

6. Reference: Floor space ratio map and height of buildings map, 36 Charles Street (The Port Bar)

Objectives or intended outcomes

Provide land at 36 Charles Street with the potential to be developed for mixed use purposes to a height limit of 36 m and a floor space ratio of 4: 1 consistent with the B4 Mixed Use zoning of the site and the height and floor space ratio limits for adjacent sites.

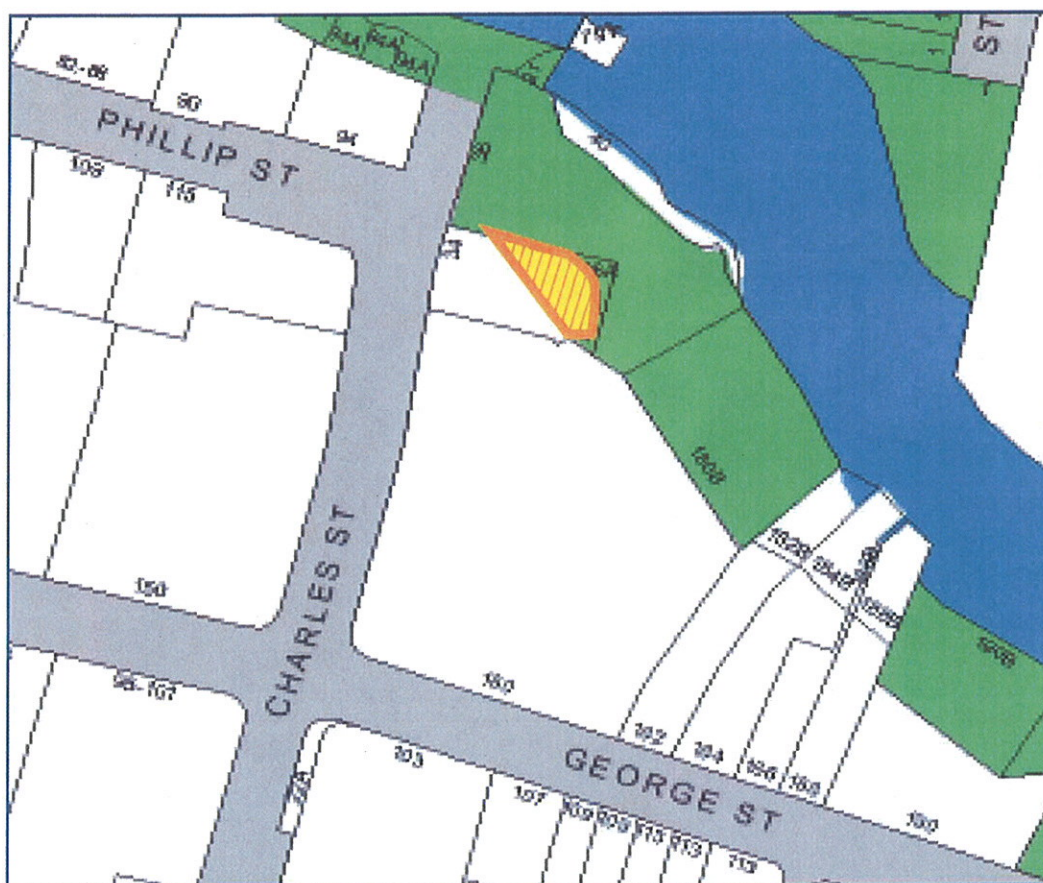
Explanation

The property is included in the B4 Mixed Use Zone. The Floor space ratio map shows a maximum floor space ratio of 0:1 for this property and there is no height limit shown on the height map. Amendment of the Floor Space Ratio and Height of Buildings Map is proposed to provide the site with a maximum height limit of 36 m and a floor space ratio of 4: 1 as outlined in the map attachments.

Justification

See separate document.

Attachment



Show as V - 36m

Omit reference to "Clause 21A" in
legend and insert "Clause 29E"

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

Height of Buildings 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

COUNCIL FILE NUMBER: F2009/01706

DEPARTMENT FILE NUMBER:

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MINISTER

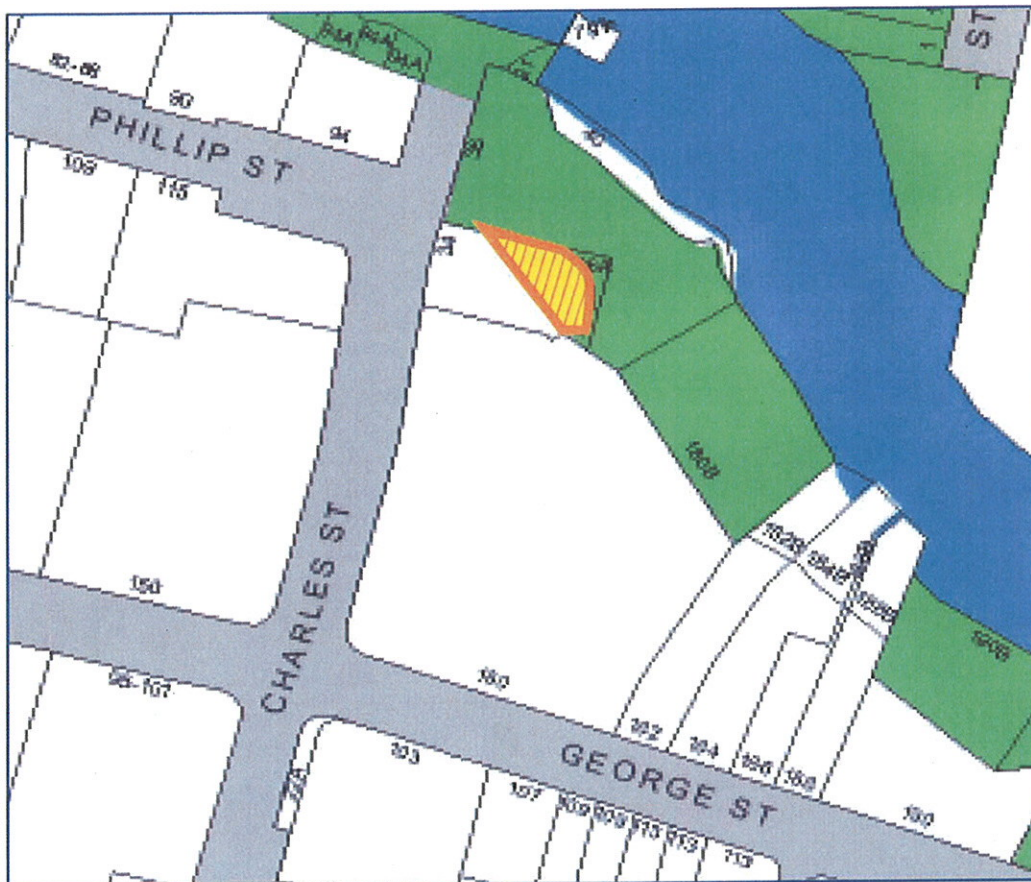
DATE

GAZETTED DATE:



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Attachment



Show as X1 - 4:1

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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