elizabeth Bay House, including trees	1.165/3
764B	Orwell Lane	Potts Point	1	Electrical Substation, No 166, Inter-War Art Nouveau style, c 1925	1.212/1
765*	Orwell Street	Kings Cross	28	Minerva Theatre, formerly The Metro, single storey Inter-War Art Deco style corner building, c 1939	1.212
766*	Orwell Street	Kings Cross	32-34	The Roosevelt, formerly 2KY Radio Station, two storey Inter-War Art Deco style building	1.213
767*	Oxford Square	Darlinghurst	10-20	SILF Company Building, two storey Victorian Free Classical style commercial building, 1886	1.3
768*	Oxford Street	Darlinghurst	2-4	The Burdekin Hotel, four storey Federation hotel, with Inter-War Art Deco style overlay	1.2/2

769*	Oxford Street	Darlinghurst	34-36	Three storey Edwardian commercial building	1.2/3
770*	Oxford Street	Darlinghurst	38-46	Three storey Edwardian commercial building	1.2/4
771*	Oxford Street	Darlinghurst	48-50	Two storey Edwardian commercial building	1.2/5
772*	Oxford Street	Darlinghurst	52-54	ANZ Bank, formerly London Bank of Australasia, three storey Federation Academic Classical style corner building, c 1912	1.6
773*	Oxford Street	Darlinghurst	56	G A Zink and Son, three storey Federation commercial building, c 1900, with Inter-War Art Deco style shop front, c 1930	1.2/7
774	Oxford Street	Darlinghurst	58-60	Three storey Federation commercial building	1.2/8
775	Oxford Street	Darlinghurst	62-66	Three storey Federation commercial building	1.2/9
776	Oxford Street	Darlinghurst	68-70	Three storey Federation Free Classical style commercial building	1.2/10
777*	Oxford Street	Darlinghurst	74-78	Three storey Federation commercial building	1.2/11
778*	Oxford Street	Darlinghurst	80	Three storey Federation commercial building	1.2/12
779*	Oxford Street	Darlinghurst	75-77	Brighton Hotel, three storey Inter-War hotel, c 1920, with later fourth storey addition	1.2/13

780	Oxford Street	Darlinghurst	82-106	Former Oxford Street Municipal Chambers, three storey Edwardian commercial building	1.2/14
781	Oxford Street	Darlinghurst	103-105	Oxford House, three storey Victorian Free Classical style commercial building	1.2/15
782	Oxford Street	Darlinghurst	107-109	Three storey Federation Free style commercial building	1.2/16
783*	Oxford Street	Darlinghurst	108	Three storey Edwardian commercial building	1.2/17
784	Oxford Street	Darlinghurst	110	Three storey Edwardian commercial building	
785	Oxford Street	Darlinghurst	112-122	Three storey Edwardian commercial building	1.2/18
786*	Oxford Street	Darlinghurst	113-115	Three storey Inter-War Stripped Classical style commercial building, c 1920, with two storey addition	1.2/19
787*	Oxford Street	Darlinghurst	117	Westpac Bank, formerly Bank of NSW, three storey Inter-War commercial building, c 1930	1.2/20
788*	Oxford Street	Darlinghurst	137-139	Three storey Victorian Italianate style commercial building	1.2/21
789*	Oxford Street	Darlinghurst	141-143	Three storey Federation Free Classical style commercial building	1.2/22
790*	Oxford Street	Darlinghurst	151-151A	Two storey Federation Free Classical style commercial building, c 1901	1.2/23

791	Oxford Street	Darlinghurst	153	Two storey Edwardian commercial building	1.2/24
792	Oxford Street	Darlinghurst	155-157	Two storey Victorian commercial buildings	1.2/25
793	Oxford Street	Darlinghurst	159	Three storey Victorian commercial building	1.2/26/27
793A	Oxford Street	Darlinghurst	160	Sacred Heart Church and School Hall, Federation Gothic style church, 1912 and Victorian Academic Gothic style hall, c 1880s	1.74/1
794	Oxford Street	Darlinghurst	161	Two storey Victorian Free Classical style commercial building	1.2/28
795	Oxford Street	Darlinghurst	163-169	Two storey Federation Free Classical style commercial building	1.2/29
796	Oxford Street	Darlinghurst	171	Two storey Edwardian commercial building, with later modifications	1.2/30
797	Oxford Street	Darlinghurst	175	Former CBC Bank, three storey Victorian Italianate style commercial building	1.2/31
798*	Oxford Street	Darlinghurst	185	Three storey Victorian Free Classical style commercial building	1.2/32
799*	Oxford Street	Darlinghurst	189	Court House Hotel, four storey Inter-War Free Classical style hotel	1.2/33
800*	Oxford Street	Darlinghurst	265-267	Beauchamp Hotel, three storey Federation Boom style hotel	2.151

801	Oxford Street	Darlinghurst	1026	Darlinghurst Court House Group, including single storey Colonial Grecian style building, c 1836, with wing additions 1884-1888, site, including perimeter fences and gates	1.74
802	Oxford Street	Paddington	247	Paddington Town Hall, two storey Victorian Free Classical style building with clock tower, c 1891	3.73
803	Oxford Street	Paddington	253	Paddington Reservoir, c 1864 and Walter Read Reserve, c 1866	3.74
804	Oxford Street	Paddington	259	The Commonwealth Bank, two storey Inter-War Art Deco style commercial building, c 1930	3.75
805	Oxford Street	Paddington	261-263	St John's Presbyterian Church Group, including: single storey Victorian Gothic style church, c 1859, 1886 and later additions, the old Manse, two storey Colonial Georgian style building, c 1845, with later additions, and the new Manse, two storey Federation Arts and Crafts style house (No 1 Regent St), c 1904	3.76,3.77

806	Oxford Street	Paddington	395	<p>Uniting Church Group, former Methodist Church, including two storey Victorian Romanesque style church, c 1877, two storey Victorian Gothic style house fronting Newcombe St, c 1870s, Eastside</p> <p>Child Care, single storey Victorian Gothic style house, c 1860s (No 30 Gordon St) and two storey Inter-War Romanesque style parish office and former school hall (No 2 Newcombe St)</p>	3.80
807	Oxford Street	Paddington	421	<p>Paddington Junior Technical School Group, including single storey Victorian Gothic building, c 1856, with two storey Federation Free Classical wings, c 1892 and underground water storage tank located within the courtyard</p>	3.79
808	Oxford Street	Paddington	461-463A	<p>St Francis of Assisi Church Group, including single storey Victorian Free Gothic style church, c 1891, with 1917 additions and three storey Inter-War Beaux Arts style school, c 1929</p>	3.84,3.85
809	Oxford Street	Paddington	469	<p>The Caspium Gallery, two storey Federation Queen Ann style house, c 1890</p>	3.86

810	Oxford Street	Paddington	471-475	St Matthias Church Hall Group, including single storey Victorian Gothic style church and hall, 1859-1861, 1882 and two storey Victorian Gothic style rectory, c 1873	3.87 & 3.89
811*	Oxford Street	Paddington	n/a	Victoria Barracks Group, including various sandstone Colonial Regency and Colonial Georgian style buildings and later additions, perimeter sandstone walls, entrance gates, parade grounds, and site (with landscaping)	3.56
812	Palmer Lane	Darlinghurst	5	Two storey sandstone Victorian Georgian style terrace house	1.50/4
813	Palmer Lane	Darlinghurst	6-8	Two storey sandstone Victorian Georgian style terrace houses	1.50/5
814	Palmer Lane	Darlinghurst	10-12	Two storey Victorian Georgian style terrace houses	1.50/6
815	Palmer Lane	Darlinghurst	14-16	Two storey Victorian Georgian style terrace houses	1.50/7
816	Palmer Lane	Darlinghurst	18	Two storey Victorian Georgian style terrace house	1.50/8
817*	Palmer Street	Darlinghurst	155A-165A	Baker's Dozen, two storey Victorian terrace house group	1.47
818	Palmer Street	Darlinghurst	169-171	Two storey Victorian terrace house group	1.50/9

819*	Palmer Street	Darlinghurst	186-186a	Presbyterian Church Group, including two storey Victorian Free Classical style church, c 1856-57 and two storey Victorian Regency style manse, c 1865	1.48
820	Palmer Street	Darlinghurst	188-190	Two storey Victorian Georgian style terrace houses	1.49/1
821	Palmer Street	Darlinghurst	192-196	Single storey Victorian Georgian style terrace house group	1.49/2
822	Palmer Street	Darlinghurst	198-200	Two storey Victorian Georgian style terrace houses	1.49/3
823	Palmer Street	Darlinghurst	199-211	McBeath Terraces, two storey sandstone early Victorian terrace house group	1.50/12
824	Palmer Street	Darlinghurst	202	Two storey Victorian terrace house	1.49/4
825	Palmer Street	Darlinghurst	204-206	Two storey Victorian terrace houses	1.49/5
826*	Palmer Street	Darlinghurst	212-220	Two storey sandstone Victorian Georgian style terrace house group	1.24/1
827*	Palmer Street	Darlinghurst	213-217	Two storey Federation commercial building	1.19
828	Palmer Street	Darlinghurst	234-236	Tradesmans Arms Hotel, three storey Inter-War hotel	1.16/2
829	Palmer Street	Darlinghurst	238-246	Two storey Victorian terrace house group	1.16/3
830	Palmer Street	Darlinghurst	n/a	Hohnen's Stairs	1.18

831*	Palmer Street	Darlinghurst	249	Burton Street Tabernacle, two storey Victorian Free Classical style church, c 1872 (also known as No 39 Burton Street)	1.15
832	Parramatta Road	Camperdown	84	Two storey Art Deco garage, c 1930	8.10
833*	Parramatta Road	University of Sydney	n/a	Site landscaping, including perimeter fence, Ross Street, Parramatta Road and City Road gates and sandstone pillars, pergola of two Doric columns and fountains	8.16/10
834*	Parramatta Road	University of Sydney	n/a	J.D.Stewart Building, two storey Federation Gothic style building, c 1911	8.16/2
835*	Parramatta Road	University of Sydney	n/a	Physics Building, one to four storey Inter- War Mediterranean style building, c 1923, with later additions	8.16/11
836*	Parramatta Road	University of Sydney	n/a	Edward Ford Building, formerly School of Public Health and Tropical Medicines Building, three storey Inter- War building, c 1930, with later additions, c 1957, 1980	8.16/12
837*	Parramatta Road	University of Sydney	n/a	R.D.Watt Building, formerly Agriculture Building, two and three storey sandstone and brick Federation building	8.16/13

838*	Parramatta Road	University of Sydney	n/a	Anderson Stuart Building, formerly Old Medical School, three storey sandstone Victorian Gothic style building, c 1889, with later additions, c 1912, 1922	8.16/14
839*	Parramatta Road	University of Sydney	n/a	Badham Building, two and three storey Inter-War Mediterranean style building	8.16/15
840*	Parramatta Road	University of Sydney	n/a	Botany Building, two storey Inter-War Gothic style building, c 1923	8.16/16
841*	Parramatta Road	University of Sydney	n/a	Former C.B.C. Bank, two storey Victorian Academic Classical style facade, c 1851	8.16/17
842*	Parramatta Road	University of Sydney	n/a	Baxters Lodge, single storey sandstone building with Victorian Gothic style gatehouse, (relocated from Victoria Park, c 1939)	8.16/18
843*	Parramatta Road	University of Sydney	n/a	John Woolley Building, two and three storey Federation Free style building, c 1909, with later additions	8.16/19
844*	Parramatta Road	University of Sydney	n/a	Macleay Museum Building, three storey Victorian Tutor style building, c 1886	8.16/20

845*	Parramatta Road	University of Sydney	n/a	Main Building and Quadrangle Group, including: The Main Building, two and three storey sandstone Victorian Academic Gothic style building, c 1854, with later additions including the Great Hall and Nicholson Museum	8.16/21
846*	Parramatta Road	University of Sydney	n/a	Old Geology Building, two and three storey building	8.16/23
847*	Parramatta Road	University of Sydney	n/a	The Refectory Building, three storey Inter-War Mediterranean style building, c 1936	8.16/24
848*	Parramatta Road	University of Sydney	n/a	Science Road Bridge, link between Botany Building and the Main Quadrangle	8.16/25
849*	Parramatta Road	University of Sydney	n/a	Holme Building, former Union Building, two storey Federation building, c 1911	8.16/26
850*	Parramatta Road	University of Sydney	n/a	Heydan Laurence Building, formerly Zoology Building, two and three storey Inter-War Mediterranean style building	8.16/27
851	Parramatta Road, corner of City Road	Chippendale	n/a	Victoria Park Group, including single storey sandstone Victorian Gothic style gatehouse and site (with landscaping)	8.31/2
852	Pawley Street	Surry Hills	9-15	Two storey Victorian terrace house group	2.47/8

853	Phillip Street	Redfern	61-75	Two storey Victorian terrace house group, c 1870	4.89
854	Phillip Street	Redfern	81-83	Single storey Victorian Georgian style house, c 1860	4.90
855	Phillip Street	Redfern	101	Two storey Victorian terrace house, c 1880	4.91
856	Phillip Street	Redfern	103-107	Two storey Victorian Italianate style terrace house group, c 1880	4.91
857	Pitt Street	Redfern	6-18	Fitzroy Terrace, two storey Victorian Georgian style terrace house group, c 1846	4.11
858	Pitt Street	Redfern	20-30	Two storey Victorian terrace house group, c 1870	4.12
859	Pitt Street	Redfern	42	Single storey Victorian Georgian style cottage, c 1850	4.13
860	Pitt Street	Redfern	44	Single storey mid-Victorian cottage	4.14
861	Pitt Street	Redfern	46-50	Two storey Victorian terrace house group, c 1880	4.15
862	Pitt Street	Redfern	49	Two storey weatherboard Victorian terrace house, c 1880	4.16
863	Pitt Street	Redfern	56-60	Two storey Victorian terrace house group, c 1890	4.17
864	Pitt Street	Redfern	62-64	Two storey Victorian terrace house group, c 1880	4.18
865	Pitt Street	Redfern	73	Redfern Town Hall, two storey Victorian Regency style building, including interior, c 1880	4.20

866	Pitt Street	Redfern	74	Former Quirk's store, two storey Victorian shop and residence, c 1880, and rear coachhouse	4.33
867	Pitt Street	Redfern	79-85	Three storey Victorian Italianate style terrace group, c 1880	4.19/1
868	Pitt Street	Redfern	87	Three storey Victorian Italianate style terrace house, c 1880	4.19/2
869	Pitt Street	Redfern	111	Single storey sandstone Victorian Georgian style cottage, c 1850	4.39
870	Pitt Street	Redfern	130-132	Single storey Victorian building, formerly shop and attached weatherboard cottage, c 1890	4.40
871	Pitt Street	Redfern	134-144	Rachel Forster Hospital, two storey Inter-War style building, c 1941	4.42
872	Pitt Street	Redfern	189	Two storey Victorian Italianate style terrace house, c 1882, with later shop modifications	4.41/1
873	Pitt Street	Redfern	191	Somerset Hotel, two storey Victorian corner hotel, c 1880	4.41/2
874	Plunkett Street	Woolloomooloo	1-7	BMW, two storey Inter-War Functional style corner commercial building	1.134

875	Portman Street	Zetland	2-8	Elsie Terrace, two storey Victorian Italianate style corner shop, residence and terrace house group, c 1886	5.3/8
876	Portman Street	Zetland	13-19	Ada Terrace, two storey Victorian terrace group, c 1886	5.3/9
877	Portman Street	Zetland	65-69	Single storey Victorian Gothic style terrace house group, c 1890	5.3/10
878	Portman Street	Zetland	71-75	Single storey Victorian Gothic style terrace house group, c 1890	5.3/11
879	Powell Street	Waterloo	1A	Electricity Substation No 110, Inter-War building, c 1920	5.6/2
879A	Primrose Avenue	Rosebery	12	Inter-War Warehouse 1932	
880	Prospect Street	Erskineville	78-92	Two storey Victorian terrace house group	7.54
881	Pymont Bridge Road	Camperdown	25-45	Alexandra Dwellings, two storey Inter-War Georgian Revival style residential flat building group, c 1927	8.8
882	Pymont Bridge Road	Camperdown	n/a	Area traversed by Orphan School Creek, including landmark planting and scattered remnant structures	8.4

883	Pyrmont Bridge Road	Camperdown	n/a	Royal Alexandra Hospital Group, including the Administration Block, two storey Federation Free Classical style sandstone and brick building, c 1905, with 1939 third storey addition, Todman Pavilion, three storey Federation Free Classical style building, c 1905 and Venables House, two and four storey Federation building, c 1909	8.3
883A	Queen Street	Chippendale	23-25	Two storey Victorian terrace pair with central carriageway, c 1866	8.45
883B	Queen Street	Chippendale	27	Two storey Victorian shop and residence group of four, c 1897	8.46
884	Rae Place	Woolloomooloo	1-3	Two storey Victorian terrace houses, c 1885	1.107/22
885	Rae Place	Woolloomooloo	2-8	Two storey Victorian terrace house group	1.107/23
886	Raglan Street	Waterloo	2-8	Two storey Victorian terrace house group	4.92/1
887	Raglan Street	Waterloo	10-54	Single storey Victorian terrace house group, c 1860	4.92/2
888	Raglan Street	Waterloo	56	Uniting Church, formerly Methodist Church, two storey sandstone Victorian Gothic style church, c 1860	4.92/3
889*	Railway Parade	Erskineville	91-105	Two storey Victorian terrace house group	7.48/6

890	Rainford Street	Surry Hills	1	Two storey Victorian warehouse	2.45
891	Rainford Street	Surry Hills	56	Two storey Victorian warehouse (rear of No 579 Bourke Street)	2.46
892	Redfern Street	Redfern	103-105	Redfern Courthouse and Police Station, single storey Victorian Free Classical style courthouse, c 1896 and single storey Inter-War Georgian Revival style police station fronting Turner Street (No 30)	4.26
893	Redfern Street	Redfern	111-117	Former St Vincent's Roman Catholic Church Group, including: single storey Victorian church with Federation Gothic style additions, c 1885, 1902, and two storey Victorian terrace houses modified with a Federation Gothic style facade, c 1880	4.24 & 4.25
894	Redfern Street	Redfern	119	Redfern Post Office, two storey Victorian Italianate style building with corner clock tower, 1882	4.22
895	Redfern Street	Redfern	122	Two storey Victorian Georgian style shop and residence	4.28
896	Redfern Street	Redfern	124	Two storey Victorian terrace house, c 1890	4.27
897	Redfern Street	Redfern	n/a	Redfern Park, c 1891, including low sandstone perimeter walls, entrance gates, fountain and war memorials	4.7

898	Regent Lane	Paddington	2	Two storey weatherboard Victorian terrace house, c 1870	3.67
899	Regent Street	Chippendale	83-85	Two storey Victorian terraces houses, c 1870, with later shop modifications	8.29
899A	Regent Street	Chippendale	111-113	Crown Hotel (former), two storey Federation hotel, c 1901	8.47
900	Regent Street	Chippendale	137-139	Two storey Colonial Regency style cottage, c 1841	8.28
901	Regent Street	Chippendale	151	Former Mercantile Bank Chambers, two storey Victorian Italianate style commercial building, c 1887	8.27
902*	Regent Street	Paddington	2	Two storey Victorian shop and residence	3.57/1
903*	Regent Street	Paddington	4	Two storey Victorian terrace house group, c 1870	3.57/2
904*	Regent Street	Paddington	6-8	Two storey Victorian terrace houses, c 1870	3.57/3
905*	Regent Street	Paddington	10-16	Two storey Edwardian terrace house group	3.57/4
906*	Regent Street	Paddington	18-20	Two storey Victorian terrace house group, c 1870	3.57/5
907	Regent Street	Redfern	118	St Luke's Presbyterian Church, two storey Victorian Gothic style church, c 1872	7.23
908	Regent Street	Redfern	135	Two storey Federation shop and residence	7.24

909	Regent Street	Redfern	181	Two storey sandstone Victorian Regency style terrace house	7.25
910	Renny Street	Paddington	27	The Dunbar Hotel, three storey Federation hotel, c 1910	3.69
911	Renwick Street	Redfern	59	Fence posts, on the site of the former Ex-serviceman's Club, c 1910	4.30
912	Renwick Street	Redfern	78	Former Redfern Municipal Electric Light Station, two storey Victorian Free Classical style building, c 1891	4.29
913	Reservoir Street	Surry Hills	74-80	Seven storey Inter-War Commercial Palazzo style warehouse	2.97
914	Reservoir Street	Surry Hills	118-124	Two storey Victorian building, formerly corner shop, residence and attached terrace house group	2.95
915	Reservoir Street	Surry Hills	133-135	Former hotel, two and three storey sandstone and brick Victorian terraces, c 1870	2.92
916	Reservoir Street	Surry Hills	143	Carisle, two storey Victorian Italianate style terrace house with later third storey addition	2.88/1
917	Reservoir Street	Surry Hills	145	Two storey sandstone Victorian Georgian style terrace house	2.88/2
918	Reservoir Street	Surry Hills	147	Two storey sandstone Victorian terrace house	2.88/3

919	Retreat Street	Alexandria	16-22	Yiu Ming Temple Group, single storey Chinese interpretation of Federation Free style architecture, c 1904, 1909	6.1/1
920	Retreat Street	Alexandria	17A-29	Two storey Victorian terrace house group	6.1/2
921	Richards Avenue	Surry Hills	28	Two storey Federation warehouse, c 1900	2.54
922	Richards Avenue	Surry Hills	35	Two storey Federation warehouse overlaid with Inter-War Art Deco style facade	2.55
923	Ridge Street	Surry Hills	1	Former stables, two storey sandstone, timber and corrugated iron building (rear of Nos 632-634 Bourke Street)	2.38
924	Riley Street	Darlinghurst	94-96	Two storey Victorian terrace houses	1.30/1
925*	Riley Street	Darlinghurst	108-110	Two storey Victorian terrace houses	1.42/1
926*	Riley Street	Darlinghurst	109	Watters Gallery, three storey Victorian corner building	1.29
927	Riley Street	Darlinghurst	111-113	Two storey Victorian Georgian style terrace houses	1.30/2
928*	Riley Street	Darlinghurst	112-118	Two storey Victorian terrace house group	1.42/2
929*	Riley Street	Darlinghurst	115-119	Two storey Victorian Free Classical style building, formerly a hotel and attached terrace, c 1880	1.31
930*	Riley Street	Darlinghurst	120	Two storey Victorian terrace house	1.42/3

931*	Riley Street	Darlinghurst	122	Two storey Victorian terrace house	1.42/4
932*	Riley Street	Darlinghurst	124-126	Two storey Victorian Georgian style terrace houses	1.42/5
933*	Riley Street	Darlinghurst	128-132	Two storey Victorian terrace house group	1.42/6
934*	Riley Street	Darlinghurst	165	Two storey Victorian Free Classical style commercial building	1.4
935	Riley Street	Surry Hills	224a	Crown Street Reservoir, c 1859	2.89
935A	Riley Street	Surry Hills	238-250	Terrace houses, c 1858	
936	Riley Street	Surry Hills	252-284	Former Industrial Sugar Mills Pty Ltd, two storey Inter-War warehouse	2.104
937*	Riley Street	Surry Hills	263-265	Three storey Victorian Italianate style building, formerly a hotel	2.90/1
938	Riley Street	Surry Hills	267	Three storey Victorian Italianate style terrace house	2.90/2
939*	Riley Street	Surry Hills	336-338	Forresters Hotel, three storey Victorian hotel	2.66
940	Riley Street	Surry Hills	342-344	Single storey Victorian cottages with second storey addition on No 342	2.63/2
941	Riley Street	Surry Hills	346	Single storey Victorian shop and residence	2.63/4
942	Riley Street	Surry Hills	348	Two storey Victorian terrace house	2.63/5
943	Riley Street	Surry Hills	350-352	Two storey Victorian terrace houses	2.63/6
944	Riley Street	Surry Hills	351	Two storey Victorian terrace house	2.63/7

945	Riley Street	Surry Hills	353-361	Corbens Terrace, two storey Victorian terrace house group	2.63/8
946	Riley Street	Surry Hills	354-356	Two storey Victorian terrace houses	2.63/9
947	Riley Street	Surry Hills	358-360	Two storey Victorian terrace houses	2.63/10
948	Riley Street	Surry Hills	362	Two storey Victorian shop and residence	2.63/11
949	Riley Street	Surry Hills	363-367	Two storey Victorian terrace house group	2.63/12
950	Riley Street	Surry Hills	364	Two storey Victorian Georgian style terrace house	2.63/13
951	Riley Street	Surry Hills	366-368	Two storey sandstone Victorian Georgian style terrace houses	2.63/13
952	Riley Street	Surry Hills	370	Single storey Victorian cottage with contemporary second storey addition	2.63/15
953	Riley Street	Surry Hills	371	Single storey Victorian Filigree style terrace house facade	2.63/16
954	Riley Street	Surry Hills	372	Single storey Victorian cottage	2.63/17
955*	Riley Street	Surry Hills	376-386	Former Riley Street Public School group, including: two storey Federation building, 1902, and single storey Inter-War building, c 1920	2.64
956	Riley Street	Surry Hills	381- 381A	Former hotel, two storey Victorian terrace corner building	2.63/18
957	Riley Street	Surry Hills	383	Two storey Victorian shop and residence	2.63/19

958	Riley Street	Surry Hills	385	Three storey Victorian terrace house	2.63/20
959	Riley Street	Surry Hills	387-391	Four storey mid-Victorian terrace house group	2.63/21
960	Riley Street	Surry Hills	393-395	Single storey Federation warehouse	2.63/22
961	Riley Street	Surry Hills	399	Two storey Victorian Italianate style terrace house	2.63/23
962	Riley Street	Surry Hills	399A	Two storey Victorian Italianate style terrace house	2.63/24
963*	Riley Street	Surry Hills	401-411	Four storey Victorian Italianate style terrace house group	2.63/25
964	Riley Street	Surry Hills	402-404	The Boy's Brigade, three storey Federation building, c 1912	2.65
965	Riley Street	Surry Hills	406-416	Two storey Victorian terrace house group	2.63/26
966	Riley Street	Surry Hills	413	Two storey Victorian terrace house	2.63/27
967	Riley Street	Surry Hills	415	Two storey Victorian terrace house	2.63/28
968	Riley Street	Surry Hills	417	Two storey Victorian terrace house	2.63/29
969	Riley Street	Surry Hills	418-428	Two storey Victorian terrace house group	2.63/30
970	Riley Street	Surry Hills	419-423	Two storey Victorian terrace house group	2.63/31
971	Riley Street	Surry Hills	425-431	Two storey Victorian terrace house group	2.63/32
972	Riley Street	Surry Hills	430-434	Two storey Victorian terrace house group	2.63/33
973*	Riley Street	Surry Hills	433-441	Three storey Victorian terrace house group	2.63/34

974	Riley Street	Surry Hills	455	Two storey Victorian terrace house	2.63/35
975	Riley Street	Surry Hills	457	Two storey Victorian terrace house	2.63/36
976	Riley Street	Surry Hills	459	Two storey Victorian terrace house	2.63/37
977*	Riley Street	Surry Hills	461	Three storey Victorian terrace house	2.63/38
978	Riley Street	Woolloomooloo	2-4	Former Australian Hotel, three storey Federation Free Classical style building, c 1909	1.114
979	Riley Street	Woolloomooloo	19-21	Sandstone wall remnant	1.111
980	Riley Street	Woolloomooloo	41	Brandt Bros Ltd, two storey Federation commercial building, c 1903	1.110
981	Riley Street	Woolloomooloo	46-48	City Ford Building, six storey Inter-War Functionalist style commercial building, c 1938	1.108
982	Riley Street	Woolloomooloo	55-61	Lesseys Garage, single storey Inter-War Art Deco style commercial building	1.109
983	Robertson Road	Centennial Park	5	Dorothy Manor, single storey Federation Queen Ann style house, including surrounding gardens, c 1907	3.25
984	Robertson Road	Centennial Park	7	Parthenon, two storey Inter-War Free Classical style mansion, including surrounding gardens, c 1934	3.24

985	Robertson Road	Centennial Park	9	Kismet, single storey Inter-War Californian Bungalow style house, including surrounding gardens, c 1922	3.23
986	Robertson Road	Centennial Park	19	Windsor, two storey Inter-War Georgian Revival style mansion, including surrounding gardens, c 1923	3.22
986A	Robertson Road	Centennial Park	37	Haurollo, single storey Federation Queen Anne style house, c 1915	2420254
987	Robertson Road	Centennial Park	39	The Bungalow, single storey Federation Bungalow style house, c 1914, including surrounding gardens	3.21
987A	Robertson Road	Centennial Park	41	New Court, single storey Inter-War California bungalow, c 1914	2420255
988	Robertson Road	Centennial Park	43	Two storey Inter-War Mediterranean style house and surrounding gardens, c 1925	3.20
988A	Robertson Road	Centennial Park	45-47	Two storey Inter-War Old English style house, c 1934	2420256
988B	Robertson Road	Centennial Park	49-51	Dorchester, single storey Inter-War California bungalow, c 1934	2420257
989	Rochford Street	Erskineville	166A	Hillsborough Terrace, two storey Victorian Filigree style terrace house, c 1882	7.51/1

990	Rochford Street	Erskineville	193	Former MacDonalddtown Post Office, two storey Victorian corner building	7.52
991	Rochford Street	Erskineville	195-197	Henry Knight Cottage Group, including single storey Victorian cottage warehouse, maid's quarters, carriage shed and cobblestone courtyard	7.53
992	Rockwall Crescent	Potts Point	2-4	Two storey Edwardian terrace houses, c 1890	1.202
993	Rockwall Crescent	Potts Point	6-14	Three storey Victorian terrace house group, c 1890	1.203/1
994*	Rockwall Crescent	Potts Point	7	Rockwall, two storey Colonial Regency style mansion, 1831	1.203/2
995	Rockwall Crescent	Potts Point	16-20	Three storey Victorian terrace house group, c 1880	1.203/3
995A	Rose Street	Chippendale	1-5	Rose Terrace, two storey Victorian Filigree style terrace group of three, c 1896	8.48
996*	Rose Street	Chippendale	10-22	Two storey Victorian Italianate style terrace house group	8.22/2
996A	Rose Street	Chippendale	74	Duck and Swan Hotel, two storey Inter-War hotel, c 1929	8.49
997*	Rose Terrace	Paddington	1-17	Two storey sandstock Victorian Georgian style terrace house group	2.140/6
998*	Rose Terrace	Paddington	2-20	Two storey sandstock Victorian Georgian style terrace house group	2.140/7

998A	Rosebery Avenue	Rosebery	1-3	Former National Springs, Inter-War office/warehouse c 1943, with portecochere, circular driveway and front landscape/ setback area	
999	Rosebery Avenue	Rosebery	74	St Josephs Catholic Church, two storey Inter-War Romanesque style church, c 1920	5.9/5
1000*	Roslyn Gardens	Rushcutters Bay	13A-27	Brent Terrace, four storey Victorian Italianate style terrace house group	1.187
1001	Roslyn Gardens	Rushcutters Bay	40-44	Two storey Victorian terrace house group, c 1883	1.186
1002	Roslyn Street	Kings Cross	16-20	St Luke's Hospital Group, including: Kenilworth, two storey sandstone Victorian Gothic style building, and Lulworth House, two storey building and sandstone pillars	1.184 & 1.185
1003	Roslyn Street	Kings Cross	24-28	St Canices Roman Catholic Church, two storey Victorian Gothic style church, c 1888	1.181
1004	Roslyn Street	Rushcutters Bay	25-33	Three storey Victorian terrace house group	1.183
1005	Roslyn Street	Rushcutters Bay	35	Maxwell Lodge, three storey Inter-War residential flat building	1.222/12
1006	Roslyn Street	Rushcutters Bay	37	Glenolog, three storey Inter-War residential flat building	1.222/13

1007	Roslyn Street	Rushcutters Bay	39	Roslyn, formerly St Lukes, three storey Inter-War residential flat building	1.222/14
1008	Roslyn Street	Rushcutters Bay	41	Bishops Court, three storey Inter-War residential flat building	1.222/15
1009	Roslyn Street	Rushcutters Bay	43-51	Two storey Victorian terrace house group	1.182
1009A	Rothschild Avenue	Rosebery	24	Inter-War former warehouse, c 1920	
1010	Ryder Street	Darlinghurst	10	Single storey Victorian cottage	1.11
1011	Seale Street	Darlinghurst	16-24	Myrtle Terrace, two storey Victorian terrace house group, c 1886	1.37/1
1012	Seale Street	Darlinghurst	17-19	Two storey Victorian terrace houses with central walkway	1.37/2
1013	Seale Street	Darlinghurst	21-23	Two storey Edwardian terrace houses, c 1902	1.37/3
1014*	Selwyn Street	Paddington	1-9	Two storey mid-Victorian terrace house group	2.140/8
1014A	Shepherd Street	Chippendale	20-48	Clive Terraces, two storey Victorian terrace group of fifteen terraces, c 1881	8.50
1015*	Shepherd Street	Chippendale	21A	Two storey Victorian terrace house	8.22/3
1016*	Shepherd Street	Chippendale	23-25	Two storey Victorian Italianate style terrace houses	8.22/4
1017*	Shepherd Street	Chippendale	27	Two storey Victorian Italianate style terrace house	8.22/5

1018*	Sir John Young Crescent	Woolloomooloo	2-4	Former Merryfield Hotel, three storey Victorian Italianate style building	1.116
1019*	Sir John Young Crescent	Woolloomooloo	6-8	Three storey Victorian terrace house	1.117/1
1020*	Sir John Young Crescent	Woolloomooloo	10	Three storey Victorian terrace house	1.117/2
1020A	Smithers Street	Chippendale	1-5	Two storey mid-Victorian terrace group of three, c 1884	8.51
1020B	Smithers Street	Chippendale	2-12	Two storey mid-Victorian terrace group of six, c 1888	8.52
1021*	South Dowling Street	Paddington	260-262	Two storey sandstock Victorian Georgian style terrace house group	2.140/9
1022*	South Dowling Street	Paddington	264-276	Two storey sandstock Victorian Georgian style terrace house group	2.140/10
1023	South Dowling Street	Paddington	278-282	Two storey sandstock Victorian Georgian style terrace house group	2.140/11
1024*	South Dowling Street	Paddington	302-304	St Sophia Greek Orthodox Cathedral Group, one and two storey Inter-War Free Classical style church and hall (No 6 Napier St)	2.147/2
1025	South Dowling Street	Paddington	368-374	Two storey Victorian terrace house group	2.144/1
1026*	South Dowling Street	Paddington	376-378	Three storey Victorian Italianate style terrace houses	2.144/2

1027	South Dowling Street	Redfern	747	Park Lane Lodge, three storey Victorian Italianate style hotel and attached terrace house, c 1889	4.65
1028	South Dowling Street	Redfern	767	Two storey Victorian terrace house, c 1870	4.64
1029	South Dowling Street	Redfern	793	Former Reches Waverley Brewery Group, two and three storey Federation Free Classical style buildings, c 1895, 1910	4.77
1030*	South Dowling Street	Surry Hills	471	Former Salvation Army Women's Hostel, four storey Federation style facade, c 1924	2.41
1031*	South Dowling Street	Surry Hills	493-495	Three storey Victorian Filigree style terrace houses	2.39/1
1032*	South Dowling Street	Surry Hills	501-503	Three storey Victorian Filigree style terrace houses	2.39/2
1033*	South Dowling Street	Surry Hills	553-561	Three storey Federation Arts and Crafts style terrace house group	2.42
1034*	South Dowling Street	Surry Hills	563-579	Wyee Terrace, two storey Federation Arts and Crafts style terrace house group	2.43
1035*	South Dowling Street	Surry Hills	633	Two storey Victorian Italianate style terrace house	2.39/3
1036*	South Dowling Street	Surry Hills	635-641	Three storey Victorian Italianate style terrace house group	2.39/4
1037	South Dowling Street	Surry Hills	643-645	Two storey Victorian Italianate style terrace houses	2.39/5

1038	South Dowling Street	Surry Hills	647	Three storey Victorian Italianate style terrace house	2.39/6
1039	South Dowling Street	Surry Hills	649	Two storey Victorian Filigree style terrace house	2.39/7
1040	South Dowling Street	Surry Hills	651	Kinkora, three storey Victorian Filigree style terrace house	2.39/8
1041	South Dowling Street	Surry Hills	663-669	Three storey Victorian Italianate style terrace house group	2.39/9
1042	South Dowling Street	Waterloo	807-851	Former ACI site group, including: Storage Building facade two storey Inter-War Functionalism style, c 1959, AGM building, four storey Inter-War Functionalism industrial building with six storey Art Deco tower motif, c 1938, Administrative Offices, two storey Inter-War Free Classical style commercial building, c 1938-1940, Grissell Building, c 1850s, Power House Complex, including brick chimney, c 1937-1950, remnant machinery and site archaeological features from c 1900 onwards	4.93/1
1042A	South Dowling Street	Waterloo	853	<i>Moore Park View Hotel</i> , two storey hotel, c. 1930 with later additions	5.5
1043	Sparkes Street	Camperdown	12	Two storey Victorian terrace house	8.6/1

1044	Sparkes Street	Camperdown	14	Two storey Victorian terrace house, c 1881	8.6/2
1045	Springfield Avenue	Kings Cross	1	Corrowong, three storey Inter-War Georgian Revival style residential flat building	1.216/1
1046	Springfield Avenue	Kings Cross	3	Kentworth Court, three storey Federation Free Classical style residential flat building	1.216/2
1047	Springfield Avenue	Kings Cross	5	Marden Hall, three storey Federation Free Classical style residential flat building	1.216/3
1048	Springfield Avenue	Kings Cross	7	Carinthia, nine storey Inter-War Beaux Arts style residential flat building	1.216/4
1049	Springfield Avenue	Kings Cross	9	Scanlon Hall, three storey Georgian Revival style residential flat building	1.216/5
1050	Springfield Avenue	Kings Cross	11	Carisbrooke, seven storey Inter-War Free Classical style residential flat building	1.216/6
1051	Springfield Avenue	Kings Cross	13	The Vanderbilt, three storey Federation Free Classical style residential flat building	1.216/7
1052	Stanley Street	Darlinghurst	23	Three storey Victorian Regency style terrace house	1.30/3
1053	Stanley Street	Darlinghurst	31-39	Two storey Victorian terrace house group	1.30/4
1054	Stanley Street	Darlinghurst	45-65	Two storey Victorian terrace house group	1.30/5

1055	Stanley Street	Darlinghurst	56-58	Two storey Victorian terrace houses	1.30/6
1056	Stanley Street	Darlinghurst	58A-60	Two storey Victorian terrace houses	1.30/7
1057	Stanley Street	Darlinghurst	62	Two storey Victorian terrace house and two storey Victorian Georgian house	1.30/8
1058*	Stanley Street	Darlinghurst	64	Lord Roberts Hotel, three storey Victorian building, c 1890	1.33
1059	Stanley Street	Darlinghurst	66	Single storey Victorian Georgian style cottage	1.30/9
1060	Stanley Street	Darlinghurst	67-69	Two storey Victorian terrace houses	1.30/10
1061	Stanley Street	Darlinghurst	71	Two storey Victorian terrace house	1.30/11
1062	Stanley Street	Darlinghurst	81	Two storey Victorian Georgian style terrace house at rear (No 2 Chapel St)	1.45/1
1063	Stanley Street	Darlinghurst	83	Two storey sandstone Victorian Georgian style terrace house at rear (No 4 Chapel St)	1.45/2
1064	Stanley Street	Darlinghurst	109	Single storey sandstone building at rear (also known as No 2 O'Briens Lane)	1.50/3
1065	Stewart Street	Paddington	1	Two storey Victorian Italianate style terrace house	3.70/3
1066	Stewart Street	Paddington	52-58	Two storey Victorian Filigree style terrace house group, c 1870	3.64
1067	Stewart Street	Paddington	60	Two storey Victorian Gothic style house, c 1870	3.65

1068	Stewart Street	Paddington	99	Mortrose Flats, two storey Victorian Regency style mansion, c 1880, and single storey outbuildings, c 1850-1860	3.62
1069	Stirling Street	Redfern	16	Single storey sandstone Victorian Georgian style cottage, c 1850	4.36
1070	Surrey Street	Darlinghurst	75-79	Two storey Victorian terrace house group	1.88/9
1071	Surrey Street	Darlinghurst	85	Two storey Edwardian terrace house	1.88/10
1072	Surrey Street	Darlinghurst	87-97	Two storey Victorian terrace house group	1.88/11
1073*	Swanson Street	Erskineville	1-5	The Rose of Australia Hotel, two storey Inter-War hotel with corner turret, c 1915	7.56
1074*	Swanson Street	Erskineville	13	Erskineville Public School, single storey Victorian Free Classical style building, 1883 with additions in 1889 and 1920, includes grounds and rear weatherboard buildings	7.49
1075*	Swanson Street	Erskineville	21-23	St Mary's Church Group, including two storey Federation Gothic style church, c 1912, and two storey Federation rectory	7.50
1076*	Swanson Street	Erskineville	36	Two storey Victorian Italianate style terrace house	7.48/7
1077	Swanson Street	Erskineville	n/a	Erskineville Station	

1078	Sydney Park Road, Cnr Princes Highway	St Peters	n/a	Former Austral Brick Co brickworks group, including two storey Victorian industrial building, chimneys and kilns, c 1870	6.11
1079	Sydney Place	Woolloomooloo	n/a	Hill's Stairs, c 1870	1.126
1080	Talbot Place	Woolloomooloo	2	Mathew Talbot Hostel, two storey Post-War building	1.120
1081	Taylor Street	Darlinghurst	5-7	Two storey Victorian terrace houses	2.141/1
1082	Taylor Street	Darlinghurst	9-11	Two storey Victorian terrace houses	2.141/2
1083	Taylor Street	Darlinghurst	15-21	Two storey Victorian terrace house group	2.141/3
1084	Taylor Street	Darlinghurst	21A-27	Two storey Victorian terrace house group	2.141/4
1085	Taylor Street	Darlinghurst	29-37	Two storey Victorian terrace house group	2.141/5
1086*	Taylor Street	Darlinghurst	36-48	Two storey Federation terrace house group	2.141/6
1087*	Thomas Street	Darlington	3-9	Single storey Victorian Gothic style terrace house group, c 1860	7.1/5
1088	Thompson Place	Darlinghurst	34	Stone cliff face and retaining wall	1.60
1089	Thomson Street	Darlinghurst	2-6	Two storey Victorian terrace house group	1.62/1
1090	Thomson Street	Darlinghurst	8	Aberfoyle, three storey Victorian Regency style terrace house	1.62/2
1091	Thomson Street	Darlinghurst	10-14	Two storey Victorian terrace house group, c 1880	1.62/3
1092	Thomson Street	Darlinghurst	16-18	Two storey Victorian terrace house group, c 1880	

1093	Thomson Street	Darlinghurst	20	Two storey Victorian Italianate style terrace house, c 1882	1.62/4
1094	Thomson Street	Darlinghurst	22	Two storey Victorian terrace house	1.62/5
1095	Thomson Street	Darlinghurst	24-26	Two storey Victorian terrace houses	1.62/6
1096	Thomson Street	Darlinghurst	28-30	Two storey Victorian terrace houses, c 1880	1.62/7
1097	Thomson Street	Darlinghurst	32	Two storey Victorian terrace house	1.62/8
1098	Thomson Street	Darlinghurst	34-36	Two storey Victorian terrace houses, c 1880	1.62/9
1099	Thomson Street	Darlinghurst	38	Two storey Victorian style terrace house	1.62/10
1100	Thomson Street	Darlinghurst	40	Two storey Federation style terrace house	1.62/11
1101	Thomson Street	Darlinghurst	42-86	Two storey Victorian terrace house group	1.67/1
1102	Thomson Street	Darlinghurst	61-67	Two storey Victorian terrace house group	1.67/2
1103	Thomson Street	Darlinghurst	69-73	Two storey Victorian terrace house group	1.67/3
1104	Thurlow Street	Redfern	11-17	The Moore Park Gallery, part of former Foster Clark Ltd, three storey Inter-War style warehouse	4.66
1105	Tilford Street	Zetland	37	Single storey Victorian Filigree style cottage, c 1890	5.3/12
1106	Turner Street	Redfern	19-25	Single storey Victorian Georgian style terrace house group, c 1850	4.52

1107	Ulster Street	Paddington	2	Church Place Cottage, two storey Victorian Gothic style house, c 1890	3.91
1108*	Union Street	Newtown	51	Two storey Victorian Italianate style terrace house	7.47
1109	Victoria Street	Beaconsfield	180-182	St James Anglican Church, formerly St Silas Church of England Church, single storey brick Victorian Gothic style church and attached hall, c 1890	6.6/1
1110	Victoria Street	Darlinghurst	265	Single storey sandstone Colonial Georgian style cottage, c 1830	1.95
1111	Victoria Street	Darlinghurst	271-273	Two storey Victorian terrace houses	1.91
1112	Victoria Street	Darlinghurst	360	Green Park Hotel, formerly Victoria Park Hotel, two storey Federation hotel, c 1893	1.94
1113*	Victoria Street	Darlinghurst	372	Three storey Victorian Filigree style terrace house	1.92
1114	Victoria Street	Darlinghurst	440	St Vincent's Hospital Group, including the Main Building, three storey Victorian Free Classical style building, 1867	1.98
1115	Victoria Street	Darlinghurst	n/a	Green Park Group, including bandstand pavilion, perimeter fence and site (with landscaping)	1.97
1116	Victoria Street	Ersleville	1-19	Single storey Victorian Gothic style terrace house group	7.51/2

1117	Victoria Street	Kings Cross	120-124	Three storey Victorian Italianate style terrace house group	1.155
1118*	Victoria Street	Kings Cross	152-154	Two storey Victorian terrace houses	1.151/1
1119*	Victoria Street	Kings Cross	155	Two storey Victorian terrace house, with shop modifications	1.151/2
1120*	Victoria Street	Kings Cross	157-159	Four storey Victorian Italianate style terrace houses	1.151/3
1121*	Victoria Street	Kings Cross	158	Two storey Victorian terrace house	1.151/6
1122*	Victoria Street	Kings Cross	160	Three storey Victorian Filigree style terrace house	1.151/7
1123*	Victoria Street	Kings Cross	161	Three storey Victorian terrace house	1.151/4
1124*	Victoria Street	Kings Cross	162	Two storey Victorian Italianate style house	1.151/8
1125*	Victoria Street	Kings Cross	163	Two storey Victorian terrace house	1.151/5
1126*	Victoria Street	Kings Cross	164	Three storey Victorian Italianate style terrace house	1.151/9
1127	Victoria Street	Kings Cross	171-173	Piccadilly Hotel, three storey Inter-War Art Deco style hotel	1.161
1128*	Victoria Street	Kings Cross	180	Two storey Federation Free style terrace house	1.151/10
1129	Victoria Street	Potts Point	38	Overcliff, single storey weatherboard mid-Victorian cottage, c 1866	1.163
1130*	Victoria Street	Potts Point	46-52	Three storey Victorian terrace house group	1.153

1131	Victoria Street	Potts Point	54-78	St Vincent's Convent Group, including three and four storey school buildings and Victorian Gothic style church	1.152
1132*	Victoria Street	Potts Point	55	Three storey Victorian house	1.156/1
1133*	Victoria Street	Potts Point	57-59	Three storey Victorian terrace house group	1.156/2
1134*	Victoria Street	Potts Point	61-69	Hortonbridge Terrace, three storey Victorian Italianate style terrace house group	1.156/3
1135*	Victoria Street	Potts Point	75	Edina, three storey Victorian Italianate style terrace house	1.157/1
1136*	Victoria Street	Potts Point	77-79	Hordern House, formerly Bellevue Lodge, two storey Victorian Regency style house, c 1850	1.157/2
1137*	Victoria Street	Potts Point	81	Two storey Victorian Italianate style terrace house	1.157/3
1138*	Victoria Street	Potts Point	83-85	Two storey Victorian Italianate style terrace houses	1.157/4
1139*	Victoria Street	Potts Point	80-102	Three storey Victorian Italianate style terrace house group	1.154
1140*	Victoria Street	Potts Point	97-99	Two storey Victorian Regency style house, c 1850	1.158
1141*	Victoria Street	Potts Point	109	Two storey Victorian Italianate style terrace house	1.159/1
1142*	Victoria Street	Potts Point	111	Three storey Victorian Italianate style terrace house	1.159/2

1143*	Victoria Street	Potts Point	113-115A	Two storey Victorian Georgian style sandstone mansions	1.159/3
1144	Victoria Street	Potts Point	116-118	Melton Flats, three storey Federation Arts and Crafts style residential flat building, c 1920	1.162
1145*	Victoria Street	Potts Point	119-121	Four storey Victorian Italianate style terrace houses	1.160/1
1146*	Victoria Street	Potts Point	123-125	Single storey Victorian terrace houses	1.160/2
1147*	Victoria Street	Potts Point	127-139	Two storey Victorian Gothic style terrace house group	1.160/3
1148*	Victoria Street	Potts Point	141-143	Two storey Edwardian terrace houses	1.160/4
1149*	Vine Street	Darlington	43-47	Two storey Inter-War Functional style industrial building, c 1930-40	7.7
1150	Walker Street	Redfern	12-32	Zetland Terraces, two storey Victorian Regency style terrace house group, c 1880	4.82
1151	Waratah Street	Rushcutters Bay	6-14	Rushcutters Bay Park Group, including Reg Bartley Oval, grandstand, and site (with landscaping)	1.188, 1.89
1152*	Ward Avenue	Kings Cross	4	Marlborough Hall, seven storey Inter-War Functional style residential flat building, c 1930	1.220
1153*	Ward Avenue	Rushcutters Bay	18	Oakleigh, two storey Victorian Italianate mansion, c 1839	1.221

1154*	Warren Ball Avenue	Newtown	1-2	Two storey Victorian Italianate style terrace house group, c 1880	7.28/4
1155*	Warren Ball Avenue	Newtown	3-6	Three storey Victorian Italianate style terrace house group, c 1880	7.28/5
1156*	Warren Ball Avenue	Newtown	8	Two storey Victorian Italianate style terrace house, c 1880	7.28/6
1157	Waterloo Street	Surry Hills	26-32	Reader's Digest Pty Ltd, three storey Post-War Modern style commercial building, c 1968 (also known as Nos 71-111 Cooper Street)	2.60
1158*	Watkin Street	Newtown	26-28	Two storey Edwardian terrace houses	7.30/4
1159*	Watkin Street	Newtown	35	Two storey Victorian terrace house	7.30/6
1160*	Watkin Street	Newtown	44	Two storey Victorian Italianate style terrace house	7.30/7
1161*	Watkin Street	Newtown	46	Single storey Victorian Italianate style house, c 1880	7.30/7
1162*	Watkin Street	Newtown	58	Two storey Victorian terrace house	7.30/8
1163*	Watkin Street	Newtown	67-69	Two storey Victorian Italianate style terrace houses	7.38
1164*	Wattle Street	Ultimo	485-501	Former Briscoe and Co Ltd United Merchants, three storey Federation warehouse, c 1901	8.35
1165*	Wellington Street	Chippendale	13-17	Two storey Victorian terrace houses	8.22/4

1166	Wellington Street	Waterloo	1-27	Single storey Victorian terrace house group, c 1870	4.94
1167	Wellington Street	Waterloo	29-39	Single storey Victorian terrace house group, c 1870	4.95
1168	Wells Street	Redfern	17-31	Two storey Victorian terrace house group, c 1880	4.45
1169	Wells Street	Redfern	57-65	Single storey Victorian Georgian style terrace house group, c 1850-1870	4.32
1169A	Wells Street	Redfern	n/a	Wood block paving beneath bitumen road surface in Wells Street between George and Regent Streets	4.32/1
1170	West Avenue	Darlinghurst	2-14	Single storey Victorian terrace house group	1.105
1171	William Street	Darlinghurst	47-49	Museum Hotel, formerly New Zealand Hotel, three storey Inter-War Free Classical style hotel	1.64/1
1172*	William Street	Darlinghurst	101-111	William House, four storey Inter-War commercial building	1.64/2
1173*	William Street	Darlinghurst	119-129	Telopea, Merrool and Baringa, four storey Inter-War Georgian Revival style commercial building, c 1920	1.64/3
1174*	William Street	Darlinghurst	171-175	Former ABC Building, five storey Inter-War commercial building	1.64/4
1175*	William Street	Darlinghurst	177-185	Grenville House, four storey Inter-War Georgian Revival style commercial building	1.64/5

1176	William Street	Redfern	17-61	Tamworth Terraces, two storey Victorian Italianate style terrace house group, c 1892	4.34
1177	William Street	Redfern	44-58	Two storey Victorian terrace house group, c 1880	4.38/1
1178	William Street	Redfern	60-62	Single storey Victorian Georgian style terrace houses, c 1870	4.38/2
1179	William Street	Redfern	64-66	Two storey Victorian terrace house group, c 1870	4.38/3
1180*	William Street	Woolloomooloo	52-58	Peejays Building, formerly Australian Consolidated Industries, eight storey Inter-War Functionalist style commercial building	1.64/6
1181	William Street	Woolloomooloo	60-64	Sandstone wall remnant	1.65
1181A	William Street	Woolloomooloo	132	Two storey Victorian commercial building	1.66
1181B	Wilson Street	Newtown	1-9	Federation commercial building, c 1900	7.41/39
1182	Wilson Street	Newtown	71-75	Former Oddfellows Hall, one and two storey Federation Anglo-Dutch style building	7.33
1183*	Wilson Street	Newtown	76	Part of The Towers, three storey Victorian Italianate style terrace house, c 1890	7.31
1184	Wilson Street	Newtown	105	Former shop and bakery, two storey Federation warehouse and stables, c 1898	7.39

1185*	Wilson Street	Newtown	169-175	Two storey Victorian terrace house group	7.40
1185A	Wilson Street	Newtown	204-206	Willow Lodge, c 1850	
1186	Windeyer Street	Woolloomooloo	1-4	Two storey Victorian terrace house group	1.107/24
1187	Womerah Avenue	Darlinghurst	2	Corinthians, two storey Inter-War residential flat building	1.102
1188	Womerah Avenue	Darlinghurst	18A-40	Part of Barcom Mews, two storey Victorian Italianate style terrace house group	1.99
1189*	Woods Lane	Darlinghurst	9	Single storey sandstone Victorian Georgian style terrace house	1.51/6
1190*	Woods Lane	Darlinghurst	11	Two storey sandstone Colonial Georgian style terrace house, c 1837	1.51/7
1191*	Woods Lane	Darlinghurst	13	Two storey Victorian Georgian style terrace house	1.51/8
1192*	Woods Lane	Darlinghurst	15	Two storey sandstone Victorian Georgian style terrace house	1.51/9
1193*	Woods Lane	Darlinghurst	17	Two storey Victorian Georgian style terrace house	1.51/10
1194*	Woods Lane	Darlinghurst	19	Single storey sandstone Victorian Georgian style terrace house	1.51/11
1195*	Woods Lane	Darlinghurst	21-25	Two storey Victorian Georgian style terrace house group	1.51/12
1196	Woods Lane	Darlinghurst	20	Two storey Victorian terrace house	1.51/13

1197*	Wylde Street	Potts Point	17	Wydefel Gardens, ten storey Post-War International style residential flat building, c 1948-51	1.194
1198	Young Street	Redfern	61-101	Teleopea Terraces, two storey Victorian terrace house group, c 1890	4.62
1199	Young Street	Redfern	119	St Saviour's Anglican Church Group, including two storey Victorian Romanesque style church, c 1885, 1889 and two storey Federation rectory, c 1910	4.55
1200	Young Street	Waterloo	222	Part of Federation Business Centre, two storey Federation Free style commercial building, with tower	4.101
1201	Yurong Street	Darlinghurst	18-20	The Park Hotel, four storey Federation building, with Inter-War Stripped Classical style overlay	1.28
1202	Yurong Street	Darlinghurst	31-39	Two storey Victorian Georgian style corner shop, residence and attached terrace house group	1.25/17
1203	Yurong Street	Darlinghurst	54-56	Two storey Victorian Georgian style terrace houses	1.36/1
1204	Yurong Street	Darlinghurst	57	Two storey Victorian Georgian style terrace house	1.35/2
1205	Yurong Street	Darlinghurst	58	Two storey sandstone mid-Victorian terrace house	1.36/2

1206*	Yurong Street	Darlinghurst	60-72	Two storey sandstone Victorian Georgian style terrace house group	1.36/3
-------	---------------	--------------	-------	---	--------

Schedule 2A Heritage conservation areas

(Schedule 1)

Area no	Name	Location	Area generally bounded by	Inventory no
CA1	ACI Site Conservation Area	Waterloo	Crescent St, South Dowling St, Lachlan St and Bourke St	4.75-4.77
CA2	Alexandria Park Conservation Area	Alexandria	Henderson Road (including No 12), Wyndham St (including Nos 118-120), Power Ave, Park Rd, Buckland St (including Nos 1-23) and Mitchell Rd	7.8
CA3	Baptist Street Conservation Area	Redfern	Cleveland St, Bourke St, Phillip St and Young St	4.53
CA4	Barcom Avenue Conservation Area	Darlinghurst	Craigend St, Barcom Ave, the eastern boundary of No 144 Barcom Ave, Lindsay Ln, Boundary St, Barcom Ave, Burton St, West St, Liverpool St, Little Surrey St, the western boundaries of No 112 and No 114 Surrey St and Nimrod St	1.88
CA5	Bligh and Camperdown Terrace Conservation Area	Newtown	Campbell St, the eastern boundary line of No 48 Carillon Ave fronting Campbell St, Carillon Ave, the western boundary of No 1 King St, Campbell St (including No 119), Little Queen St (including Nos 1-13 and Nos 2-20), the southern boundaries of Nos 97-117 Campbell St, the southern boundary line of No 87 Campbell St, Longdown St and Missenden Rd	8.14

CA6	Bourke Street North Conservation Area	Surry Hills	Campbell St, Flinders St, South Dowling St, Fitzroy St, Foveaux St and Crown St	2.29 & 2.105
CA7	Bourke St South Conservation Area	Surry Hills	Foveaux St, Fitzroy St, South Dowling St, Cleveland St and Crown St	
CA8	Brumby Street Conservation Area	Surry Hills	Devonshire St, Clisdell St, Dawson St and Elizabeth St	2.16
CA9	Bucknell Street Conservation Area	Newtown	Wilson St, the western boundary of Nos 18-20 Wilson St, Whateley Ln, Brown Ln, the northern boundaries of No 3 and Nos 12-14 Brown St, Watkin Ln, Buckland Ln, Bucknell St, Soudan Ln, Brocks Ln, the eastern boundaries of No 146 and No 151 Wilson St, Pine Ln, the northern escarpment of the railway lines and Erskineville Rd	7.3
CA10	Burren Estate Conservation Area	Erskineville	The southern escarpment of the railway lines, Burren St and Erskineville Rd	7.59
CA11	Chelsea and Thurlow Streets Conservation Area	Redfern	Cleveland St, South Dowling St, Maddison St and Bourke St	4.63
CA12	Chippendale Conservation Area	Chippendale	Broadway, Abercrombie St, O'Connor St, Balfour St, Wellington St, Regent St, Cleveland St, Beaumont St, Myrtle St, Rose St, Cleveland St and City Rd	8.22
CA13	Cleveland Gardens Conservation Area	Surry Hills	Devonshire St, Elizabeth St, Cleveland St and Chalmers St	2.1
CA14	Cooper Estate Conservation Area	Alexandria	Fountain St, Lawrence St, Harley St, Lawrence Ln, Huntley St and Mitchell Rd	7.16
CA15	Cooper Street Conservation Area	Redfern	Cleveland St, Young St, Cooper St and Elizabeth St	4.79
CA16	Darling Nursery Estate Conservation Area	Chippendale and Darlington	Myrtle St, Beaumont St, Boundary St, Shepherd St, Cleveland St and Rose St	7.7A & 8.21

CA17	Darlington Conservation Area	Darlington and Redfern	Cleveland St, the western escarpment of the railway lines, the southern boundaries of Nos 125-157 Little Eveleigh St, Wilson St, Ivy Ln and Boundary St	7.1
CA18	East Sydney and Darlinghurst Conservation Area	Darlinghurst and Surry Hills	William St, Forbes St, the northern boundaries of No 186 Forbes St and No 1 Tewkesbury Ave, Darlinghurst Rd, Oxford St, Flinders St, Campbell St, Lower Campbell St, the western boundaries of No 58 Lower Campbell St and No 265 Goulburn St, Arnold Ln, Arnold Pl, Riley St, Whitlam Sq, Liverpool St, Hargrave St, Francis St, College Ln, Stanley St, the western boundary of No 6 Stanley St, the northern boundaries of No 6 Stanley St and Yurong St. Excludes CA 21 and CA45	1.1
CA19	Elizabeth Bay Conservation Area	Elizabeth Bay, Potts Point and Rushcutters Bay	The waterline from Elizabeth Bay to Rushcutters Bay Stormwater Channel, The Reg Bartley Oval, the northern and western boundaries of Nos 106-110 Bayswater Rd, Bayswater Rd, Kings Cross Rd, Victoria St, and the local government area boundary	1.164
CA20	Erskineville Oval Conservation Area	Alexandria and Erskineville	Railway Pde, Henderson Rd, Mitchell Rd, Ashmore St, Binning St, Swanson St, the western boundary of No 54 Swanson St, Ada Ln and the northern boundary of No 2 Sydney St	7.12
CA21	Foley Street Conservation Area	Darlinghurst	Burton St, Bourke St and Foley St	1.13

CA22	Former MacDonalddtown Conservation Area	Erskineville	The southern boundaries of No 101 Rochford St and No 114 Union St, Victoria St, the western escarpment of the railway lines, Devine St, the southern boundary line of No 31 Devine St, the southern boundary of Nos 7-9 Bray Ln, the eastern boundaries of Nos 626-634 King St, the southern and western boundaries of Nos 195-199 Rochford St and Union St	7.51
CA23	Foveaux Street Conservation Area	Surry Hills	Albion St, Crown St, Devonshire St and the local government area boundary	2.56
CA24	Furber Road Conservation Area	Centennial Park	Moore Park Rd, Cook Rd, Furber Ln and Poate Rd	3.8
CA25	Golden Grove Conservation Area	Darlington and Newtown	Darlington Rd, Codrington St, Abercrombie St, Raglan St, Lander St, Shepherd St, Boundary St, Ivy Ln, Wilson St and Forbes St	7.2
CA26	Gordon's Grant Conservation Area	Paddington	Stewart Street, the eastern and southern boundaries of No 99 Stewart St, the southern boundaries of Nos 7-11 Stewart Pl, the southern boundary line of Nos 20-22 Leinster St and Bent St	3.61
CA27	Gowrie Street Conservation Area	Newtown and Erskineville	Railway Ln, Erskineville Ln, Union St, Harold St and Angel St	7.47
CA28	Hansard Street Conservation Area	Zetland	Tosh Ln, Dunning Ave, Hansard St, the eastern boundary of No 59 Hansard St, Chester Ln and Emanuel Ln	5.1
CA29	High Holborn Street Conservation Area	Surry Hills	Devonshire St, Crown St, Cleveland St and Marlborough St	2.19

CA30	Hollis Park Conservation Area	Newtown	Soudan Ln, Fitzroy Lane, the southern boundary of Nos 58-72 King St, the western boundaries of Nos 2-22 Fitzroy St, the eastern boundary line of No 190 Wilson St, Wilson St, the western boundary of Nos 148-150 Wilson St and Brocks Ln	7.28
CA31	King Street Conservation Area	Newtown and Erskineville	All properties between Carillon Ave and Concord St that have part of their boundary adjacent to King St (except at Nos 344-350 King St where the boundary is 50 metres from the boundary with King St), as well as including the following properties: No 1 Longdown St, Nos 168, 193, 195, 197 and 199 Missenden Rd, Nos 1, 3, 5 and 7 Hordern St, Nos 1-3 Queen St, Nos 2-6 Brown St, Nos 1, 1A and 8-10 Brown St, No 1 Erskineville Rd, Nos 1-15 Wilson St, Smith Ln, Whitehorse Ln, No 600A King St, Nos 201, 203 and 205 Rochford St, No 1A Bray St and Concord Ln	7.41
CA32	Lang Road Conservation Area	Centennial Park	Moore Park Rd, Land Rd and Cook Rd	3.26
CA33	Malcolm Estate Conservation Area	Erskineville	Railway Pde, the northern boundary of No 2 Sydney St, Ada Ln, the western boundary of No 54 Swanson St, Swanson St, Binning St, Ashmore St (including Nos 1-55) and Bridge St (including Nos 23-31)	7.48
CA34	Martin Road Conservation Area	Centennial Park	Martin Rd and Robertson Rd	3.10

CA35	Moore Park Conservation Area	Moore Park	Flinders St, Moore Park Rd, Drivers Ave, Land Rd, Robertson Rd, Anzac Pde, Boronia St, the southern boundary of the Sydney Athletic Field, the southern boundary of the Moore Park Golf Course, the eastern boundary of the Supa Centa, Dacey Ave and South Dowling Street	3.1
CA35A	Mountain Street Conservation Area	Ultimo	Macarthur St, Blackwattle Ln, the southern boundary of Nos 46–52 Mountain St, St Barnabas St, the eastern and southern boundaries of Nos 86–90 Bay St and Bay St	1.164
CA36	Newman and Gibbs Streets Conservation Area	Newtown	Railway Ln, Angel St, the southern boundaries of the Lilian Fowler Playground and Newtown Public School, Whitehorse St and the western boundary of No 18 Newman St	7.46
CA37	O’Connell Town Estate Conservation Area	Newtown	Fitzgerald St, the northern boundaries of Nos 8–84 Raper St and No 58 Susan St, Susan St, Campbell St, Missenden Rd, Longdown St (including Nos 5–9), Stephen St, the northern boundaries of Nos 155–197 King St, Egan St, Mechanic St, Hordern St, the northern boundaries of Nos 221–233 King St and Church St	8.13
CA38	Paddington South Conservation Area	Paddington	Oxford St, Moore Park Rd and Oatley Rd	3.57
CA39	Paddington Urban Conservation Area	Darlinghurst and Paddington	Oxford St, Greens Rd, Moore Park Rd and Flinders St	2.140
CA40	Pines Estate Conservation Area	Newtown	Wilson St, the eastern boundary of No 227 Wilson St, Iverys Ln, Leamington Ln, Pine Ln and the eastern boundary of No 151 Wilson St	7.400

CA41	Queen Street Conservation Area	Newtown	The northern boundary of Nos 5-17 Queen St, Forbes Pl, Forbes St, Wilson St, the eastern boundary line of No 190 Wilson St and the western boundaries of Nos 2-22 Fitzroy St	7.26
CA42	Redfern Estate Conservation Area	Redfern	Cleveland St, Elizabeth St, Phillip St, Cope St and Regent St	4.1
CA43	Rennie and Mount Streets Conservation Area	Redfern	The northern boundary line of No 2 Rennie St, Vaughan Place, Charles St and Stanley St	4.73
CA44	Reservoir Street and Fosterville Conservation Area	Surry Hills	Campbell St, Crown St, Albion St and Mary St	2.84
CA45	Ryder Street Conservation Area	Darlinghurst	Little Oxford St, the southern boundary of No 8 Denham St, Taggets Ln and Crown St	1.9
CA46	Sydney Cricket Ground Conservation Area	Moore Park	Moore Park Rd, the northeastern boundary of the Royal Agricultural Society Showground and Driver Ave	3.3
CA47	Sydney University Conservation Area	Camperdown and Darlington	Parramatta Rd, the western boundary of Victoria Park, City Rd, Carillon Ave and Missenden Rd	8.16 & 8.17
CA48	Too Good and White's Estate Conservation Area	Erskineville	Erskineville Rd, the western escarpment of the railway lines, Victoria St, the southern boundaries of No 101 Rochford St and No 114 Union St and Union St	7.54
CA49	Union Street West Conservation Area	Erskineville	All properties fronting Union St from Iredale St to Munni St (including Nos 2-18 Munni St)	
CA50	Victoria Barracks Conservation Area	Paddington	Oxford St, Oatley Rd, Moore Park Rd and Greens Rd	3.56
CA51	Waterloo Conservation Area	Waterloo	Phillip St, Morehead St, McEvoy St and Pitt St	4.87

CA52	Woolloomooloo Conservation Area	Woolloomooloo	Cowper Wharf Rd, McElhone Stairs, Victoria St, Brougham St, Brougham Ln, the northern boundary of Nos 174-194 William St, Judge Ln, Forbes St, William Ln, Spence Ln, Robinson St, Crown St, Suttor St, McCarthy Pl, Busby Ln and the local government area boundary	1.107
CA53	Zetland Estate Conservation Area	Waterloo and Zetland	Short St, the northern boundary of No 2 Hawksley St, the northeastern boundary of No 985 Bourke St, Bourke St, the north western boundary of No 904 Bourke St, McPherson Ln, the eastern boundary of No 13 Merton St, Tilford St, Joynton Ave, Elizabeth St, the northern boundary of No 811 Elizabeth St, Portman St, the southern boundary of No 75 Portman St, Portman Ln, the western boundary of Nos 936-938 Bourke St and Elizabeth St	5.3
CA54	Zoological Garden Remnants Conservation Area	Moore Park	The northwestern boundaries of Sydney Boys and Sydney Girls High Schools, Anzac Pde and Cleveland St	3.4
CA55	Hillview Estate Conservation Area	Beaconsfield	Reserve Street, Johnson Street, a lane and Queen Street	6.5

Schedule 2B Heritage streetscape areas

(Schedule 1)

Area no	Street	Location	Properties adjacent to the street from	Inventory no
HS1	Albion Street	Surry Hills	Mary St to Flinders St	2.99 & 2.130
HS2	Bourke Street	Surry Hills	Campbell St to Cleveland St	2.166

HS3	Crown Street	Surry Hills	Cleveland St to Campbell St	2.17, 2.49 & 2.122
HS4	Darlinghurst Road	Potts Point	The western section from Hughes St to Bayswater Rd and the eastern section from Greenknowe Ave to Bayswater Rd	1.218
HS5	Elizabeth Street	Surry Hills	The western section from Devonshire St to Cleveland St and the eastern section from Devonshire St to Dawson Street	2.10
HS6	Flinders Street	Darlinghurst, Paddington and Surry Hills	Taylor Sq to Moore Park Rd (including Nos 453-479 South Dowling St)	2.118 & 2.142
HS7	Joynton Avenue	Zetland	The eastern section from No 130 Joynton Ave to No 84 Epsom Rd	5.15
HS8	Oxford Street	Darlinghurst and Paddington	The northern section from Liverpool St to Darlinghurst Rd and the southern section from Riley St to Greens Rd (including Nos 379-383 Bourke St)	2.150
HS9	Redfern Street	Redfern	Regent St to Elizabeth St	4.21
HS10	Riley Street	Surry Hills	Albion St to Devonshire St	2.63
HS11	South Dowling Street	Surry Hills	The western section from Fitzroy St to Cleveland St	2.39
HS12	Victoria Street	Darlinghurst	Craigend St to Oxford St	2.150
HS12A	Victoria Street	Potts Point	Grantham St to Darlinghurst Rd, and the properties at Nos 248, 248A and 248B William St	2.150/1
HS13	William Street	Woolloomooloo	The southern section from Yurong St to Forbes St	1.64

Schedule 3 Excepted development

(Clauses 45 and 55)

(1) The carrying out by persons carrying on railway undertakings on land comprised in their undertakings of:

(a) any development required in connection with movement of traffic by rail, including the

construction, reconstruction, alteration, maintenance and repair of ways, works and plant, or

(b) the erection within the limits of a railway station of buildings for any purpose,

but excluding:

(c) the construction of new railways, railway stations and bridges over roads, and

(d) the erection, reconstruction and alteration of buildings for purposes other than railway purposes outside the limits of a railway station and the reconstruction or alteration, so as materially to affect their design of railway stations or bridges, and

(e) the formation or alteration of any means of access to a road, and

(f) the erection, reconstruction and alteration of buildings for purposes other than railway purposes where such buildings have direct access to a public place.

(2) The carrying out by persons carrying on public utility undertakings, being water, sewerage, drainage, electricity or gas undertakings, of any of the following development, being development required for the purpose of their undertakings:

(a) development of any description at or below the surface of the ground, or

(b) the installation of any plant inside a building or the installation or erection within the premises of a generating station or substation established before the appointed day of any plant or other structures or erections required in connection with the station or substation, or

(c) the installation or erection of any plant or other structures or erections by way of addition to or replacement or extension of plant or structures or erections already installed or erected, including the installation in an electrical transmission line of substations, feeder-pillars or transformer housing, but not including the erection of overhead lines for the supply of electricity or pipes above the surface of the ground for the supply of water, or the installation of substations, feeder-pillars or transformer housings of stone, concrete or brick, or

(d) the provision of overhead service lines in pursuance of any statutory power to provide a supply of electricity, or

(e) the provision of public lighting, or

(f) the erection of service reservoirs on land acquired or in process of being acquired for that purpose before the appointed day, provided reasonable notice of the proposed erection is given to the Council, or

(g) any other development except:

(i) the erection of buildings, the installation or erection of plant or other structures or erections and the reconstruction or alteration, so as materially to affect their design or external appearance, of buildings, or

(ii) the formation or alteration of any means of access to a road.

(3) The carrying out by persons carrying on public utility undertakings, being water transport undertakings, on land comprised in their undertakings, of any development required in connection

with the movement of traffic by water, including the construction, reconstruction, alteration, maintenance and repair of ways, buildings, wharves, works and plant required for that purpose, except:

- (a) the erection of buildings and the reconstruction or alteration of buildings so as materially to affect their design or external appearance, or
 - (b) the formation or alteration of any means of access to a road.
- (4)** The carrying out by persons carrying on public utility undertakings, being wharf or river undertakings, on land comprised in their undertakings, of any development required for the purposes of shipping or in connection with the embarking, loading, discharging or transport of passengers, livestock or goods at a wharf, or the movement of traffic by a railway forming part of the undertaking, including the construction, reconstruction, alteration, maintenance and repair of ways, buildings, works and plant for those purposes, except:
- (a) the construction of bridges, the erection of any other buildings, and the reconstruction or alteration of bridges or of buildings so as materially to affect their design or external appearance, or
 - (b) the formation or alteration of any means of access to a road.
- (5)** The carrying out by persons carrying on public utility undertakings, being air transport undertakings, on land comprised in their undertakings, within the boundaries of any aerodrome, of any development required in connection with the movement of traffic by air, including the construction, reconstruction, alteration, maintenance and repair of ways, buildings, works and plant required for that purpose, except:
- (a) the erection of buildings and the construction or alteration of buildings so as to materially affect their design or external appearance, or
 - (b) the formation or alteration of any means of access to a road.
- (6)** The carrying out by persons carrying on public utility undertakings, being road transport undertakings, on land comprised in their undertakings, of any development required in connection with the movement of traffic by road, including the construction, reconstruction, alteration, maintenance and repair of buildings, works and plant required for that purpose, except:
- (a) the erection of buildings and the construction or alteration of buildings so as materially to affect their design or external appearance, or
 - (b) the formation or alteration of any means of access to a road.
- (7)** The carrying out by the owner or lessee of a mine (other than a mineral sand mine), on the mine, of any development required for the purposes of a mine, except:
- (a) the erection of buildings (not being plant or other structures or erections required for the mining, working, treatment or disposal of minerals) and the reconstruction, alteration or extension of buildings, so as materially to affect their design or external appearance, or

- (b) the formation or alteration of any means of access to a road.
- (8)** The carrying out of any development required in connection with the construction, reconstruction, improvement, maintenance, repair or operation of any road, except the widening or realignment of a road.
- (9)** The carrying out, or causing to be carried out, by a Council engaged in flood mitigation works or by the Water Administration Ministerial Corporation of any work for the purposes of soil conservation, irrigation, afforestation, reforestation, flood mitigation, water conservation or river improvements in pursuance of the provisions of the *Water Act 1912*, the *Irrigation Act 1912*, the *Farm Water Supplies Act 1946* or the *Rivers and Foreshores Improvement Act 1948*, except:
 - (a) the erection of buildings, the installation or erection of plant or other structures or erections and the reconstruction or alteration of buildings so as materially to affect their design or external appearance, or
 - (b) the formation or alteration of any means of access to a road.

Schedule 4 Planning principles for Green Square

(Clause 27B)

(1) Regional role

Development in Green Square is to contribute to the status of the area as an important commercial and residential location, strategically positioned between Port Botany, Kingsford Smith Airport and the Sydney CBD.

Development in Green Square is to promote a compact working and living environment to maximise the efficient use of resources and infrastructure provision.

Development in Green Square is to benefit, in a physical, social, economic and environmental manner, the existing communities within South Sydney and the people of the City South Region.

(2) Integrated planning and development

Planning and development in Green Square are to ensure that social, economic, environmental and urban design issues are considered together and with proper regard for their mutual and cumulative impacts. This principle of integration is to be reflected at all stages of the planning and development process—planning, implementation and evaluation.

The planning and development processes in Green Square are to take into account the impact and effect of development on the people of Green Square and the quality of the spaces in which they live and work and in which they become part of and contribute to successful urban communities.

(3) Public domain

Development is to define and contribute to the public domain so as to create a high quality physical setting for buildings, which is safe and accessible and can be enjoyed by residents and workers.

Development of the public domain is to enhance the integration between the precincts within Green Square and surrounding areas. A system of interconnected streets, pedestrian/bicycle networks and open space/waterway reserves and corridors is to provide the structural framework of this public domain. There are two main axes to this framework, formed by the E-W avenue linking Green Square Railway Station to South Dowling Street, and the N-S links providing the further connection to Moore Park.

Development is to promote a street pattern that reinforces and supplements the existing street pattern of some of the smaller blocks in Green Square and integrates functional and environmental demands.

Development is to facilitate the creation of a system of channels and ponds to improve storm and ground water management, and to develop a theme to enhance the public domain and image of Green Square.

Development for the purpose of public art within Green Square should be consistent with the *Green Square Public Art and Water Features Strategy* adopted by the Council on 6 June 2001 (as amended by the Council from time to time).

(4) Urban form

Urban form in Green Square is to reflect its location in relation to transport nodes and existing residential precincts, be architecturally rich and diverse, achieve a high level of amenity, define and enhance the public domain and allow for mixed uses.

Development is to provide a variety of building types selected to complement the locality, landform and precinct character, and designed to be responsive to environmental conditions such as noise, orientation, aspect and air pollution.

Building form within specific blocks is to be articulated both in height and mass to provide interest, resolve urban design and environmental issues and satisfy other planning principles for Green Square.

Buildings are to be of high quality and adaptable to a variety of uses over time, to ensure their long life.

The integrity of heritage items, contributory buildings and significant landscape elements is to be protected and enhanced.

(5) Economic and community life

Development is to provide a variety of housing (including affordable housing) to

accommodate a range of income groups and social diversity, increase housing choice and flexibility, encourage employment-based activities and contribute to the creation of a range of precincts with character.

Development in Green Square is to provide an appropriate proportion of affordable housing to ensure that very low to moderate income households can continue to live in Green Square.

Development in Green Square is to contribute to an integrated mixed-use development pattern (both vertical and horizontal) containing a wide range of housing and employment opportunities, combined with educational, recreational and cultural facilities.

Development is to facilitate the increase and diversity of employment opportunities, which are to be compatible with achieving a high quality mixed living and working environment.

Activities along the main street frontage are to enhance the public domain and enrich pedestrian activity. There must be adequate provision of a range of small scale retail and neighbourhood facilities, concentrated along major pedestrian routes and around public spaces.

Development is to recognise and enhance the existing residential communities within Green Square.

Development is to facilitate the timely provision of recreational and community facilities and public open space within Green Square, to support the increase in residents and workers. These facilities and amenities are to be integrated with the pattern of distribution of existing facilities and amenities within Green Square and surrounding areas.

Potential conflict between existing and future land uses is to be managed (by design and operational controls) so as to minimise the impacts of one on the other, and so that future development within Green Square can co-exist with land uses in adjoining land zoned industrial under this plan.

(6) Transport and access

Green Square Railway Station is to be established as a focus for inter-connecting transport facilities. Development in Green Square is to contribute to and support this function.

Development in Green Square is to promote the reduction of motor vehicle dependency and actively encourage the use of public transport, walking and cycling.

Integrated public domain improvements and pedestrian and cycle routes/facilities are to be provided throughout Green Square.

A barrier free environment for people with disabilities and mobility difficulties is to be created to ensure access equity.

Parking provision and management in Green Square is to acknowledge travel demand management principles, discourage excessive car ownership and usage levels by residents, and discourage car travel by commuters and other users. The location and intensity of development is to be oriented towards maximum potential for use of public transport.

(7) Environmental performance

Development is to create a safe and comfortable environment for residents and workers in both the private and public space, by “best practice” design to ensure buildings and spaces achieve maximum environmental performance and minimum resources use.

Development is to be designed having regard to:

wind effect, reflectivity, noise attenuation, solar access and energy conservation, water conservation and re-use, stormwater management, use of recycled materials and waste reduction.

The development of the public domain and open spaces must contribute to greater biodiversity, habitat protection and enhancement, and air and water quality.

(8) Quality of design

Buildings and the public domain are to be of a high quality in both design and materials. The public domain, being the network of public spaces, streets and squares, is to be designed as purposefully as the built form. Buildings are to support and be integrated into this public domain network to achieve coherence and purpose. Buildings are to be of a high quality, articulated both in height and mass.

(9) Implementation

Through the redevelopment process, development is to efficiently use the existing infrastructure within Green Square and provide new physical and social infrastructure.

Schedule 5 Gross floor area and land use mix for specified

development sites

(Clause 27KF)

Part 1 Development sites



Part 2 Gross floor area and total mix of development

Development site	Total gross floor area	Commercial development	Residential development	Retail development
Site No 1	41,700 m ²	94.8%	Nil	5.2%
Site No 2	15,900 m ²	100.0%	Nil	Nil
Site No 3	5,900 m ²	98.1%	Nil	1.9%
Site No 4	5,300 m ²	100.0%	Nil	Nil

Site No 5	22,100 m ²	13.6%	72.4%	14.0%
Site No 6	35,800 m ²	27.8%	72.2%	Nil
Site No 7	19,100 m ²	31.5%	68.5%	Nil
Site No 8	43,900 m ²	10.6%	86.0%	3.4%
Site No 9	27,800 m ²	6.7%	93.3%	Nil
Site No 10	7,200 m ²	9.3%	90.7%	Nil
Site No 11	21,100 m ²	2.1%	97.9%	Nil
Site No 12	31,200 m ²	Nil	100.0%	Nil
Site No 13	35,000 m ²	6.7%	86.5%	6.8%
Site No 14	22,000 m ²	20.8%	79.2%	Nil
Site No 15	22,600 m ²	Nil	100.0%	Nil
Site No 16	11,600 m ²	10.8%	89.2%	Nil
Site No 17	6,800 m ²	22.5%	72.3%	5.2%
Site No 18	4,400 m ²	6.0%	86.3%	7.7%
Site No 19	30,600 m ²	5.5%	72.2%	22.3%