



# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_001

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	AI1	14.5
P2	1.25	U1	2.5	Y1	4.5	AI2	19.0

### Incentive Floor Space Ratio (n:1)

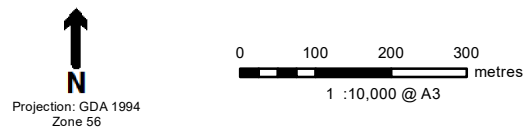
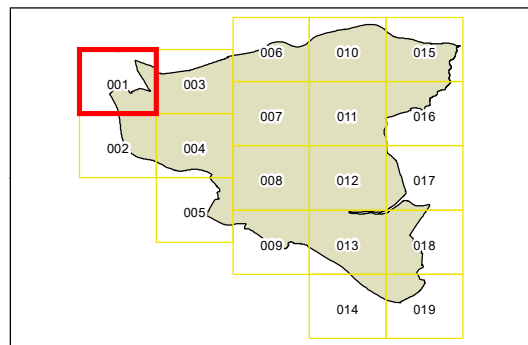
Blue outline	3.17
Yellow outline	3.95
Cyan outline	5.16

### Area Provisions

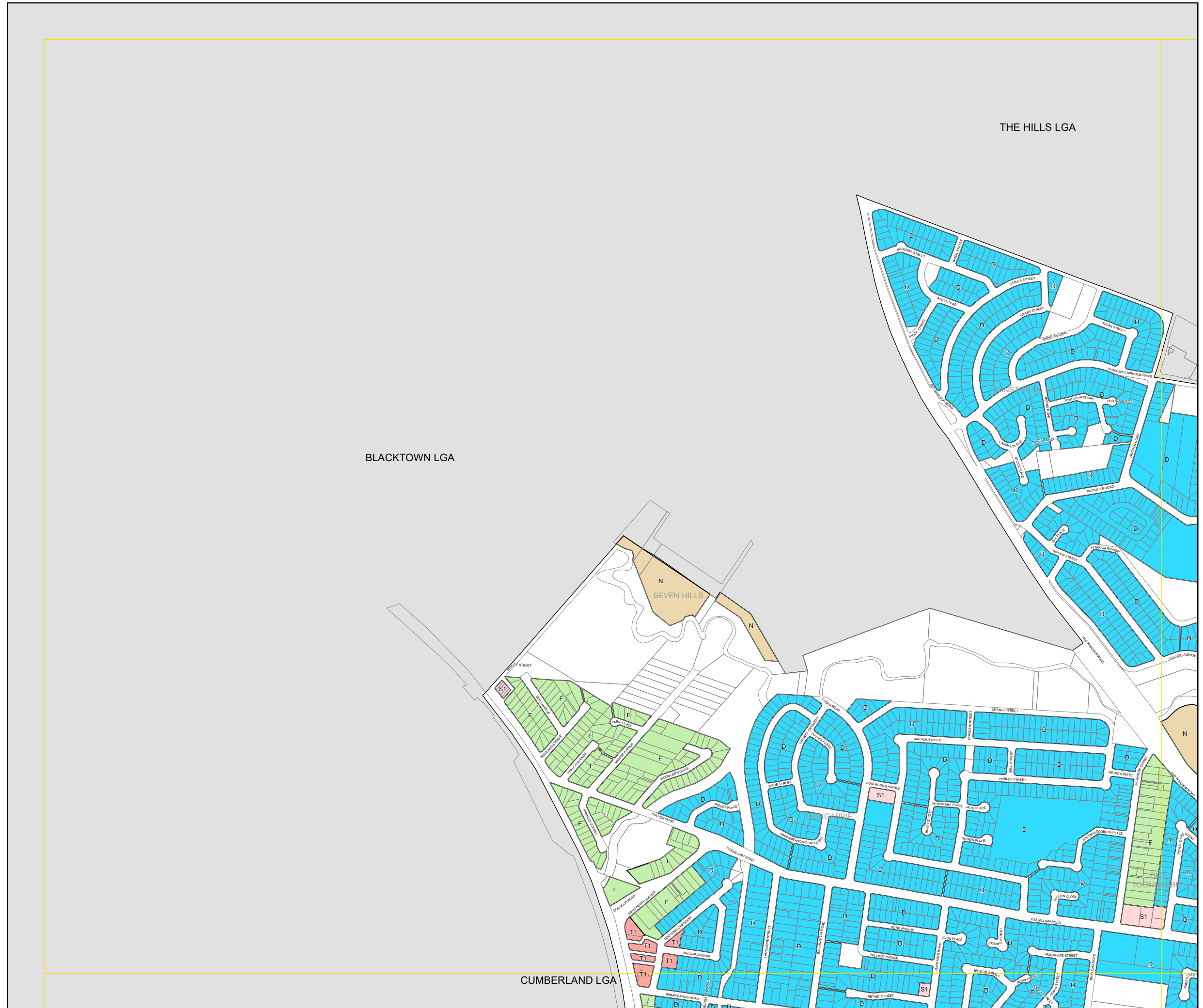
Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

### Cadastre

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# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_002

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	AI1	14.5
P2	1.25	U1	2.5	Y1	4.5	AI2	19.0

### Incentive Floor Space Ratio (n:1)

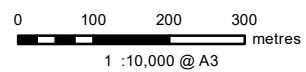
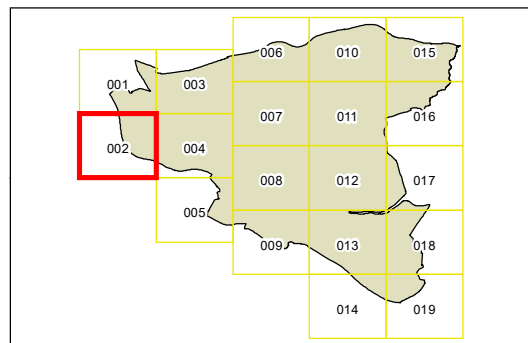
Blue outline	3.17
Yellow outline	3.95
Cyan outline	5.16

### Area Provisions

Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

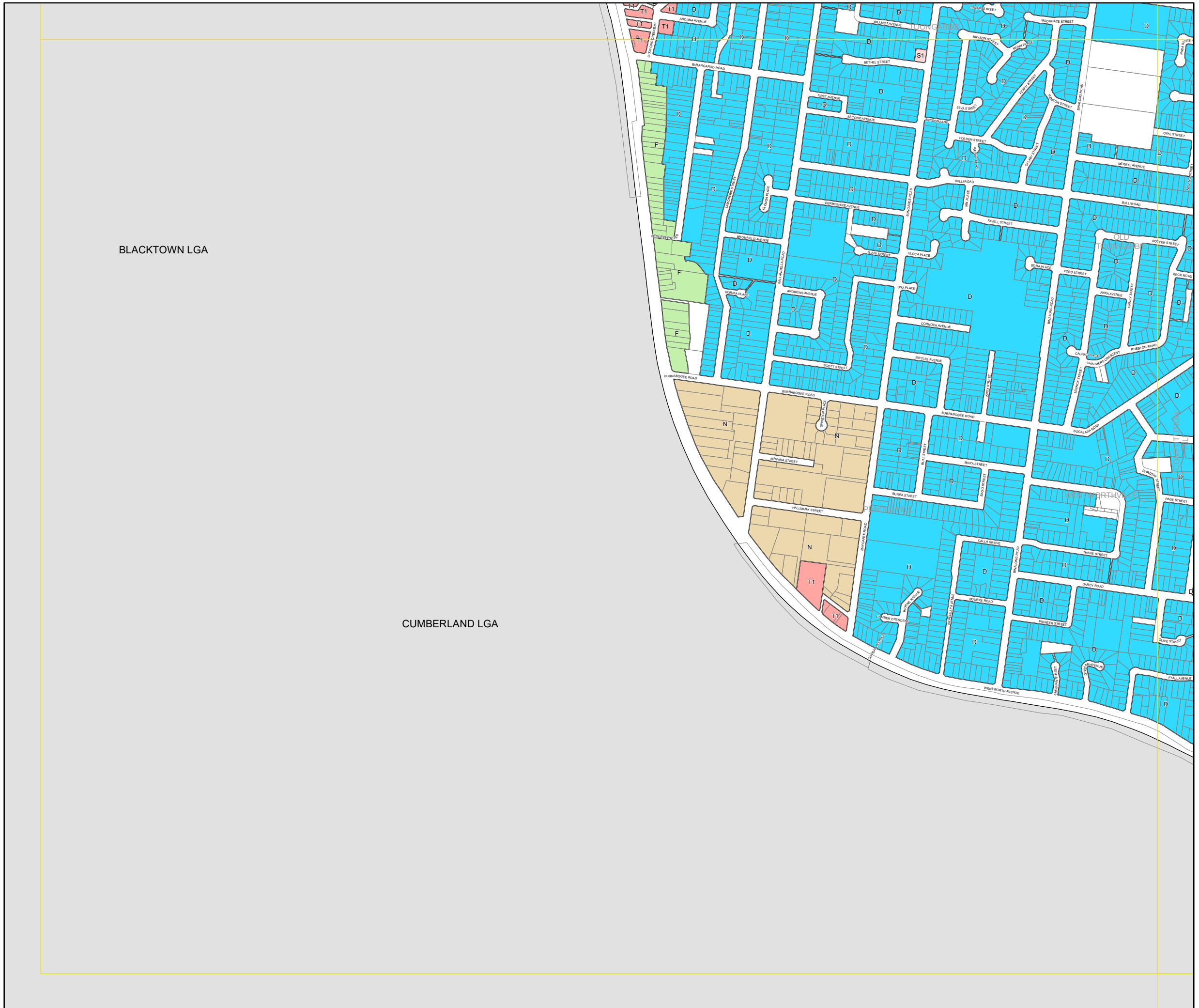
### Cadastre

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Projection: GDA 1994  
Zone 56

Map Identification Number  
6250\_COM\_FSR\_002\_010\_20210514





# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_003

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	A11	14.5
P2	1.25	U1	2.5	Y1	4.5	A12	19.0

### Incentive Floor Space Ratio (n:1)

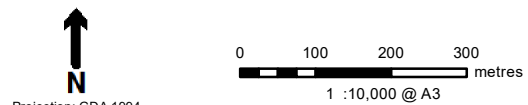
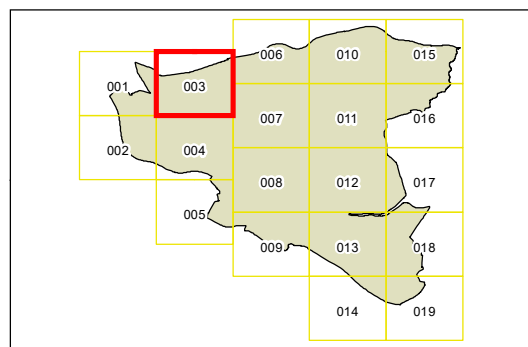
Blue outline	3.17
Yellow outline	3.95
Green outline	5.16

### Area Provisions

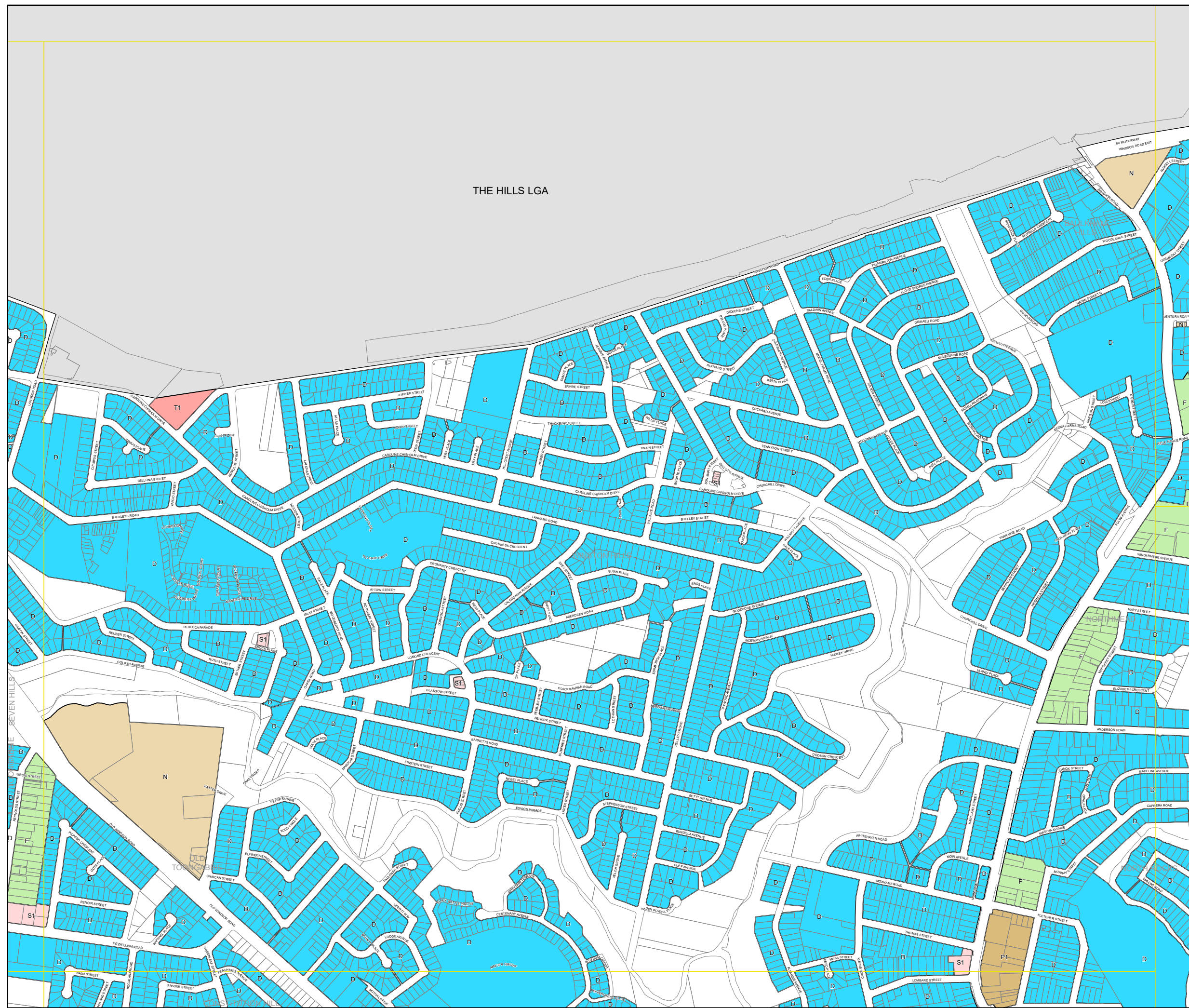
Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

### Cadastre

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# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_004

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	AI1	14.5
P2	1.25	U1	2.5	Y1	4.5	AI2	19.0

### Incentive Floor Space Ratio (n:1)

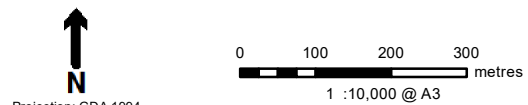
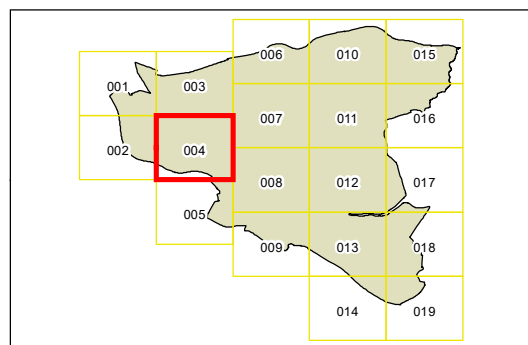
Blue outline	3.17
Yellow outline	3.95
Cyan outline	5.16

### Area Provisions

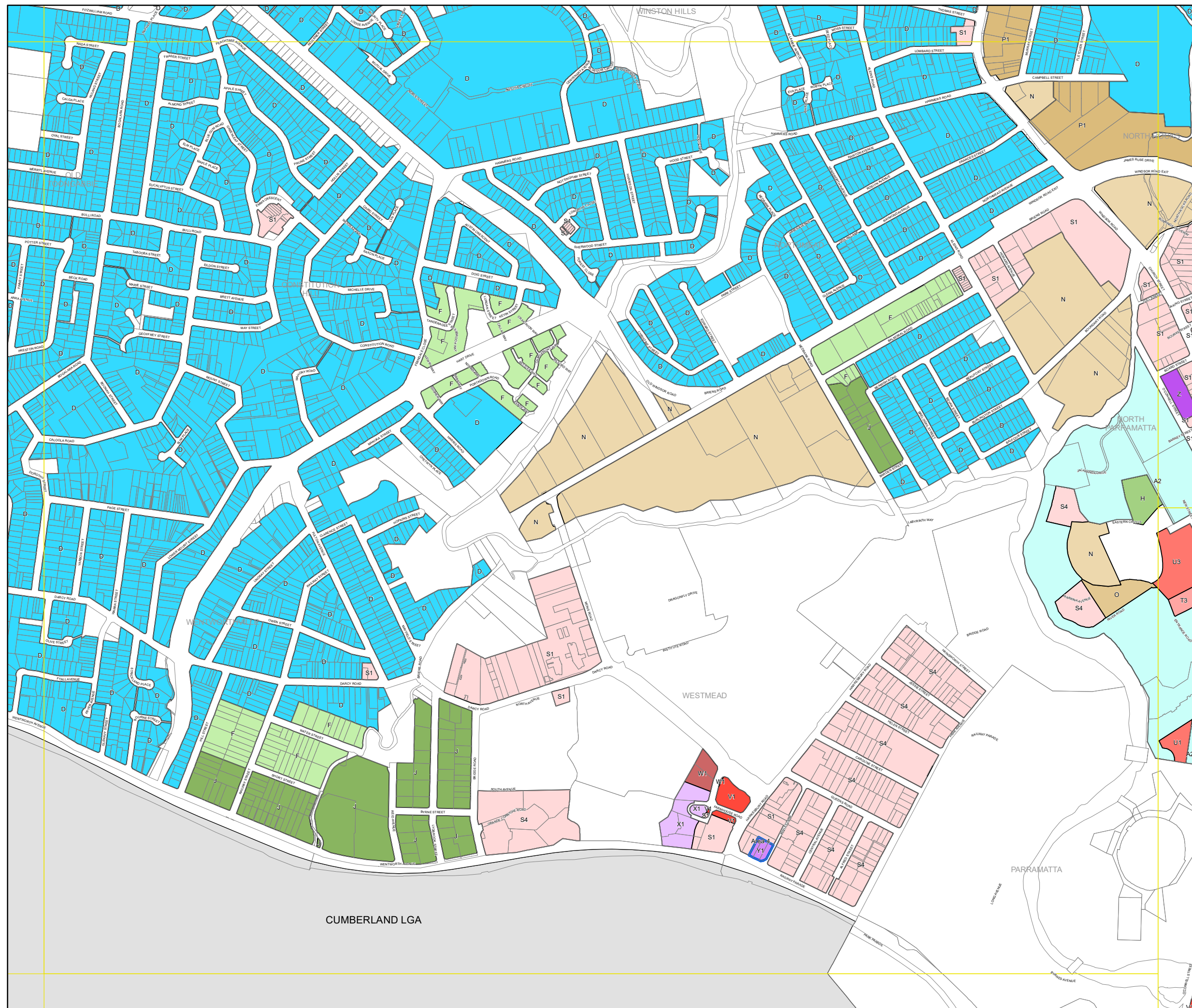
Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

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# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_005

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	AI1	14.5
P2	1.25	U1	2.5	Y1	4.5	AI2	19.0

### Incentive Floor Space Ratio (n:1)

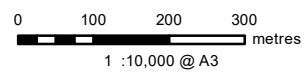
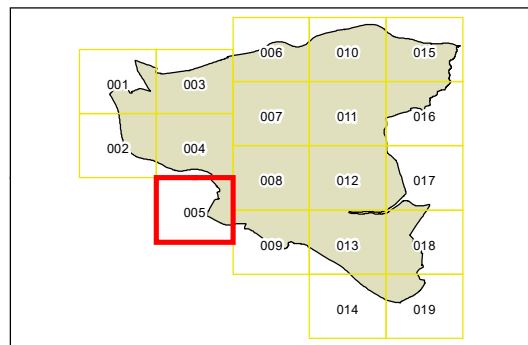
Blue outline	3.17
Yellow outline	3.95
Cyan outline	5.16

### Area Provisions

Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

### Cadastre

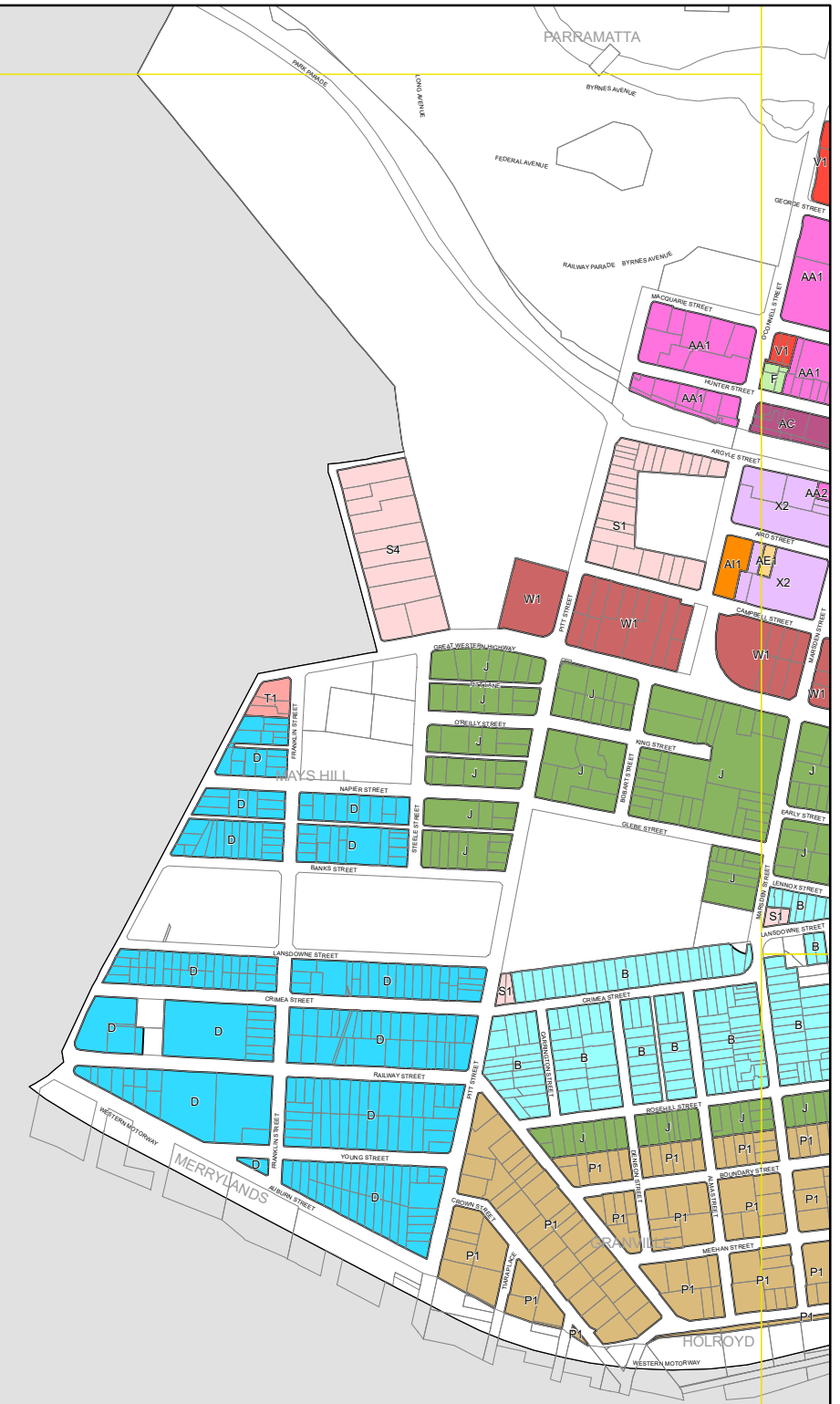
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Projection: GDA 1994  
Zone 56

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CUMBERLAND LGA





# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_006

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	AI1	14.5
P2	1.25	U1	2.5	Y1	4.5	AI2	19.0

### Incentive Floor Space Ratio (n:1)

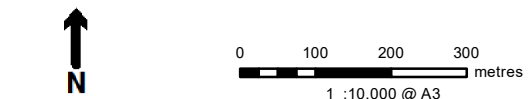
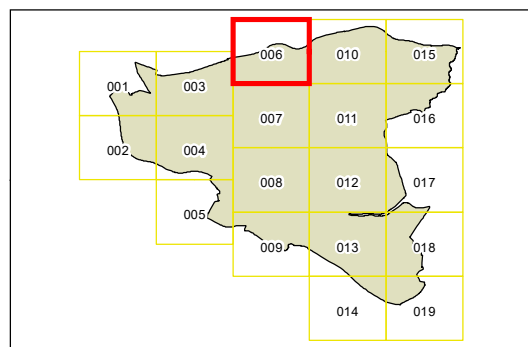
Blue outline	3.17
Yellow outline	3.95
Cyan outline	5.16

### Area Provisions

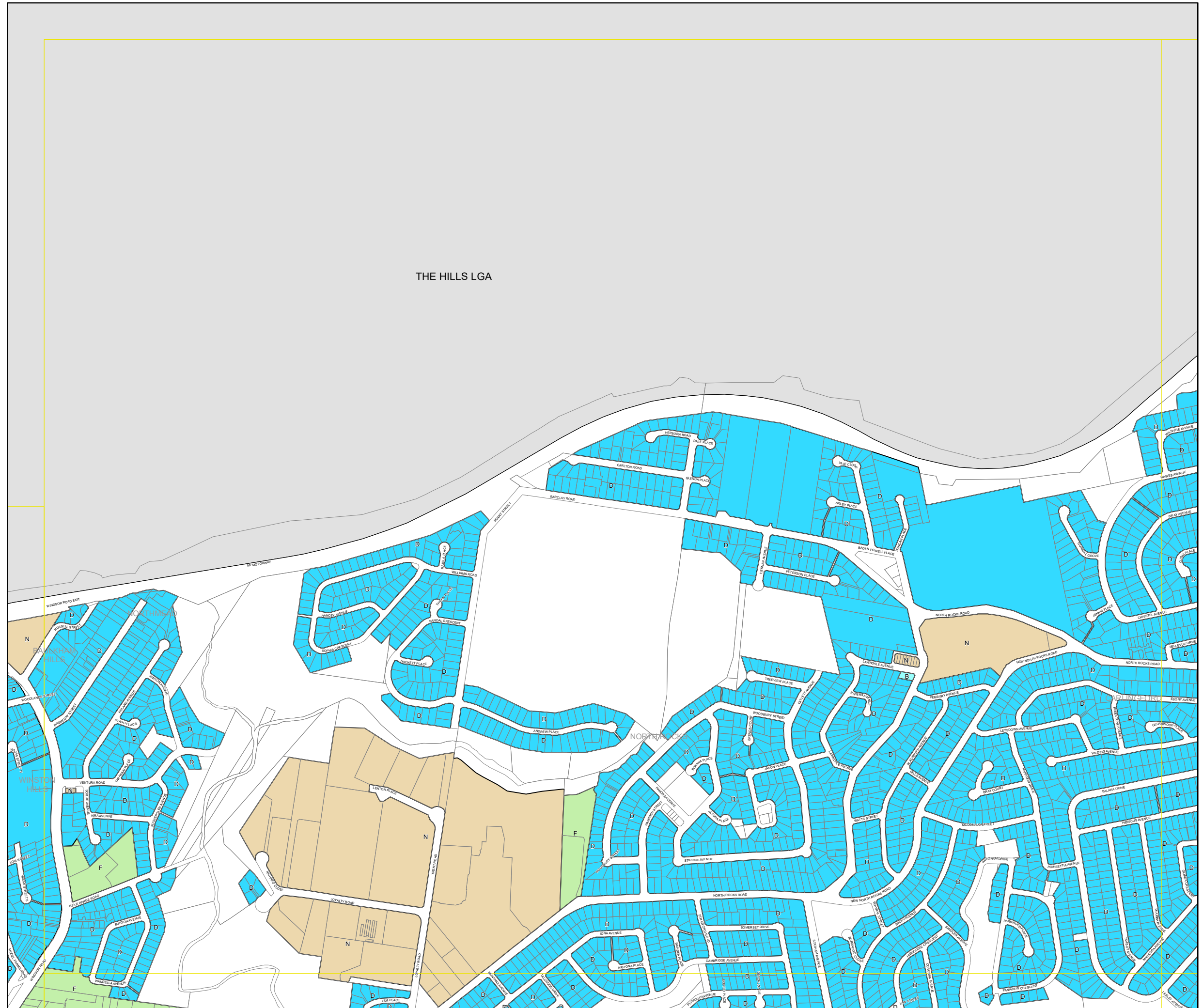
Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

### Cadastre

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# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_007

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	AI1	14.5
P2	1.25	U1	2.5	Y1	4.5	AI2	19.0

### Incentive Floor Space Ratio (n:1)

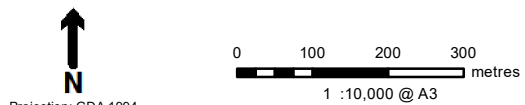
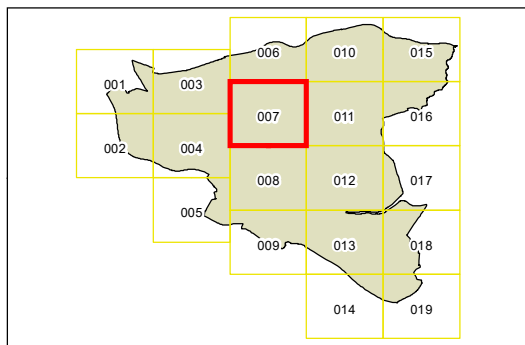
Blue outline	3.17
Yellow outline	3.95
Cyan outline	5.16

### Area Provisions

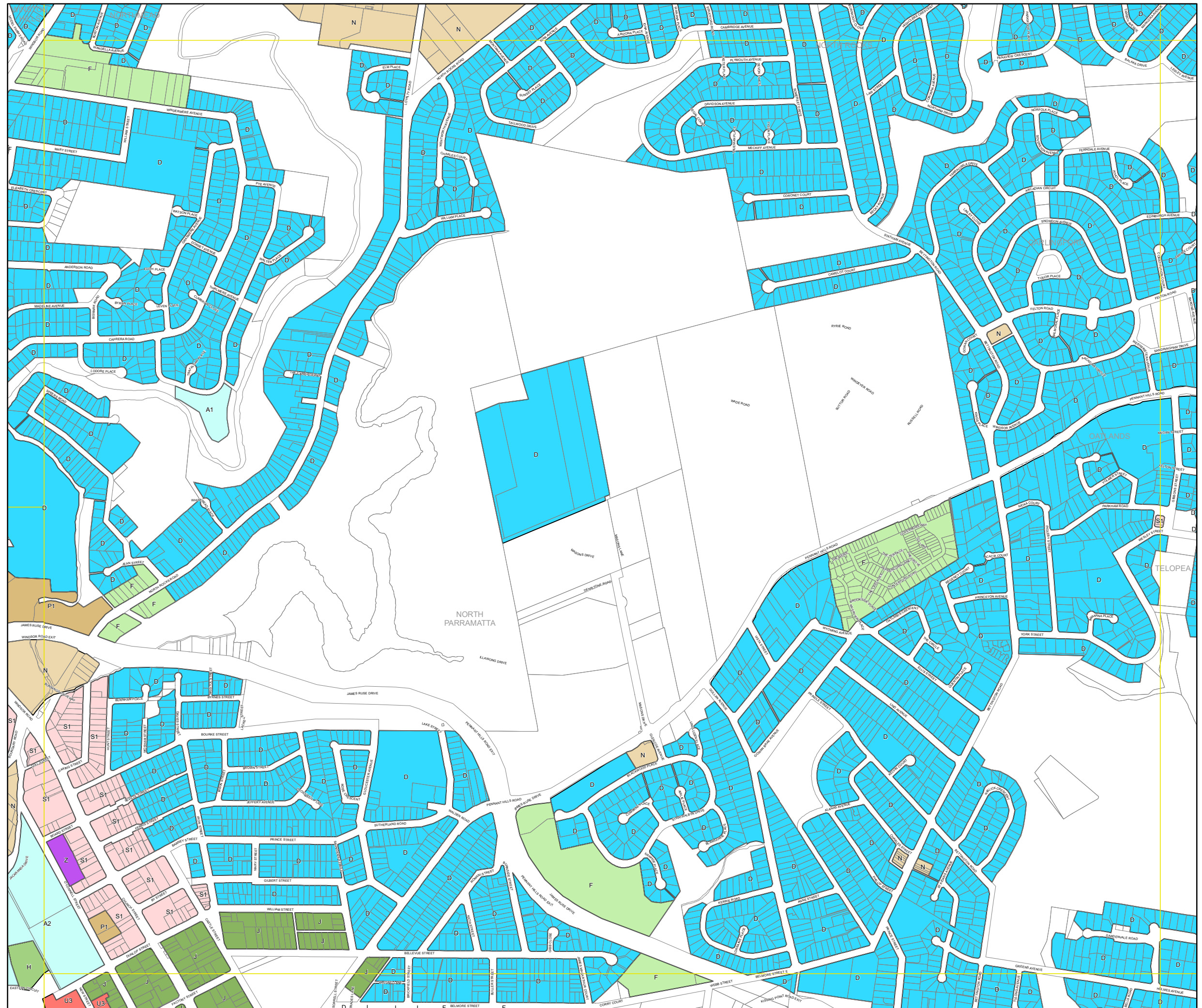
Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

### Cadastre

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# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_008

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
J	0.75	S4	1.7	V4	3.4	AB2	7.2
L	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	A11	14.5
P2	1.25	U1	2.5	Y1	4.5	A12	19.0

### Incentive Floor Space Ratio (n:1)

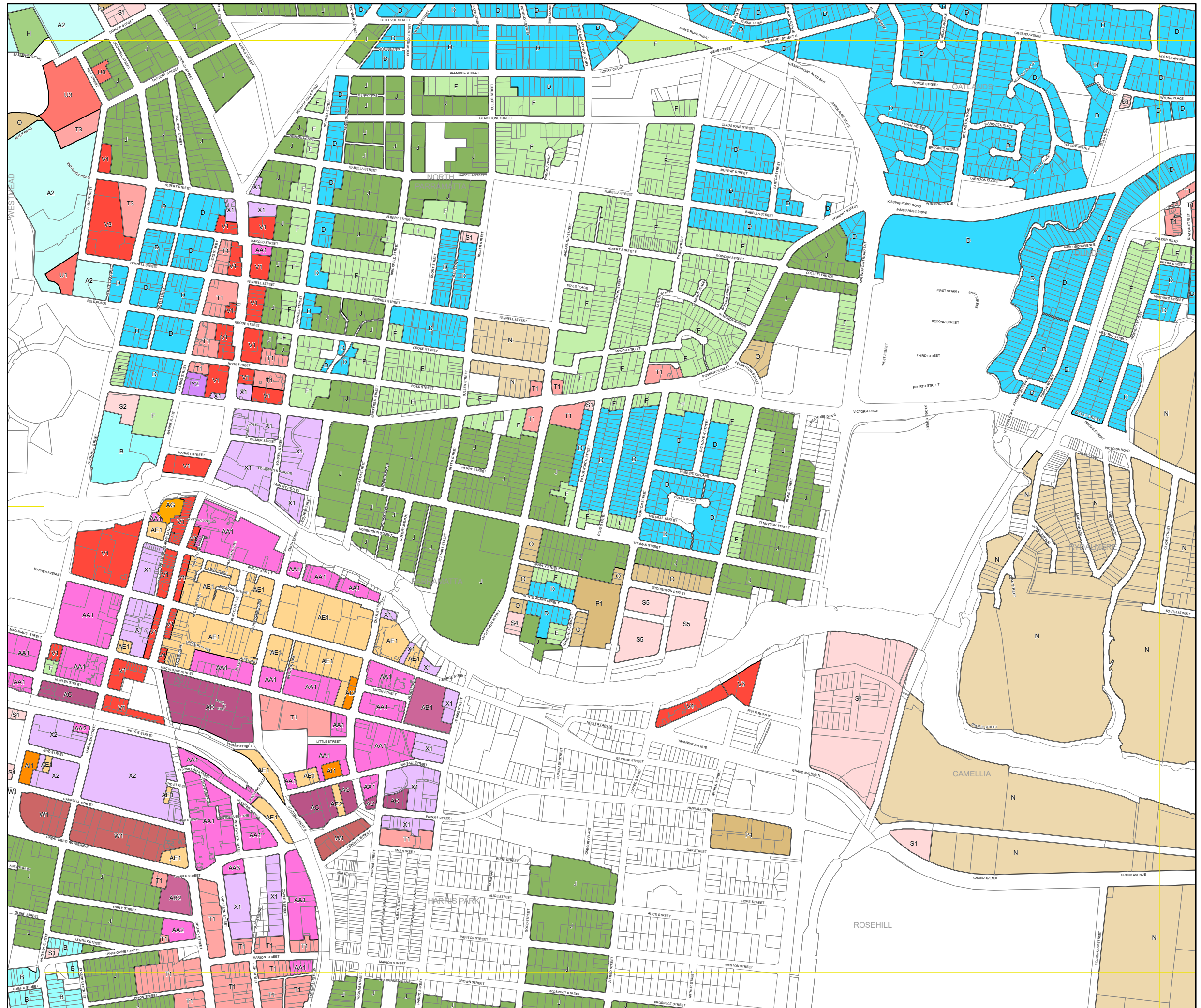
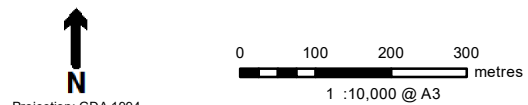
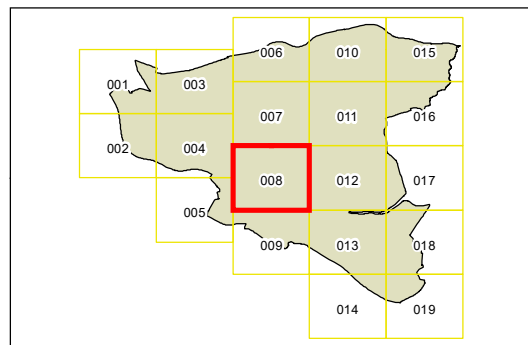
Blue outline	3.17
Yellow outline	3.95
Cyan outline	5.16

### Area Provisions

Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

### Cadastre

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# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_009

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	AI1	14.5
P2	1.25	U1	2.5	Y1	4.5	AI2	19.0

### Incentive Floor Space Ratio (n:1)

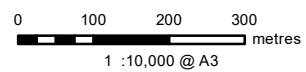
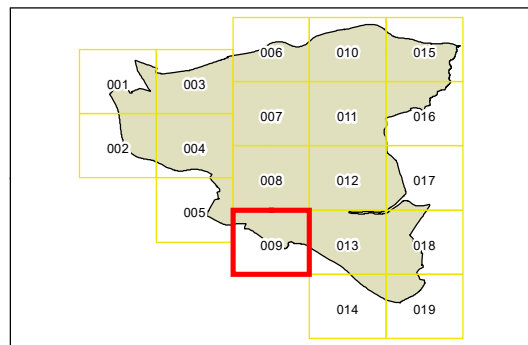
Blue outline	3.17
Yellow outline	3.95
Cyan outline	5.16

### Area Provisions

Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

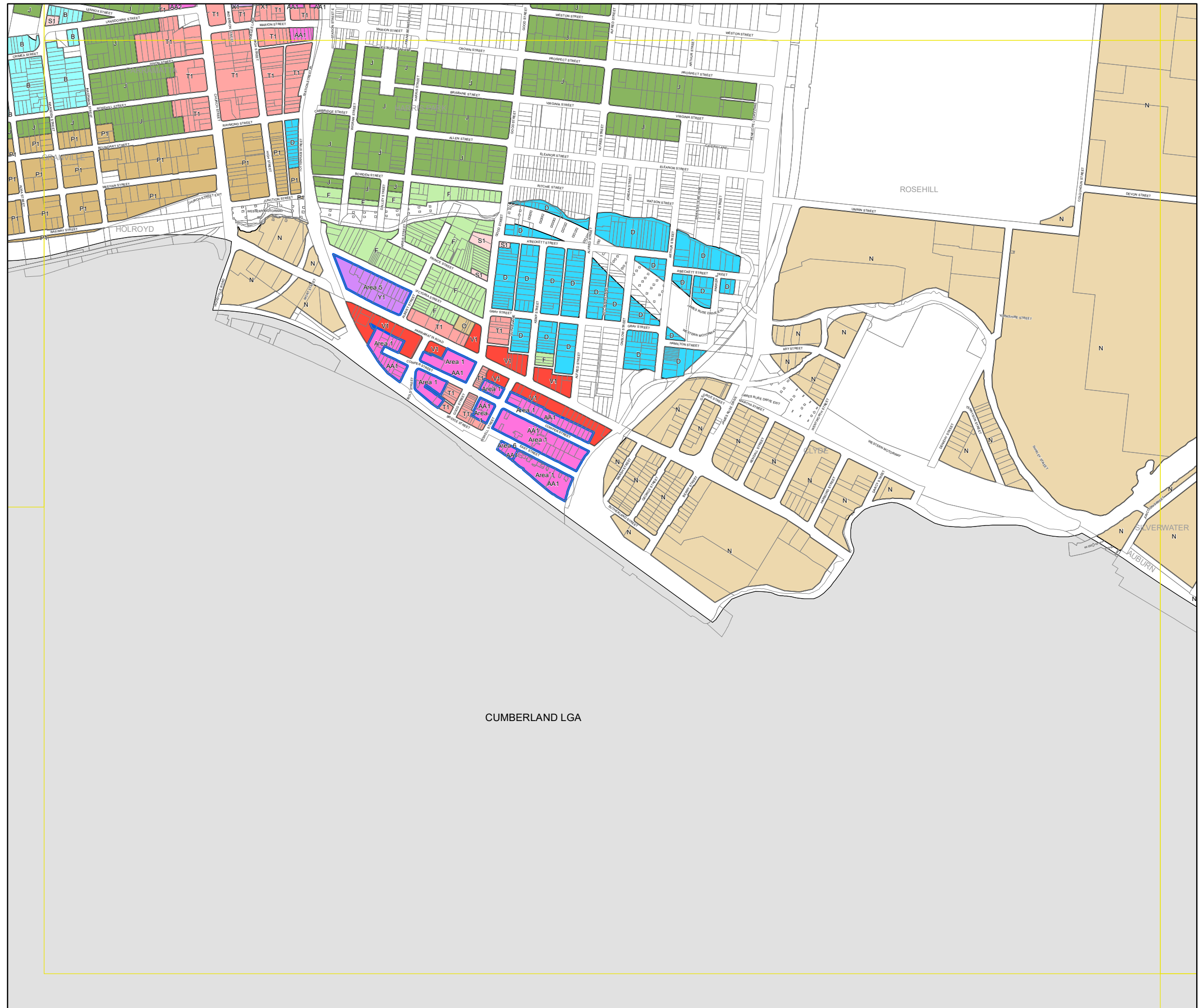
### Cadastre

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Projection: GDA 1994  
Zone 56

Map Identification Number  
6250\_COM\_FSR\_009\_010\_20210514



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# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_010

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	AI1	14.5
P2	1.25	U1	2.5	Y1	4.5	AI2	19.0

### Incentive Floor Space Ratio (n:1)

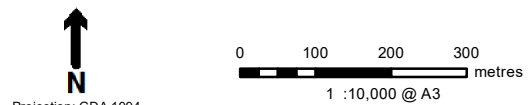
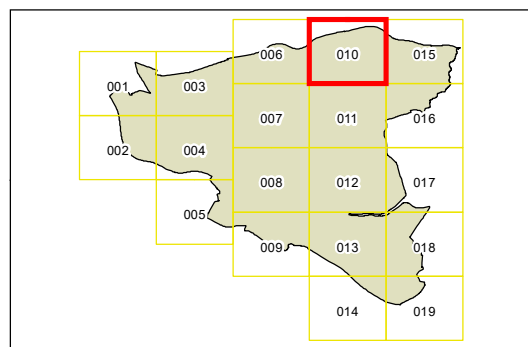
Blue outline	3.17
Yellow outline	3.95
Green outline	5.16

### Area Provisions

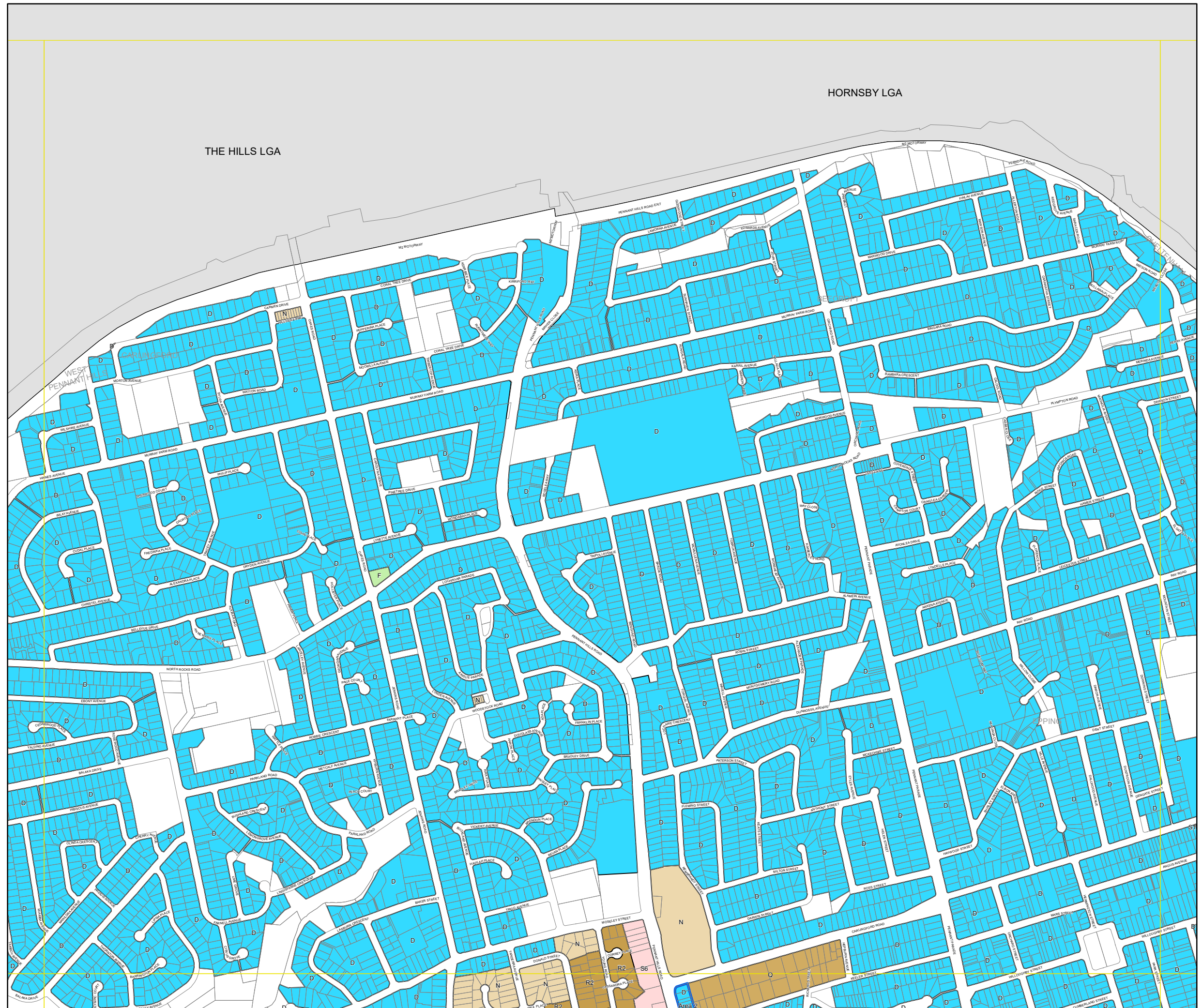
Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

### Cadastre

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Map Identification Number  
6250\_COM\_FSR\_010\_010\_20210514





# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_011

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	AI1	14.5
P2	1.25	U1	2.5	Y1	4.5	AI2	19.0

### Incentive Floor Space Ratio (n:1)

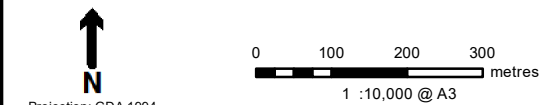
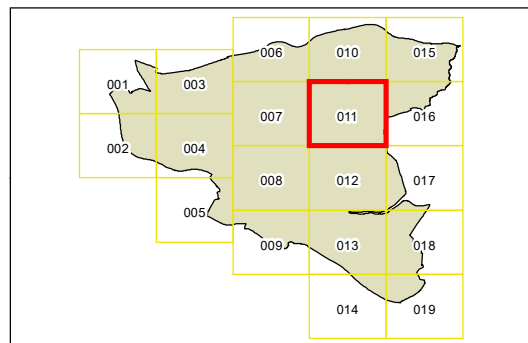
Blue outline	3.17
Yellow outline	3.95
Green outline	5.16

### Area Provisions

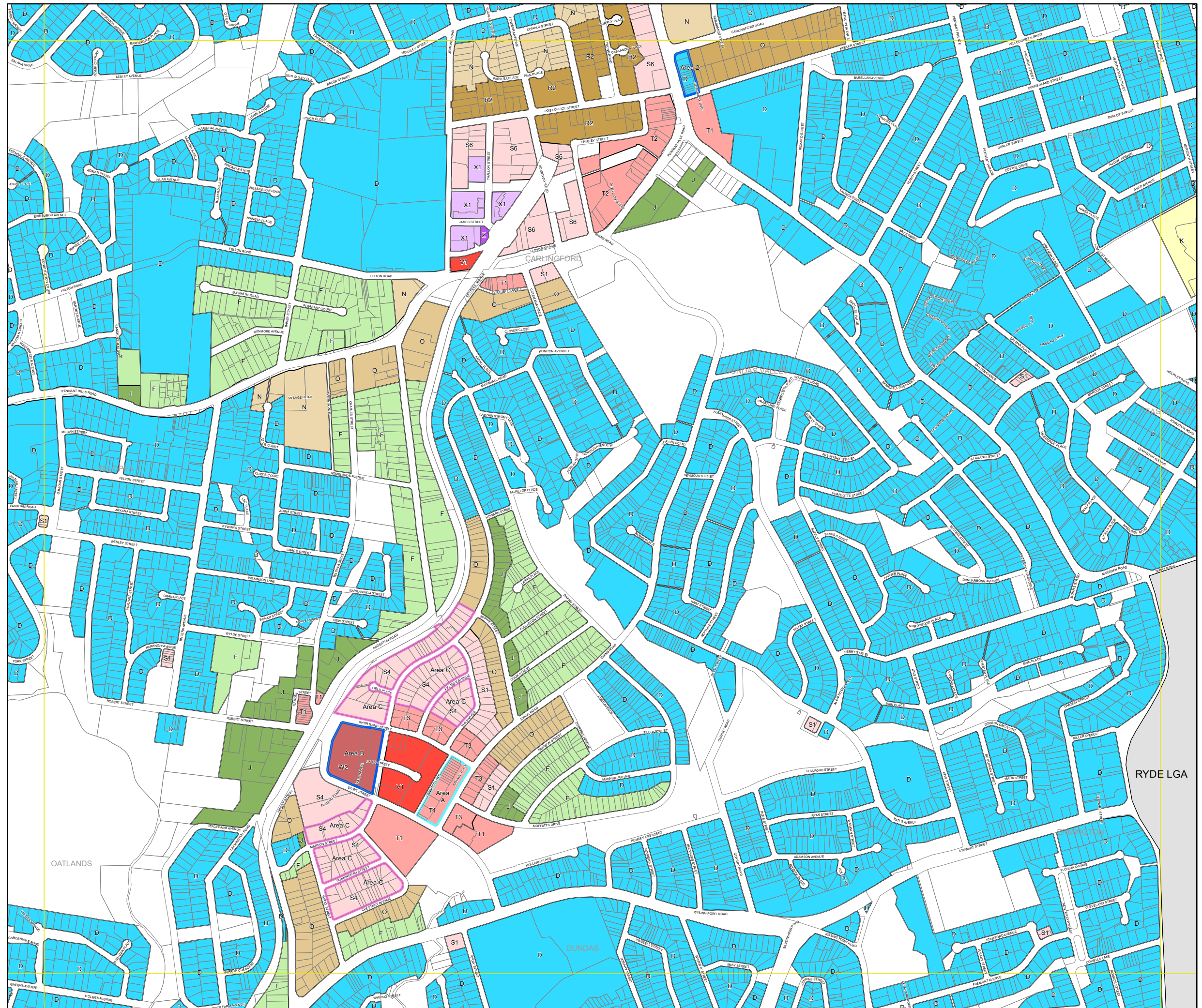
Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

### Cadastre

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Map Identification Number  
6250\_COM\_FSR\_011\_010\_20210514





# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_012

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	AI1	14.5
P2	1.25	U1	2.5	Y1	4.5	AI2	19.0

### Incentive Floor Space Ratio (n:1)

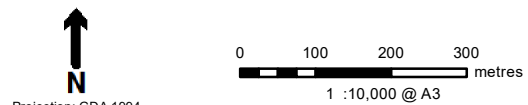
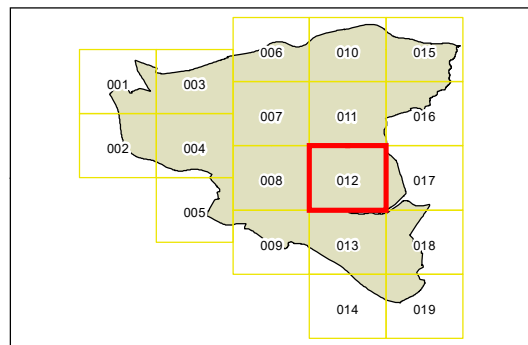
Blue outline	3.17
Yellow outline	3.95
Cyan outline	5.16

### Area Provisions

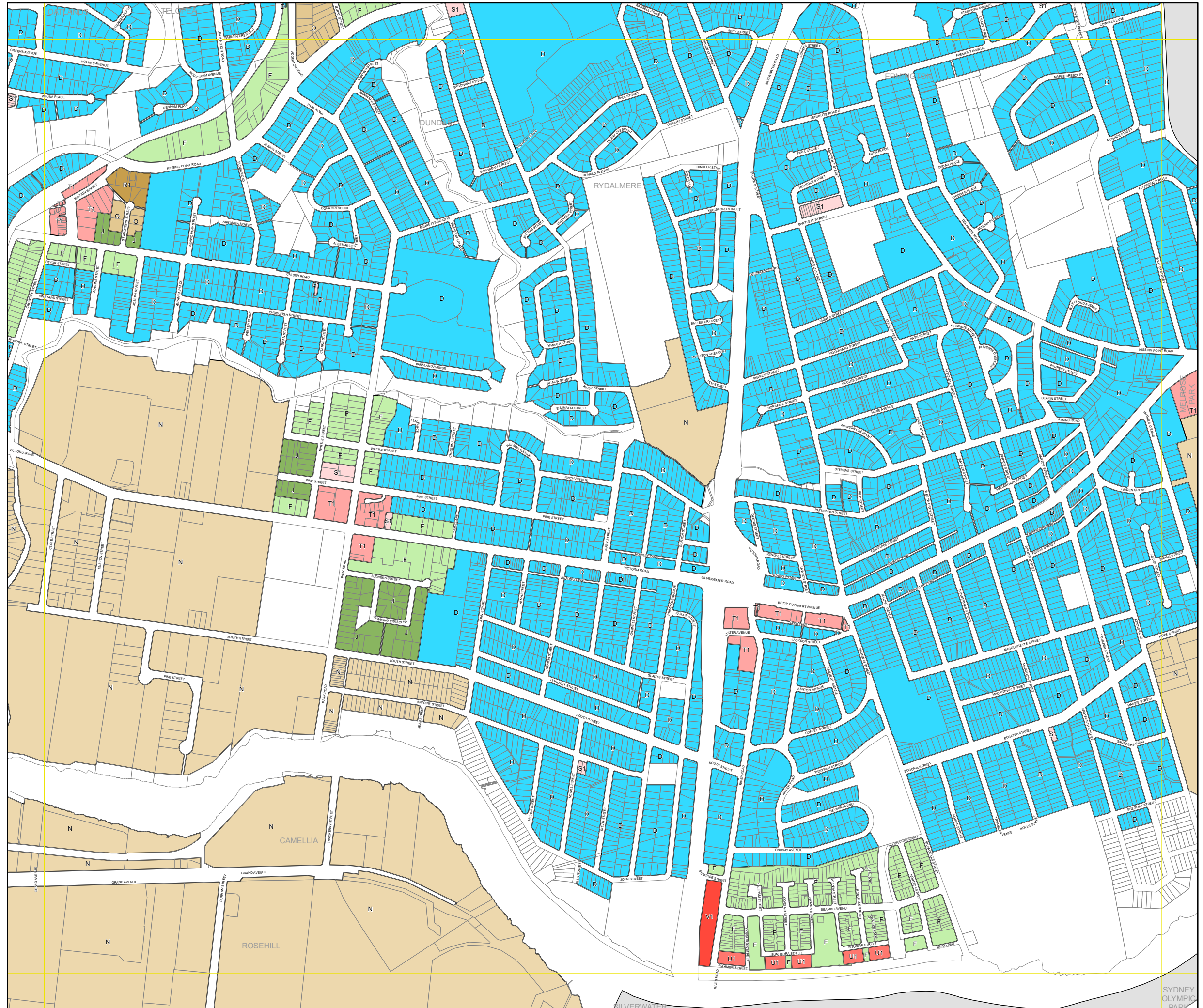
Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

### Cadastre

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SYDNEY OLYMPIC PARK



# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_013

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	AI1	14.5
P2	1.25	U1	2.5	Y1	4.5	AI2	19.0

### Incentive Floor Space Ratio (n:1)

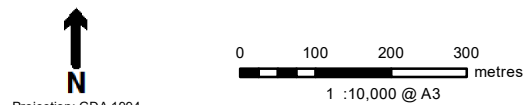
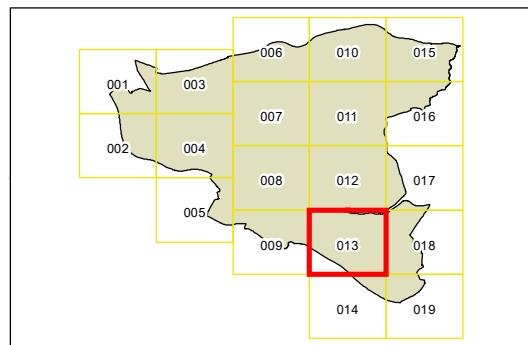
Blue outline	3.17
Yellow outline	3.95
Cyan outline	5.16

### Area Provisions

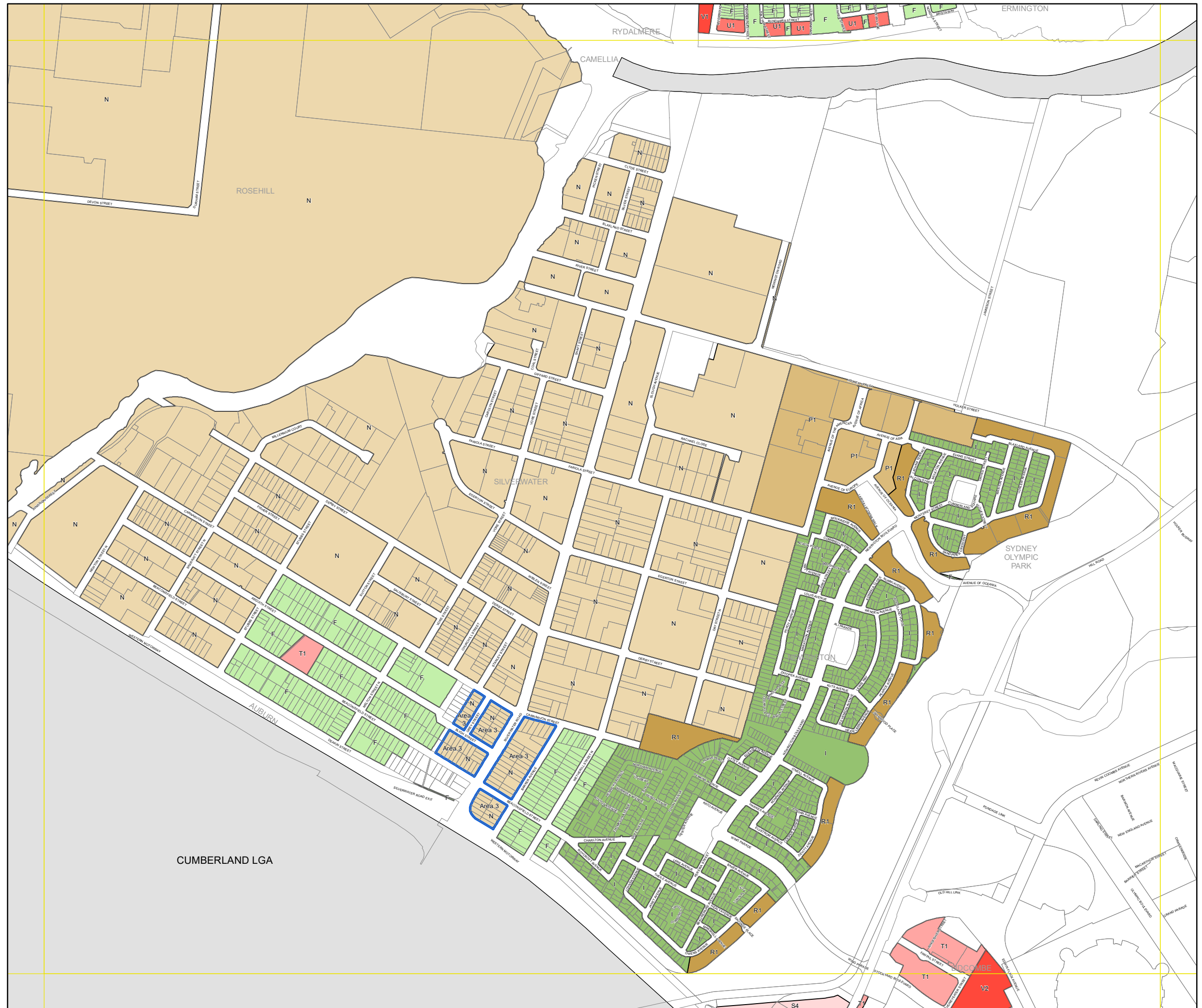
Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

### Cadastre

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Map Identification Number: 6250\_COM\_FSR\_013\_010\_20210514





# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_014

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	A11	14.5
P2	1.25	U1	2.5	Y1	4.5	A12	19.0

### Incentive Floor Space Ratio (n:1)

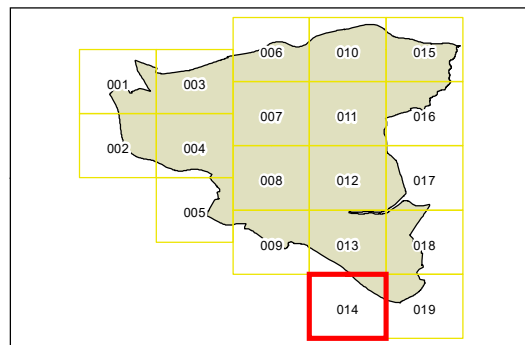
Blue outline	3.17
Yellow outline	3.95
Cyan outline	5.16

### Area Provisions

Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

### Cadastre

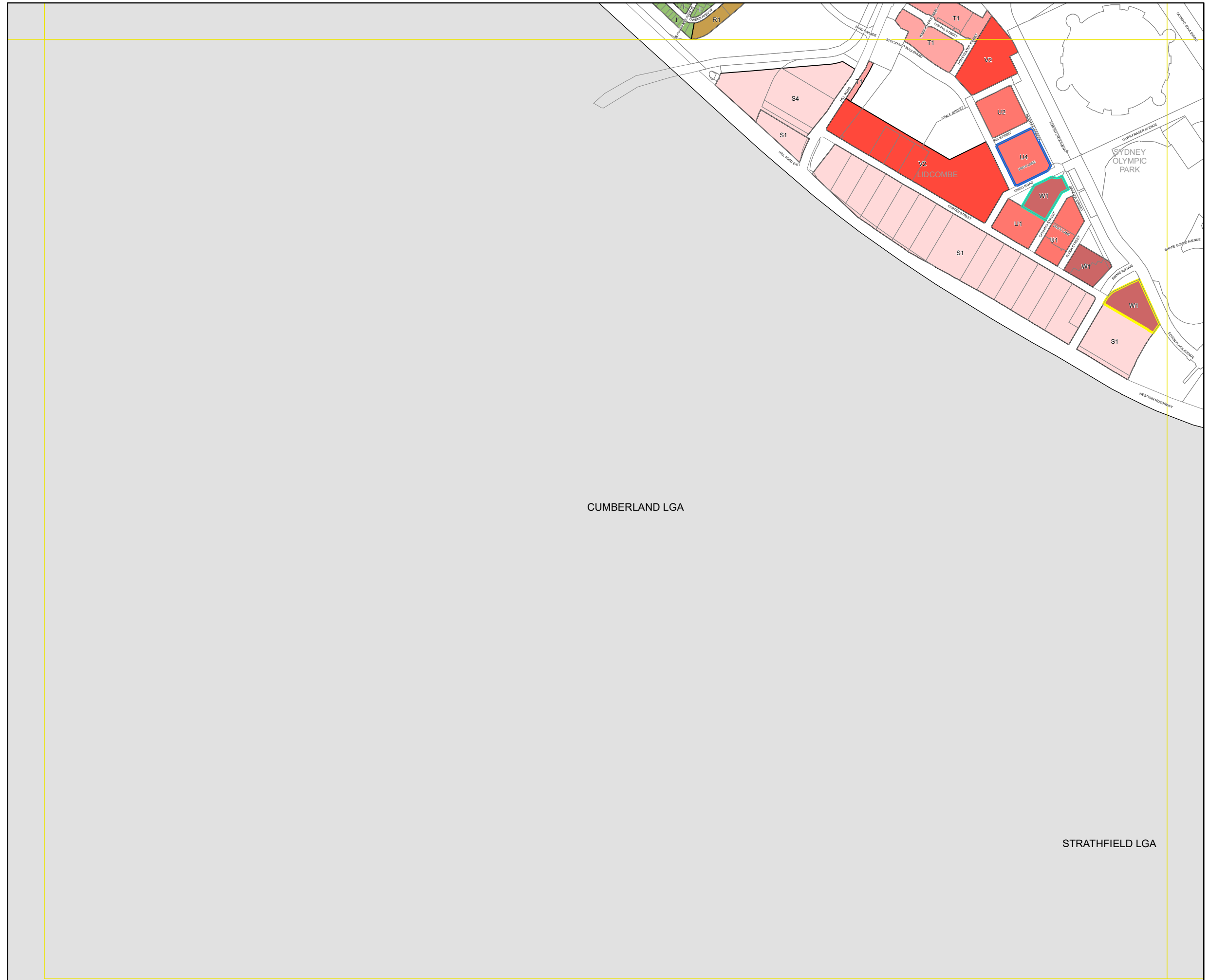
Base Data 01/06/2016 © Land and Property Information  
Addendum Data 01/05/2021 © City of Parramatta



0 100 200 300 metres  
1 : 10,000 @ A3

Projection: GDA 1994  
Zone 56

Map Identification Number  
6250\_COM\_FSR\_014\_010\_20210514





# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_015

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	AI1	14.5
P2	1.25	U1	2.5	Y1	4.5	AI2	19.0

### Incentive Floor Space Ratio (n:1)

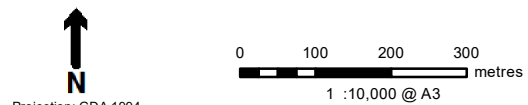
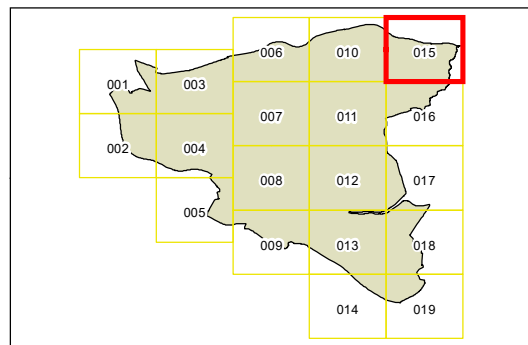
Blue outline	3.17
Yellow outline	3.95
Cyan outline	5.16

### Area Provisions

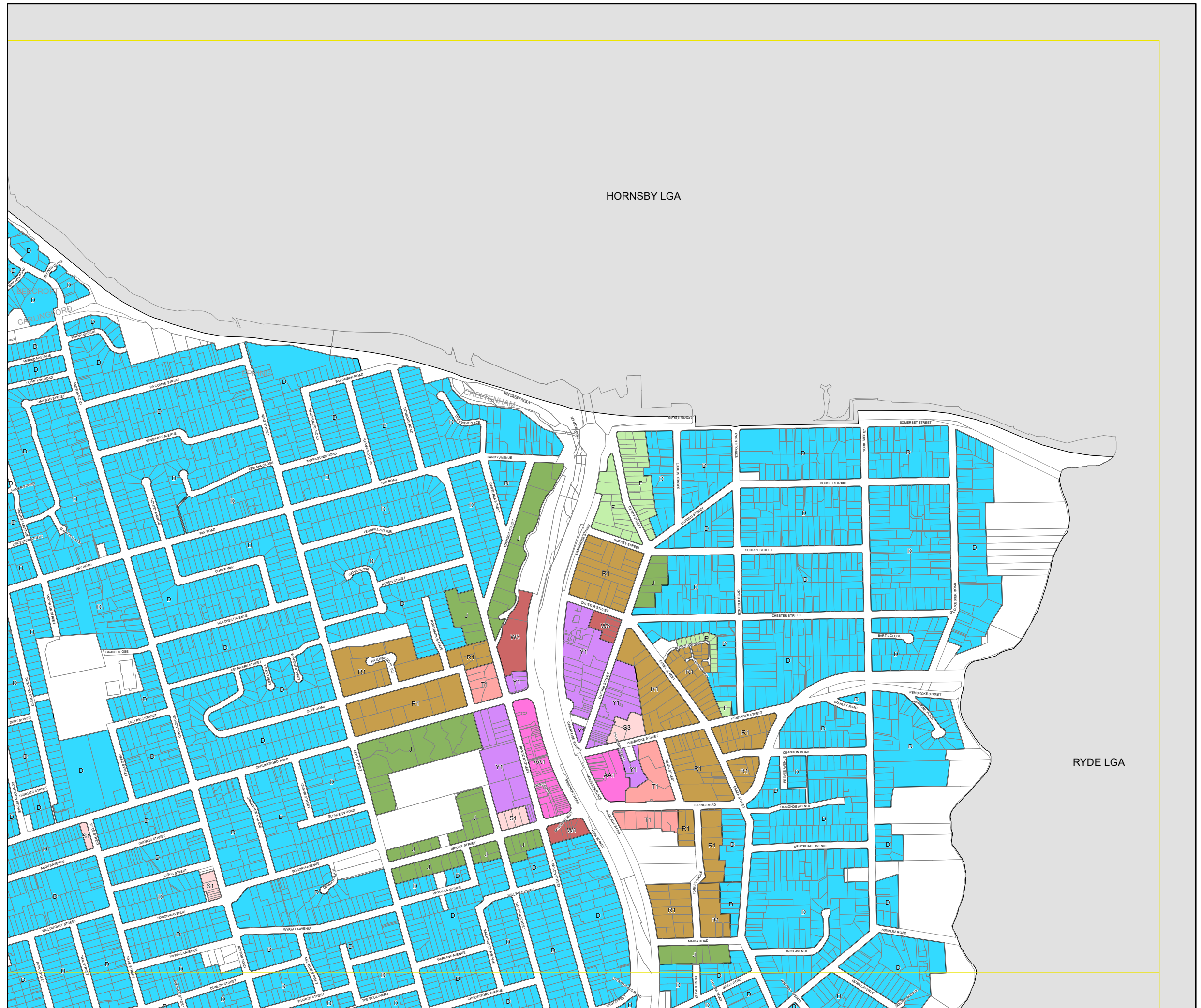
Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

### Cadastre

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Map Identification Number  
6250\_COM\_FSR\_015\_010\_20210514





# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_016

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	AI1	14.5
P2	1.25	U1	2.5	Y1	4.5	AI2	19.0

### Incentive Floor Space Ratio (n:1)

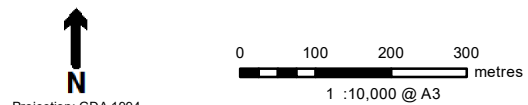
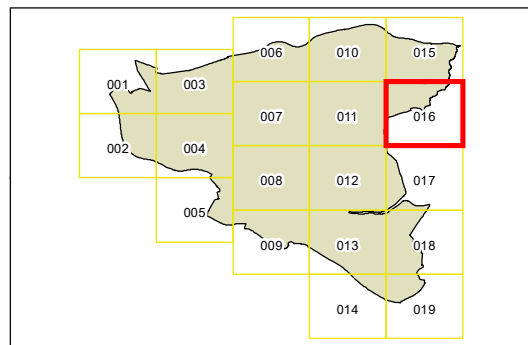
Blue outline	3.17
Yellow outline	3.95
Cyan outline	5.16

### Area Provisions

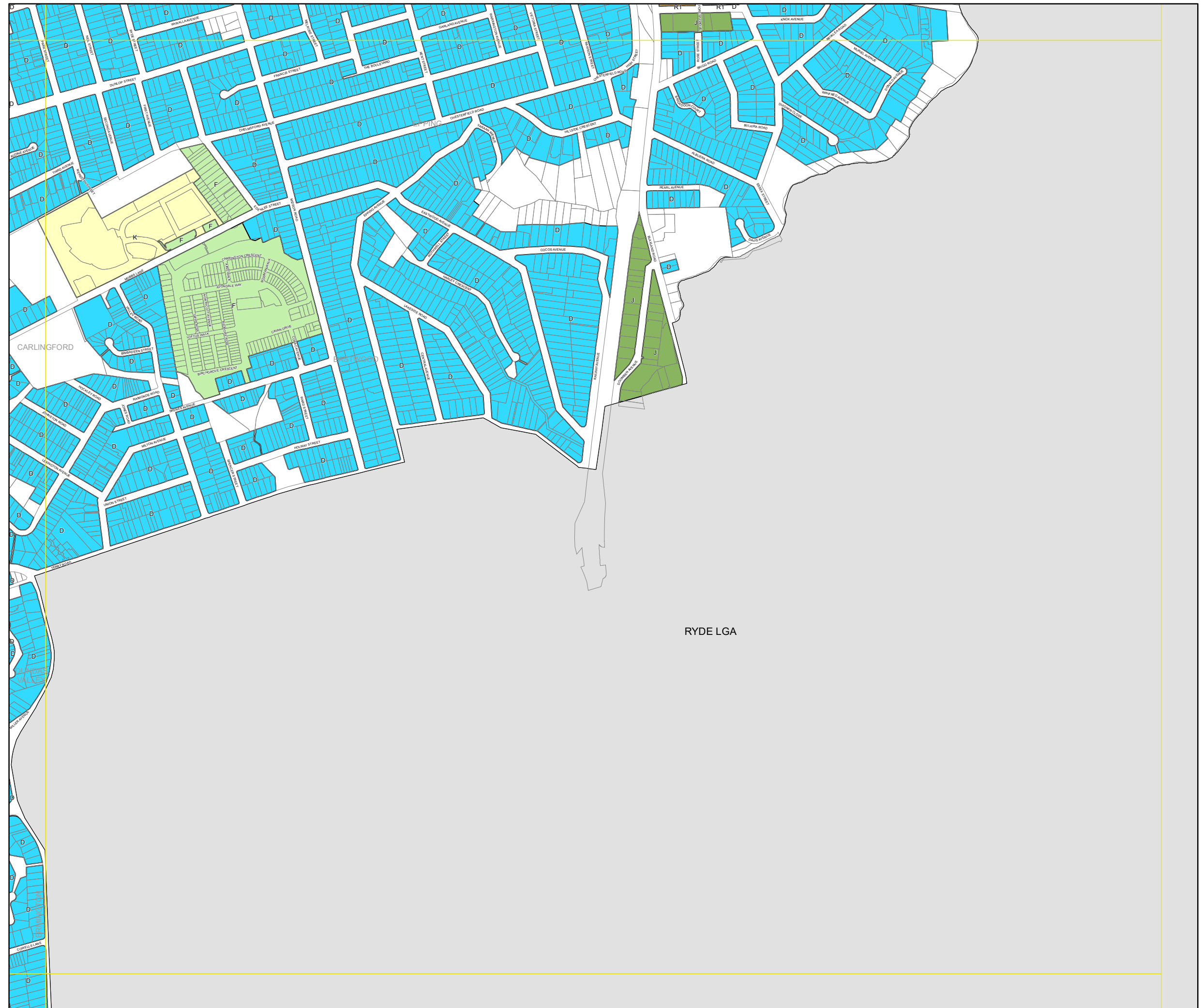
Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

### Cadastre

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Map Identification Number  
6250\_COM\_FSR\_016\_010\_20210514







# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_017

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	A11	14.5
P2	1.25	U1	2.5	Y1	4.5	A12	19.0

### Incentive Floor Space Ratio (n:1)

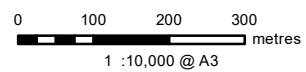
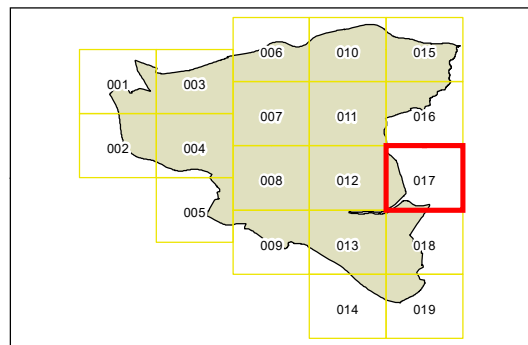
Blue outline	3.17
Yellow outline	3.95
Cyan outline	5.16

### Area Provisions

Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

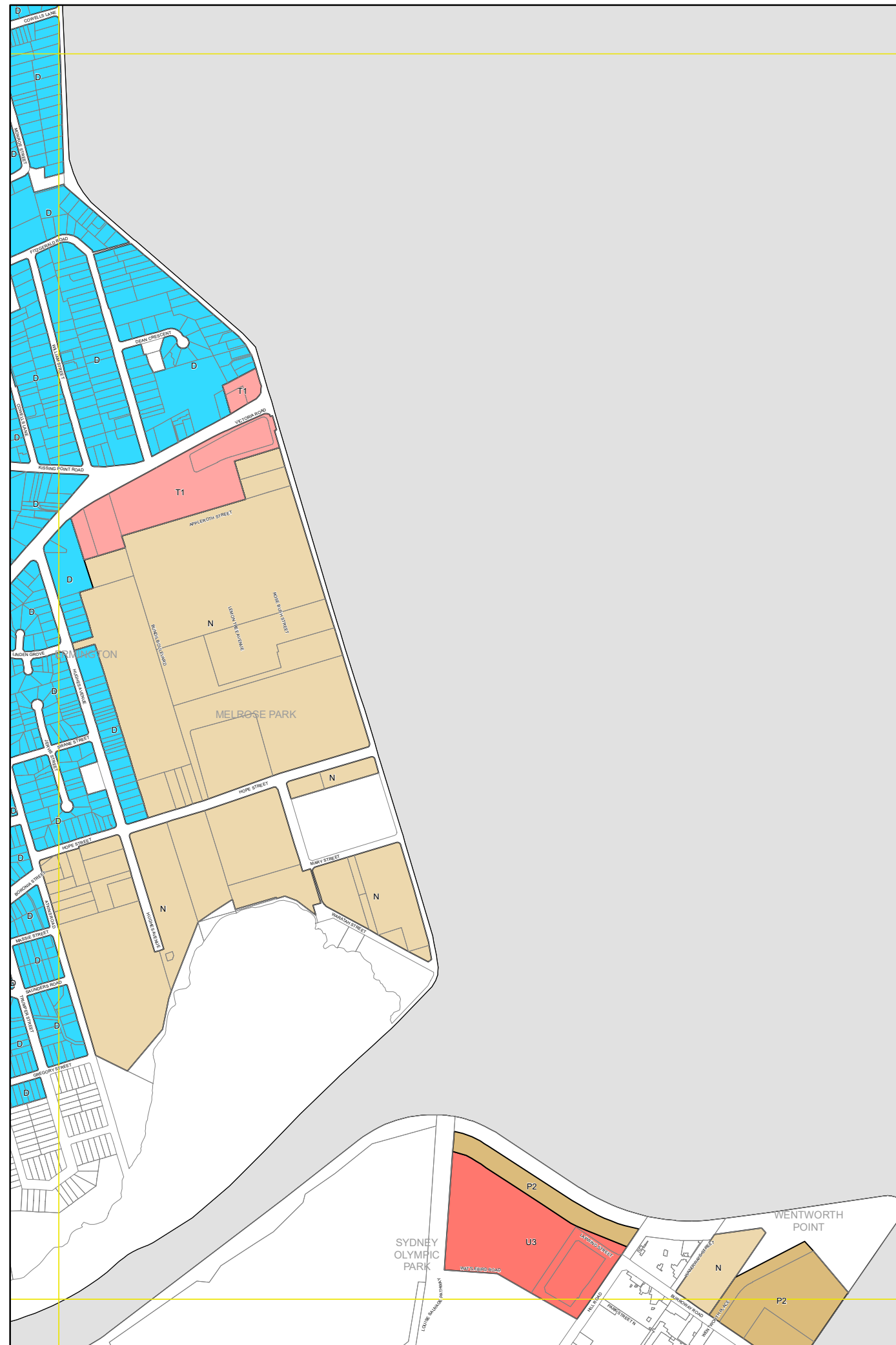
### Cadastre

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Map Identification Number  
6250\_COM\_FSR\_017\_010\_20210514



RYDE LGA

CANADA BAY LGA



# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_018

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	A11	14.5
P2	1.25	U1	2.5	Y1	4.5	A12	19.0

### Incentive Floor Space Ratio (n:1)

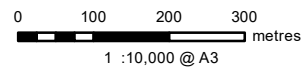
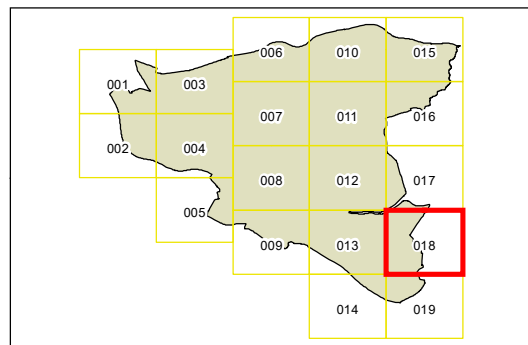
3.17
3.95
5.16

### Area Provisions

Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

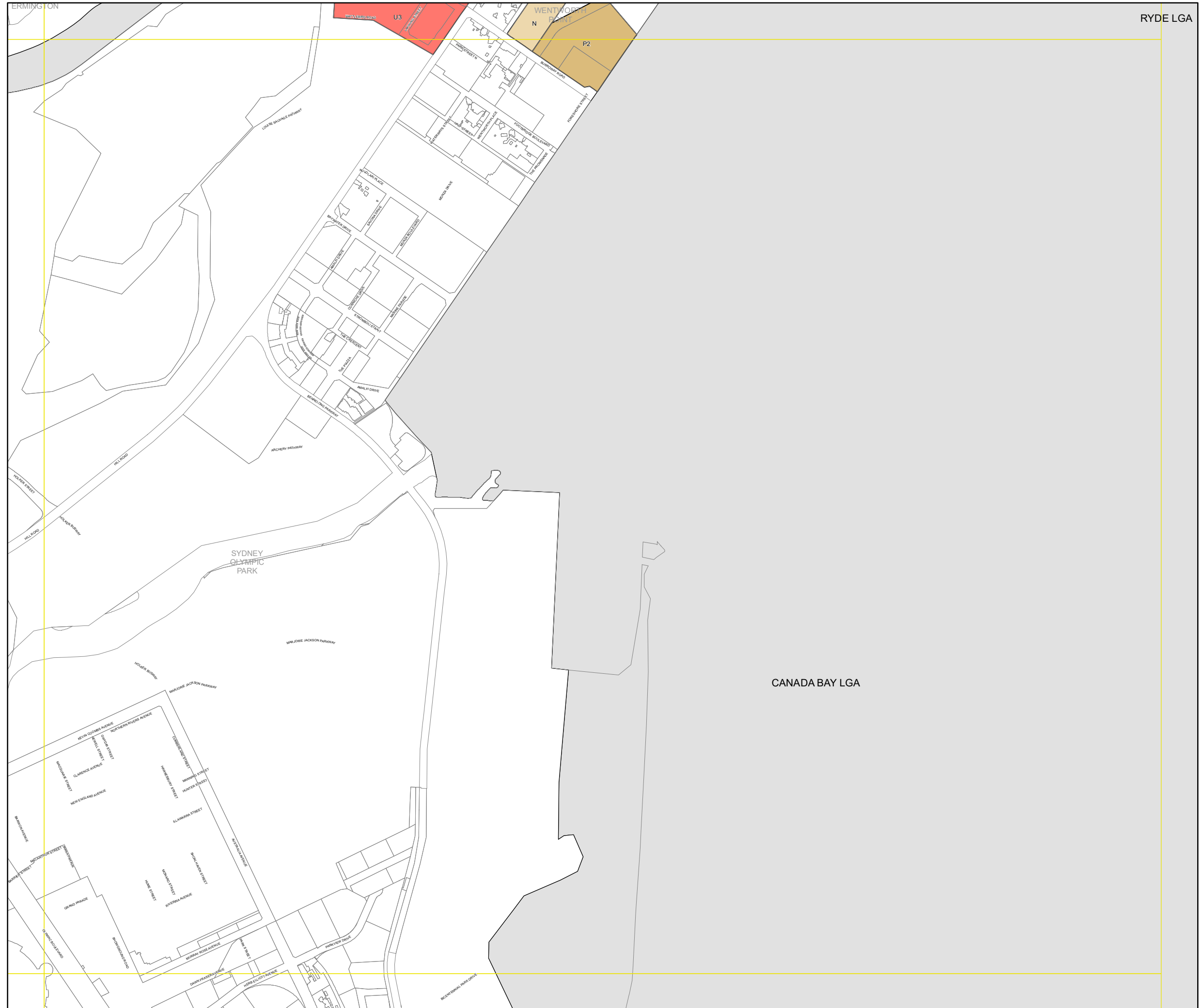
### Cadastre

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Zone 56

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RYDE LGA

CANADA BAY LGA



# Parramatta Local Environmental Plan 2021

## Floor Space Ratio Map Sheet FSR\_019

### Maximum Floor Space Ratio (n:1)

A1	0.3	Q	1.3	U2	2.52	Y2	4.8
A2	0.33	R1	1.4	U3	2.6	Z	5.0
B	0.4	R2	1.49	U4	2.81	AA1	6.0
D	0.5	S1	1.5	V1	3.0	AA2	6.4
F	0.6	S2	1.52	V2	3.1	AA3	6.5
H	0.7	S3	1.6	V3	3.3	AB1	7.0
I	0.75	S4	1.7	V4	3.4	AB2	7.2
J	0.8	S5	1.75	W1	3.5	AC	8.0
K	0.89	S6	1.99	W2	3.7	AE1	10.0
N	1.0	T1	2.0	W3	3.8	AE2	10.2
O	1.1	T2	2.3	X1	4.0	AG	12.0
P1	1.2	T3	2.4	X2	4.2	A11	14.5
P2	1.25	U1	2.5	Y1	4.5	A12	19.0

### Incentive Floor Space Ratio (n:1)

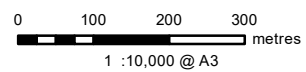
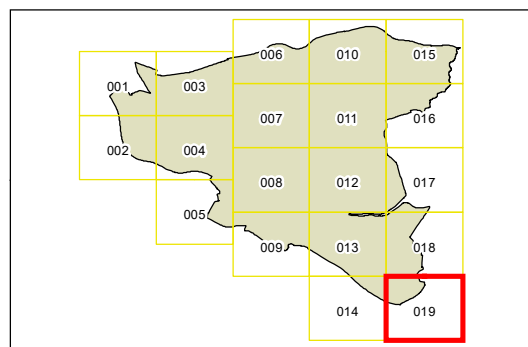
3.17
3.95
5.16

### Area Provisions

Area 1	Refer Clause 4.4(2A)	Area 6	Refer Clause 4.4(2I)
Area 2	Refer Clause 4.4(2B)	Area A	Refer Clause 4.4(2E)
Area 3	Refer Clause 4.4(2C)	Area B	Refer Clause 4.4(2F)
Area 4	Refer Clause 4.4(2D)	Area C	Refer Clause 4.4(2G)
Area 5	Refer Clause 4.4(2H)		

### Cadastre

Base Data 01/06/2016 © Land and Property Information  
Addendum Data 01/05/2021 © City of Parramatta



Projection: GDA 1994  
Zone 56

Map Identification Number  
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