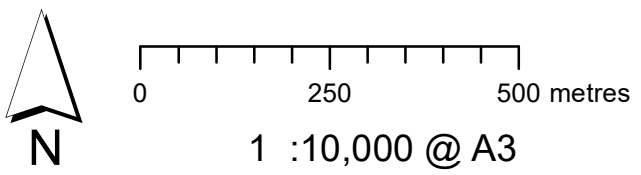
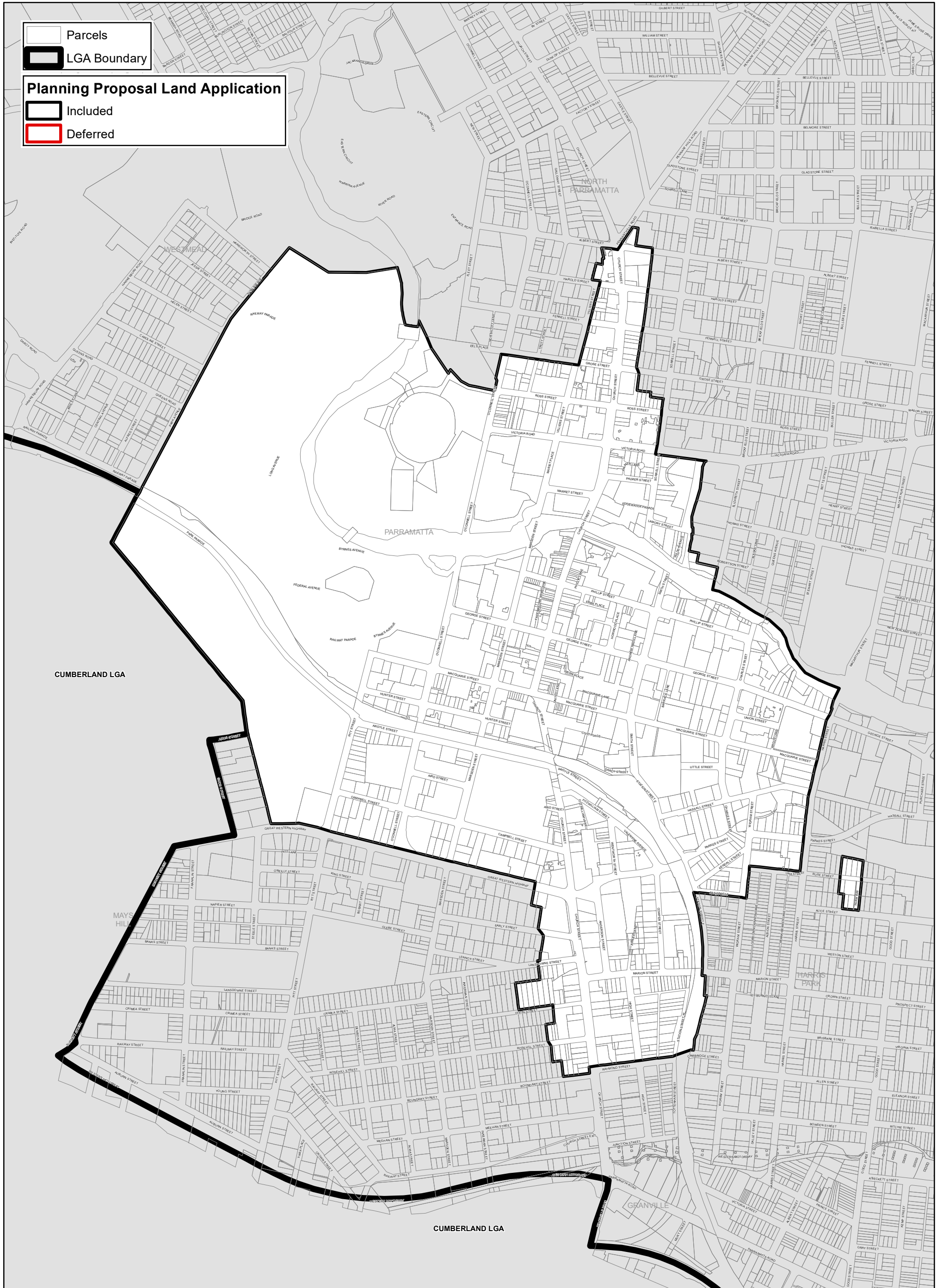


# Parramatta CBD Planning Proposal — Land Application Map (LAP)



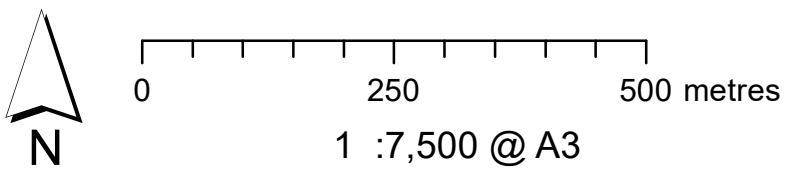
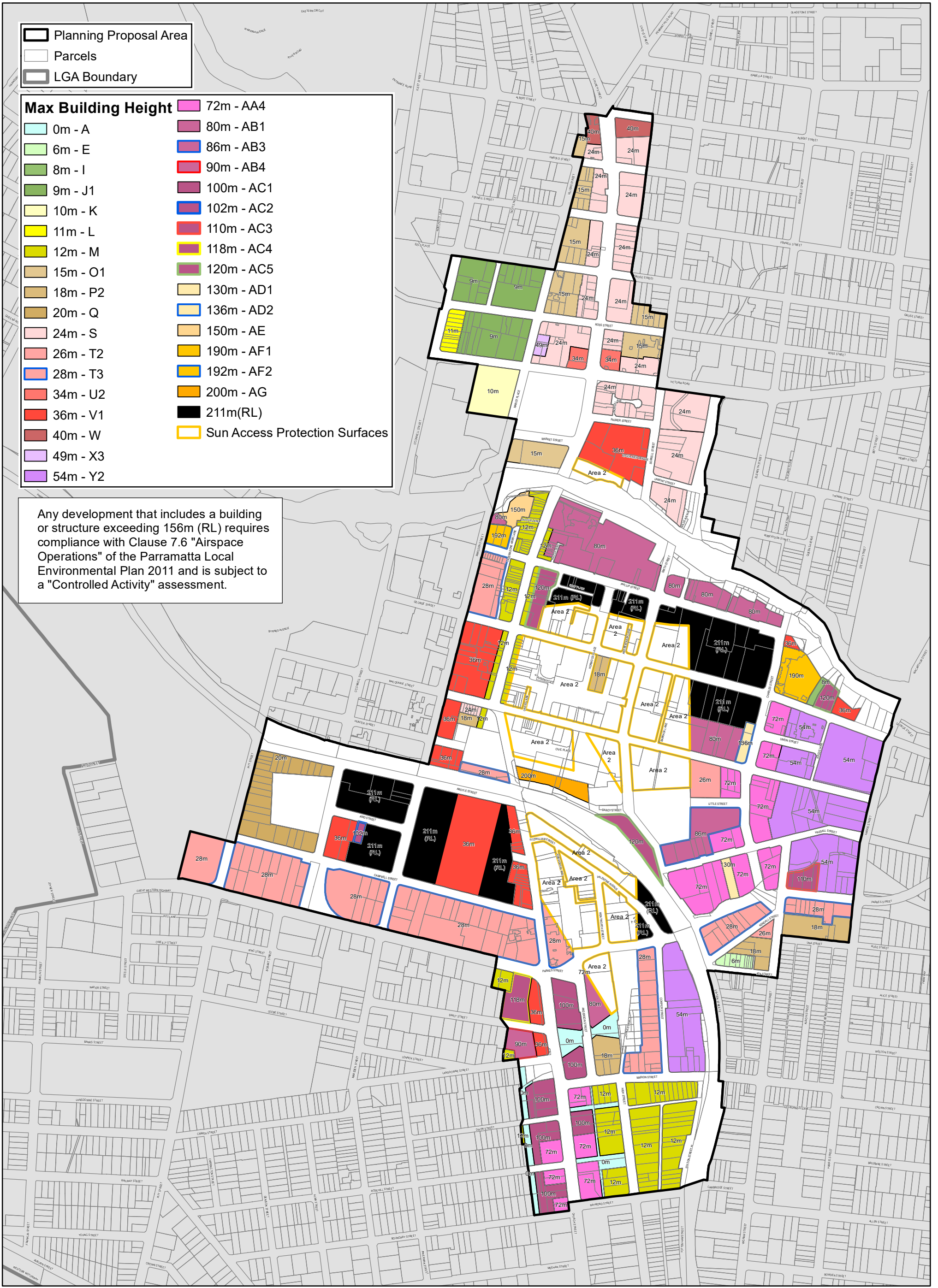
Data Version: 11/12/2019





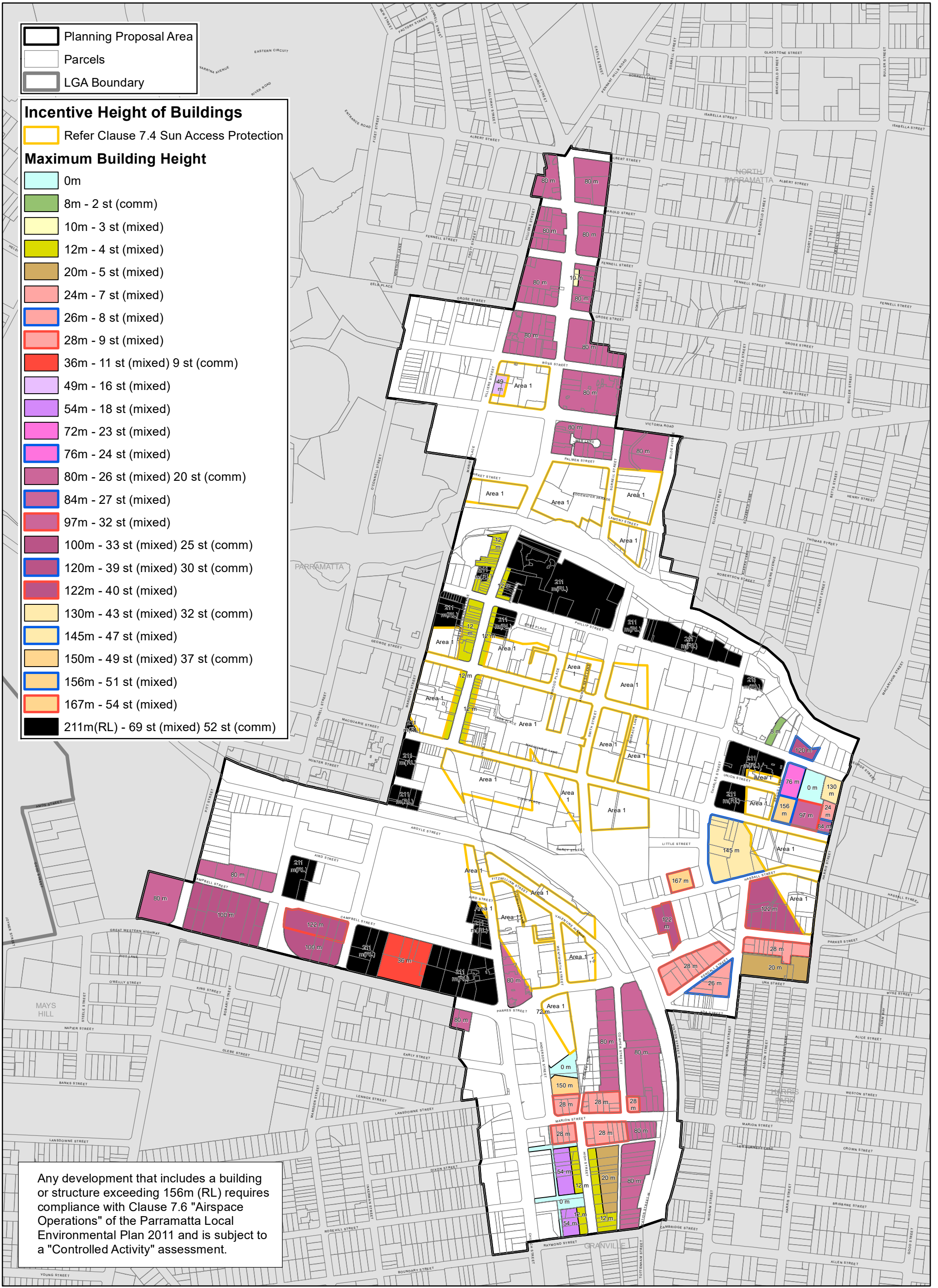


# Parramatta CBD Planning Proposal — Height of Buildings Map (HOB)





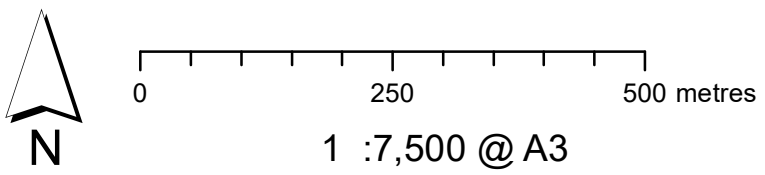
# Parramatta CBD Planning Proposal — Incentive Height of Buildings Map (IHB)



Planning Proposal Area  
 Parcels  
 LGA Boundary

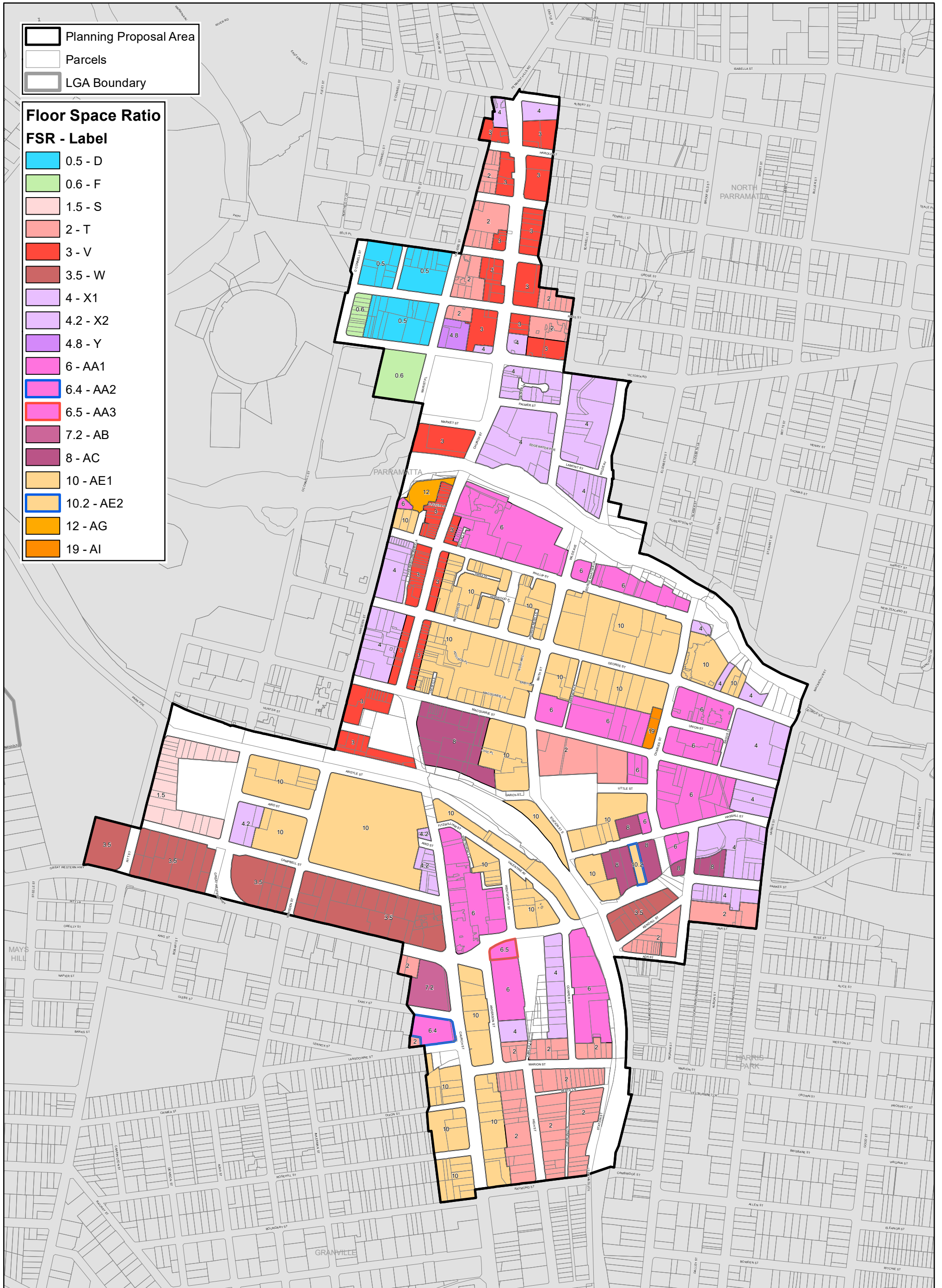
- Incentive Height of Buildings**
- Refer Clause 7.4 Sun Access Protection
- Maximum Building Height**
- 0m
  - 8m - 2 st (comm)
  - 10m - 3 st (mixed)
  - 12m - 4 st (mixed)
  - 20m - 5 st (mixed)
  - 24m - 7 st (mixed)
  - 26m - 8 st (mixed)
  - 28m - 9 st (mixed)
  - 36m - 11 st (mixed) 9 st (comm)
  - 49m - 16 st (mixed)
  - 54m - 18 st (mixed)
  - 72m - 23 st (mixed)
  - 76m - 24 st (mixed)
  - 80m - 26 st (mixed) 20 st (comm)
  - 84m - 27 st (mixed)
  - 97m - 32 st (mixed)
  - 100m - 33 st (mixed) 25 st (comm)
  - 120m - 39 st (mixed) 30 st (comm)
  - 122m - 40 st (mixed)
  - 130m - 43 st (mixed) 32 st (comm)
  - 145m - 47 st (mixed)
  - 150m - 49 st (mixed) 37 st (comm)
  - 156m - 51 st (mixed)
  - 167m - 54 st (mixed)
  - 211m(RL) - 69 st (mixed) 52 st (comm)

Any development that includes a building or structure exceeding 156m (RL) requires compliance with Clause 7.6 "Airspace Operations" of the Parramatta Local Environmental Plan 2011 and is subject to a "Controlled Activity" assessment.

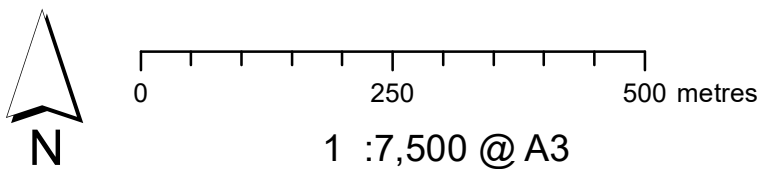




# Parramatta CBD Planning Proposal — Floor Space Ratio Map (FSR)

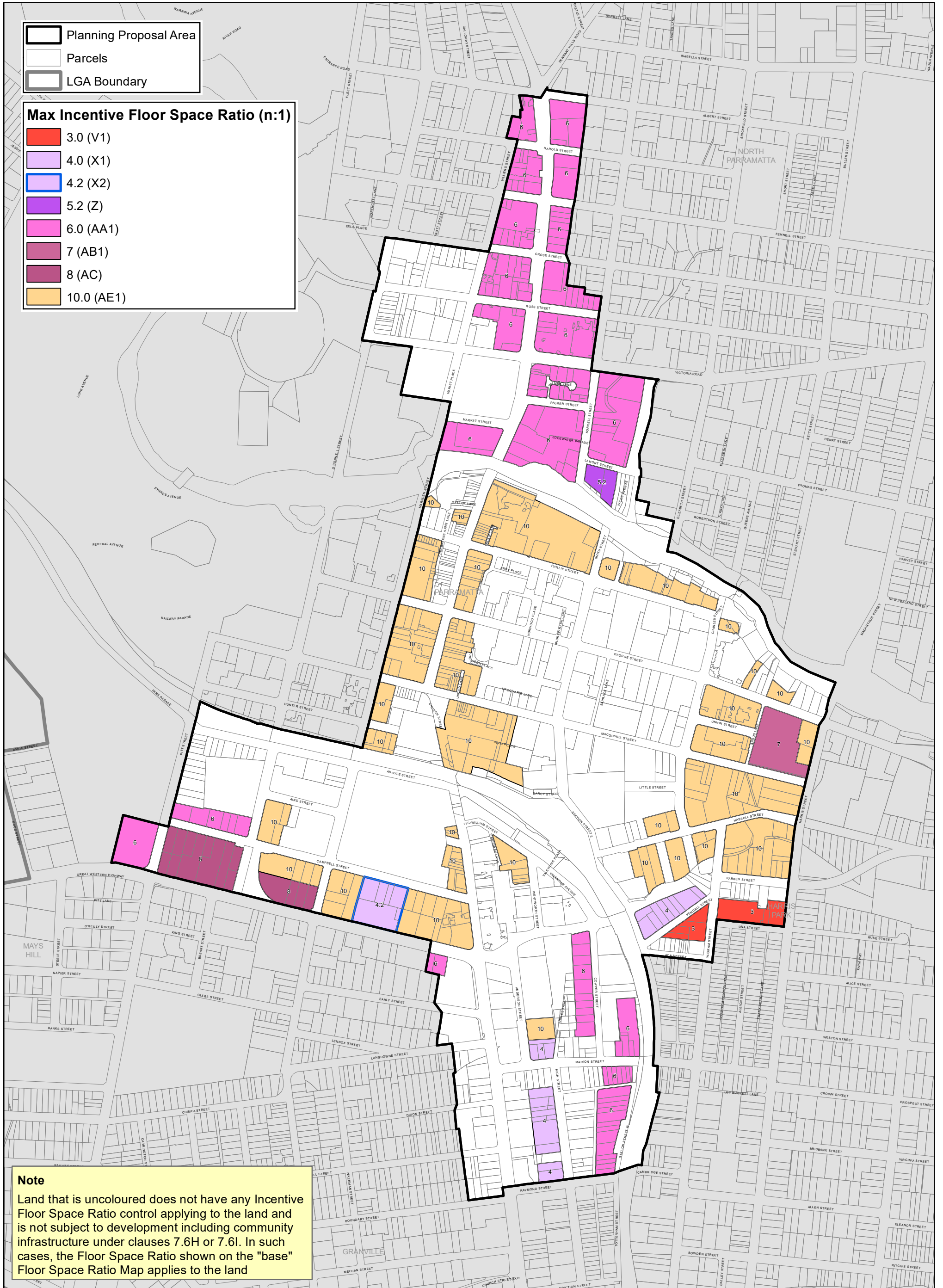


Data Version: 21/08/2020





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

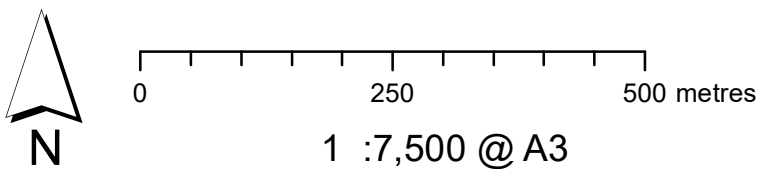


Planning Proposal Area  
 Parcels  
 LGA Boundary

**Max Incentive Floor Space Ratio (n:1)**

	3.0 (V1)
	4.0 (X1)
	4.2 (X2)
	5.2 (Z)
	6.0 (AA1)
	7 (AB1)
	8 (AC)
	10.0 (AE1)

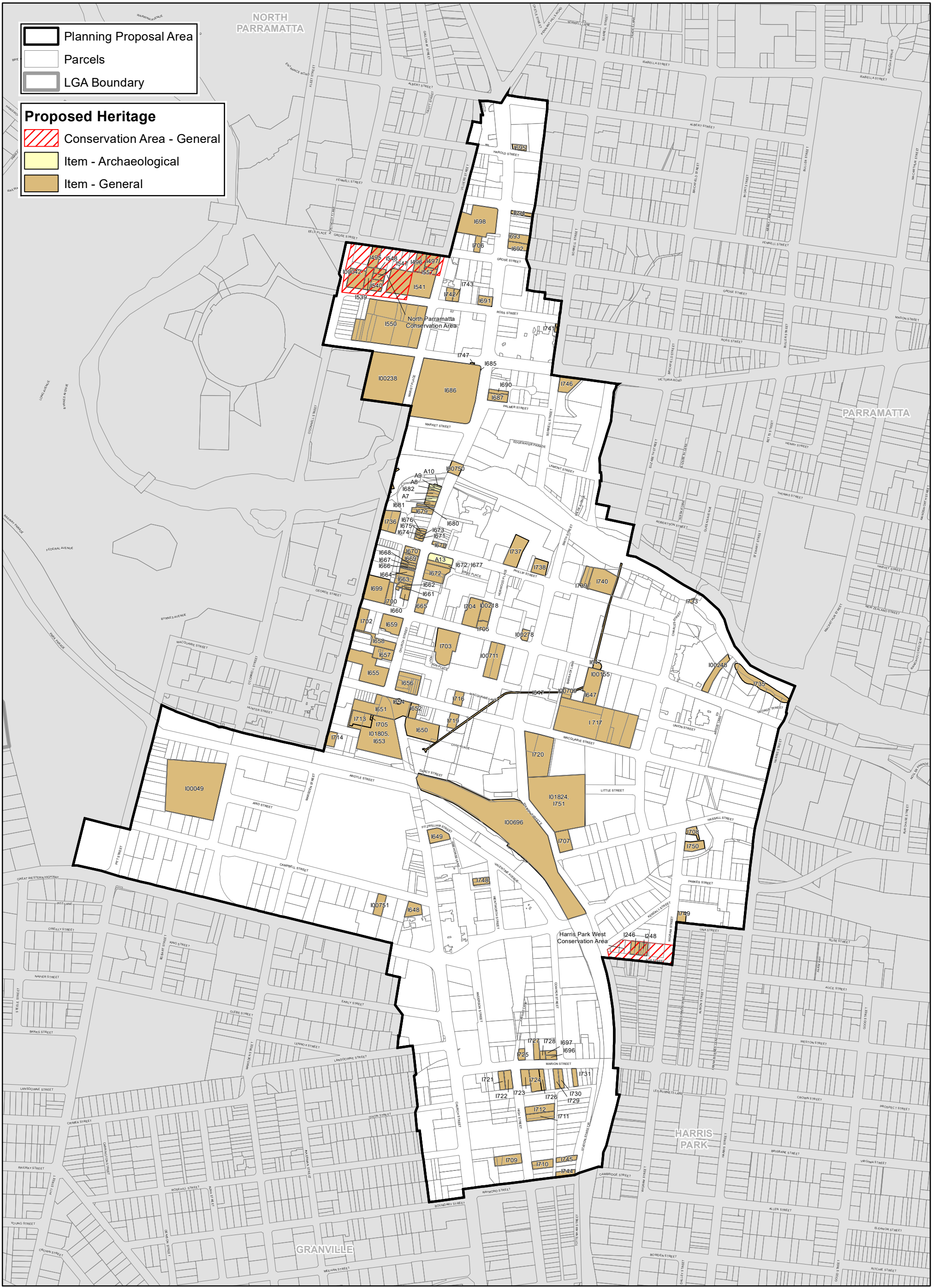
**Note**  
 Land that is uncoloured does not have any Incentive Floor Space Ratio control applying to the land and is not subject to development including community infrastructure under clauses 7.6H or 7.6I. In such cases, the Floor Space Ratio shown on the "base" Floor Space Ratio Map applies to the land



Data Version: 21/08/2020



# Parramatta CBD Planning Proposal — Proposed Heritage Map (HER)



Planning Proposal Area  
 Parcels  
 LGA Boundary

**Proposed Heritage**  
 Conservation Area - General  
 Item - Archaeological  
 Item - General

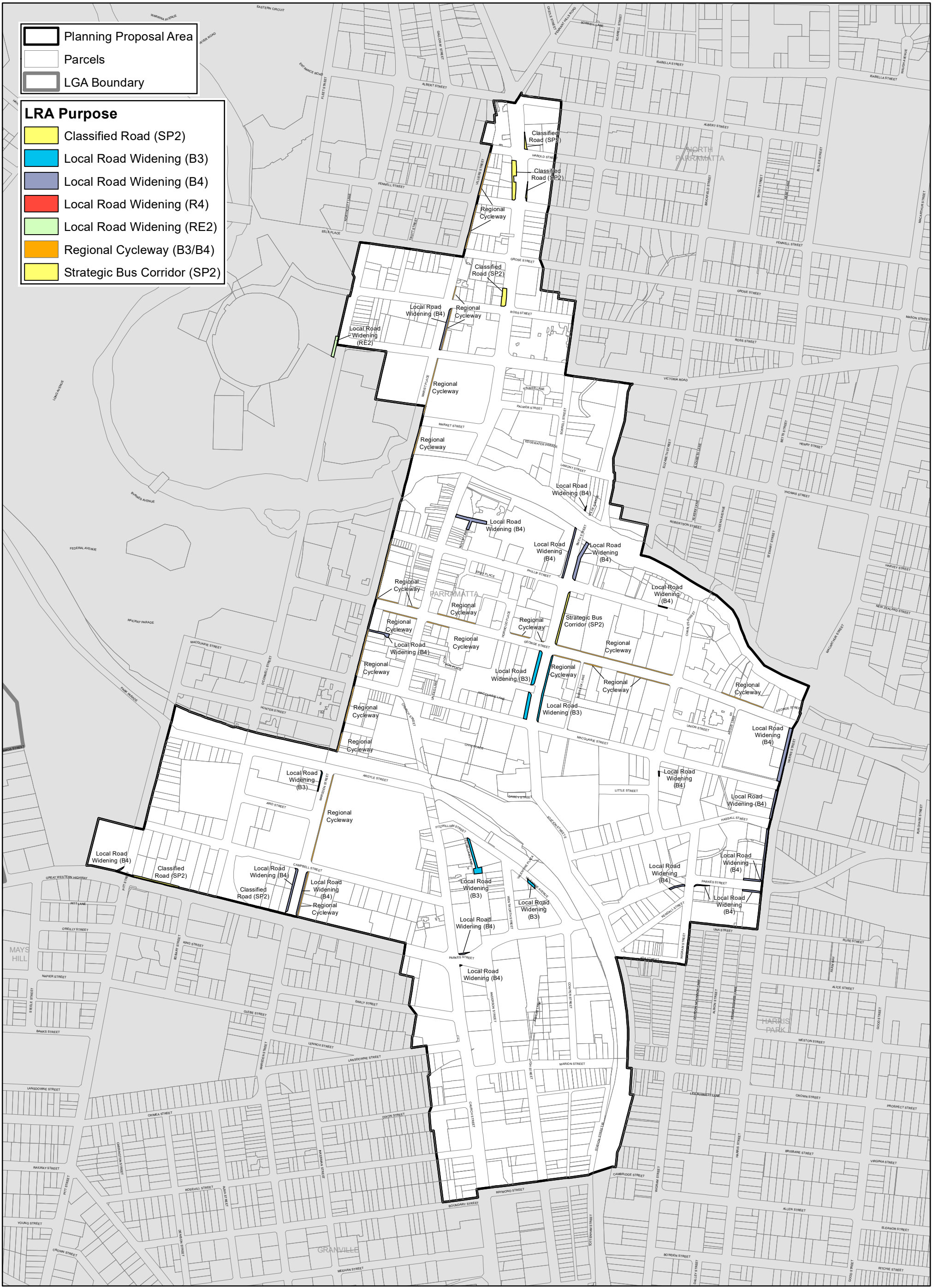
0 250 500 metres

1 :7,500 @ A3

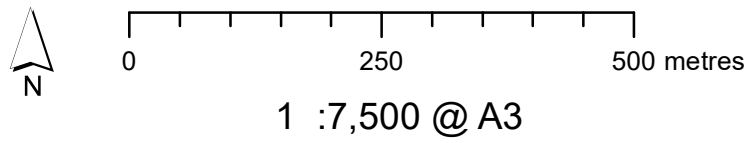
Data Version: 16/09/2020



# Parramatta CBD Planning Proposal — Land Res. Acq. Map (LRA)

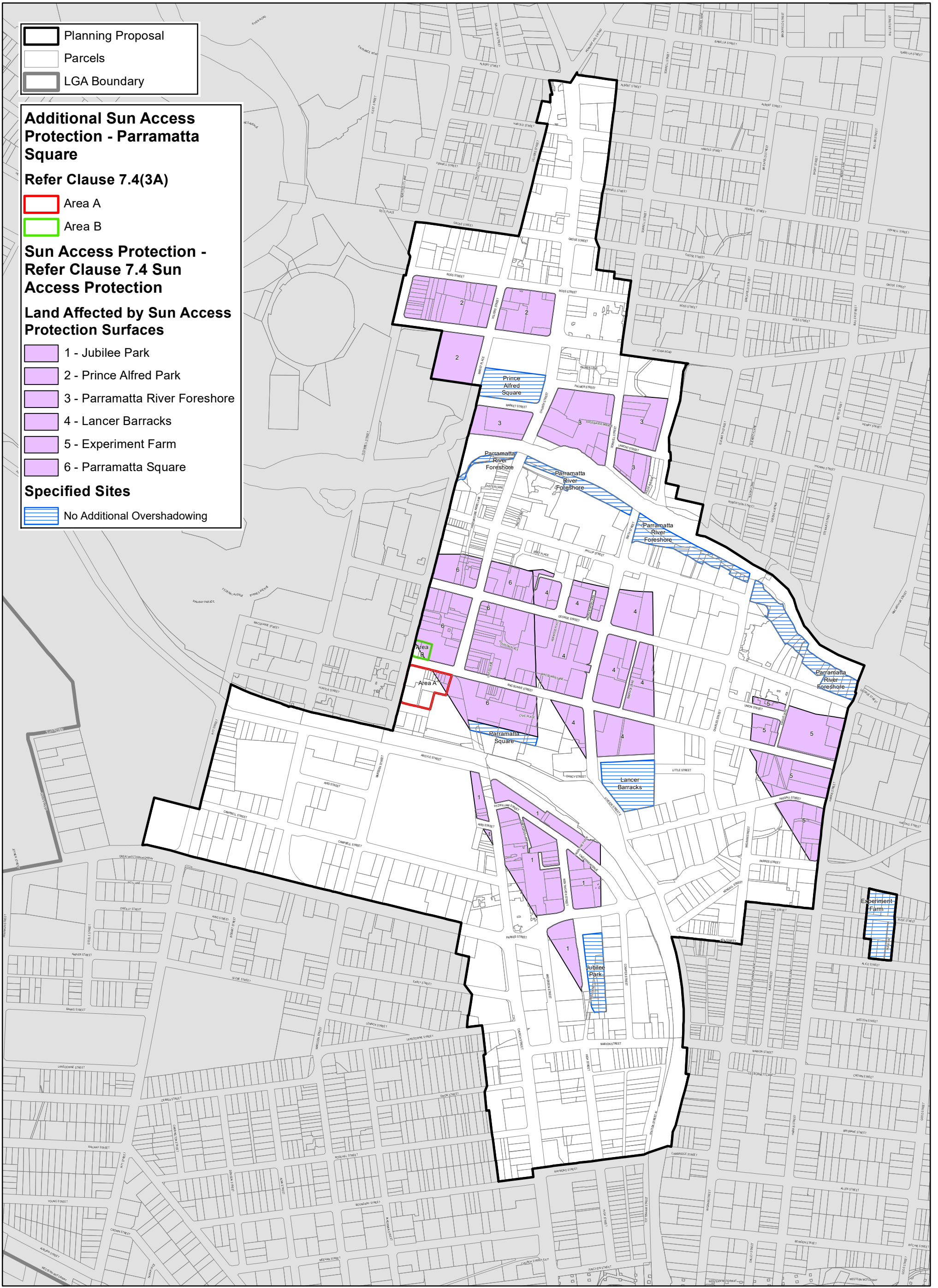


Data Version: 03/12/2019





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



Planning Proposal  
 Parcels  
 LGA Boundary

**Additional Sun Access Protection - Parramatta Square**

Refer Clause 7.4(3A)

Area A  
 Area B

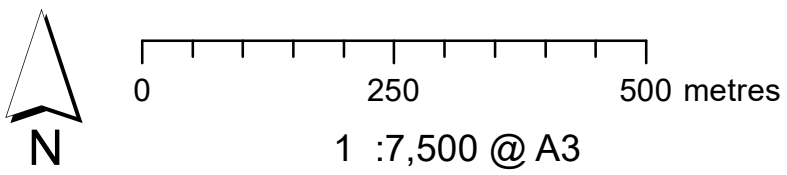
**Sun Access Protection - Refer Clause 7.4 Sun Access Protection**

**Land Affected by Sun Access Protection Surfaces**

1 - Jubilee Park  
 2 - Prince Alfred Park  
 3 - Parramatta River Foreshore  
 4 - Lancer Barracks  
 5 - Experiment Farm  
 6 - Parramatta Square

**Specified Sites**

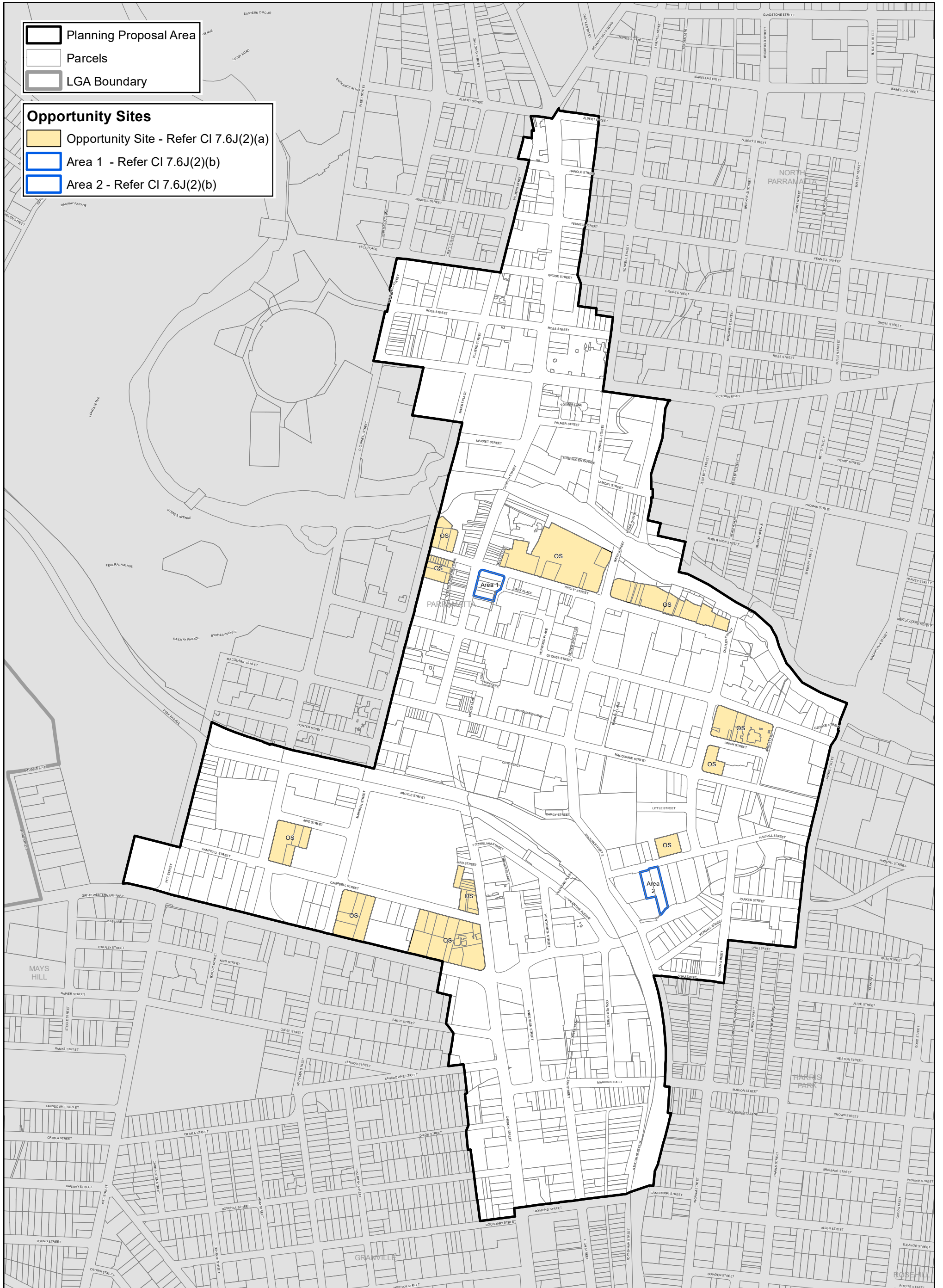
No Additional Overshadowing



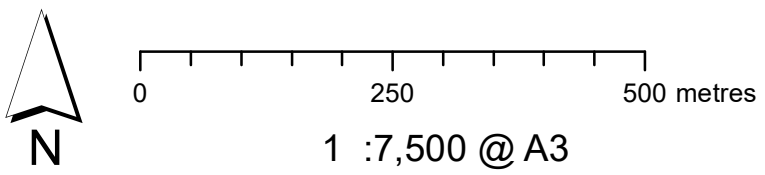
Data Version: 21/08/2020



# Parramatta CBD Planning Proposal — Opportunity Sites Map (OPS)






Data Version: 03/12/2019

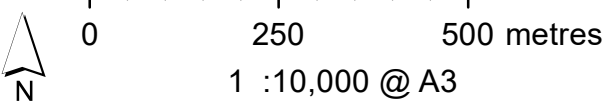
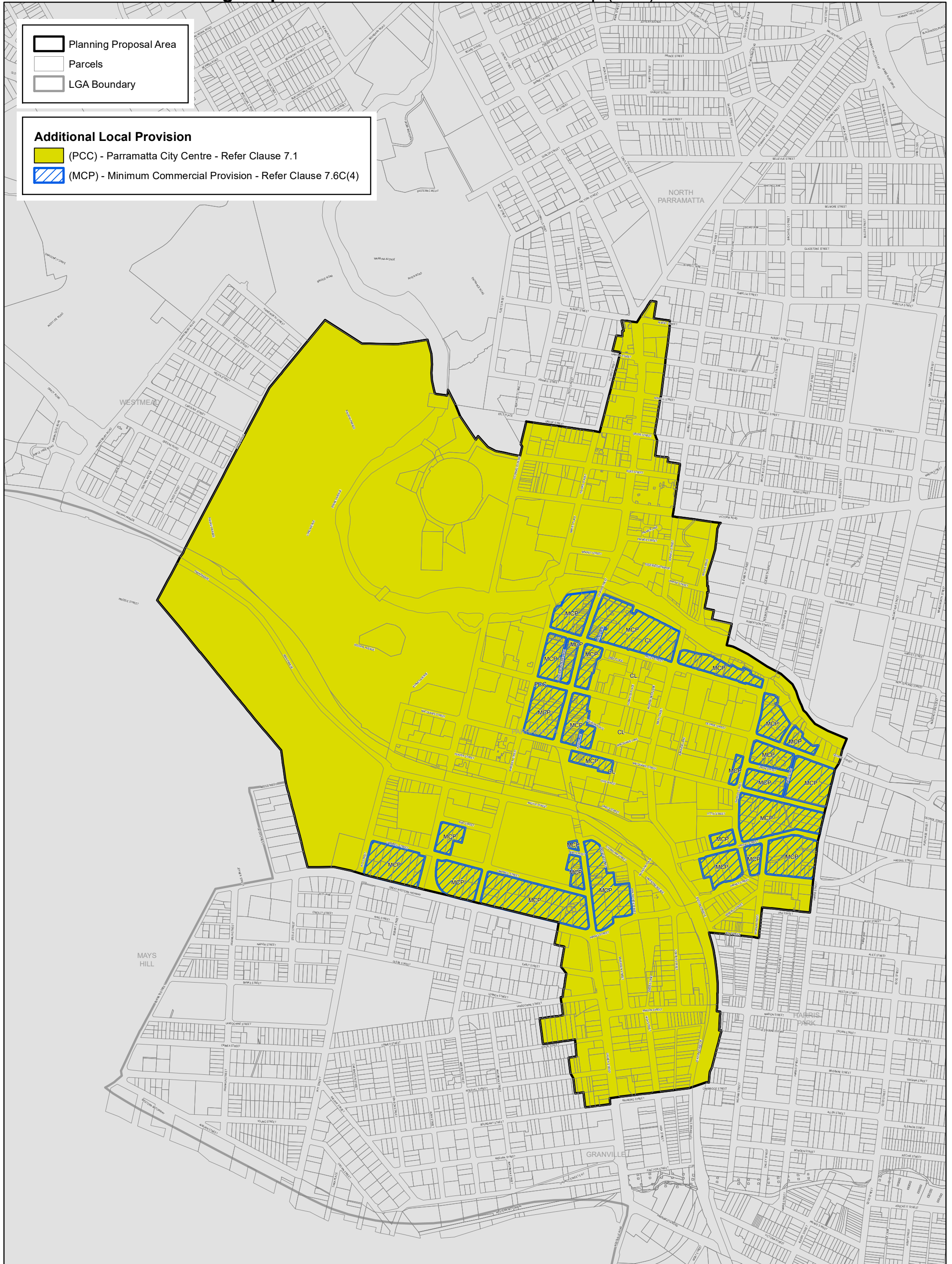




# Parramatta CBD Planning Proposal - Additional Local Provisions Map (ALP)

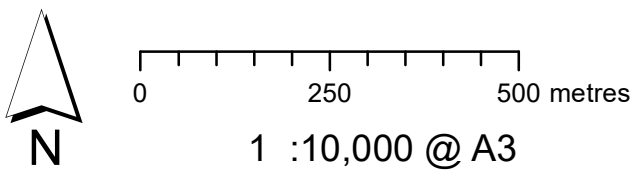
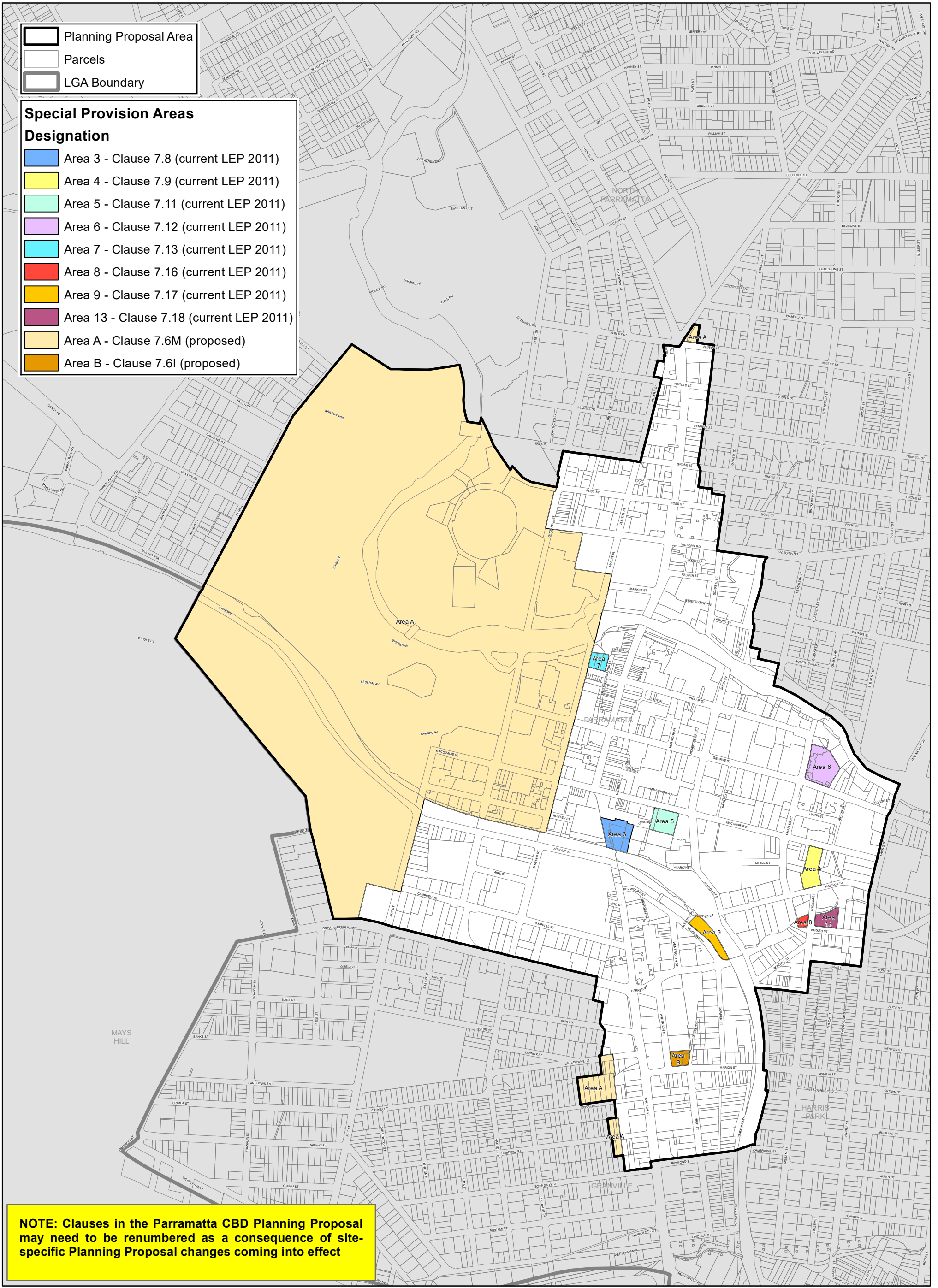
-  Planning Proposal Area
-  Parcels
-  LGA Boundary

- ### Additional Local Provision
-  (PCC) - Parramatta City Centre - Refer Clause 7.1
  -  (MCP) - Minimum Commercial Provision - Refer Clause 7.6C(4)



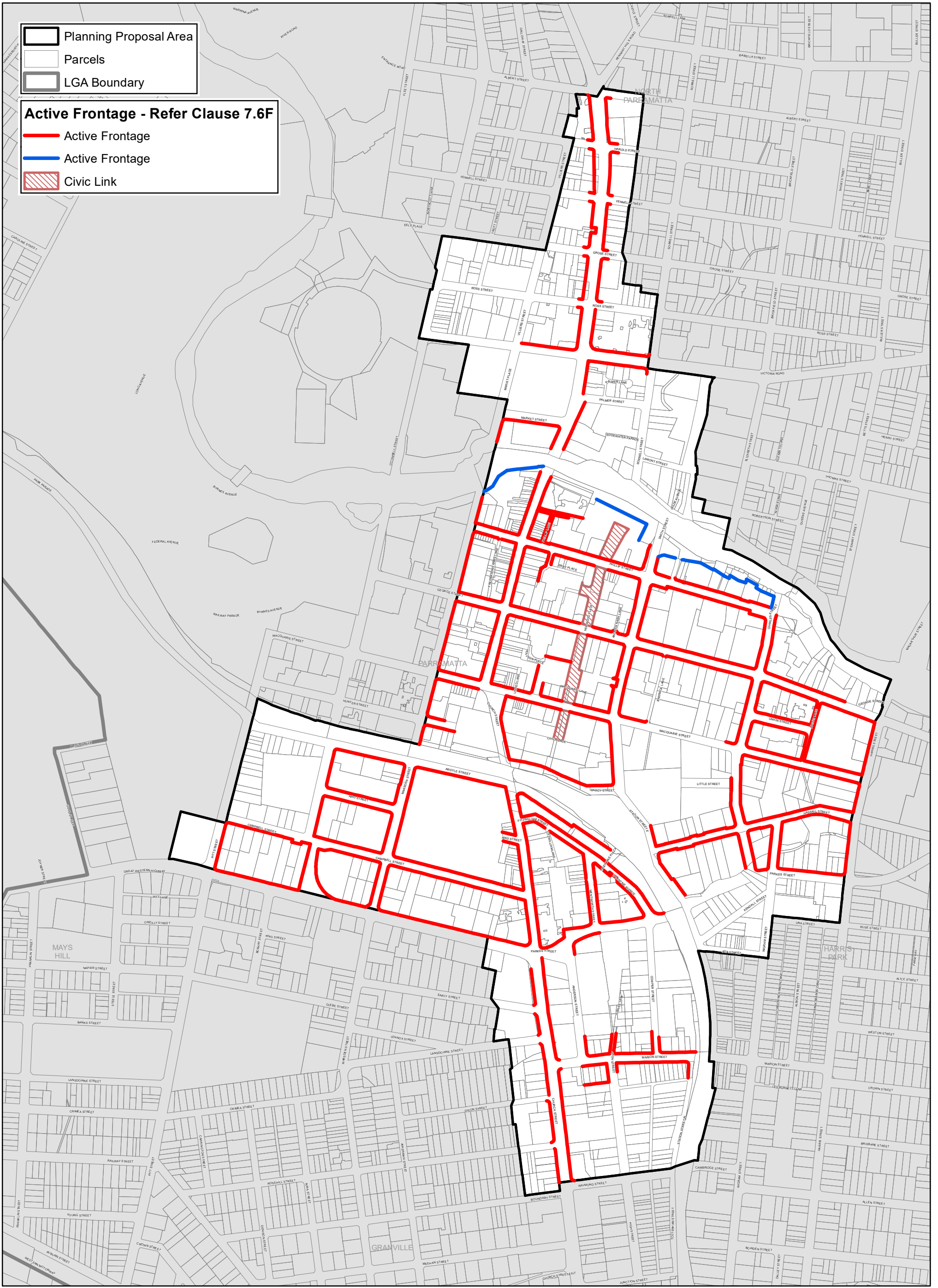


# Parramatta CBD Planning Proposal — Special Provisions Area Map (SPA)





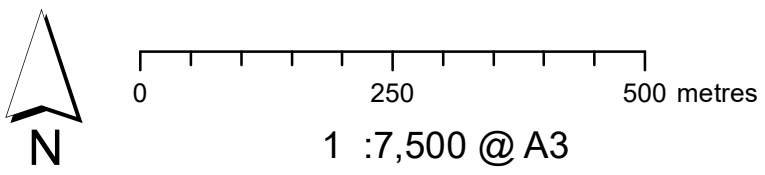
# Parramatta CBD Planning Proposal — Active Frontages Map (ACF)



Planning Proposal Area  
 Parcels  
 LGA Boundary

**Active Frontage - Refer Clause 7.6F**

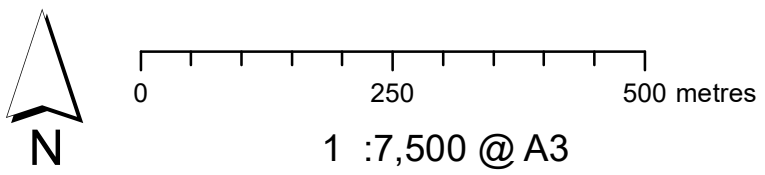
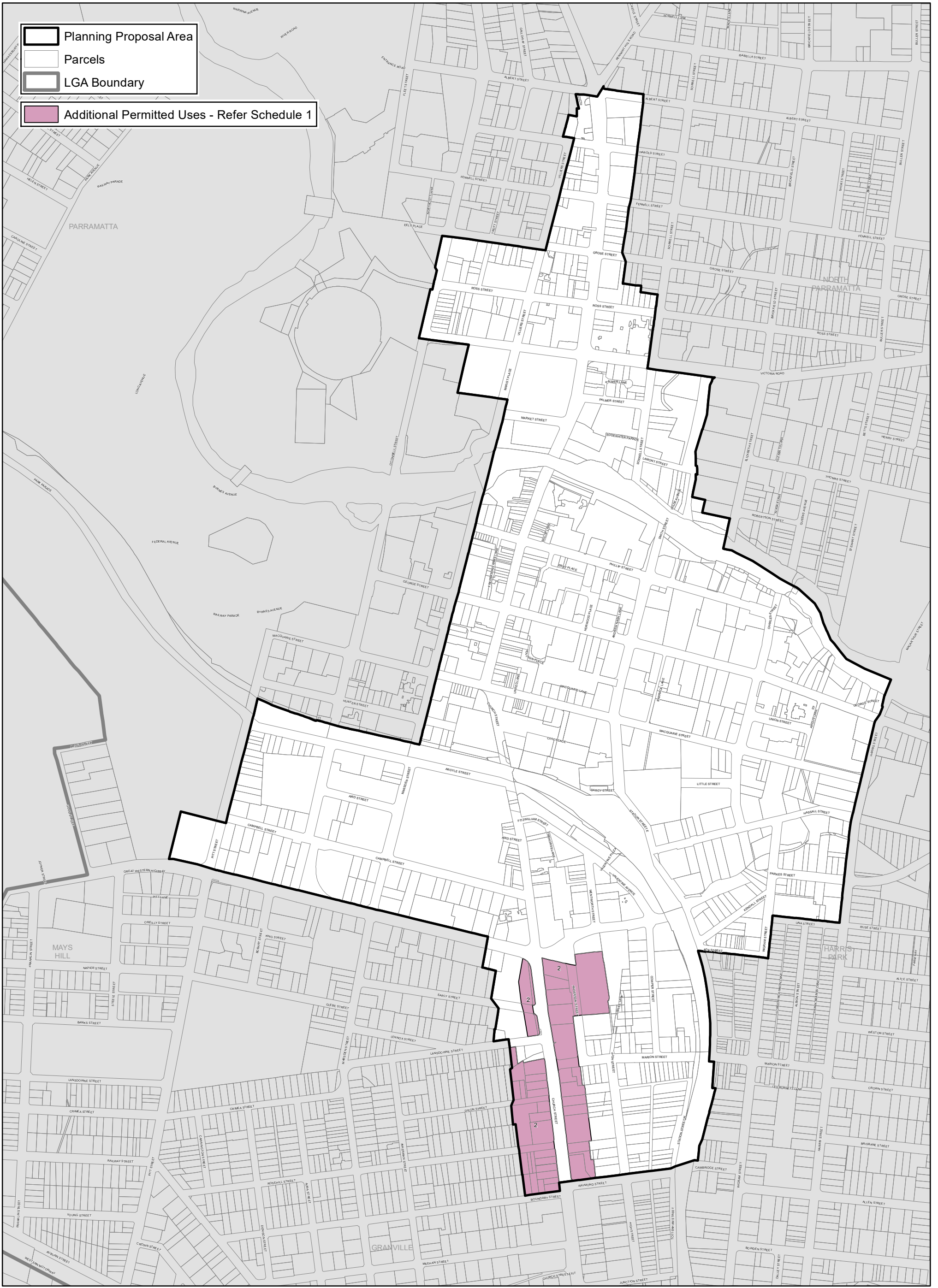
Active Frontage  
 Active Frontage  
 Civic Link



Data Version: 03/03/2020



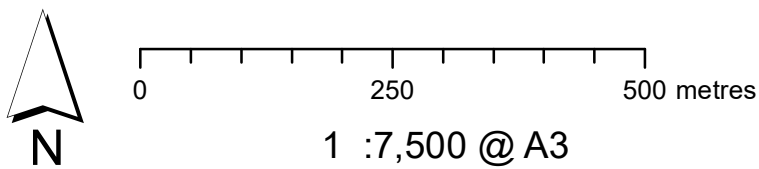
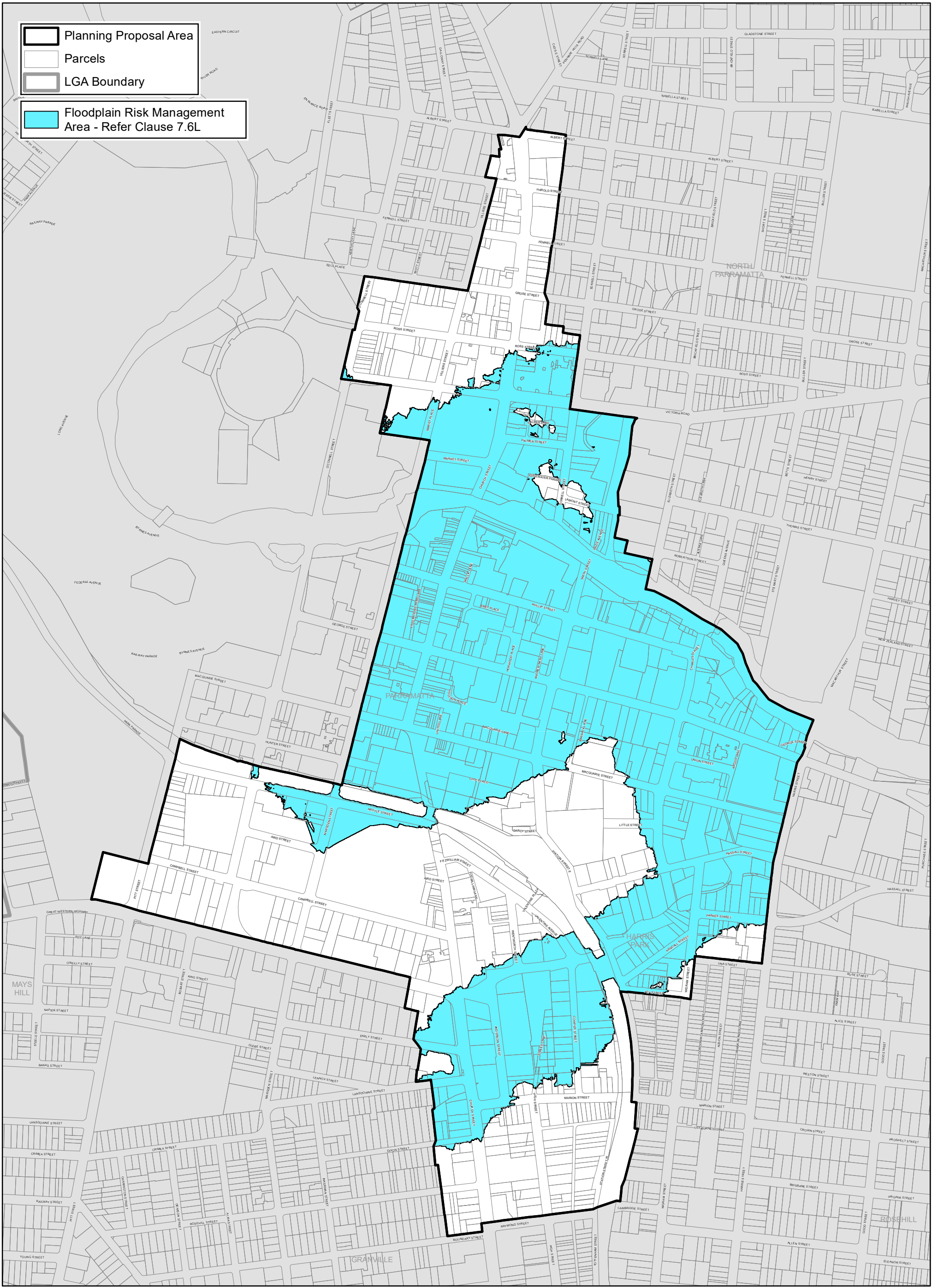
# Parramatta CBD Planning Proposal — Add. Permitted Uses Map (APU)



Data Version: 11/12/2019



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



Data Version: 11/12/2019