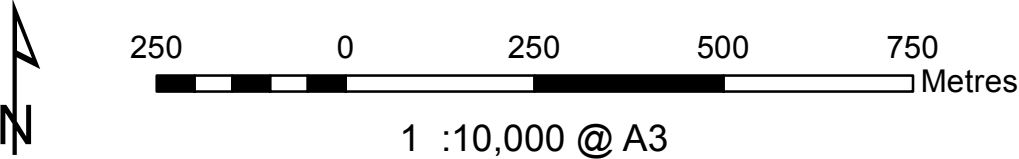
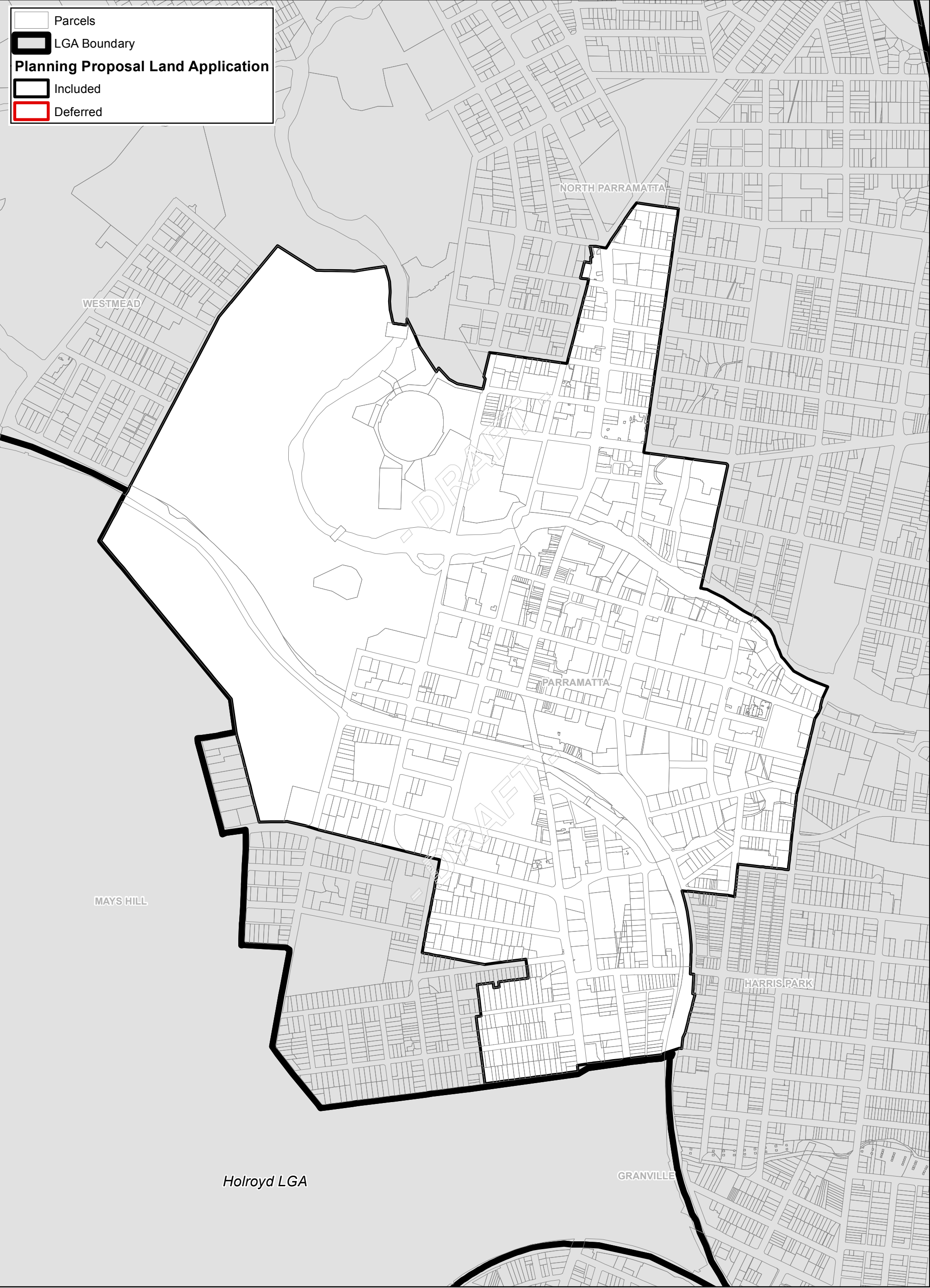


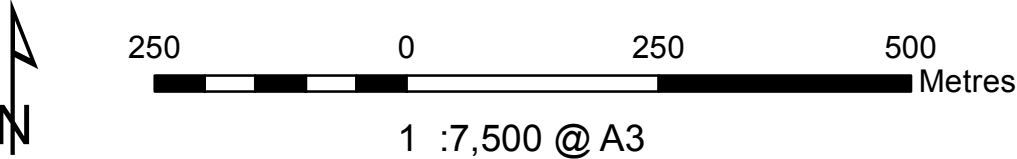
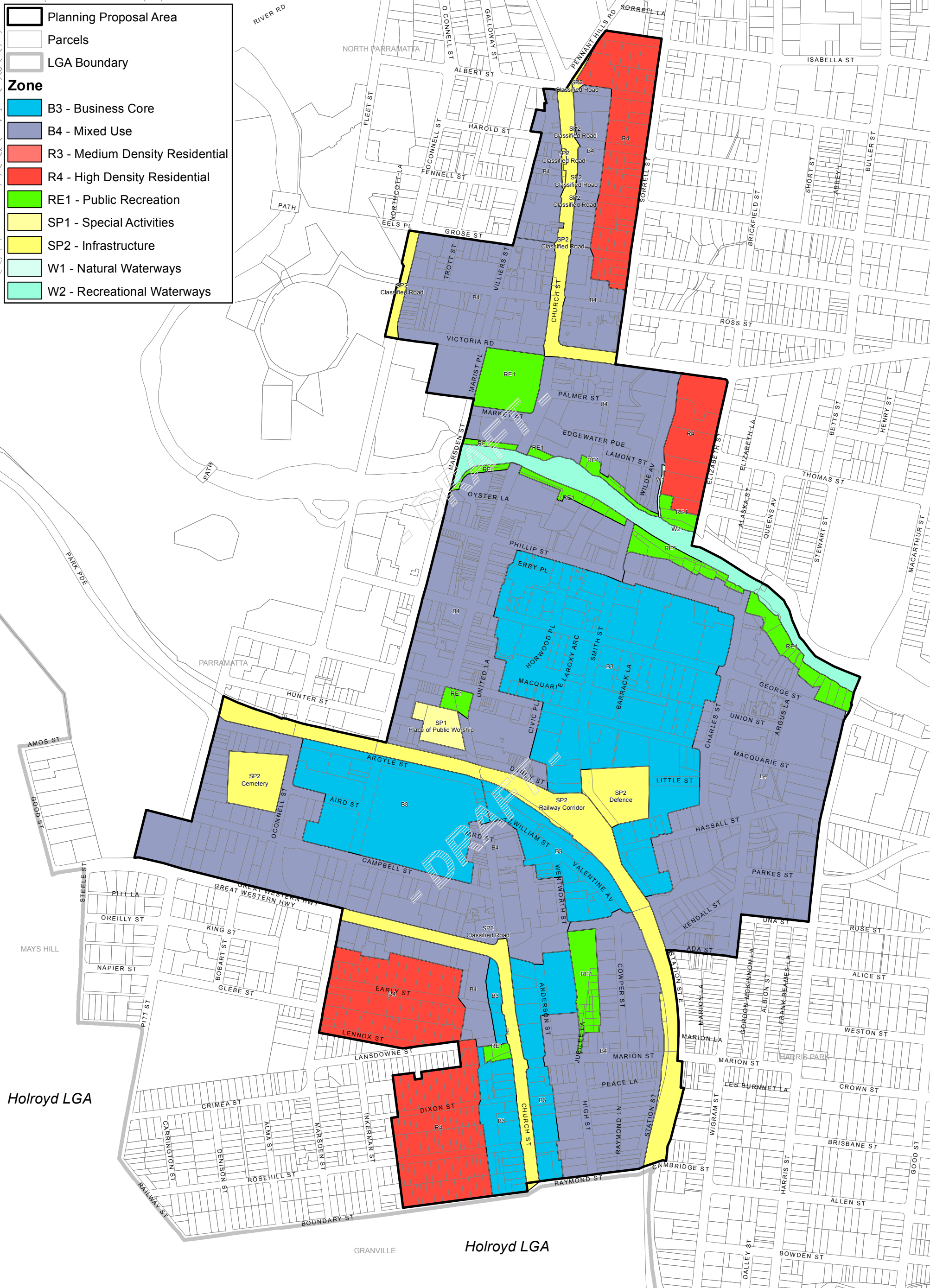
Appendix 16 - Draft LEP Maps

Parramatta CBD Planning Proposal — Land Application Map (LAP) — Feb 2016



Data Version: 22/02/2016

Parramatta CBD Planning Proposal — Land Zoning Map (LZN) — Feb 2016



Parramatta CBD Planning Proposal — Height of Buildings Map (HOB) — Feb 2016

Planning Proposal

Parcels

LGA Boundary

Height of Buildings

Refer to Clause 7.4 Sun Access Protection

Maximum Building Height

0m (A)

6m (E)

8m (I)

9m (J1)

10m (K)

11m (L)

12m (M)

15m (O1)

18m (P2)

20m (Q2)

24m (S)

26m (T2)

28m (T3)

34m (U2)

36m (V1)

40m (W)

49m (X3)

54m (Y2)

72m (AA3)

80m (AB1)

90m (AB2)

100m (AC1)

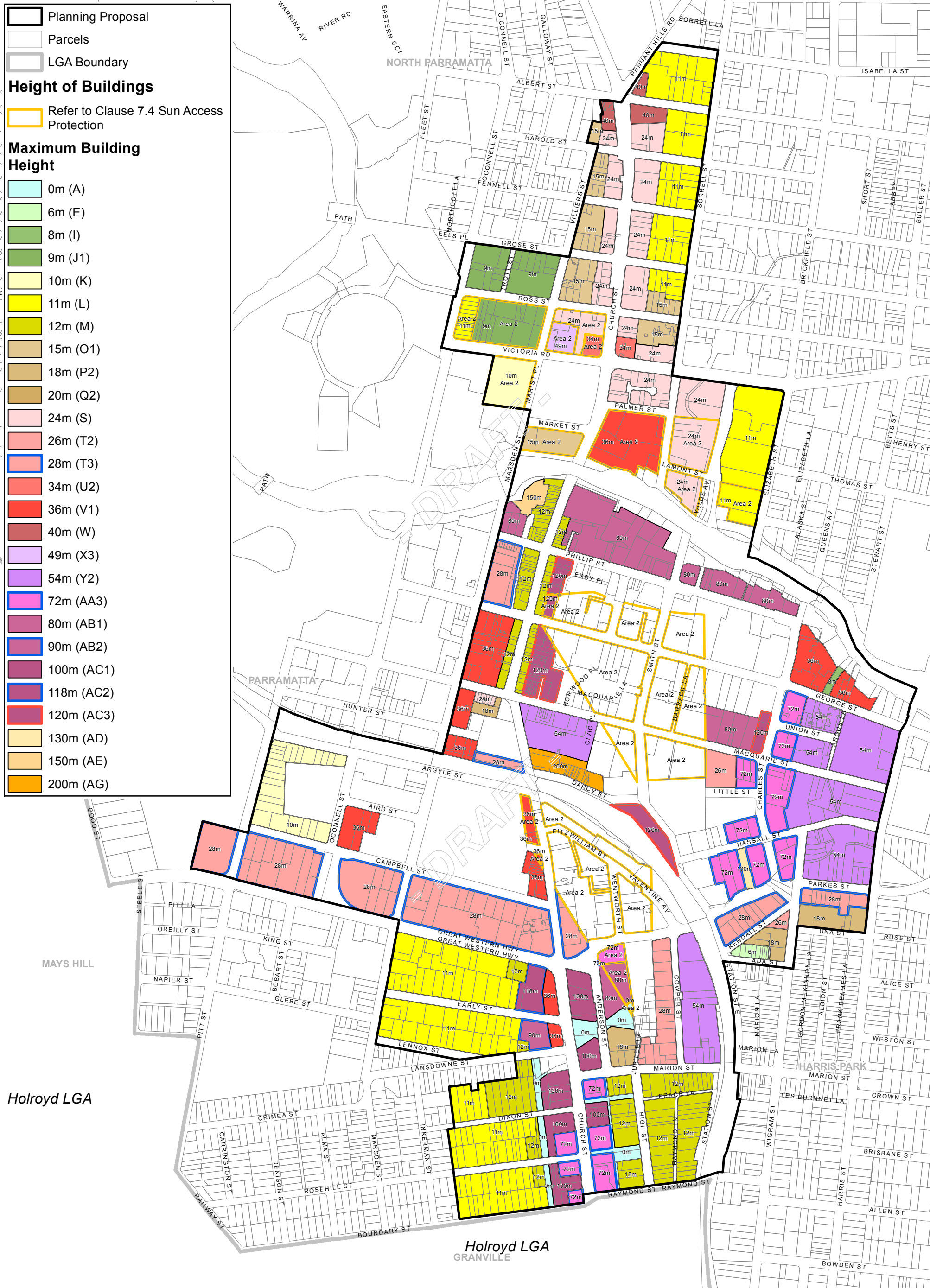
118m (AC2)

120m (AC3)

130m (AD)

150m (AE)

200m (AG)



Parramatta CBD Planning Proposal — Incentive Height of Buildings Map (IHB) — Feb 2016

Planning Proposal Area

Parcels

LGA Boundary

Height of Buildings

Refer Clause 7.4 Sun Access Protection

Maximum Building Height (m)

0m (A) - 0 st

8m (I) - 2 st (mixed)

12m (M) - 3 st (mixed)

20m (Q2) - 6 st (mixed)

26m (T2) - 8 st (mixed)

28m (T3) - 9 st (mixed)

36m (V1) - 11 st (mixed)

40m (W) - 13 st (mixed)

54m (Y2) - 17 st (mixed)

60m (AA1) - 20 st (mixed)

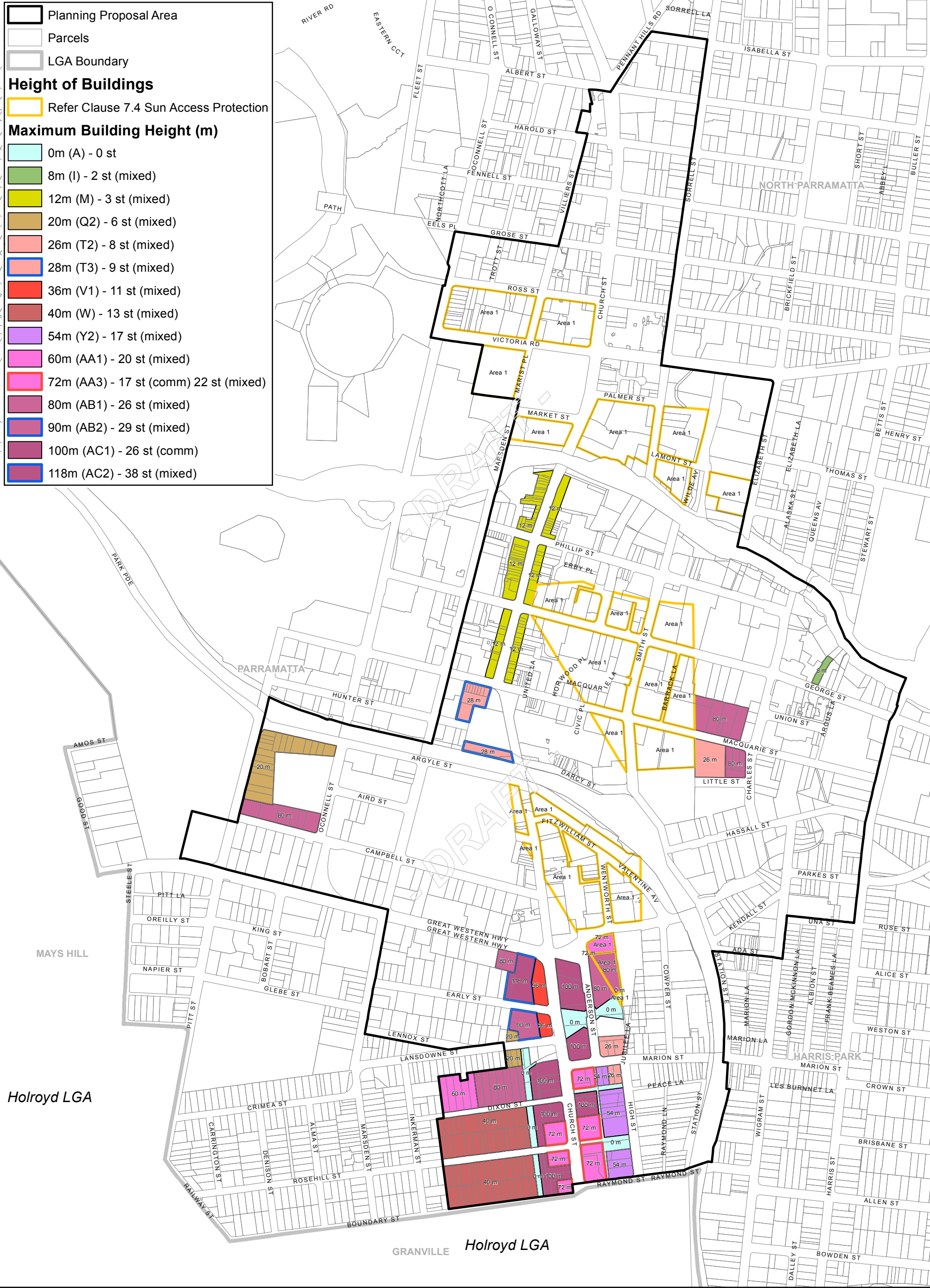
72m (AA3) - 17 st (comm) 22 st (mixed)

80m (AB1) - 26 st (mixed)

90m (AB2) - 29 st (mixed)

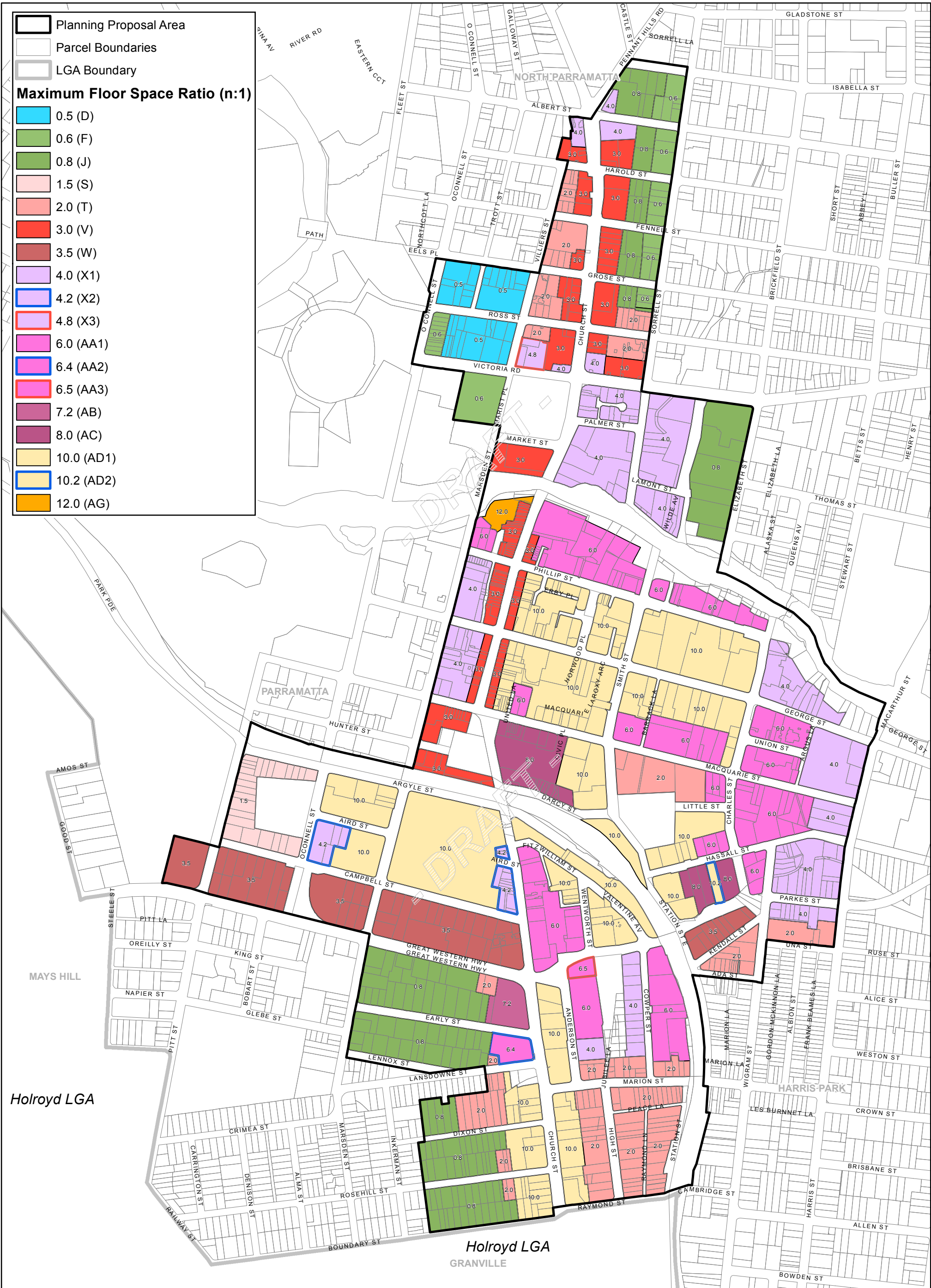
100m (AC1) - 26 st (comm)

118m (AC2) - 38 st (mixed)



Data Version: 22/02/2016

Parramatta CBD Planning Proposal — Floor Space Ratio Map (FSR) — Feb 2016



Parramatta CBD Planning Proposal — Incentive Floor Space Ratio Map (IFS) — Apr 2016

Planning Proposal Area

LGA Boundary

Parcels

Max Incentive Floor Space Ratio (n:1)

1.5 (S1)

2.0 (T1)

3.0 (V1)

4.0 (X)

6.0 (AA1)

6.4 (AA2)

6.5 (AA3)

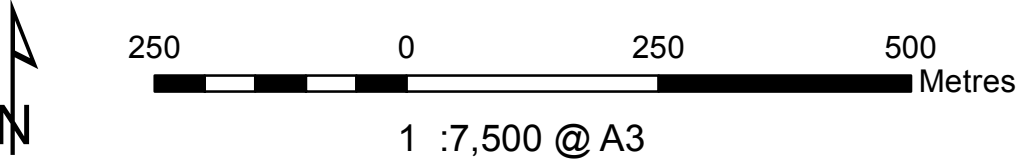
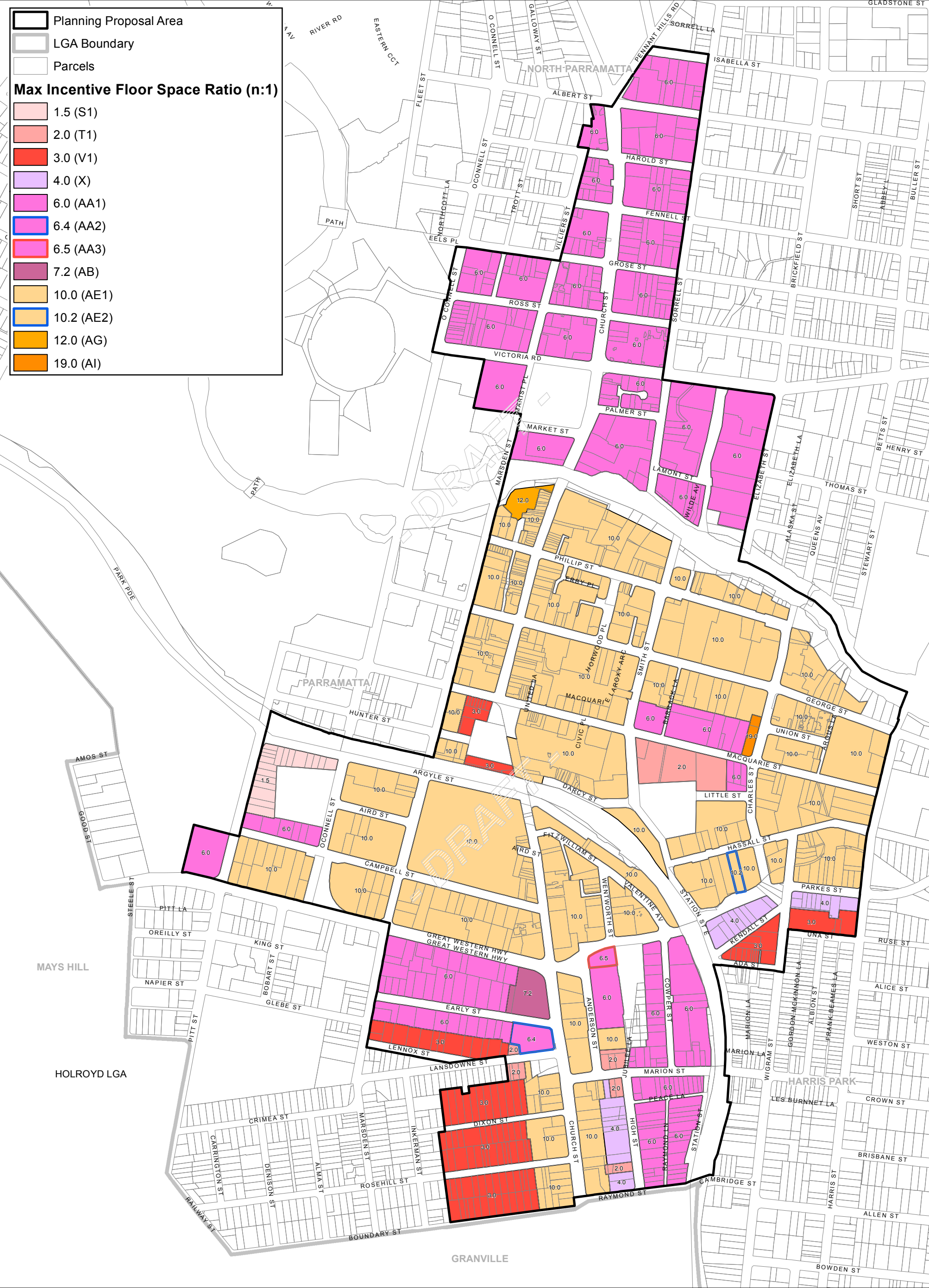
7.2 (AB)

10.0 (AE1)

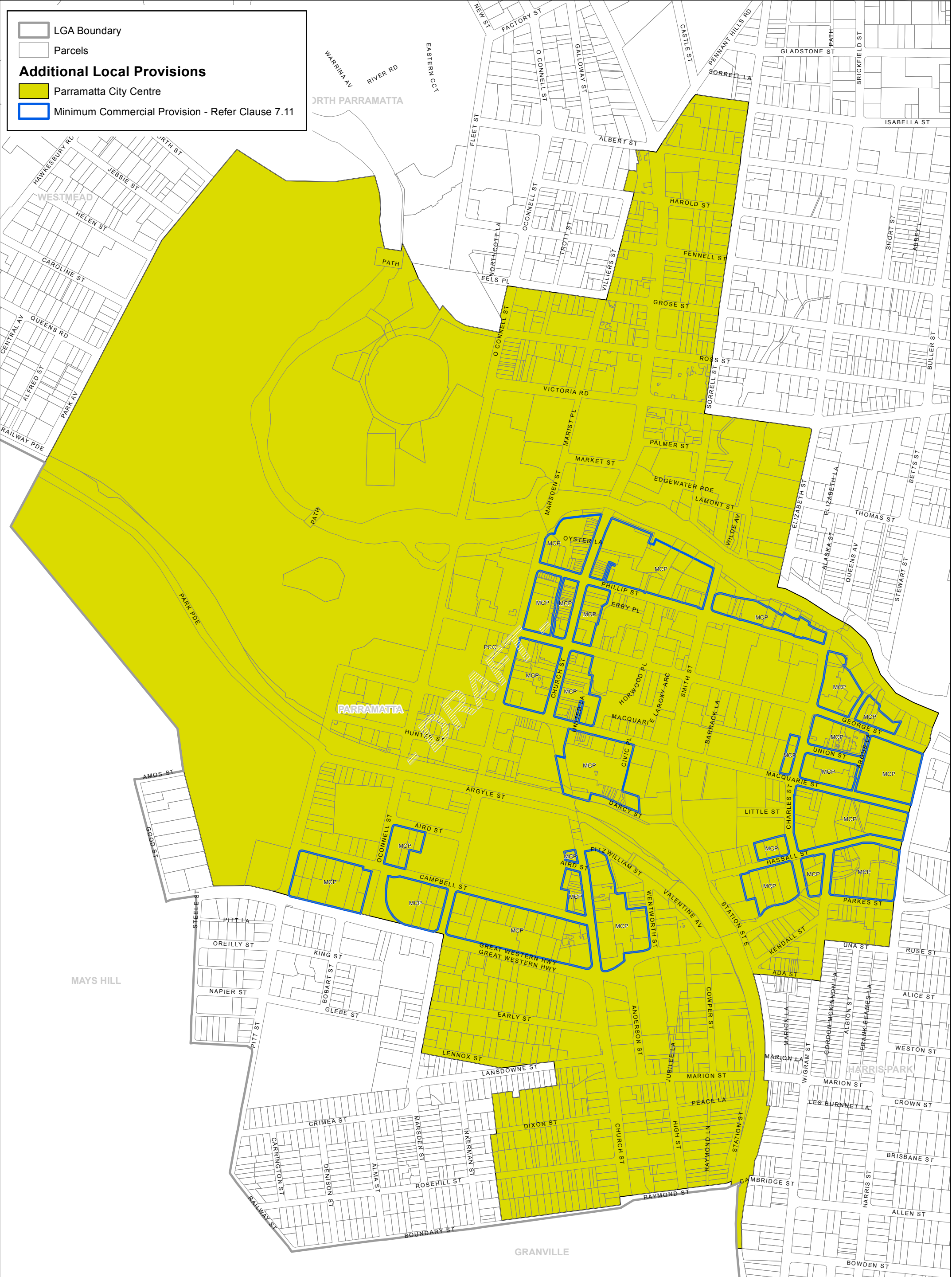
10.2 (AE2)

12.0 (AG)

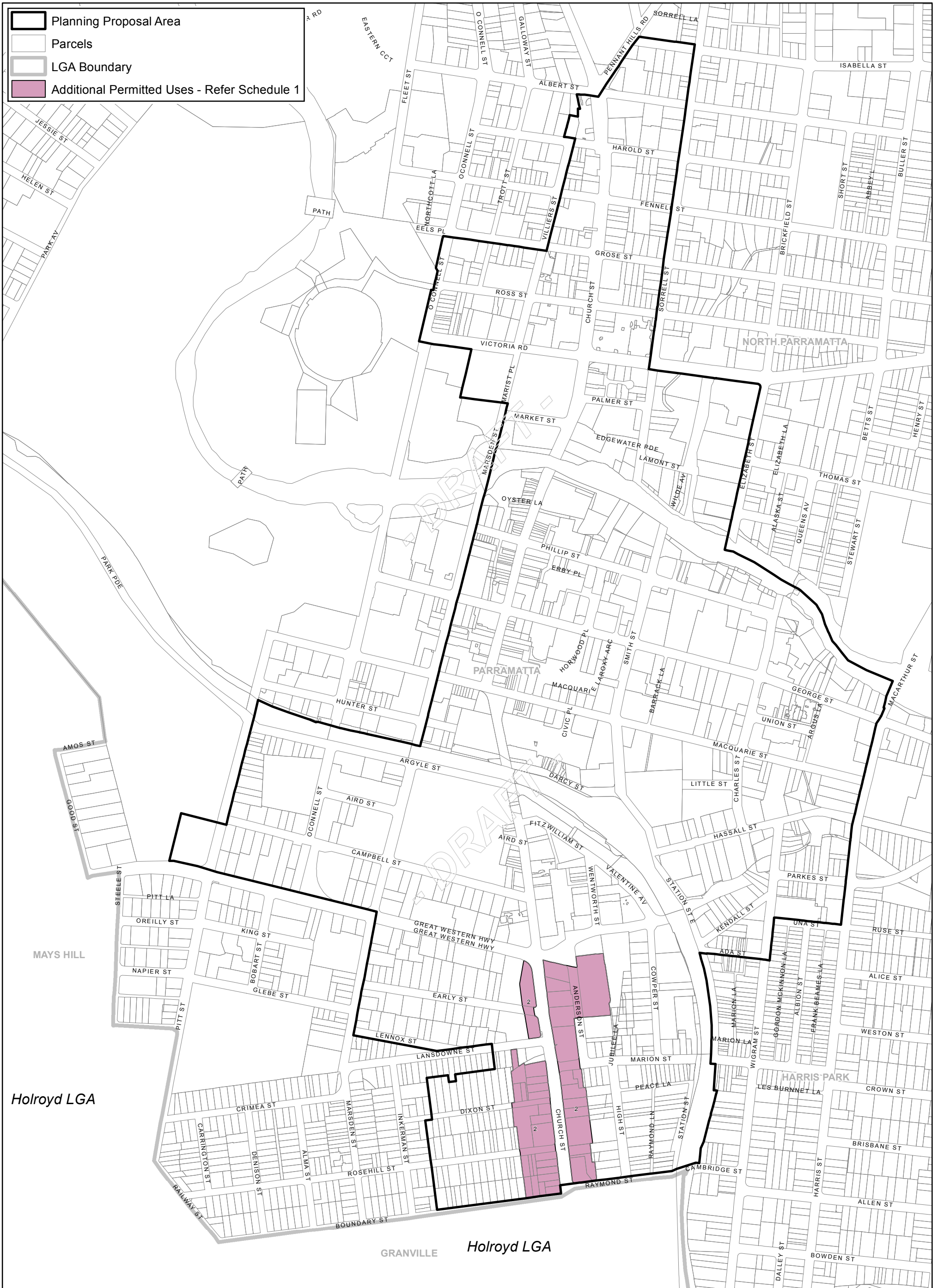
19.0 (AI)



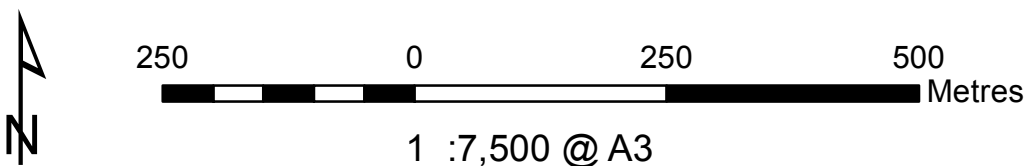
Parramatta CBD Planning Proposal - Additional Local Provisions Map (ALP) - Feb 2016



Parramatta CBD Planning Proposal — Add. Permitted Uses Map (APU) — Feb 2016

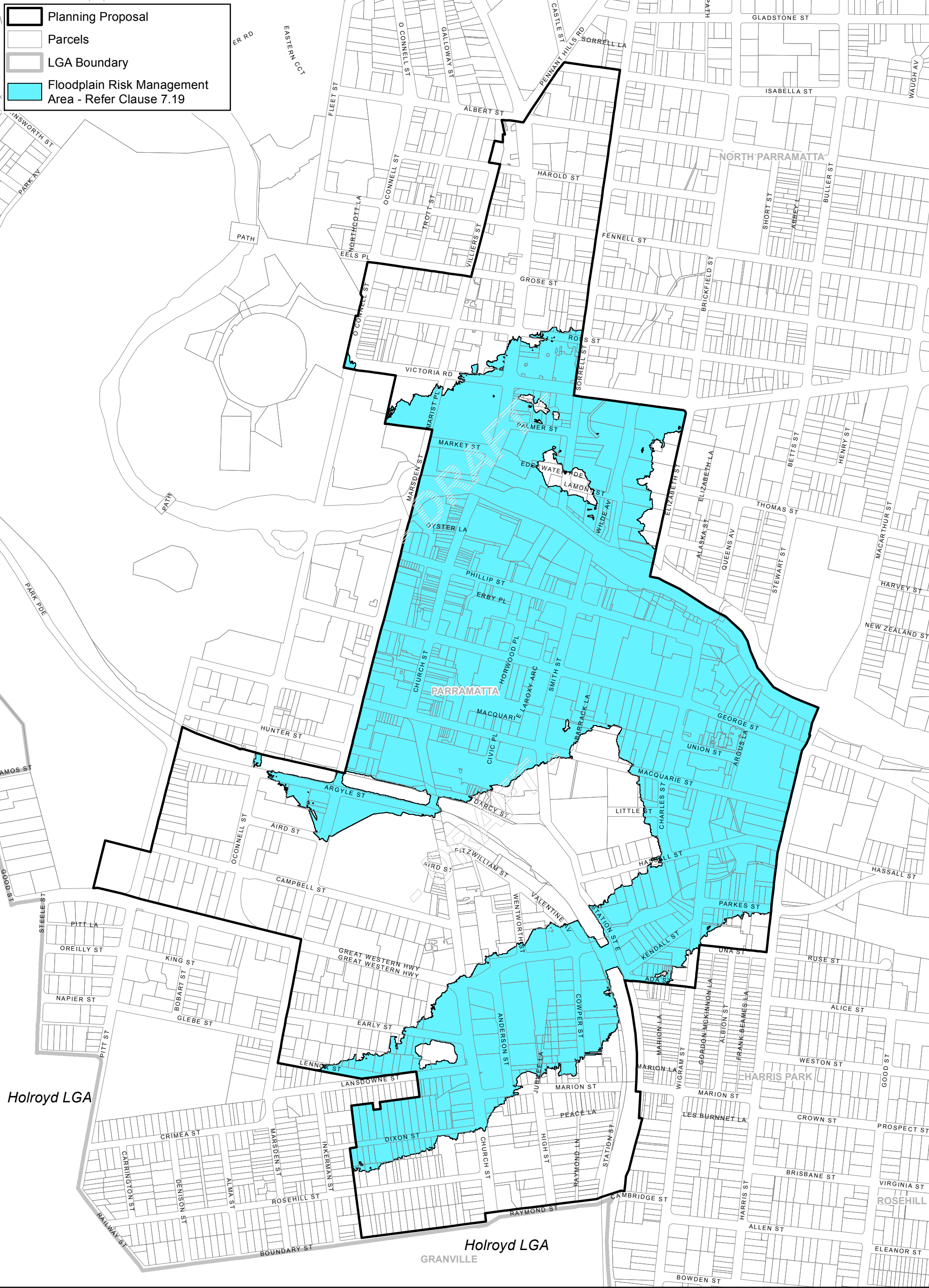


Data Version: 26/02/2016

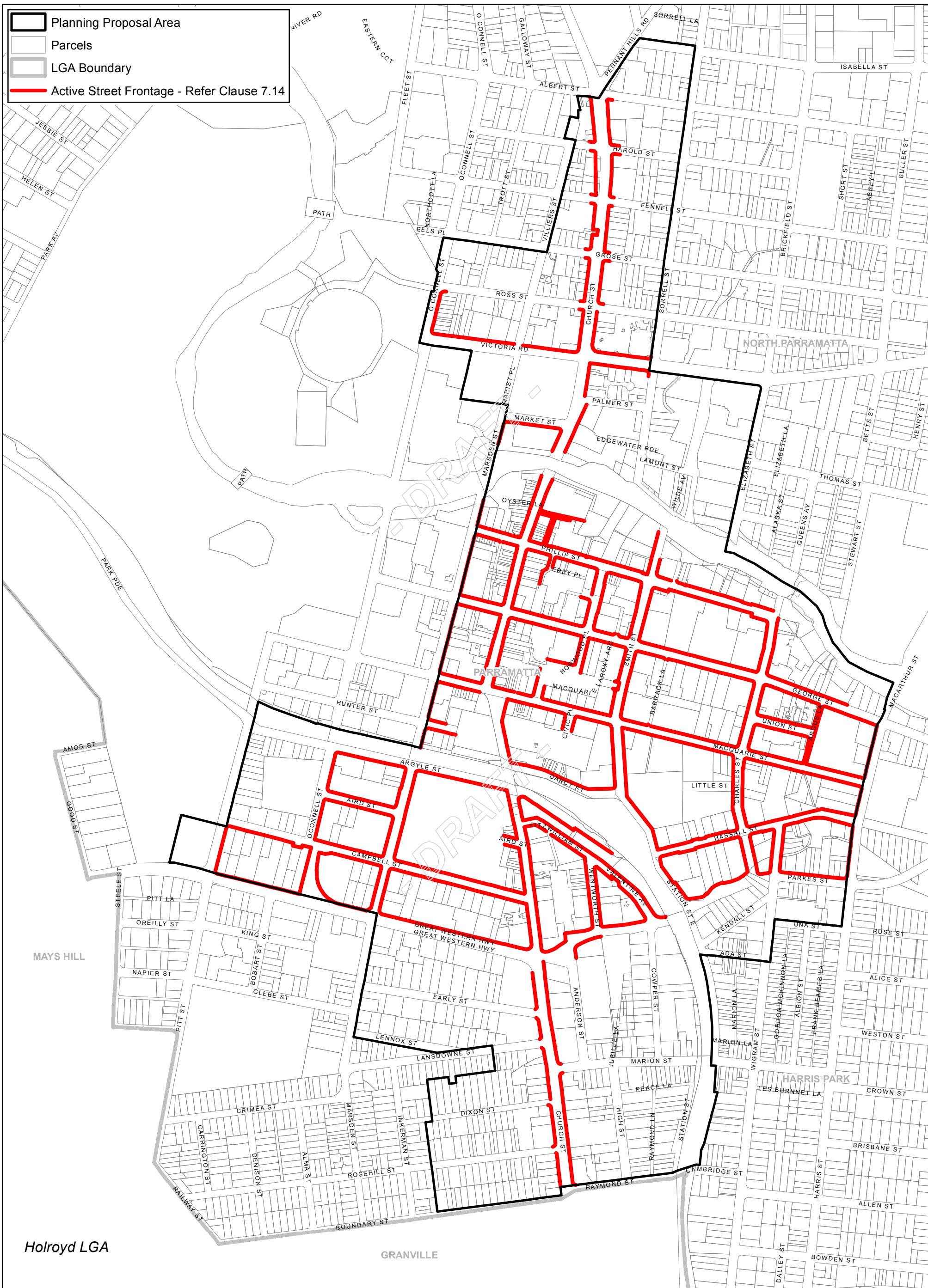


1 :7,500 @ A3

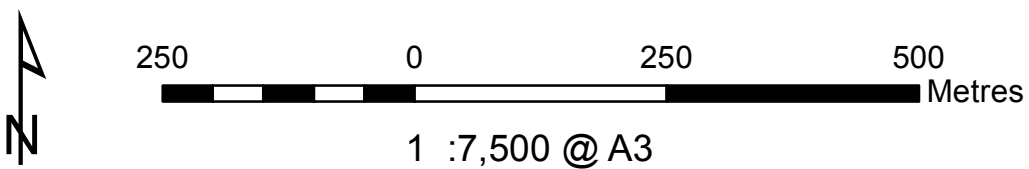
Parramatta CBD Planning Proposal — Floodplain Risk Management Map (FRM) — Feb 2016



Parramatta CBD Planning Proposal — Active Street Frontages Map (ASF) - Feb 2016

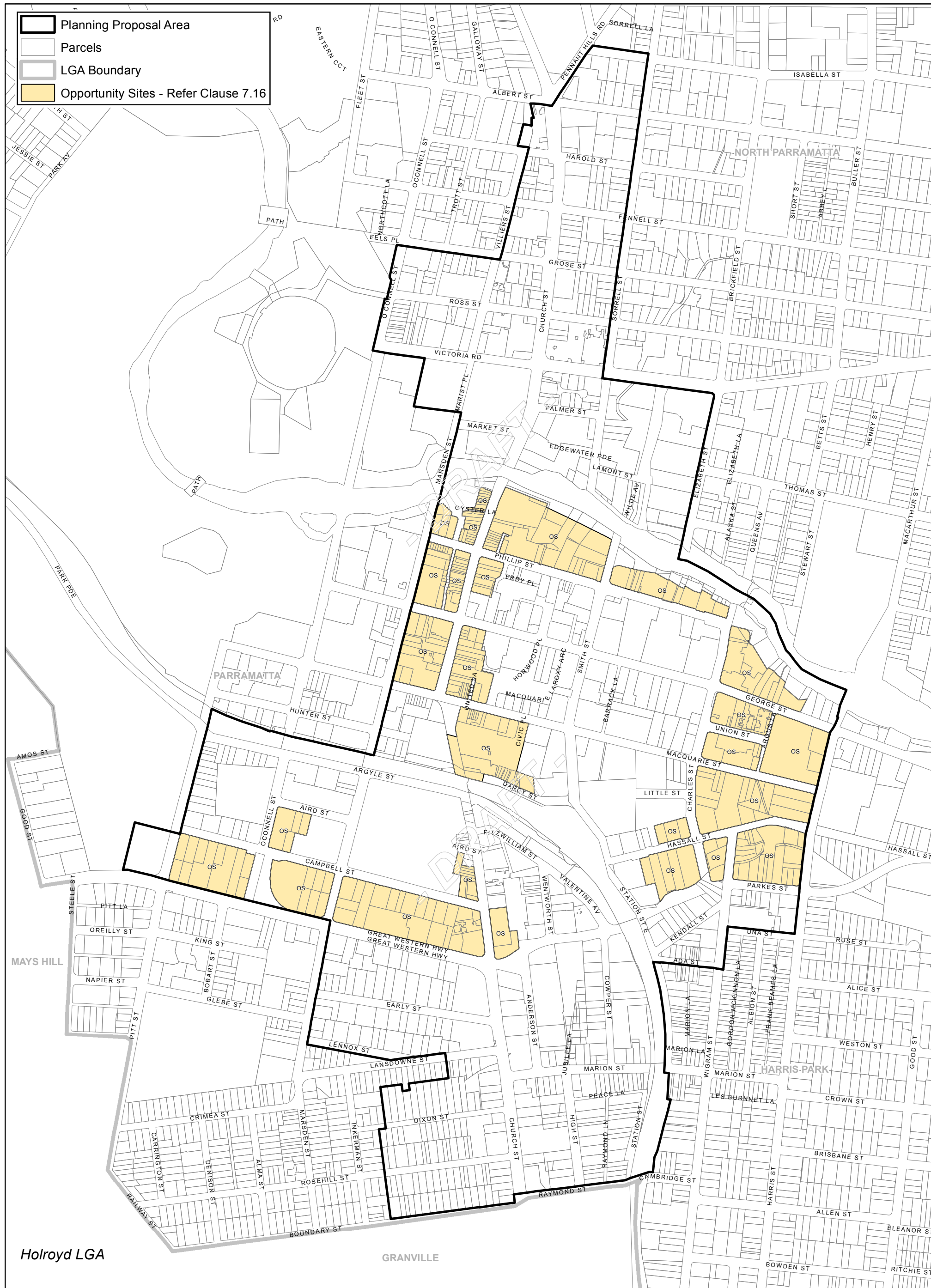


Data Version: 26/02/2016

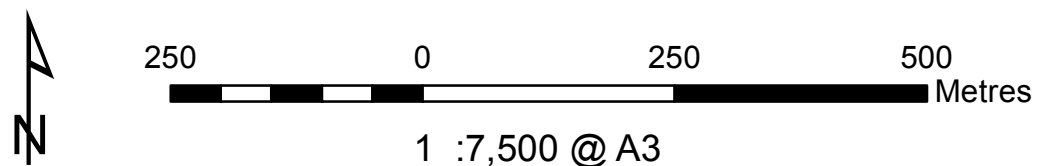


1 :7,500 @ A3

Parramatta CBD Planning Proposal — Opportunity Sites Map (OPS) — Feb 2016



Data Version: 26/02/2016



1 :7,500 @ A3

Parramatta CBD Planning Proposal — Sun Access Protection Map (SAP) — Feb 2016

Planning Proposal

Parcels

LGA Boundary

Sun Access Protection -
Refer Clause 7.4 Sun
Access Protection

Land Affected by Sun Access
Planes

1 - Jubilee Park

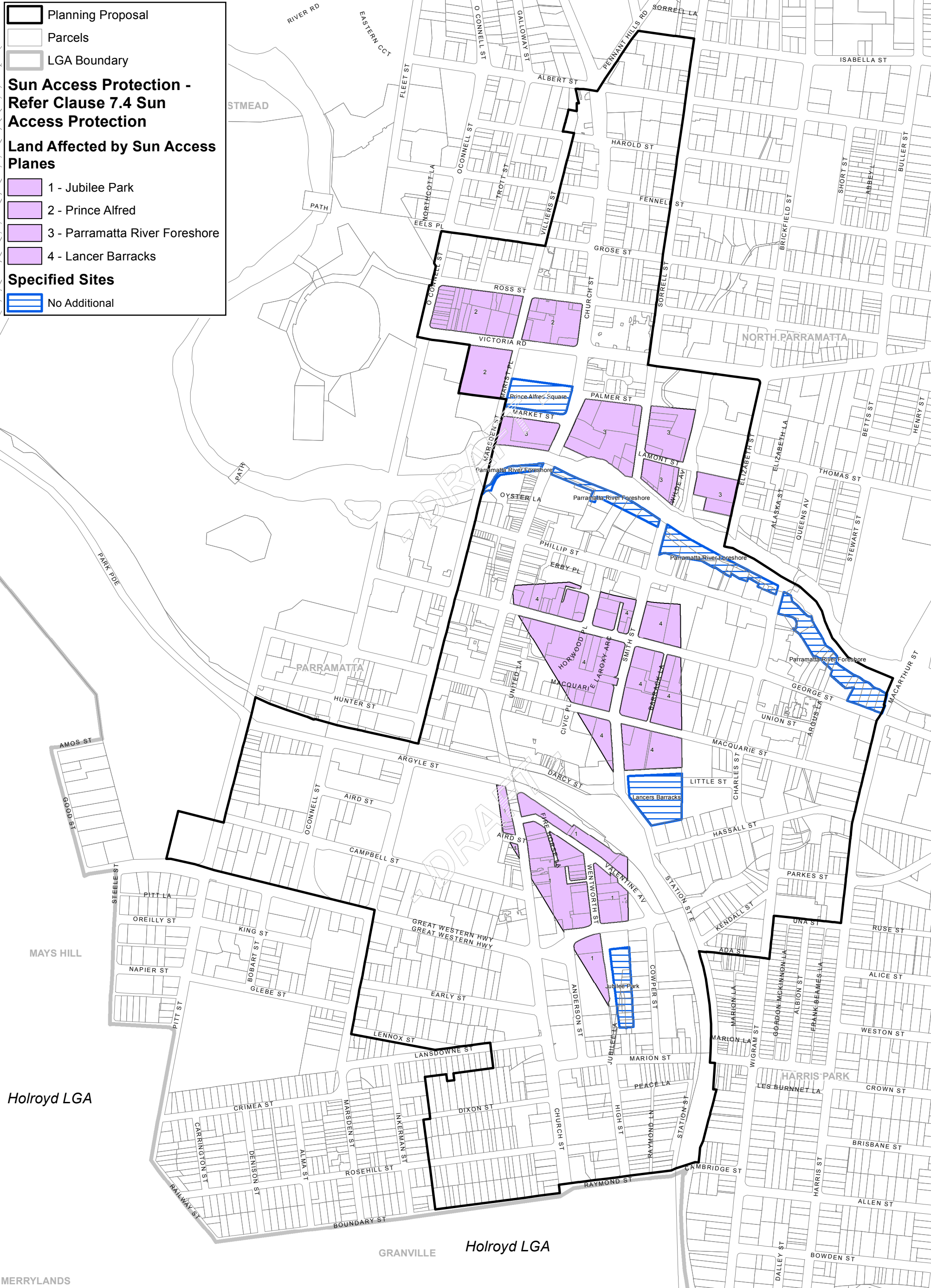
2 - Prince Alfred

3 - Parramatta River Foreshore

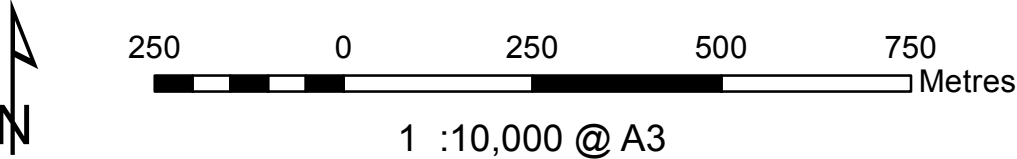
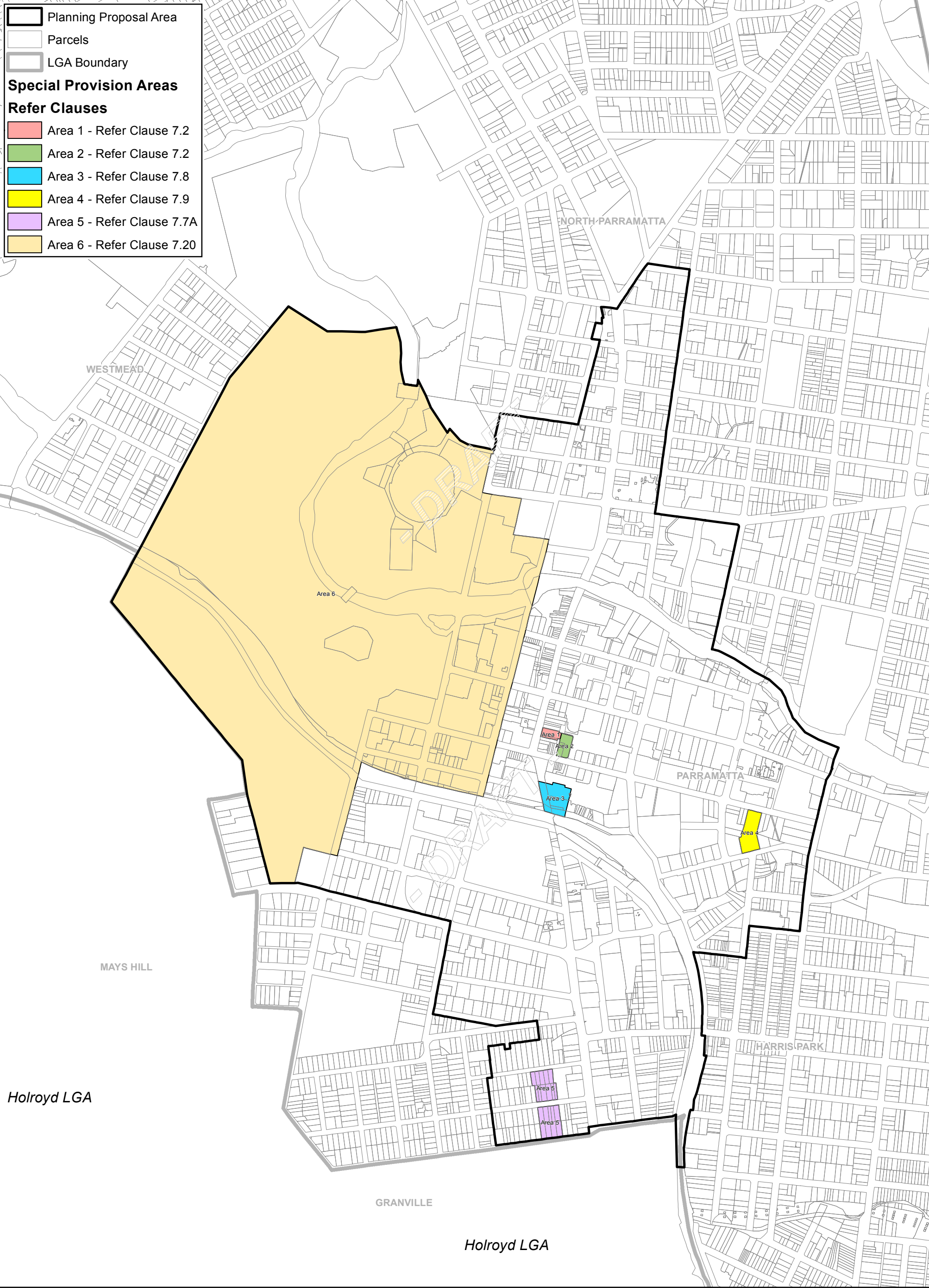
4 - Lancer Barracks

Specified Sites

No Additional



Parramatta CBD Planning Proposal — Special Provisions Area Map (SPA) — Feb 2016



Data Version: 22/02/2016