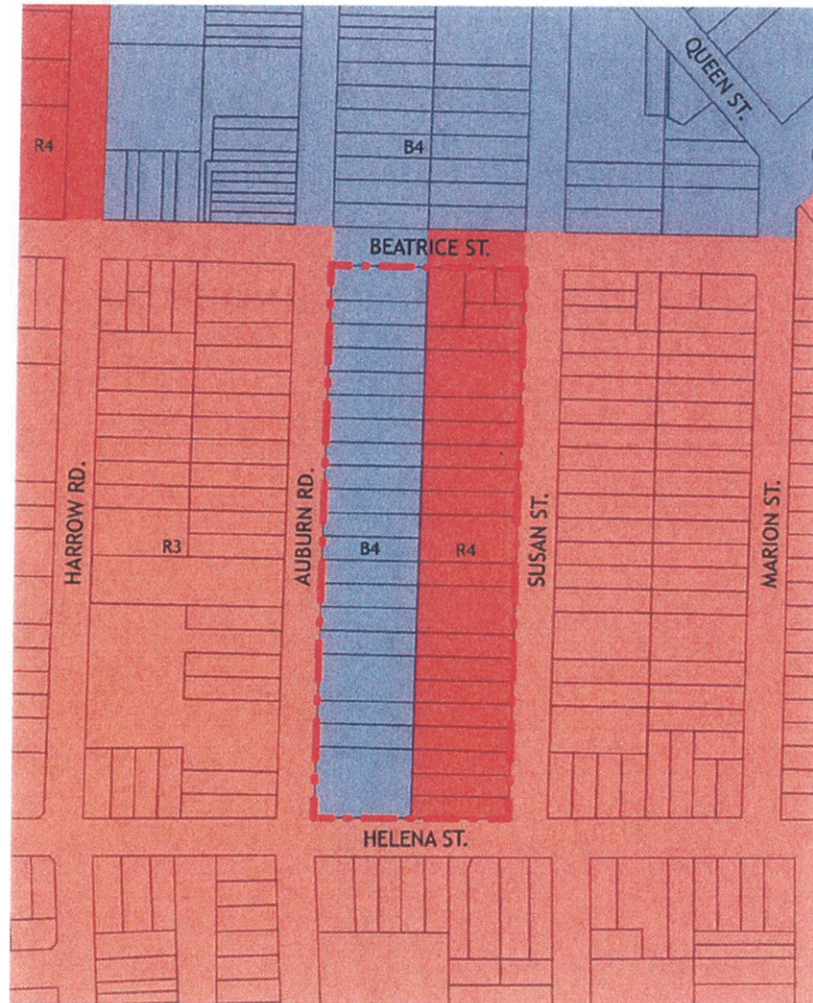


APPENDIX 3

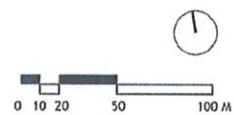
PLANNING PROPOSAL MAPS

PROPOSED ZONING

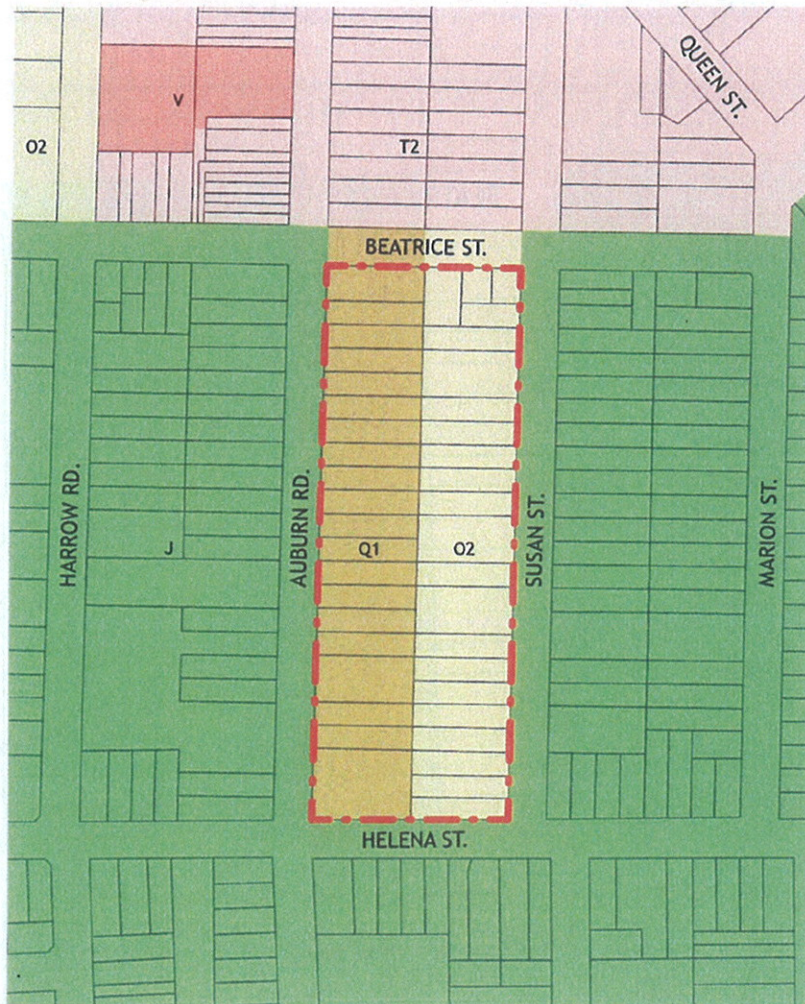


LEGEND

- R3 - MEDIUM DENSITY RESIDENTIAL
- R4 - HIGH DENSITY RESIDENTIAL
- B4 - MIXED-USE
- IN2 - LIGHT INDUSTRIAL
- SITE BOUNDARY

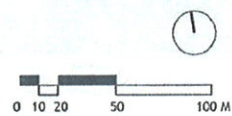


PROPOSED BUILDING HEIGHTS

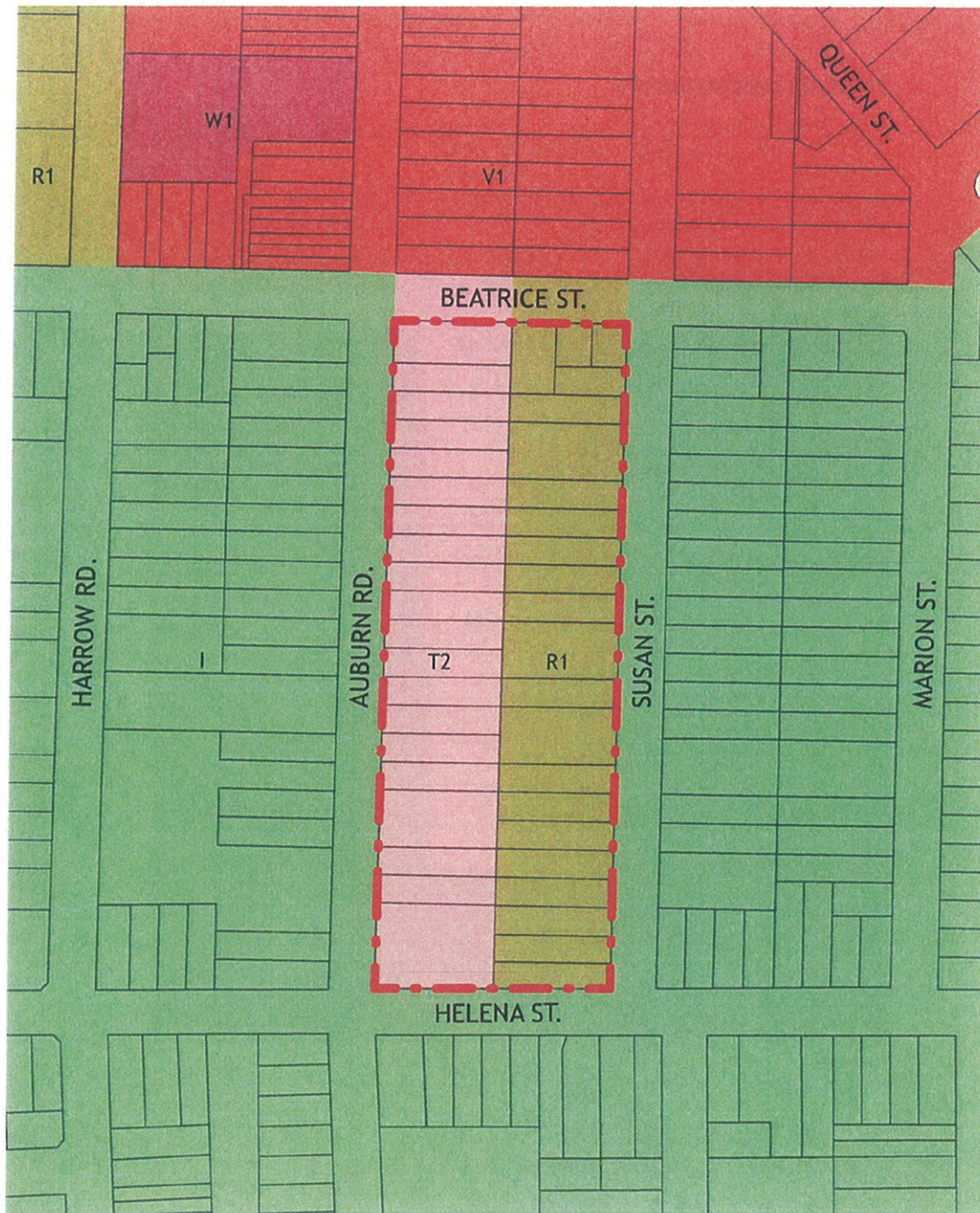


LEGEND

 J - 9M	 T2 - 27M
 O2 - 16M	 V - 36M
 Q1 - 21M	 SITE BOUNDARY



PROPOSED FLOOR SPACE RATIO



LEGEND

I - 0.75
N - 1.0
R1 - 1.4

T2 - 2.25
V1 - 3.0
W1 - 3.6

 SITE BOUNDARY

