

**7. Reference: Floor space ratio map, Riverbank site within block bounded by Church, Philip and Smith Streets and Parramatta River**

**Objectives or intended outcomes**

Provide the Riverbank site and land at the corner of Phillip and Smith Streets with the potential to be developed for mixed use purposes to a floor space ratio of 6: 1 consistent with the B4 Mixed Use zoning of the land concerned and the floor space ratio limits for adjacent sites.

**Explanation**

The floor space ratio map shows a floor space ratio of 0:1 over land adjoining David Frater Reserve and the Parramatta River foreshore and also the corner site at Phillip and Smith Streets. In the Land use zoning and Height of buildings maps the land is zoned B4 Mixed Use with a height limit of 80 m. Other land within this block with the same zoning and height limit has a FSR of 6:1 on the map. Therefore, an amendment of the Floor Space Ratio Map is proposed to show a floor space ratio of 6: 1 for the subject land, as outlined in the map attachment.

**Justification**

See separate document.

## Attachment



Show as AA - 6:1

Environmental Planning and Assessment Act, 1979  
Parramatta City Centre Local Environmental Plan 2007  
(Amendment No. 3)

### Floor Space Ratio Map

MADE UNDER SECTION 59 OF THE EPAA ACT.

Relationship to other environmental planning instruments.

1. This plan amends Parramatta City Centre Local Environmental Plan 2007

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GAZETTED DATE:



PARRAMATTA  
CITY COUNCIL