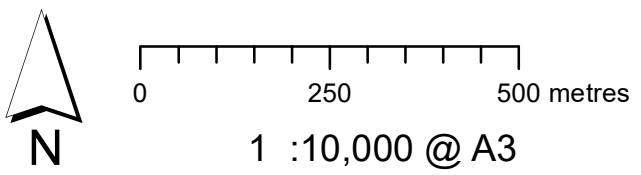
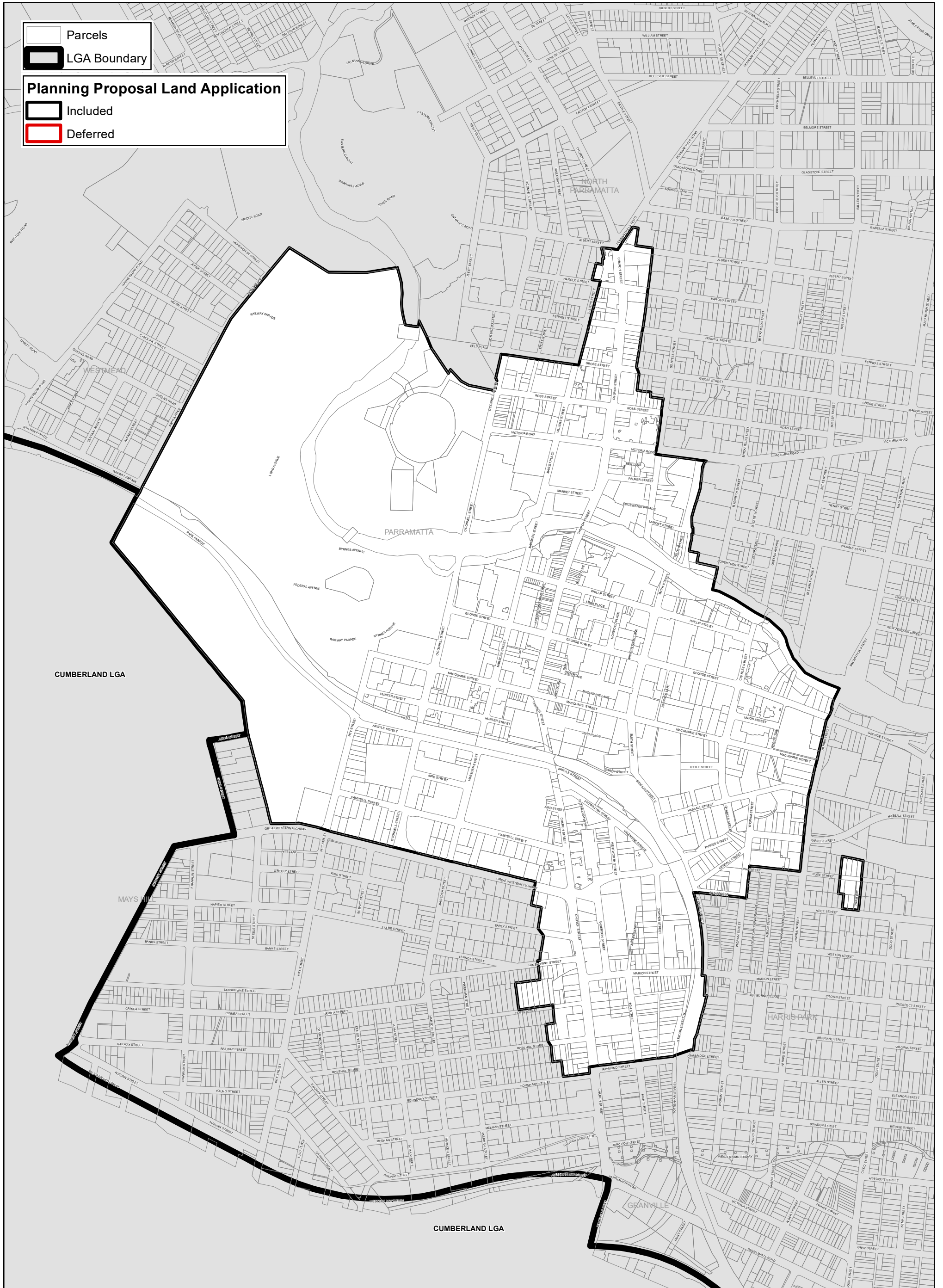
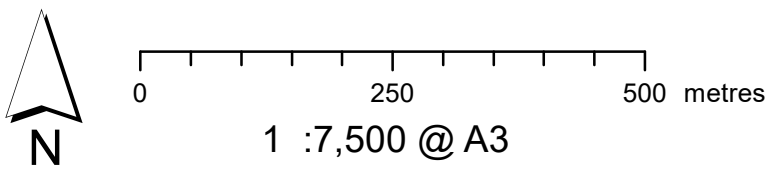
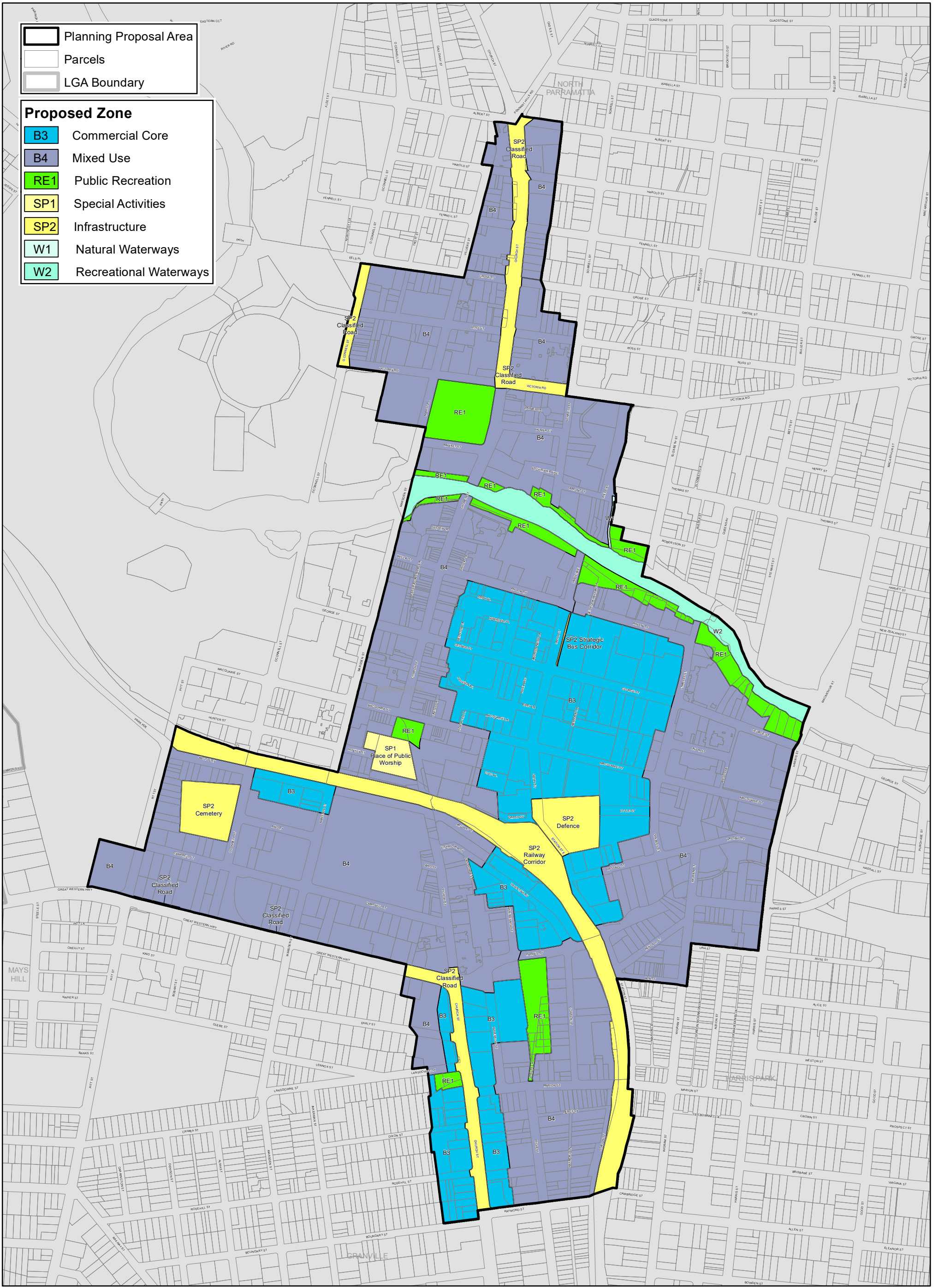


# Parramatta CBD Planning Proposal — Land Application Map (LAP)



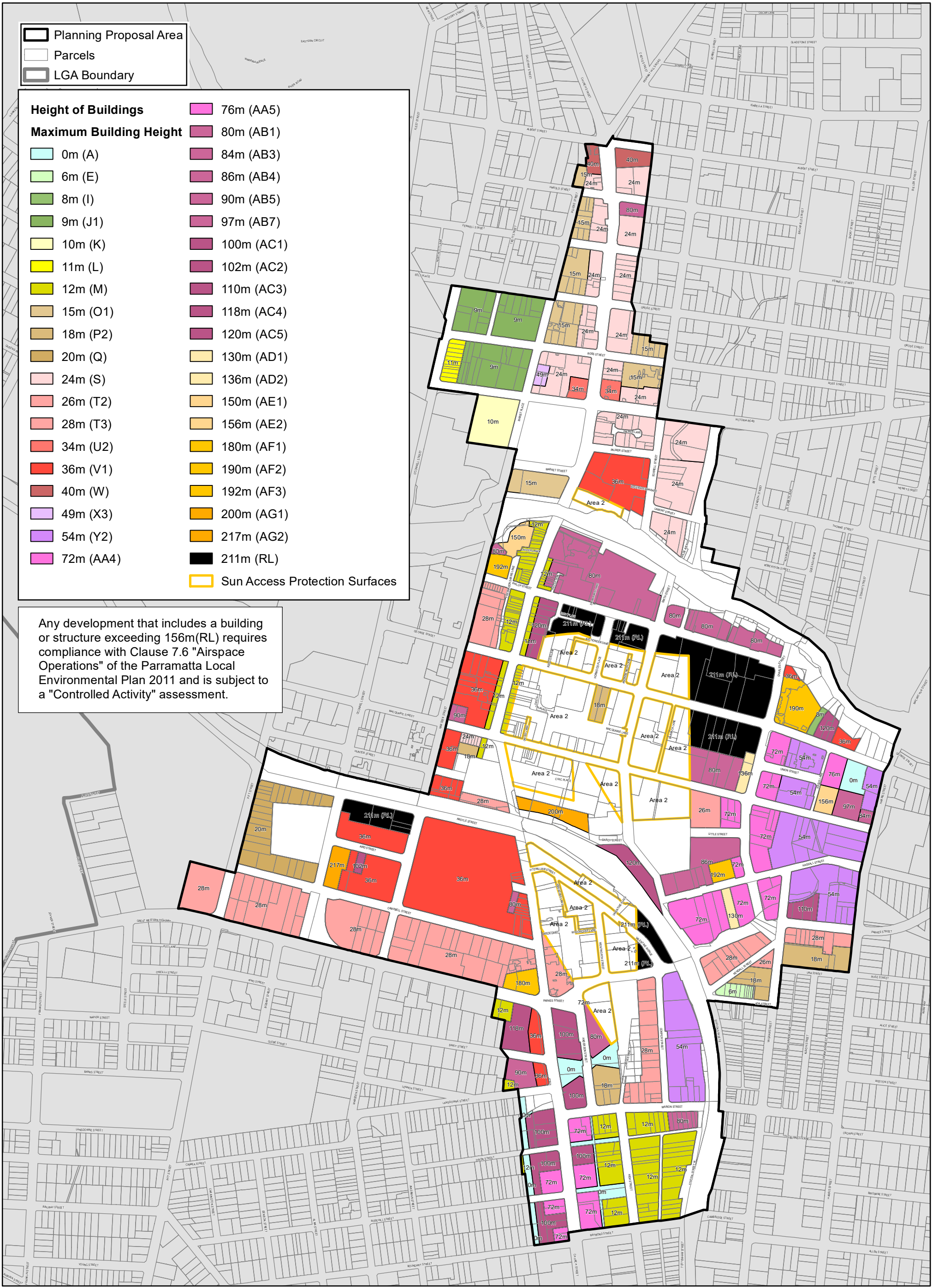
Data Version: 09/04/2021

# Parramatta CBD Planning Proposal — Proposed Land Zoning Map



Data Version: 09/04/2021

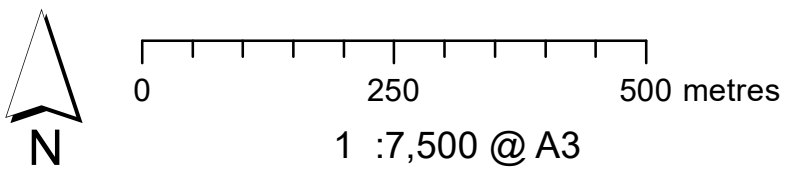
# Parramatta CBD Planning Proposal — Proposed Height of Buildings Map (HOB)



Planning Proposal Area  
 Parcels  
 LGA Boundary

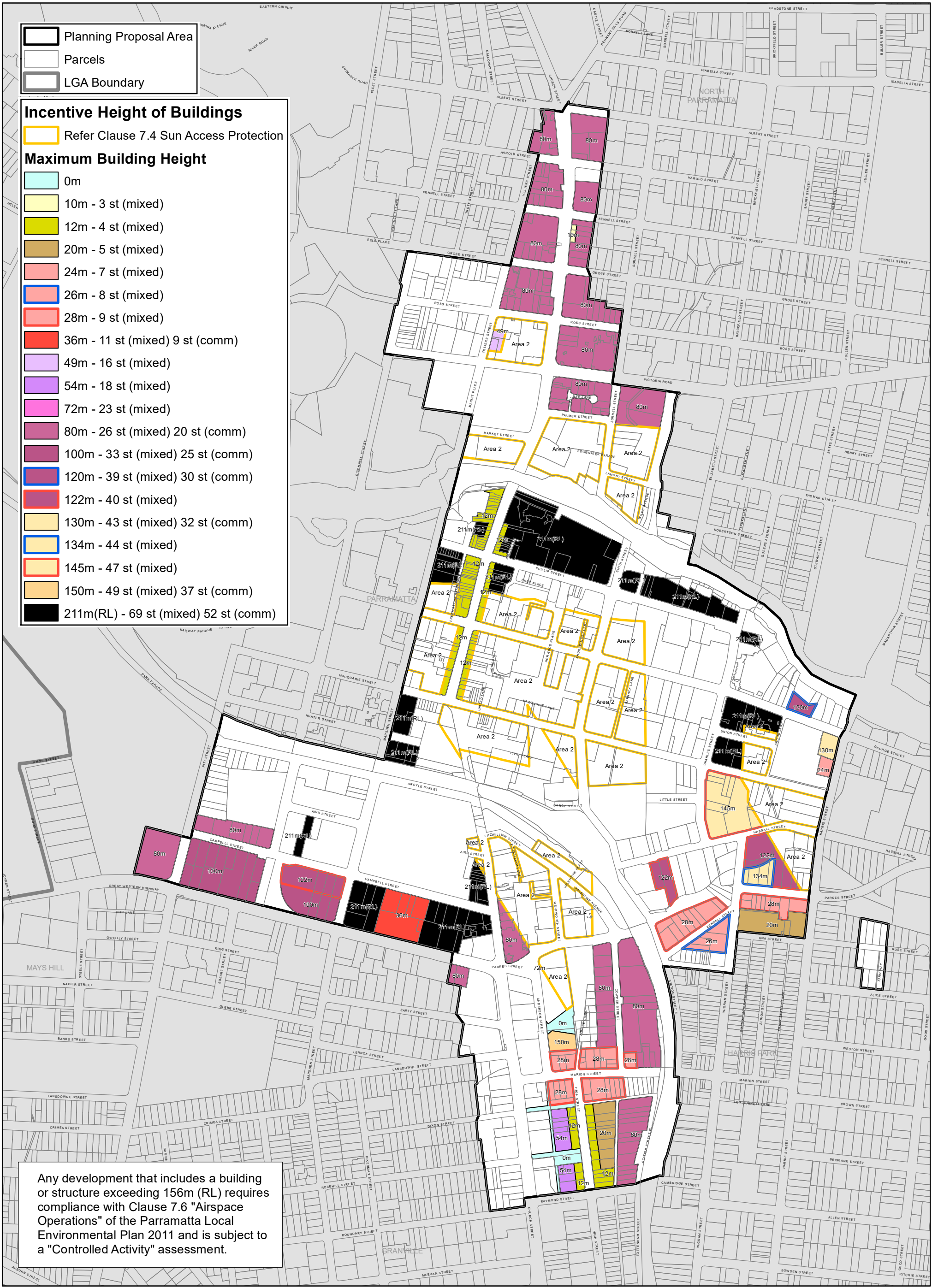
Height of Buildings	
0m (A)	76m (AA5)
6m (E)	80m (AB1)
8m (I)	84m (AB3)
9m (J1)	86m (AB4)
10m (K)	90m (AB5)
11m (L)	97m (AB7)
12m (M)	100m (AC1)
15m (O1)	102m (AC2)
18m (P2)	110m (AC3)
20m (Q)	118m (AC4)
24m (S)	120m (AC5)
26m (T2)	130m (AD1)
28m (T3)	136m (AD2)
34m (U2)	150m (AE1)
36m (V1)	156m (AE2)
40m (W)	180m (AF1)
49m (X3)	190m (AF2)
54m (Y2)	192m (AF3)
72m (AA4)	200m (AG1)
	217m (AG2)
	211m (RL)
	Sun Access Protection Surfaces

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.



Data Version: 24/06/2021

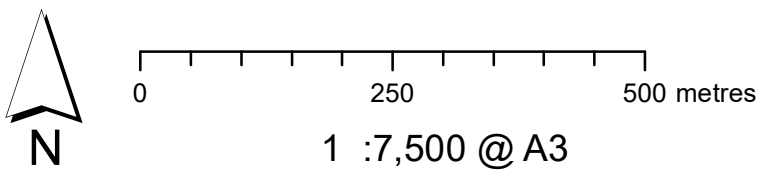
# Parramatta CBD Planning Proposal — Incentive Height of Buildings Map (IHB)



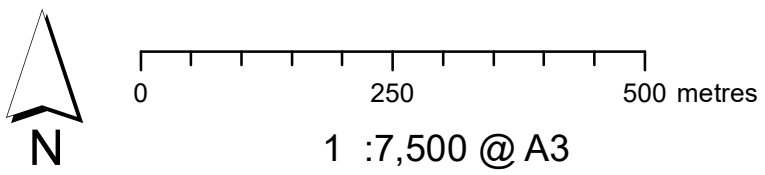
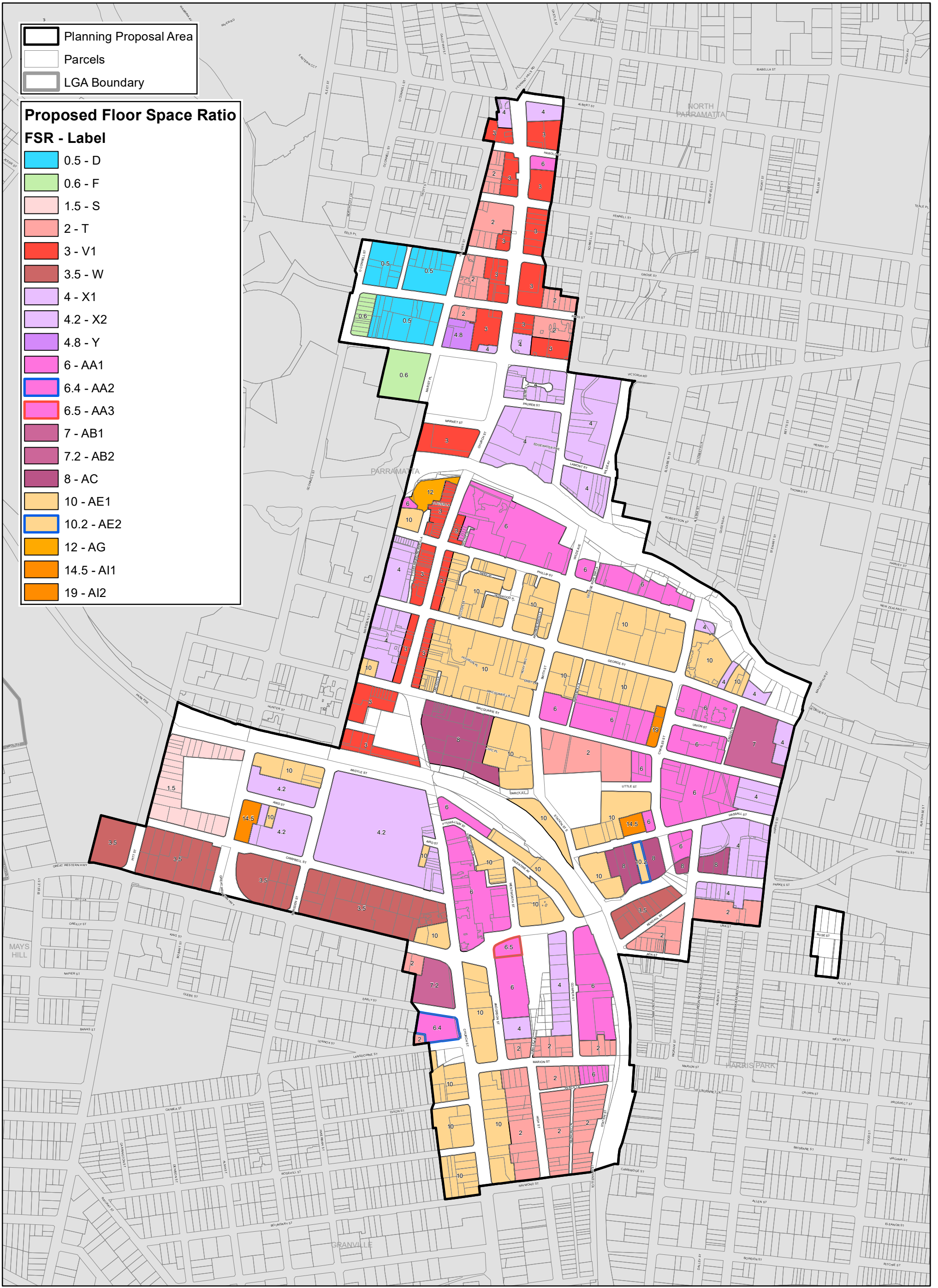
- Planning Proposal Area
- Parcels
- LGA Boundary

- Incentive Height of Buildings**
- Refer Clause 7.4 Sun Access Protection
- Maximum Building Height**
- 0m
  - 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)
  - 80m - 26 st (mixed) 20 st (comm)
  - 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)
  - 134m - 44 st (mixed)
  - 145m - 47 st (mixed)
  - 150m - 49 st (mixed) 37 st (comm)
  - 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.

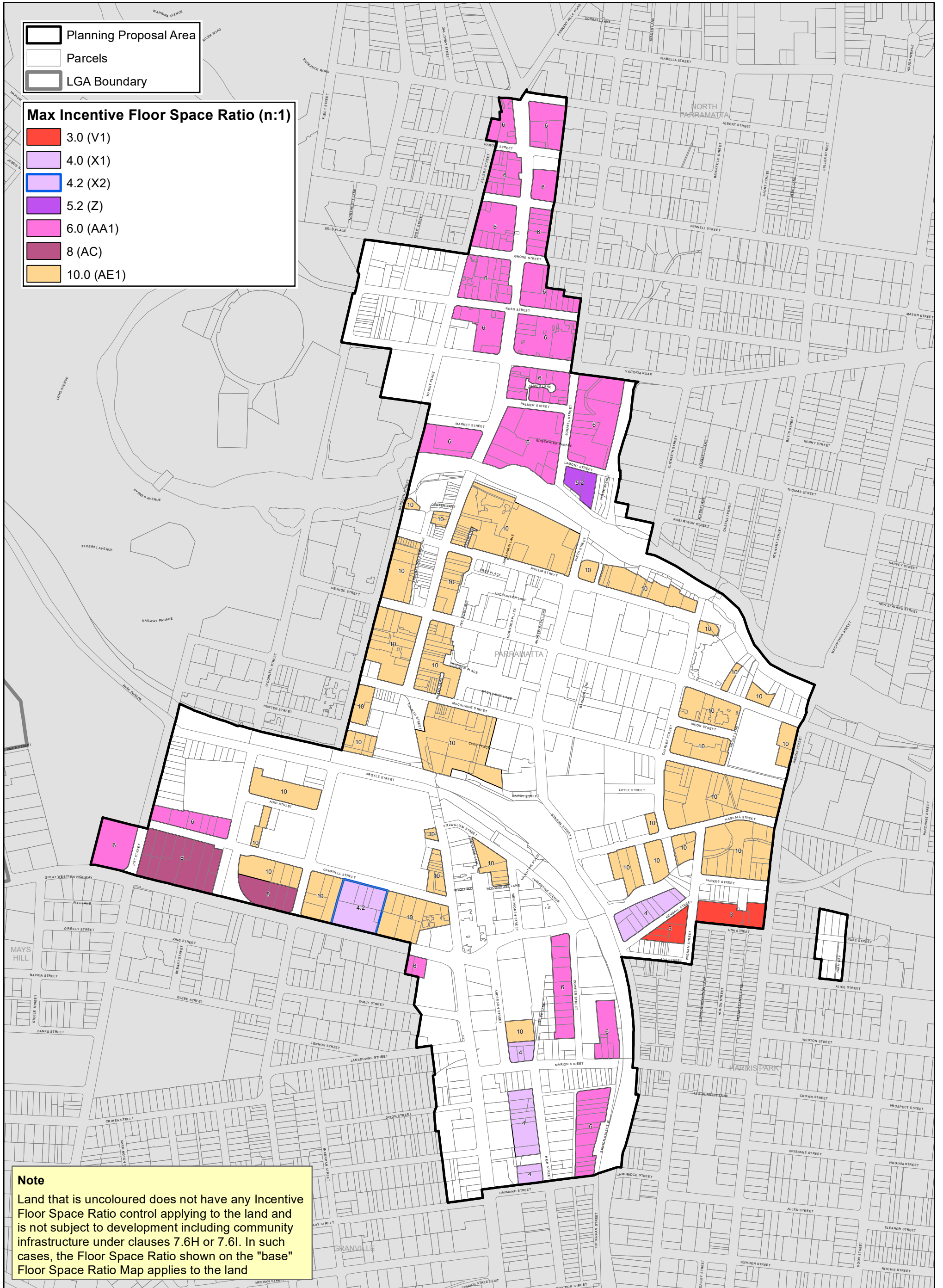


# Parramatta CBD Planning Proposal — Floor Space Ratio Map (FSR)



Data Version: 09/04/2021

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



**Planning Proposal Area**

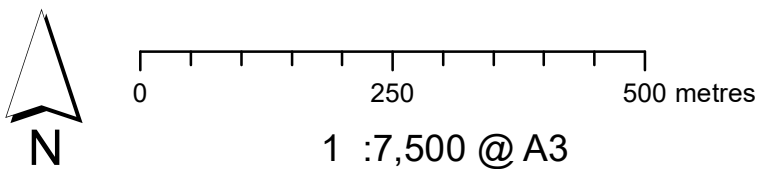
**Parcels**

**LGA Boundary**

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

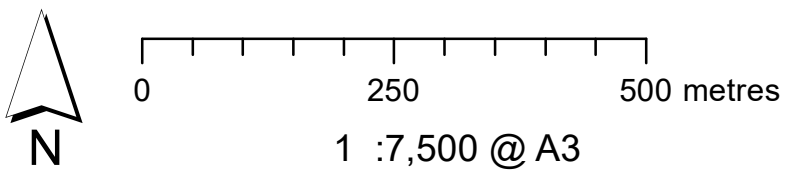
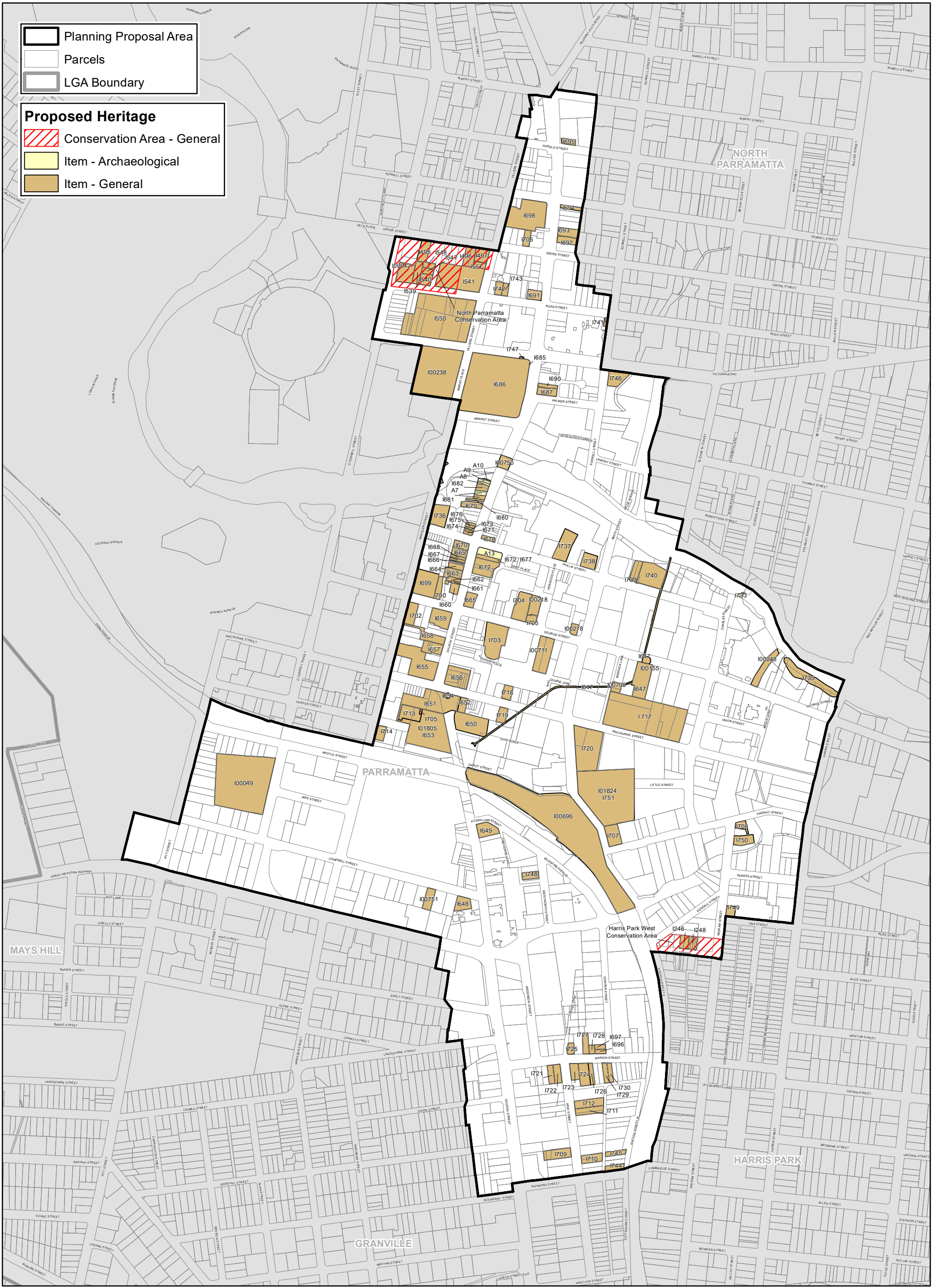
- 3.0 (V1)
- 4.0 (X1)
- 4.2 (X2)
- 5.2 (Z)
- 6.0 (AA1)
- 8 (AC)
- 10.0 (AE1)

**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



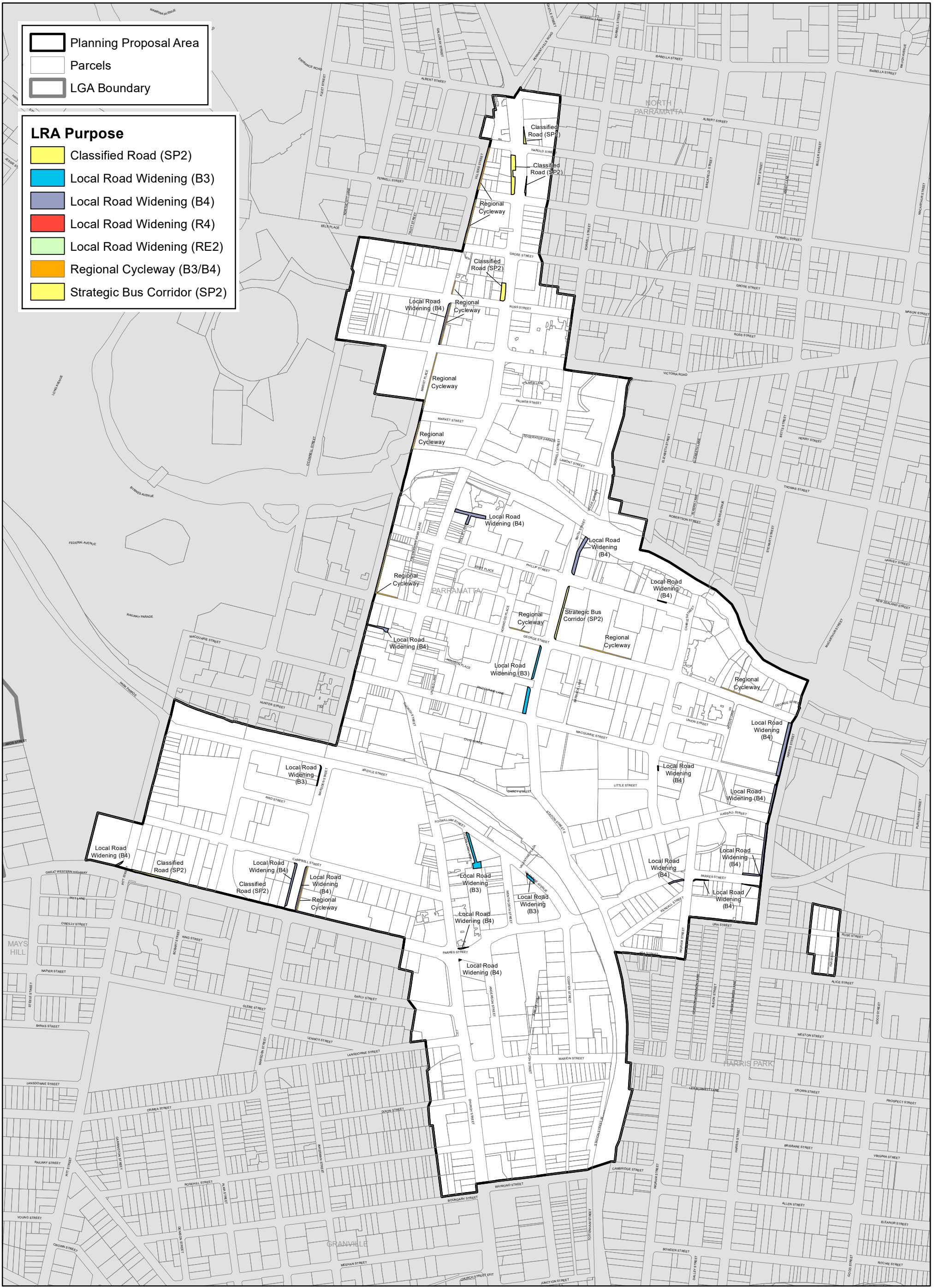
Data Version: 24/06/2021

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



Data Version: 09/04/2021

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

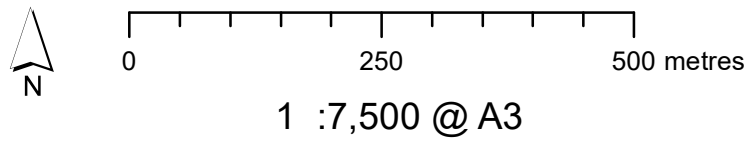


Planning Proposal Area  
 Parcels  
 LGA Boundary

**LRA Purpose**




- Classified Road (SP2)
- Local Road Widening (B3)
- Local Road Widening (B4)
- Local Road Widening (R4)
- Local Road Widening (RE2)
- Regional Cycleway (B3/B4)
- Strategic Bus Corridor (SP2)

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



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


-  Planning Proposal
-  Parcels
-  LGA Boundary

## 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

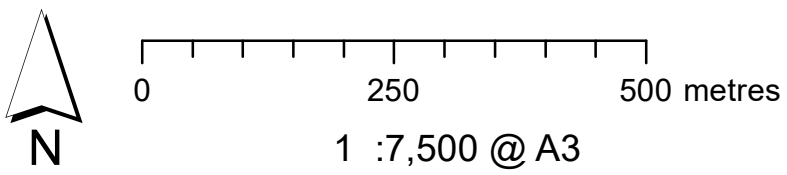
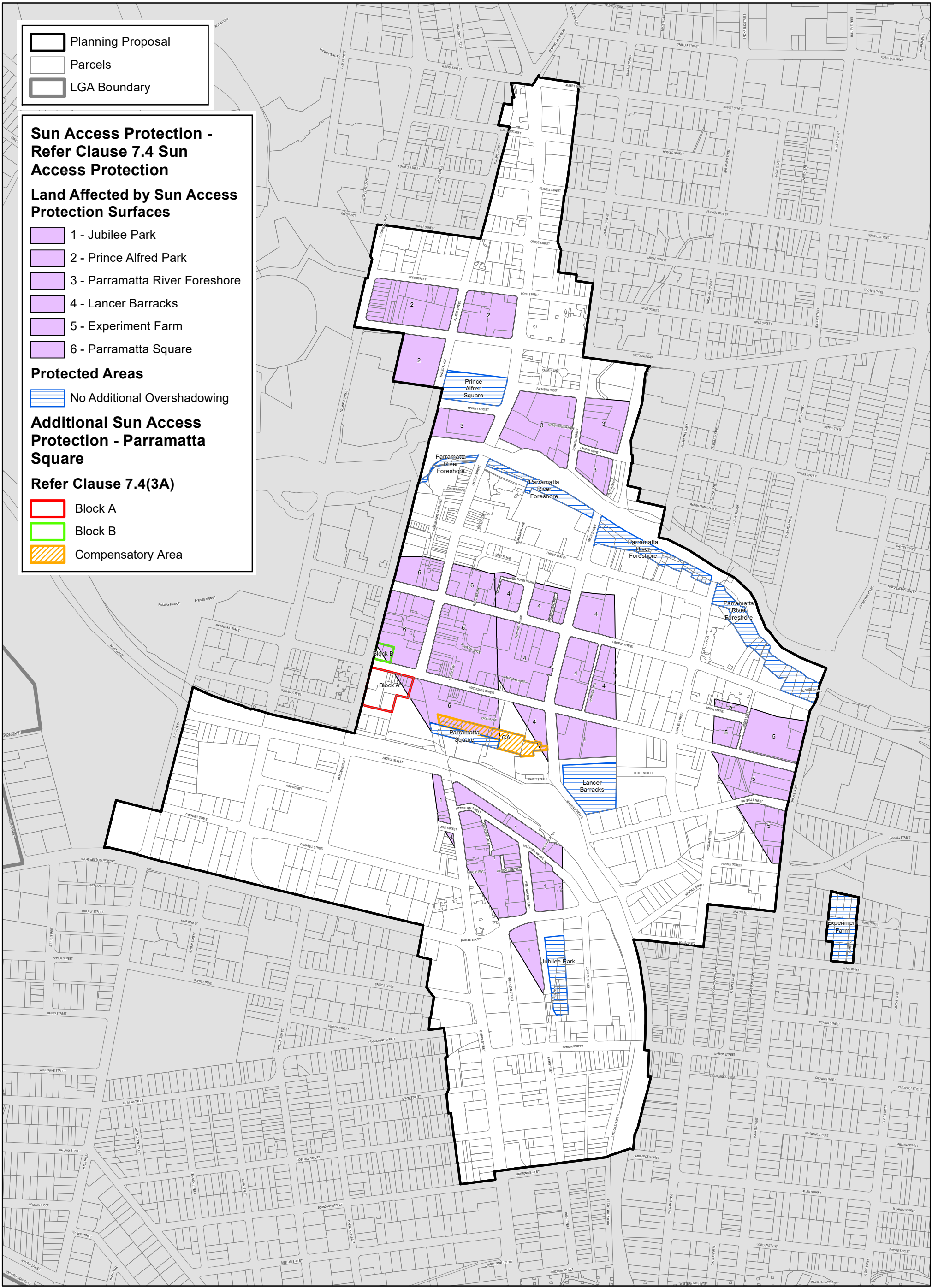
### Protected Areas

-  No Additional Overshadowing

### Additional Sun Access Protection - Parramatta Square

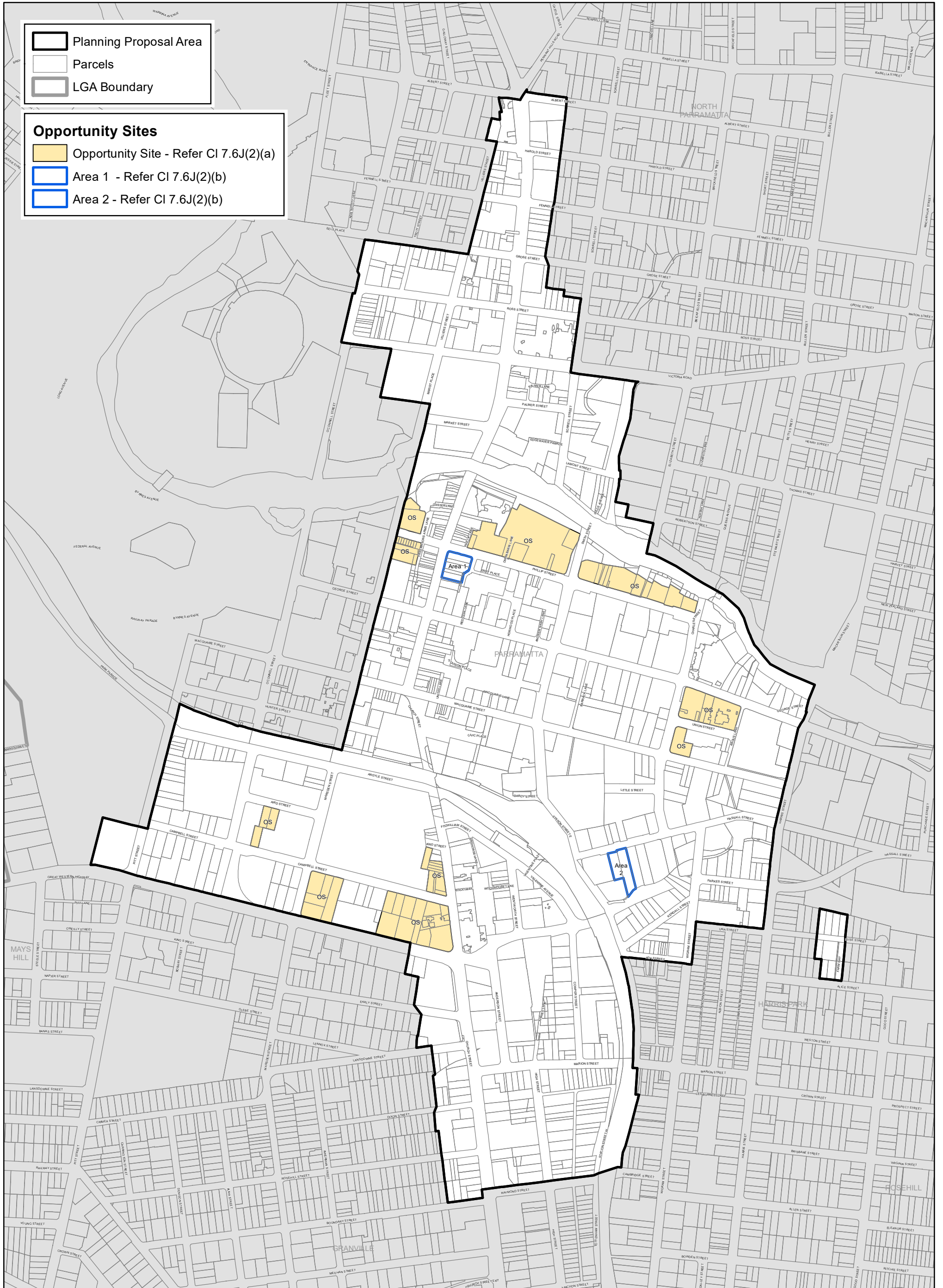
#### Refer Clause 7.4(3A)

-  Block A
-  Block B
-  Compensatory Area

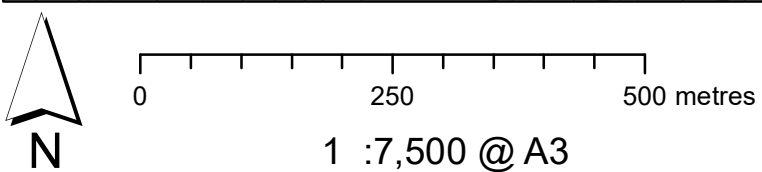


Data Version: 09/04/2021




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





Data Version: 24/06/2021

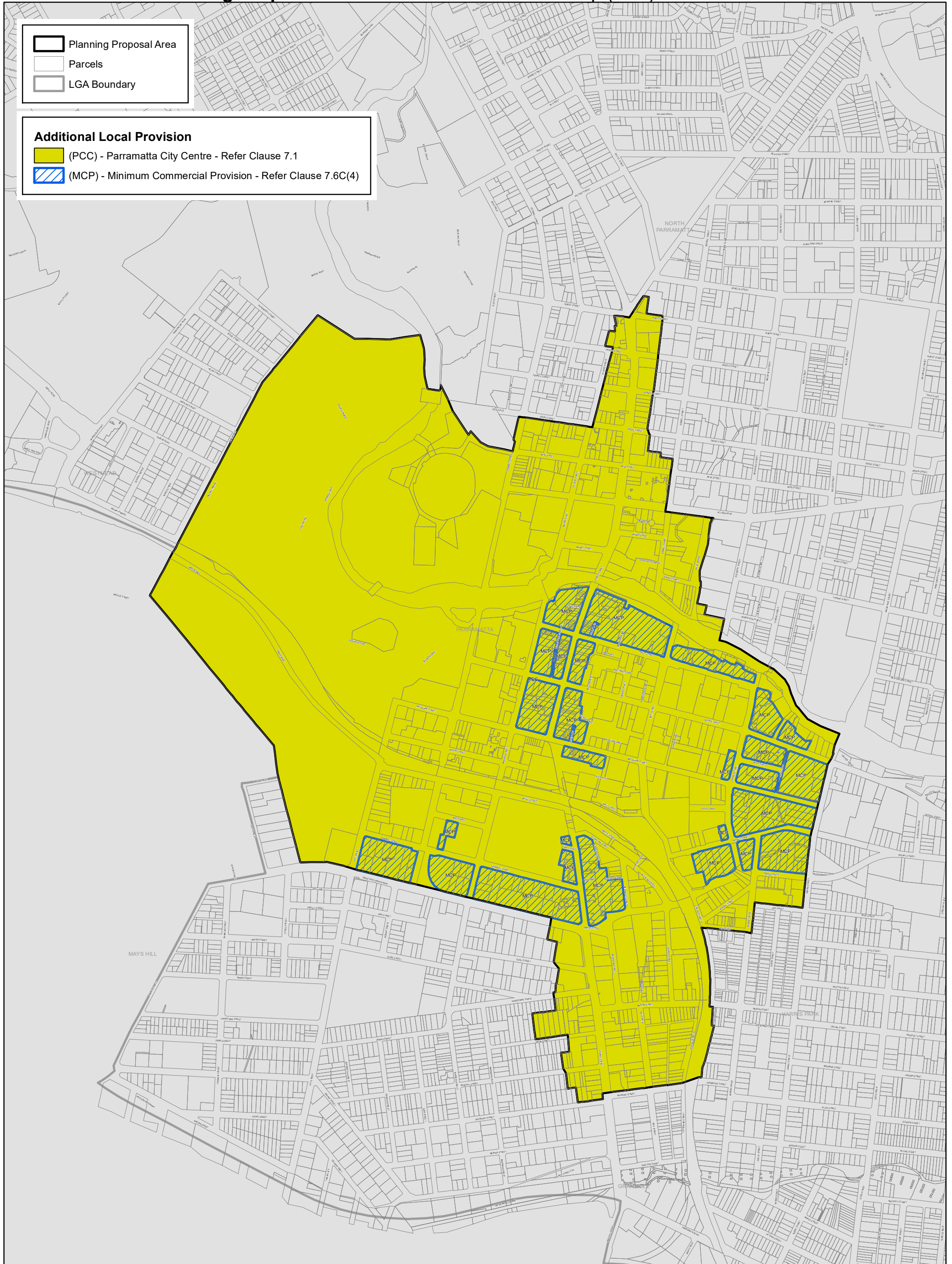


# Parramatta CBD Planning Proposal - Additional Local Provisions Map (ALP)

-  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)

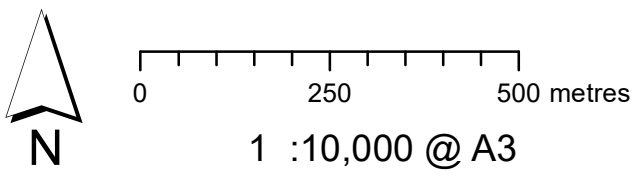
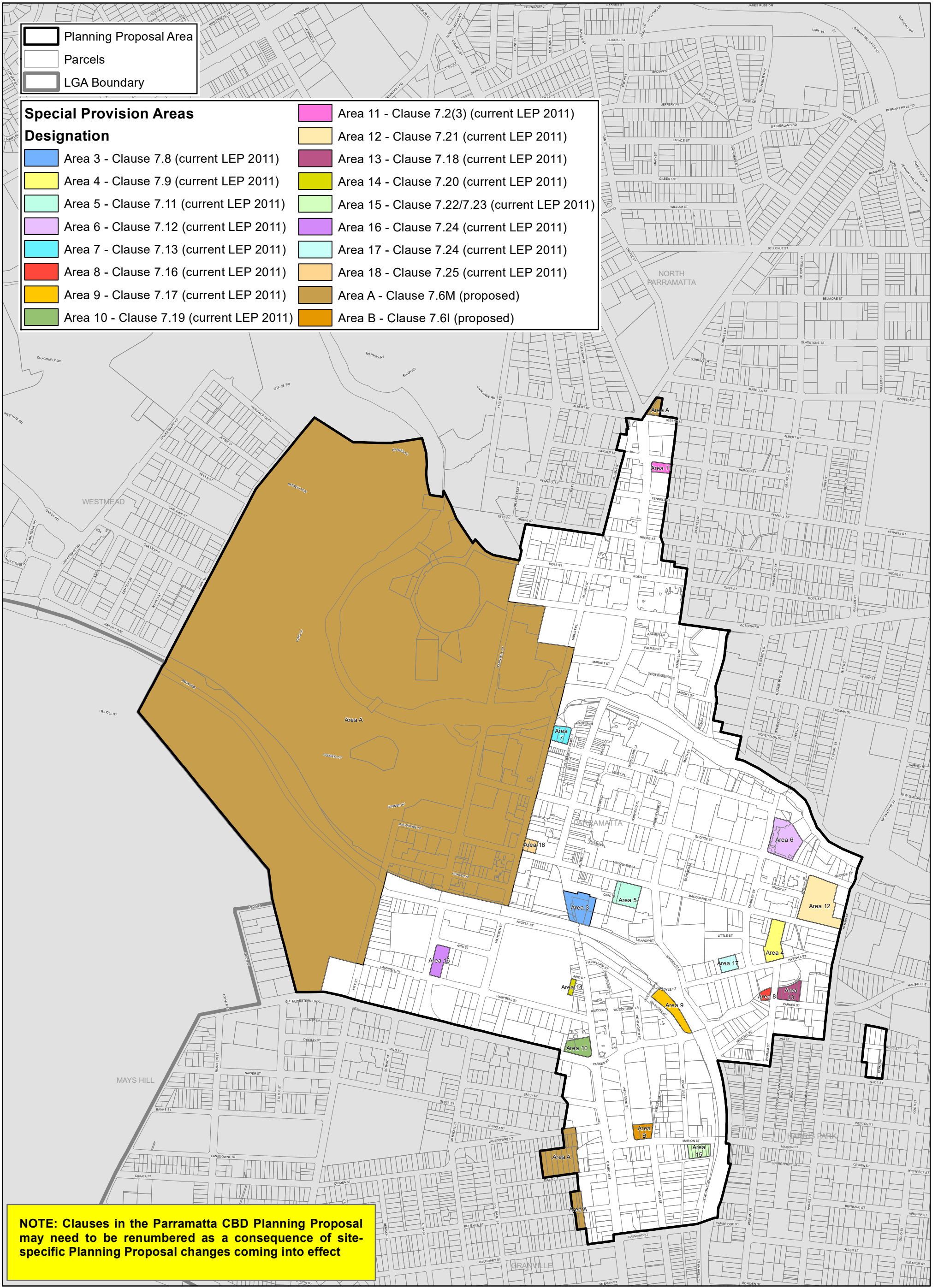


0 250 500 metres

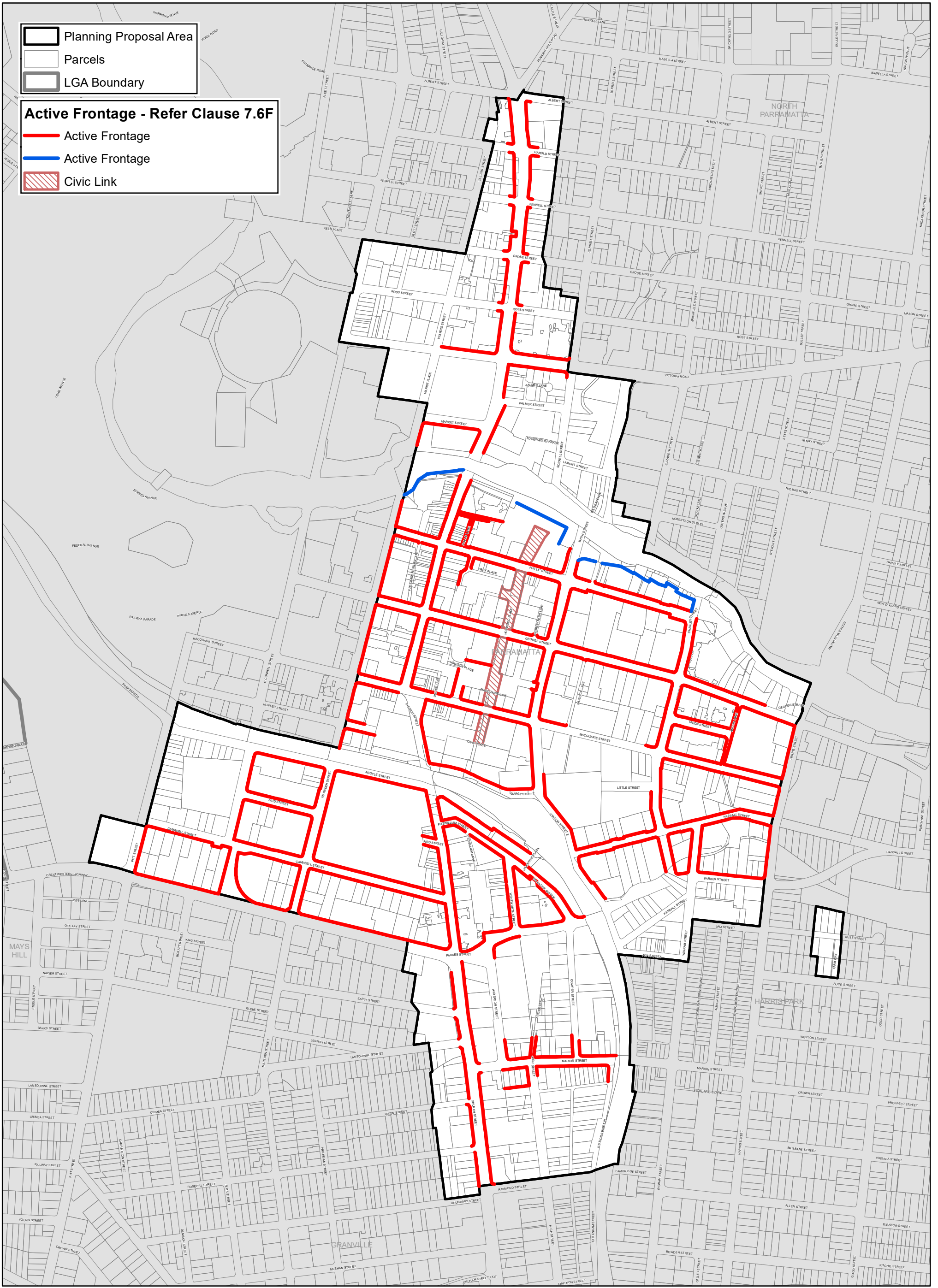
1 :10,000 @ A3

Data Version:24/06/2021

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

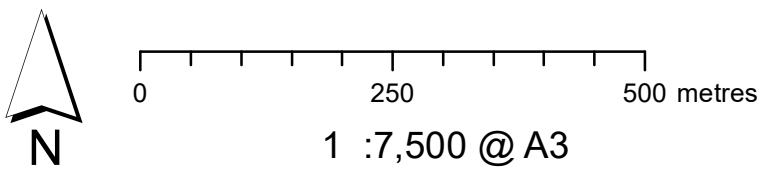


# Parramatta CBD Planning Proposal — Active Frontages Map (ACF)



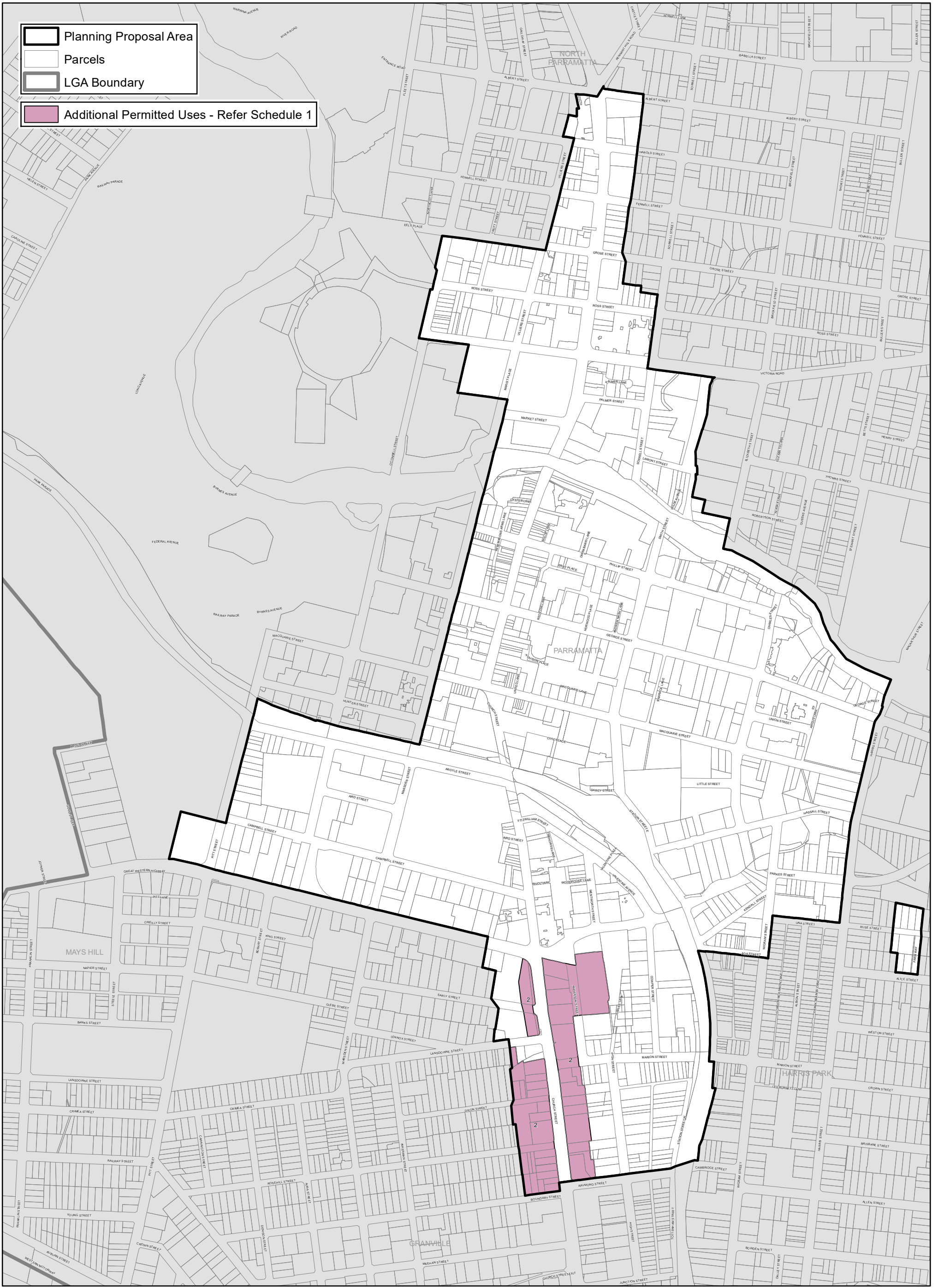
Planning Proposal Area  
Parcels  
LGA Boundary

**Active Frontage - Refer Clause 7.6F**  
Active Frontage  
Active Frontage  
Civic Link



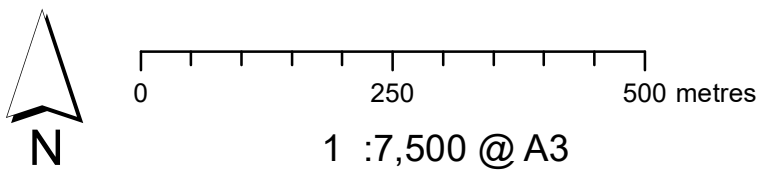
Data Version: 09/04/2021

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



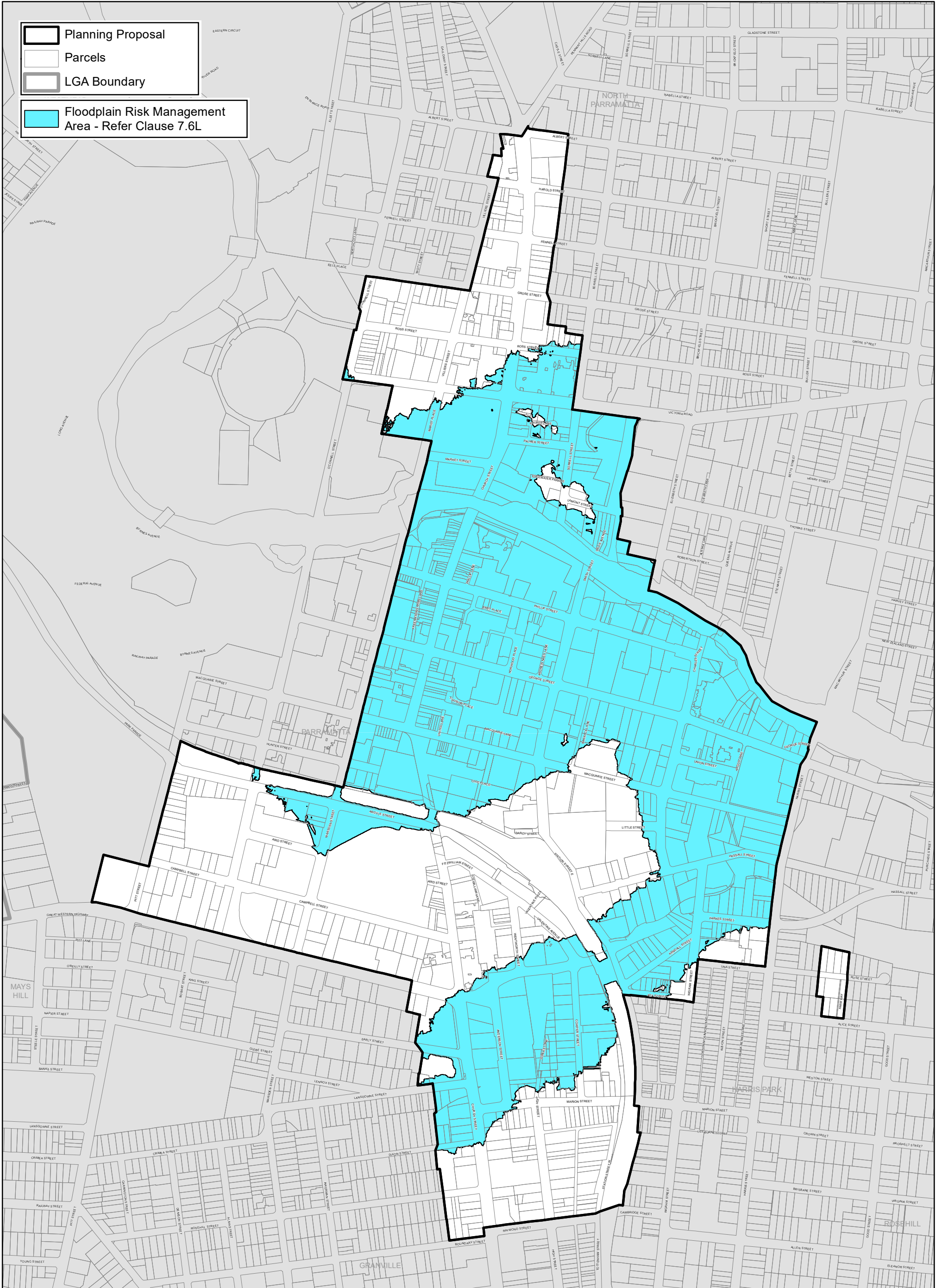
Planning Proposal Area  
Parcels  
LGA Boundary

Additional Permitted Uses - Refer Schedule 1



Data Version: 09/04/2021

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



Data Version: 09/04/2021

