

# **CBD & Surrounds Current and Proposed Land Use Zoning, Height of Building, Floor Space Ratio, Minimum Lot Size Maps and Non-residential Land Use Maps**



**June 2024**

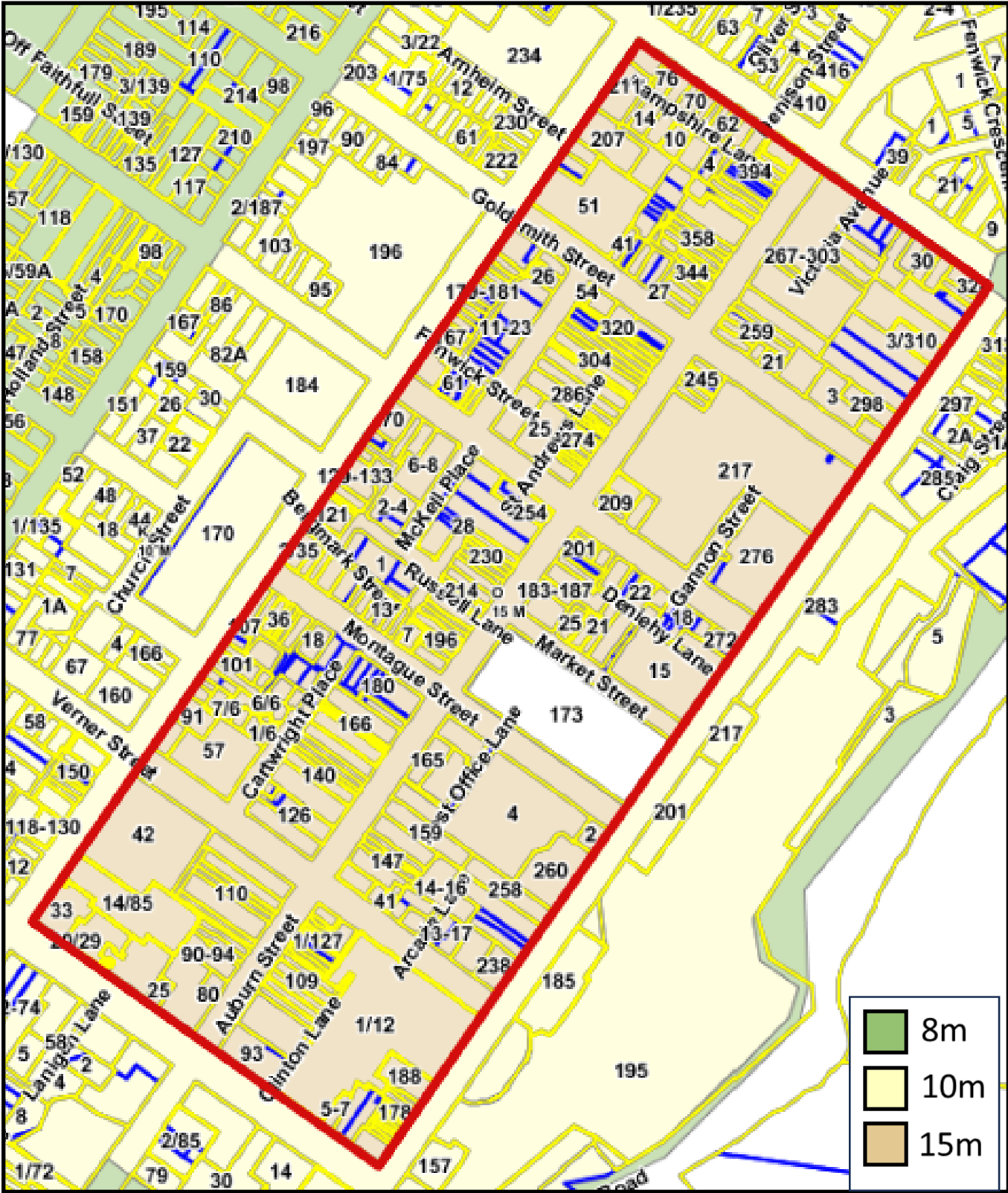


## CBD Core Area Boundary

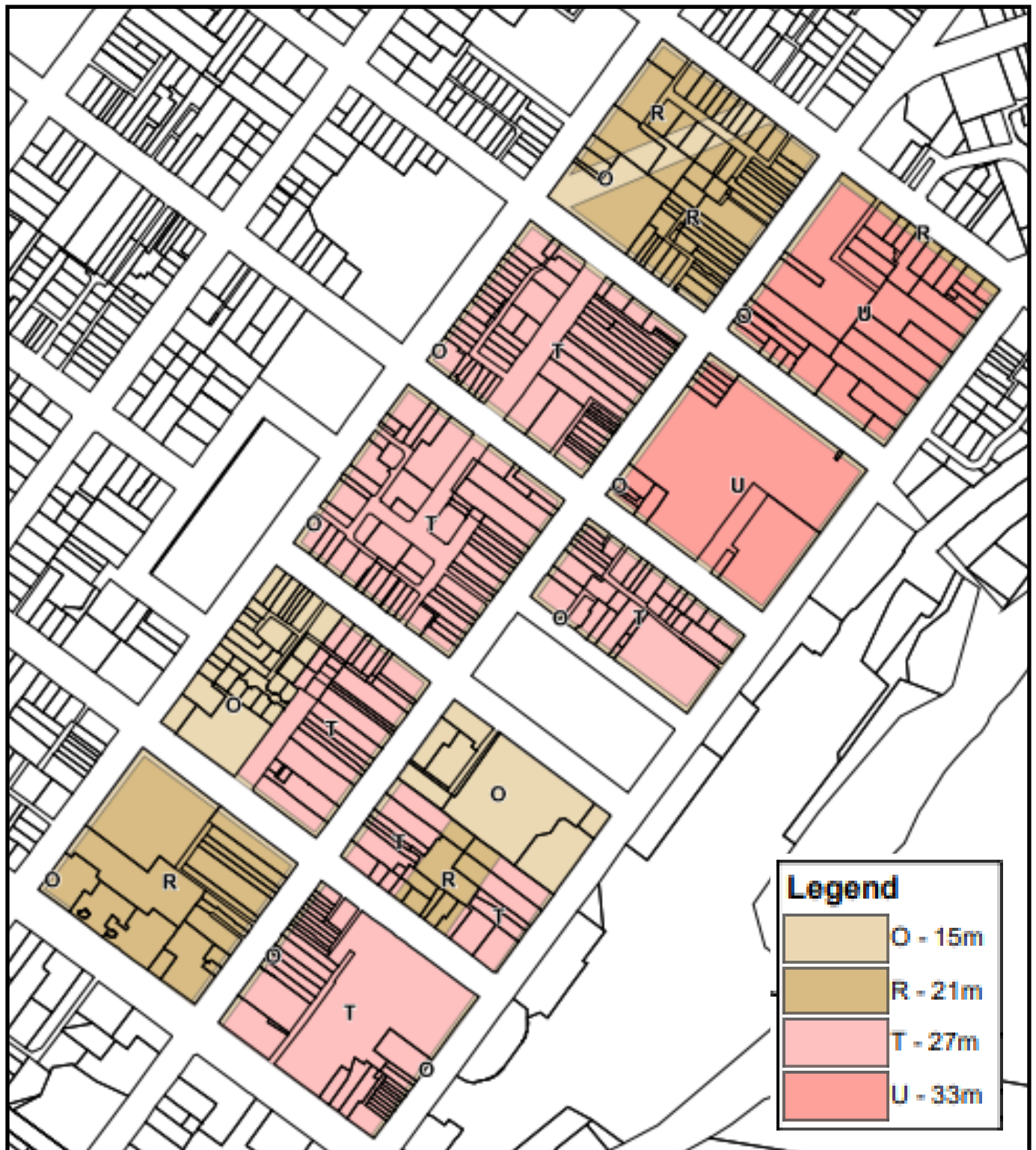


**CBD Core**

**Current Height of Building**

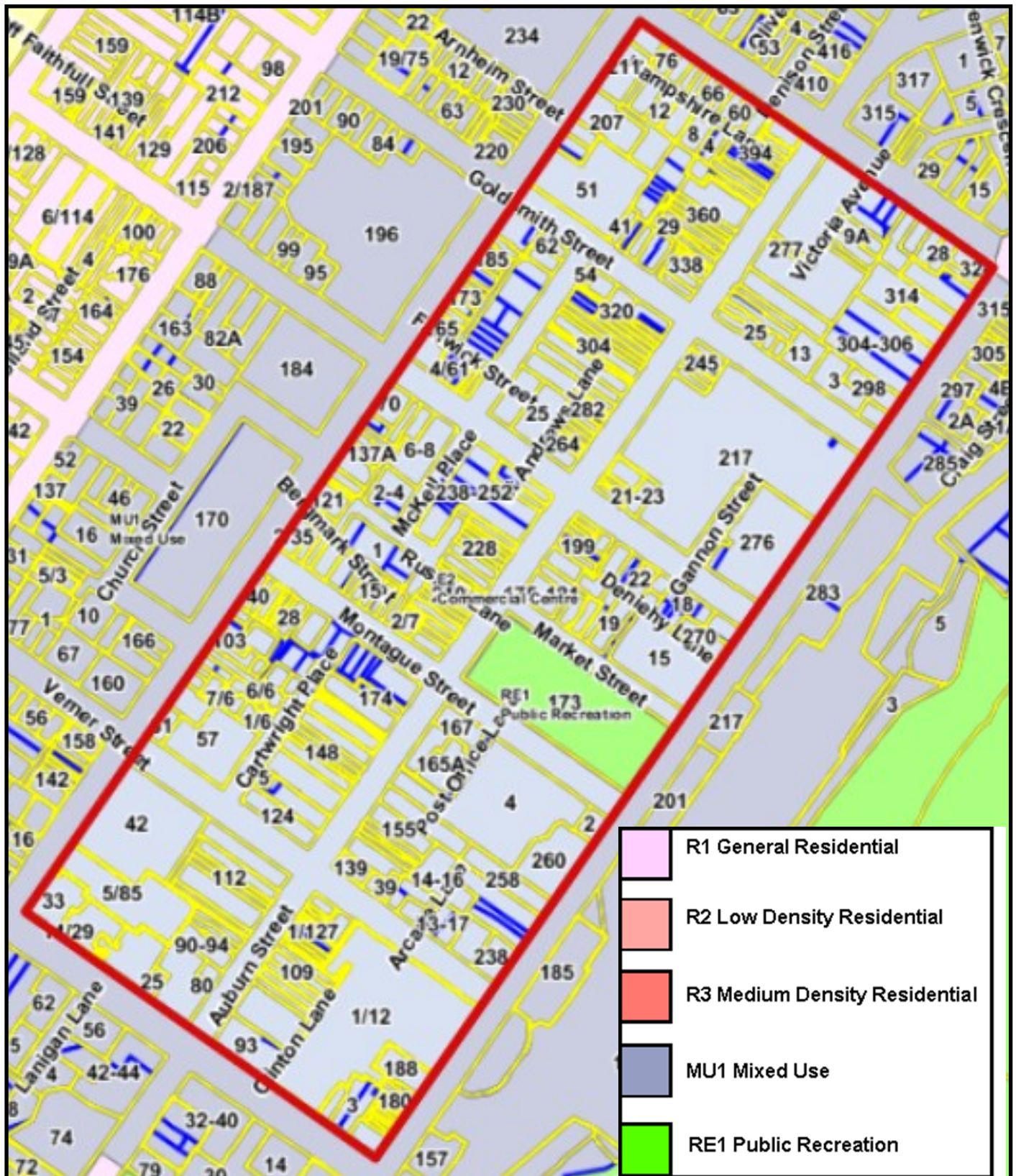


**CBD Core**  
**Proposed Height of Building**

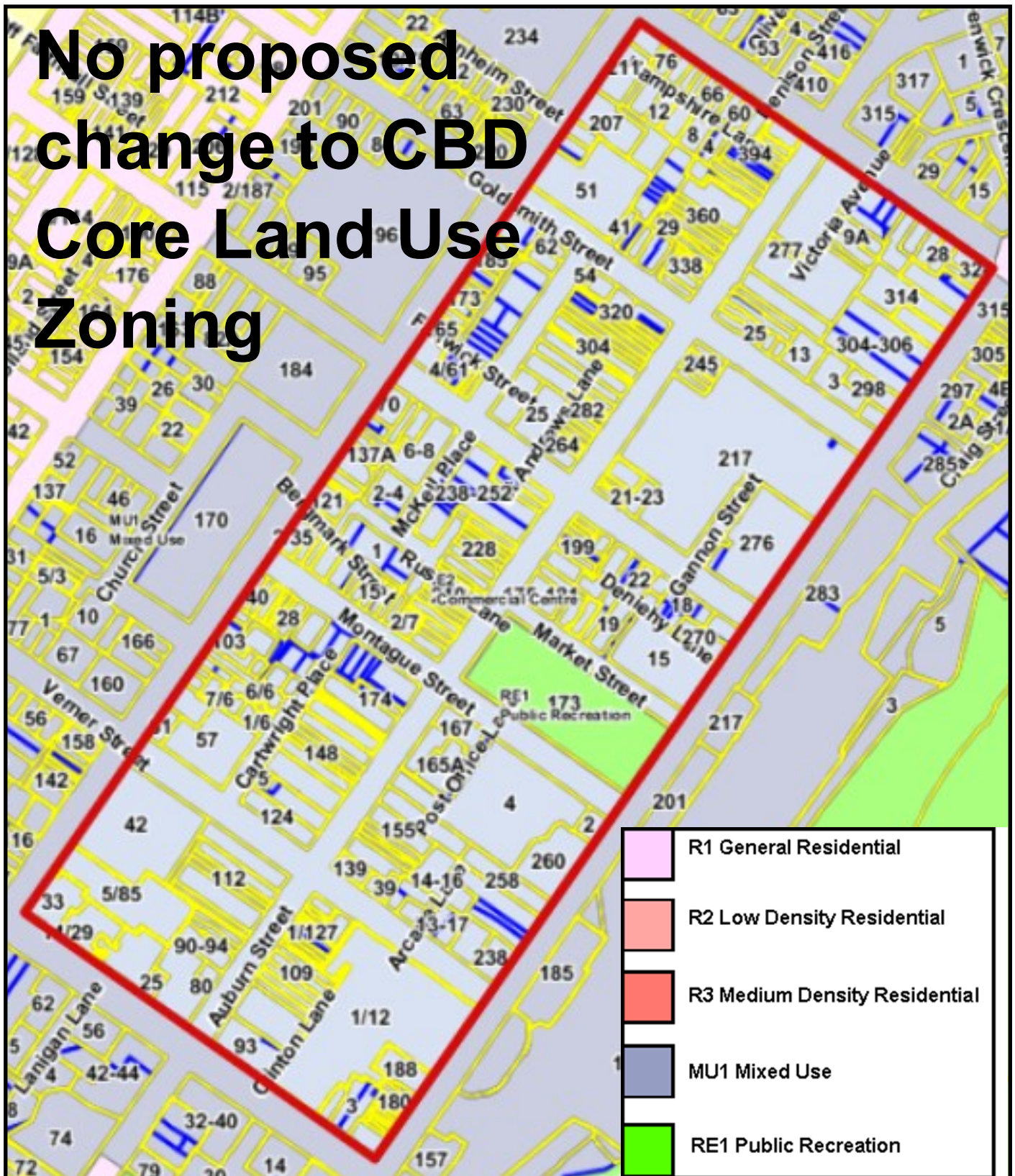


# CBD Core

## Current Land Use Zoning

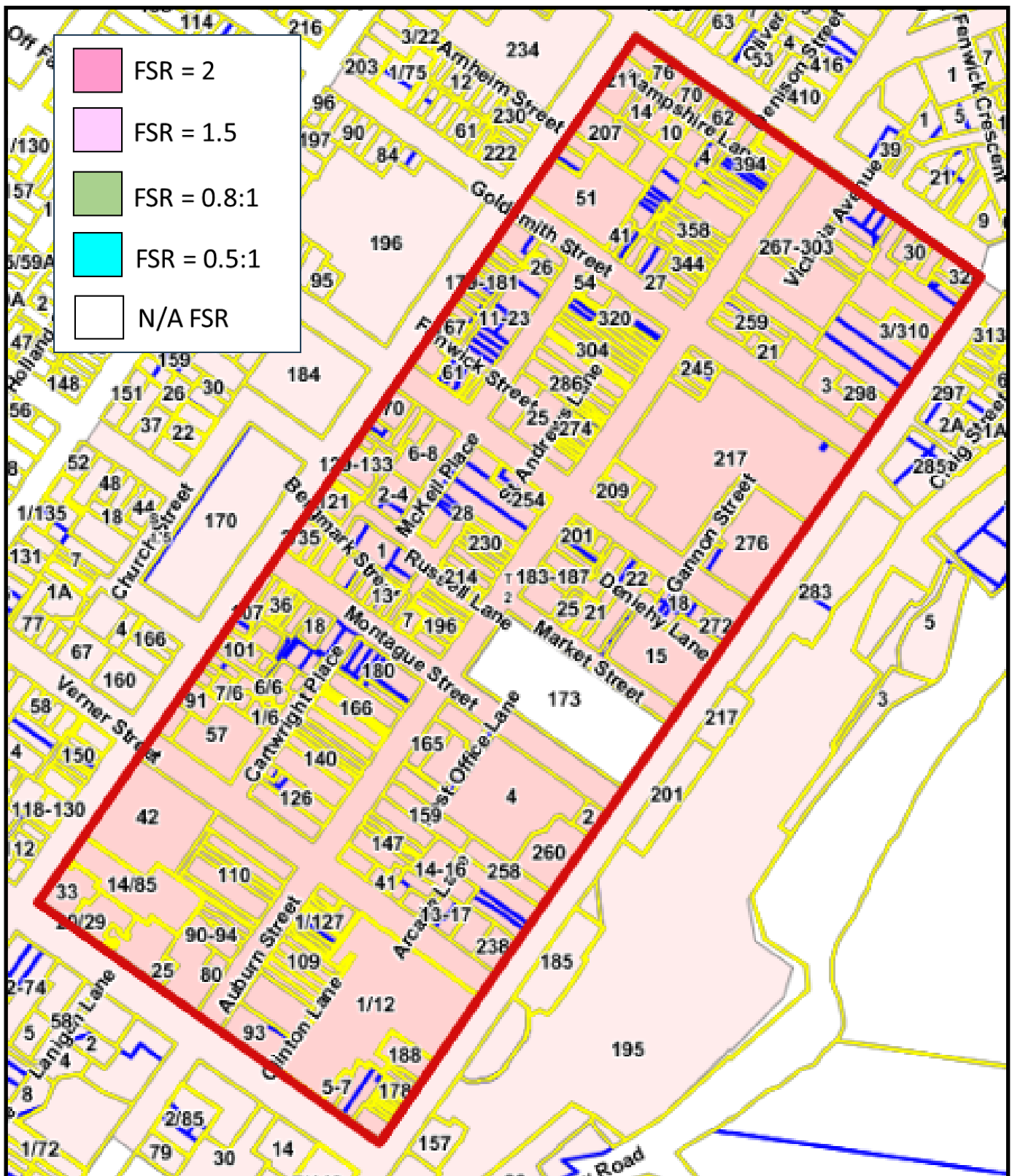


CBD Core  
Proposed Land Use Zoning



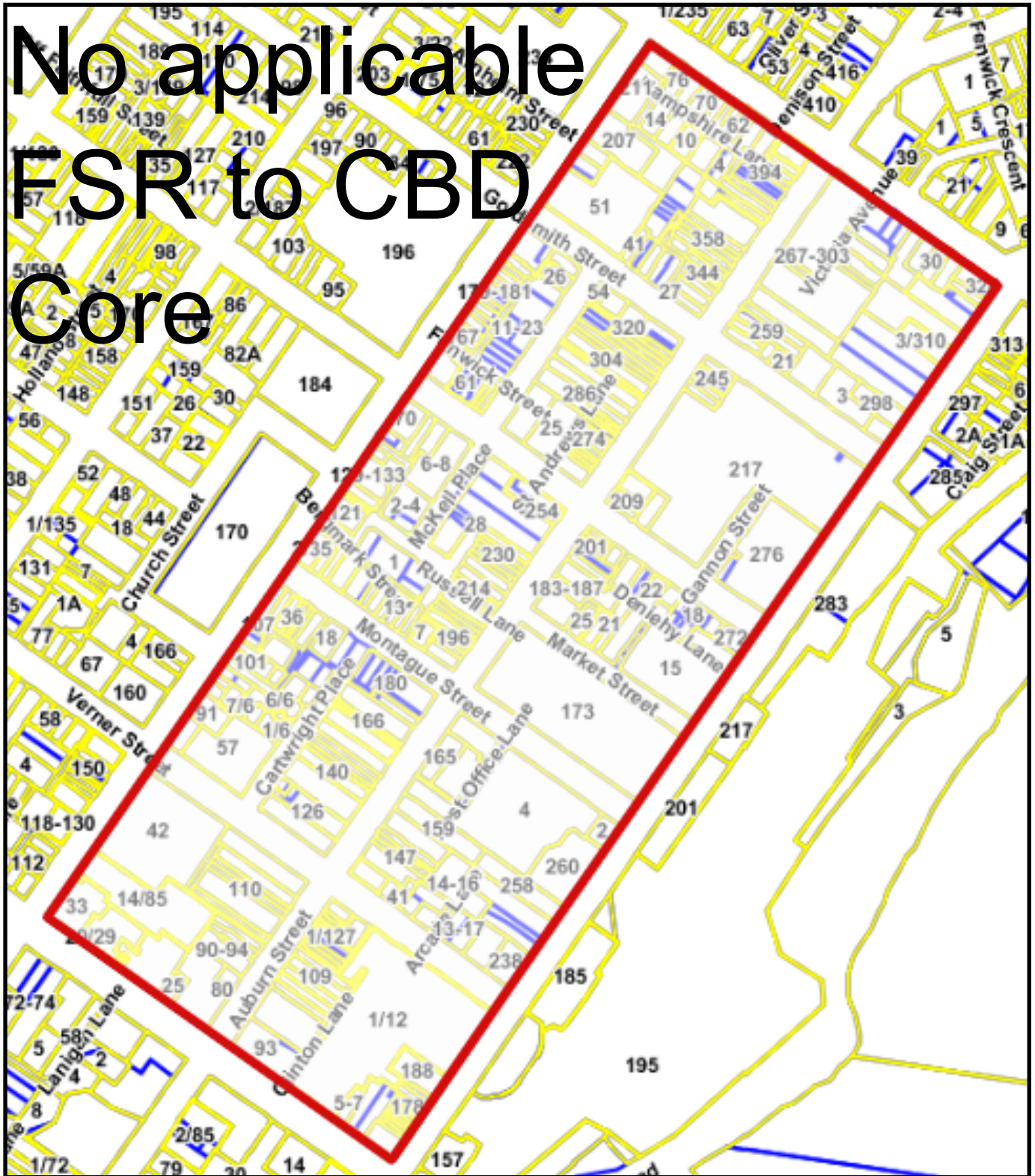
## CBD Core

### Current Floor Space Ratio

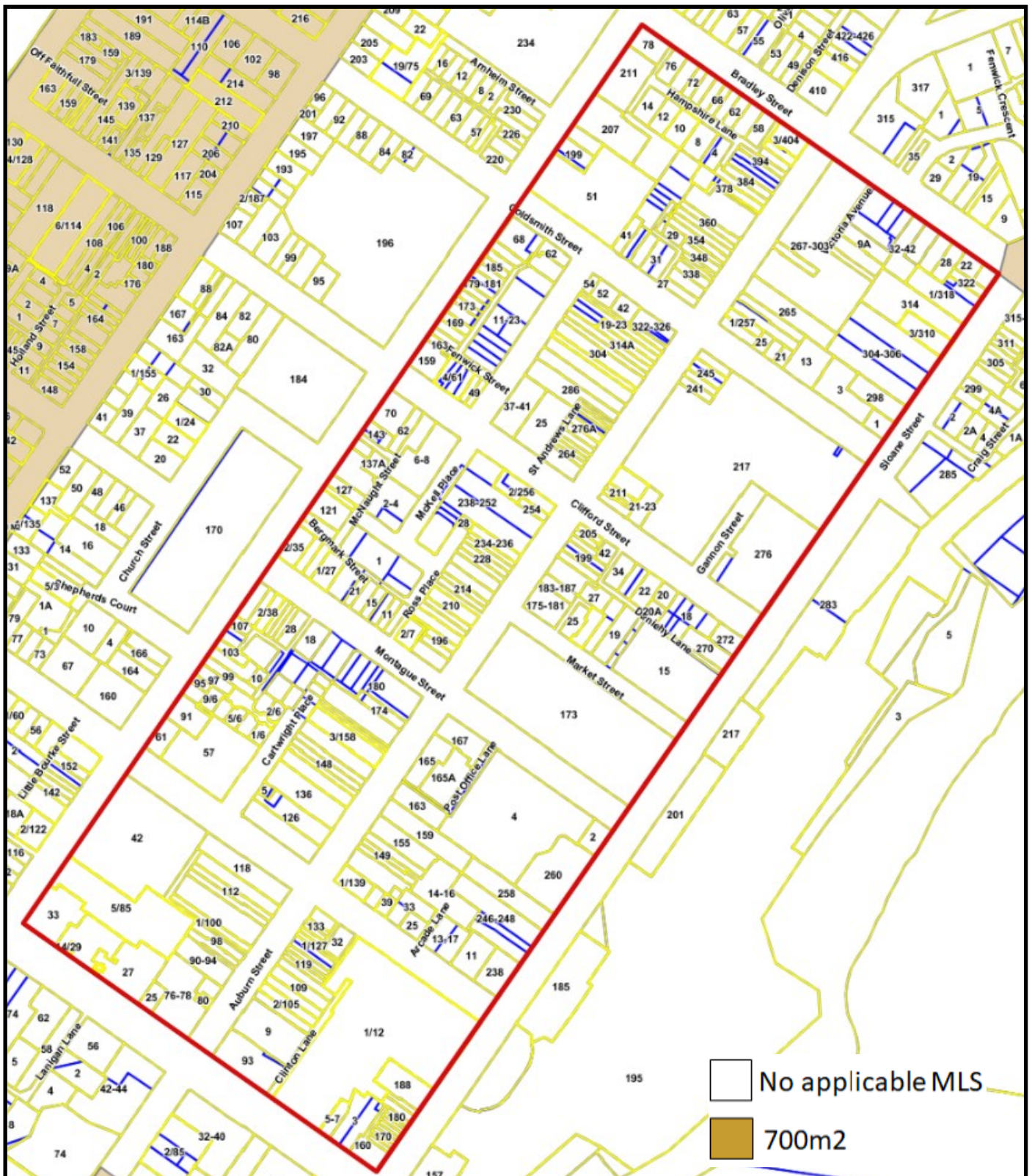


**CBD Core**  
**Proposed Floor Space Ratio**

No applicable  
FSR to CBD  
Core



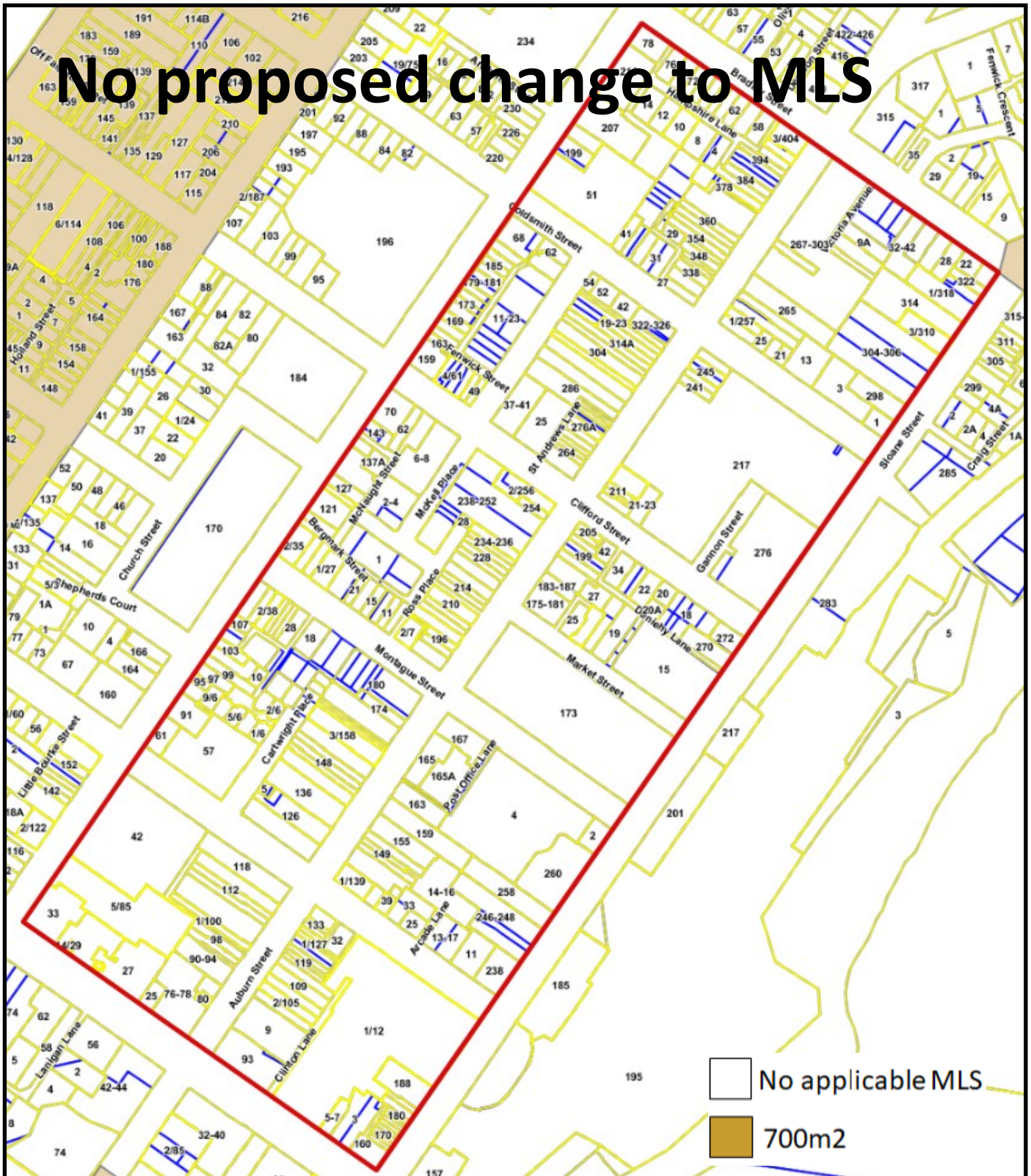
**CBD Core**  
**Current Minimum Lot Size**



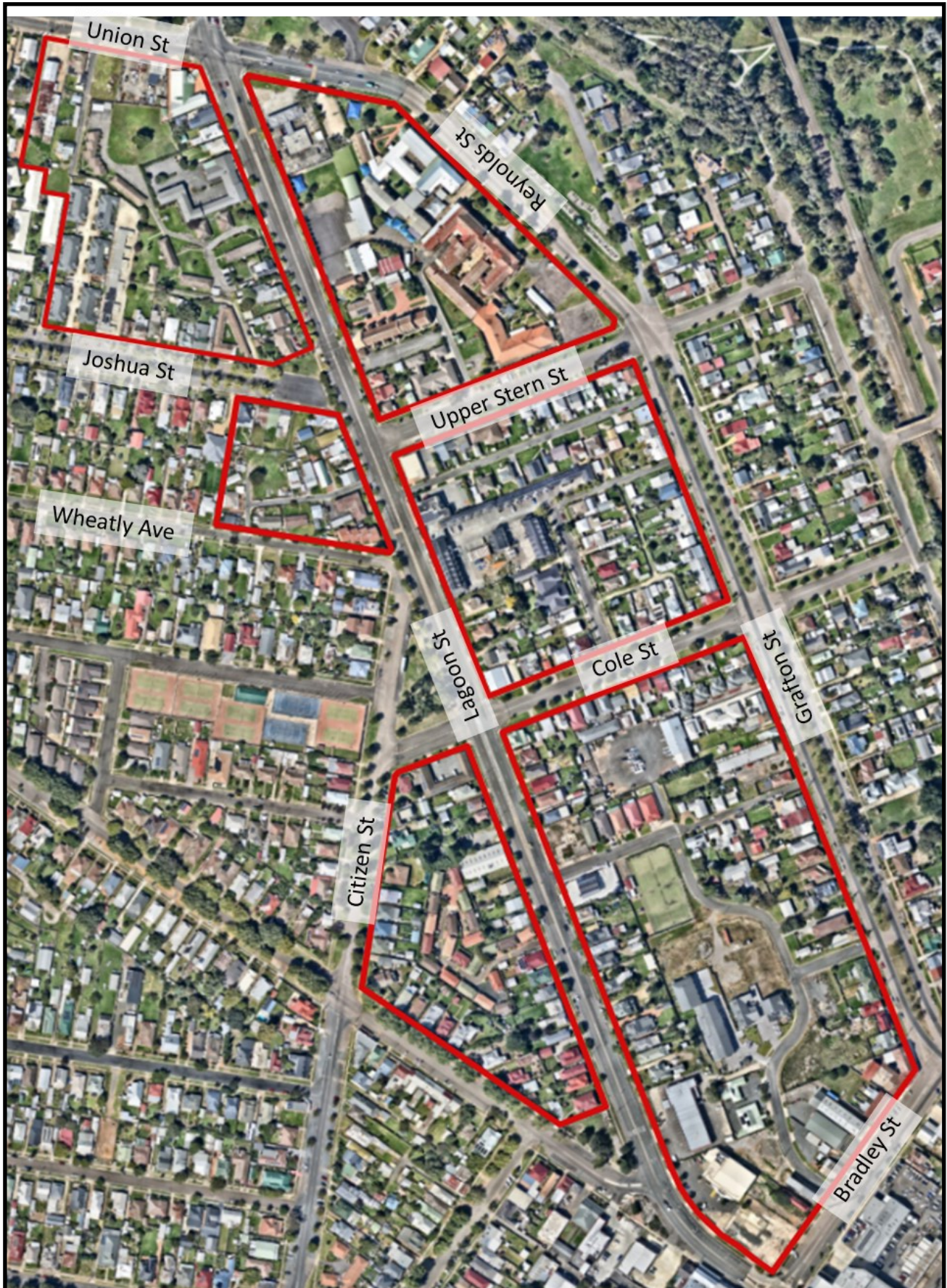
# CBD Core






## Proposed Minimum Lot Size

**No proposed change to MLS**



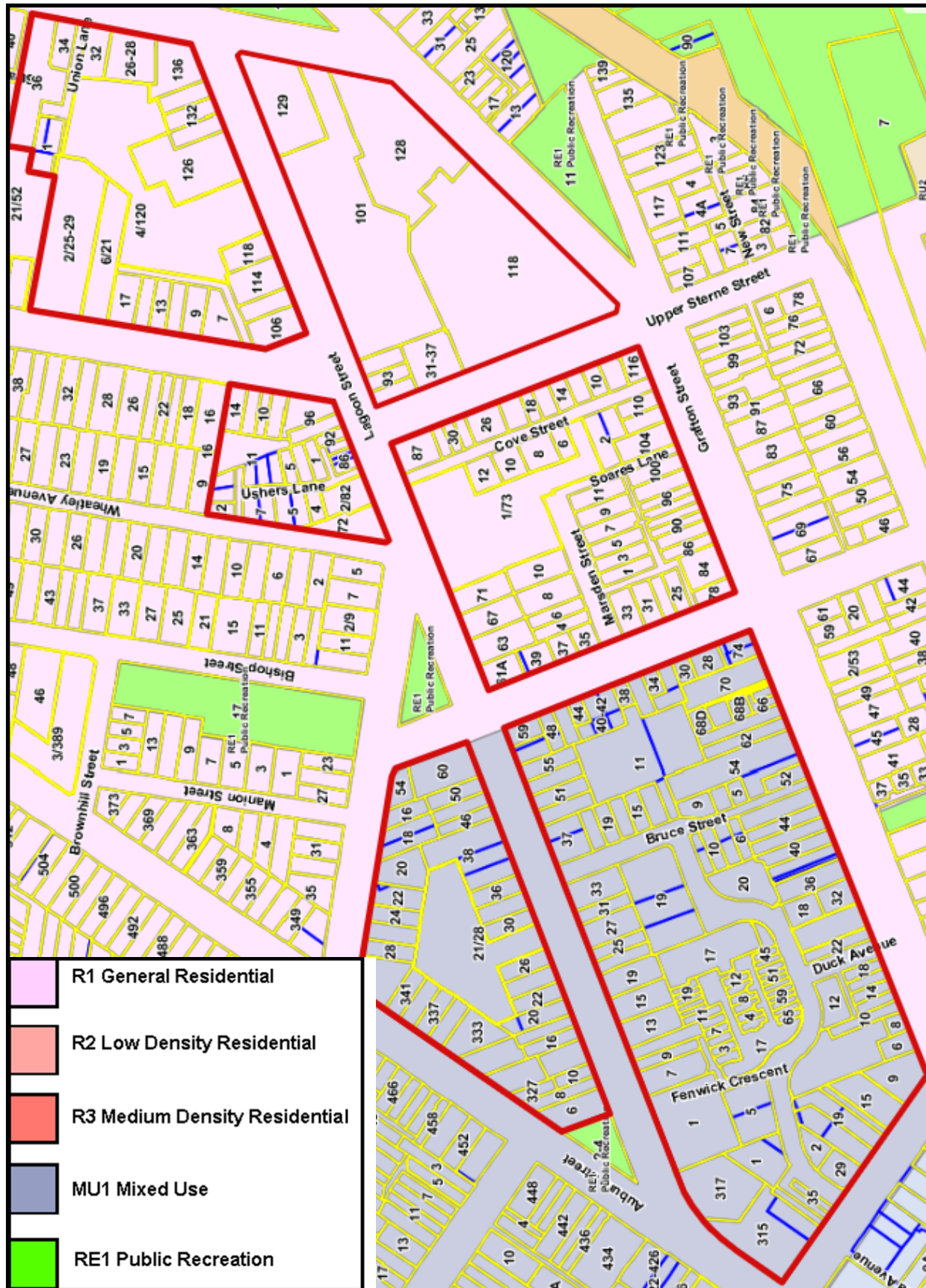
## Northern Gateway Precinct Area Boundary



	<b>R1 General Residential</b>
	<b>R2 Low Density Residential</b>
	<b>R3 Medium Density Residential</b>
	<b>MU1 Mixed Use</b>
	<b>RE1 Public Recreation</b>

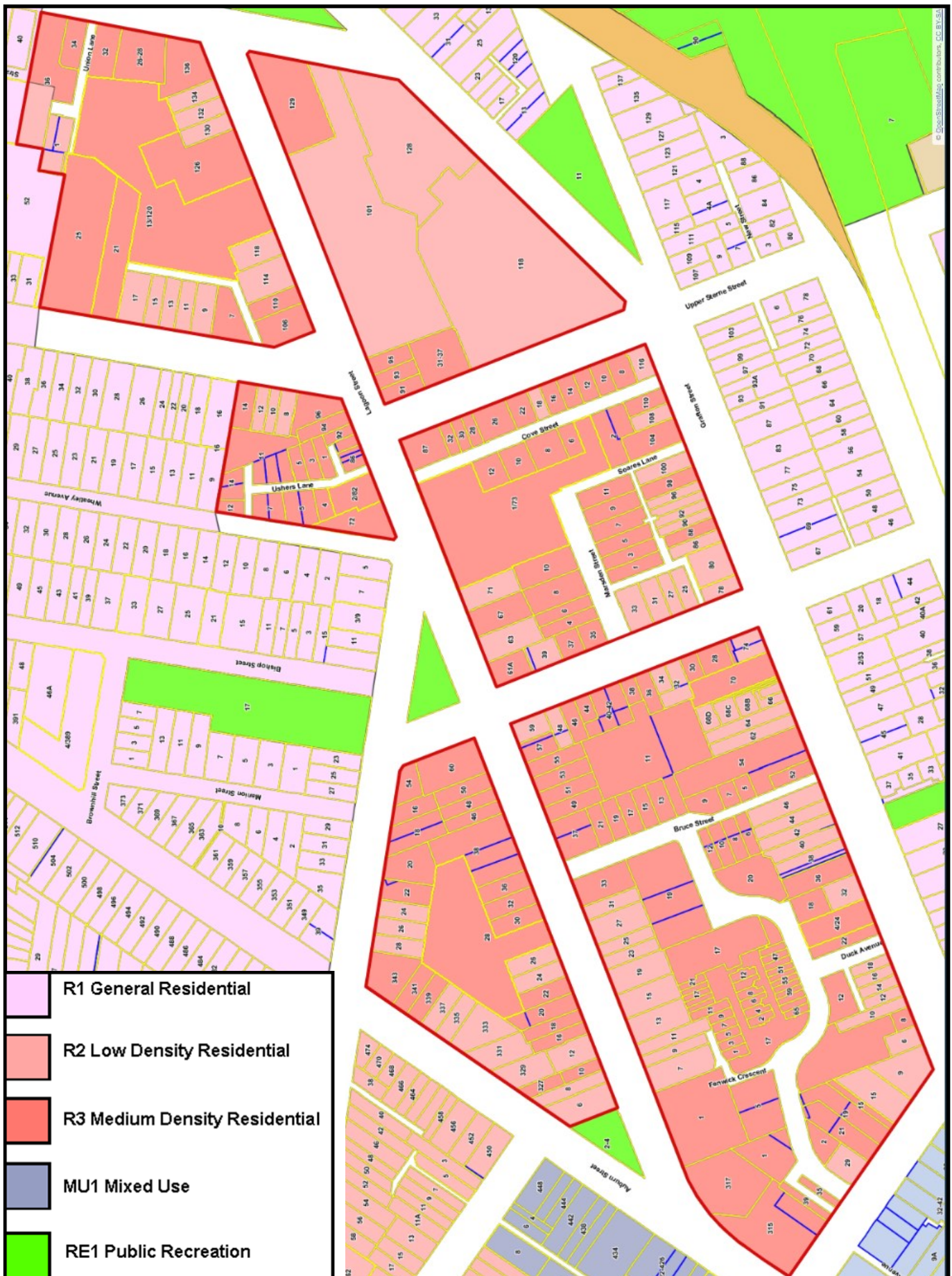
# Northern Gateway Precinct

## Overview- Current Land Use Zone Map



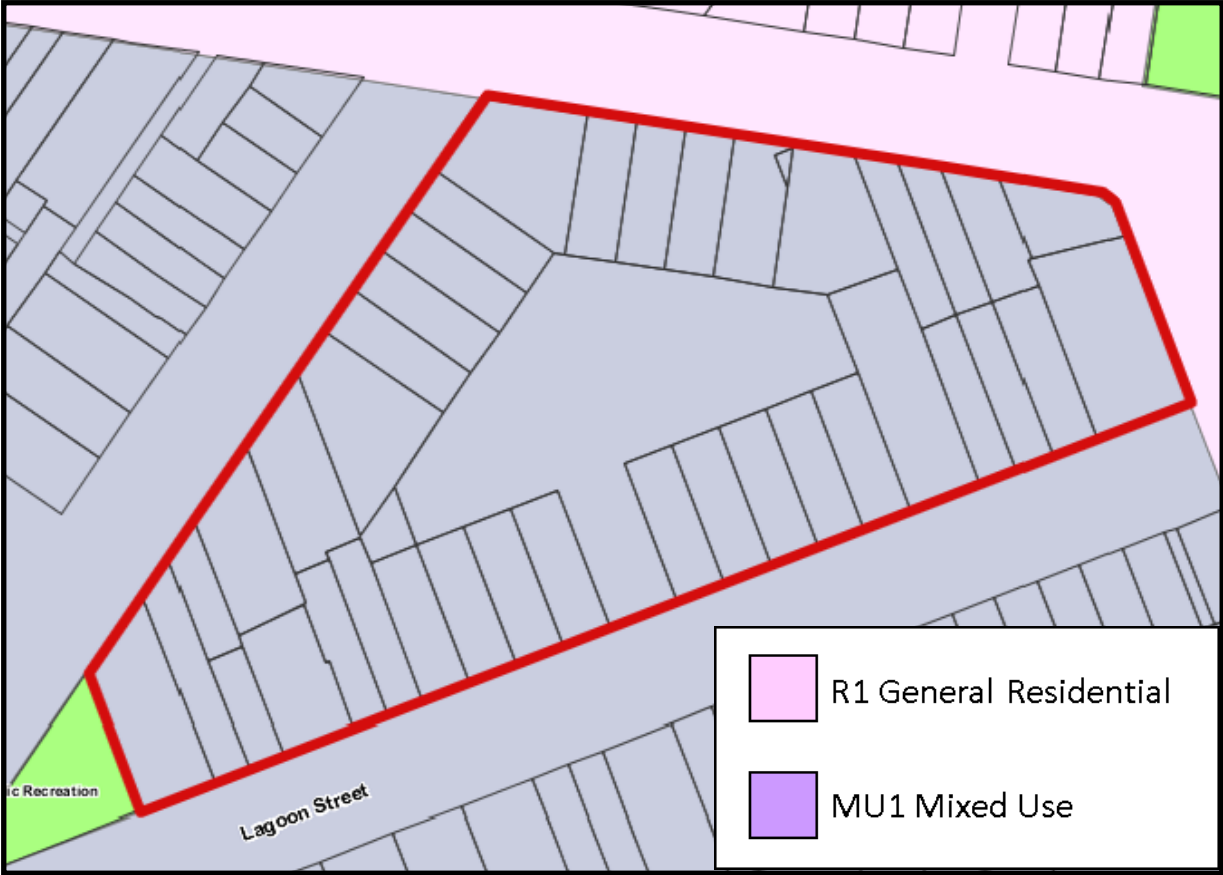
## Northern Gateway Precinct

### Overview– Proposed Land Use Zone Map

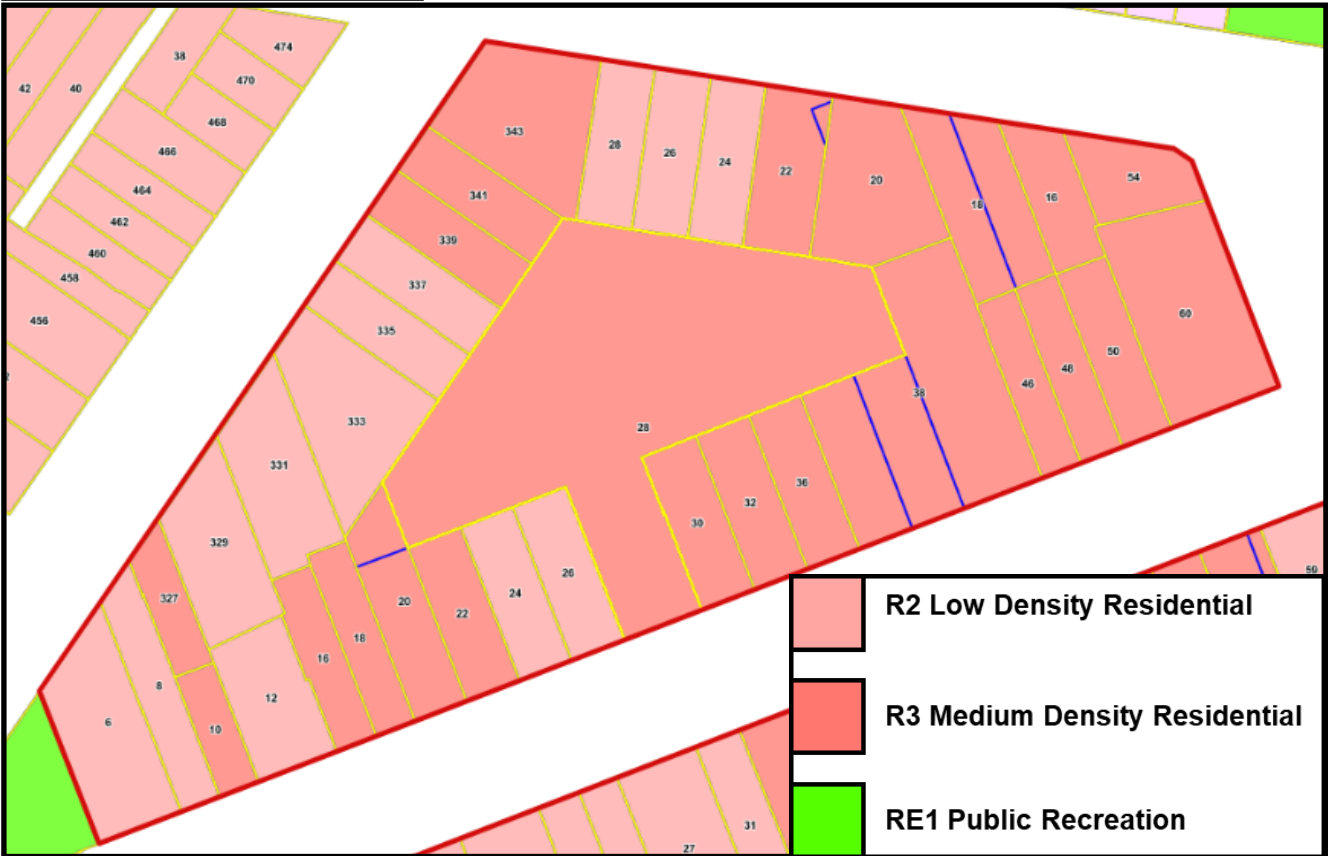


**Northern Gateway Precinct**  
**Land Use Zone**  
**Lagoon St/Auburn St/Citizen St**

**Current Land Use Zoning**





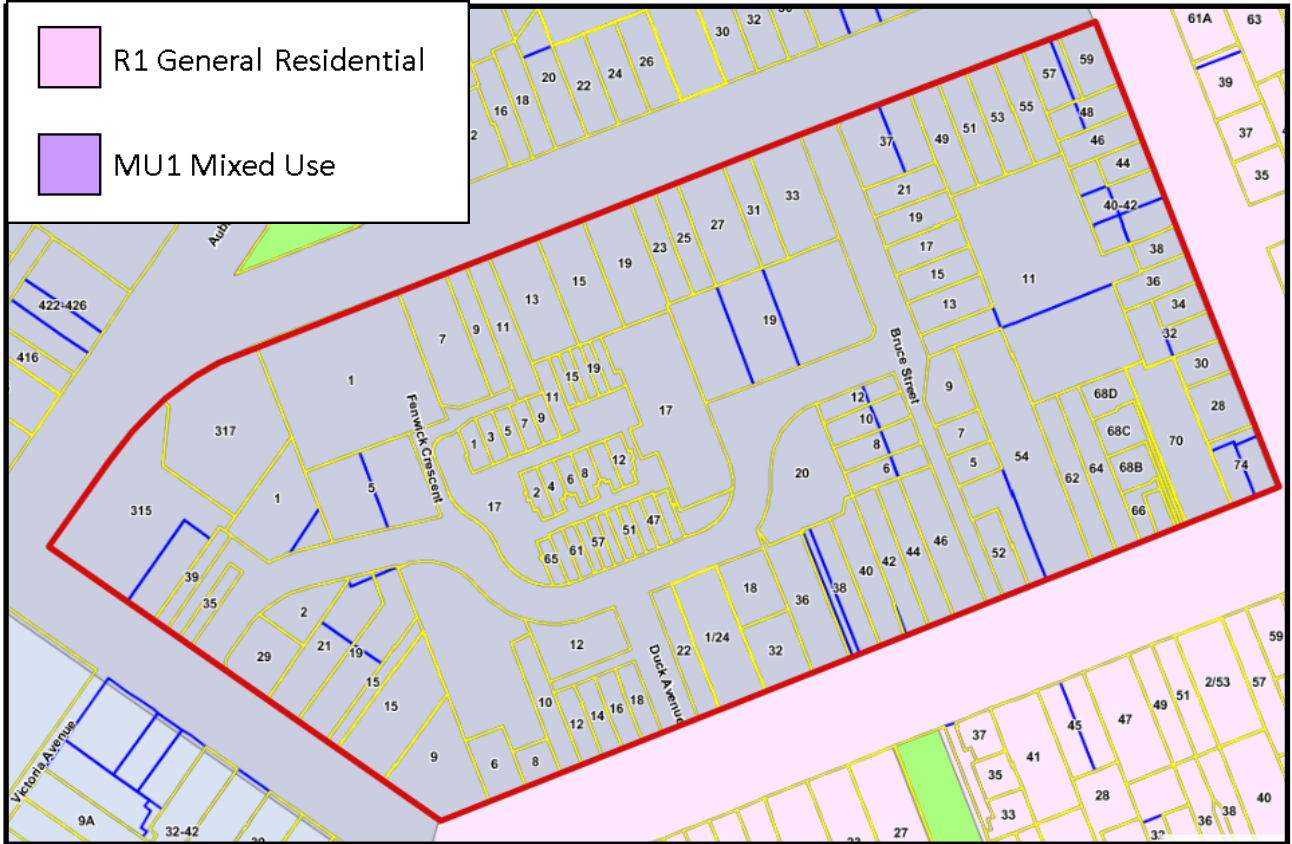
**Proposed Land Use Zoning**






**Northern Gateway Precinct**  
**Land Use Zone**  
**Lagoon St/Grafton St/Cole St/Bradley St**

**Current Land Use Zoning**

-  R1 General Residential
-  MU1 Mixed Use



**Proposed Land Use Zoning**

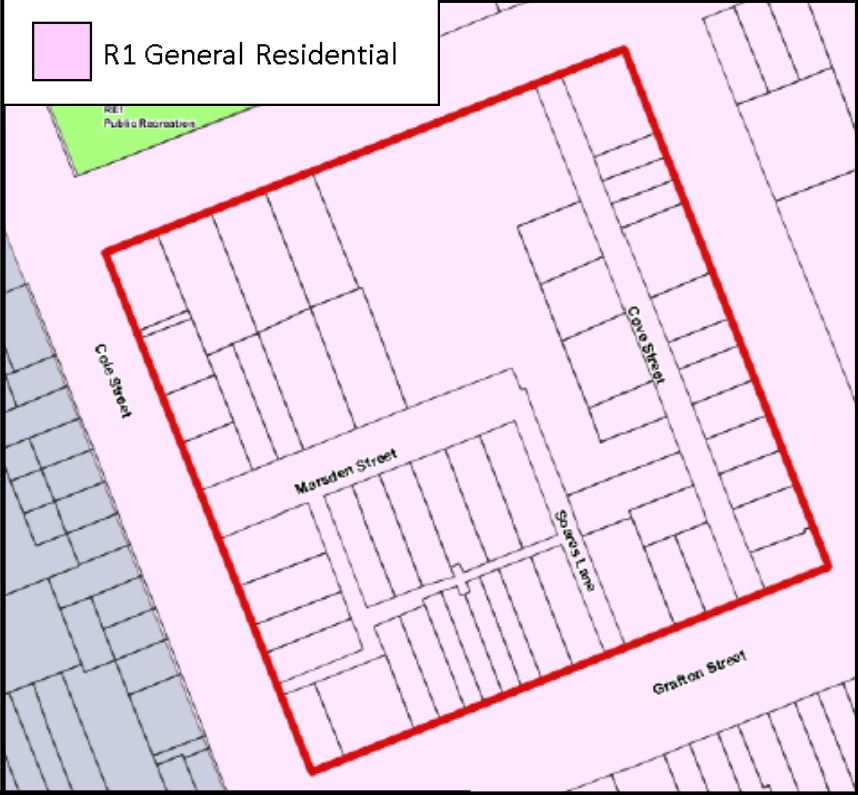
-  R2 Low Density Residential
-  R3 Medium Density Residential
-  RE1 Public Recreation



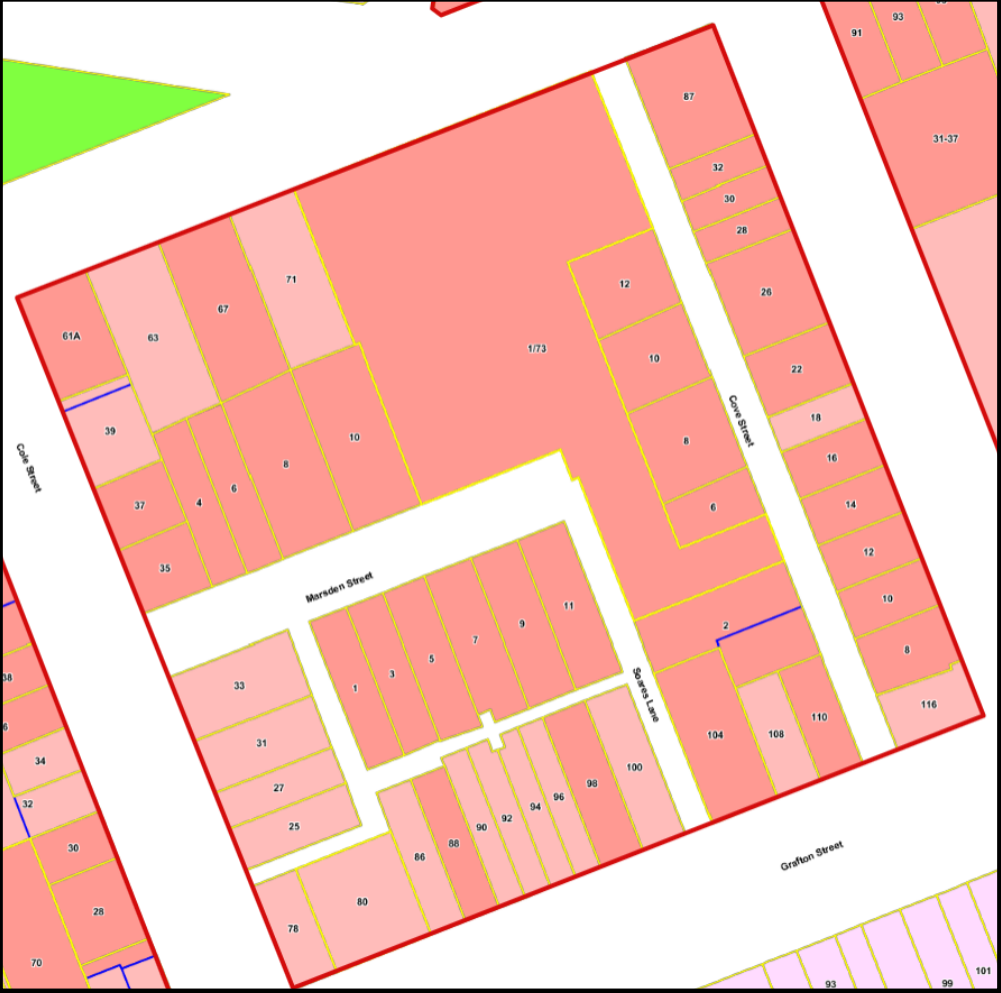
Northern Gateway Precinct  
Land Use Zone  
Grafton St/Cole St/Lagoon St/Upper Stern St

Current Land Use Zoning

- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- MU1 Mixed Use
- RE1 Public Recreation



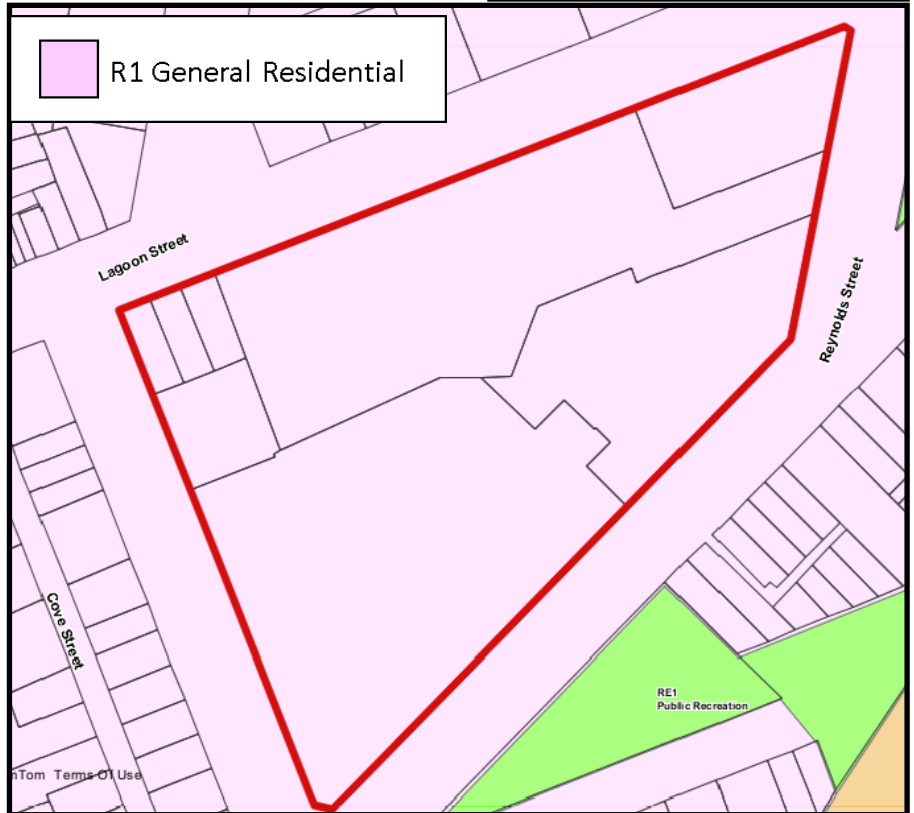
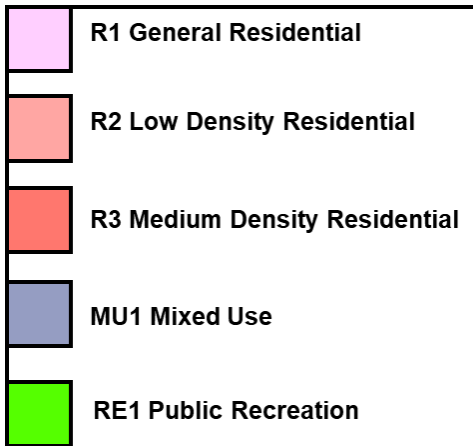
Proposed Land Use Zoning



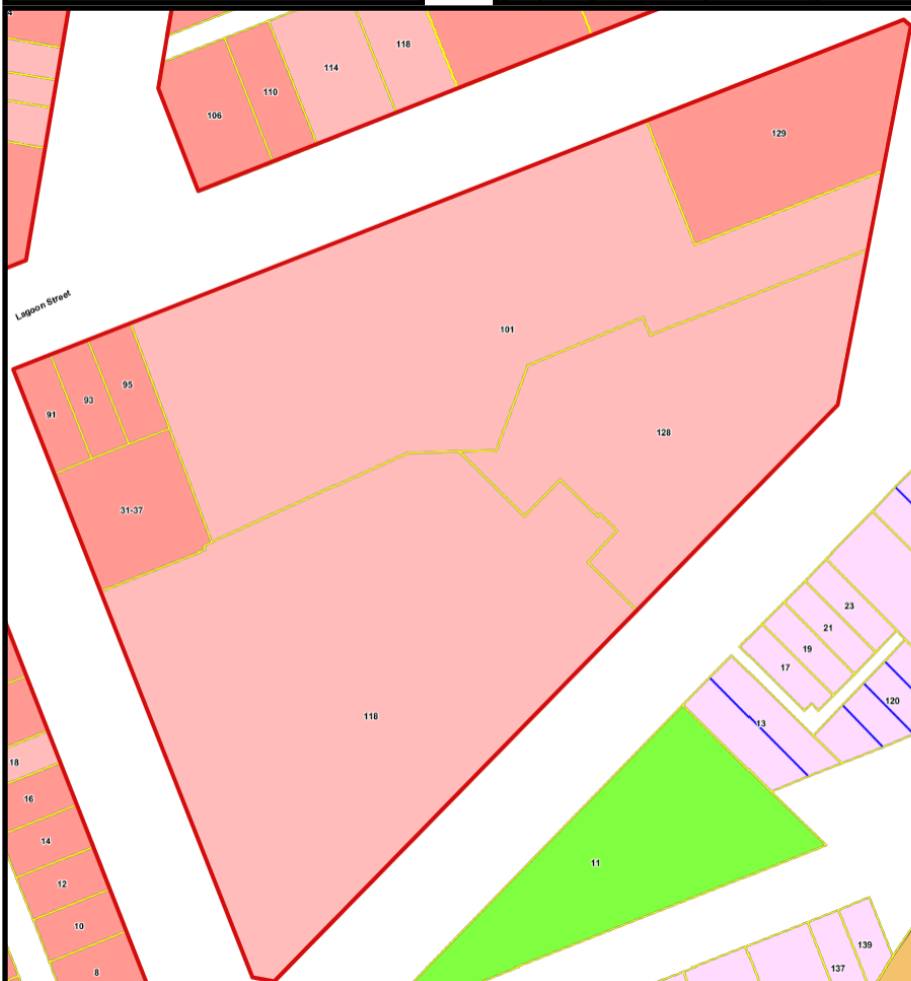
**Northern Gateway Precinct  
Land Use Zone**

**Lagoon St/Reynolds St/Upper Stern St/Grafton St**

**Current Land Use Zoning**



**Proposed Land Use Zoning**



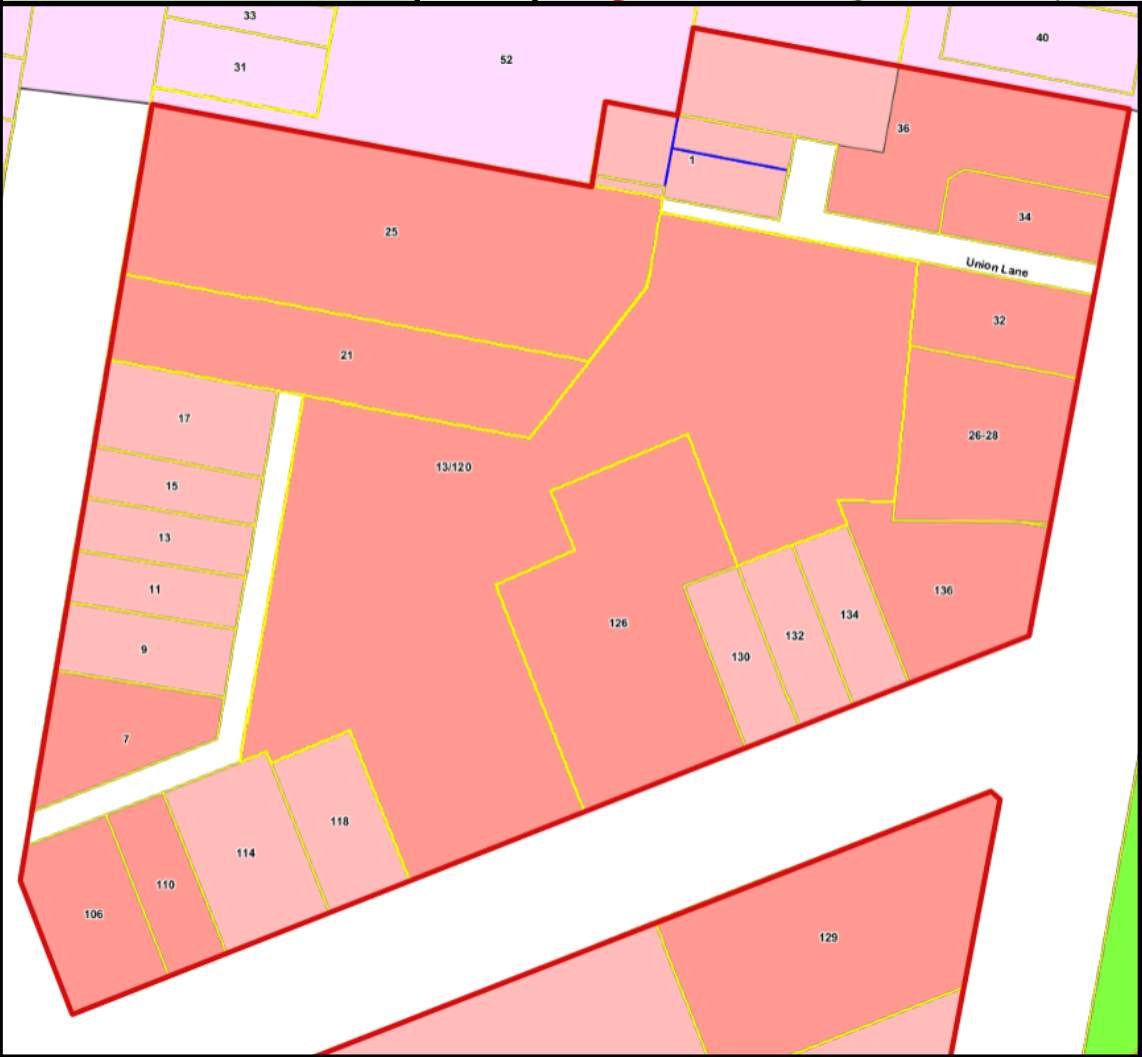
Northern Gateway Precinct  
Land Use Zone  
Lagoon St/Union St/Joshua St

Current Land Use Zoning

- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- MU1 Mixed Use
- RE1 Public Recreation

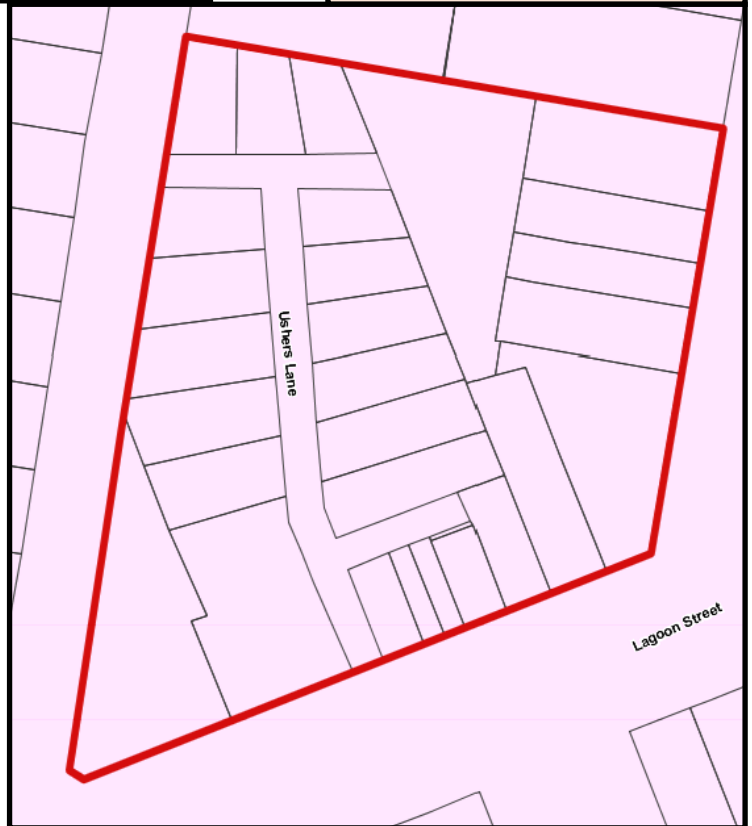
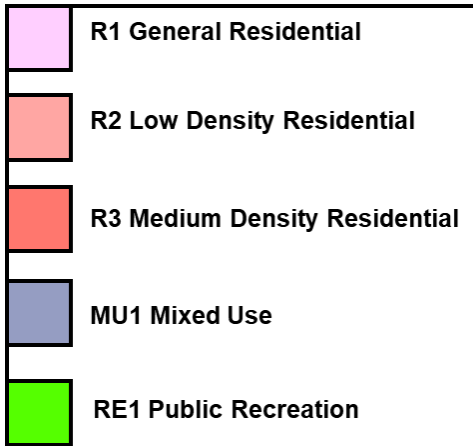


Proposed Land Use Zoning

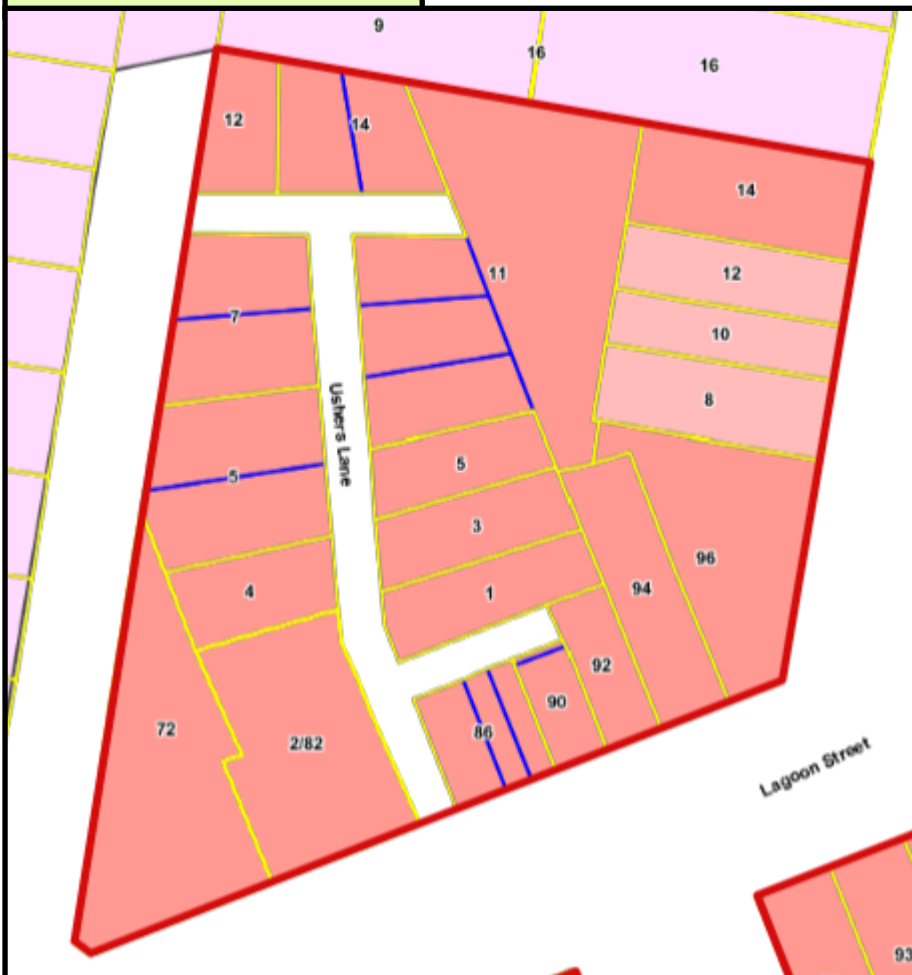


**Northern Gateway Precinct**  
**Land Use Zone**  
**Lagoon St/Wheatley Ave/Joshua St**

**Current Land Use Zoning**



**Proposed Land Use Zoning**



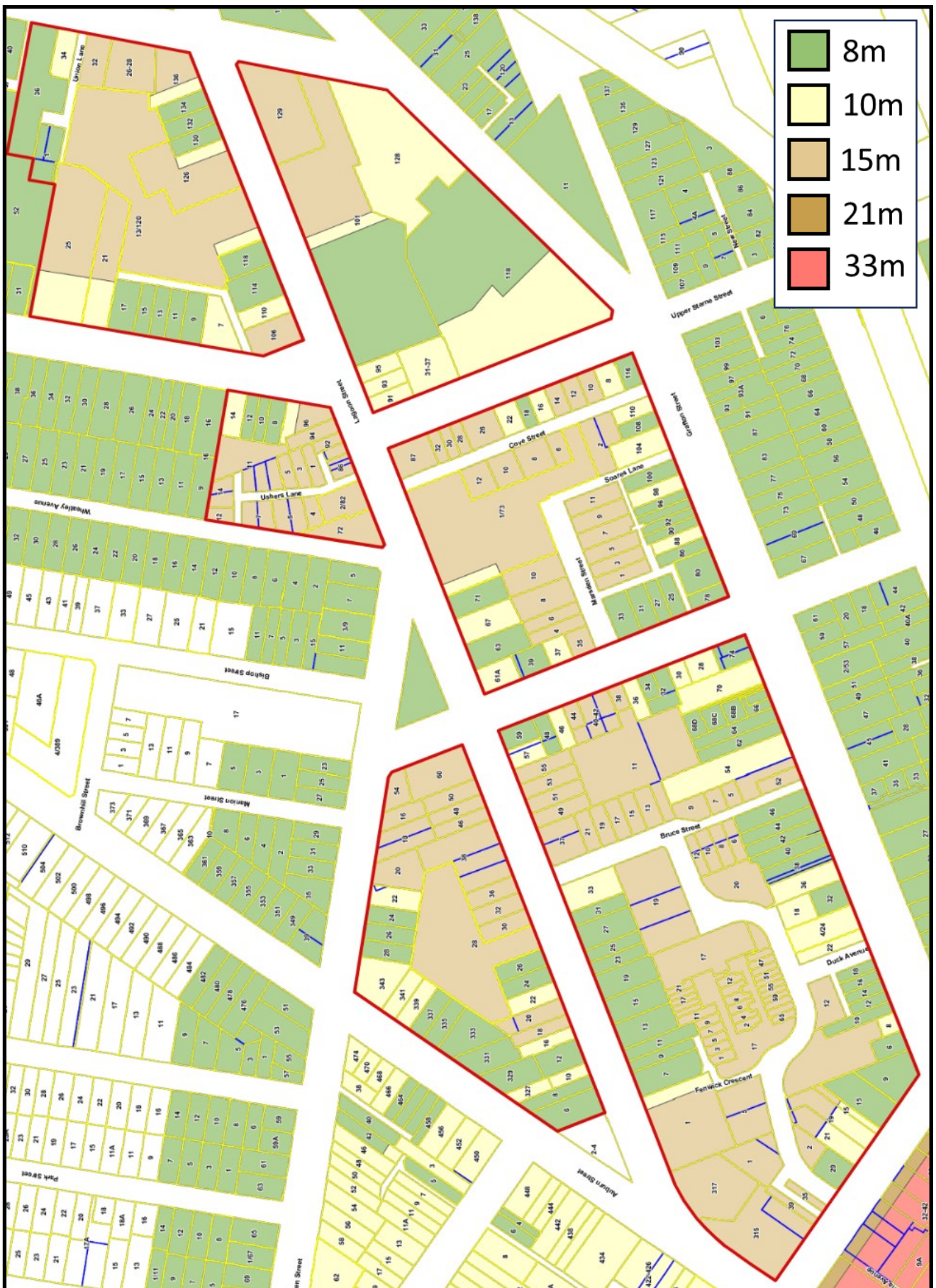
# Northern Gateway Precinct

## Overview- Current Height of Building Map



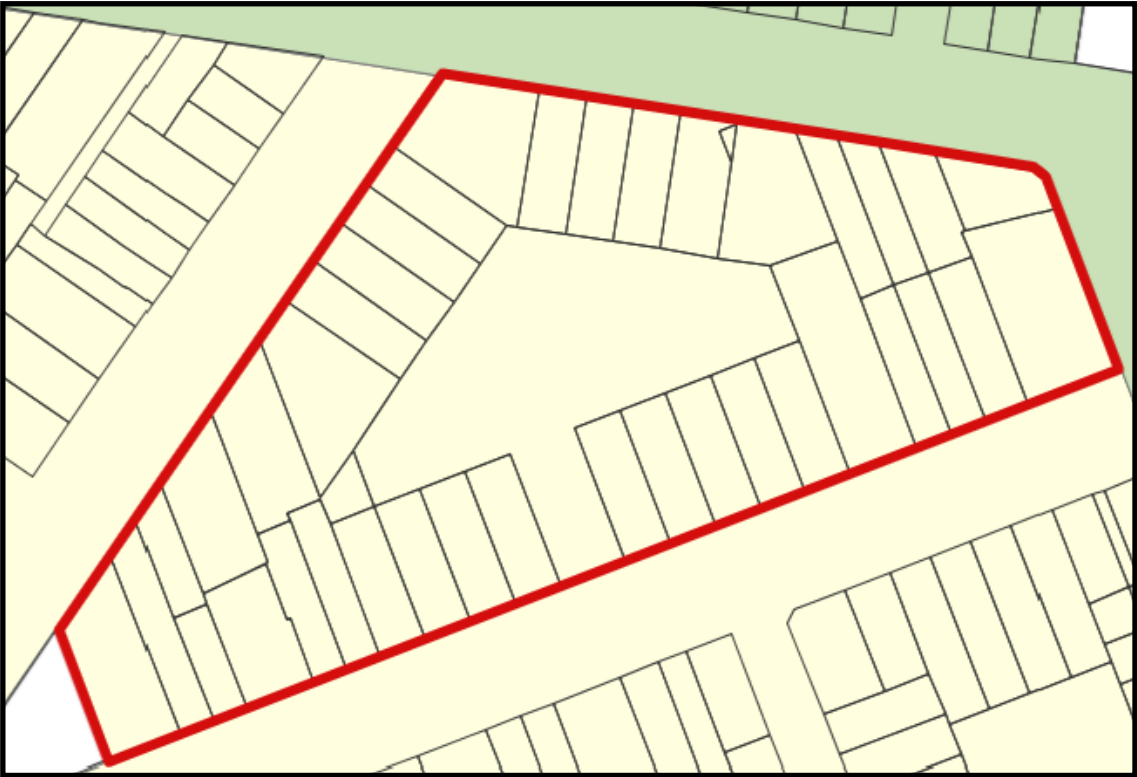
# Northern Gateway Precinct

## Overview– Proposed Height of Building Map

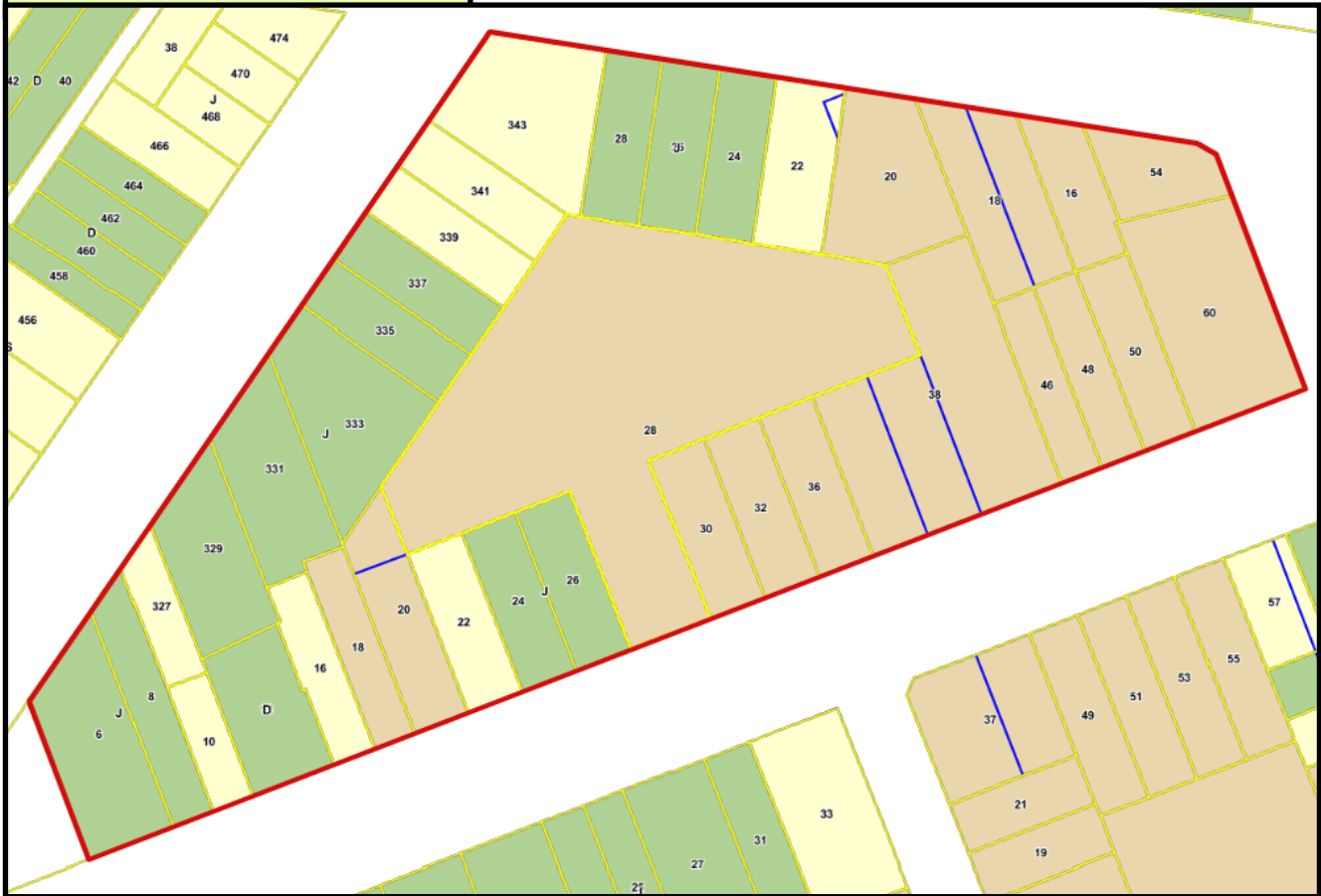


Northern Gateway Precinct  
Height of Building  
Lagoon St/Auburn St/Citizen St

Current Height of Building



Proposed Height of Building

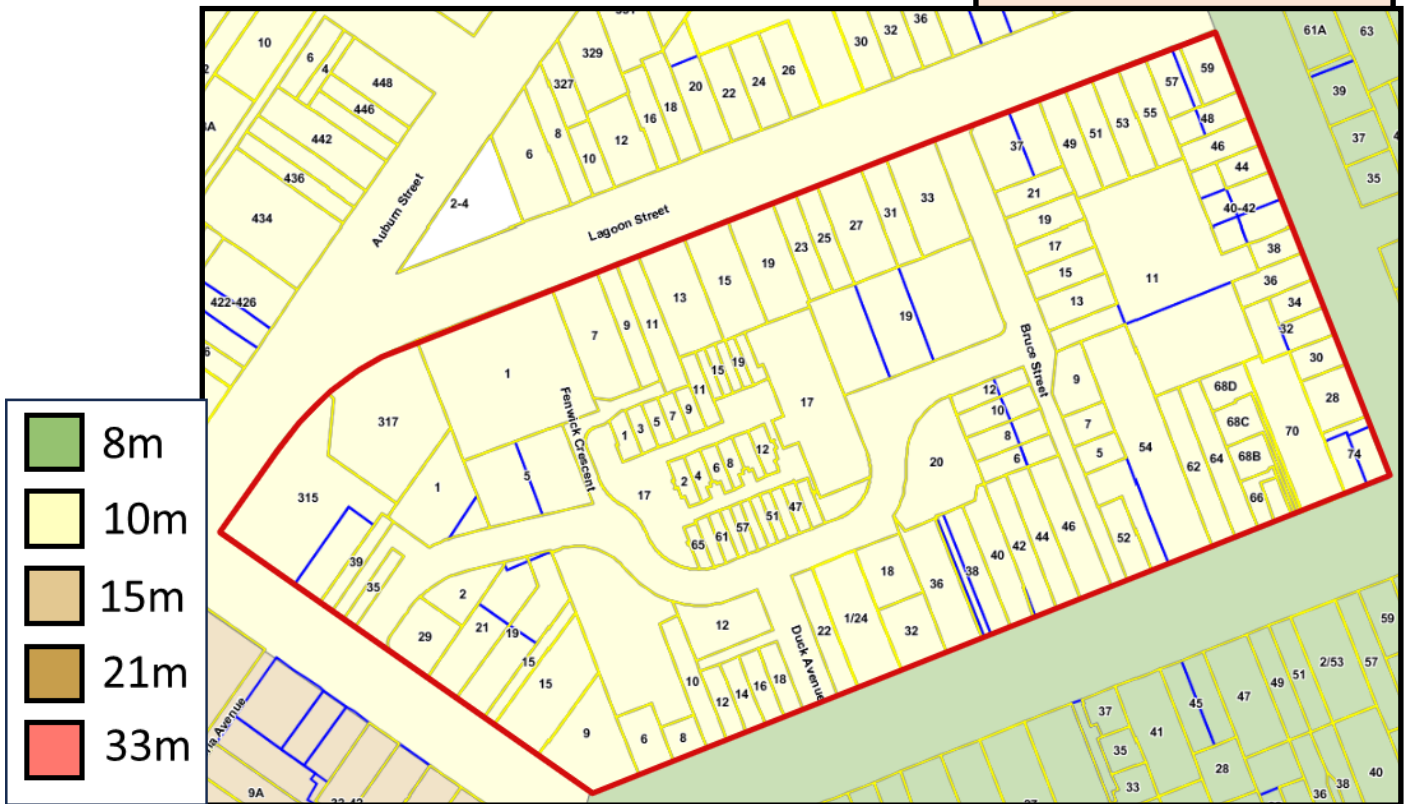


# Northern Gateway Precinct

## Height of Building

Lagoon St/Grafton St/Cole St/Bradley St

Current Height of Building



## Proposed Height of Building



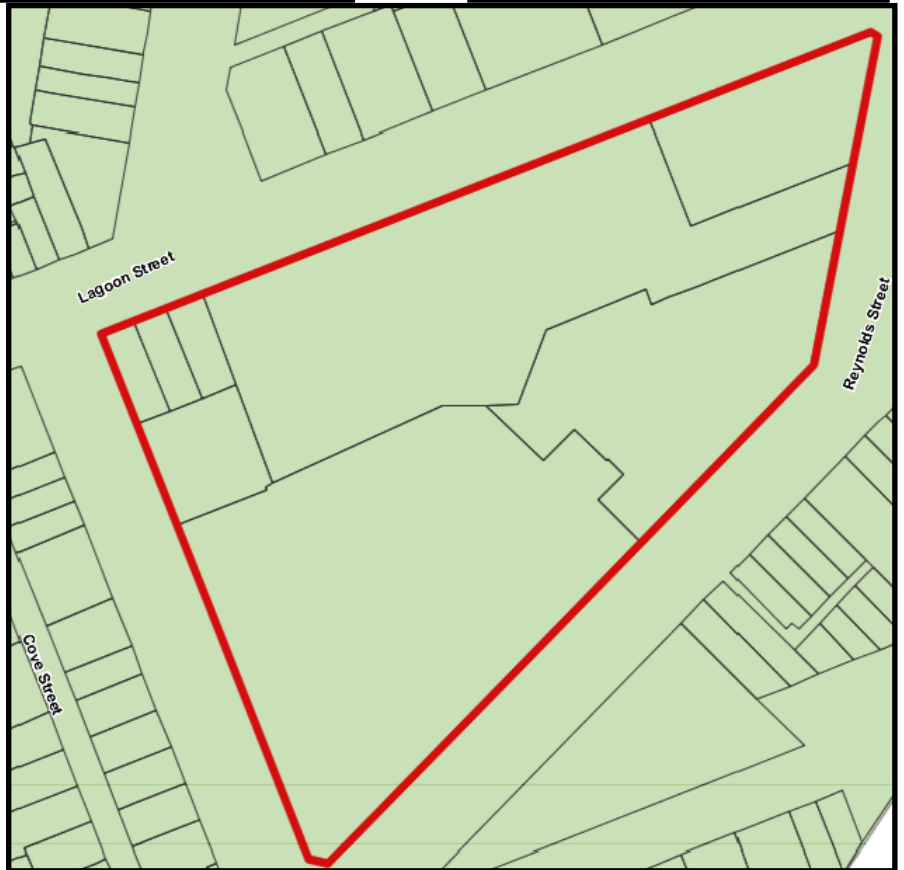


## Northern Gateway Precinct

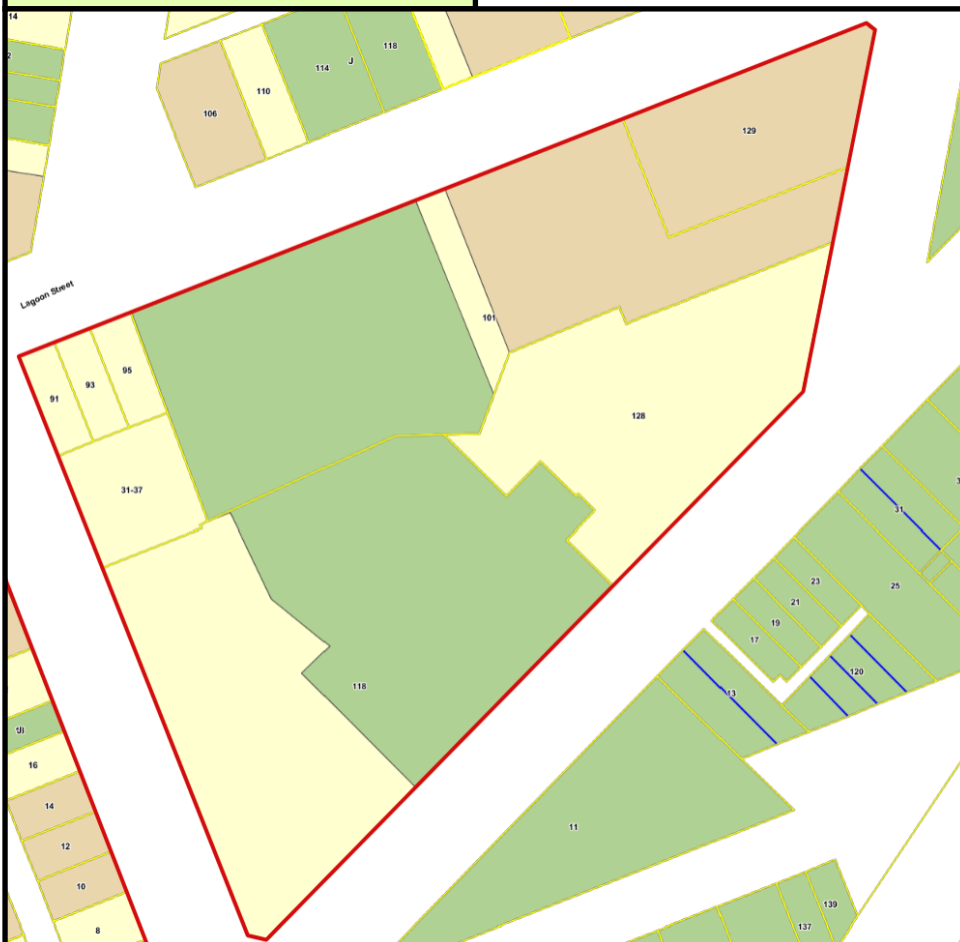
### Height of Building

Lagoon St/Reynolds St/Upper Stern St/Grafton St

Current Height of Building



### Proposed Height of Building

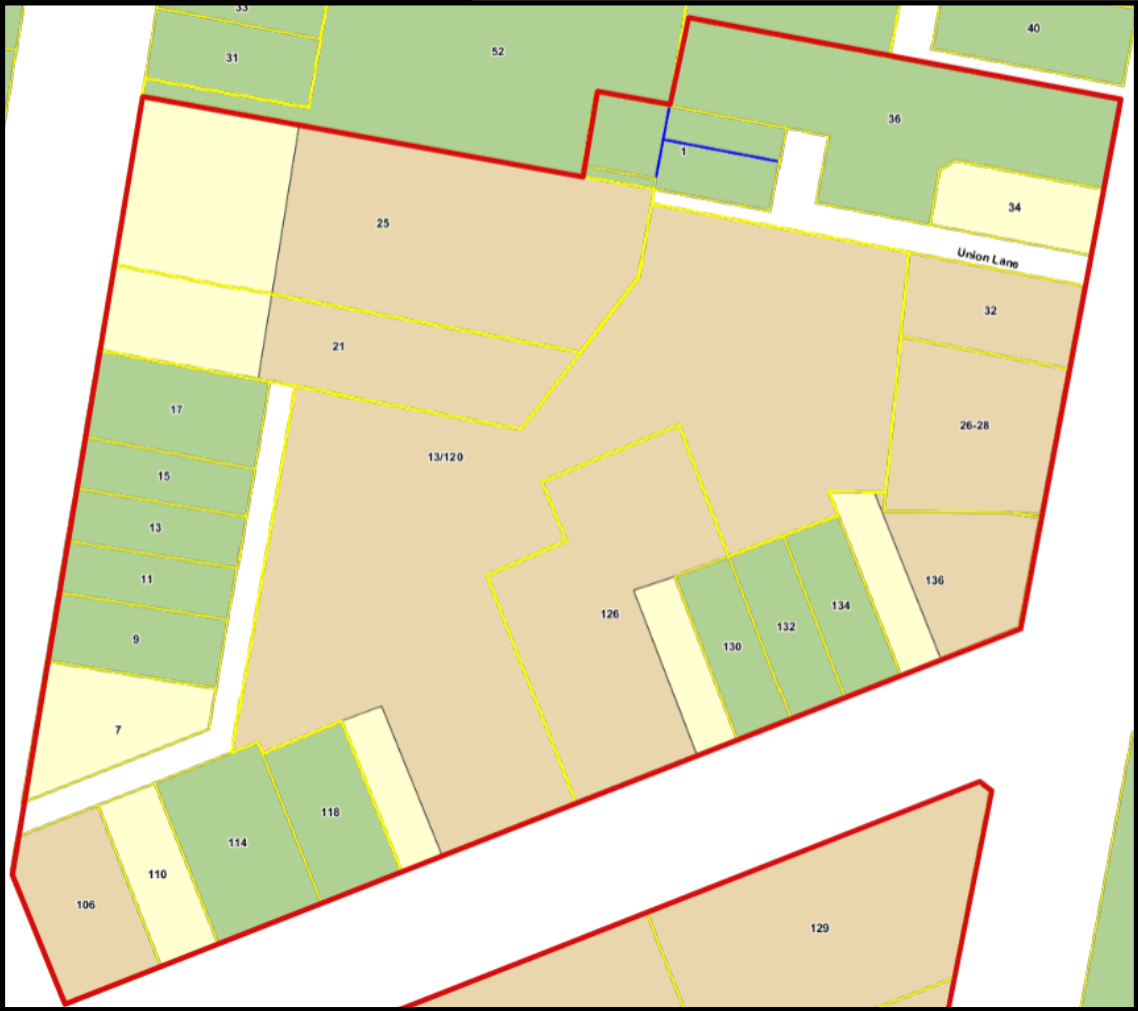


Northern Gateway Precinct  
Height of Building  
Lagoon St/Union St/Joshua St

Current Height of Building



Proposed Height of Building

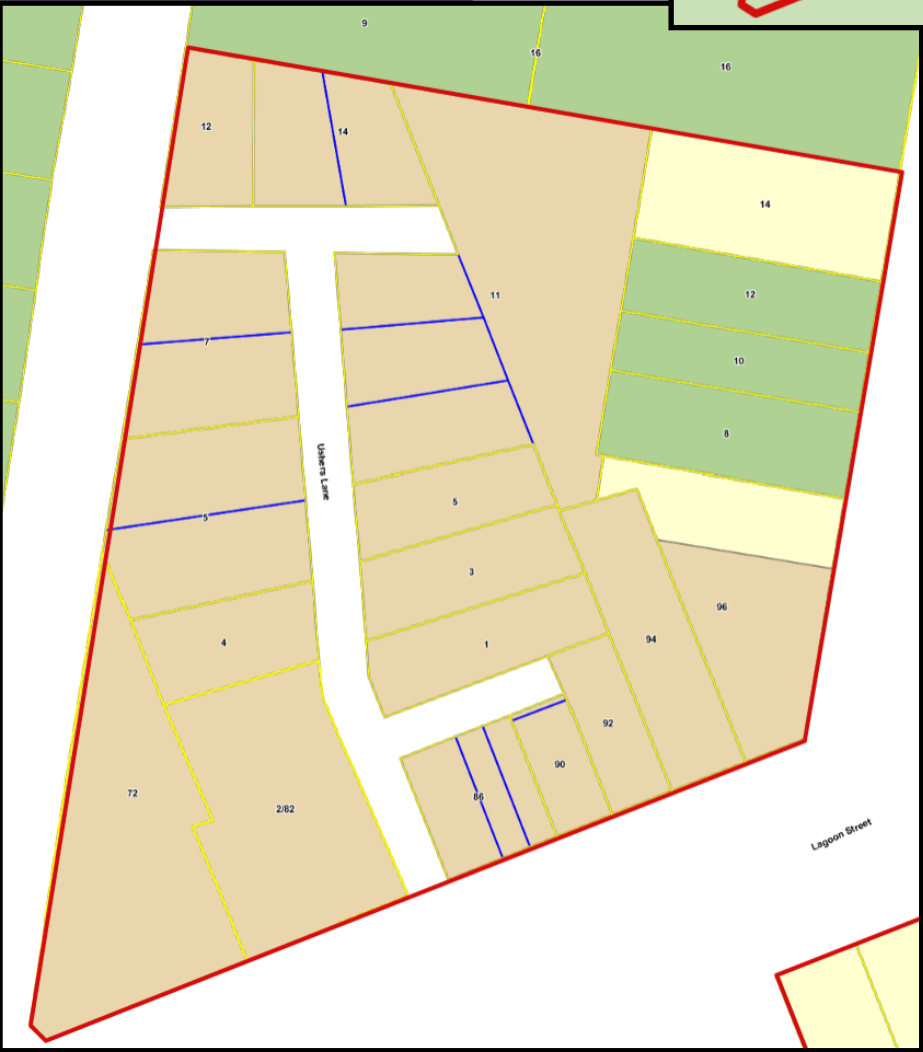


**Northern Gateway Precinct**  
**Height of Building**  
**Lagoon St/Wheatley Ave/Joshua St**

**Current Height of Building**

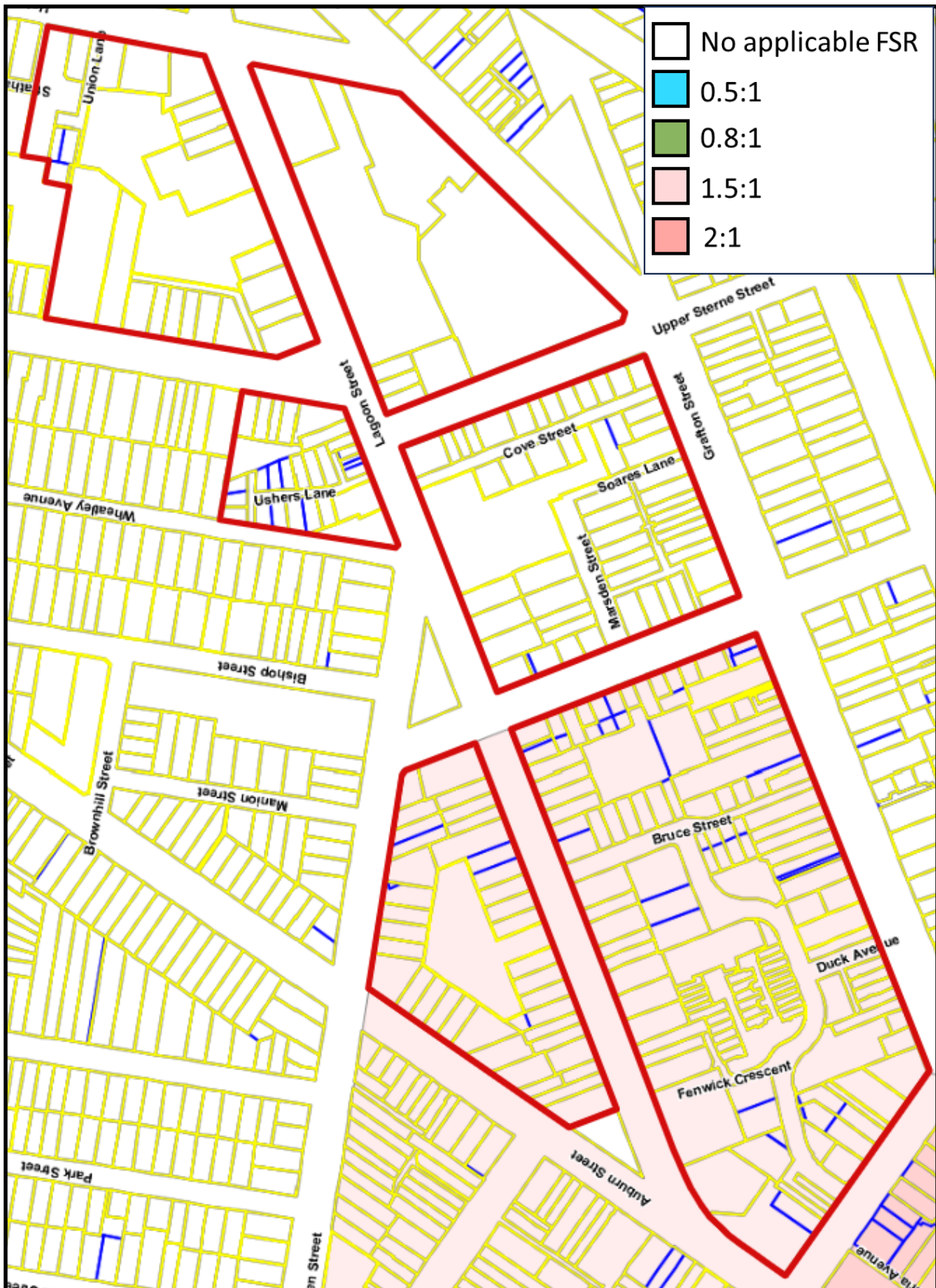


**Proposed Height of Building**



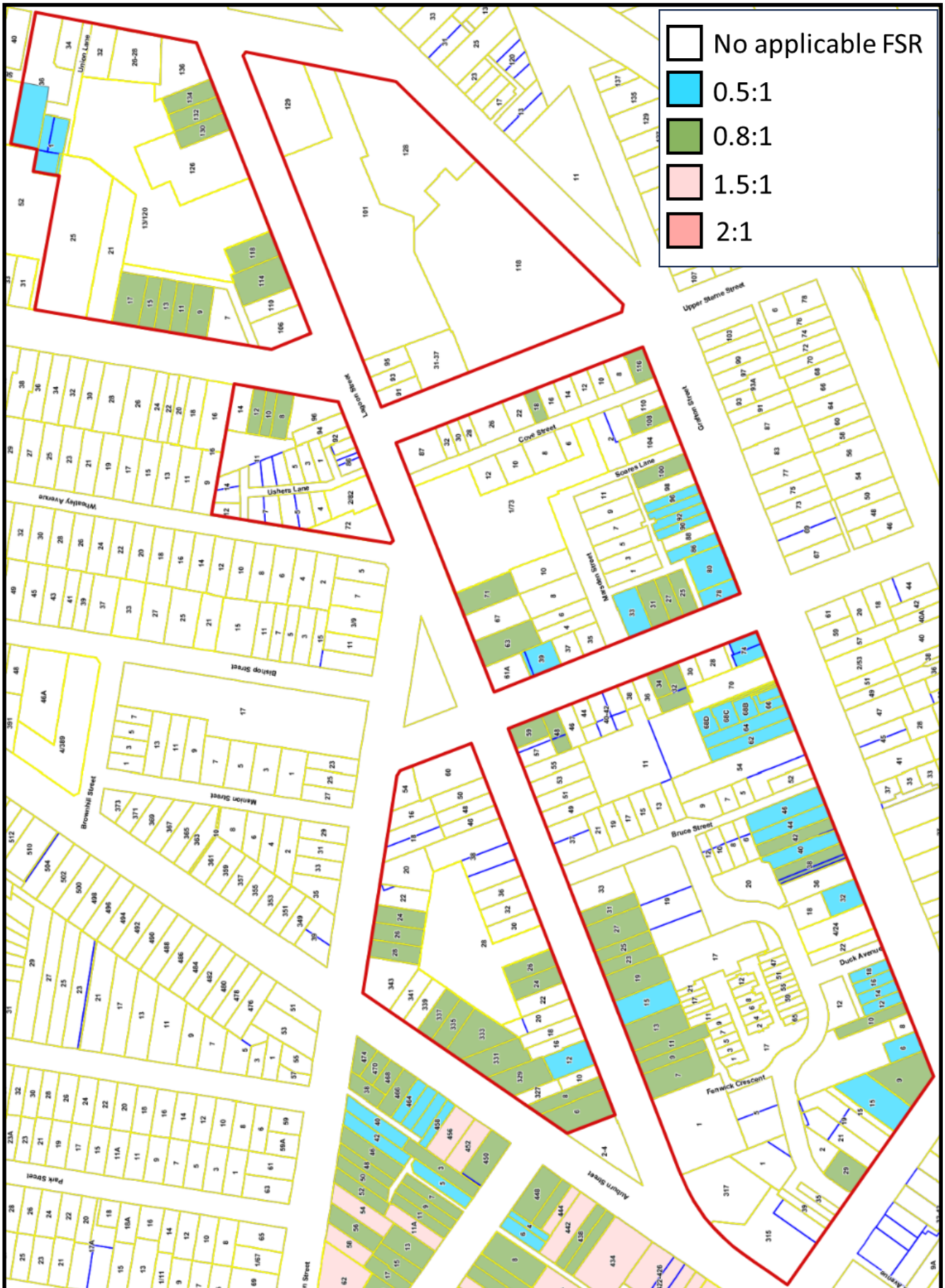
# Northern Gateway Precinct

## Overview- Current Floor Space Ratio Map

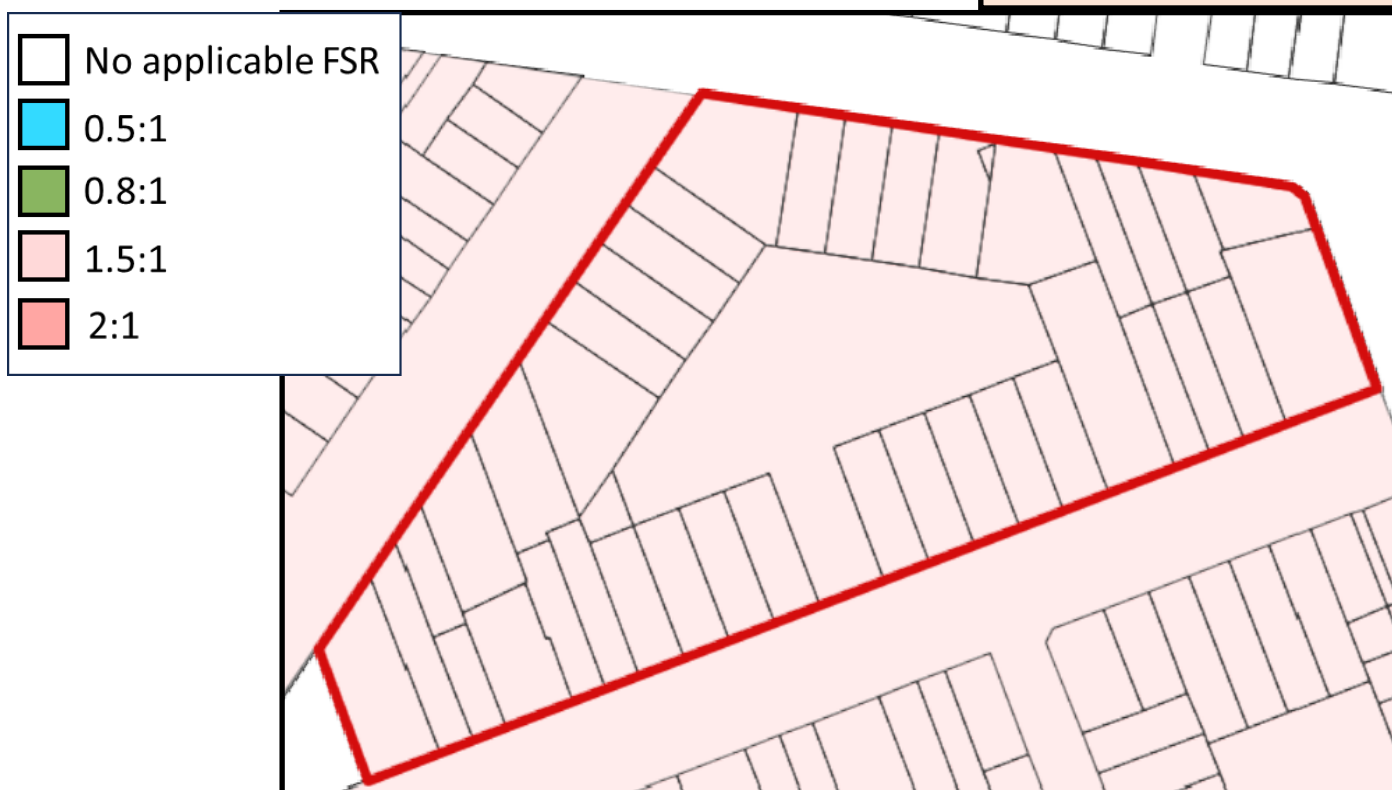


# Northern Gateway Precinct

## Overview- Proposed Floor Space Ratio Map



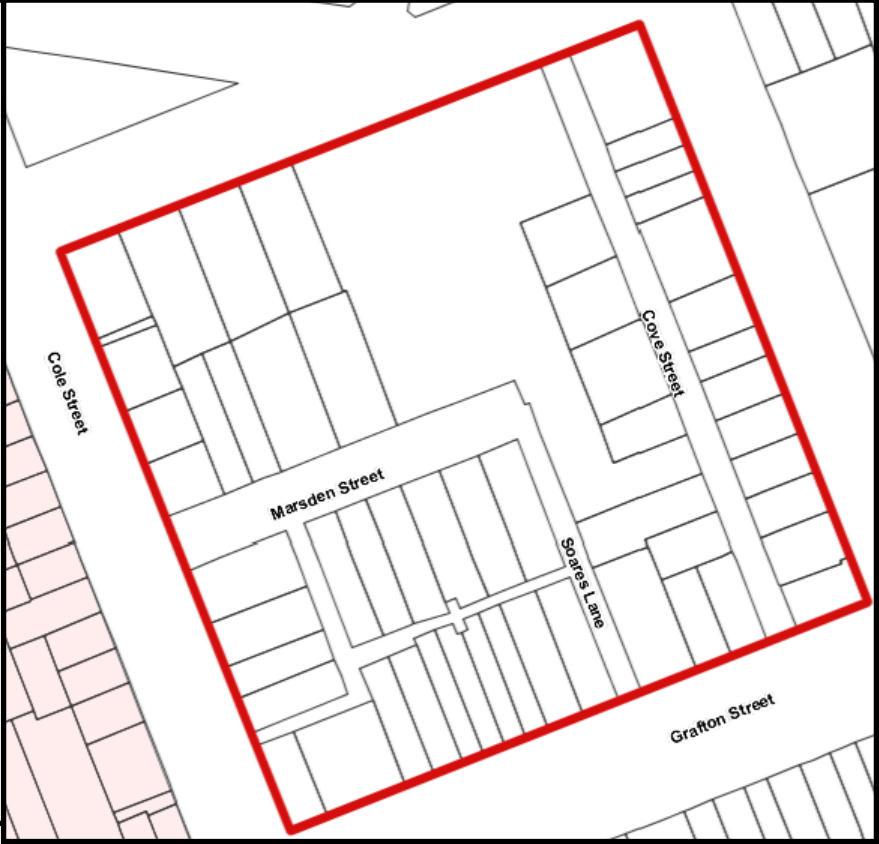
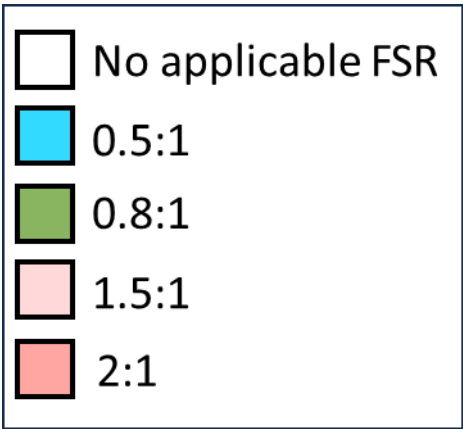
## Current Floor Space Ratio





Northern Gateway Precinct  
Floor Space Ratio  
Grafton St/Cole St/Lagoon St/Upper Stern St

Current Floor Space Ratio



Proposed Floor Space Ratio

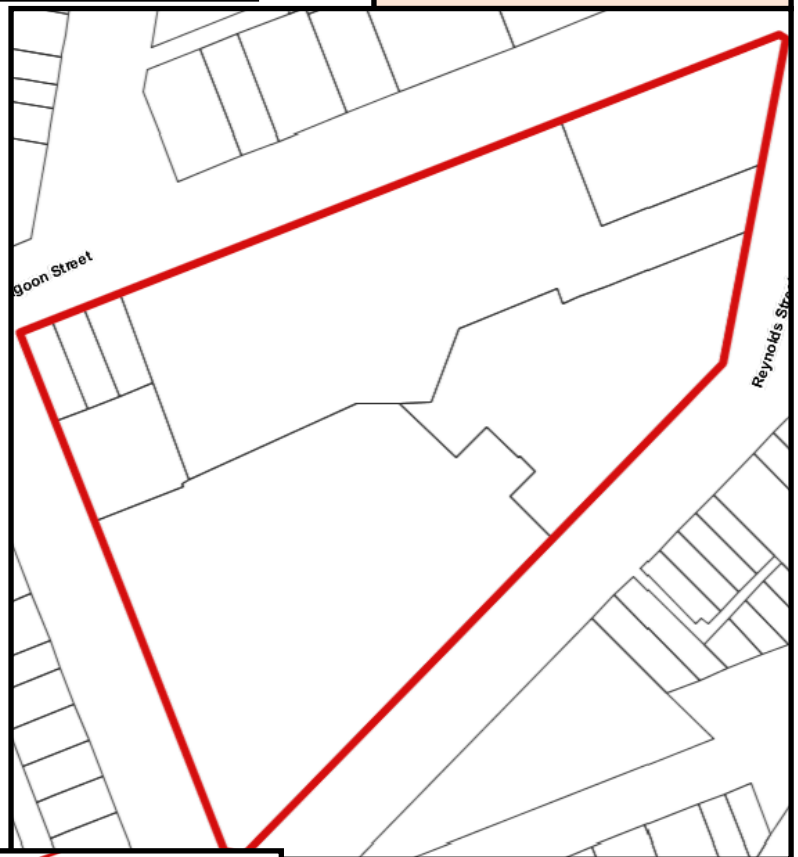
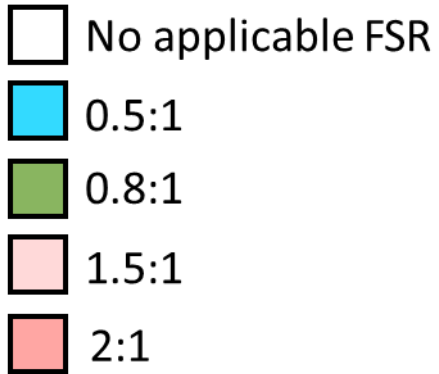


## Northern Gateway Precinct

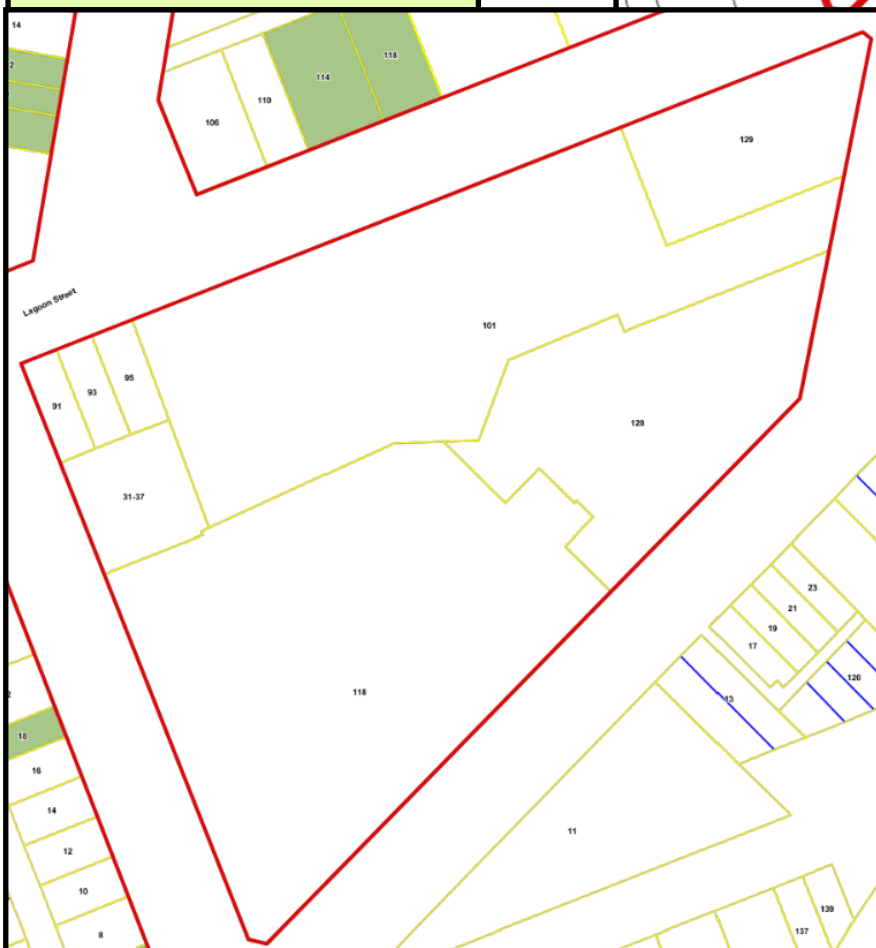
### Floor Space Ratio

Lagoon St/Reynolds St/Upper Stern St/Grafton St

Current Floor Space Ratio

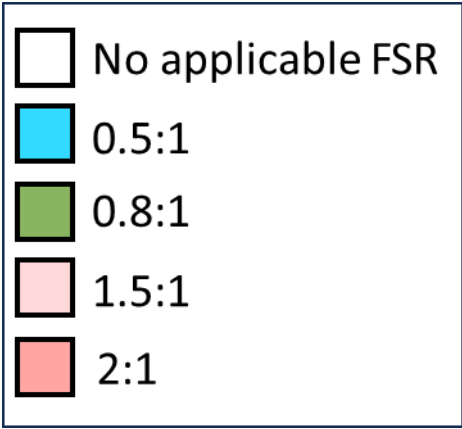


Proposed Floor Space Ratio



Northern Gateway Precinct  
Floor Space Ratio  
Lagoon St/Union St/Joshua St

Current Floor Space Ratio



Proposed Floor Space Ratio



## Northern Gateway Precinct

### Floor Space Ratio

Lagoon St/Wheatley Ave/Joshua St

Current Floor Space Ratio

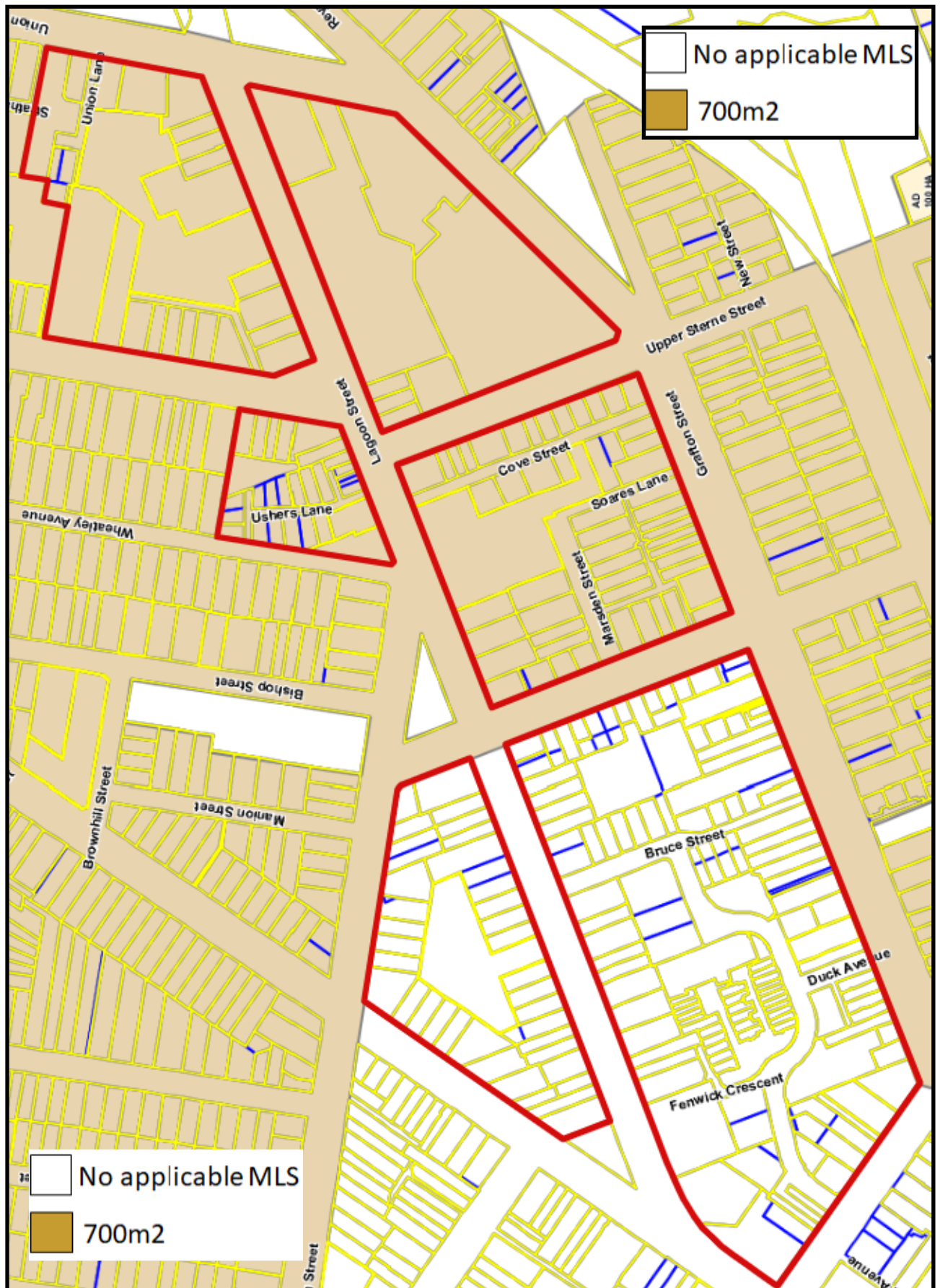
- No applicable FSR
- 0.5:1
- 0.8:1
- 1.5:1
- 2:1



Proposed Floor Space Ratio

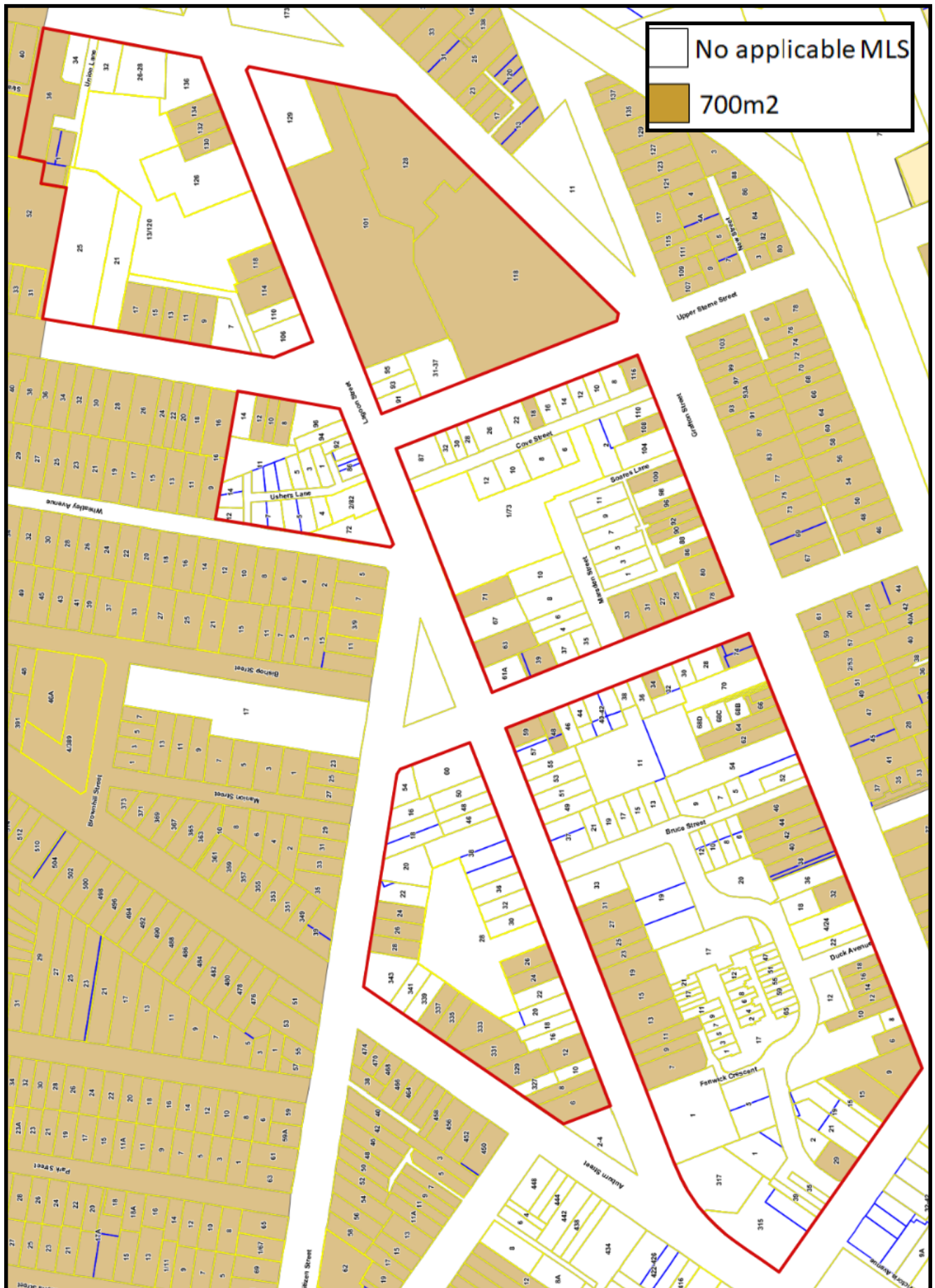


Northern Gateway Precinct  
Overview- Current Minimum Lot Size Map



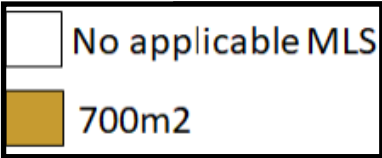
# Northern Gateway Precinct

## Overview- Proposed Minimum Lot Size Map

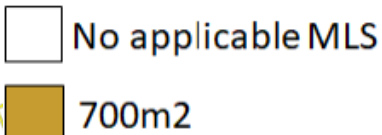


<p><b>Northern Gateway Precinct</b></p> <p><b>Minimum Lot Size</b></p> <p><b>Lagoon St/Auburn St/Citizen St</b></p>
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Current Minimum Lot Size

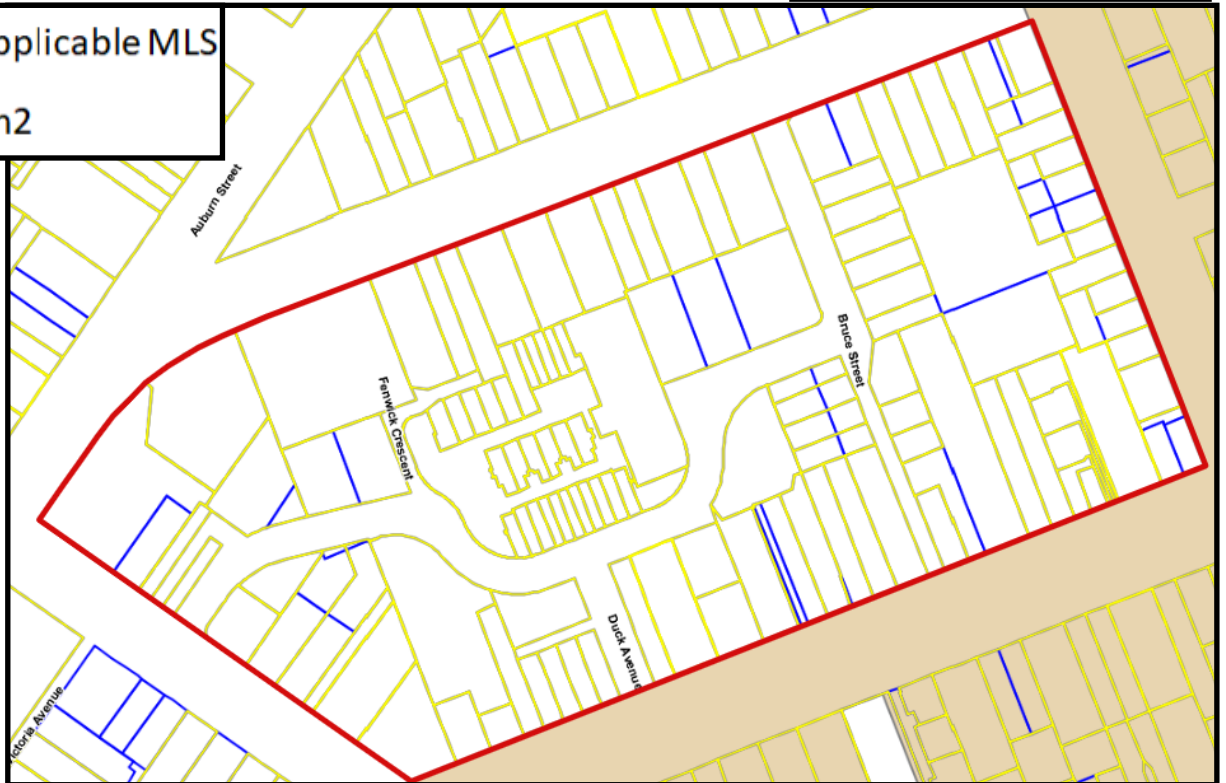
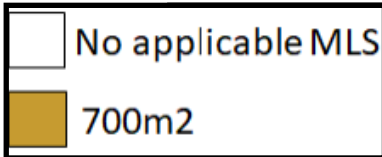


Proposed Minimum Lot Size
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**Northern Gateway Precinct**  
**Minimum Lot Size**  
**Lagoon St/Grafton St/Cole St/Bradley St**

Current Minimum Lot Size



**Proposed Minimum Lot Size**



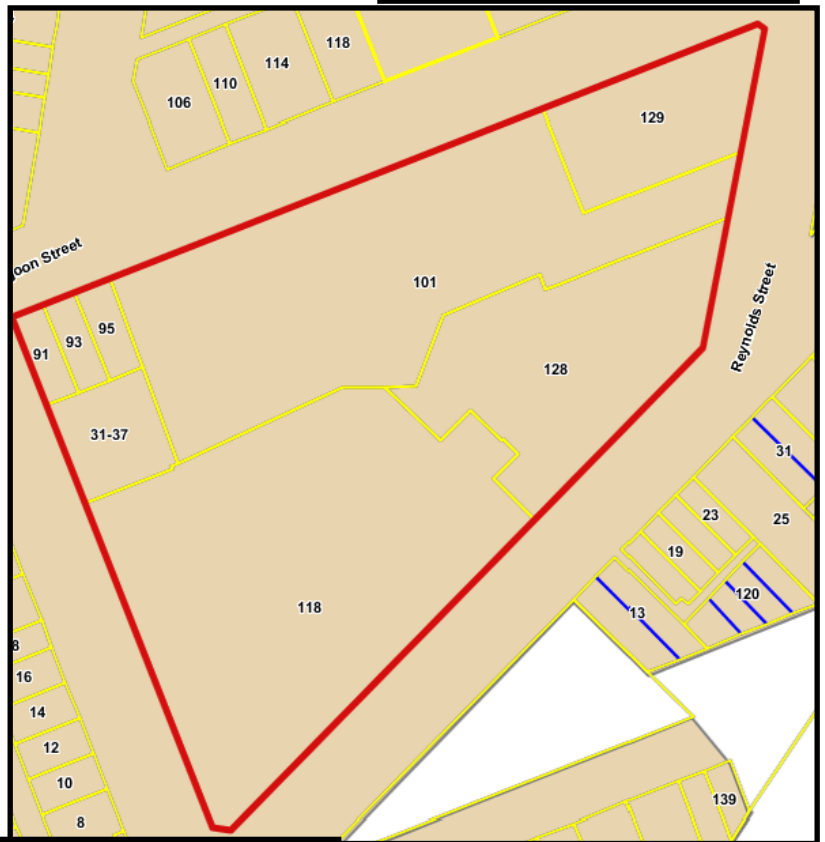
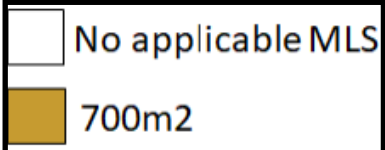


## Northern Gateway Precinct

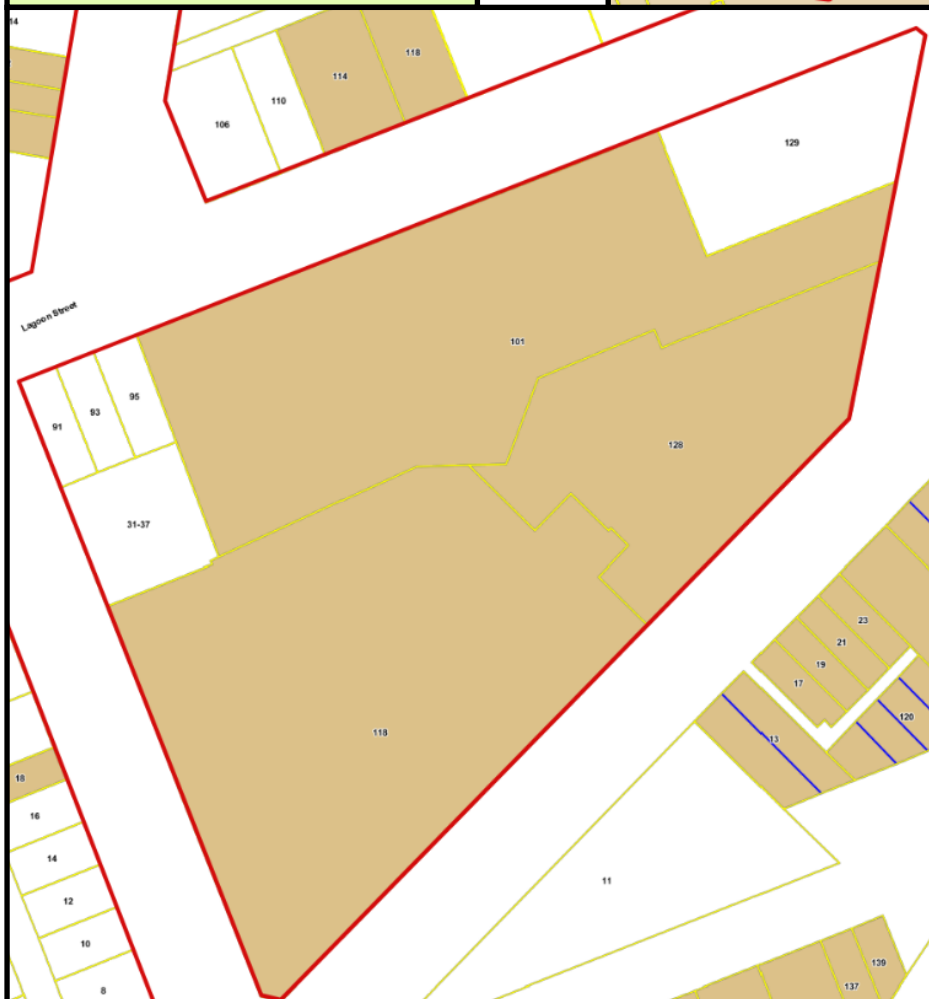
### Minimum Lot Size

Lagoon St/Reynolds St/Upper Stern St/Grafton St

Current Minimum Lot Size



### Proposed Minimum Lot Size

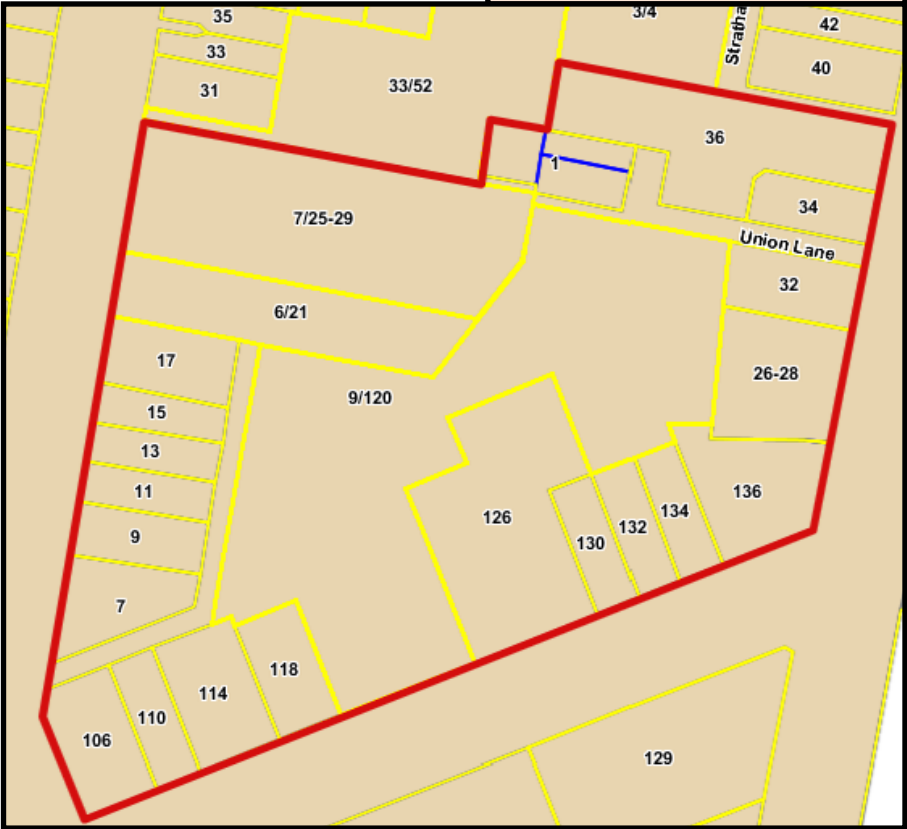


Northern Gateway Precinct  
Minimum Lot Size  
Lagoon St/Union St/Joshua St

No applicable MLS

700m2

Current Minimum Lot Size

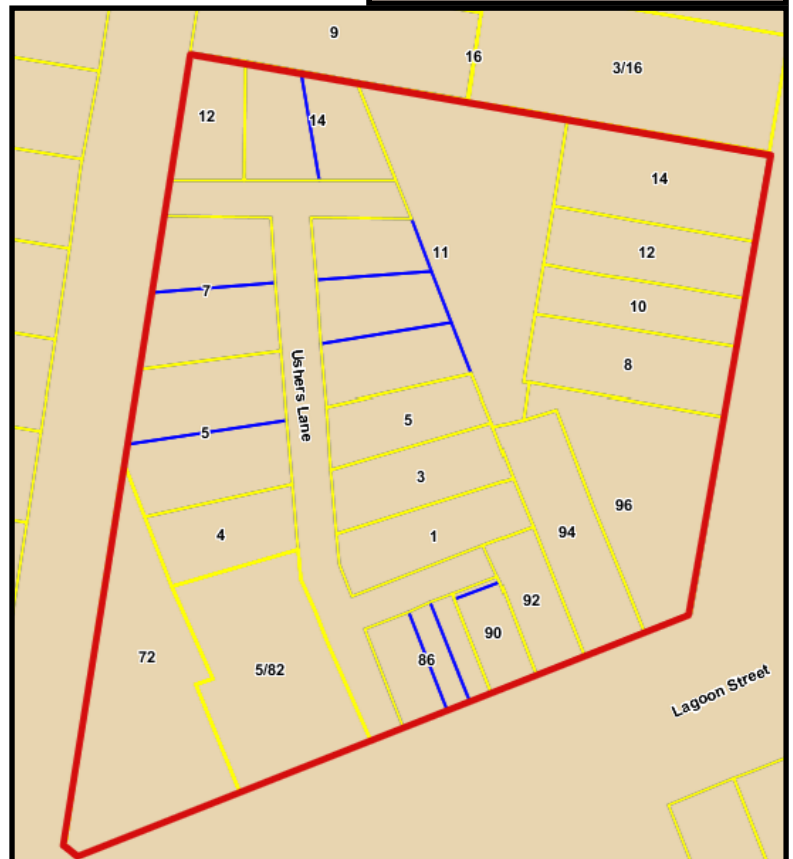
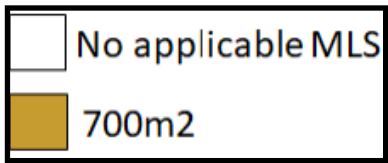


Proposed Minimum Lot Size



**Northern Gateway Precinct**  
**Minimum Lot Size**  
**Lagoon St/Wheatley Ave/Joshua St**

**Current Minimum Lot Size**



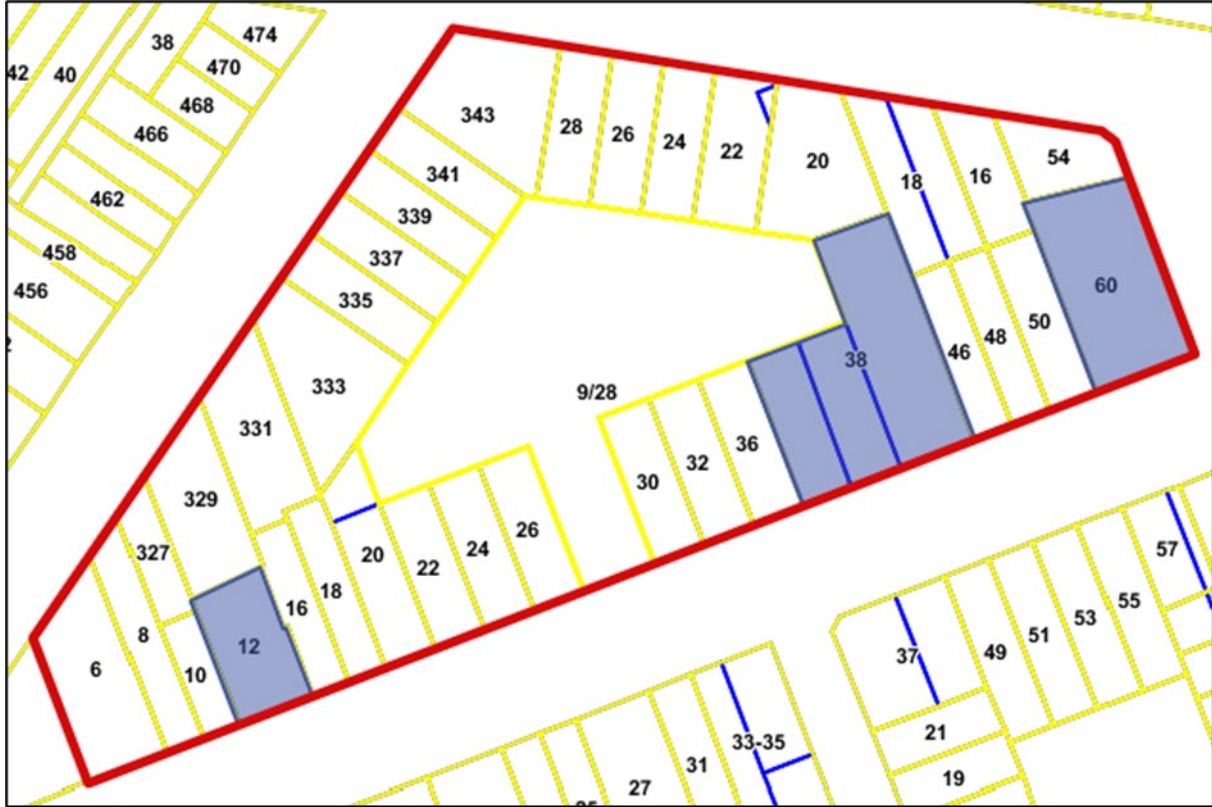
**Proposed Minimum Lot Size**



# Northern Gateway Precinct

## Non-Residential Land Use Map

### Lagoon St/Auburn St/Citizen St



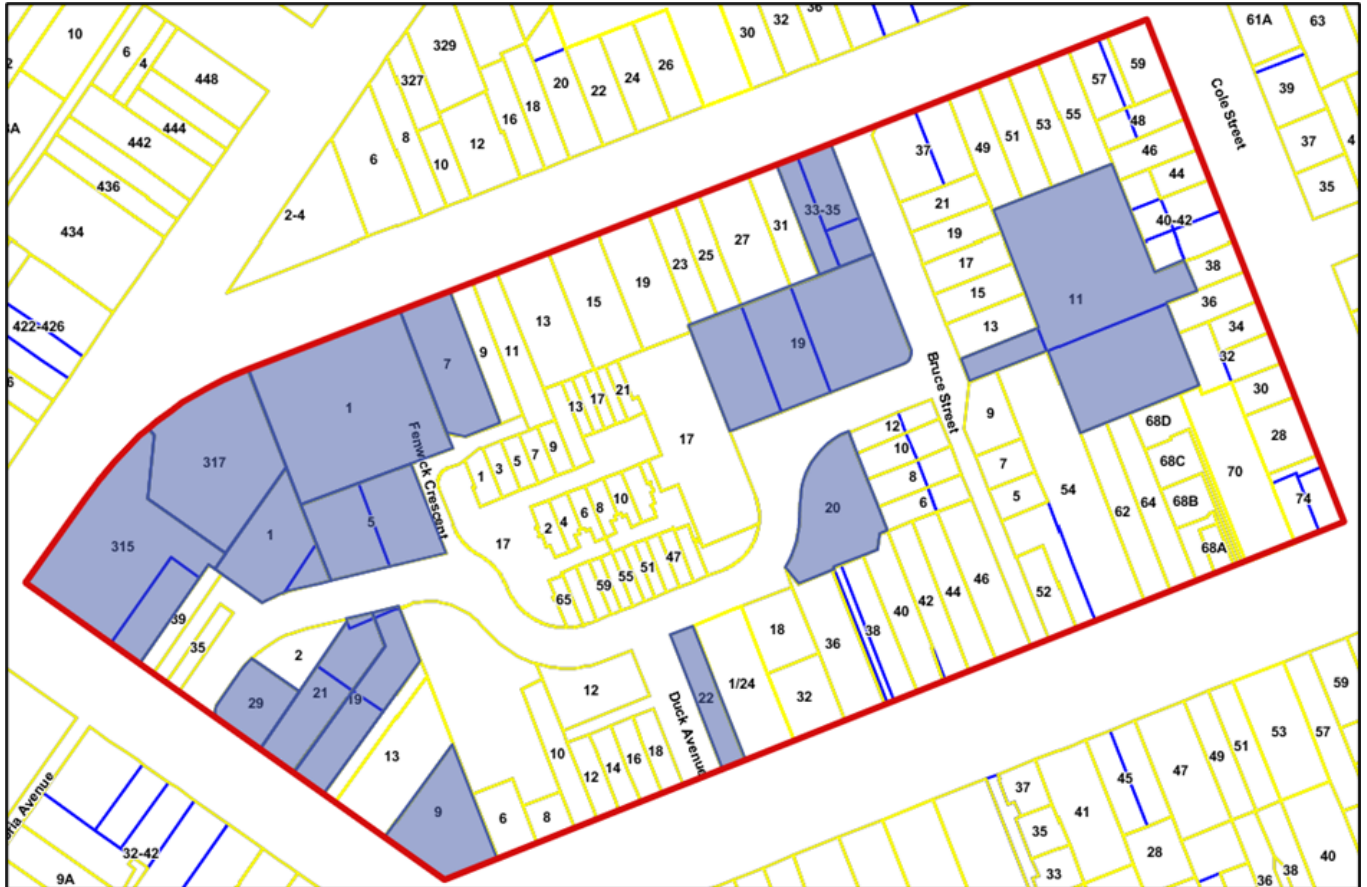
Non- Residential Land Uses

Address	Current Use	Address	Current Use
12 Lagoon St	Estate Agents	60 Cole St	Motel
38 Lagoon St	Panel Beaters		

# Northern Gateway Precinct

## Non-Residential Land Use Map

### Lagoon St/Grafton St/Cole St/Bradley St



#### Non- Residential Land Uses

Address	Current Use	Address	Current Use
315 Auburn St	Vacant Petrol Station	7 Lagoon St	Home occupation- Office
317 Auburn St	Bottleshop	33-35 Lagoon St	Vacant, cleared petrol station
1 Lagoon St	Motel	22 Grafton St	Pet shop
1 Fenwick Crescent	Second-hand shop- closed	9 Bradley St	Hotel/pub- closed
5 Fenwick Crescent	Medical Centre	19 Bradley St	Car parts shop
19 Fenwick Crescent	Tennis Courts	21 Bradley St	Electrical wholesalers
20 Fenwick Crescent	Primary School	29 Bradley St	Dry cleaners- vacant
11 Bruce St	Car rental depot		

# Northern Gateway Precinct

## Non-Residential Land Use Map

### Grafton St/Cole St/Lagoon St/Upper Stern St



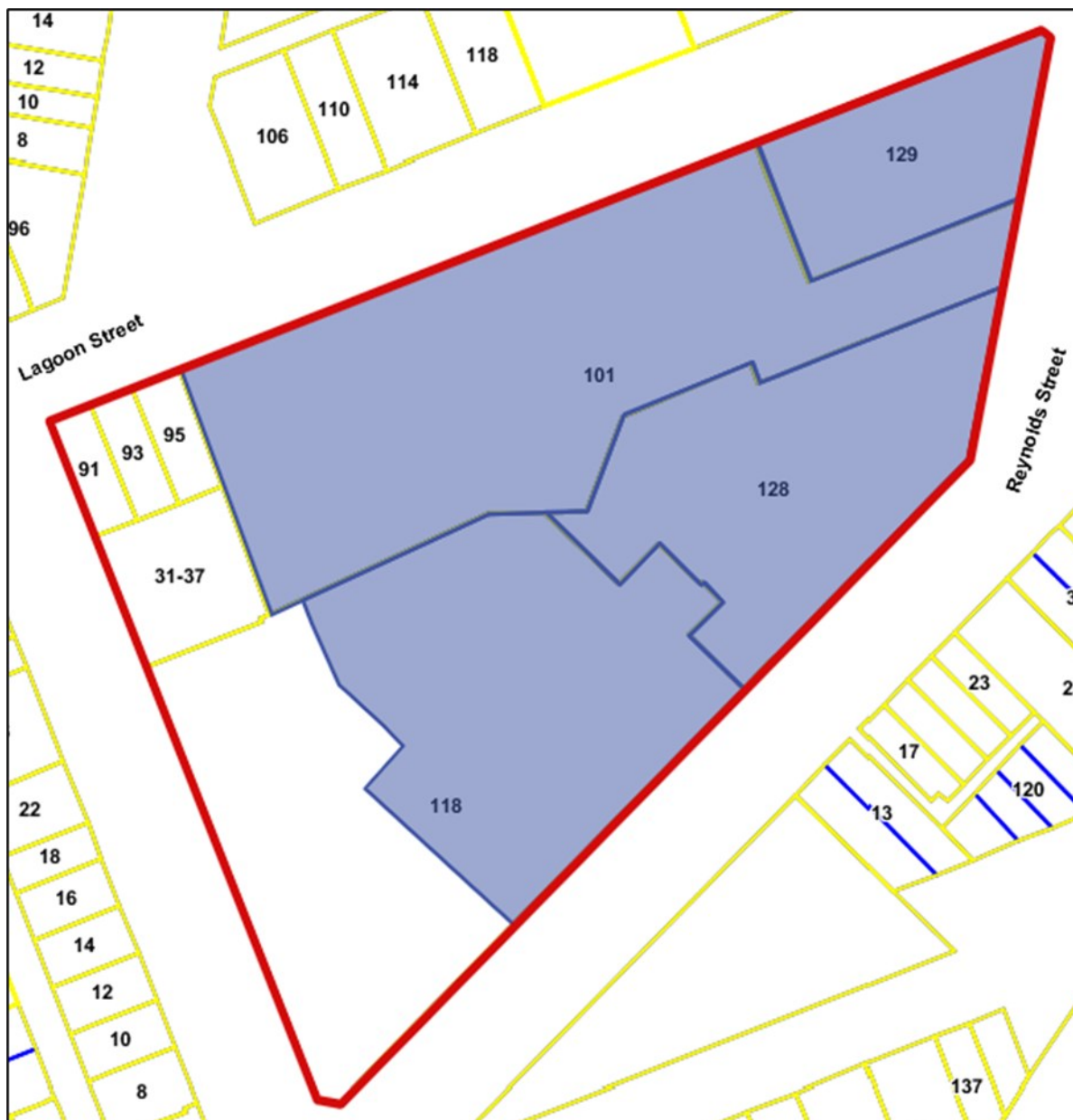
Non- Residential Land Uses

Address	Current Use	Address	Current Use
73 Lagoon St	Motel & Pub	87 Lagoon St	Chiropractor

# Northern Gateway Precinct

## Non-Residential Land Use Map

### Lagoon St/Reynolds St/Upper Stern St/Grafton St



Non- Residential Land Uses

Address	Current Use	Address	Current Use
101 Lagoon St	Early Learning Centre	129 Lagoon St	Petrol Station
101 Lagoon St	Place of Worship	118 Reynolds St	Convent- vacant
101 Lagoon St & 128 Reynolds St	Primary School		

# Northern Gateway Precinct

## Non-Residential Land Use Map

### Lagoon St/Union St/Joshua St



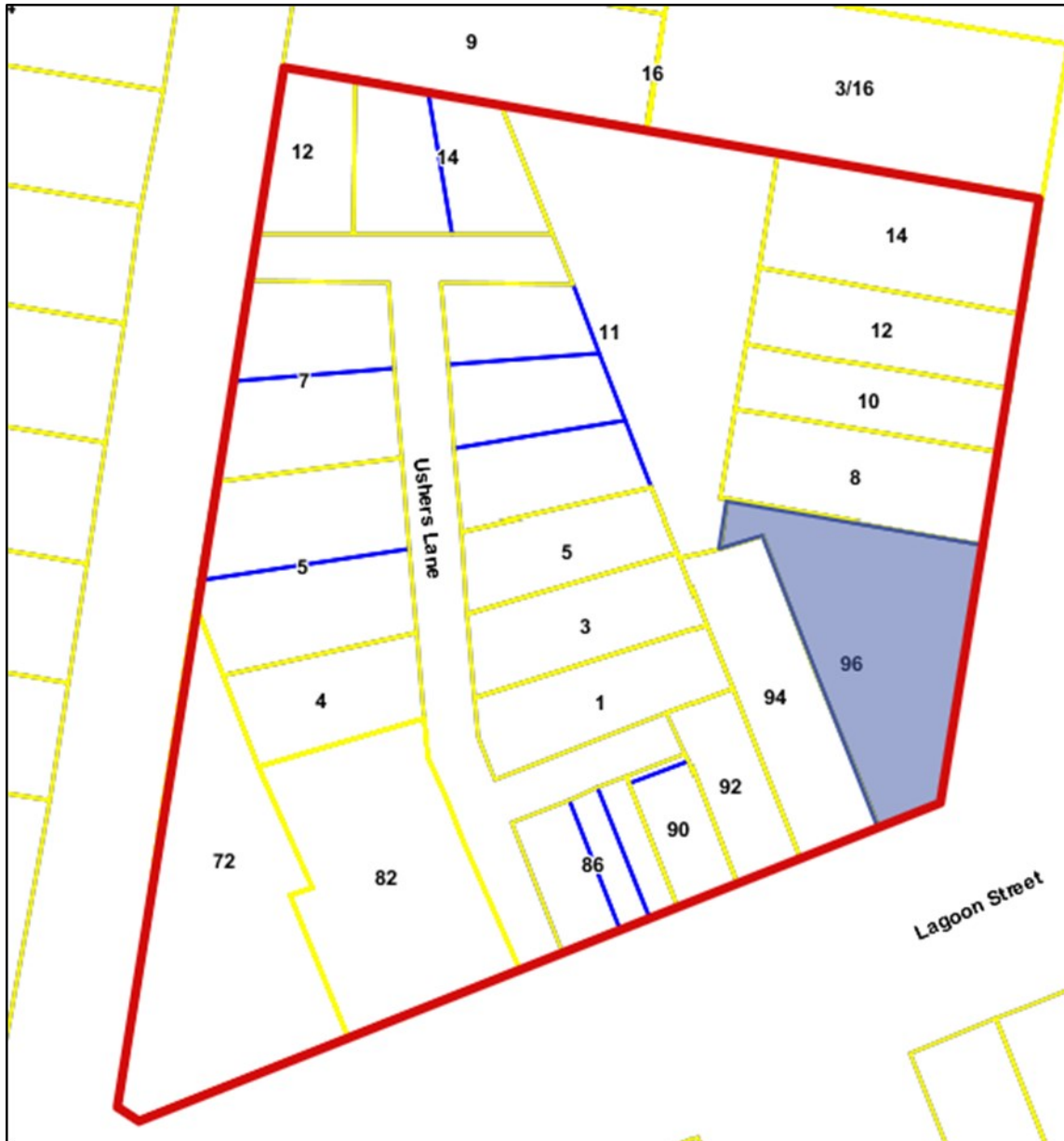
Non- Residential Land Uses

Address	Current Use	Address	Current Use
7 Joshua St	Motel	136 Lagoon St	Broadcasting centre
126 Lagoon St	Motel	26-28 Union St	Shed Warehouse
132 Lagoon St	Natural Therapist – Home occupation	36 Union St	Warehouse

# Northern Gateway Precinct

## Non-Residential Land Use Map

### Lagoon St/Wheatley Ave/Joshua St



Non- Residential Land Uses

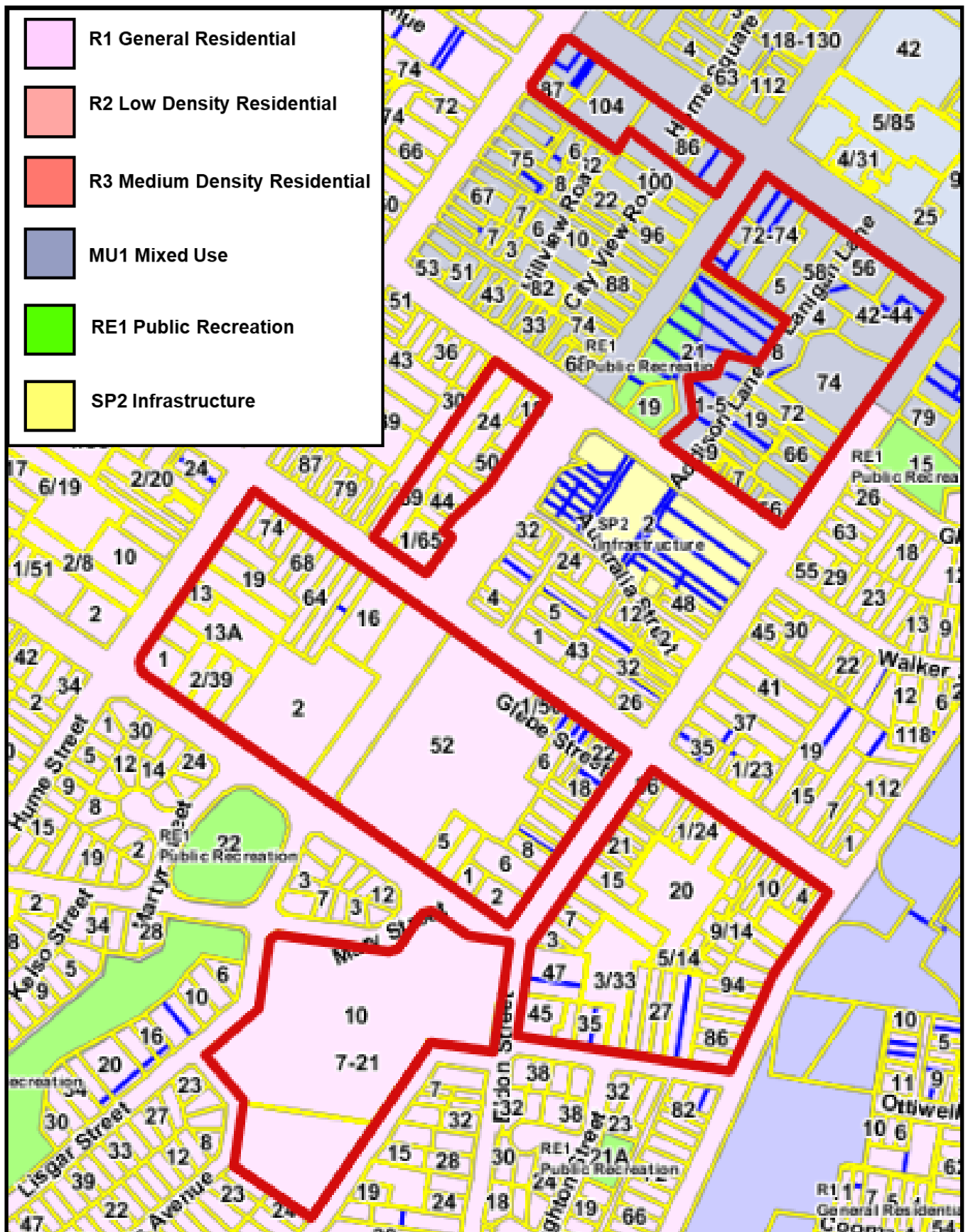
Address	Current Use	Address	Current Use
96 Lagoon St	Antique Shop		

## Southern Gateway Precinct Area Boundary

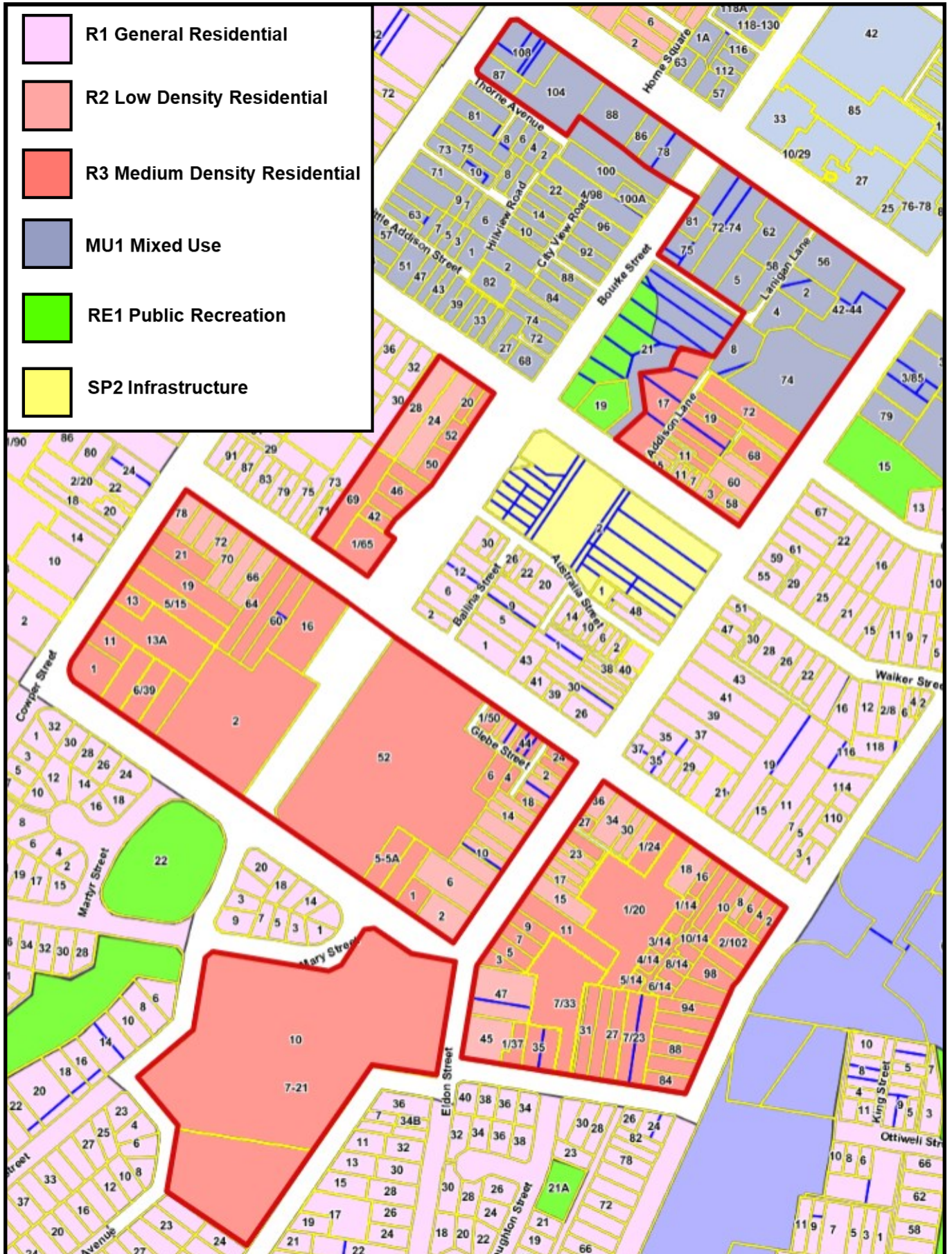




## Southern Gateway Precinct Overview- Current Land Use Zone Map



## Southern Gateway Precinct Overview– Proposed Land Use Zone Map









## Southern Gateway Precinct

### Land Use Zone

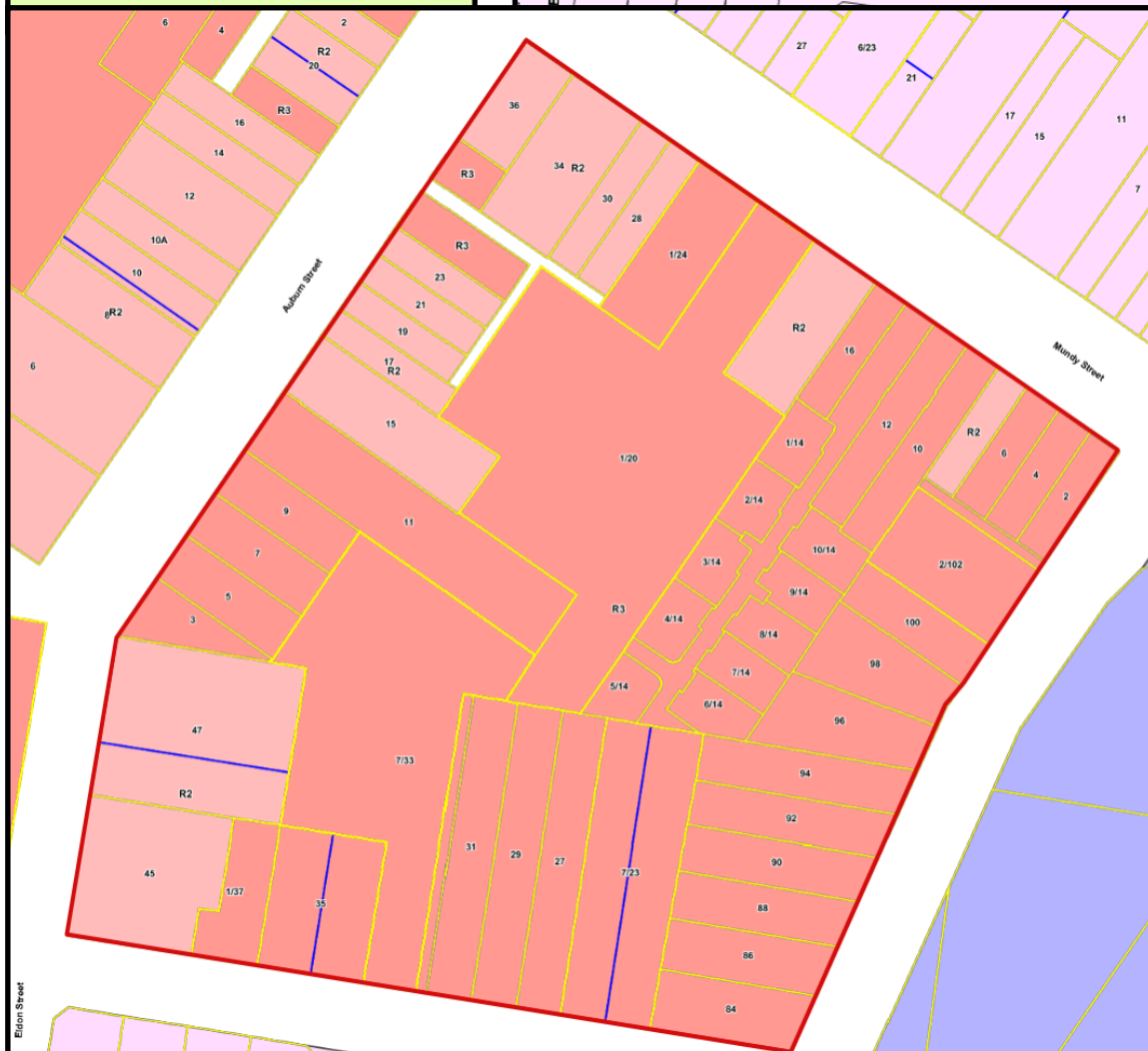
Auburn St/Ottiwell St/Sloane St/MundySt

Current Land Use Zone

-  R1 General Residential
-  R2 Low Density Residential
-  R3 Medium Density Residential
-  MU1 Mixed Use
-  RE1 Public Recreation
-  SP2 Infrastructure



### Proposed Land Use Zone









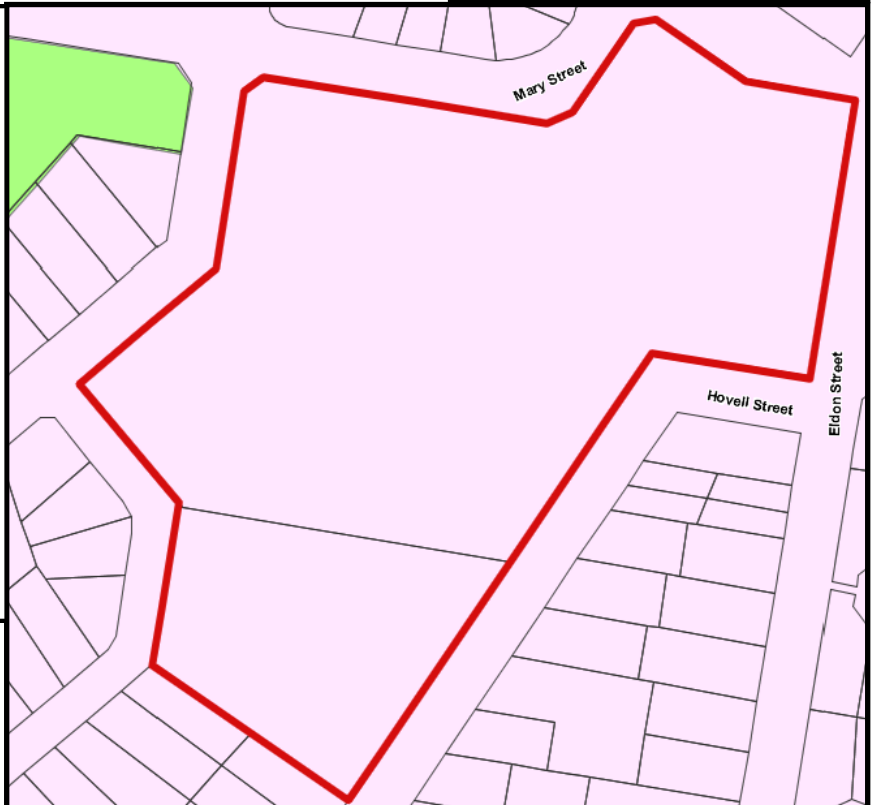
## Southern Gateway Precinct

### Land Use Zone

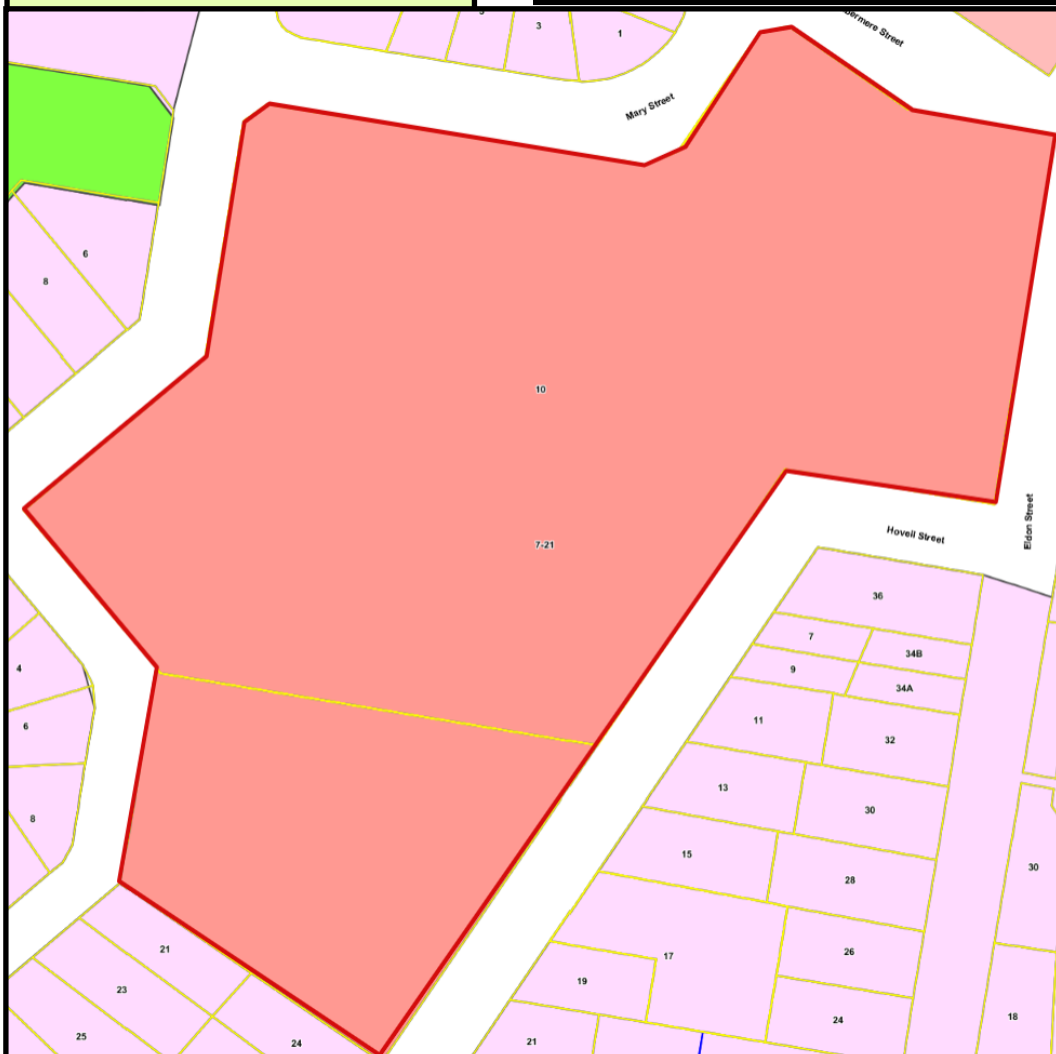
Hovell St/Mary St/Eldon St/Hollis Ave/Lisgar St

Current Land Use Zone

-  R1 General Residential
-  R2 Low Density Residential
-  R3 Medium Density Residential
-  MU1 Mixed Use
-  RE1 Public Recreation
-  SP2 Infrastructure



### Proposed Land Use Zone









# Southern Gateway Precinct

## Land Use Zone

Bourke St/Cowper St/Auburn St/Mundy St/Combermere St

Current Land Use Zone

-  R1 General Residential
-  R2 Low Density Residential
-  R3 Medium Density Residential
-  MU1 Mixed Use
-  RE1 Public Recreation
-  SP2 Infrastructure

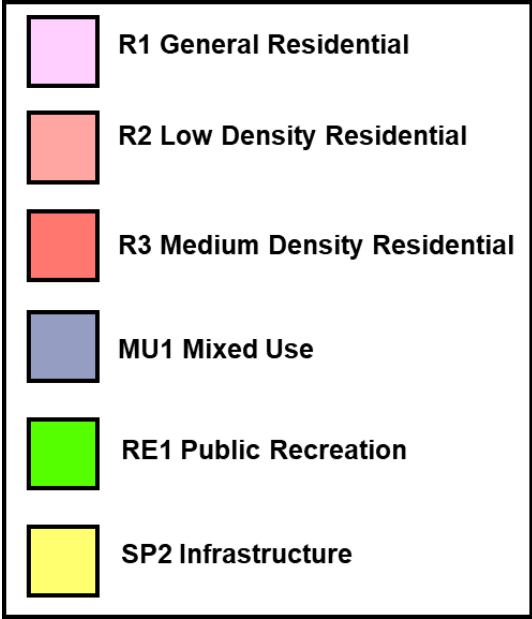


## Proposed Land Use Zone

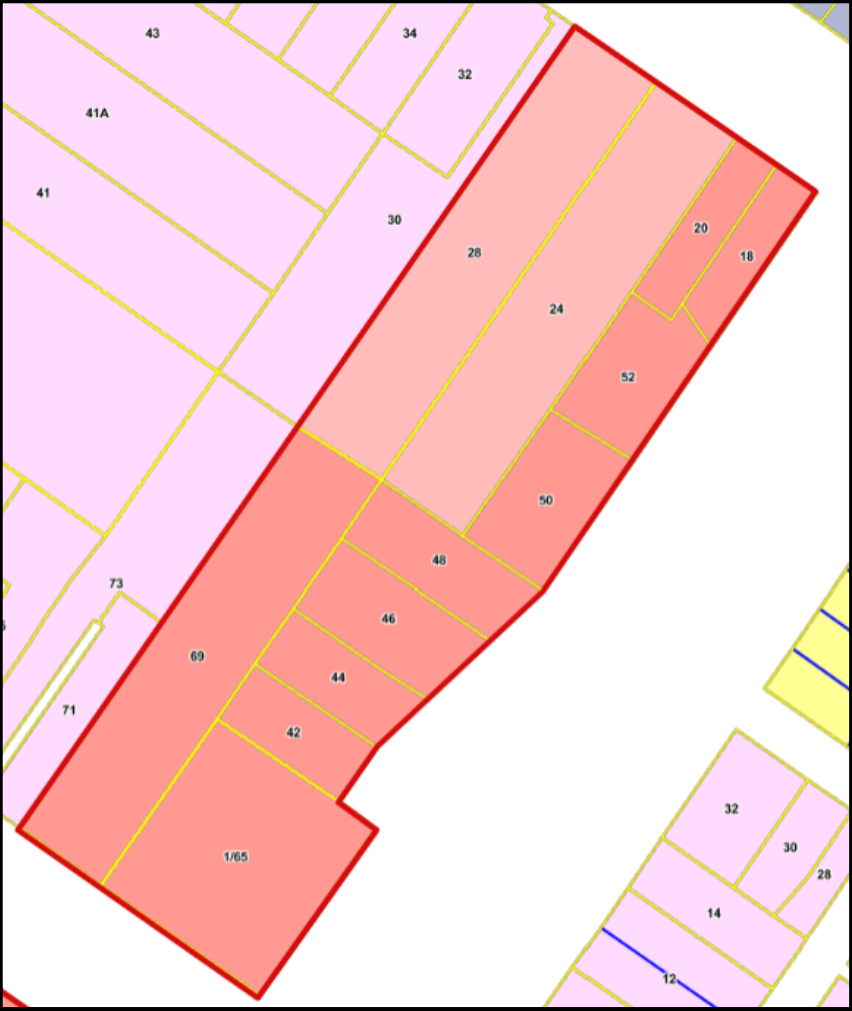


**Southern Gateway Precinct**  
**Land Use Zone**  
**Bourke St/Mundy St/Addison St**

Current Land Use Zone









Proposed Land Use Zone

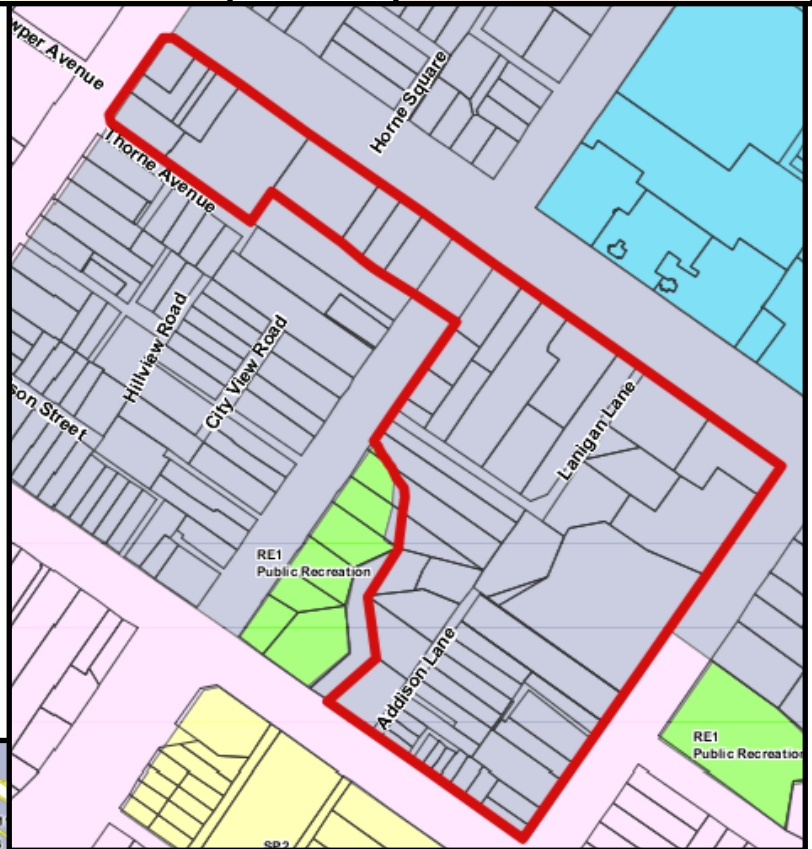


**Southern Gateway Precinct**  
**Land Use Zone**  
**Clinton St/Cowper St/Bourke St/Addison St**

Current Land Use Zone

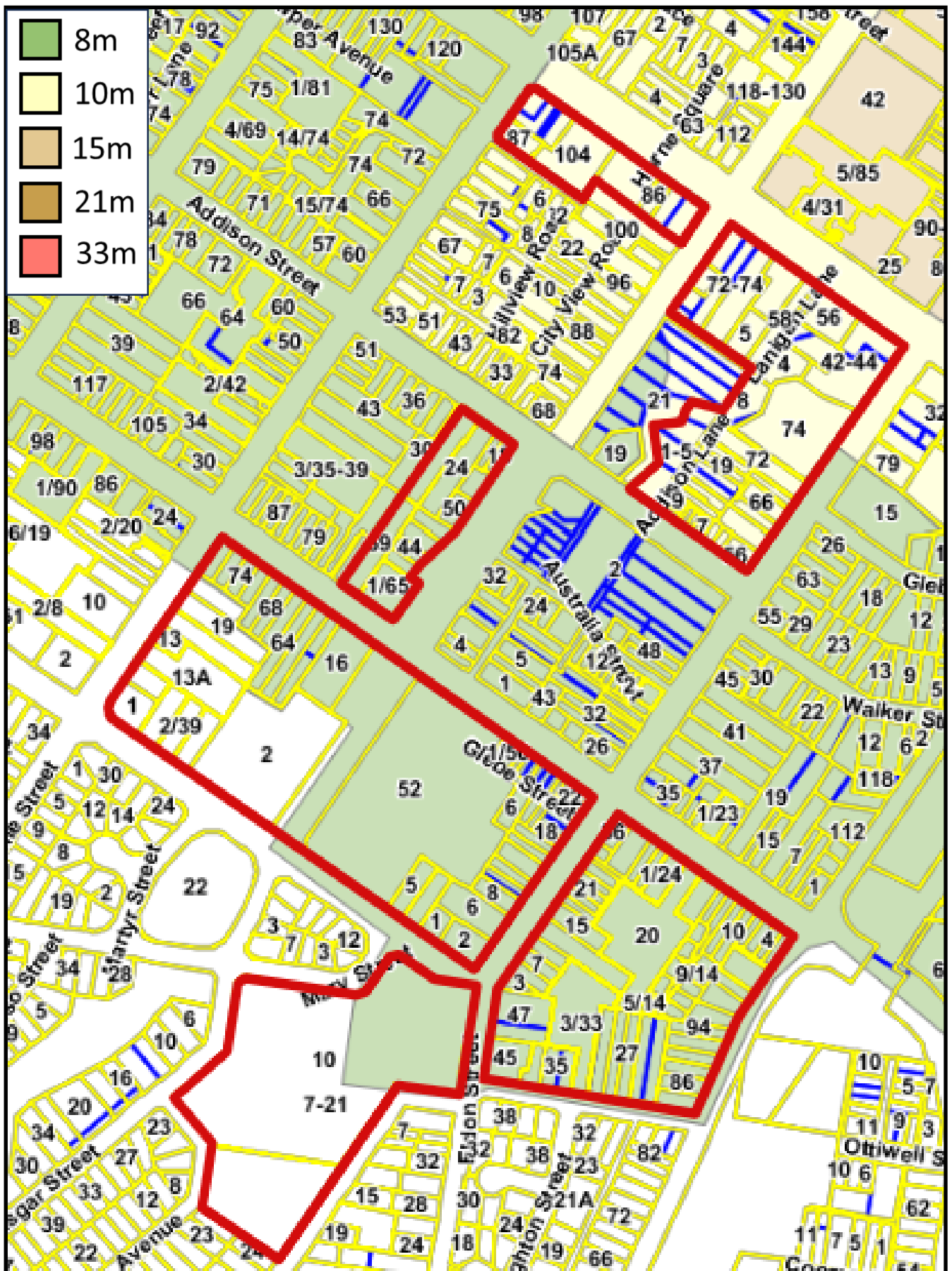
-  R1 General Residential
-  R2 Low Density Residential
-  R3 Medium Density Residential
-  MU1 Mixed Use
-  RE1 Public Recreation
-  SP2 Infrastructure

Proposed Land Use Zone



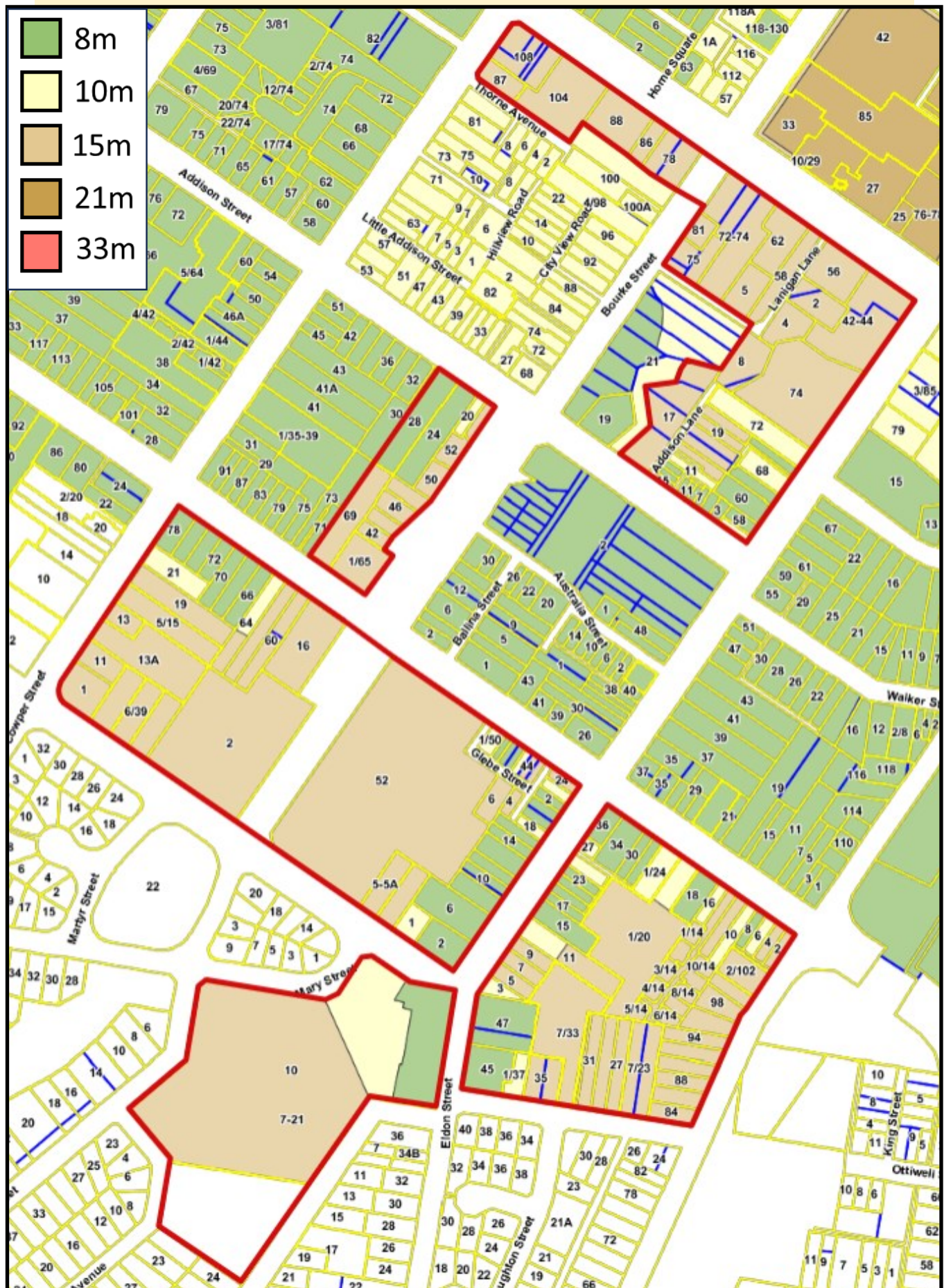


**Southern Gateway Precinct**  
**Overview– Current Height of Building Map**



# Southern Gateway Precinct

## Overview– Proposed Height of Building Map





## Southern Gateway Precinct

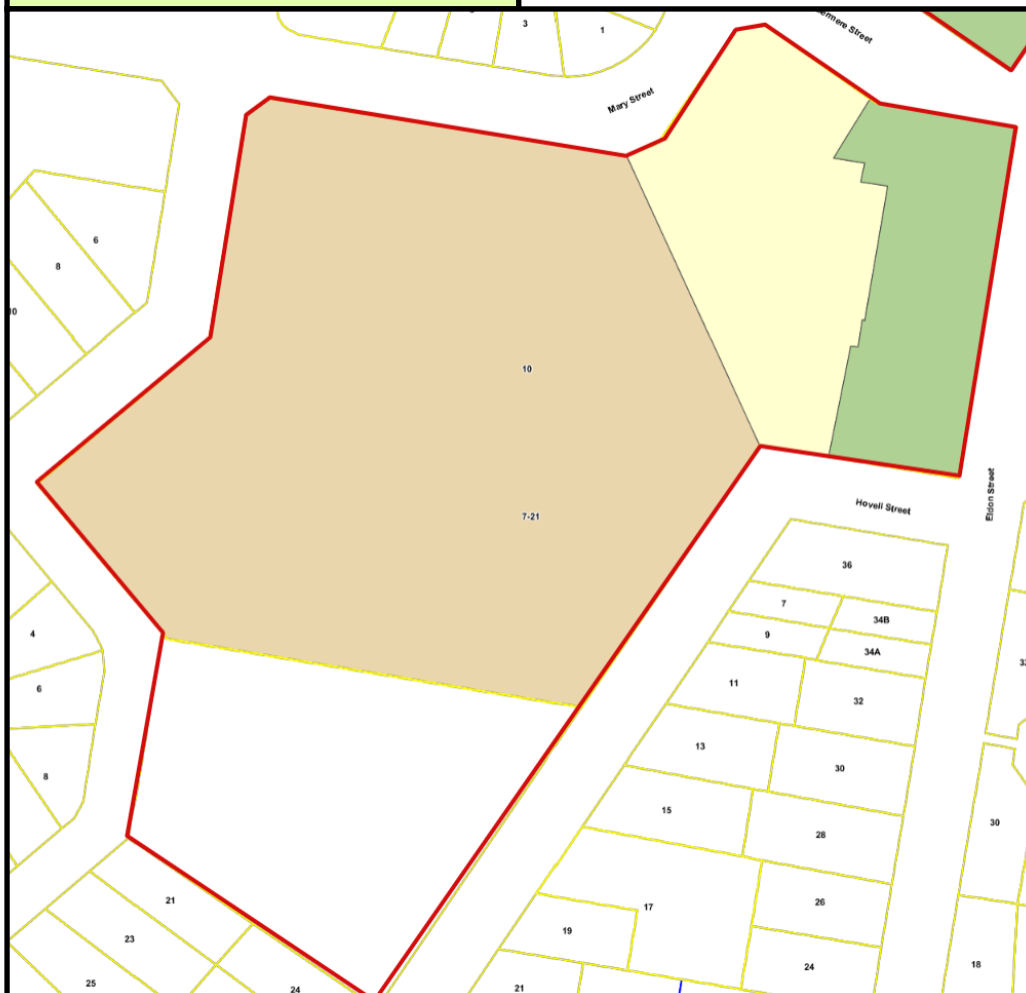
### Height of Building

Hovell St/Mary St/Eldon St/Hollis Ave/Lisgar St

Current Height of Building Map



Proposed Height of Building Map



## Southern Gateway Precinct

### Height of Building

Bourke St/Cowper St/Auburn St/Mundy St/  
Combermere St

Current Height of Building Map



Proposed Height of Building Map



**Southern Gateway Precinct**  
**Height of Building**  
**Bourke St/Mundy St/Addison St**

**Current Height of Building Map**



**Proposed Height of Building Map**

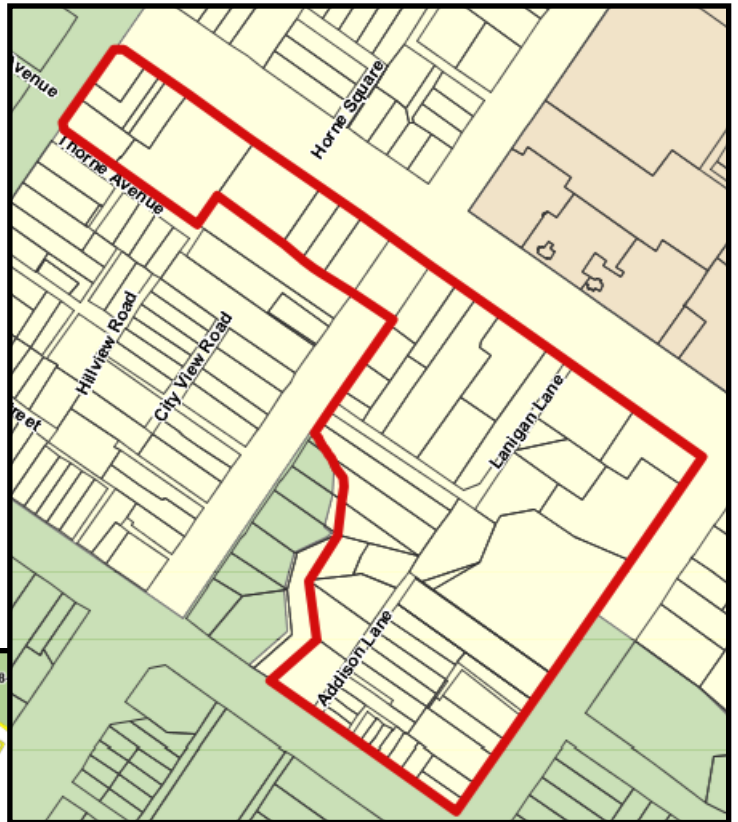


## Southern Gateway Precinct

### Height of Building

Clinton St/Cowper St/Bourke St/Addison St

Current Height of Building Map



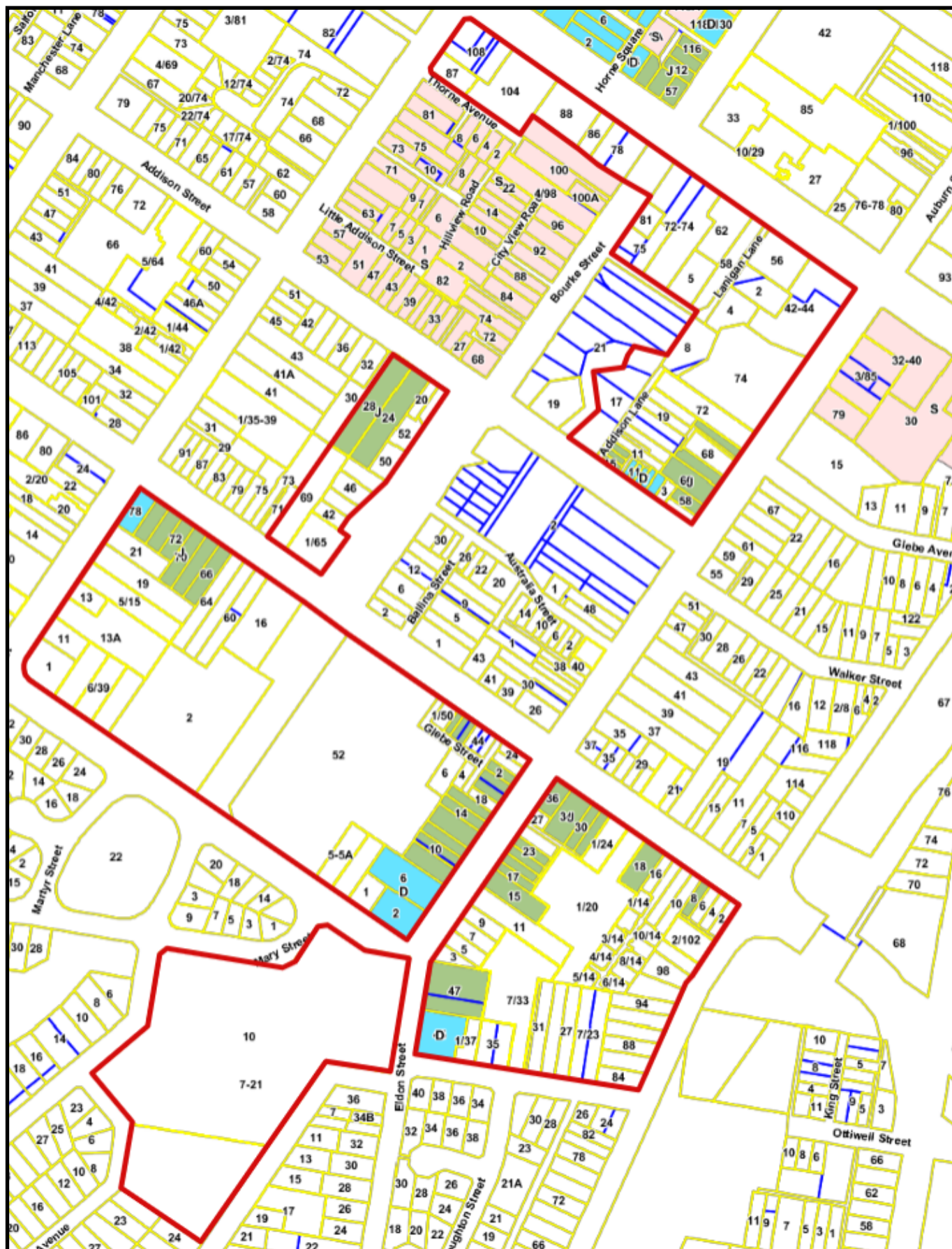
### Proposed Height of Building Map





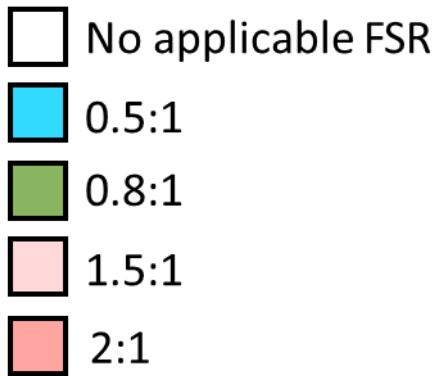


## Southern Gateway Precinct Overview– Proposed Floor Space Ratio Map

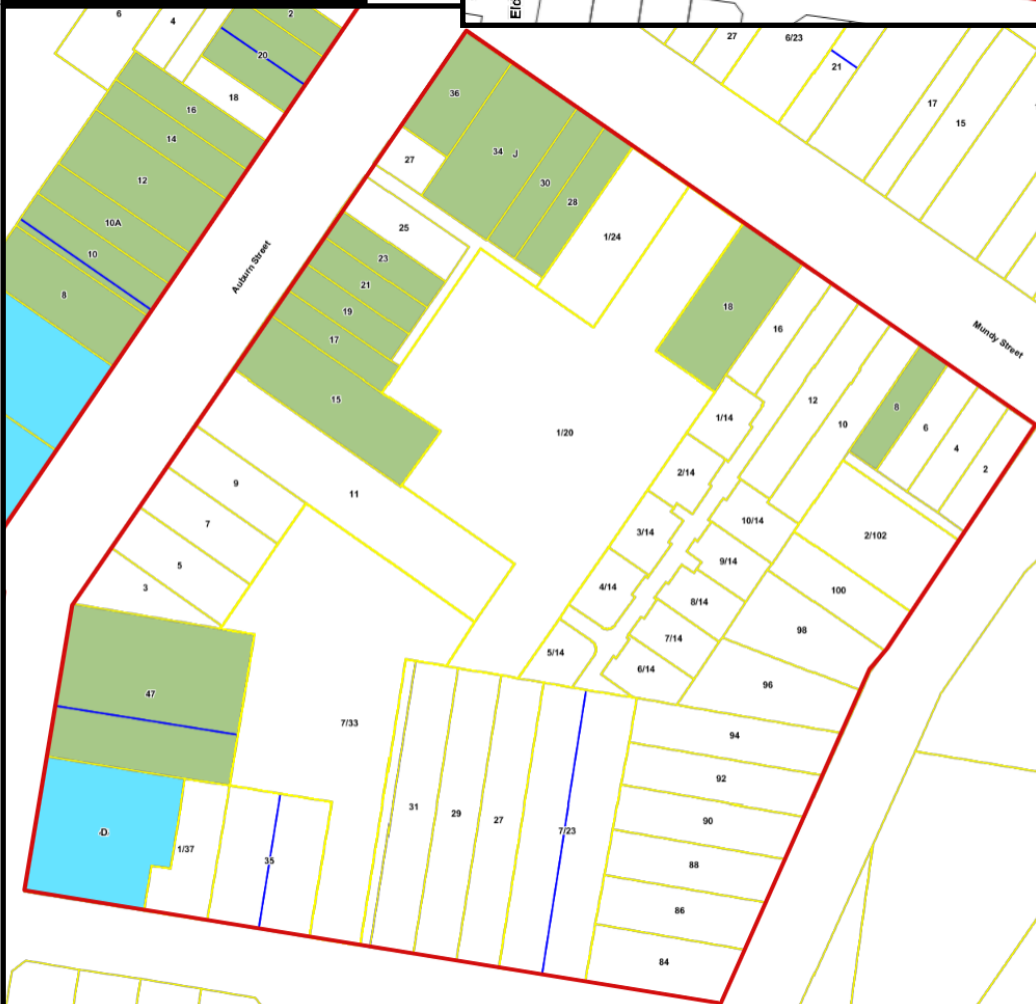


**Southern Gateway Precinct**  
**Floor Space Ratio**  
**Auburn ST/Ottiwell St/Sloane St/MundySt**

**Current Floor Space Ration Map**



**Proposed Floor Space Ratio Map**








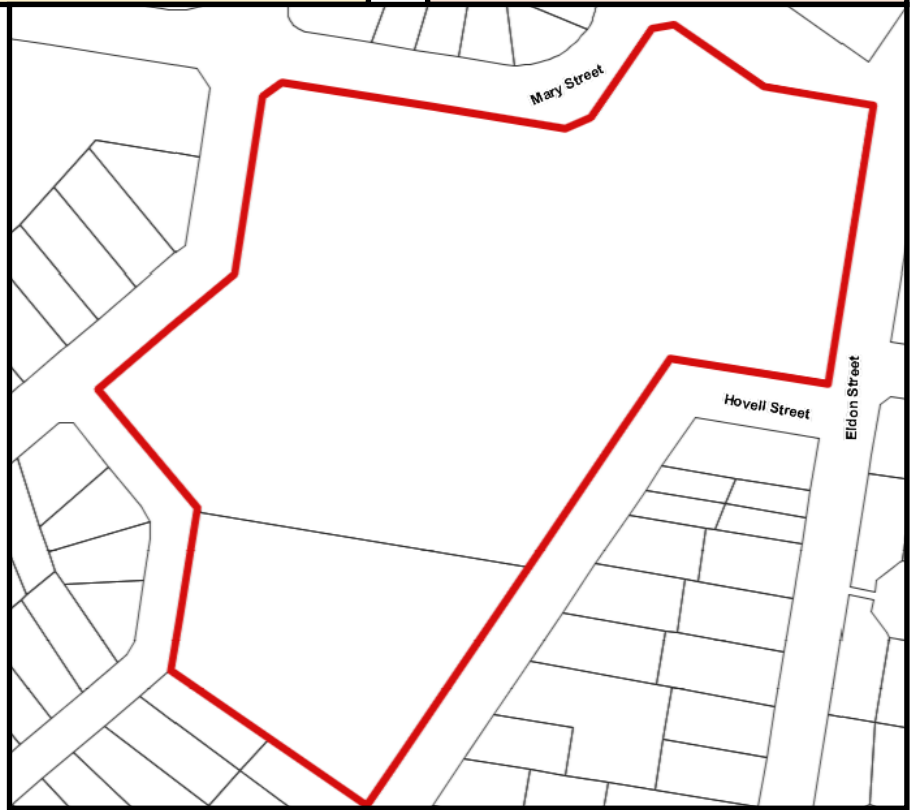
## Southern Gateway Precinct

### Floor Space Ratio

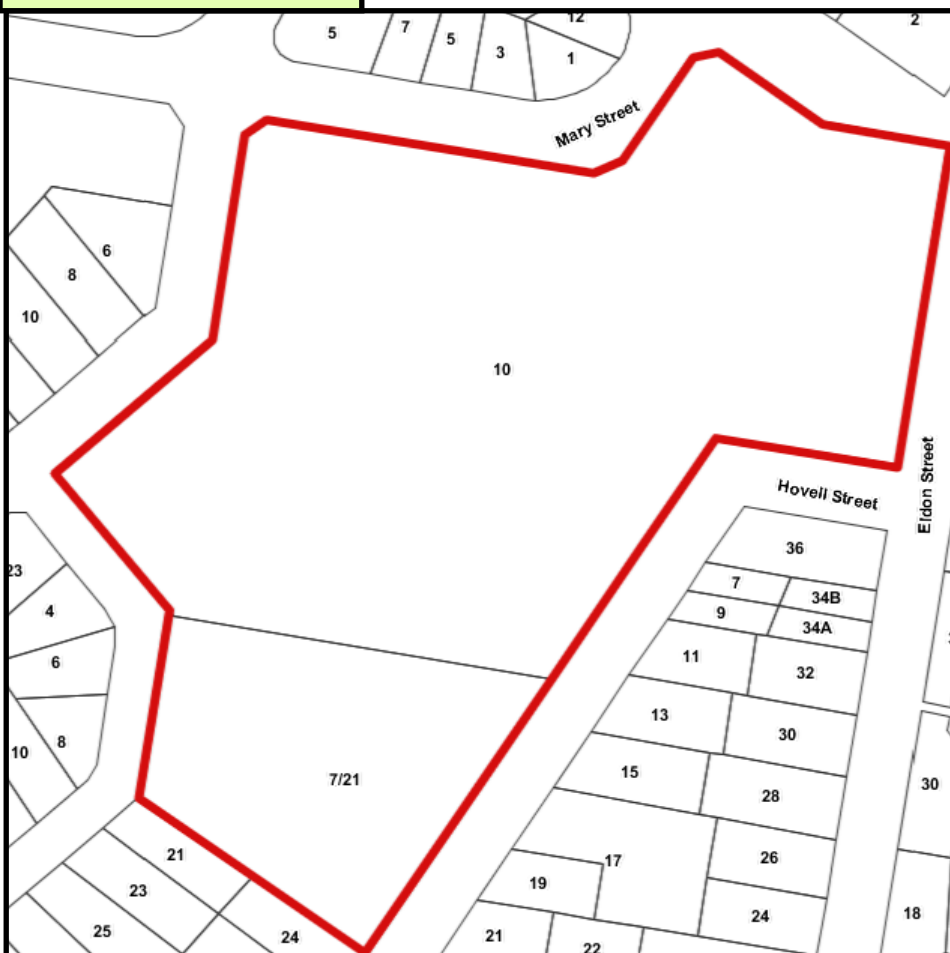
Hovell St/Mary St/Eldon St/Hollis Ave/Lisgar St

### Current Floor Space Ratio Map

-  No applicable FSR
-  0.5:1
-  0.8:1
-  1.5:1
-  2:1



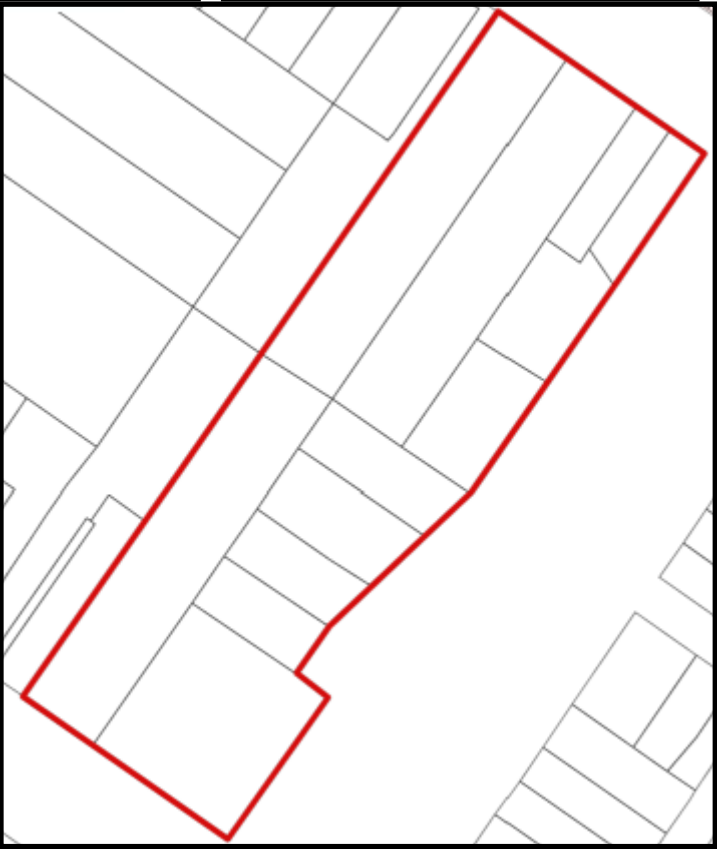
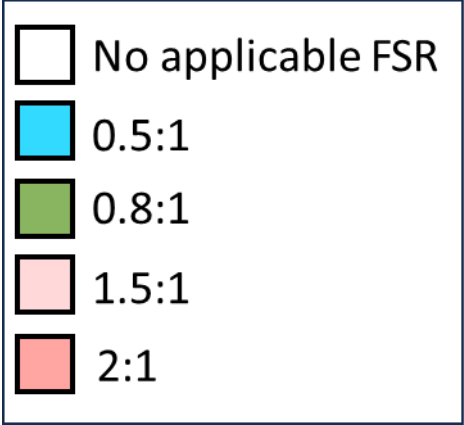
### Proposed Floor Space Ratio Map



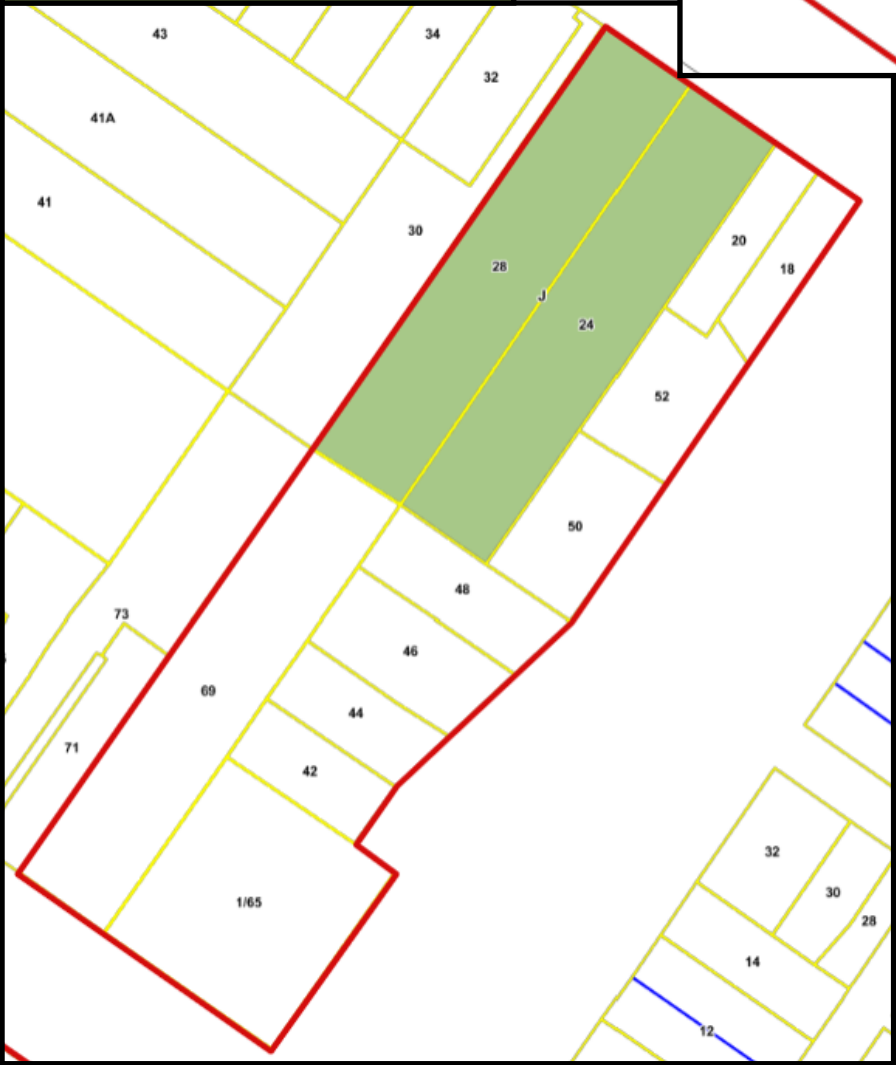


**Southern Gateway Precinct**  
**Floor Space Ratio**  
**Bourke St/Mundy St/Addison St**

Current Floor Space Ratio Map

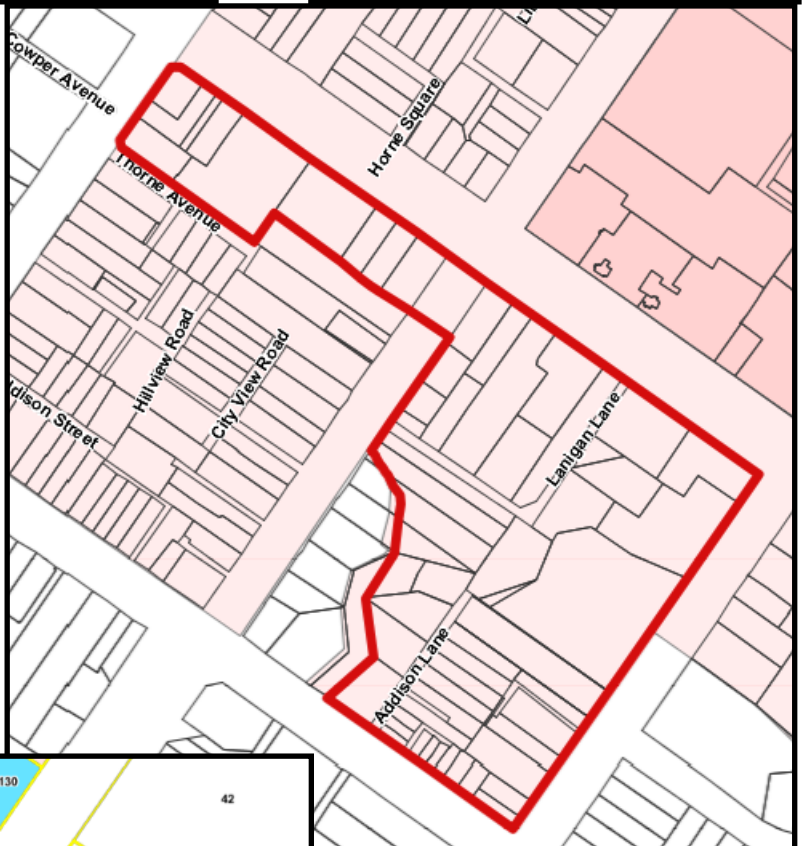
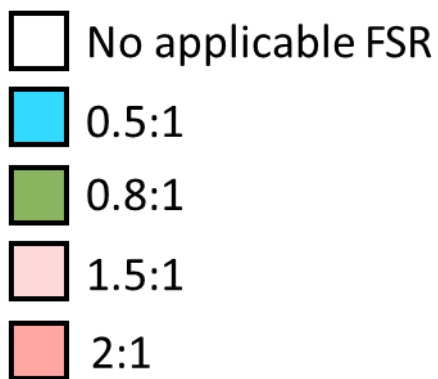


Proposed Floor Space Ratio Map



**Southern Gateway Precinct**  
**Floor Space Ratio**  
**Clinton St/Cowper St/Bourke St/Addison St**

Current Floor Space Ratio Map

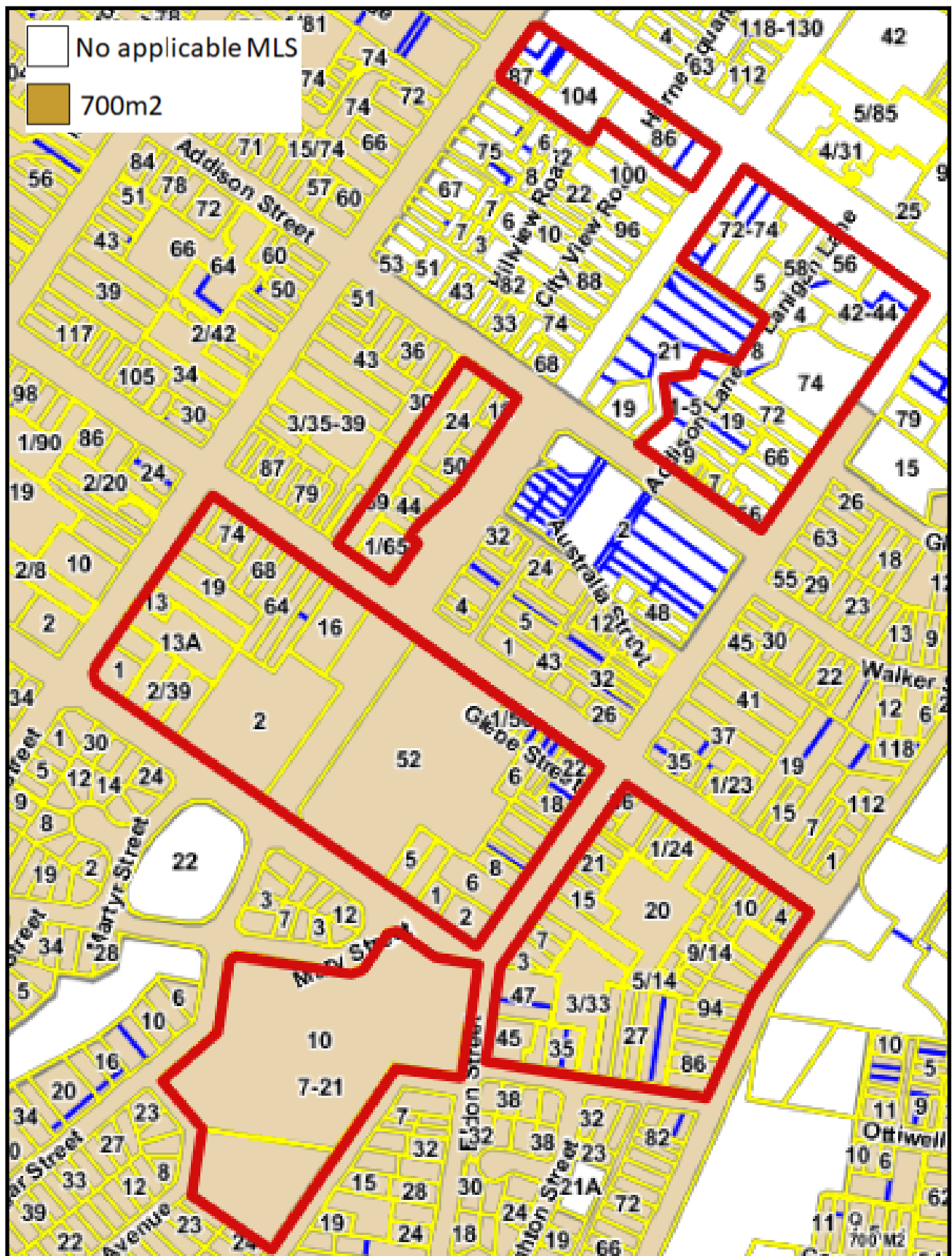


Proposed Floor Space Ratio Map



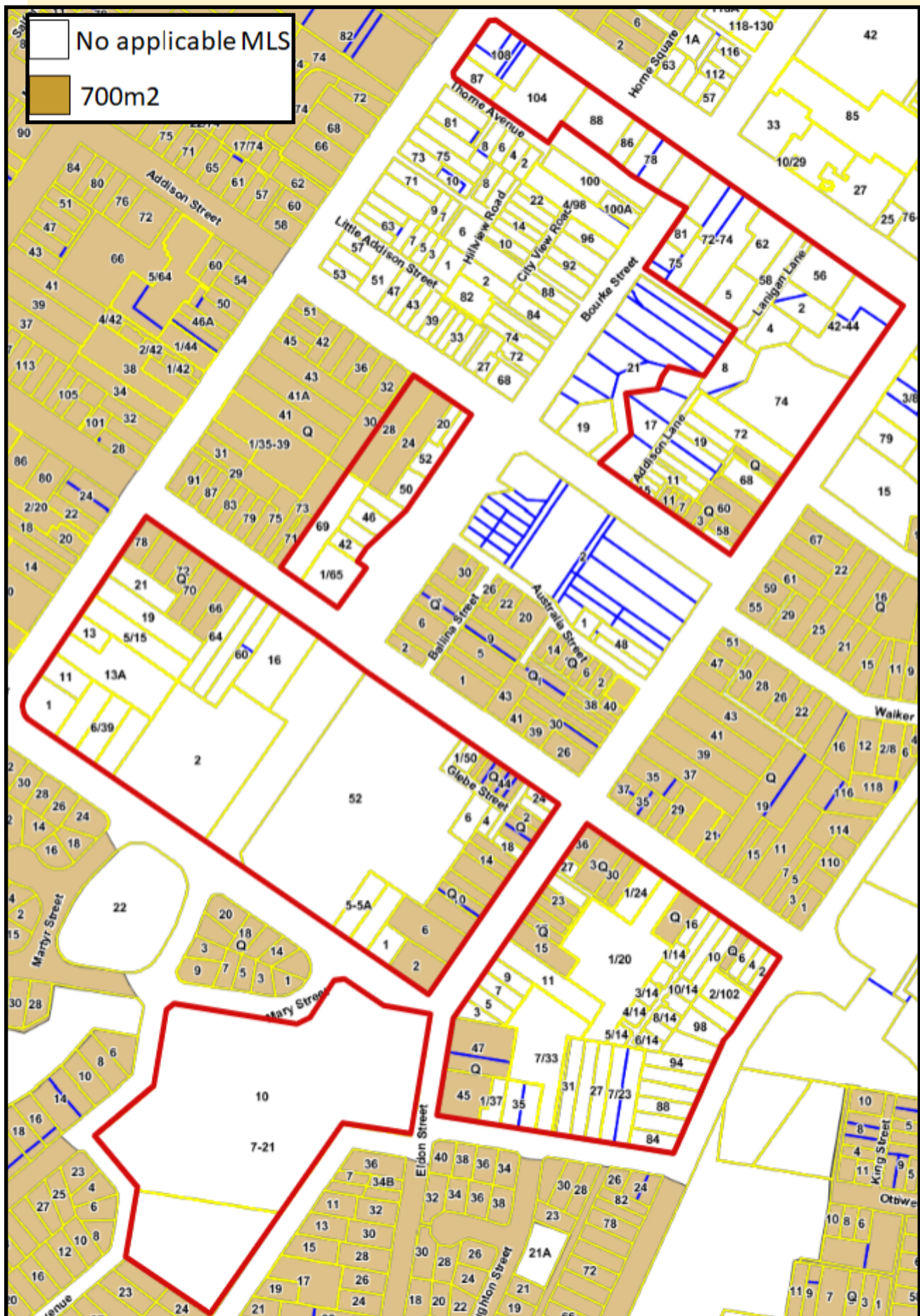


**Southern Gateway Precinct**  
**Overview– Current Minimum Lot Size Map**





# Southern Gateway Precinct

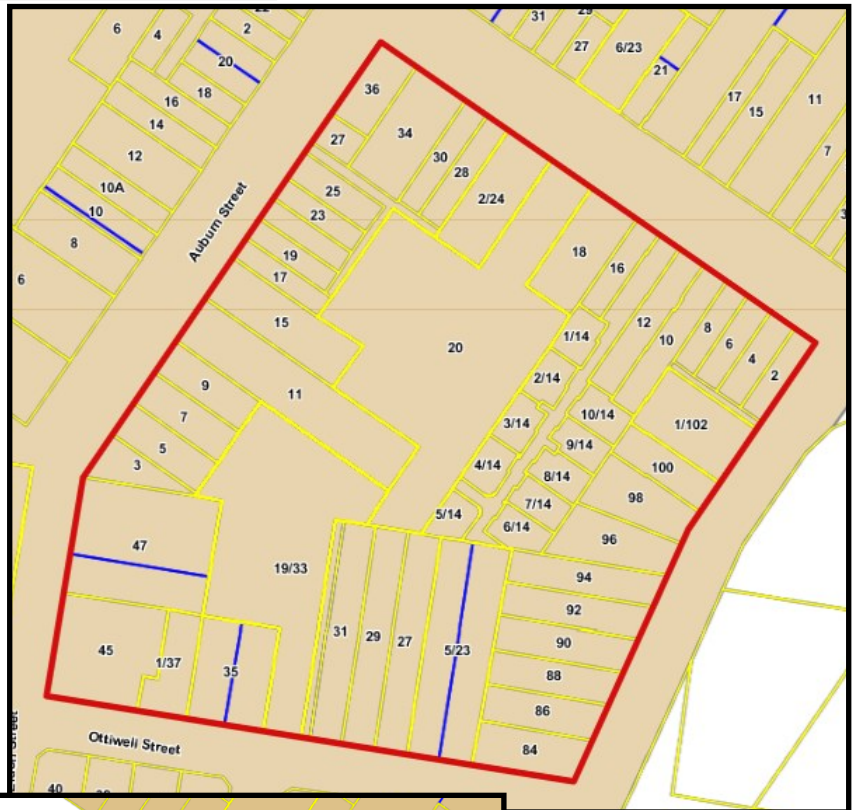
## Overview– Proposed Minimum Lot Size Map



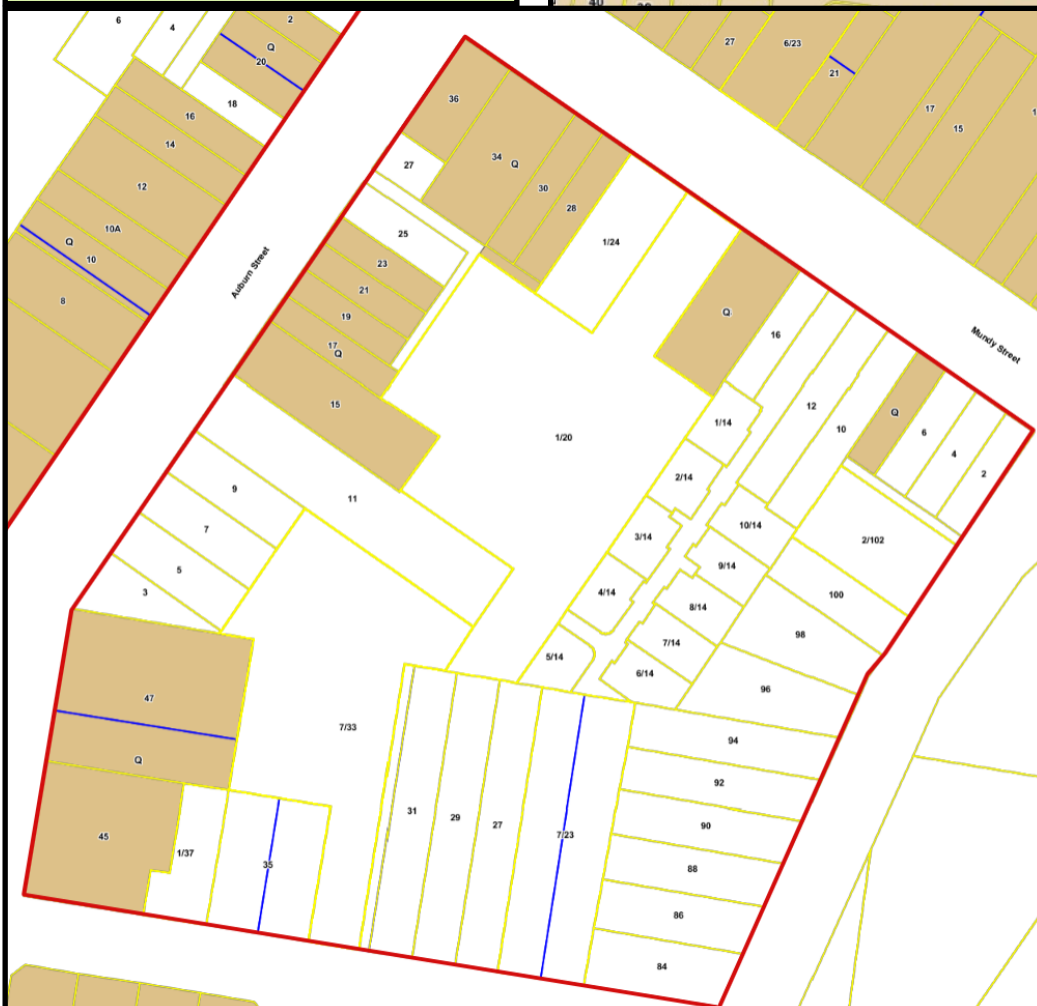
**Southern Gateway Precinct**  
**Minimum Lot Size**  
**Auburn St/Ottiwell St/Sloane St/MundySt**

**Current Minimum Lot Size Map**

-  No applicable MLS
-  700m2



**Proposed Minimum Lot Size Map**





## Southern Gateway Precinct

### Minimum Lot Size

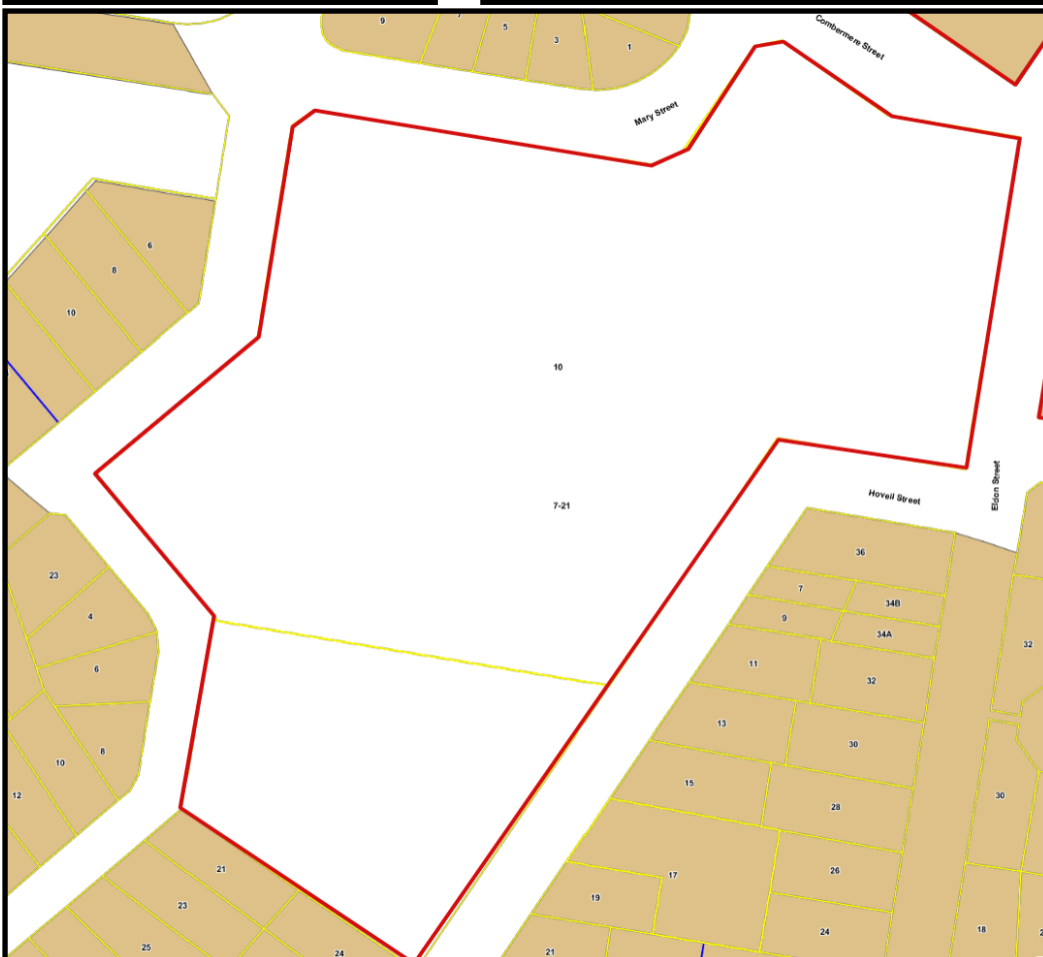
Hovell St/Mary St/Eldon St/Hollis Ave/Lisgar St

Current Minimum Lot Size Map

-  No applicable MLS
-  700m<sup>2</sup>



Proposed Minimum  
Lot Size Map

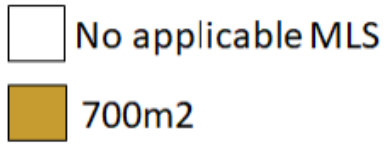


## Southern Gateway Precinct

### Minimum Lot Size

Bourke St/Cowper St/Auburn St/Mundy St/Combermere St

Current Minimum Lot Size Map





Proposed Minimum Lot Size Map



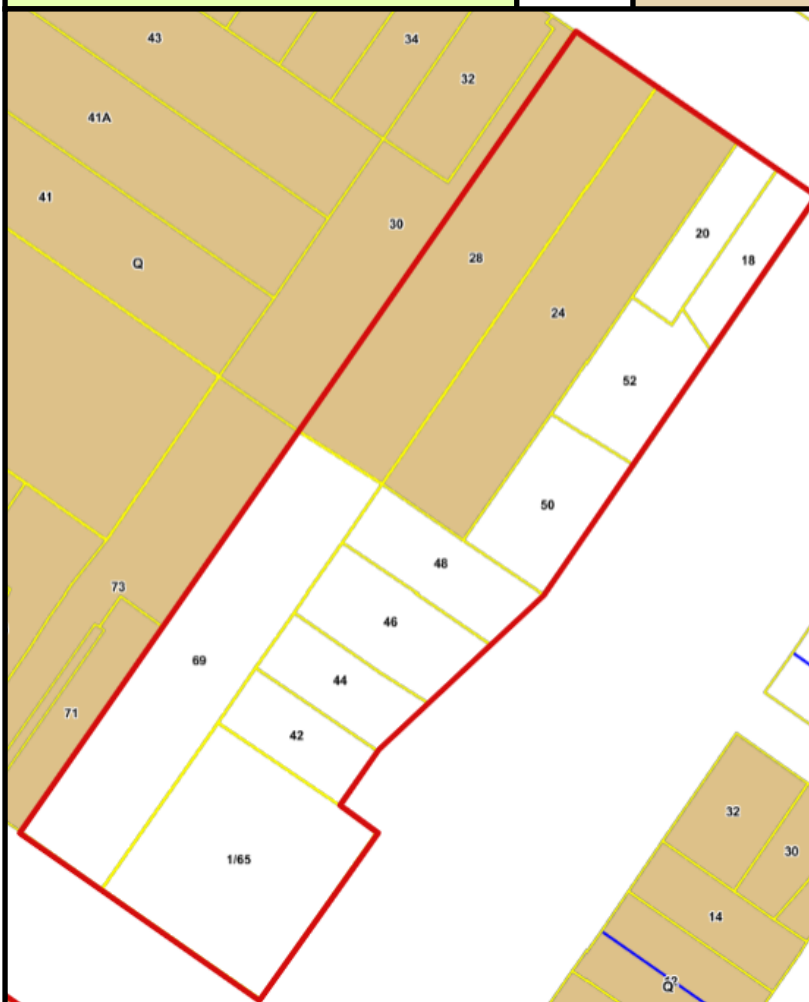
**Southern Gateway Precinct**  
**Minimum Lot Size**  
**Bourke St/Mundy St/Addison St**

Current Minimum Lot Size Map

-  No applicable MLS
-  700m<sup>2</sup>



Proposed Minimum Lot Size Map



## Southern Gateway Precinct

### Minimum Lot Size

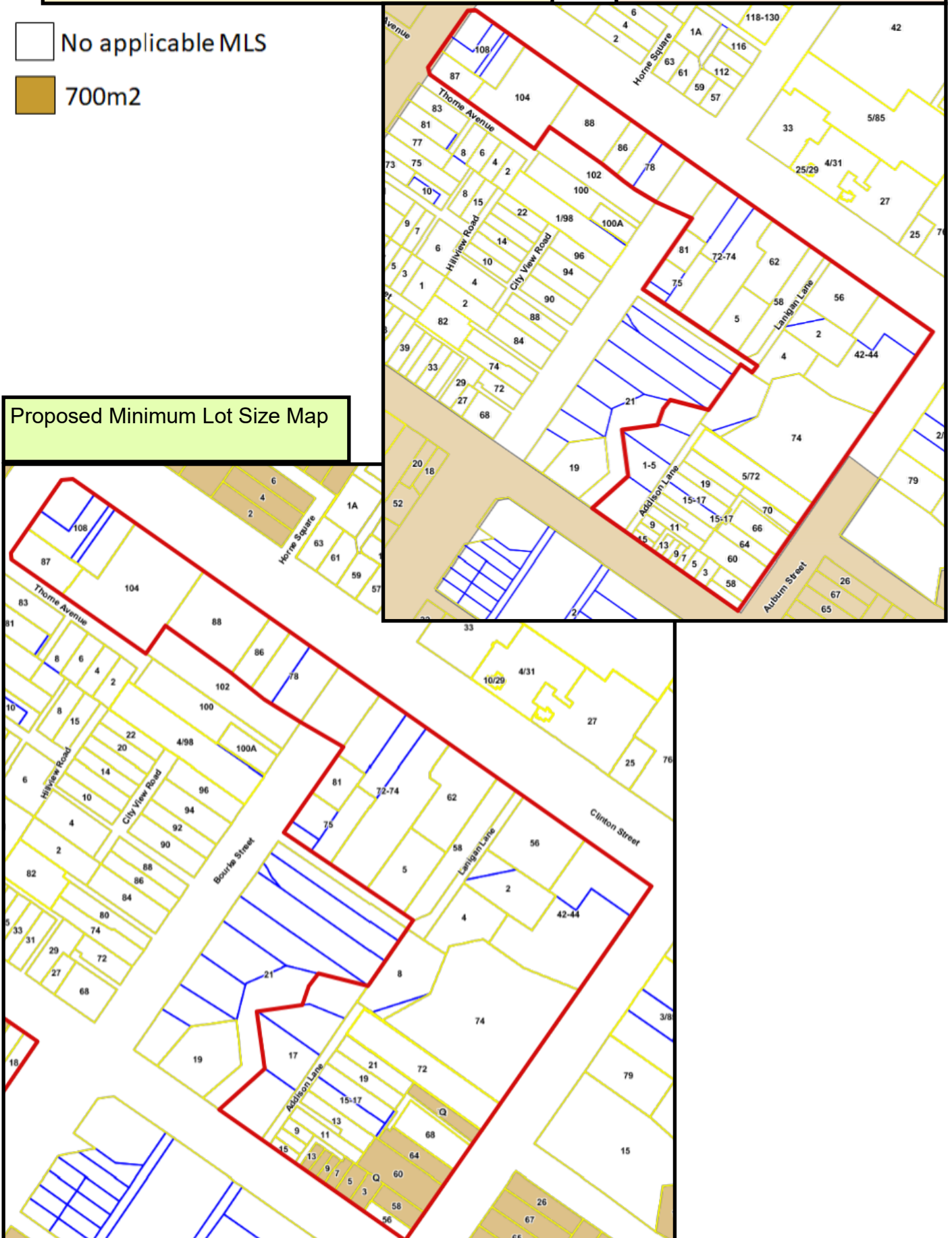
Clinton St/Cowper St/Bourke St/Addison St

Current Minimum Lot Size

 No applicable MLS

 700m<sup>2</sup>

### Proposed Minimum Lot Size Map

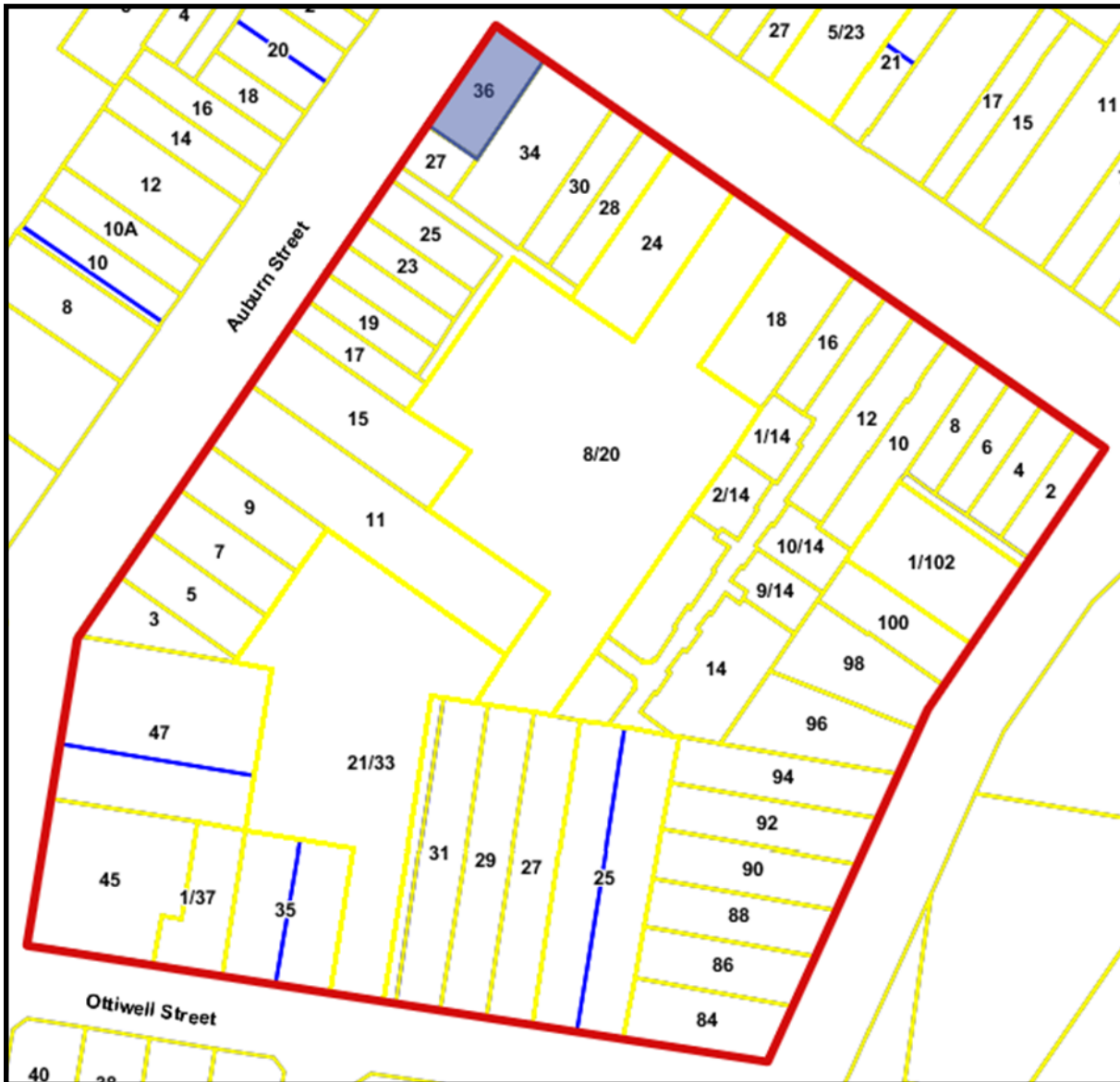




# Southern Gateway Precinct

## Non-Residential Land Use Map

### Auburn St/Ottiwell St/Sloane St/MundySt



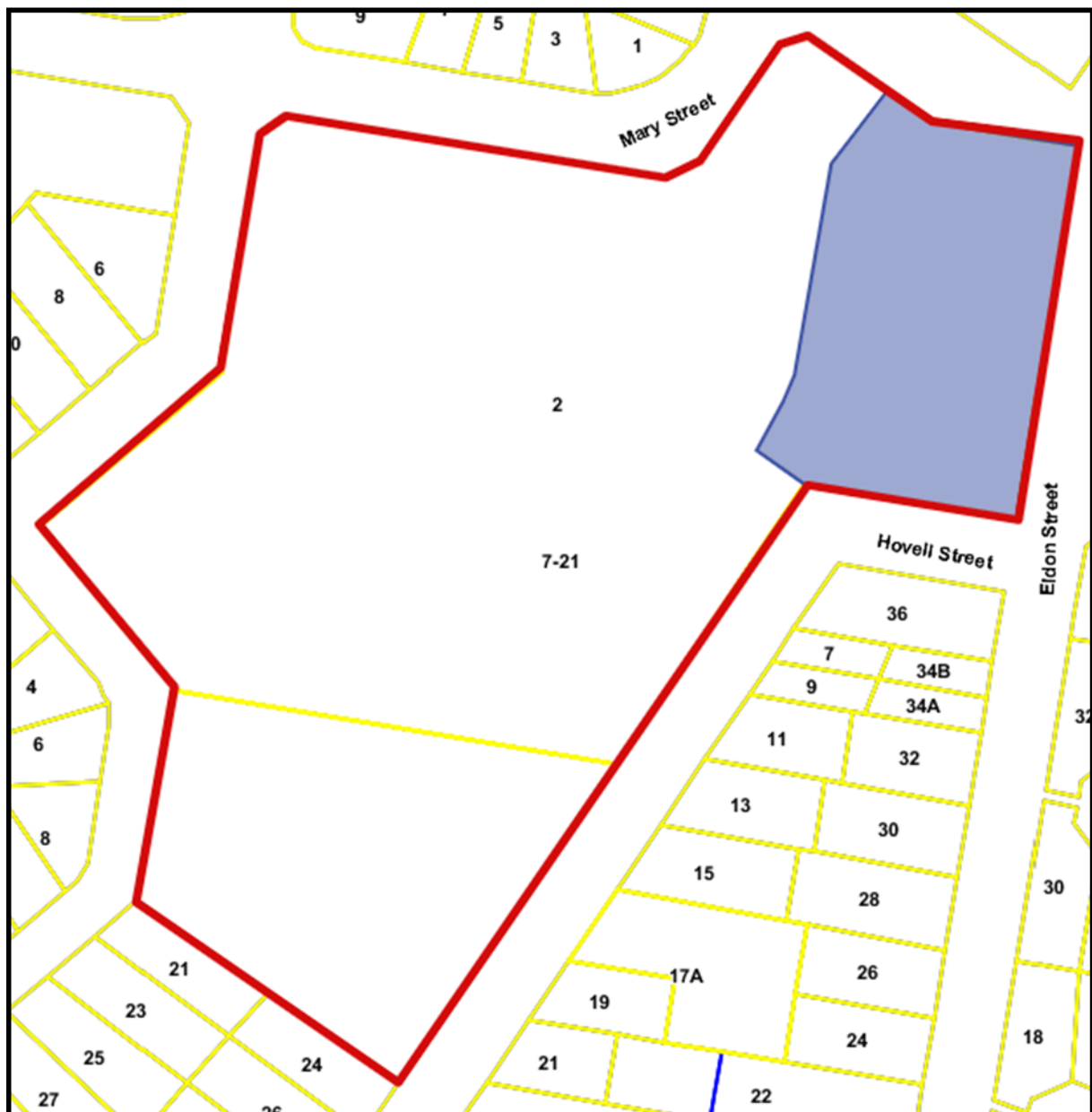
Non- Residential Land Uses

Address	Current Use	Address	Current Use
36 Auburn St	Corner Shop- Vacant		

# Southern Gateway Precinct

## Non-Residential Land Use Map

### Hovell St/Mary St/Eldon St/Hollis Ave/Lisgar St



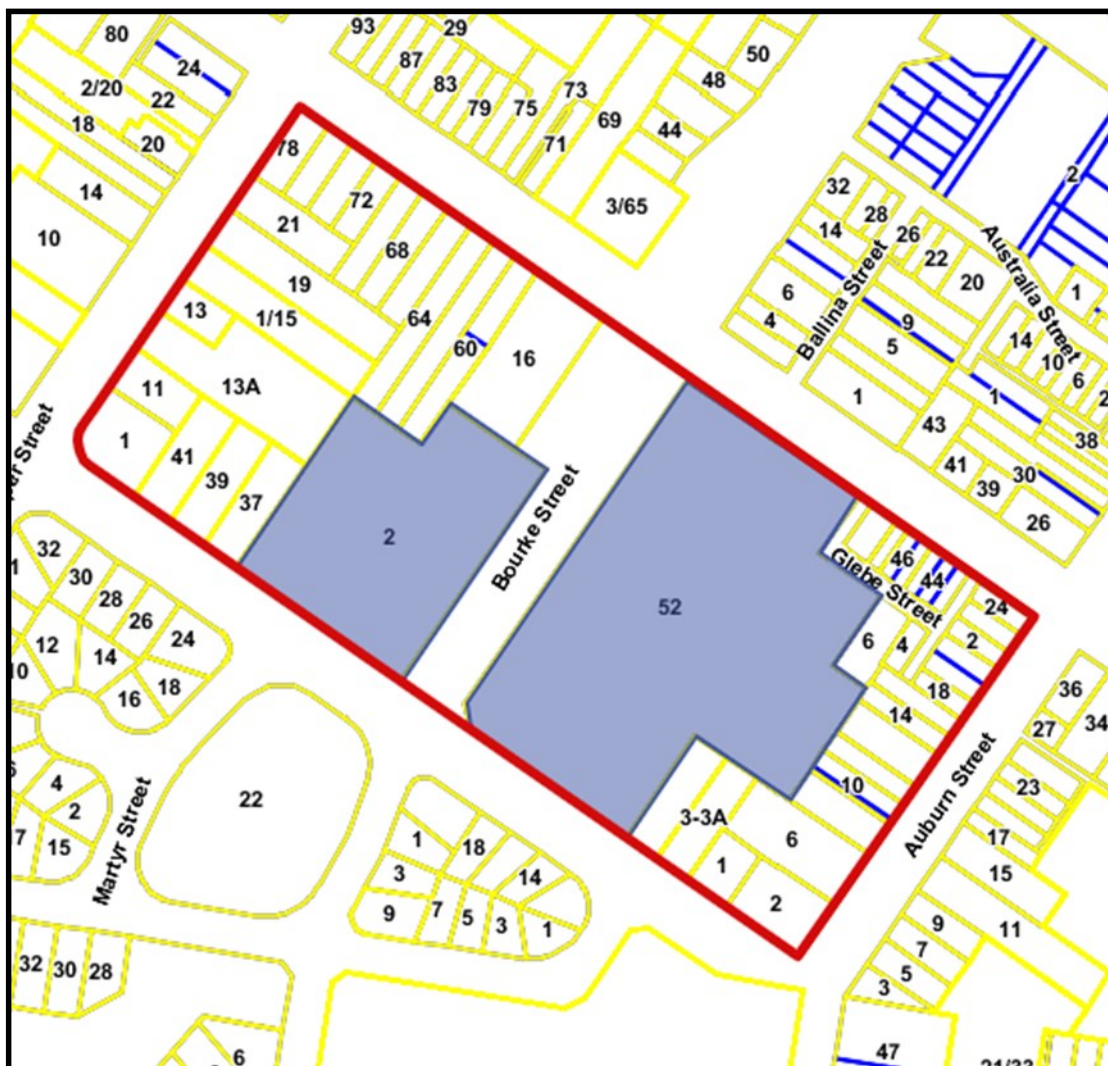
Non- Residential Land Uses

Address	Current Use	Address	Current Use
7-21 Lisgar Street-facing Eldon Rd	Gill Waminda Nursing Home- derlecit		

# Southern Gateway Precinct

## Non-Residential Land Use Map

### Bourke St/Cowper St/Auburn St/Mundy St/Combermere St



Non- Residential Land Uses

Address	Current Use	Address	Current Use
52 Bourke St	St John's Orphanage- Derelict	2 Bourke St	Council Depot

Southern Gateway Precinct  
Non-Residential Land Use Map  
Bourke St/Mundy St/Addison St



Non- Residential Land Uses

Address	Current Use	Address	Current Use

# Southern Gateway Precinct

## Non-Residential Land Use Map

### Clinton St/Cowper St/Bourke St/Addison St

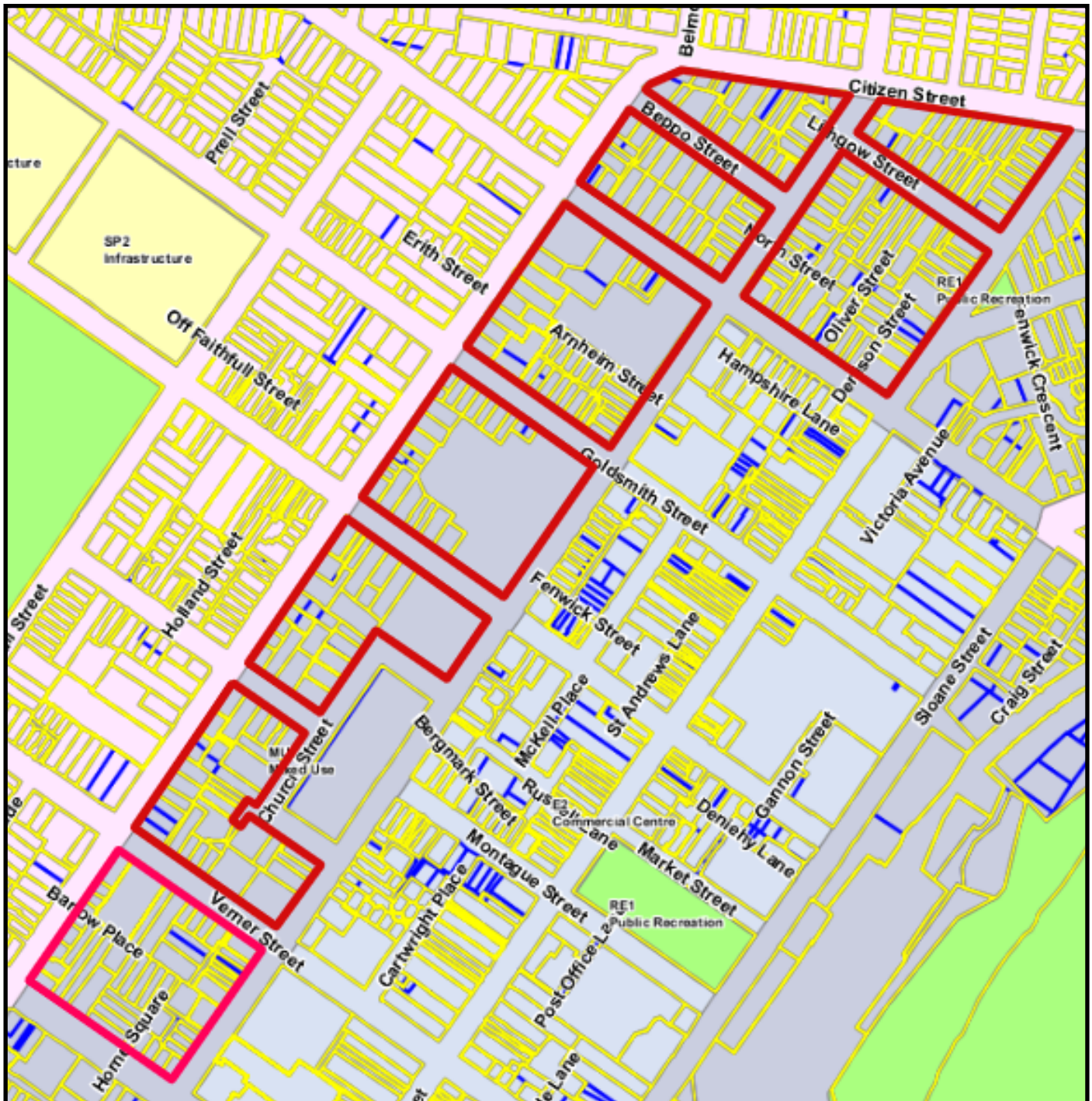


Address	Current Use	Address	Current Use
105 Clinton St	Plumbing Supply Centre	81 Bourke St	Doctors Surgery
104 Clinton St	Retail- Petbarn, BBQ, Fishing	75 Bourke St	Builders Yard
88 Clinton St	Petrol Station	74 Auburn St	Army Cadet Campus
78 Clinton St	Motel	68 Auburn St	Café & Shop
72-74 Clinton St	Cleared/Vacant	58 Auburn St	Retail
62 Clinton St	Petrol Station	56 Auburn St	Printers
58 Clinton St	Motorcycle Shop	17 Addison St	Building supply distribution
56 Clinton St	Office	4 Lanigan Ln	NSW SES
42-44 Clinton St	Estate Agent/Office	5 Lanigan Ln	Storage Yard
2 Lanigan Ln	Electricity Infrastructure	4 Lanigan Ln	Car Parking



# Mixed Use Edge

## Overview- Current Land Use Zone Map

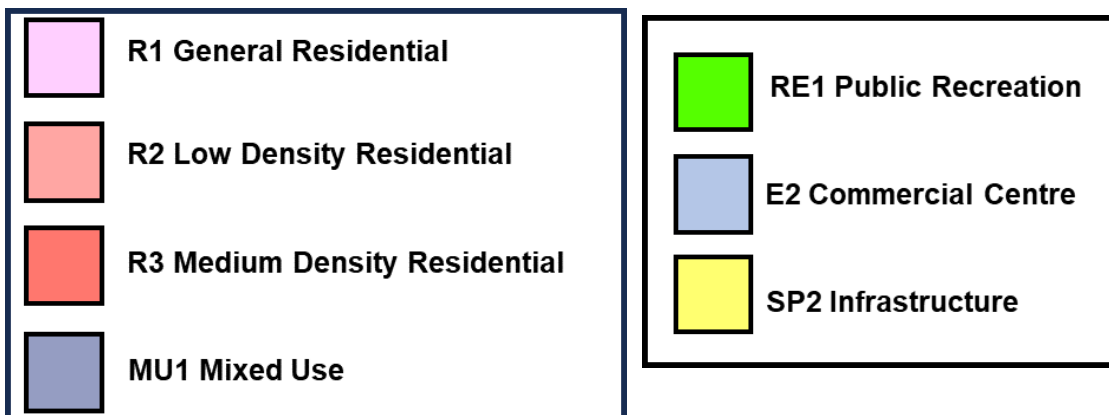


- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- MU1 Mixed Use

- RE1 Public Recreation
- E2 Commercial Centre
- SP2 Infrastructure







# Mixed Use Edge

## Overview– Proposed Land Use Zone Map



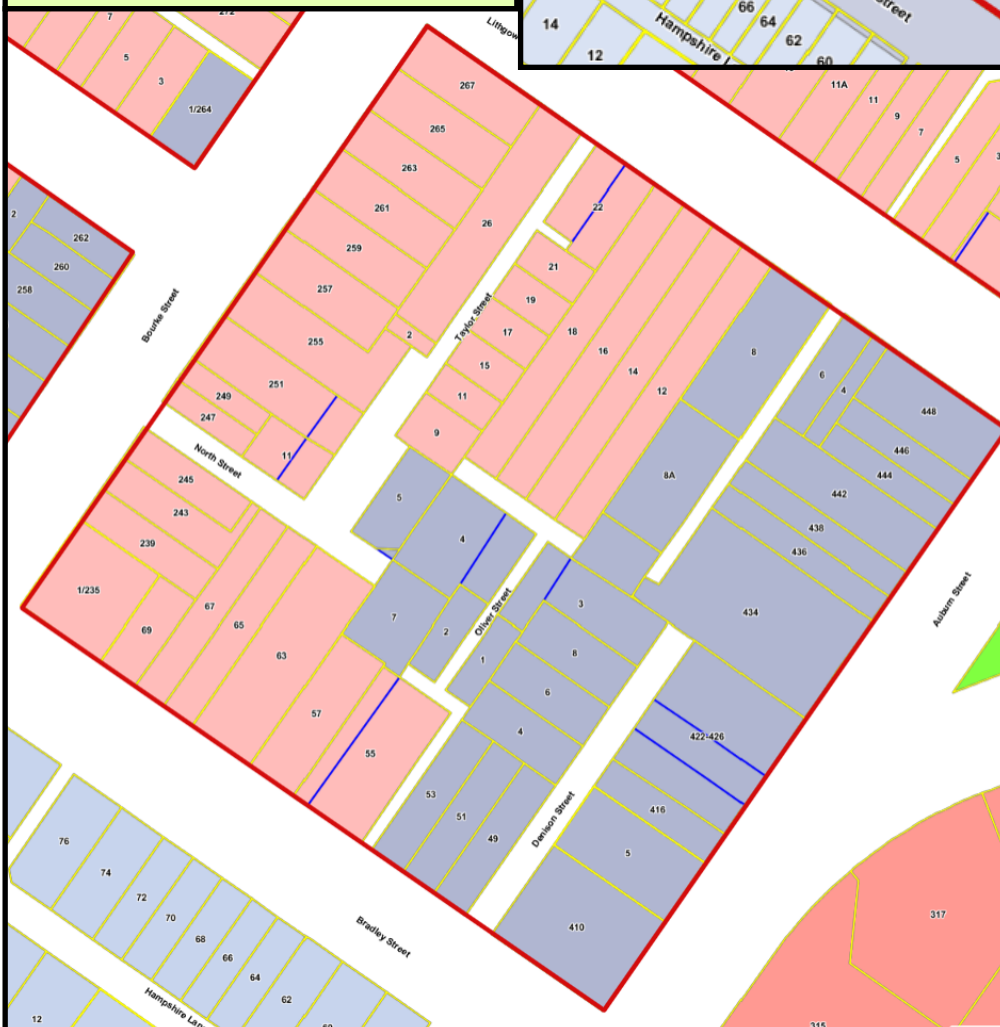
**Mixed Use Edge  
Land Use Zone**  
Bradley St/Bourke St/Auburn St/Lithgow St

**Current Land Use Zone**

-  R1 General Residential
-  R2 Low Density Residential
-  R3 Medium Density Residential
-  MU1 Mixed Use
-  RE1 Public Recreation
-  E2 Commercial Centre

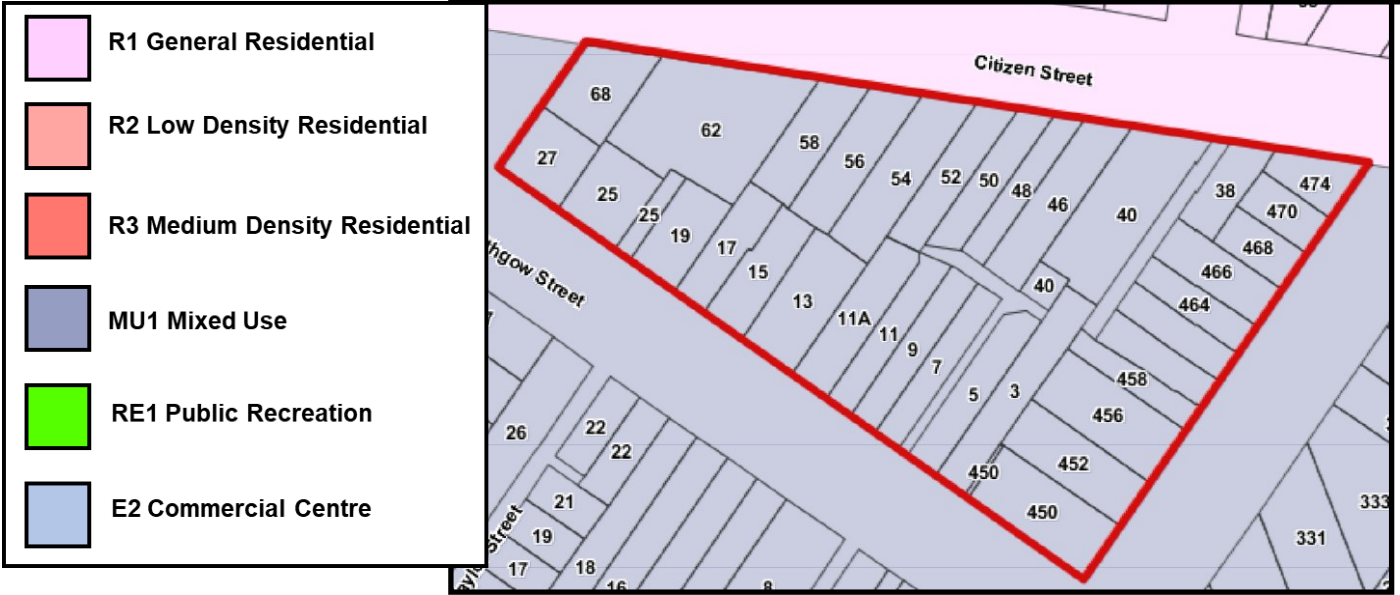


**Proposed Land Use Zone Map**

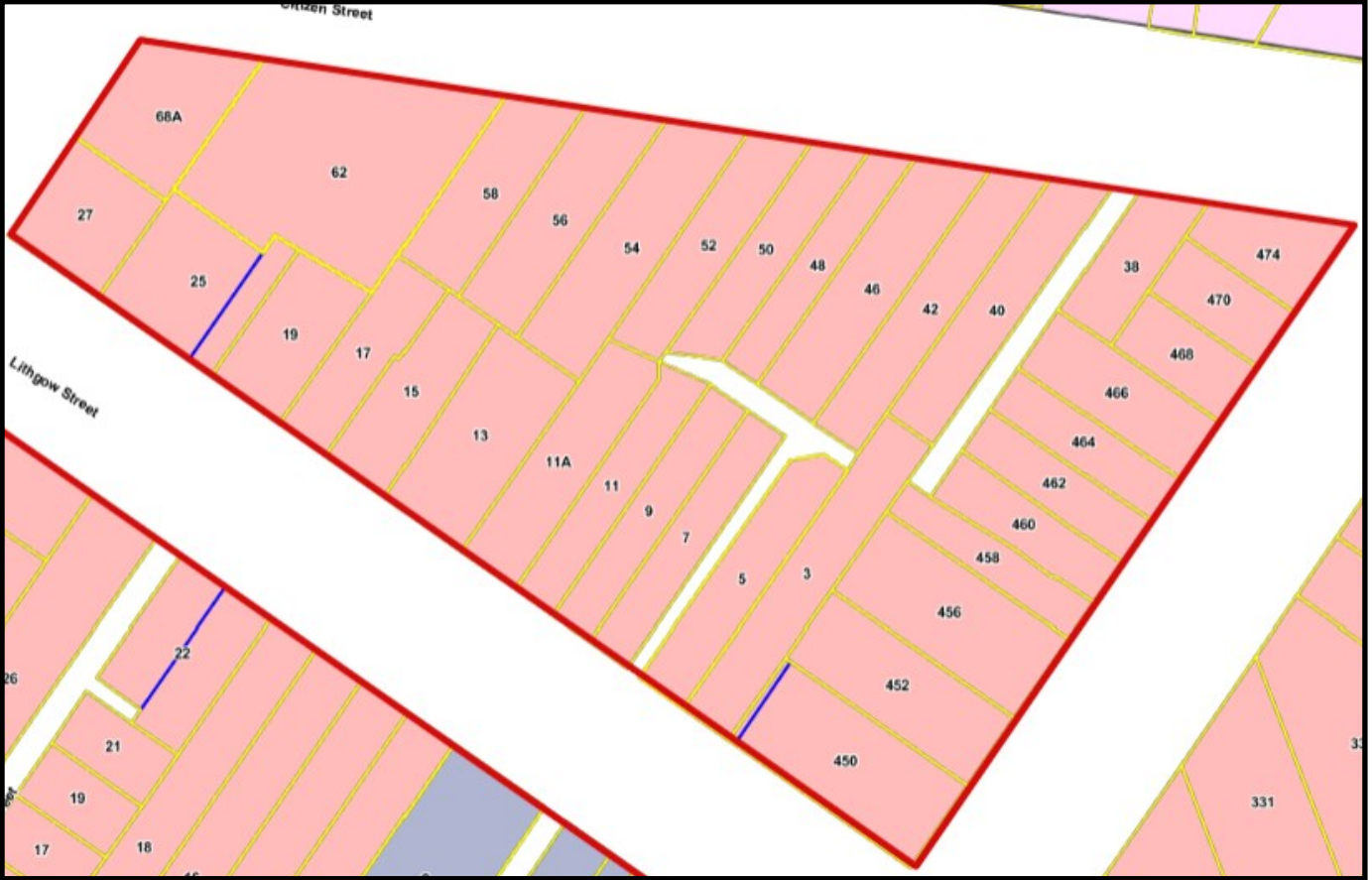


Mixed Use Edge  
Land Use Zone  
Lithgow St/Auburn St/Citizen St

Current Land Use Zone



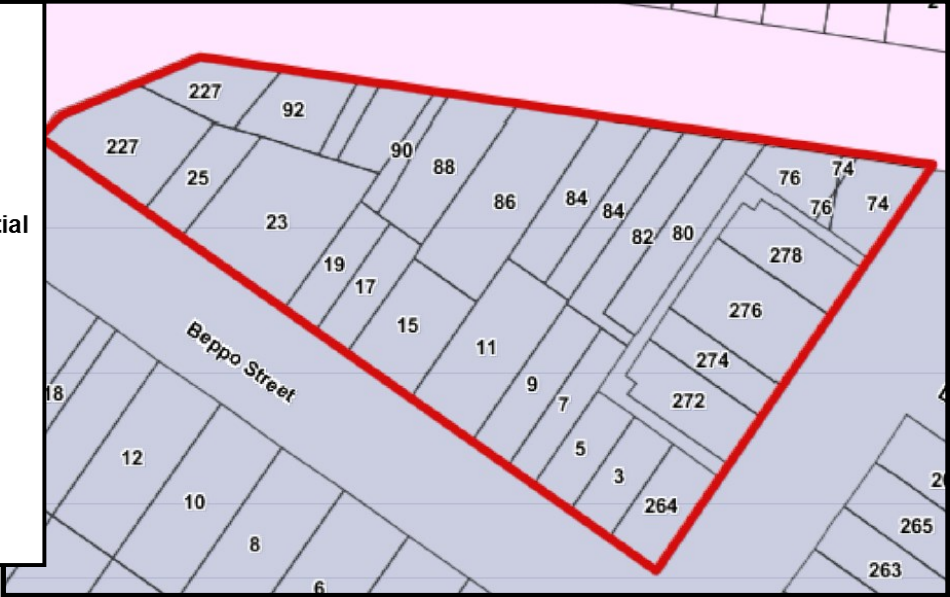
Proposed Land Use Zone Map



Mixed Use Edge  
Land Use Zone  
Beppo St/Citizen St/Bourke St

Current Land Use Zone

- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- MU1 Mixed Use
- RE1 Public Recreation
- E2 Commercial Centre



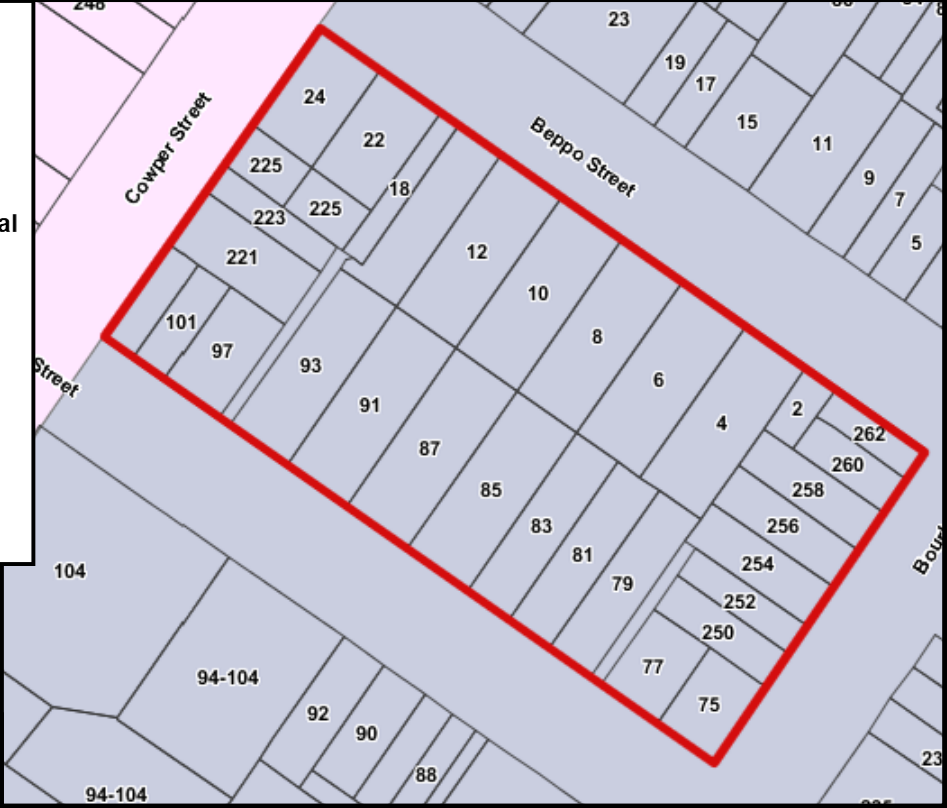
Proposed Land Use Zone Map



Mixed Use Edge  
Land Use Zone  
Beppo St/Cowper St/Bourke St/Bradley St

Current Land Use Zone

- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- MU1 Mixed Use
- RE1 Public Recreation
- E2 Commercial Centre



Proposed Land Use Zone



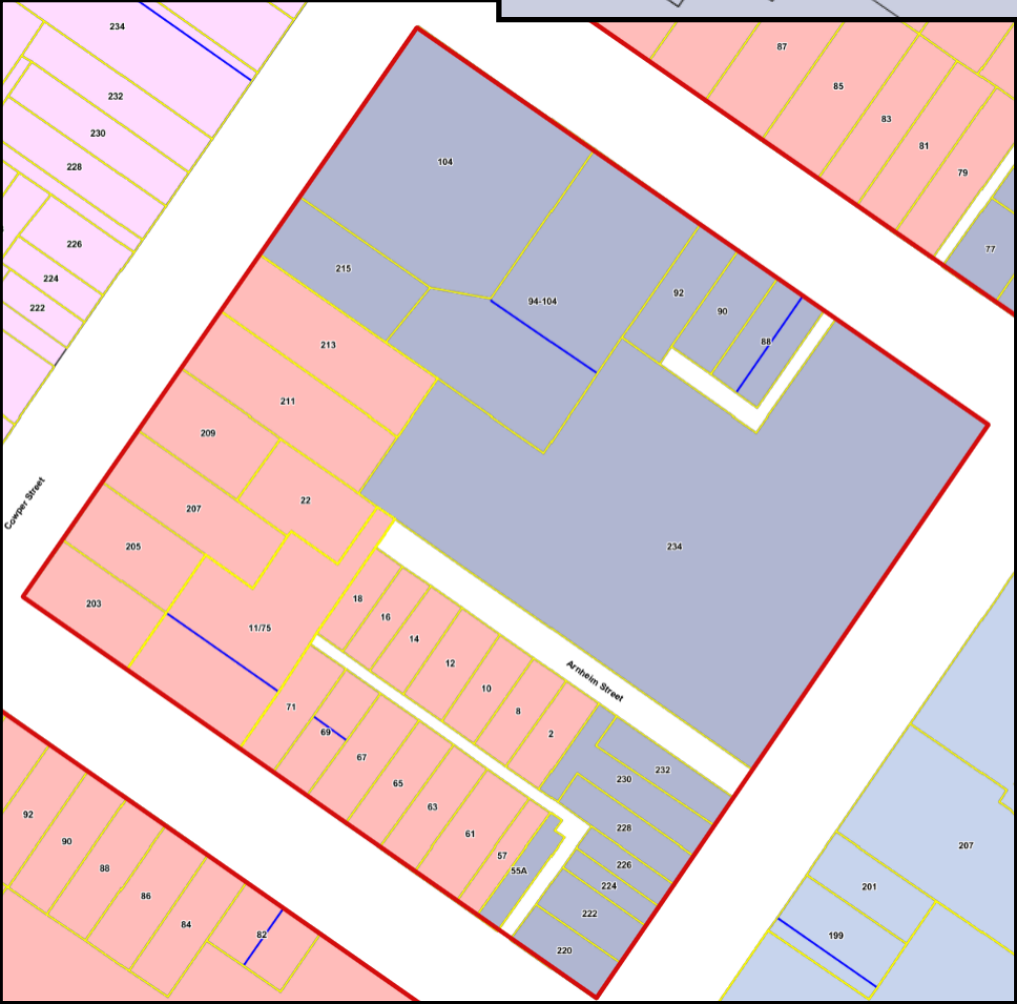
Mixed Use Edge  
Land Use Zone  
Bradley St/Bourke St/Cowper St/Goldsmith St

Current Land Use Zone

- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- MU1 Mixed Use
- RE1 Public Recreation
- E2 Commercial Centre









Proposed Land Use Zone Map



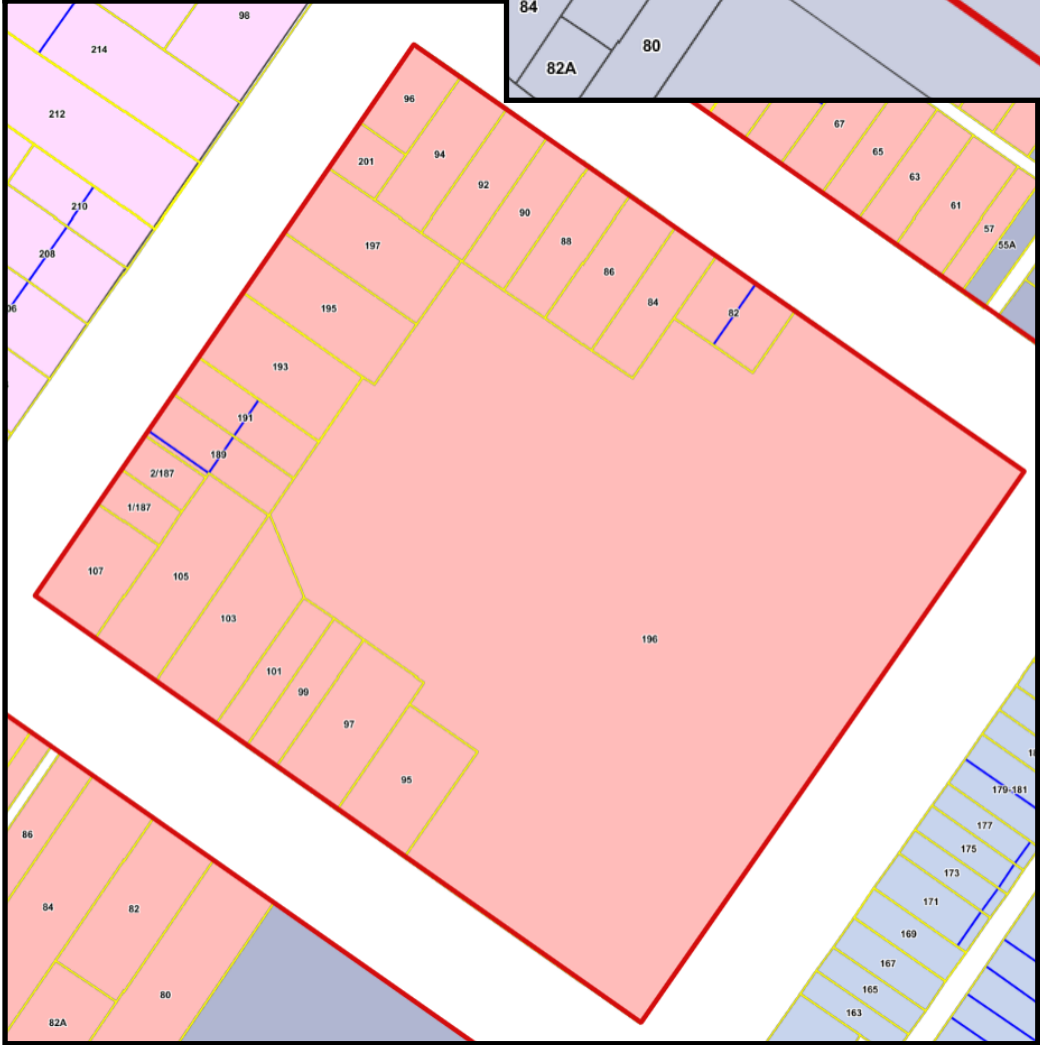
**Mixed Use Edge  
Land Use Zone**  
Bourke St/Cowper St/Goldsmith St/Clifford St

**Current Land Use Zone**

-  R1 General Residential
-  R2 Low Density Residential
-  R3 Medium Density Residential
-  MU1 Mixed Use
-  RE1 Public Recreation
-  E2 Commercial Centre



**Proposed Land Use Zone Map**



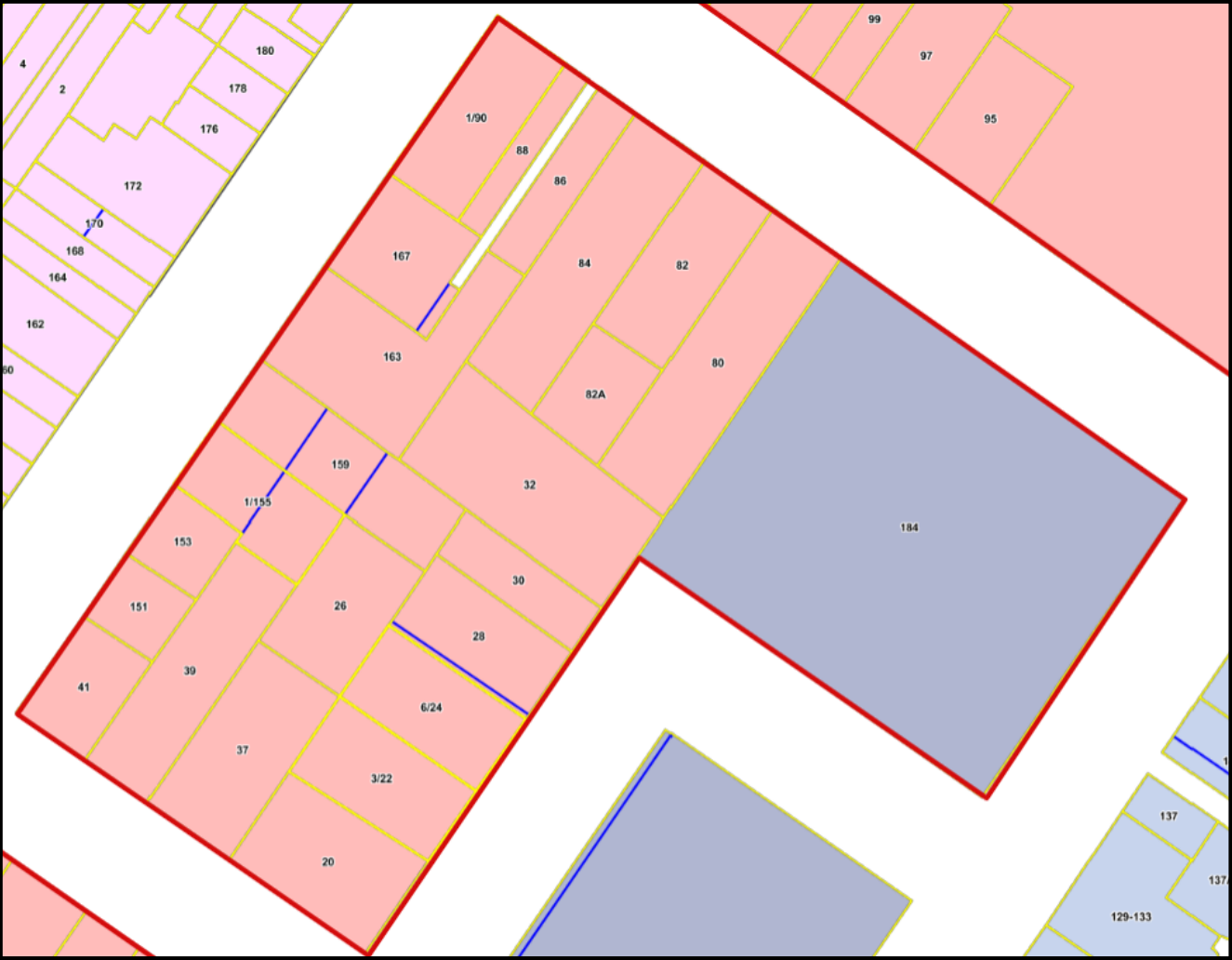
Mixed Use Edge  
Land Use Zone  
Clifford St/Church St/Montague St/Cowper St

Current Land Use Zone

- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- MU1 Mixed Use
- RE1 Public Recreation
- E2 Commercial Centre









Proposed Land Use Zone Map



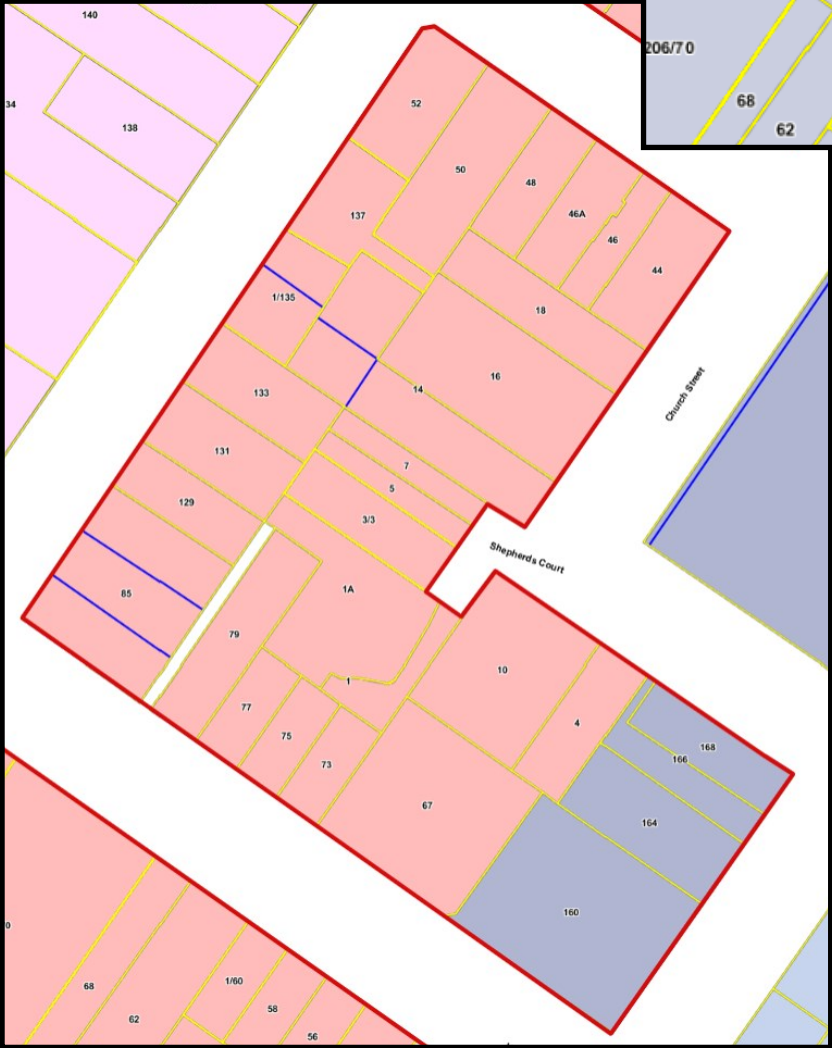
**Mixed Use Edge  
Land Use Zone**  
Montague St/Church St/Cowper St/Verner St

**Current Land Use Zone**

-  R1 General Residential
-  R2 Low Density Residential
-  R3 Medium Density Residential
-  MU1 Mixed Use
-  RE1 Public Recreation
-  E2 Commercial Centre



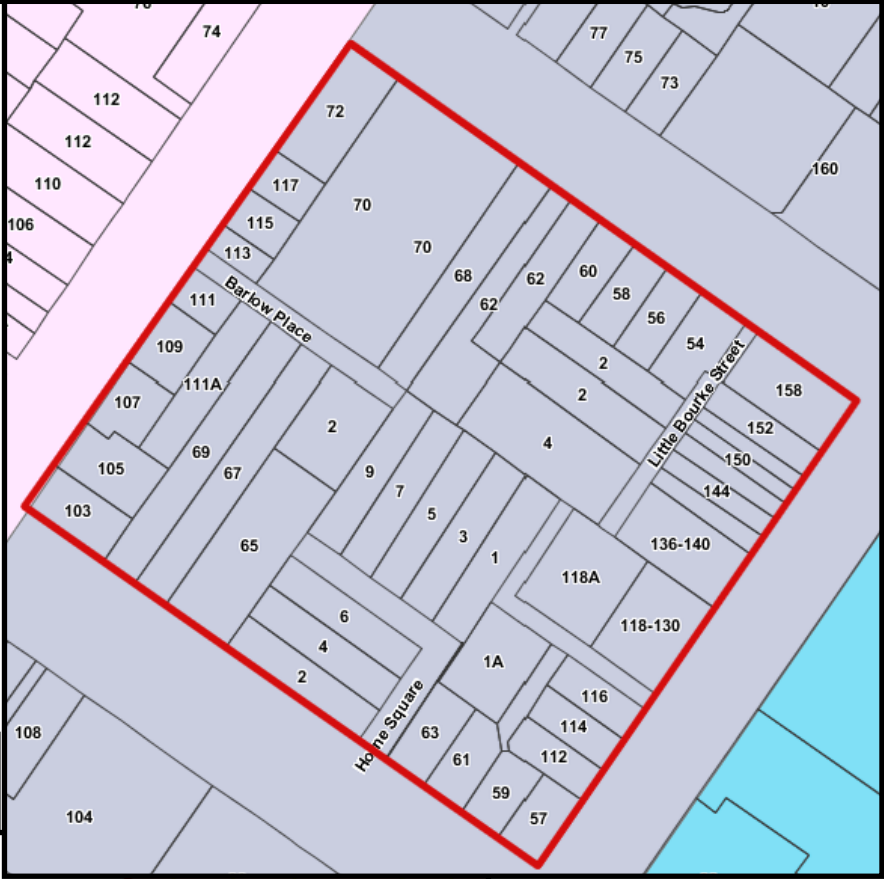
**Proposed Land Use Zone Map**



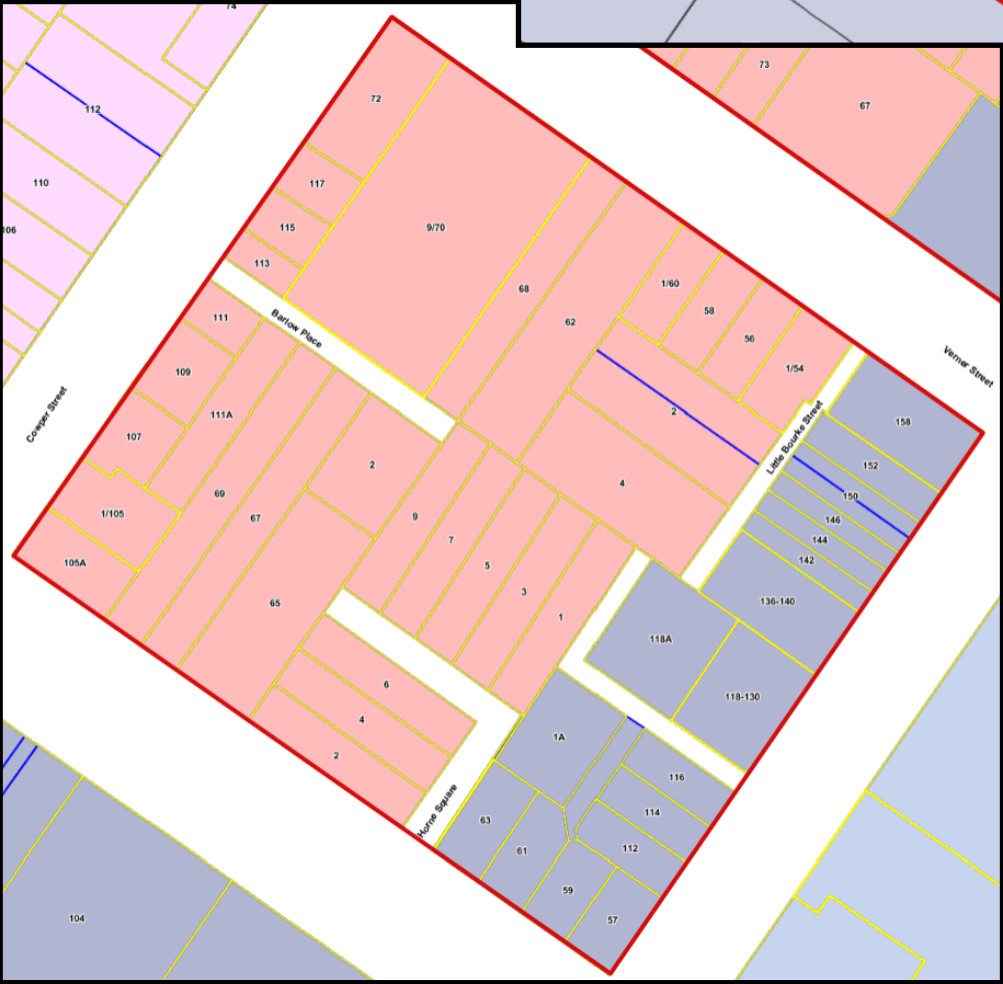
Mixed Use Edge  
Land Use Zone  
Verner St/Clinton St/Cowper St/Bourke St

Current Land Use Zone

- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- MU1 Mixed Use
- RE1 Public Recreation
- E2 Commercial Centre

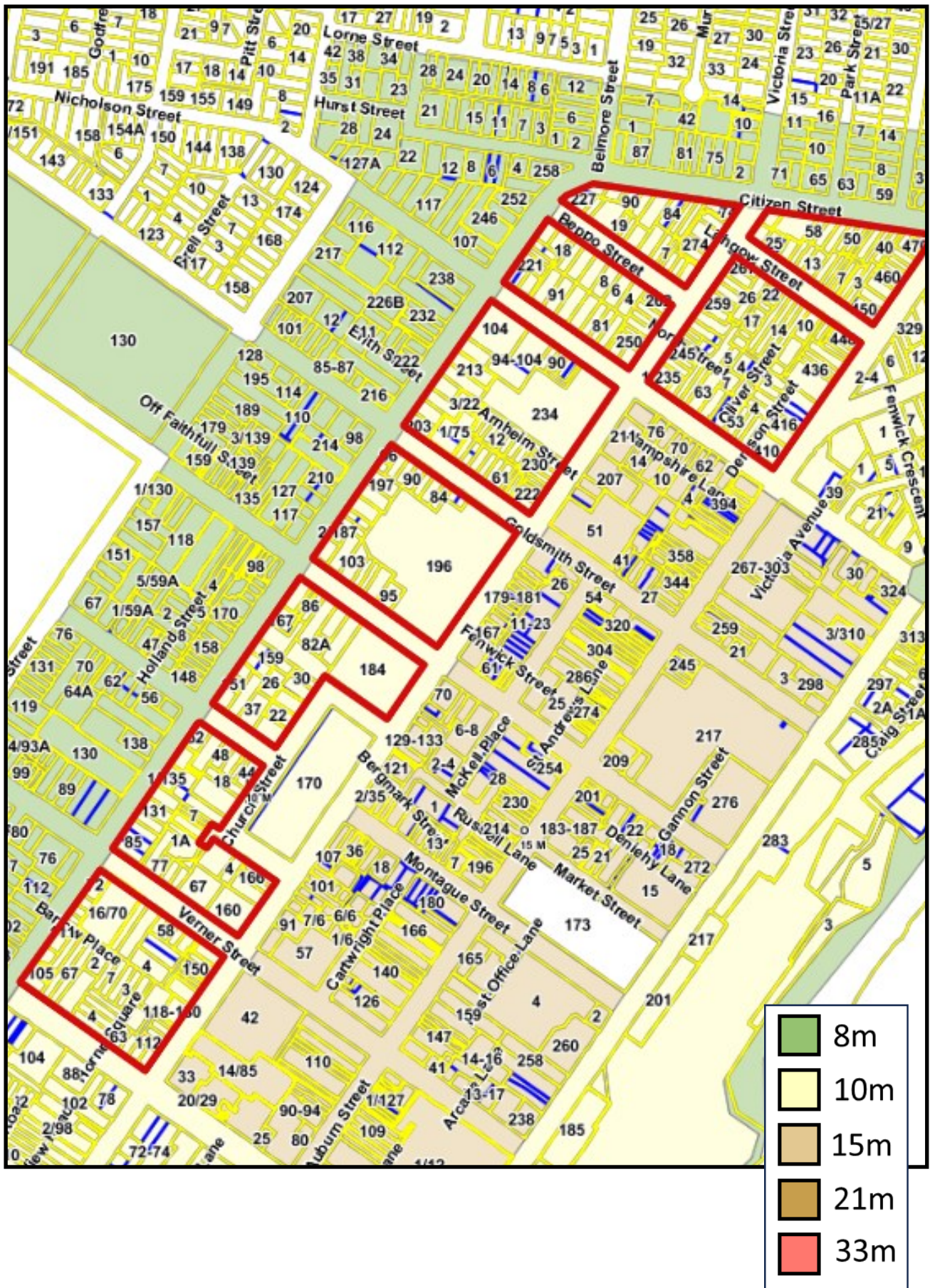


Proposed Land Use Zone Map



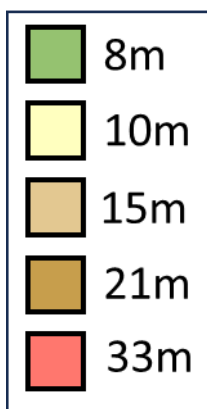


## Mixed Use Edge Overview- Current Height of Building Map



# Mixed Use Edge

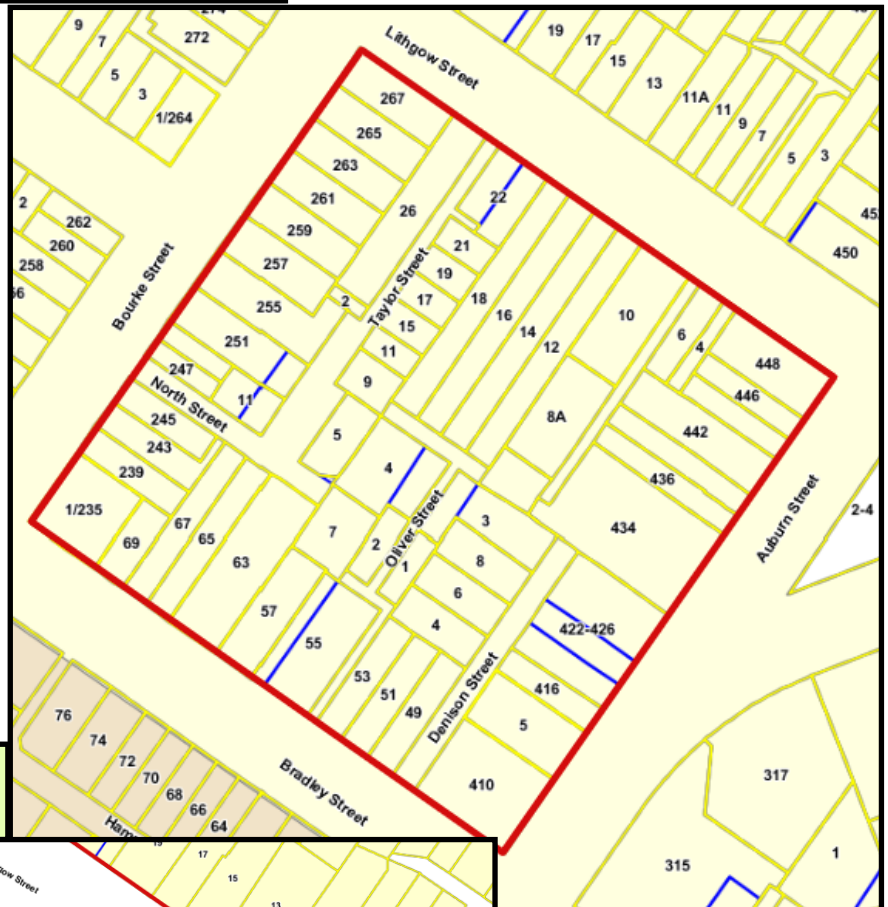
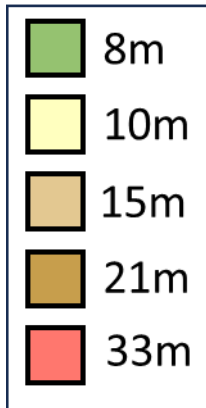
## Overview– Proposed Height of Building Map



Mixed Use Edge  
Height of Building

Bradley St/Bourke St/Auburn St/Lithgow St

Current Height of Building

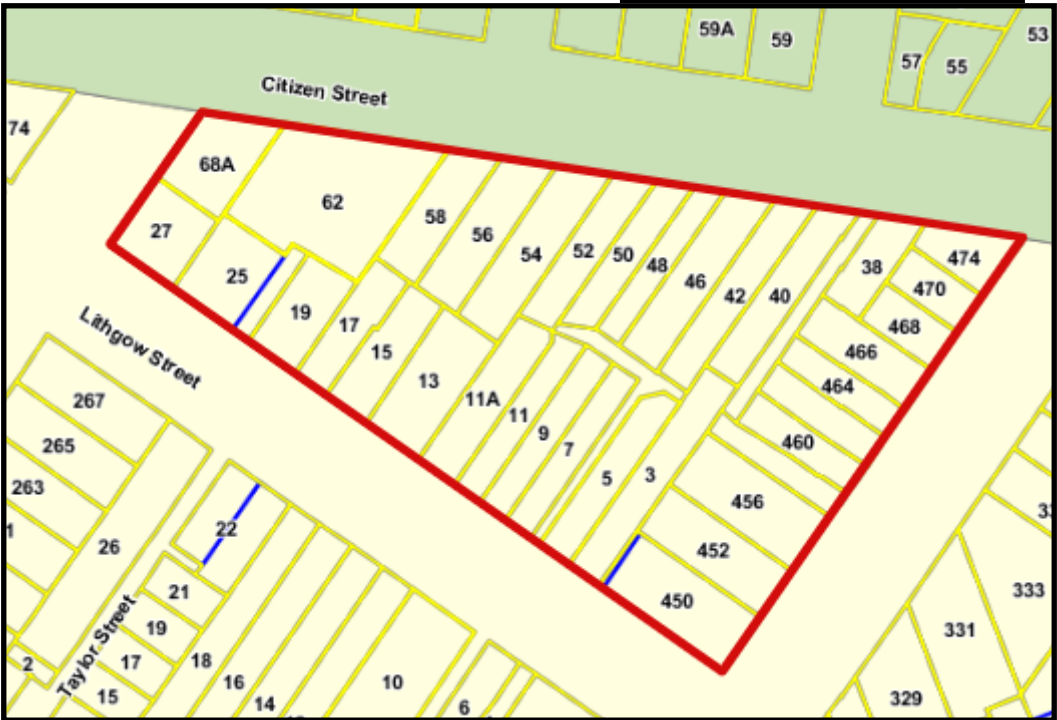


Proposed Height of Building Map

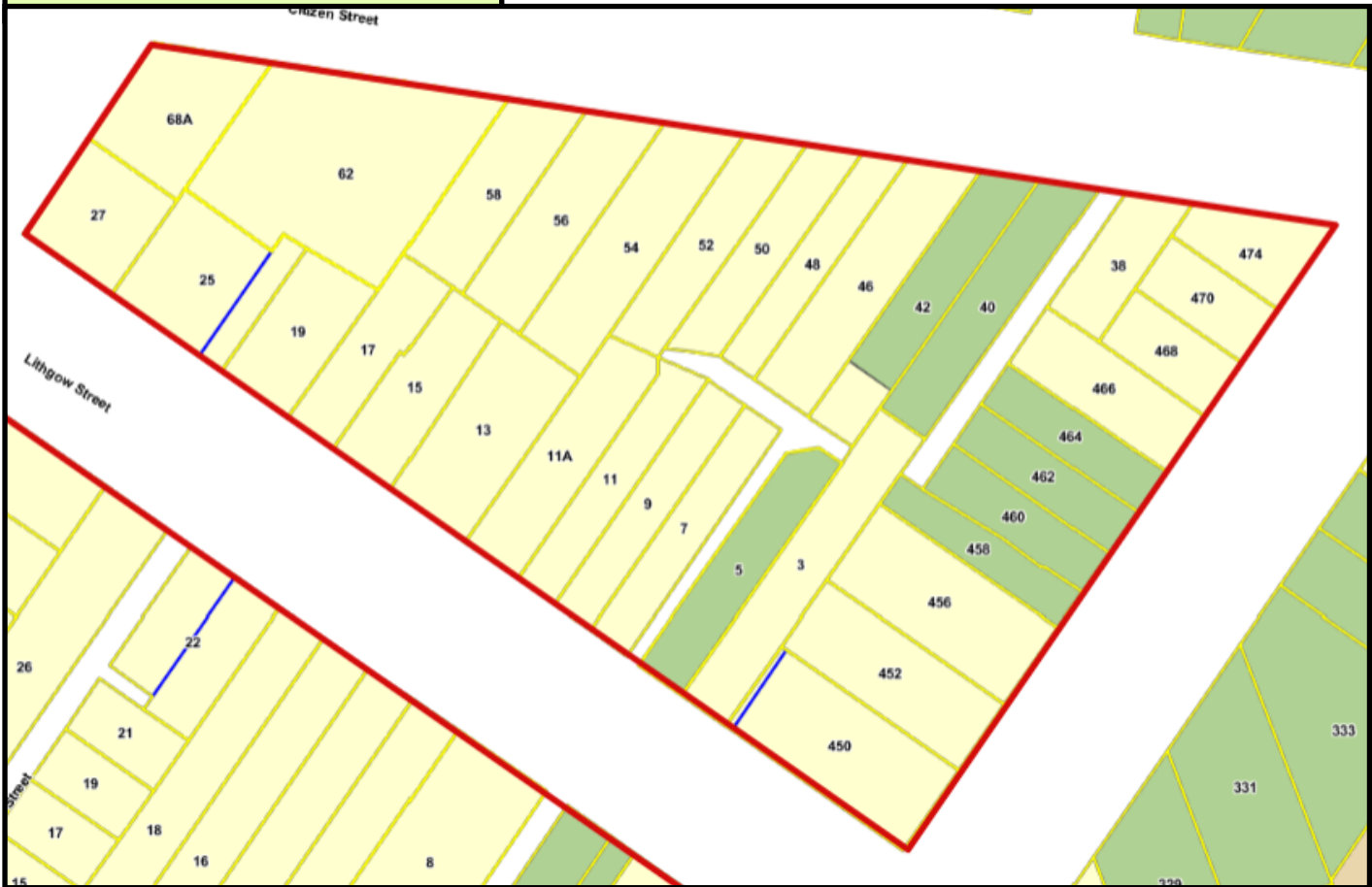


Mixed Use Edge  
Height of Building  
Lithgow St/Auburn St/Citizen St

Current Height of Building

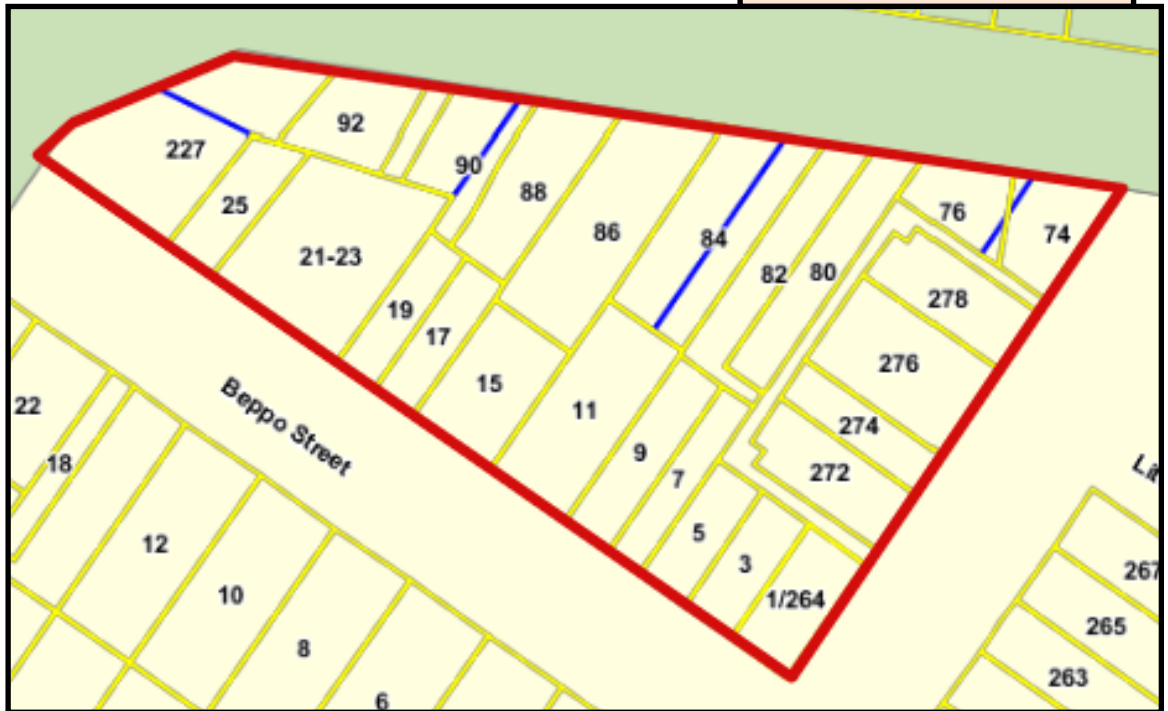
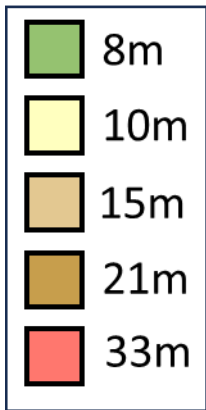


Proposed Height of Building Map



Mixed Use Edge  
Height of Building  
Beppo St/Citizen St/Bourke St

Current Height of Building

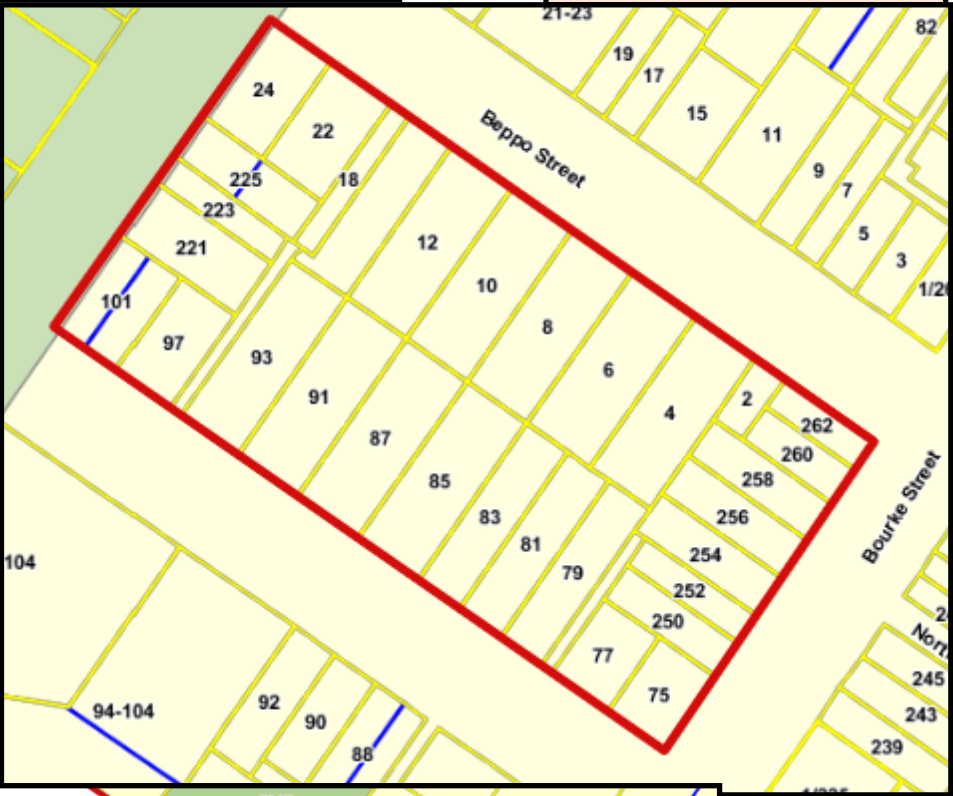


Proposed Height of Building Map



Mixed Use Edge  
Height of Building  
Beppo St/Cowper St/Bourke St/Bradley St

Current Height of Building



Proposed Height of Building Map

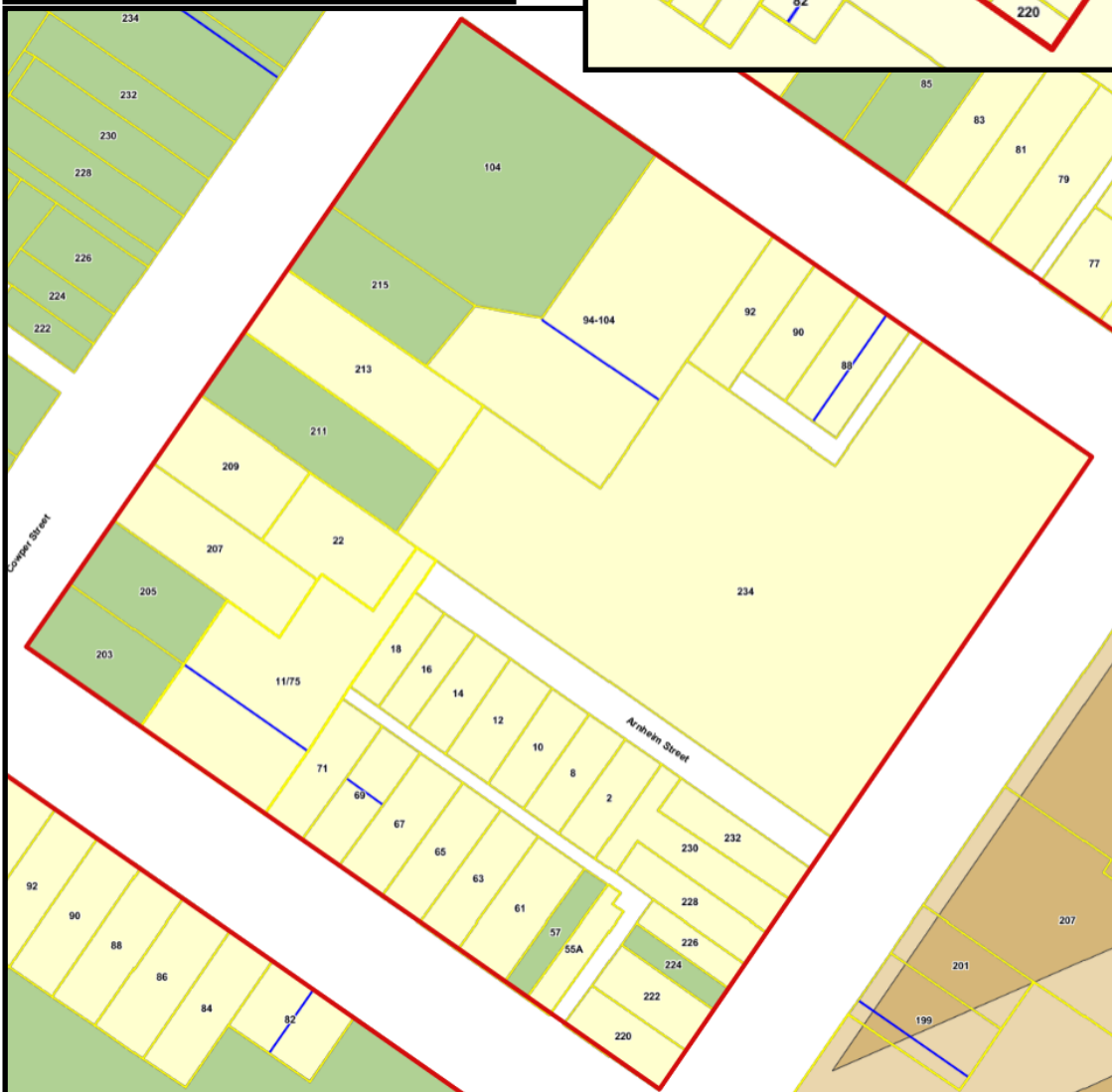


## Bradley St/Bourke St/Cowper St/Goldsmith St

## Current Height of Building

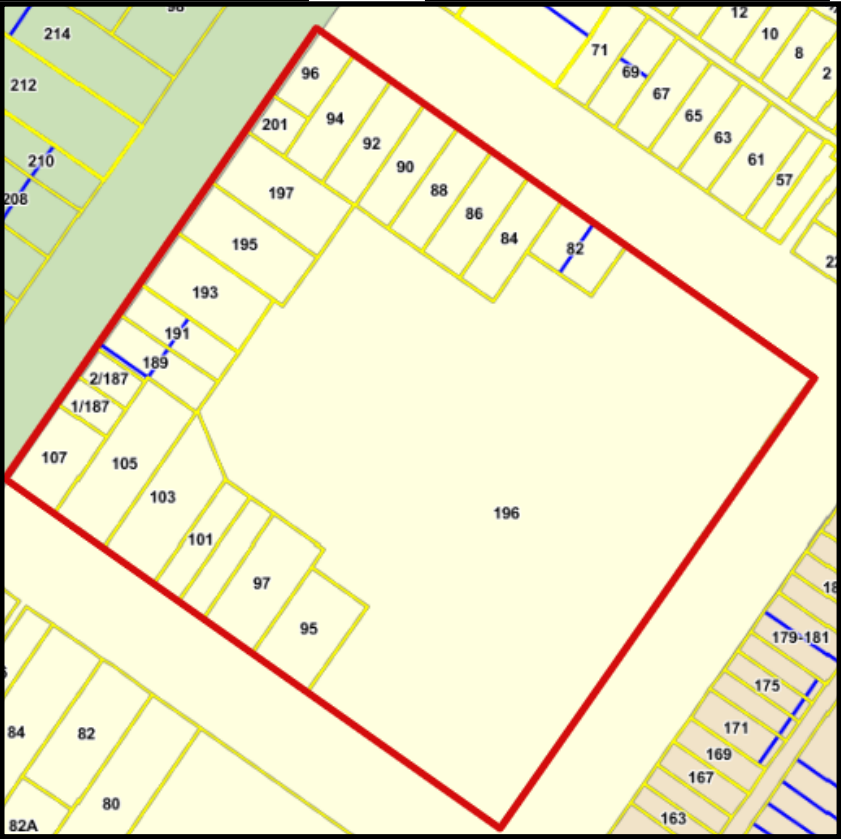


## Proposed Height of Building Map

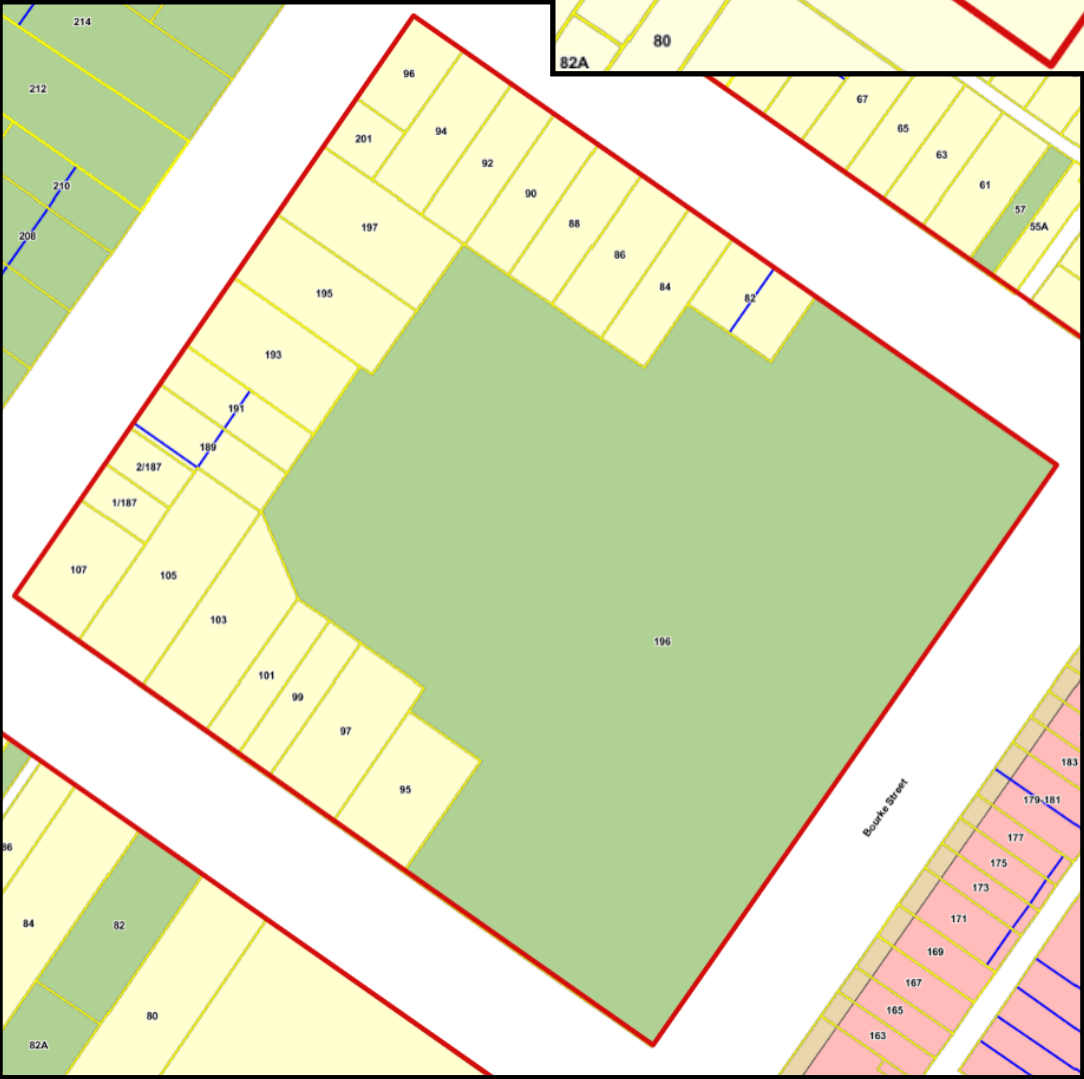


Mixed Use Edge  
Height of Building  
Bourke St/Cowper St/Goldsmith St/Clifford St

Current Height of Building



Proposed Height of Building Map



Mixed Use Edge  
Height of Building

Clifford St/Church St/Montague St/Cowper St

Current Height of Building



Proposed Height of  
Building Map



Mixed Use Edge  
Height of Building

Montague St/Church St/Cowper St/Verner St

Current Height of Building

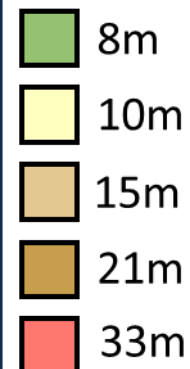


Proposed Height of  
Building Map



Mixed Use Edge  
Height of Building  
Verner St/Clinton St/Cowper St/Bourke St

Current Height of Building



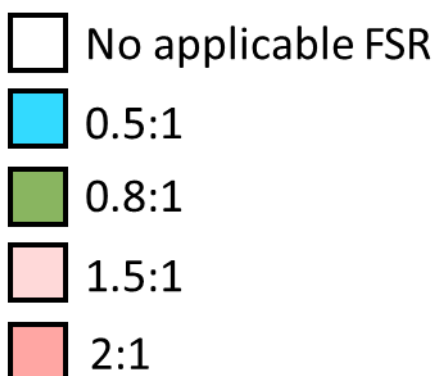
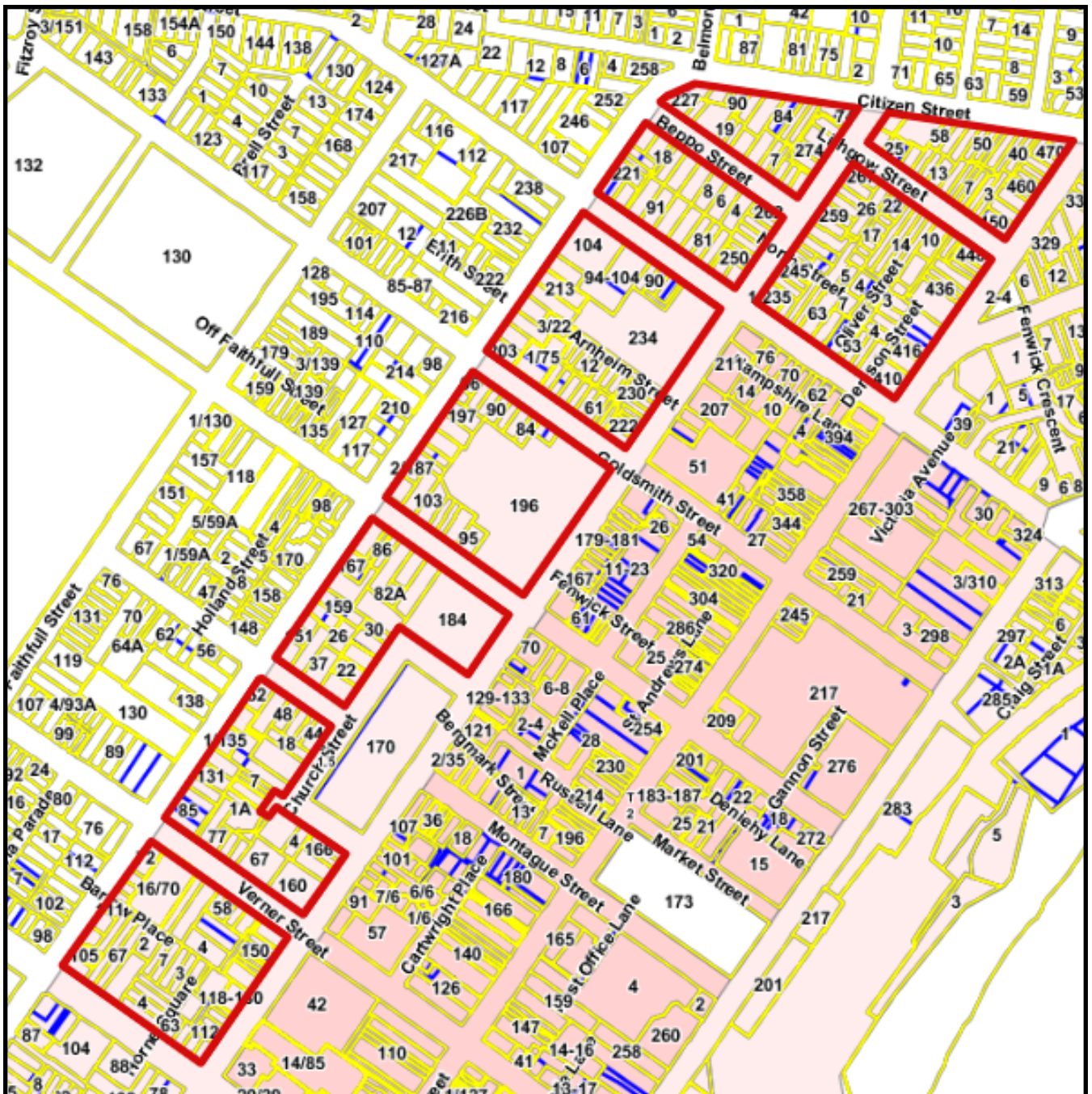
Proposed Height of  
Building Map



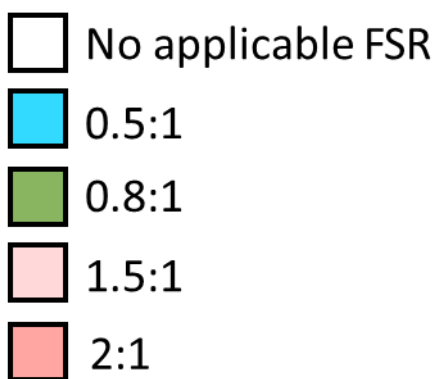
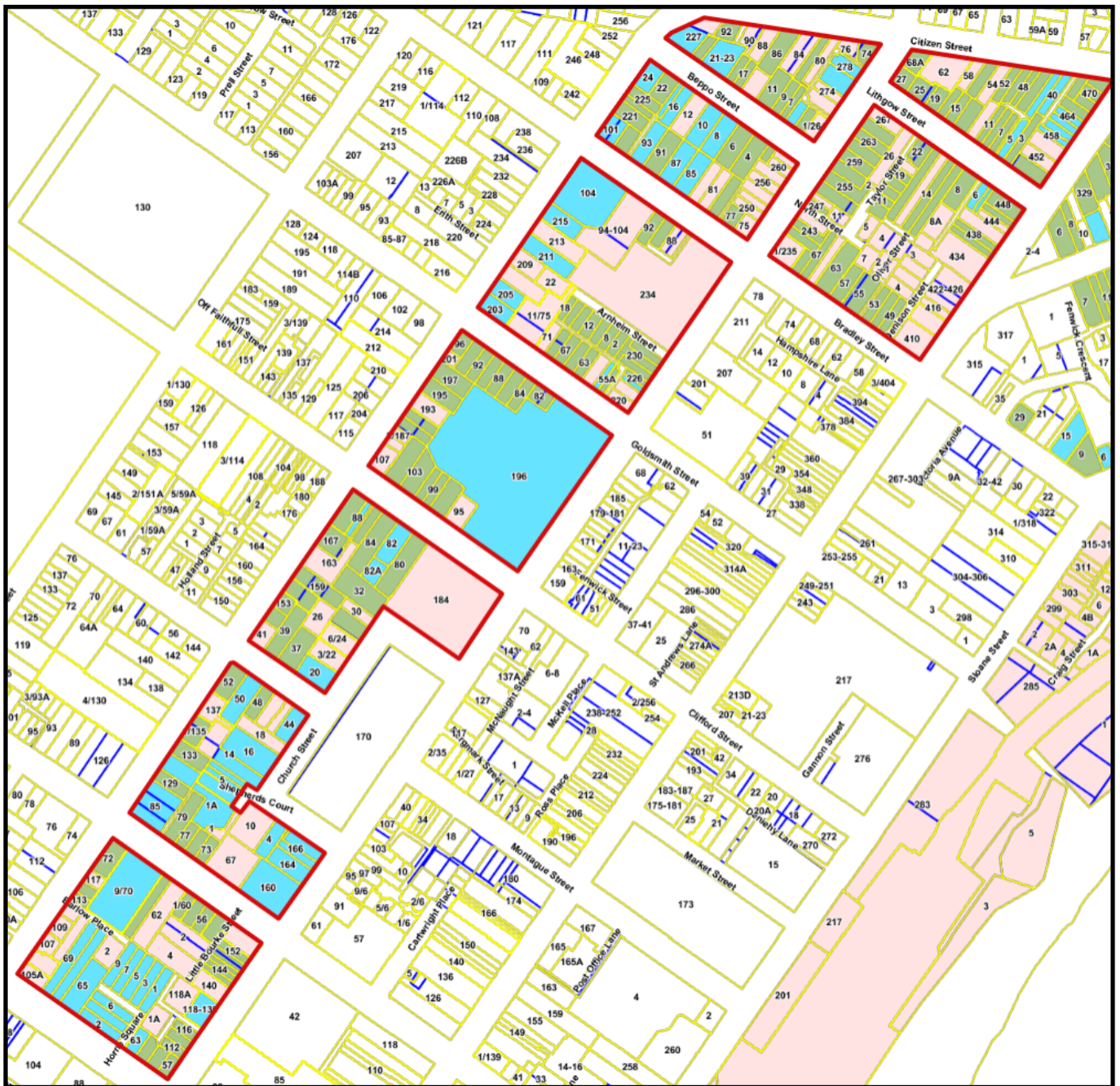


# Mixed Use Edge

## Overview- Current Floor Space Ratio Map

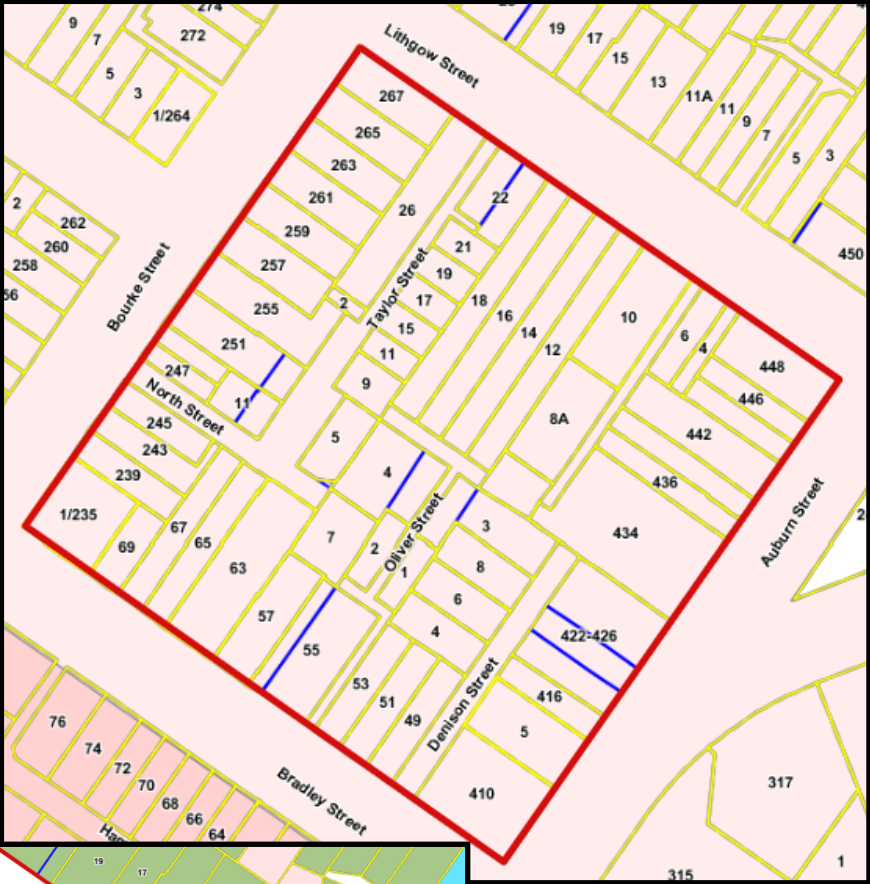
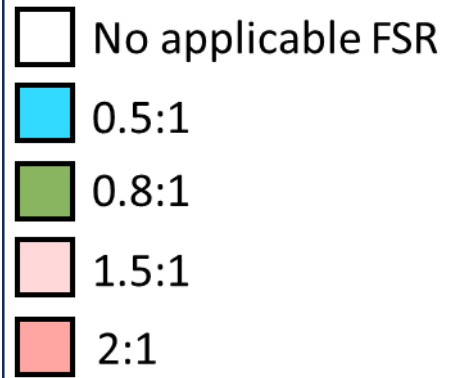


# Mixed Use Edge Overview— Proposed Floor Space Ratio Map



Mixed Use Edge  
Floor Space Ratio  
Bradley St/Bourke St/Auburn St/Lithgow St

Current Floor Space Ratio

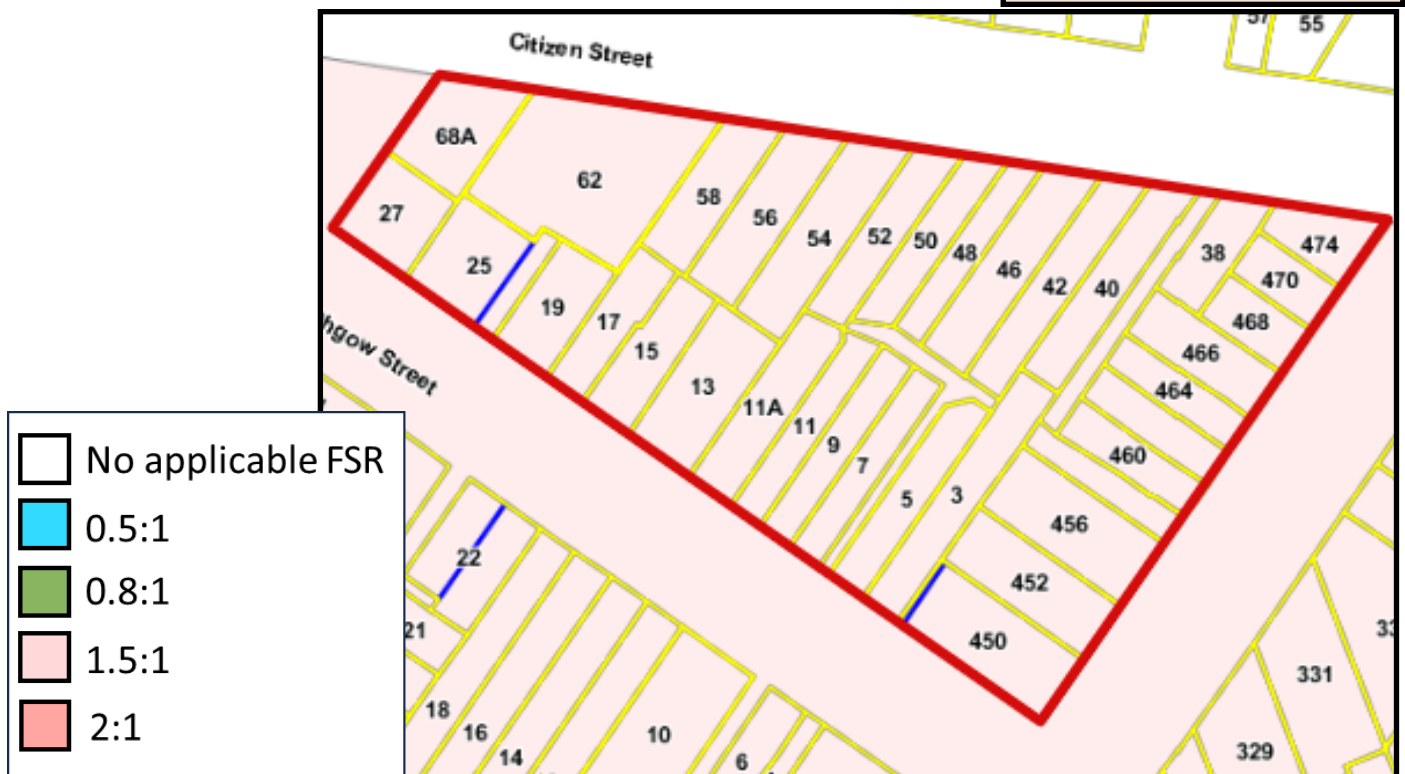


Proposed Floor space Ratio Map



Mixed Use Edge  
Floor Space Ratio  
Lithgow St/Auburn St/Citizen St

Current Floor Space Ratio

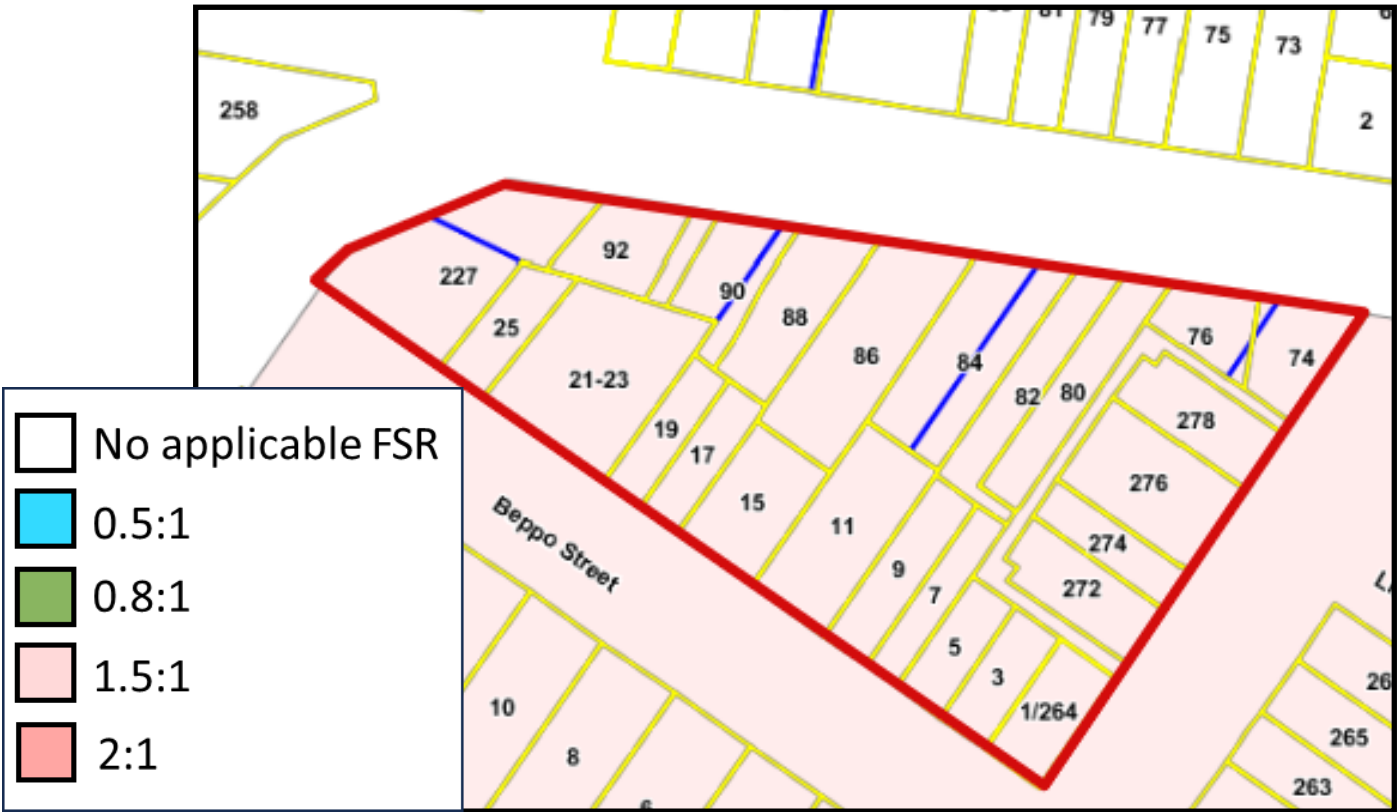


Proposed Floor space  
Ratio Map



Mixed Use Edge  
Floor Space Ratio  
Beppo St/Citizen St/Bourke St

Current Floor Space Ratio

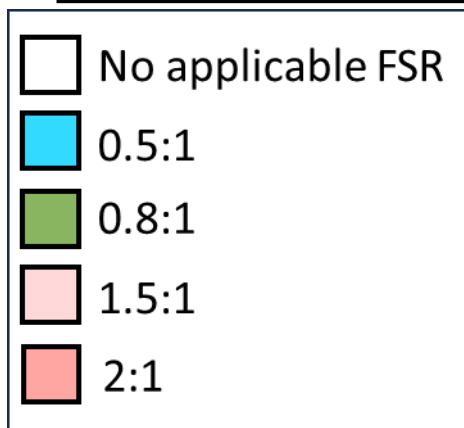


Proposed Floor space  
Ratio Map





### Current Floor Space Ratio

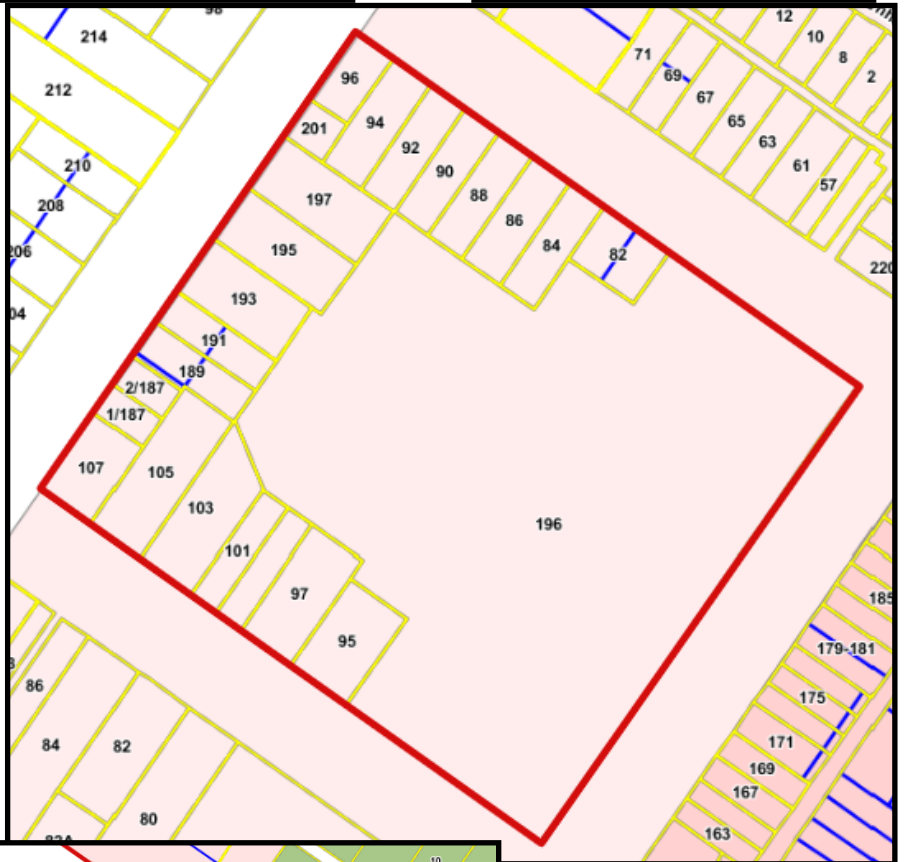
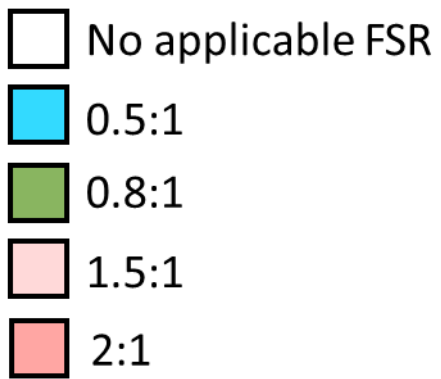


## Proposed Floor space Ratio Map

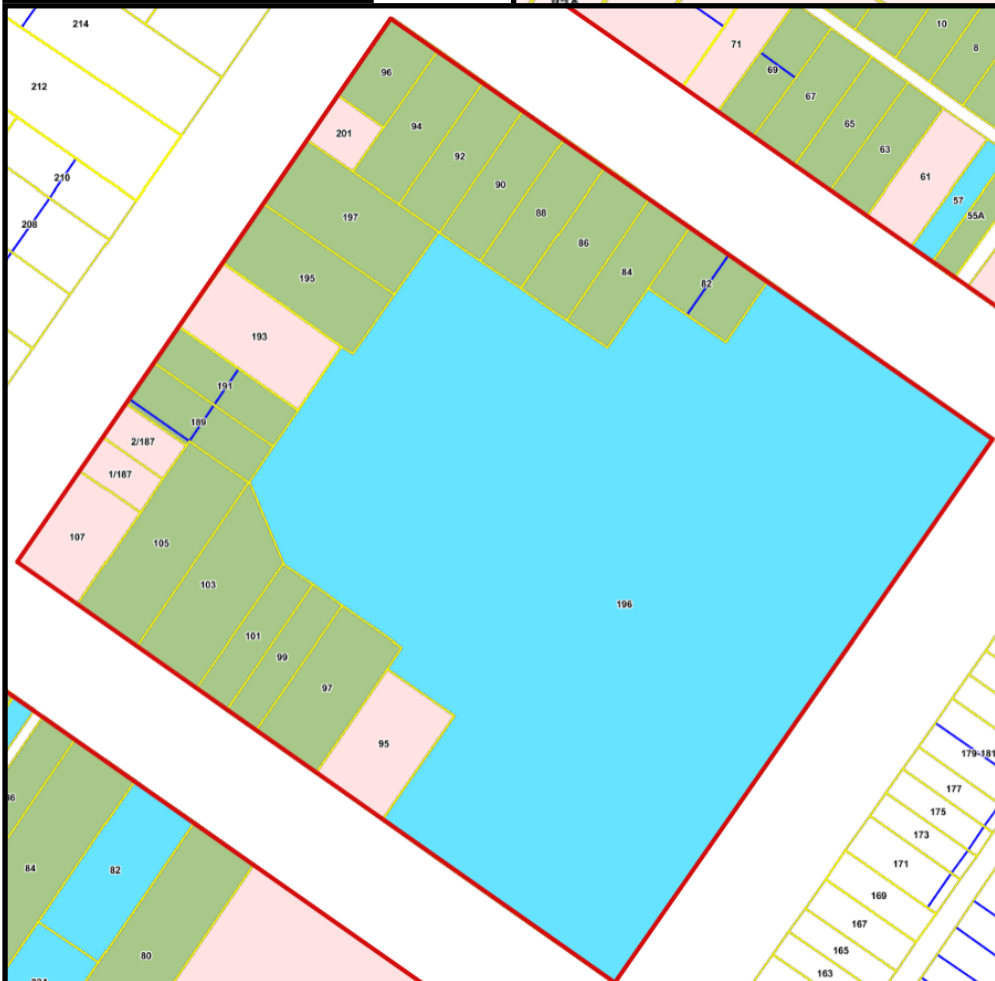


**Mixed Use Edge**  
**Floor Space Ratio**  
**Bourke St/Cowper St/Goldsmith St/Clifford St**

**Current Floor Space Ratio**



**Proposed Floor space**  
**Ratio Map**

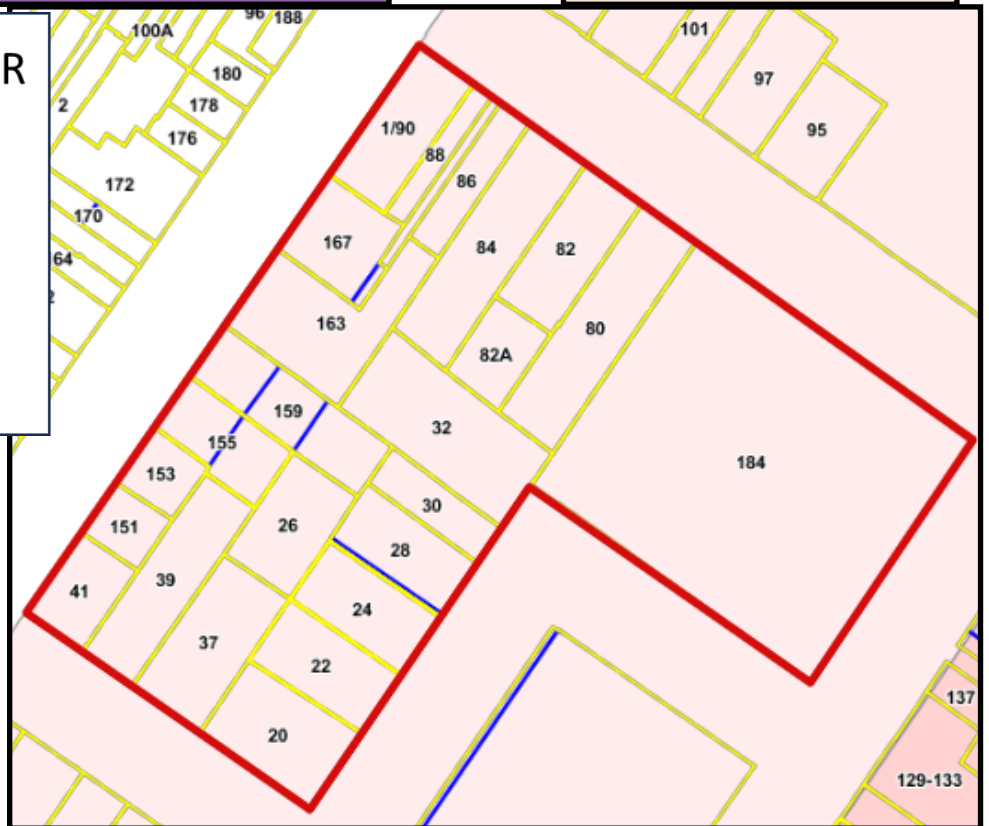
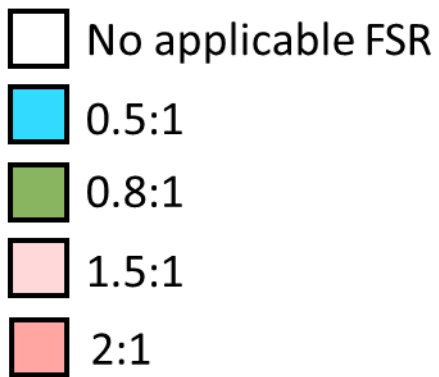


## Mixed Use Edge

### Floor Space Ratio

Clifford St/Church St/Montague St/Cowper St

Current Floor Space Ratio

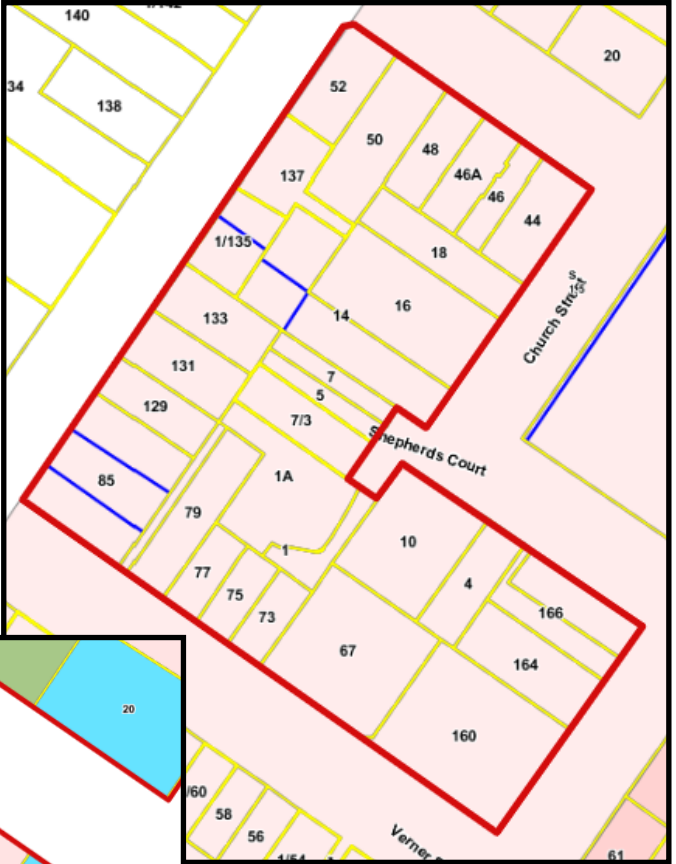
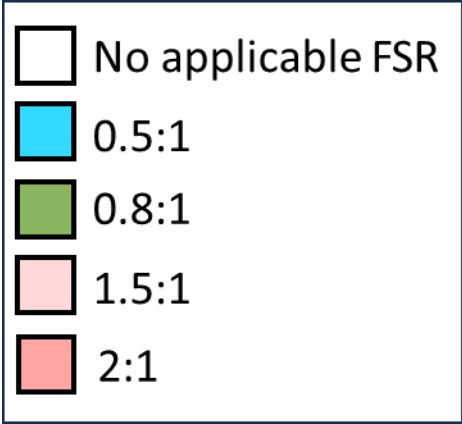


### Proposed Floor space Ratio Map



Mixed Use Edge  
Floor Space Ratio  
Montague St/Church St/Cowper St/Verner St

Current Floor Space Ratio

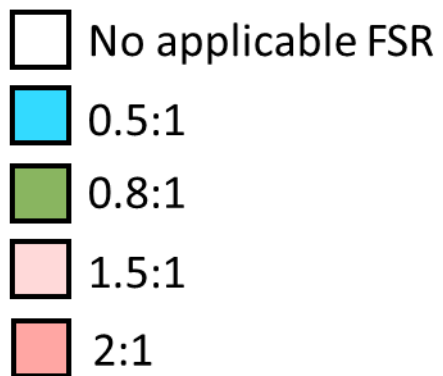


Proposed Floor space  
Ratio Map



**Mixed Use Edge  
Floor Space Ratio  
Verner St/Clinton St/Cowper St/Bourke St**

**Current Floor Space Ratio**

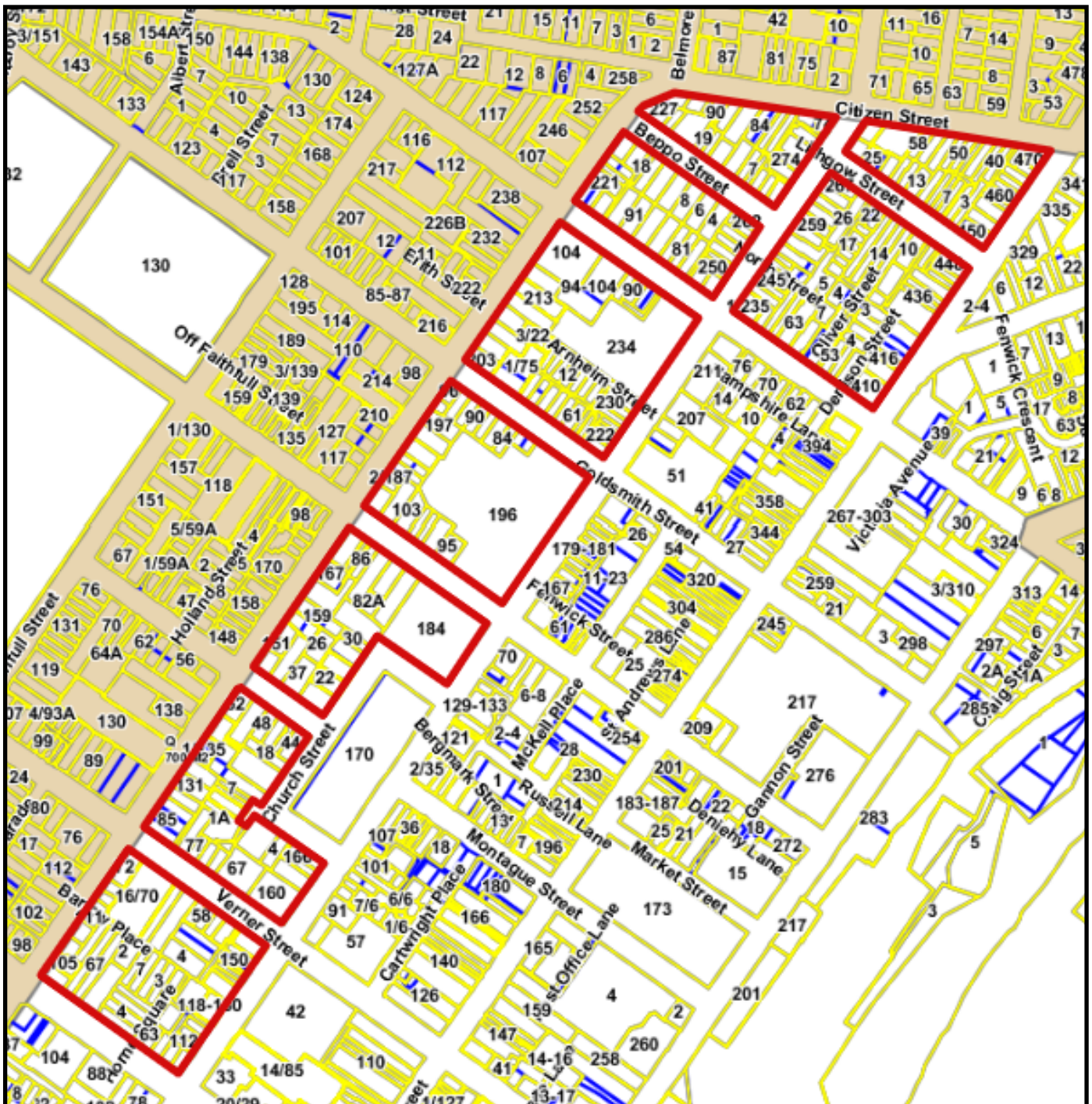


**Proposed Floor space  
Ratio Map**





# Mixed Use Edge Overview– Minimum Lot Size Map



 No applicable MLS

 700m<sup>2</sup>



Mixed Use Edge  
Overview– Minimum Lot Size Map

☐ No applicable MLS

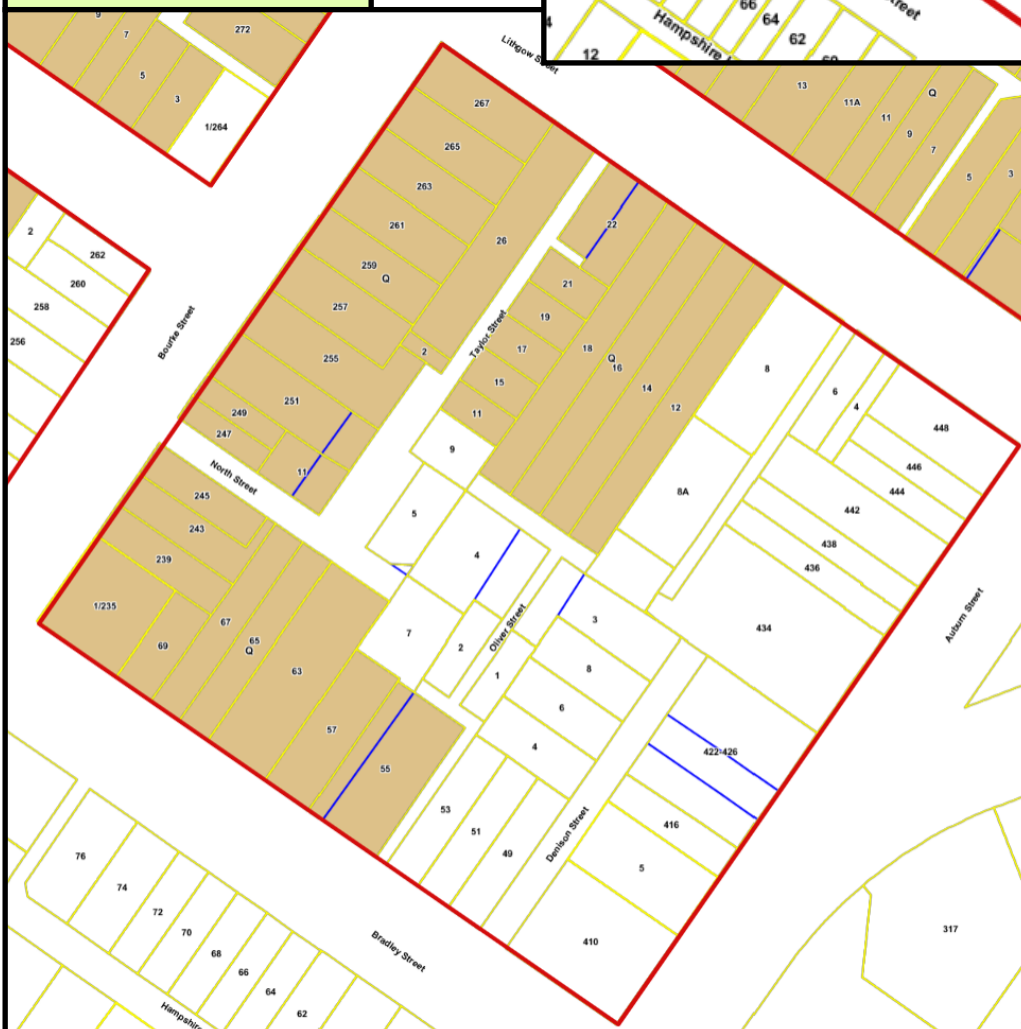
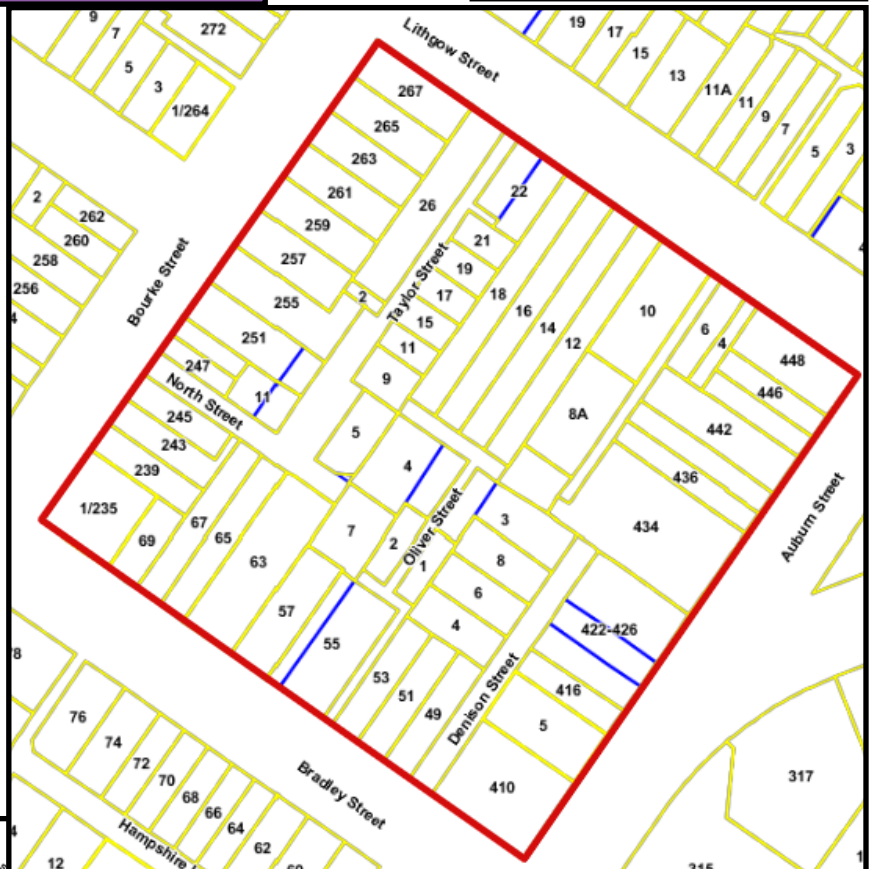
 700m<sup>2</sup>

**Mixed Use Edge**  
**Minimum Lot Size**  
**Bradley St/Bourke St/Auburn St/Lithgow St**

Current Minimum Lot Size

-  No applicable MLS
-  700m2

**Proposed Minimum Lot Size Map**



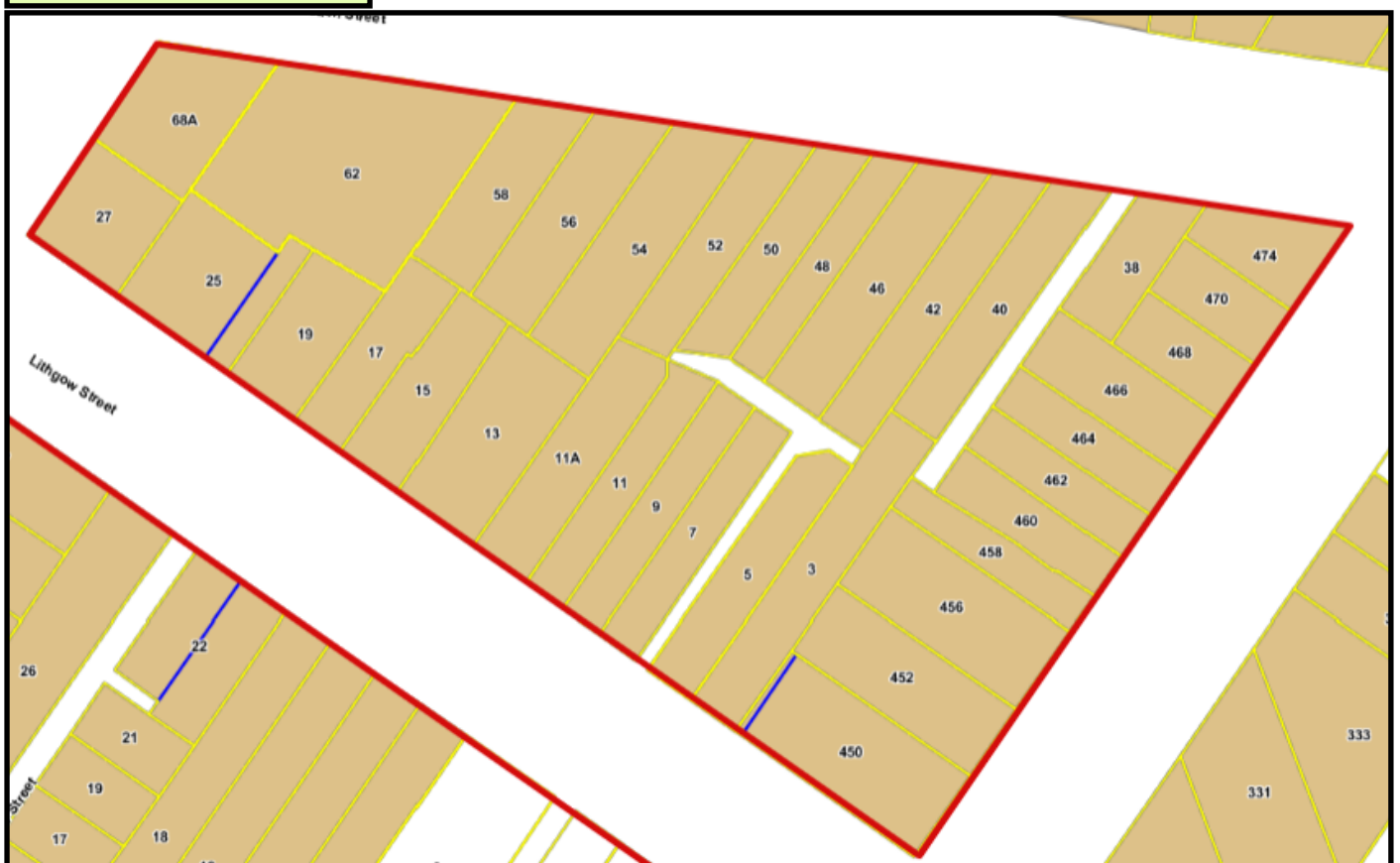
Mixed Use Edge  
Minimum Lot Size  
Lithgow St/Auburn St/Citizen St

Current Minimum Lot Size



No applicable MLS  
700m2

Proposed Minimum Lot  
Size Map



Mixed Use Edge  
Minimum Lot Size  
Beppo St/Citizen St/Bourke St

Current Minimum Lot Size



No applicable MLS

700m<sup>2</sup>


Proposed Minimum Lot



Mixed Use Edge  
Minimum Lot Size

Beppo St/Cowper St/Bourke St/Bradley St

Current Minimum Lot Size

 No applicable MLS

 700m<sup>2</sup>

Proposed Minimum Lot  
Size Map

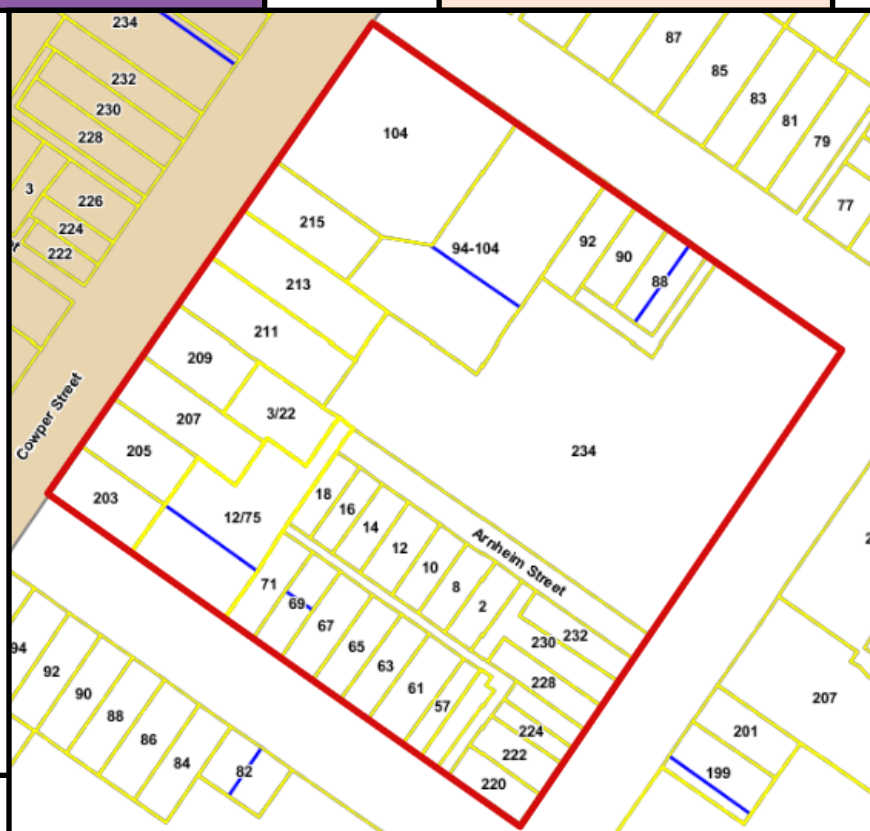


## Bradley St/Bourke St/Cowper St/Goldsmith St

☐ No applicable MLS

 700m<sup>2</sup>

## Proposed Minimum Lot Size Map



Mixed Use Edge  
Minimum Lot Size

Bourke St/Cowper St/Goldsmith St/Clifford St

Current Minimum Lot Size

No applicable MLS

700m<sup>2</sup>

Proposed Minimum Lot  
Size Map



Mixed Use Edge  
Minimum Lot Size

Clifford St/Church St/Montague St/Cowper St

Current Minimum Lot Size

No applicable MLS

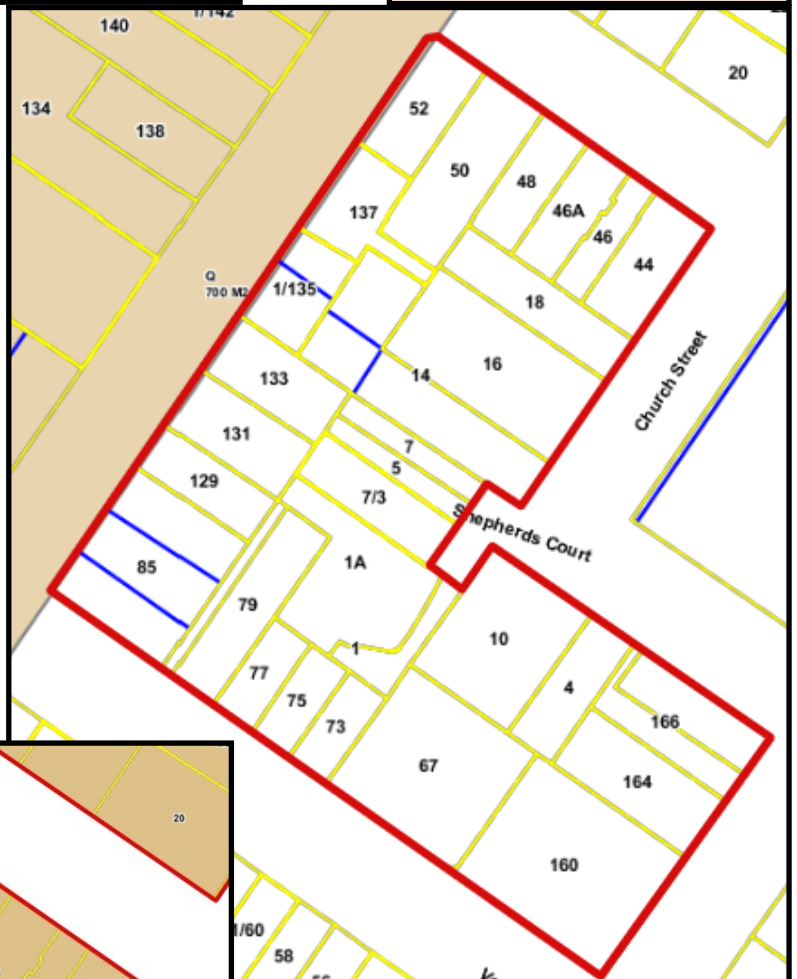
700m<sup>2</sup>

Proposed Minimum Lot  
Size Map



## Current Minimum Lot Size

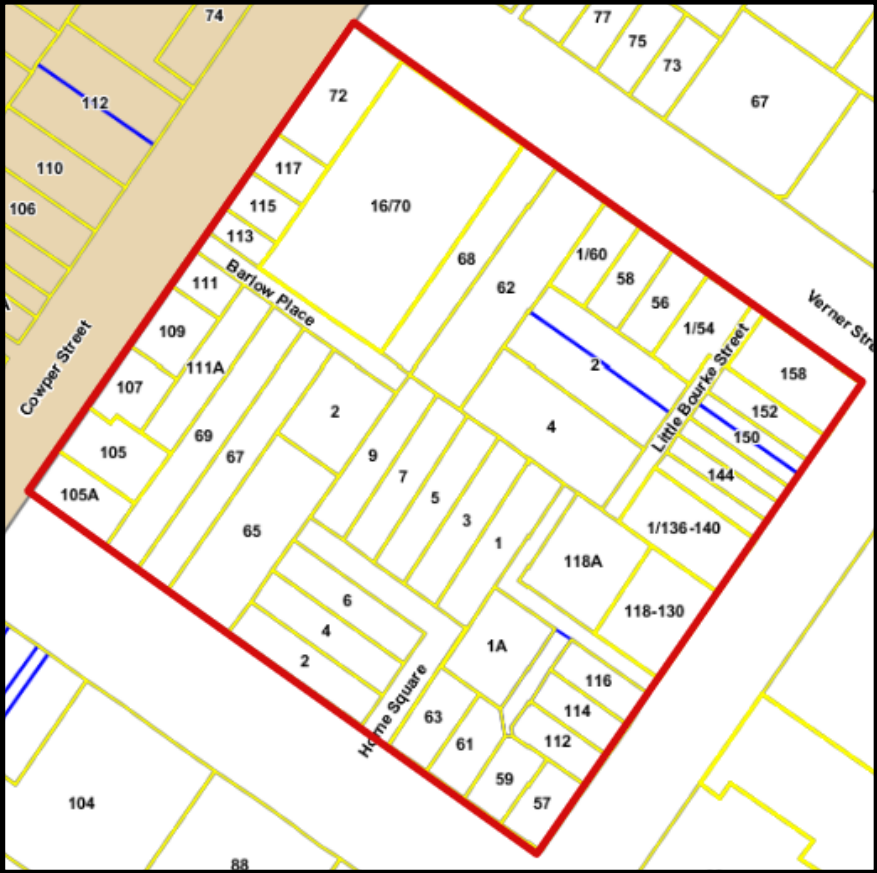
 700m<sup>2</sup>



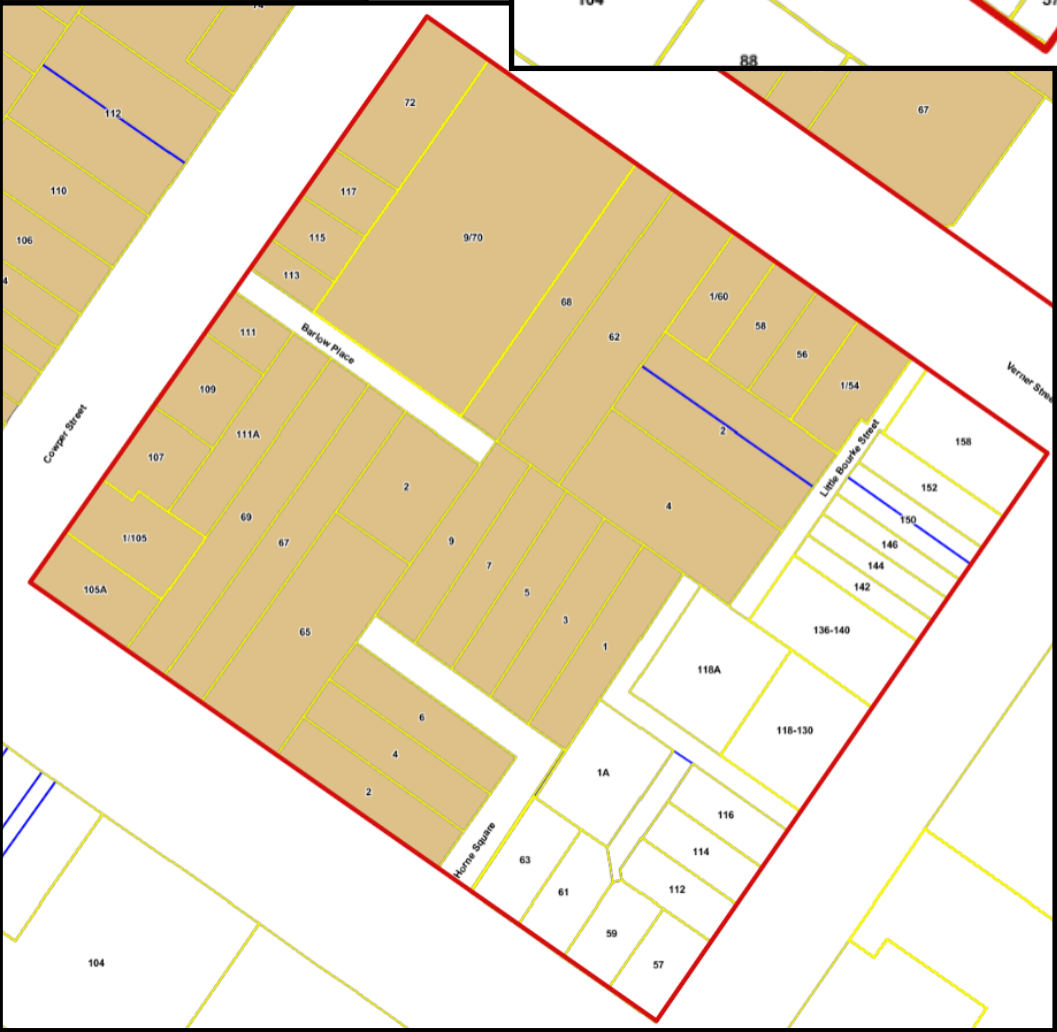
Mixed Use Edge  
Minimum Lot Size  
Verner St/Canton St/Cowper St/Bourke St

Current Minimum Lot Size

No applicable MLS  
700m2

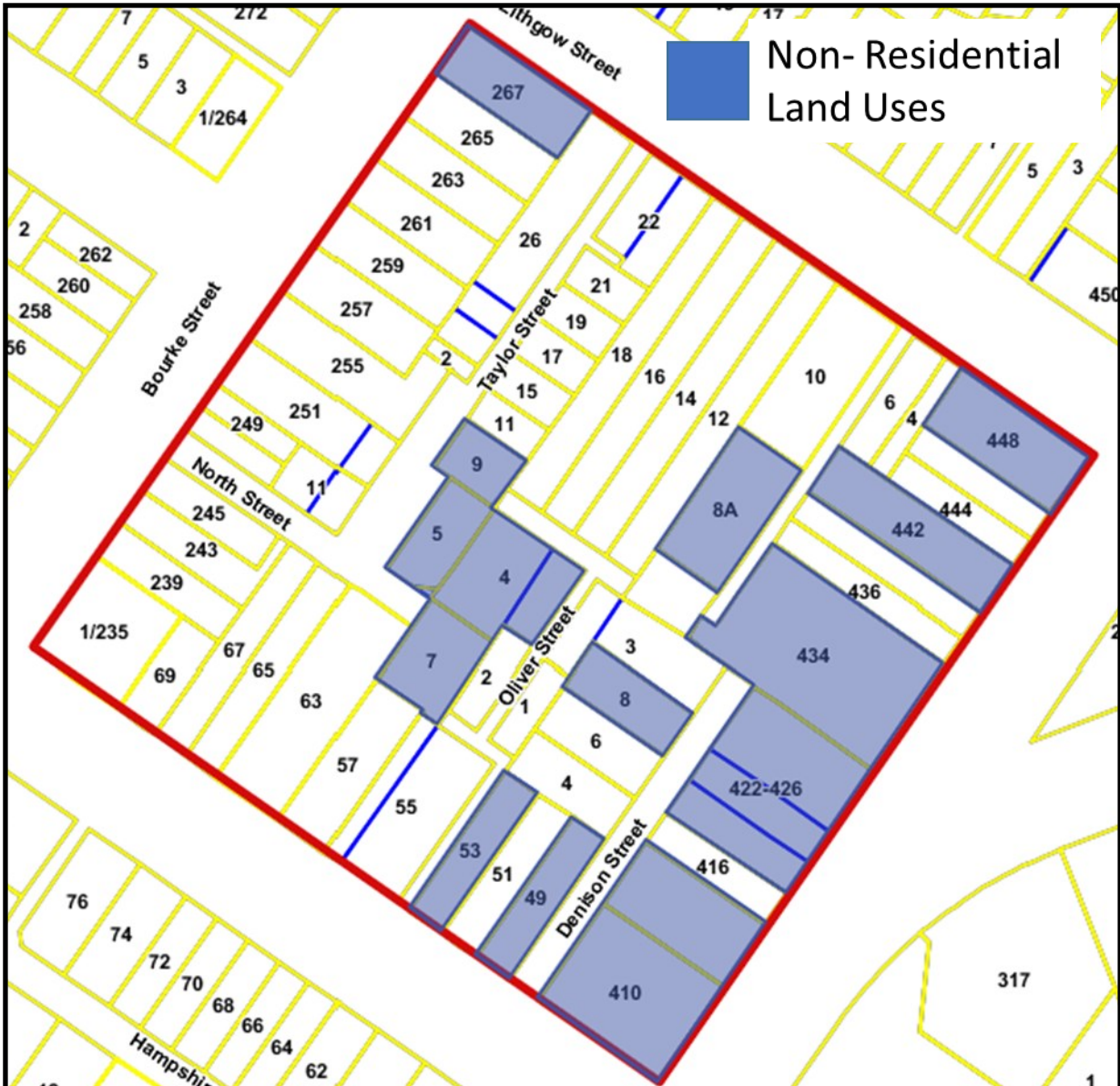


Proposed Minimum Lot  
Size Map



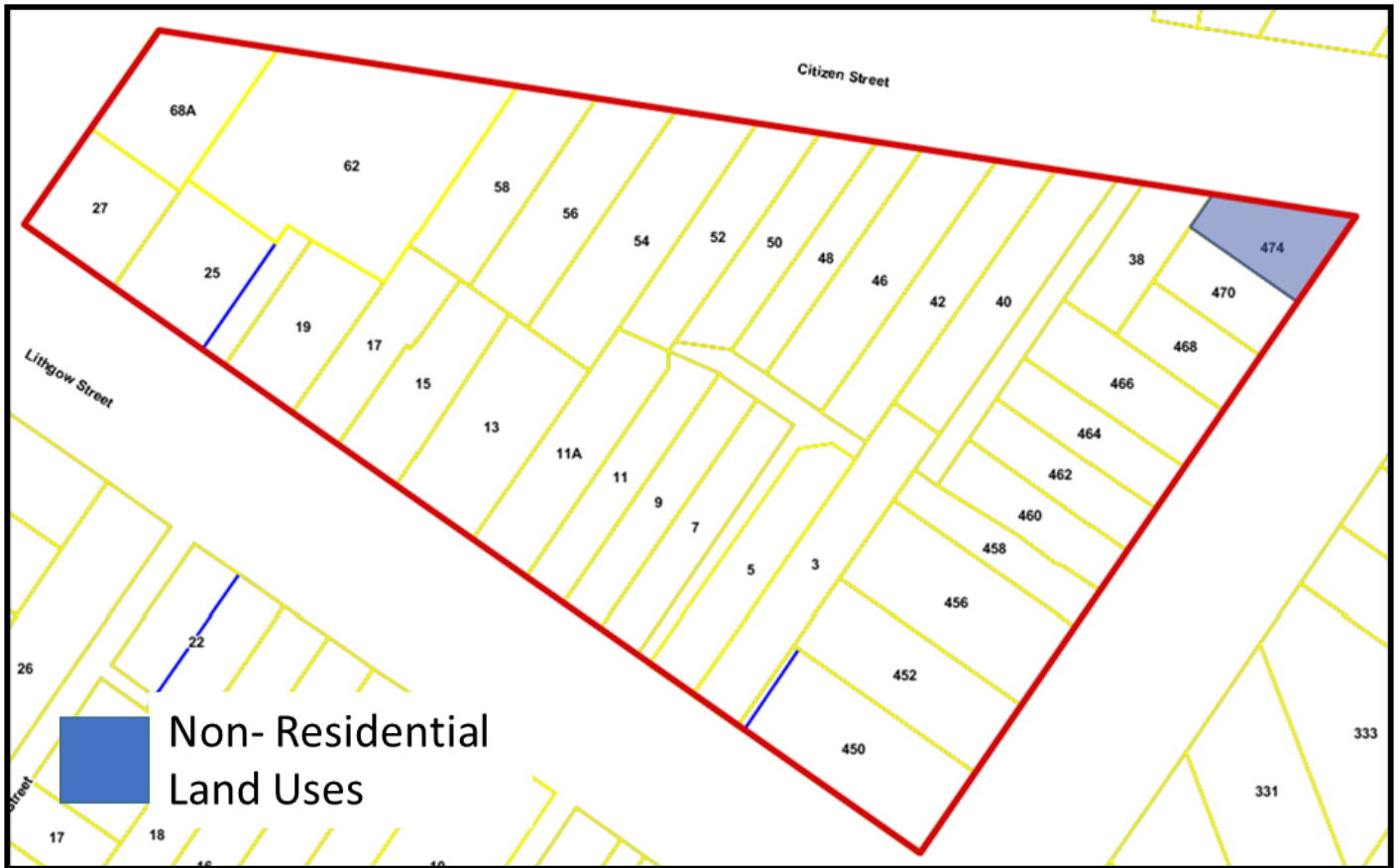


Mixed Use Edge  
Non-Residential Land Use Map  
**Bradley St/Bourke St/Auburn St/Lithgow St**



Address	Current Use	Address	Current Use
410 Auburn St	Retail	8a Lithgow St	Joinery
414 Auburn St	Retail	4, 9 & 14 Taylor St	Engineering company
422-426 Auburn St	Retail- BWS	267 Bourke St	Therapy Services- home business
434 Auburn St	Hungary Jacks- food & drink premises	53 Bradley St	Auto Repairs
442 Auburn St	Glass repairs	51 Bradley St	Retail
448 Auburn St	Afford- not for profit disability service	8 Dennison St	Smash repairs

Mixed Use Edge  
Non-Residential Land Use Map  
Lithgow St/Auburn St/Citizen St

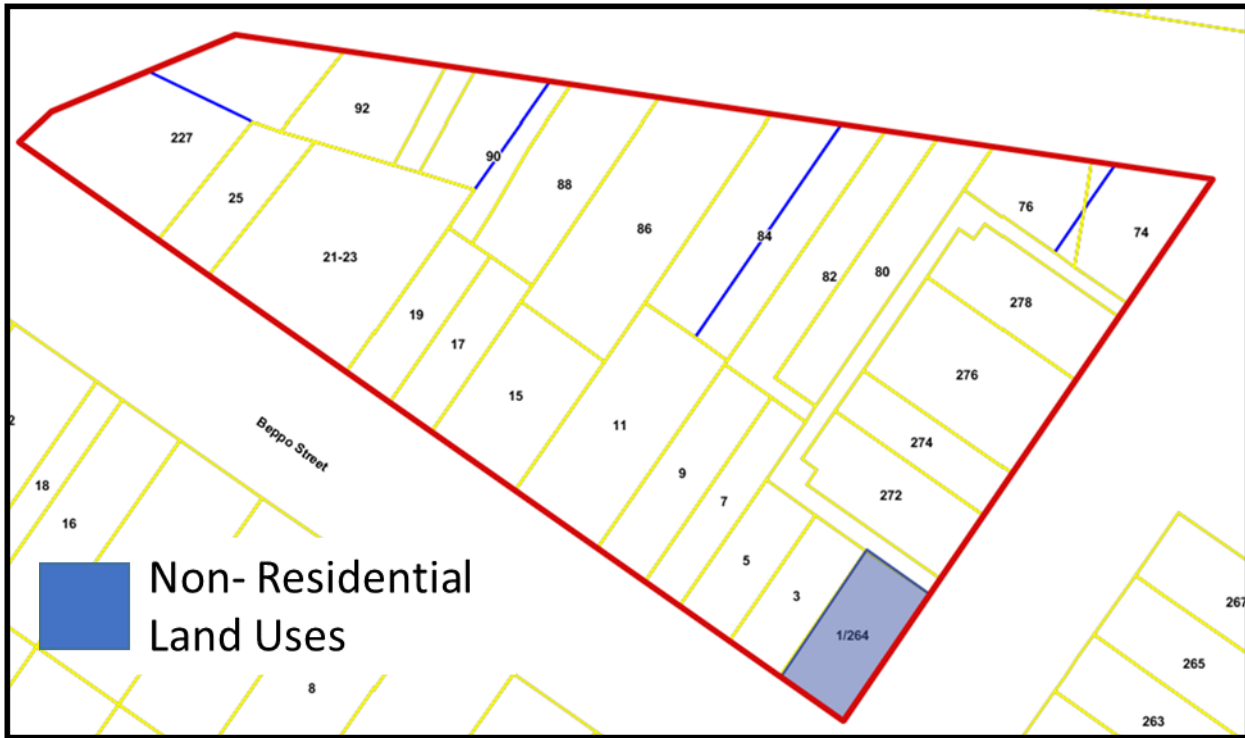


Address	Current Use	Address	Current Use
474 Auburn St	Retail- Hardware Store		

# Mixed Use Edge

## Non-Residential Land Use Map

### Beppo St/Citizen St/Bourke St



Address	Current Use	Address	Current Use
264 Bourke St	Retail- complete power		

# Mixed Use Edge

## Non-Residential Land Use Map

### Beppo St/Cowper St/Bourke St/Bradley St

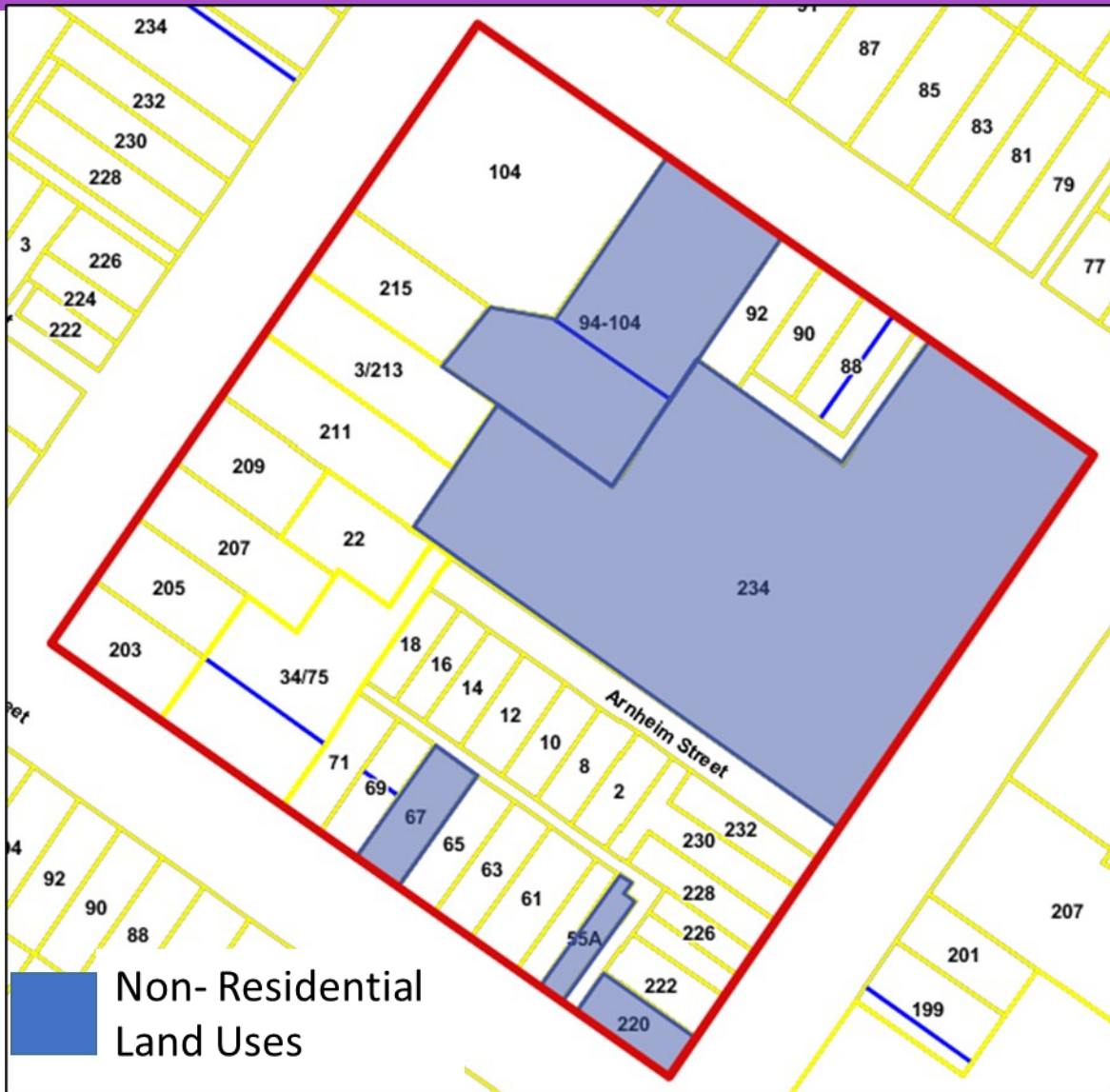


Address	Current Use	Address	Current Use
75 Bradley St	Dementia & aged care services- Community Facility	254 Bourke St	Lawyer
97 Bradley St	Insurance broker		

## Mixed Use Edge

### Non-Residential Land Use Map

Bradley St/Bourke St/Cowper St/Goldsmith St



Address	Current Use	Address	Current Use
234 Bourke St	Hospital	67 Goldsmith St	Dentist
220 Bourke St	Disability Services	55a Goldsmith St	Hairdressers
94-104 Bradley St	Brain Injury Service		

## Mixed Use Edge

### Non-Residential Land Use Map

Bourke St/Cowper St/Goldsmith St/Clifford St



Address	Current Use	Address	Current Use
196 Bourke St	School		
92 Goldsmith St	Tax consultant		

## Mixed Use Edge

### Non-Residential Land Use Map

Clifford St/Church St/Montague St/Cowper St



Address	Current Use	Address	Current Use
184 Bourke St	Council Offices		

## Mixed Use Edge

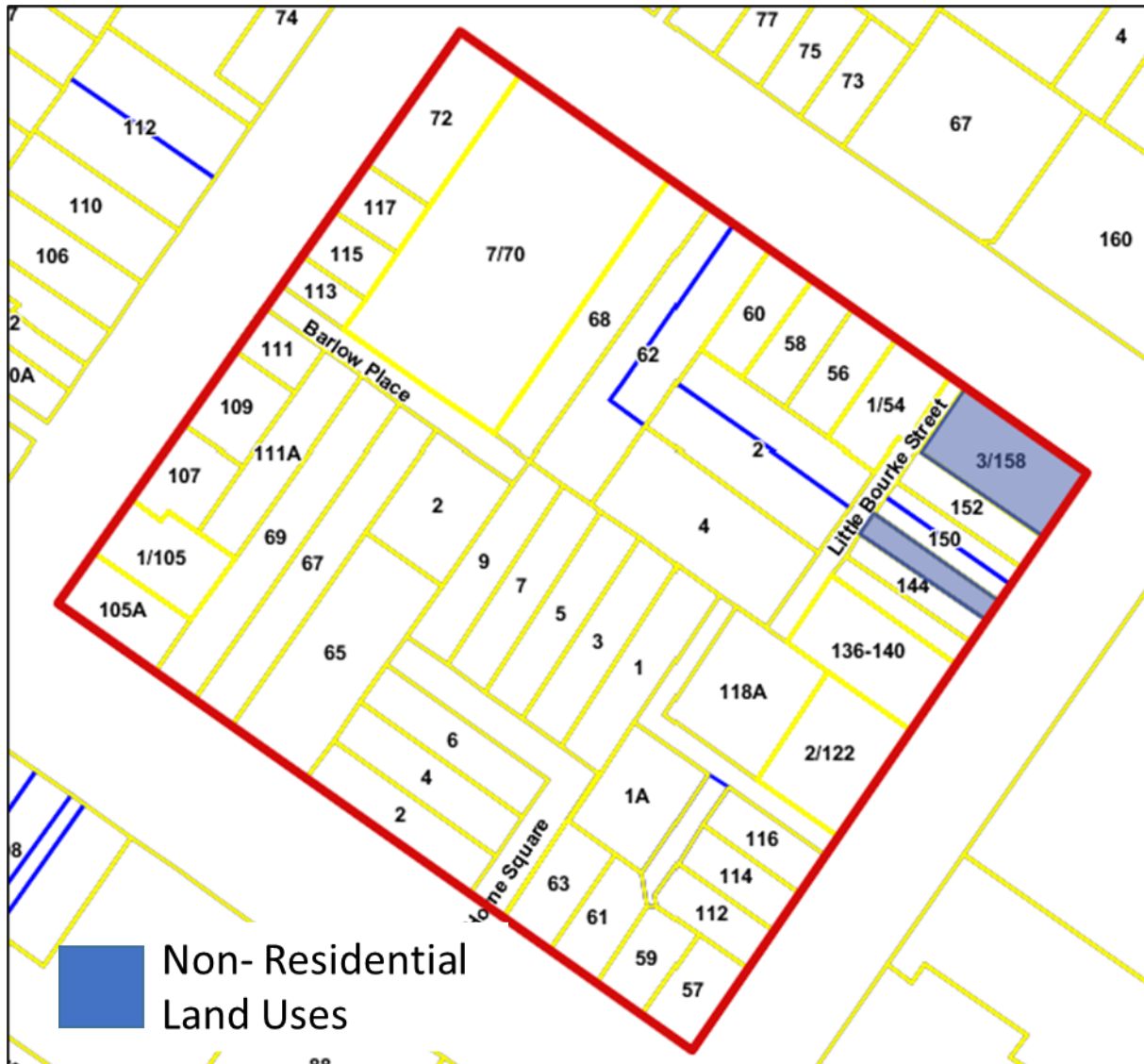
### Non-Residential Land Use Map

Montague St/Church St/Cowper St/Verner St



Address	Current Use	Address	Current Use
160 Bourke St	Hume Conservatorium - Music School		
164 Bourke St	Place of worship		

Mixed Use Edge  
Non-Residential Land Use Map  
Verner St/Clinton St/Cowper St/Bourke St



Address	Current Use	Address	Current Use
146 Bourke St	Make up & cosmetic treatments	158 Bourke St	Automotive detailing
		158 Bourke St	Retail- locksmiths
		158 Bourke St	Florist/gift Shop

