

Appendix 1 – Proposed LEP Maps

September 2023

Contents

Leichhardt (13)

Existing Land Zoning Map	5
Proposed Land Zoning Map	6
Proposed Heritage Map	7
Existing Floor Space Ratio Map.....	8
Proposed Floor Space Ratio Map.....	9
Proposed Floor Space Ratio Incentives Map	10
Existing Height of Buildings Map	11
Proposed Height of Buildings Incentive Map.....	12
Proposed Key Site 1.....	13
Proposed Active Frontages Map.....	14
Proposed Land Use and Transport Integration Map	15
Proposed Additional Permitted Uses Map	16
Proposed Opportunity Sites Map.....	17

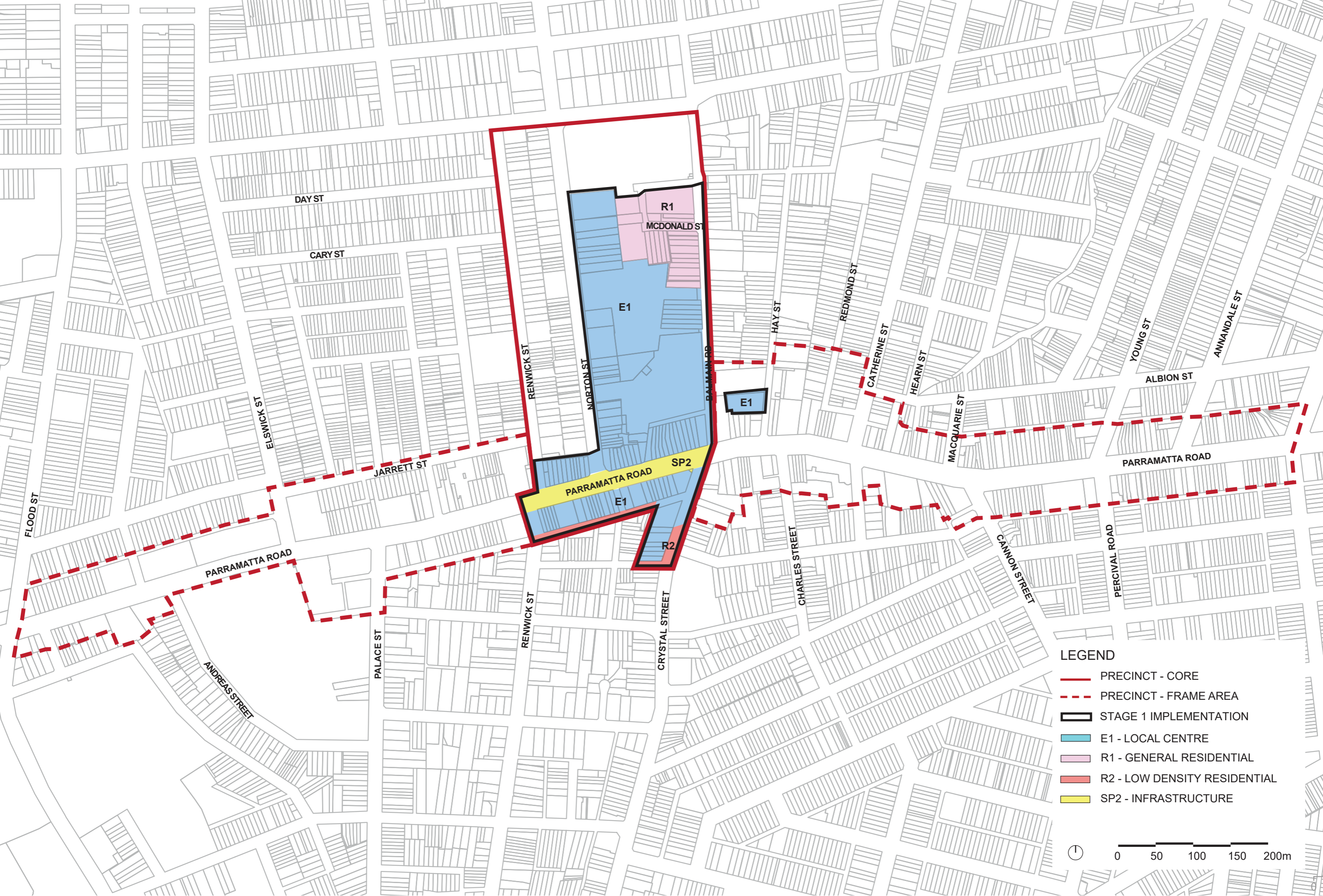
Taverners Hill (10)

Existing Land Zoning Map.....	18
Proposed Land Zoning Map.....	19
Proposed Heritage Map.....	20
Existing Floor Space Ratio Map.....	21
Proposed Floor Space Ratio Incentives Map.....	22
Existing Height of Buildings Map.....	23
Proposed Height of Building Incentives Map.....	24
Proposed Key Site 2.....	25
Proposed Land Use and Transport Integration Map.....	26
Proposed Additional Permitted Uses Map.....	27

Kings Bay (12)

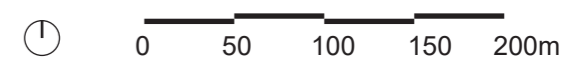
Existing Land Zoning Map.....	28
Proposed Land Zoning Map.....	29
Proposed Heritage Map.....	30
Existing Floor Space Ratio Map.....	31
Proposed Floor Space Ratio Incentives Map.....	32

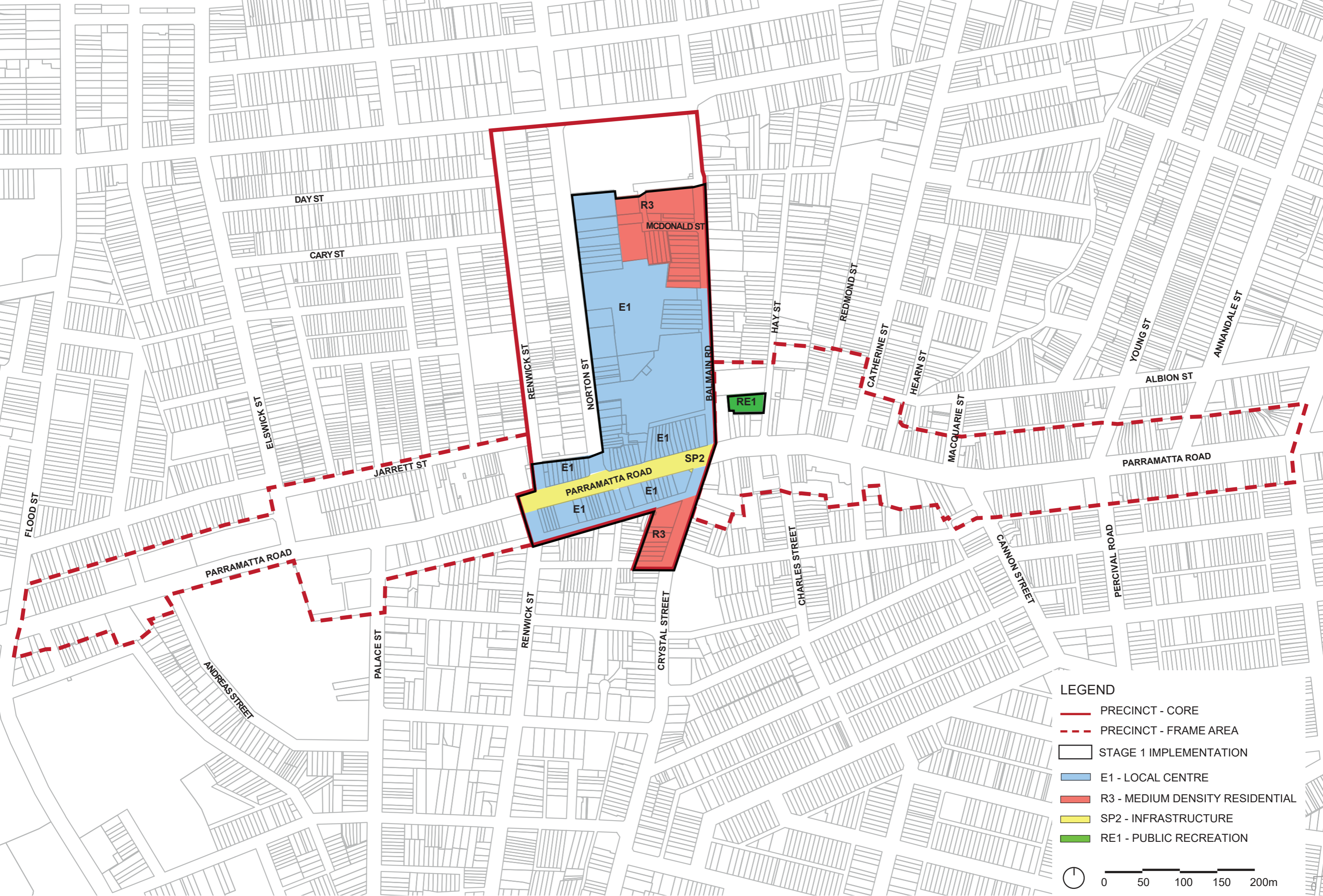
Existing Height of Building Map.....	33
Proposed Height of Building Incentives Map.....	34
Proposed Key Site 3.....	35
Proposed Active Frontages Map.....	36
Proposed Land Use and Transport Integration Map.....	37
Proposed Additional Permitted Uses Map.....	38
Proposed Opportunity Sites Map.....	39



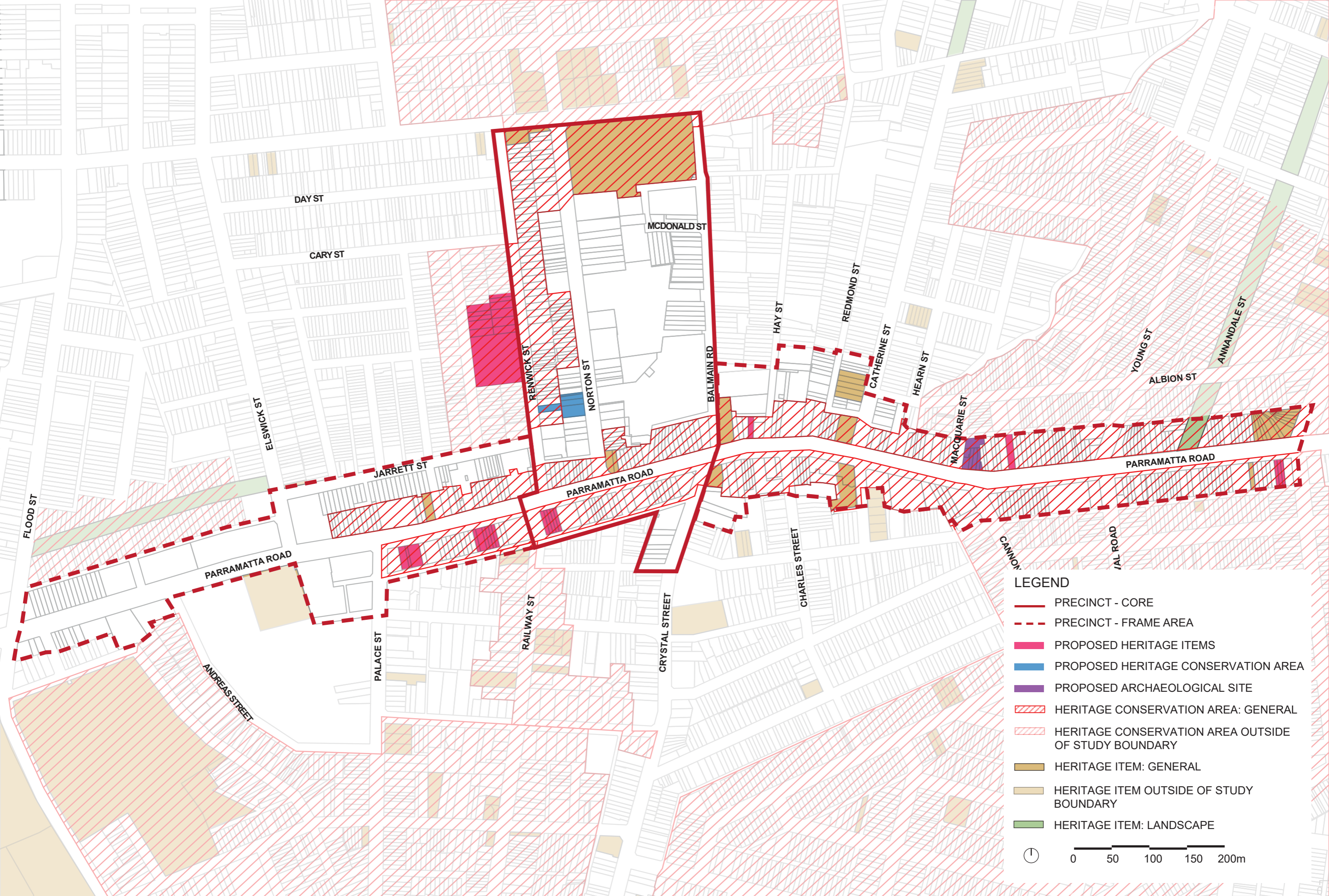
LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- E1 - LOCAL CENTRE
- R1 - GENERAL RESIDENTIAL
- R2 - LOW DENSITY RESIDENTIAL
- SP2 - INFRASTRUCTURE

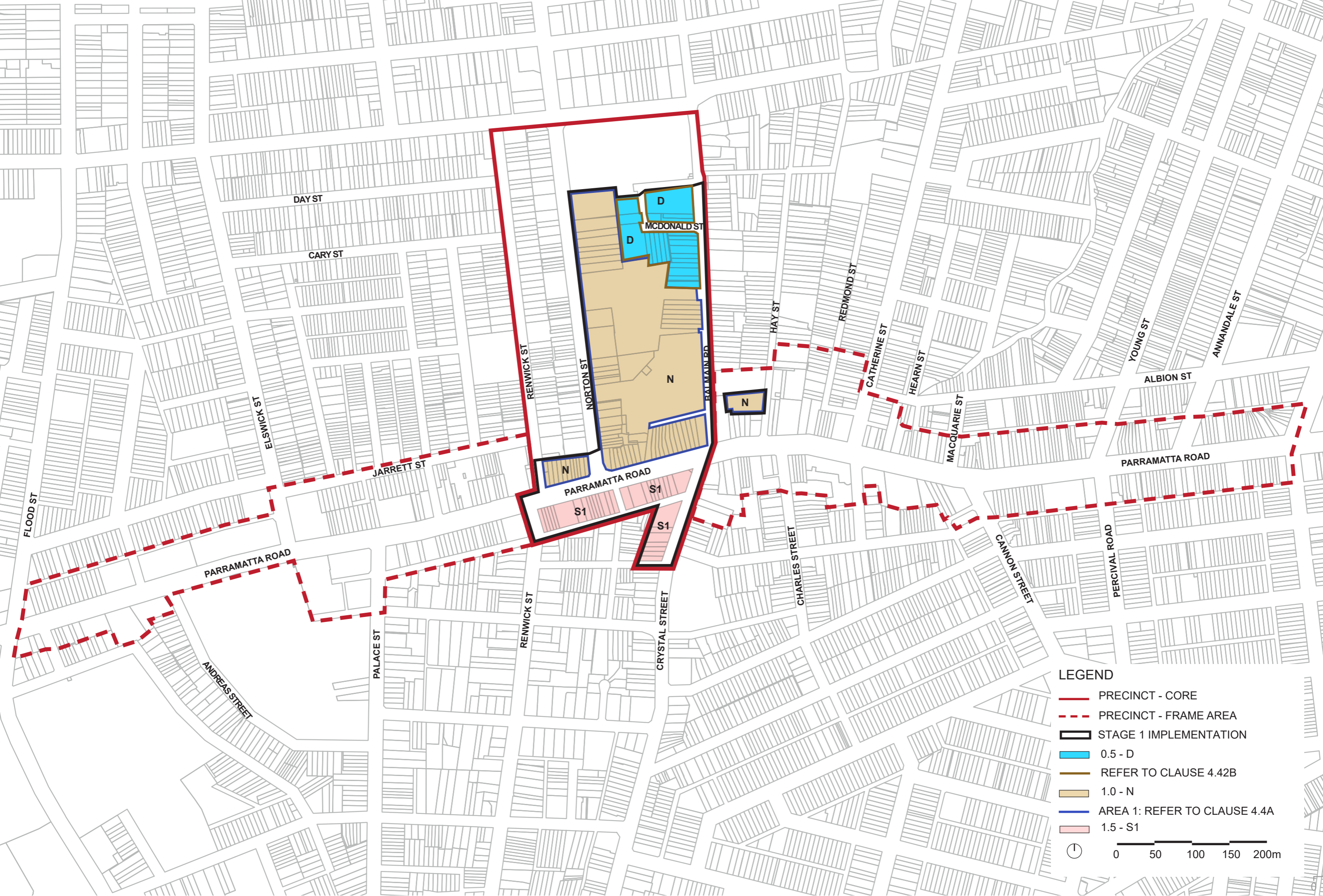




LEICHHARDT - PRECINCT + FRAME AREA | PROPOSED LAND ZONING MAP - STAGE 1



LEICHHARDT - PRECINCT + FRAME AREA | PROPOSED HERITAGE MAP - STAGE 1

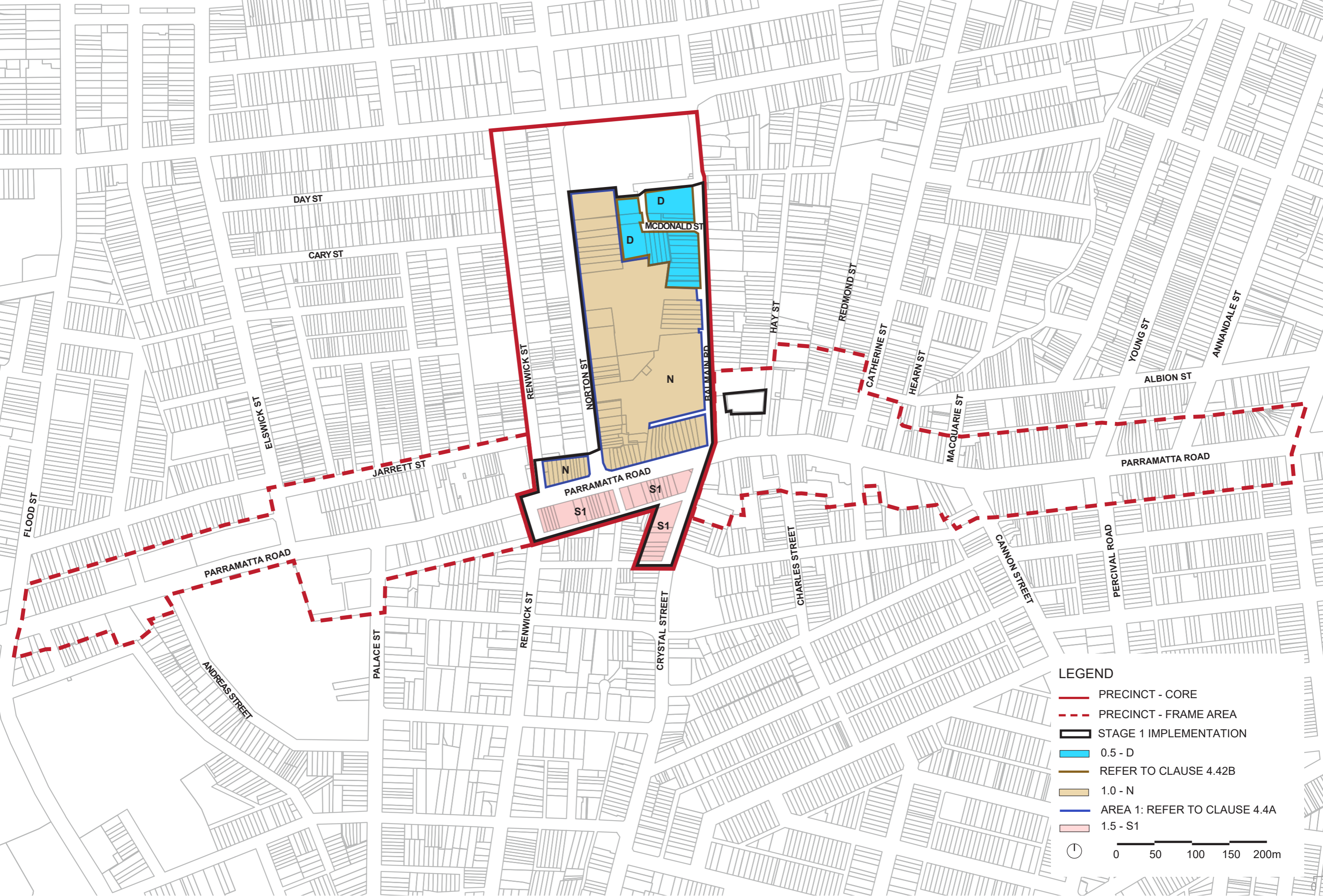


LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- 0.5 - D
- REFER TO CLAUSE 4.42B
- 1.0 - N
- AREA 1: REFER TO CLAUSE 4.4A
- 1.5 - S1

0 50 100 150 200m

LEICHHARDT - PRECINCT + FRAME AREA | EXISTING FLOOR SPACE RATIO MAP

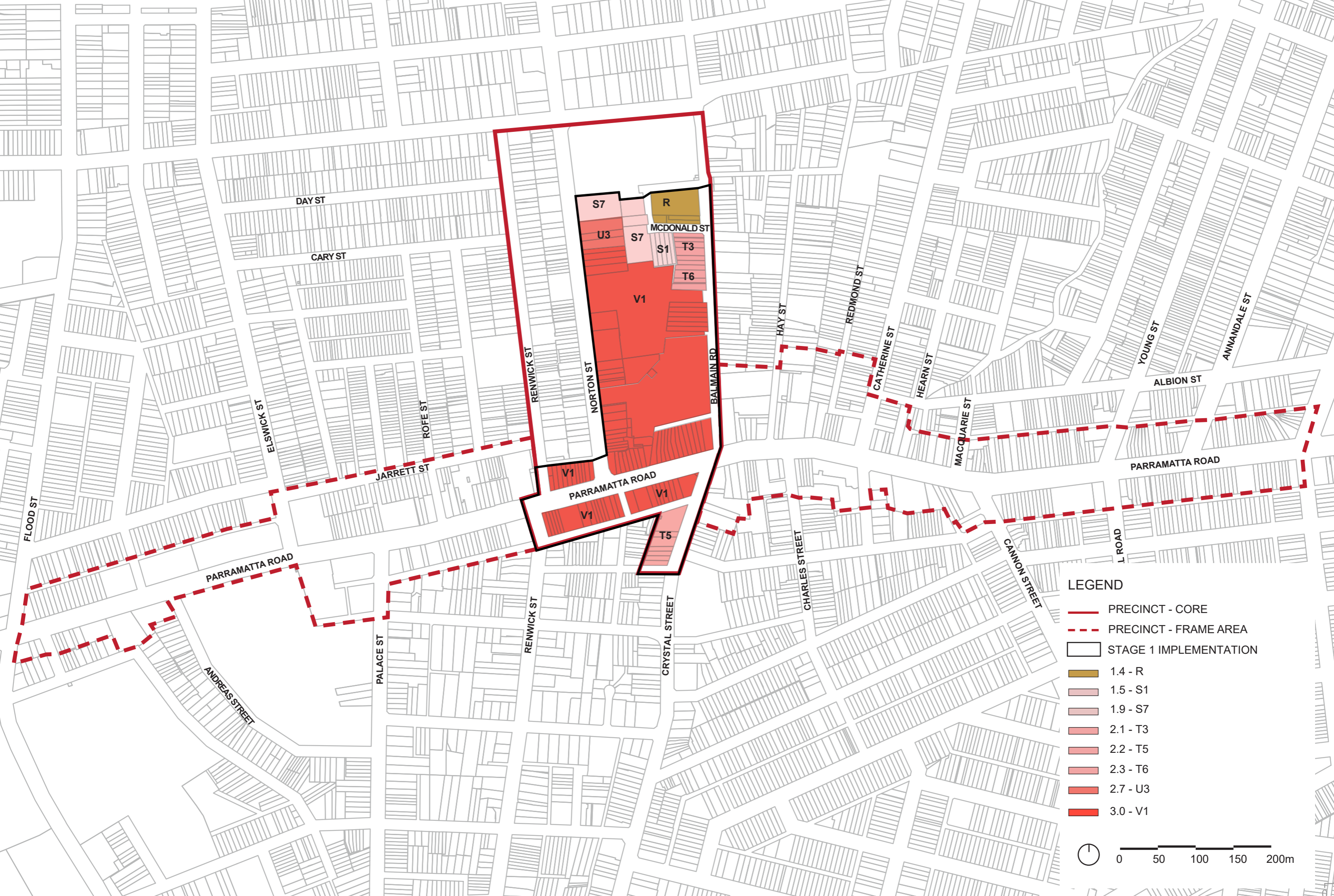


LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- 0.5 - D
- REFER TO CLAUSE 4.42B
- 1.0 - N
- AREA 1: REFER TO CLAUSE 4.4A
- 1.5 - S1

0 50 100 150 200m

LEICHHARDT - PRECINCT + FRAME AREA | PROPOSED FLOOR SPACE RATIO MAP - STAGE 1

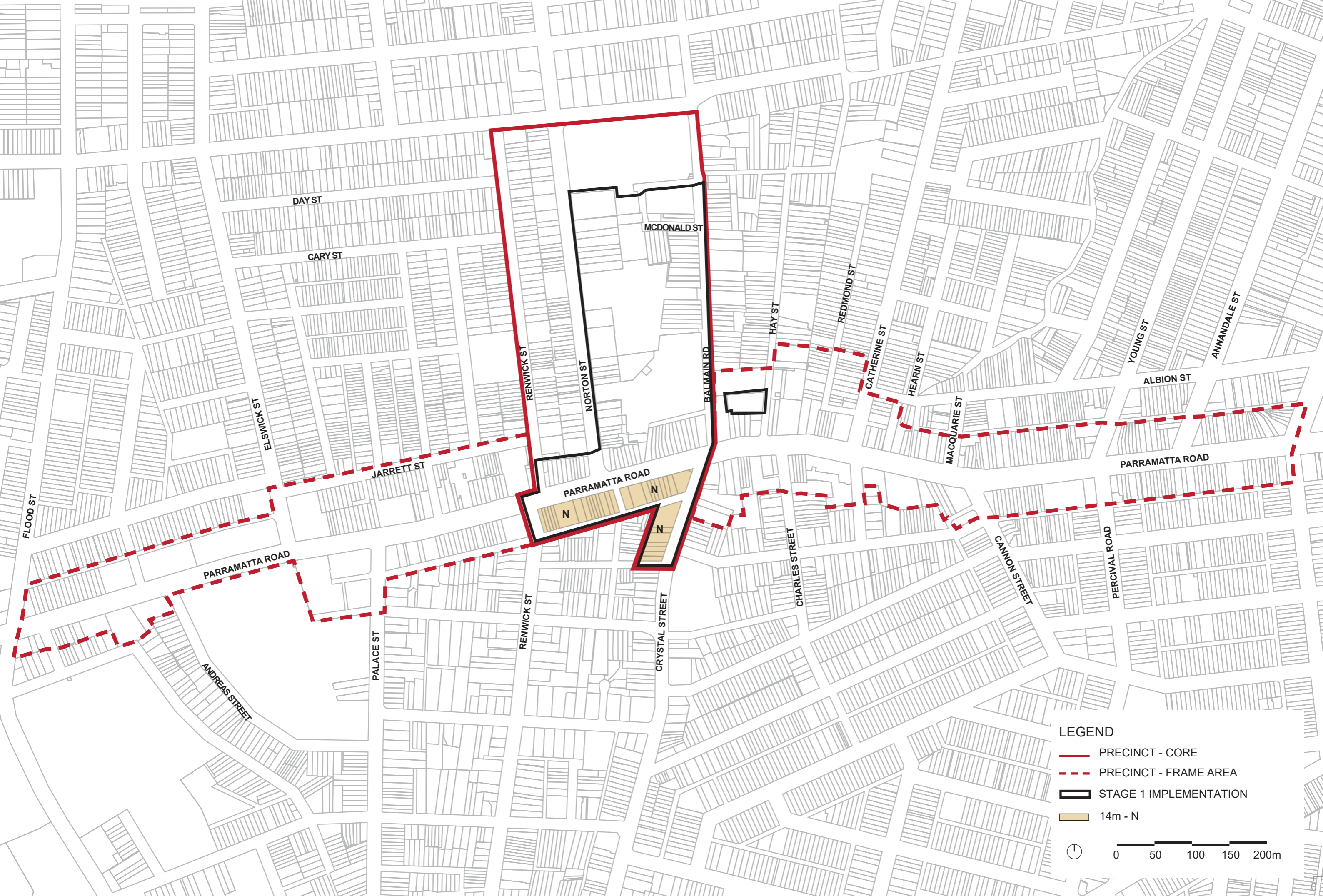


LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- 1.4 - R
- 1.5 - S1
- 1.9 - S7
- 2.1 - T3
- 2.2 - T5
- 2.3 - T6
- 2.7 - U3
- 3.0 - V1



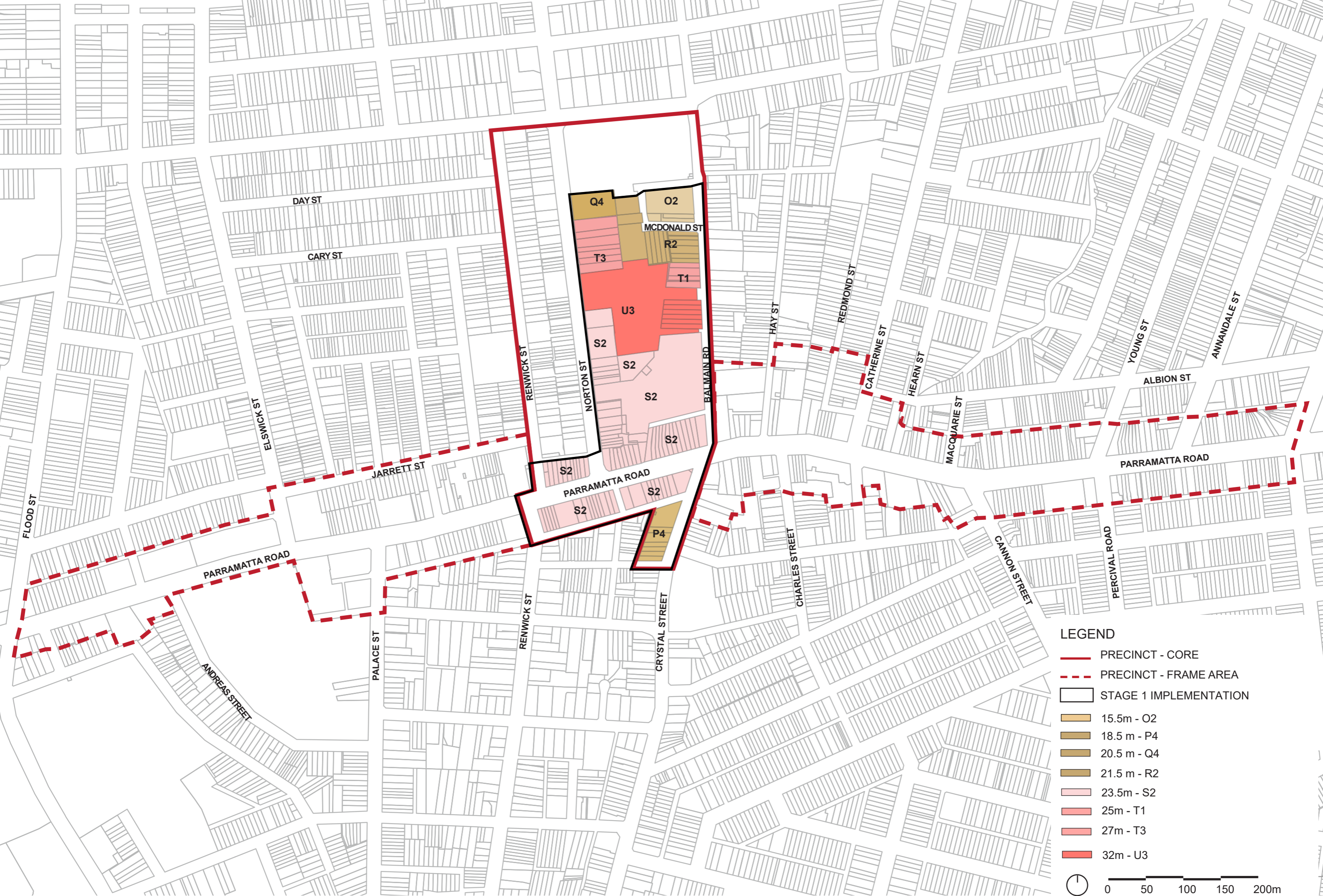
LEICHHARDT - PRECINCT + FRAME AREA | PROPOSED FLOOR SPACE RATIO INCENTIVES MAP - STAGE 1



LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- 14m - N



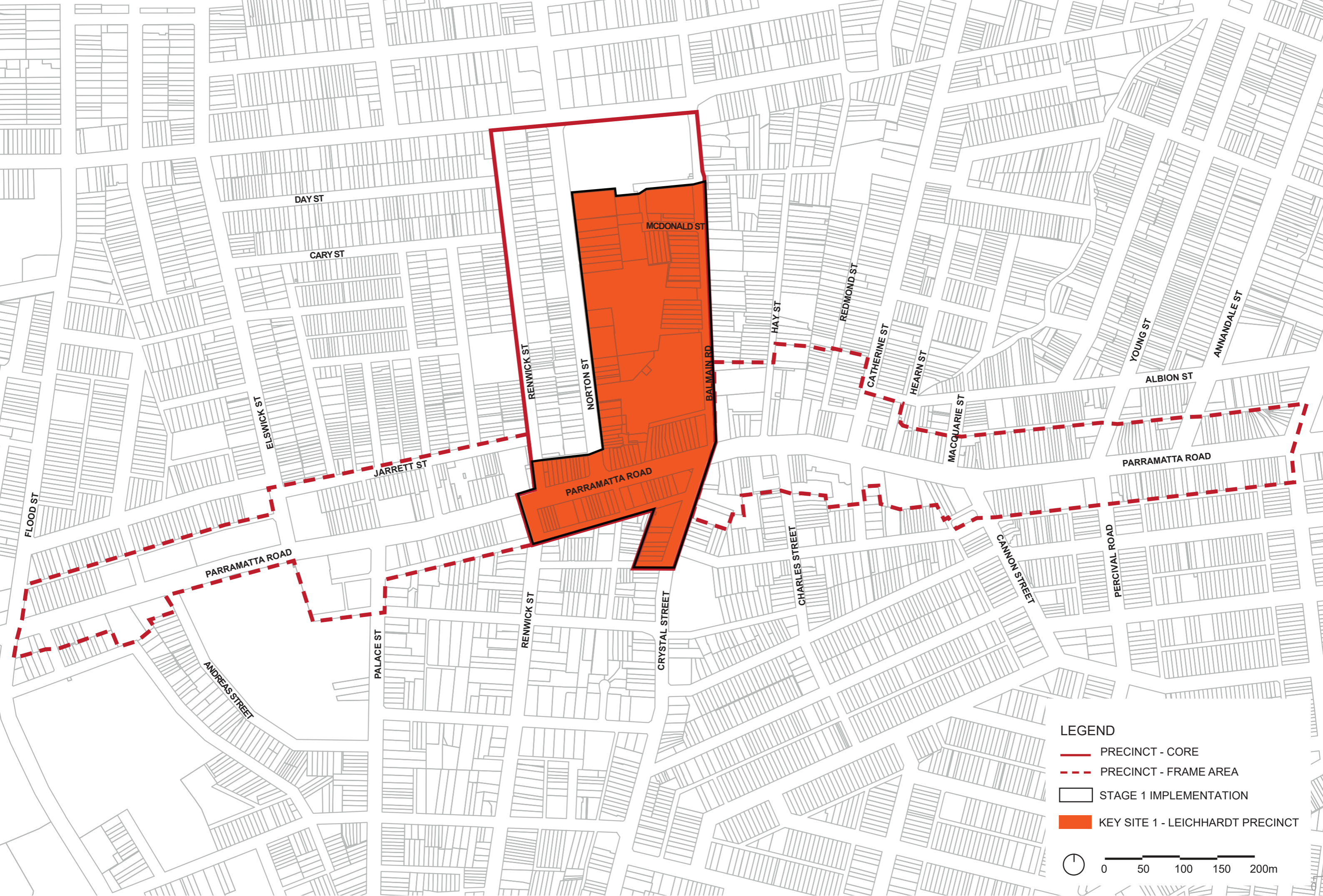


LEGEND

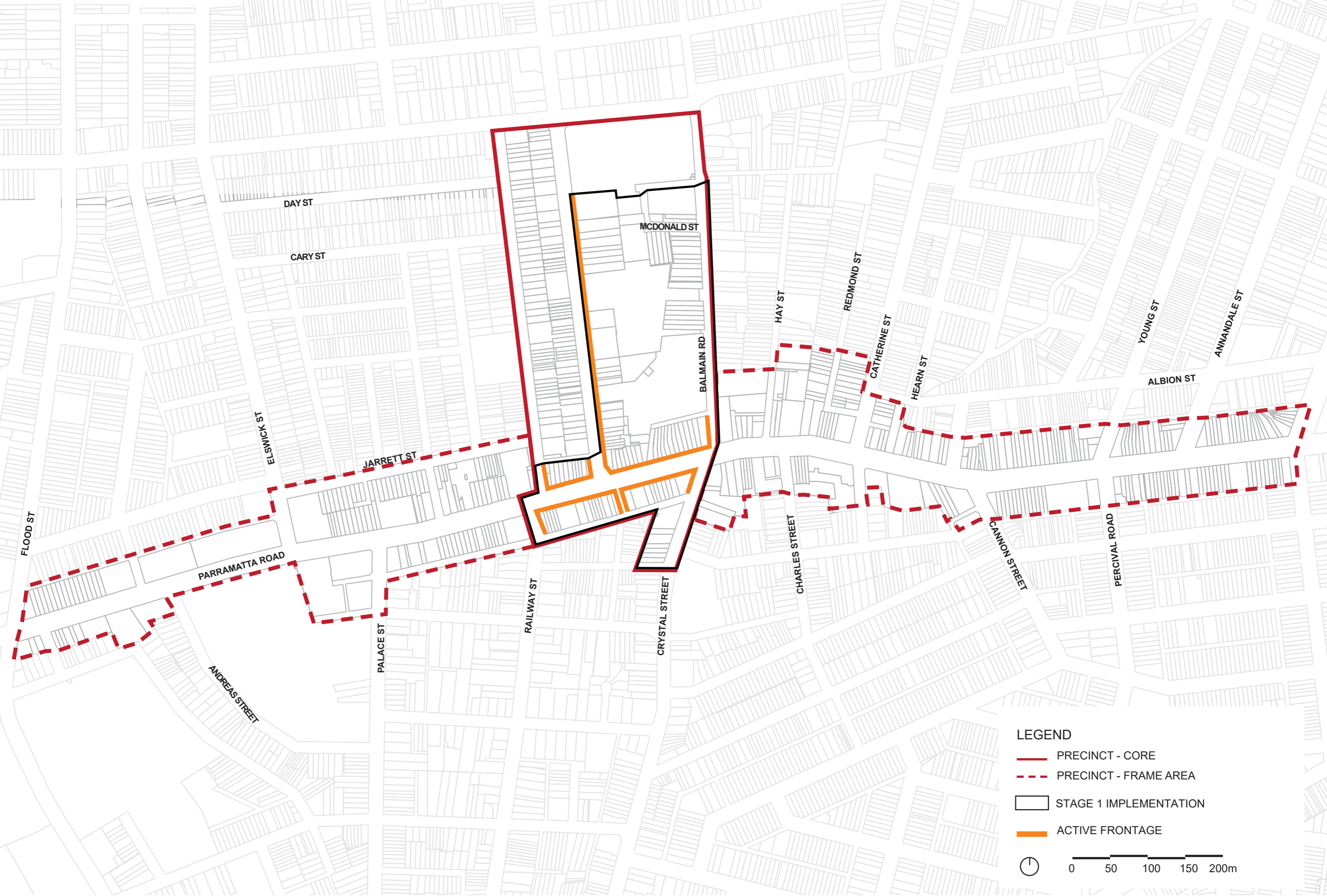
- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- 15.5m - O2
- 18.5 m - P4
- 20.5 m - Q4
- 21.5 m - R2
- 23.5m - S2
- 25m - T1
- 27m - T3
- 32m - U3

0 50 100 150 200m

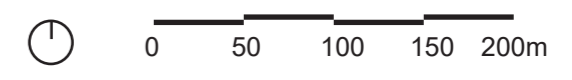
LEICHHARDT - PRECINCT + FRAME AREA | PROPOSED HEIGHT OF BUILDING INCENTIVES MAP - STAGE 1

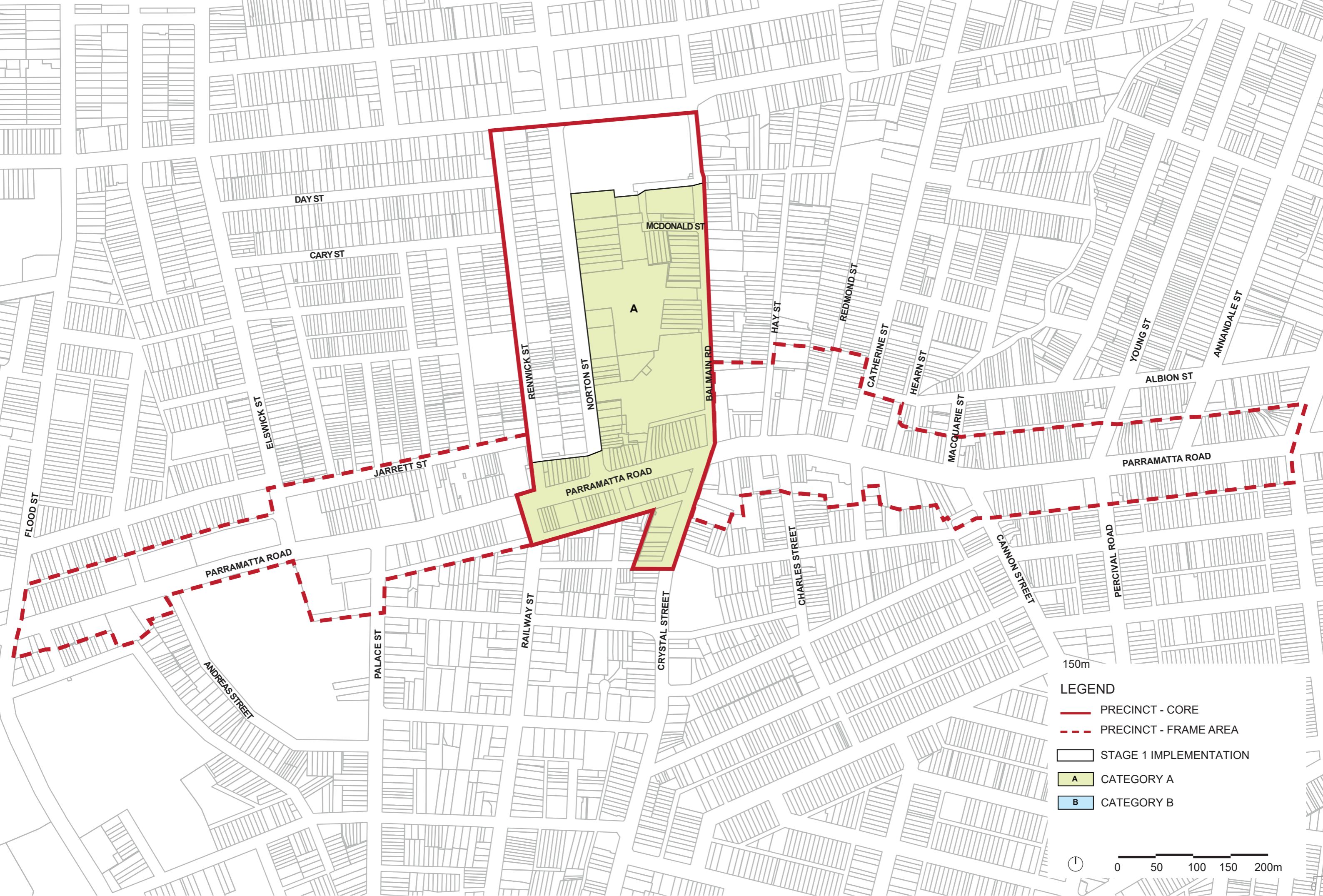


LEICHHARDT - PRECINCT + FRAME AREA | PROPOSED KEY SITE 1 - STAGE 1



- LEGEND**
- PRECINCT - CORE
 - PRECINCT - FRAME AREA
 - STAGE 1 IMPLEMENTATION
 - ACTIVE FRONTAGE





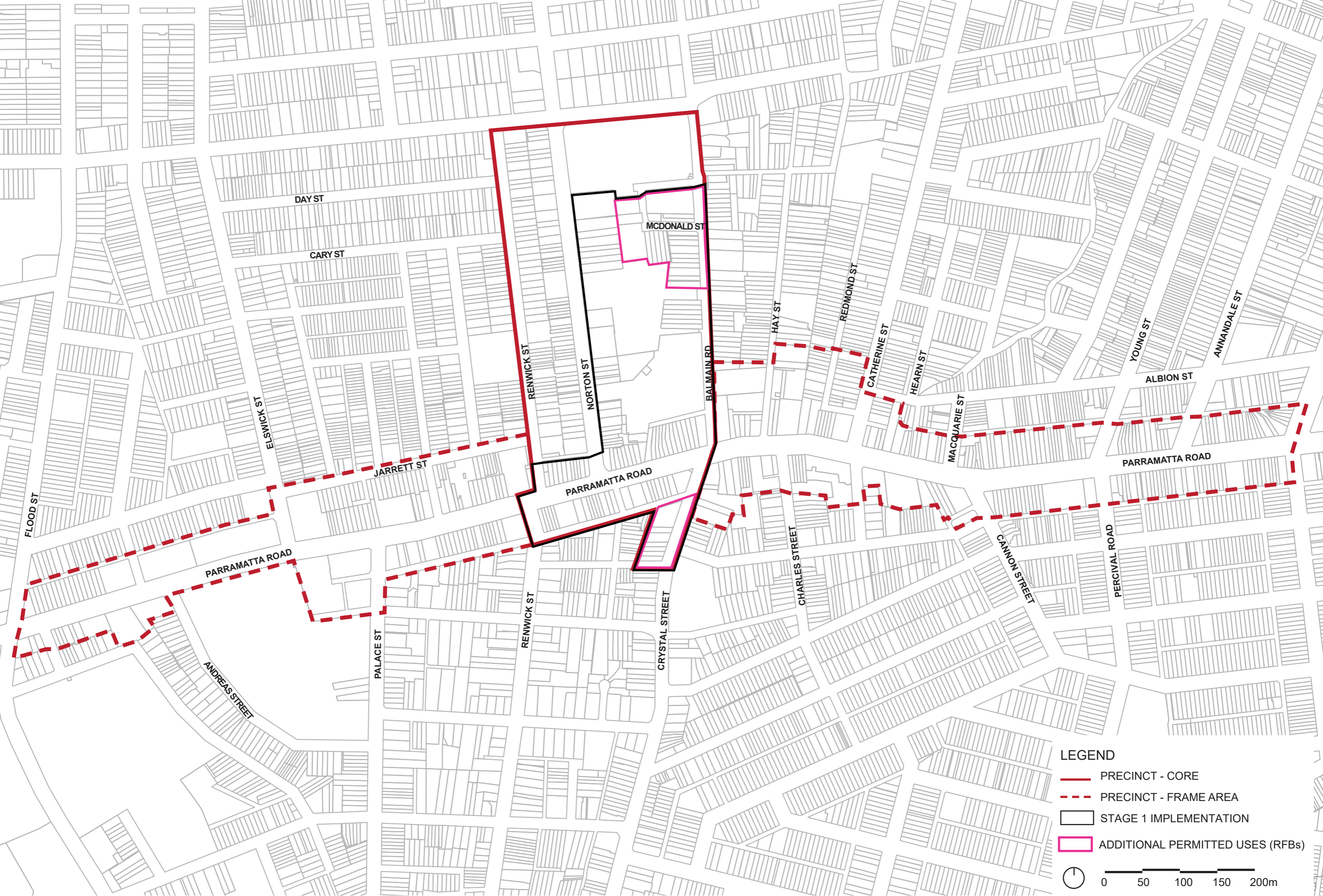
150m

LEGEND

- PRECINCT - CORE
- PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- A CATEGORY A
- B CATEGORY B

0 50 100 150 200m

LEICHHARDT - PRECINCT + FRAME AREA | PROPOSED LAND USE AND TRANSPORT INTEGRATION MAP - STAGE 1

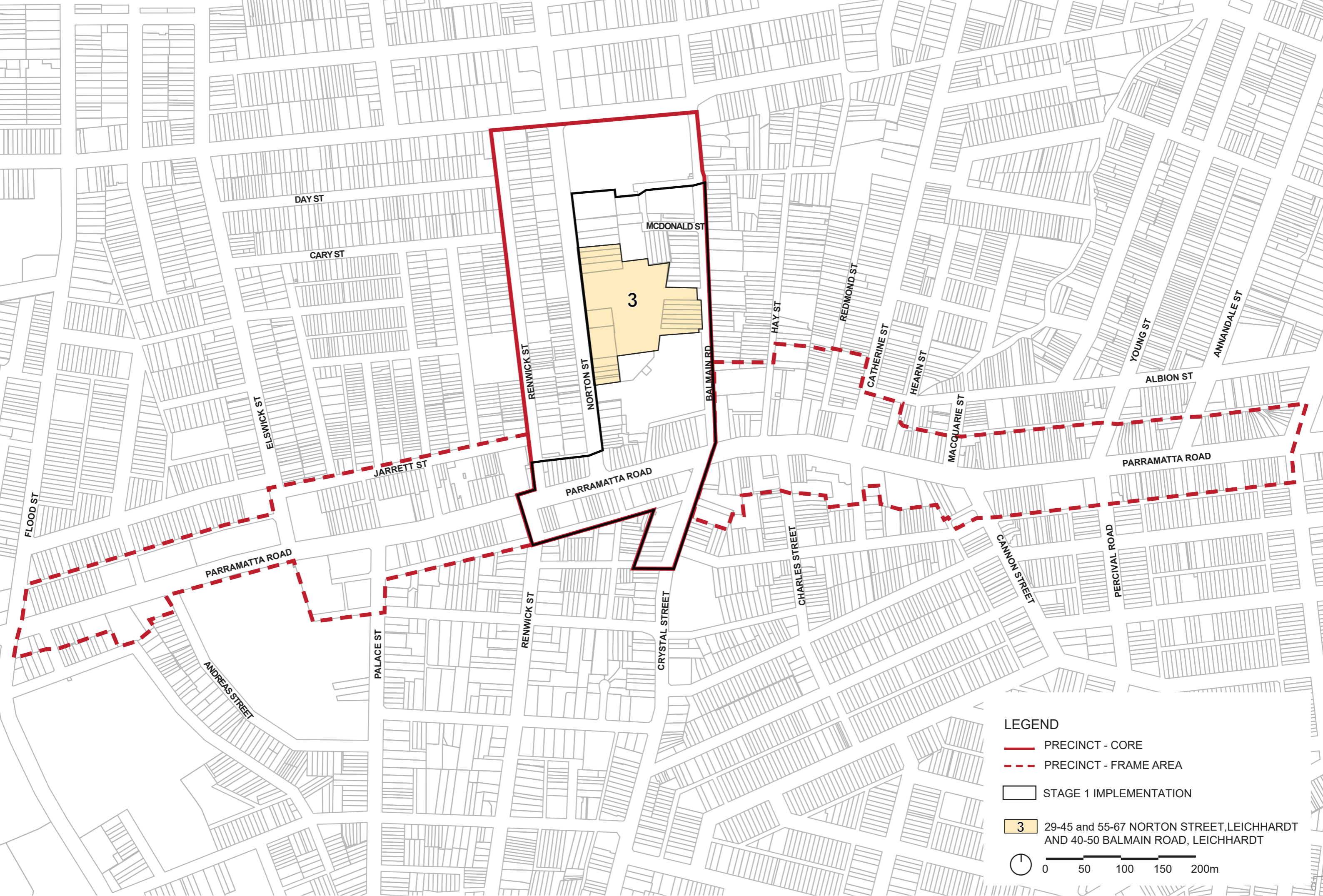


LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- ADDITIONAL PERMITTED USES (RFBs)

0 50 100 150 200m

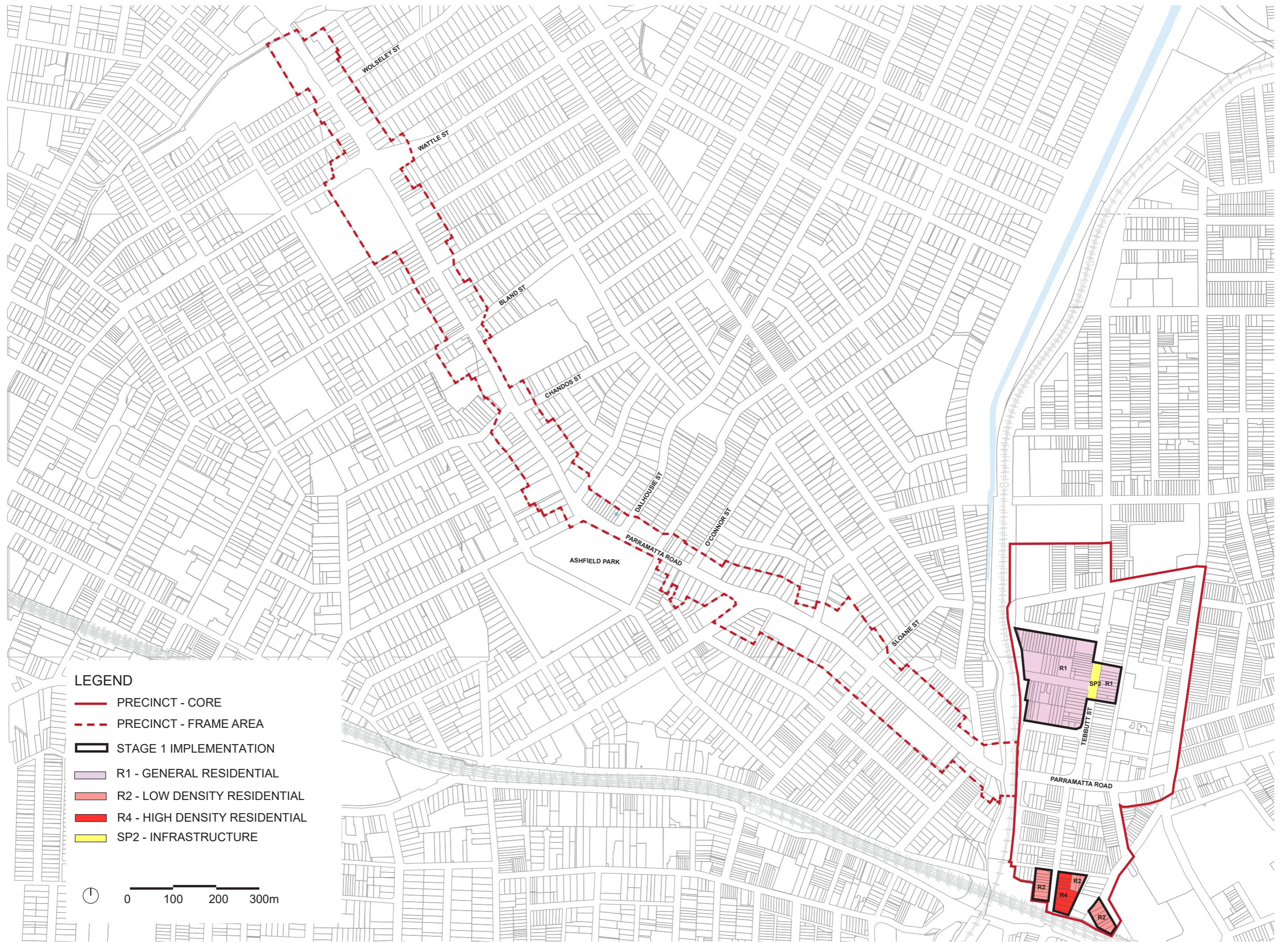
LEICHHARDT - PRECINCT + FRAME AREA | PROPOSED ADDITIONAL PERMITTED USES MAP - STAGE 1



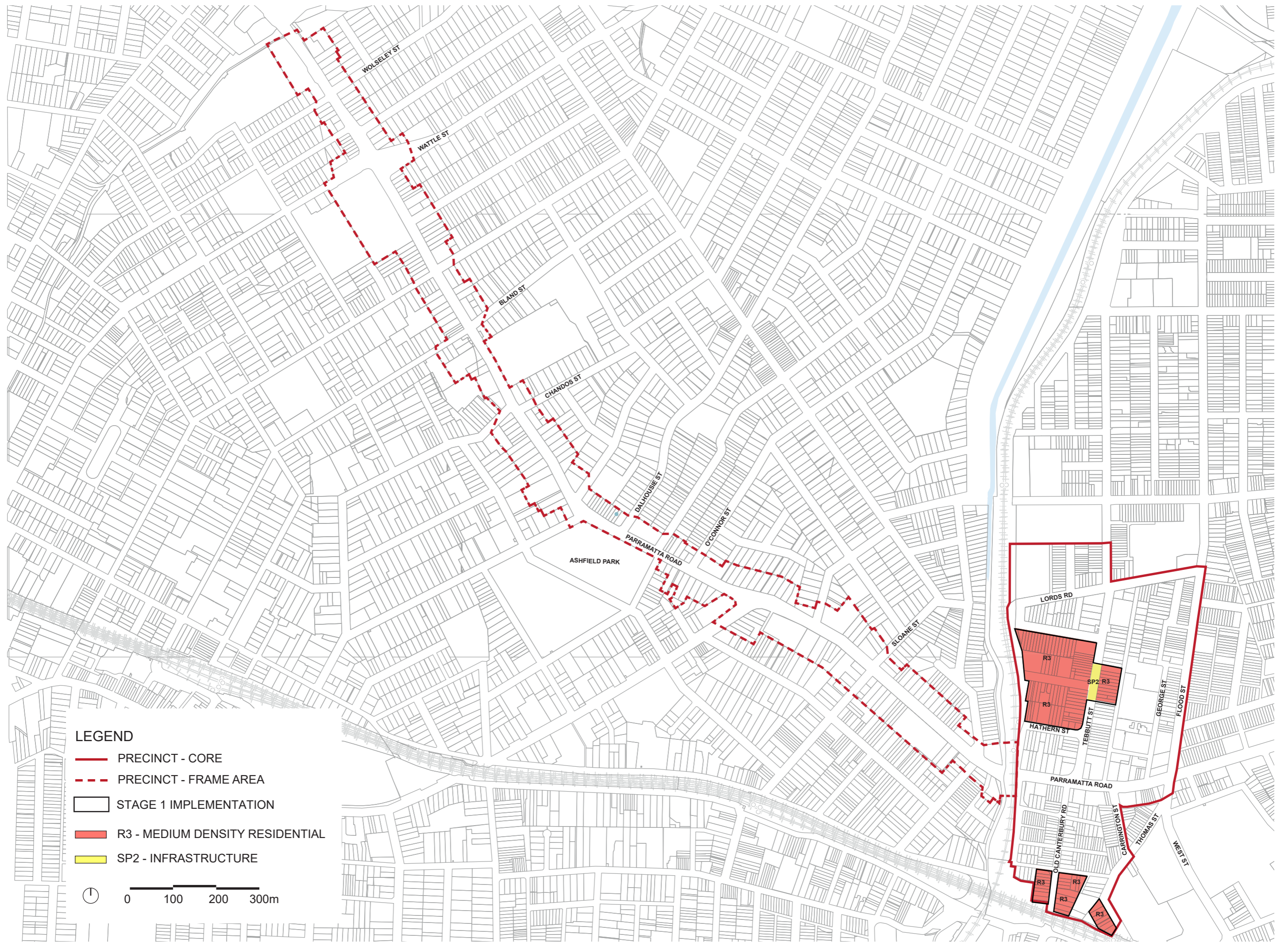
LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- 3** 29-45 and 55-67 NORTON STREET, LEICHHARDT AND 40-50 BALMAIN ROAD, LEICHHARDT

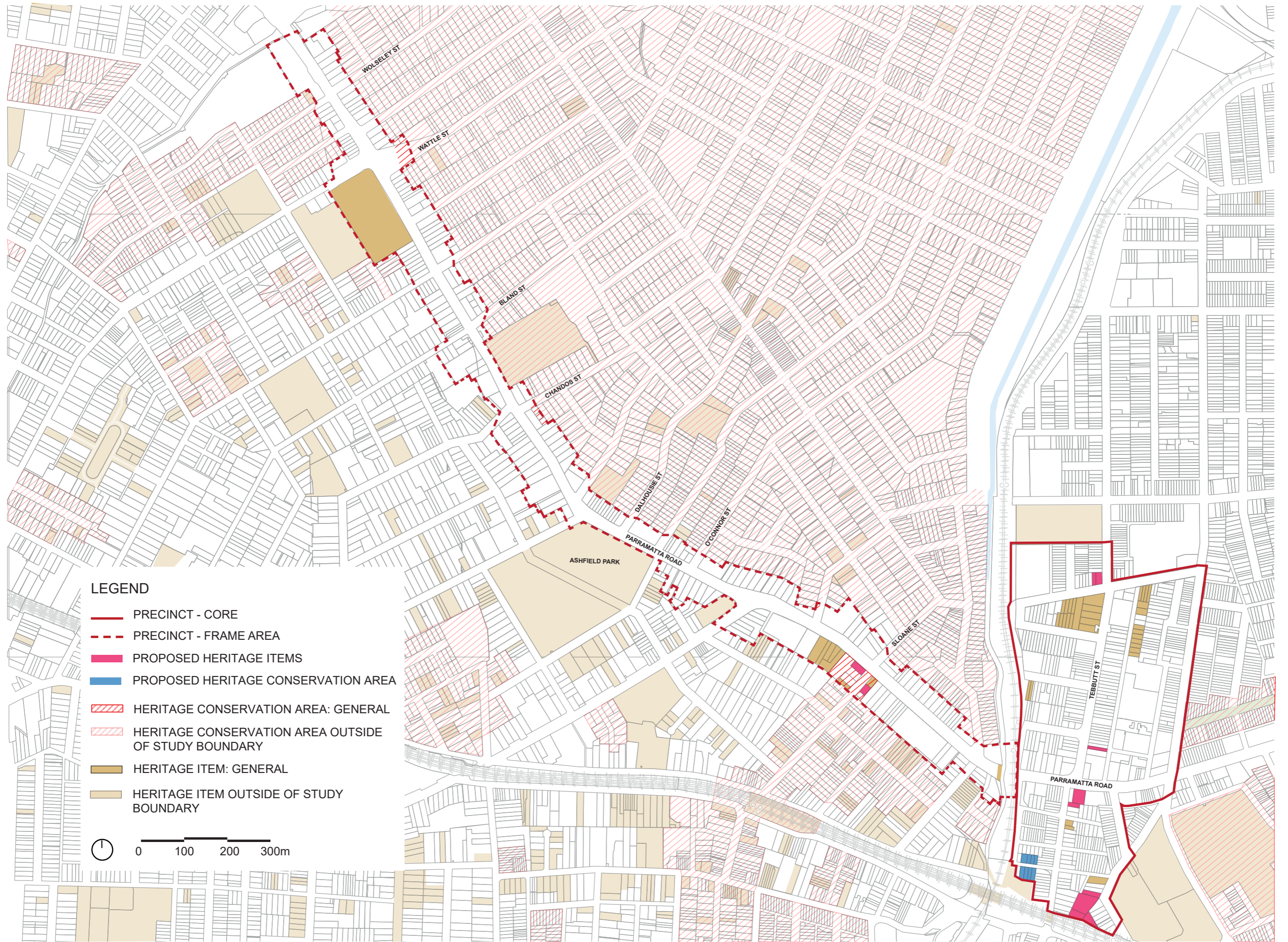
0 50 100 150 200m



TAVERNERS HILL - PRECINCT + FRAME AREA | EXISTING LAND ZONING MAP



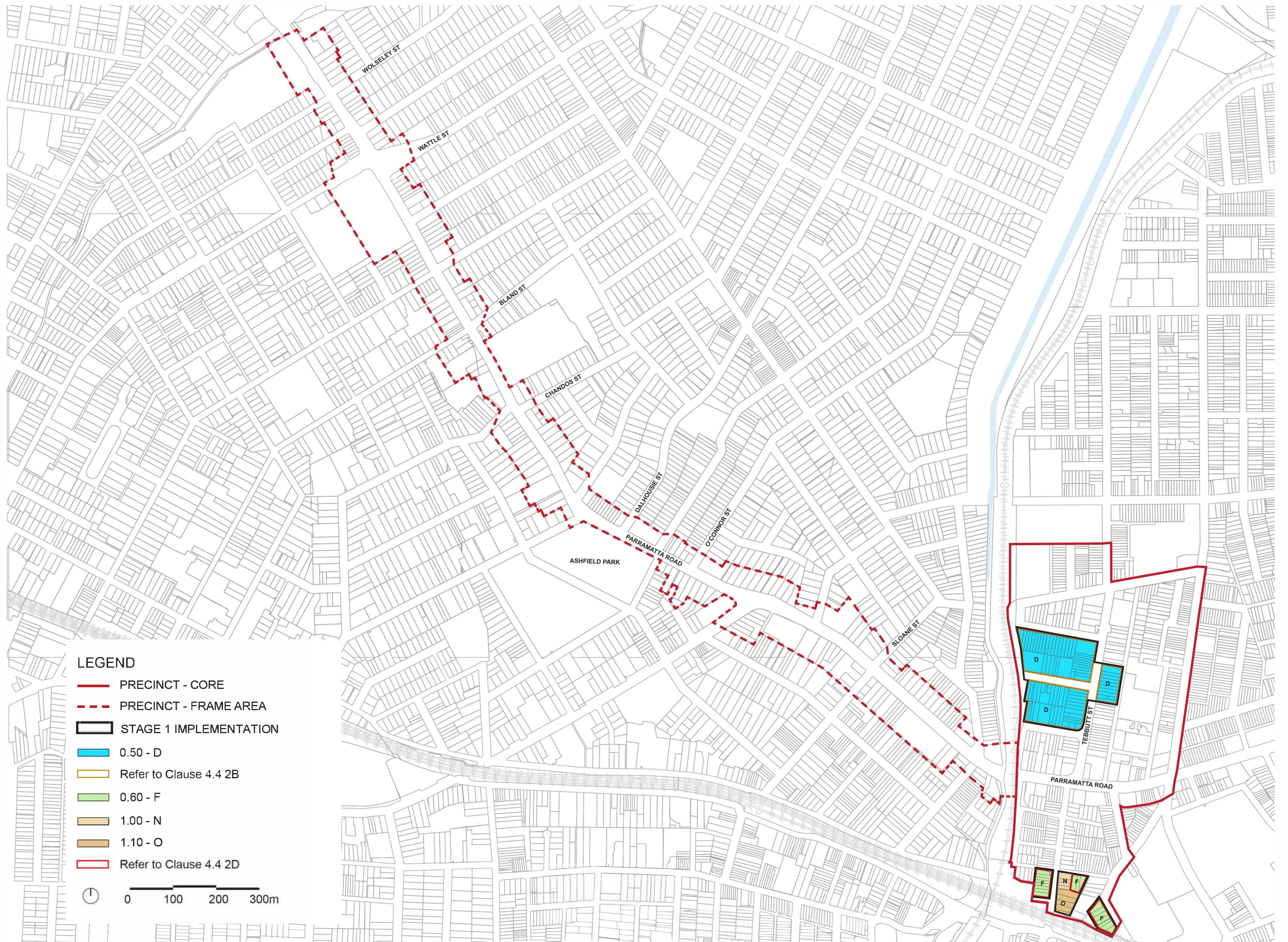
TAVERNERS HILL - PRECINCT + FRAME AREA | PROPOSED LAND ZONING MAP - STAGE 1



LEGEND

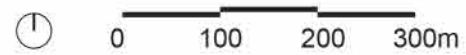
- PRECINCT - CORE
- PRECINCT - FRAME AREA
- PROPOSED HERITAGE ITEMS
- PROPOSED HERITAGE CONSERVATION AREA
- HERITAGE CONSERVATION AREA: GENERAL
- HERITAGE CONSERVATION AREA OUTSIDE OF STUDY BOUNDARY
- HERITAGE ITEM: GENERAL
- HERITAGE ITEM OUTSIDE OF STUDY BOUNDARY



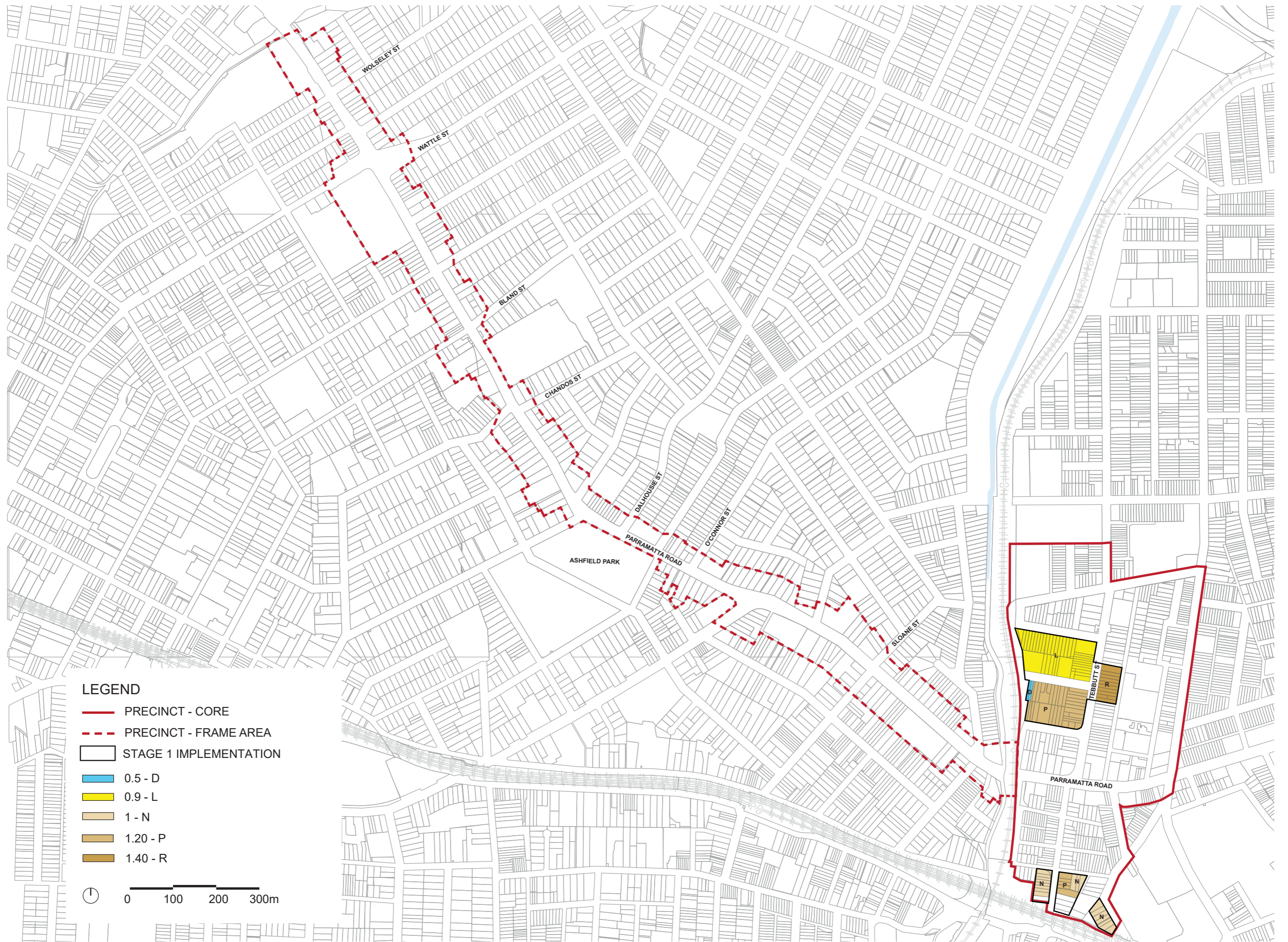


LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- 0.50 - D
- Refer to Clause 4.4 2B
- 0.60 - F
- 1.00 - N
- 1.10 - O
- Refer to Clause 4.4 2D

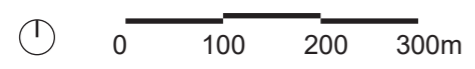


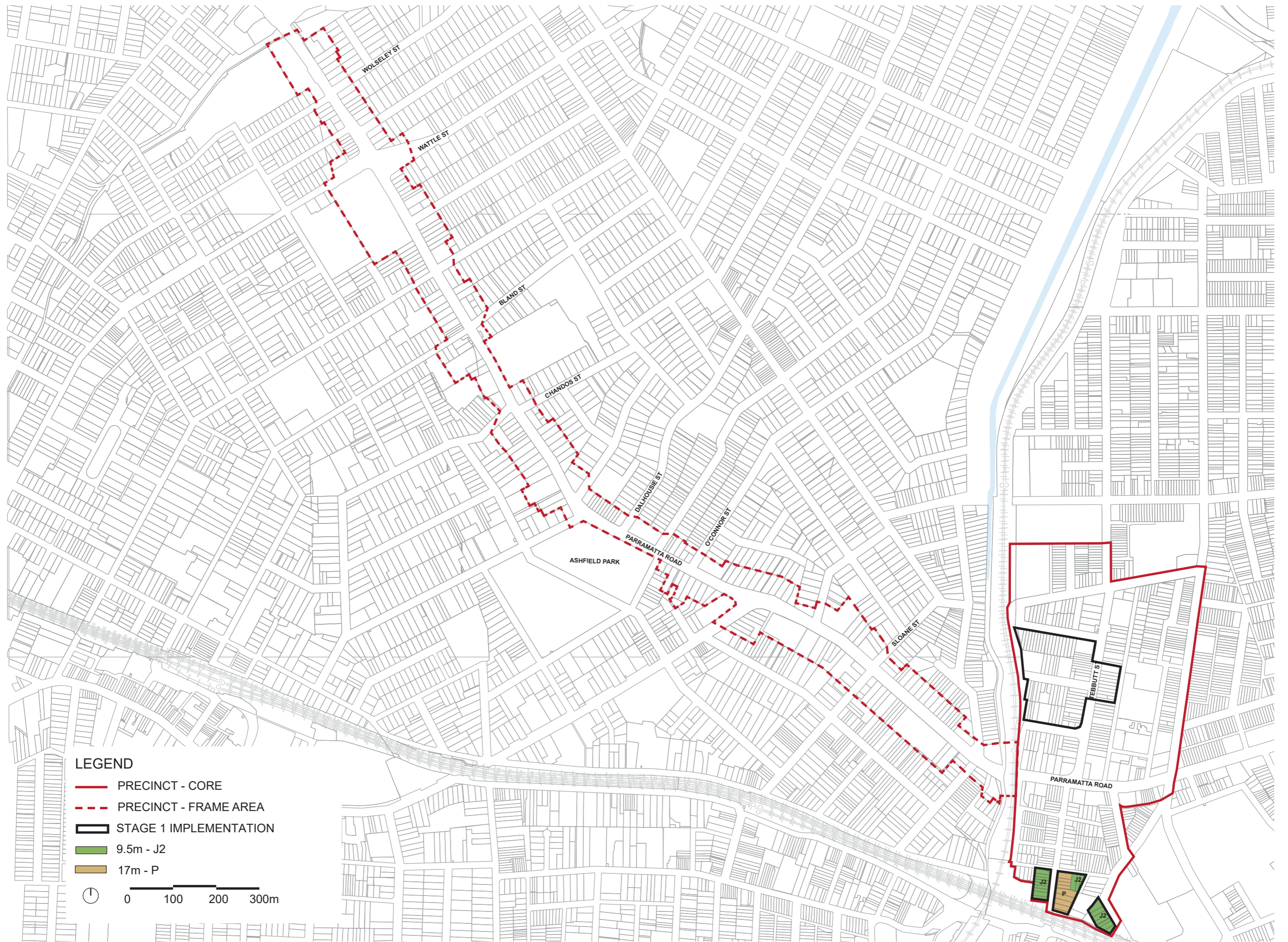
Taverners Hill - Precinct+ Frame Area | Existing Floor Space Ratio Map - Stage 1



LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- 0.5 - D
- 0.9 - L
- 1 - N
- 1.20 - P
- 1.40 - R

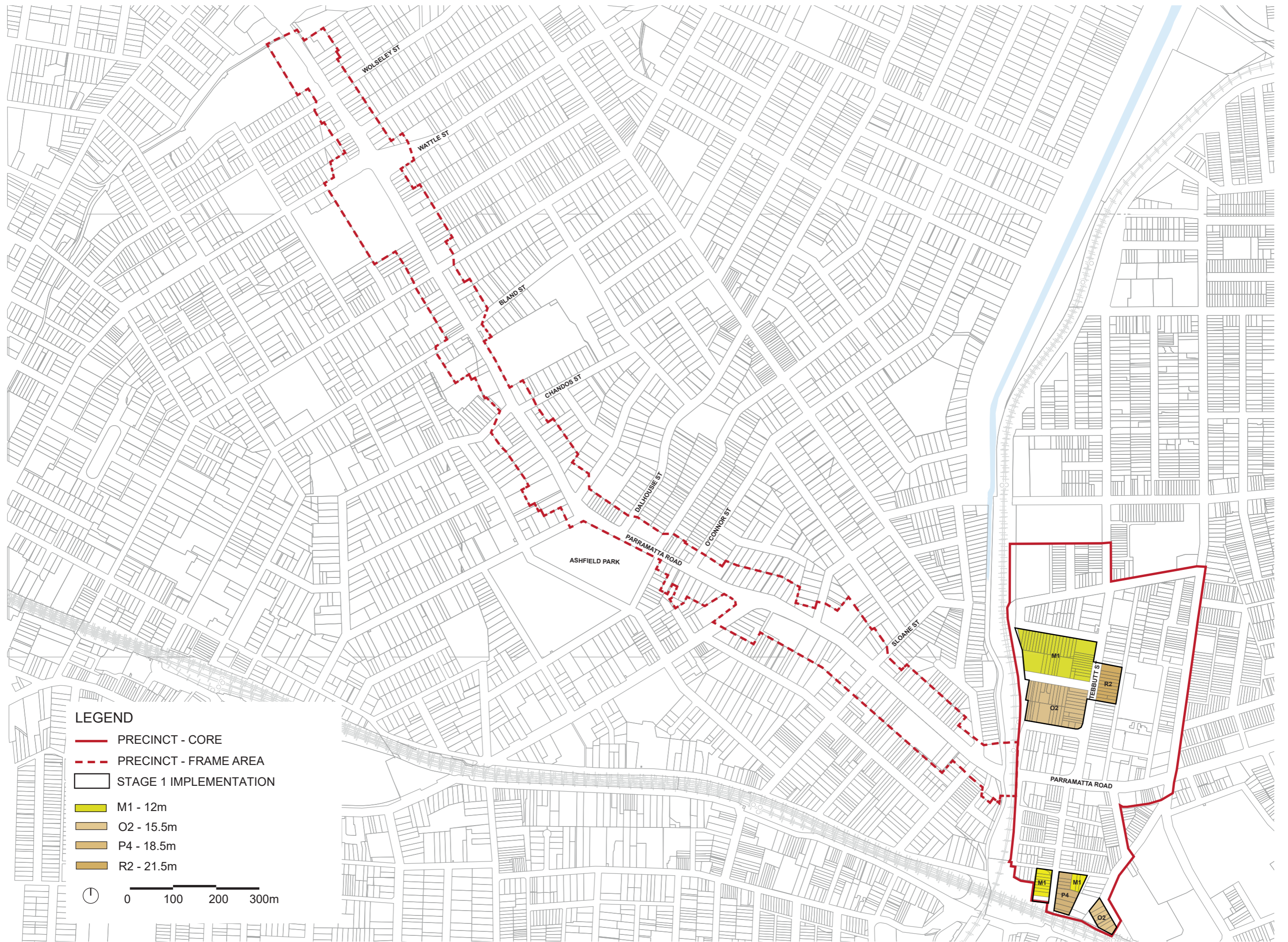




LEGEND

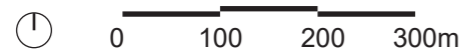
- PRECINCT - CORE
 - - - PRECINCT - FRAME AREA
 - STAGE 1 IMPLEMENTATION
 - 9.5m - J2
 - 17m - P
-
- 0 100 200 300m

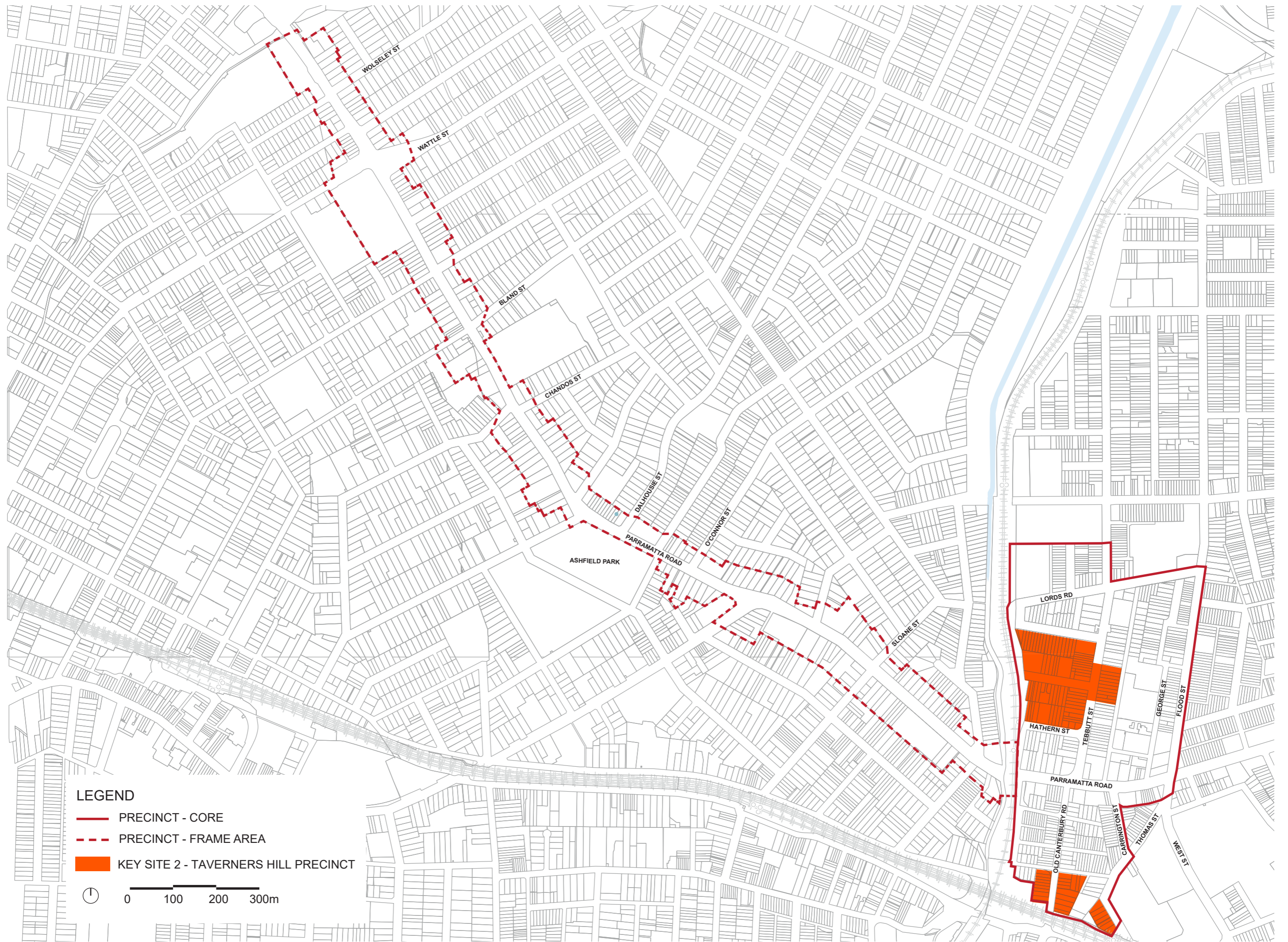
TAVERNERS HILL - PRECINCT + FRAME AREA | EXISTING HEIGHT OF BUILDINGS MAP



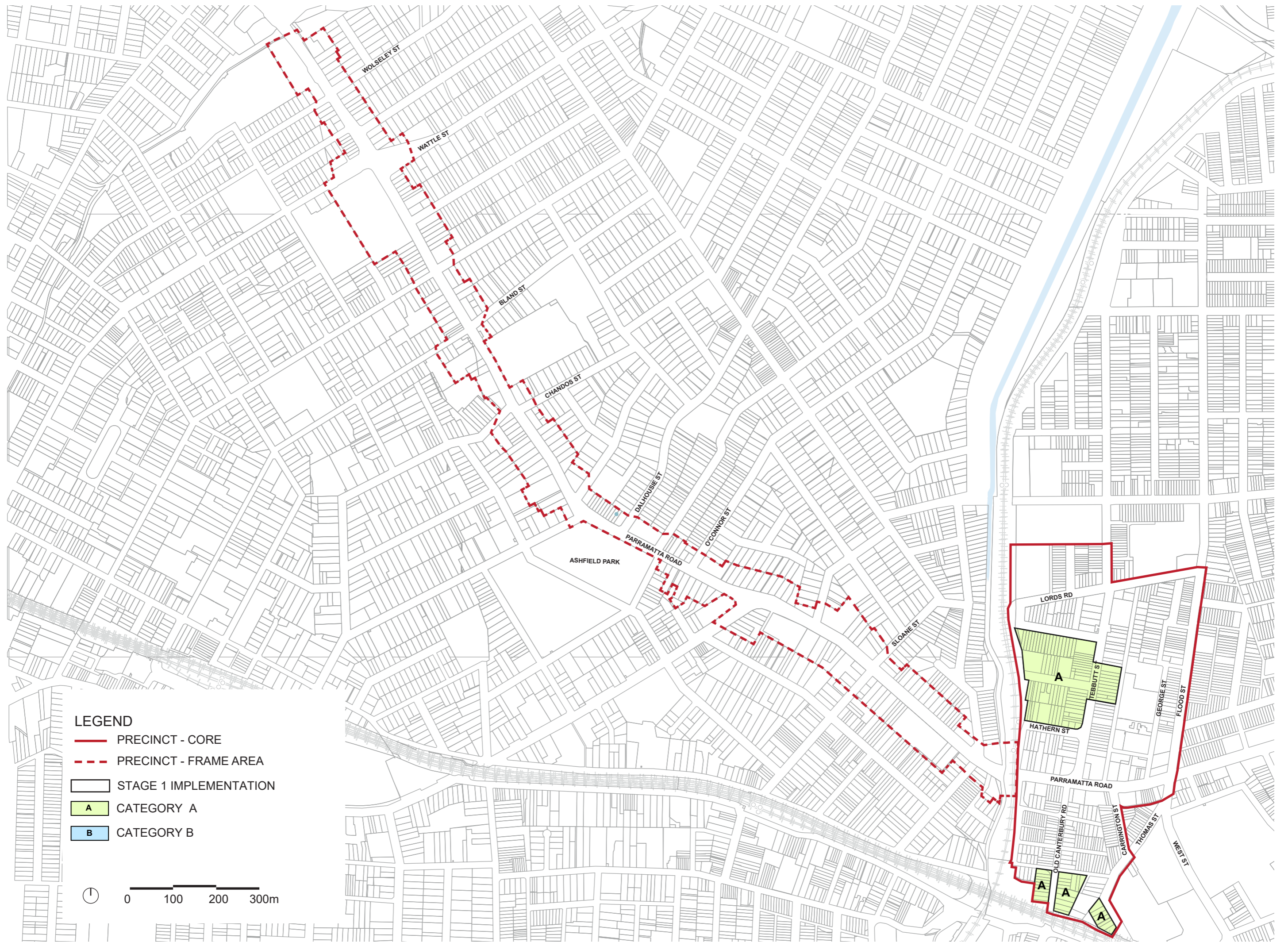
LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- M1 - 12m
- O2 - 15.5m
- P4 - 18.5m
- R2 - 21.5m



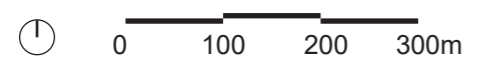


TAVERNERS HILL - PRECINCT + FRAME AREA | PROPOSED KEY SITE 2 - STAGE 1

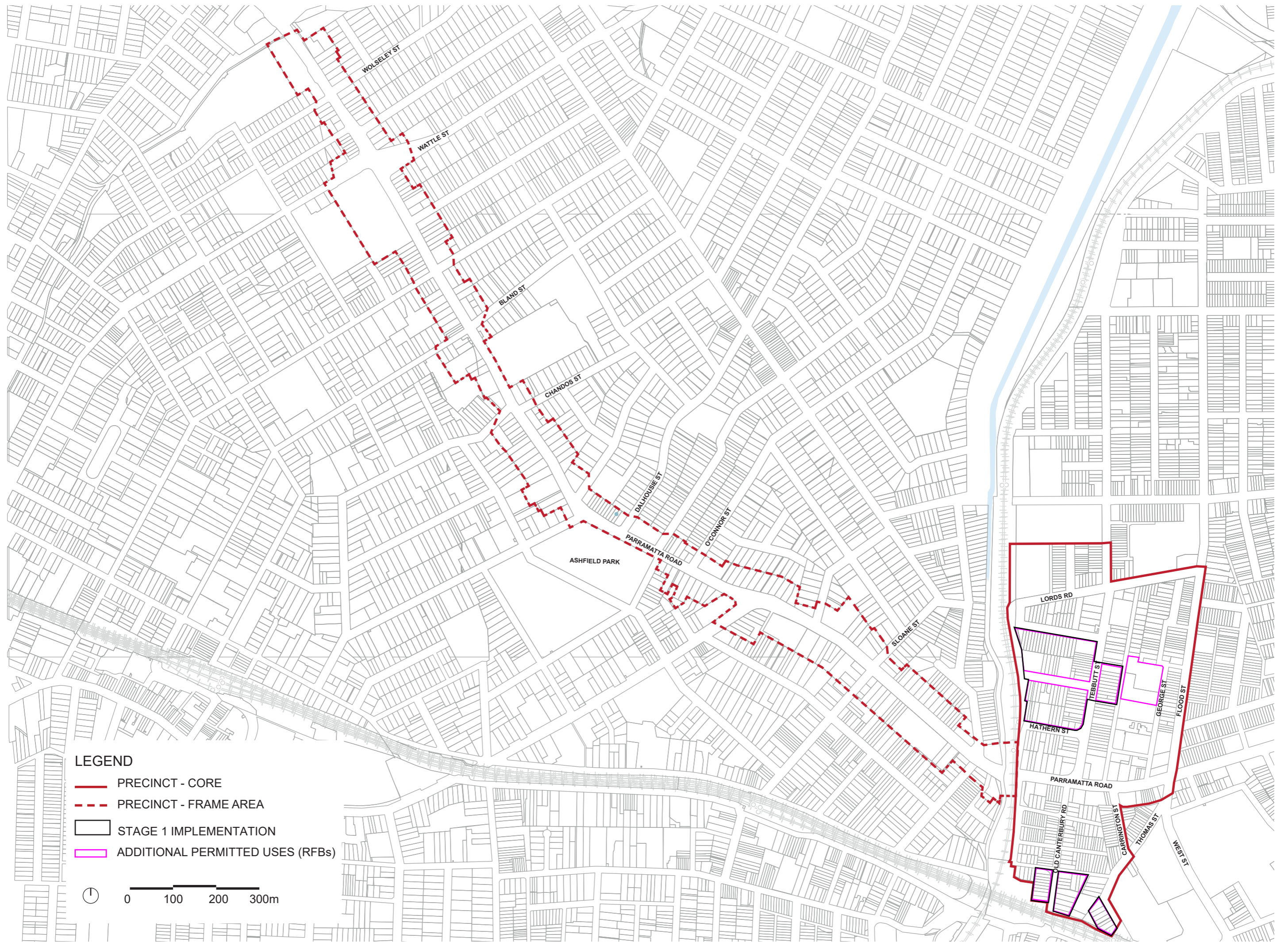


LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- A** CATEGORY A
- B** CATEGORY B

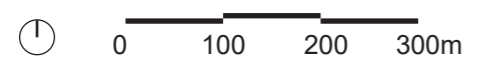


TAVERNERS HILL - PRECINCT + FRAME AREA | PROPOSED LAND USE AND TRANSPORT INTEGRATION - STAGE 1



LEGEND

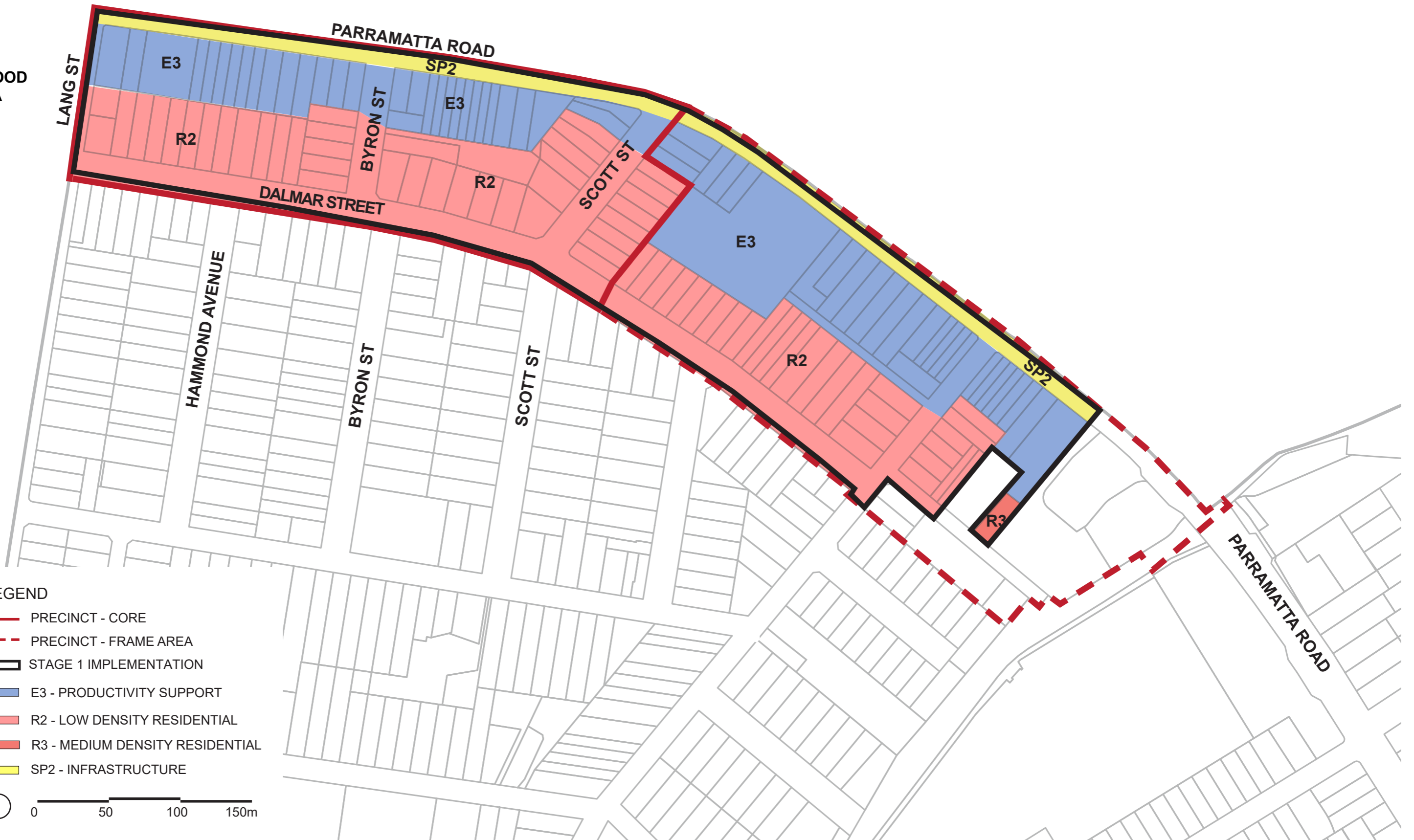
- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- ADDITIONAL PERMITTED USES (RFBs)



TAVERNERS HILL - PRECINCT + FRAME AREA | PROPOSED ADDITIONAL PERMITTED USES MAP - STAGE 1

CANADA BAY LGA

BURWOOD LGA



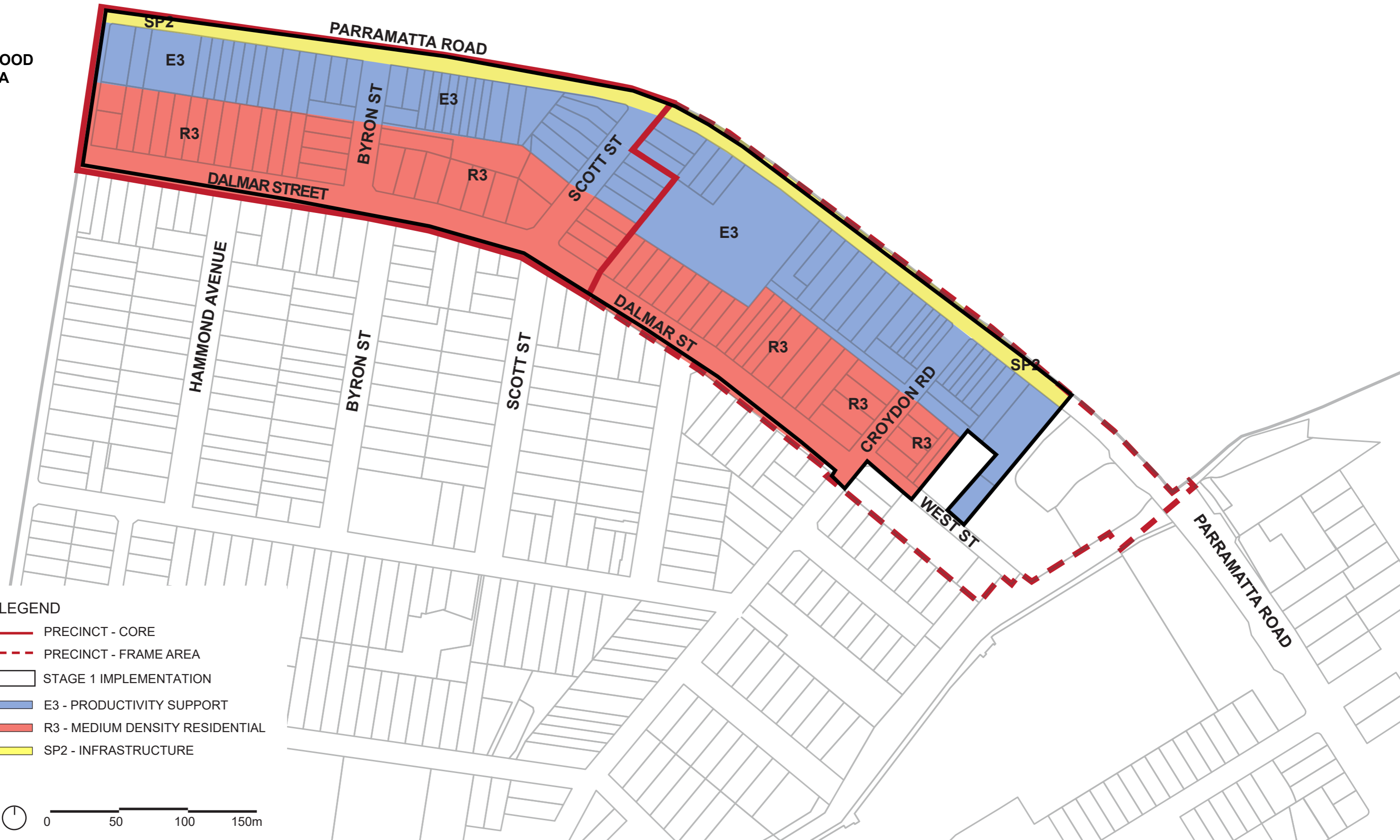
LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- ▬ STAGE 1 IMPLEMENTATION
- E3 - PRODUCTIVITY SUPPORT
- R2 - LOW DENSITY RESIDENTIAL
- R3 - MEDIUM DENSITY RESIDENTIAL
- SP2 - INFRASTRUCTURE



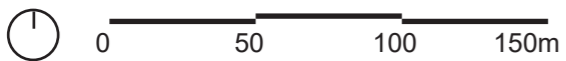
CANADA BAY LGA

BURWOOD LGA



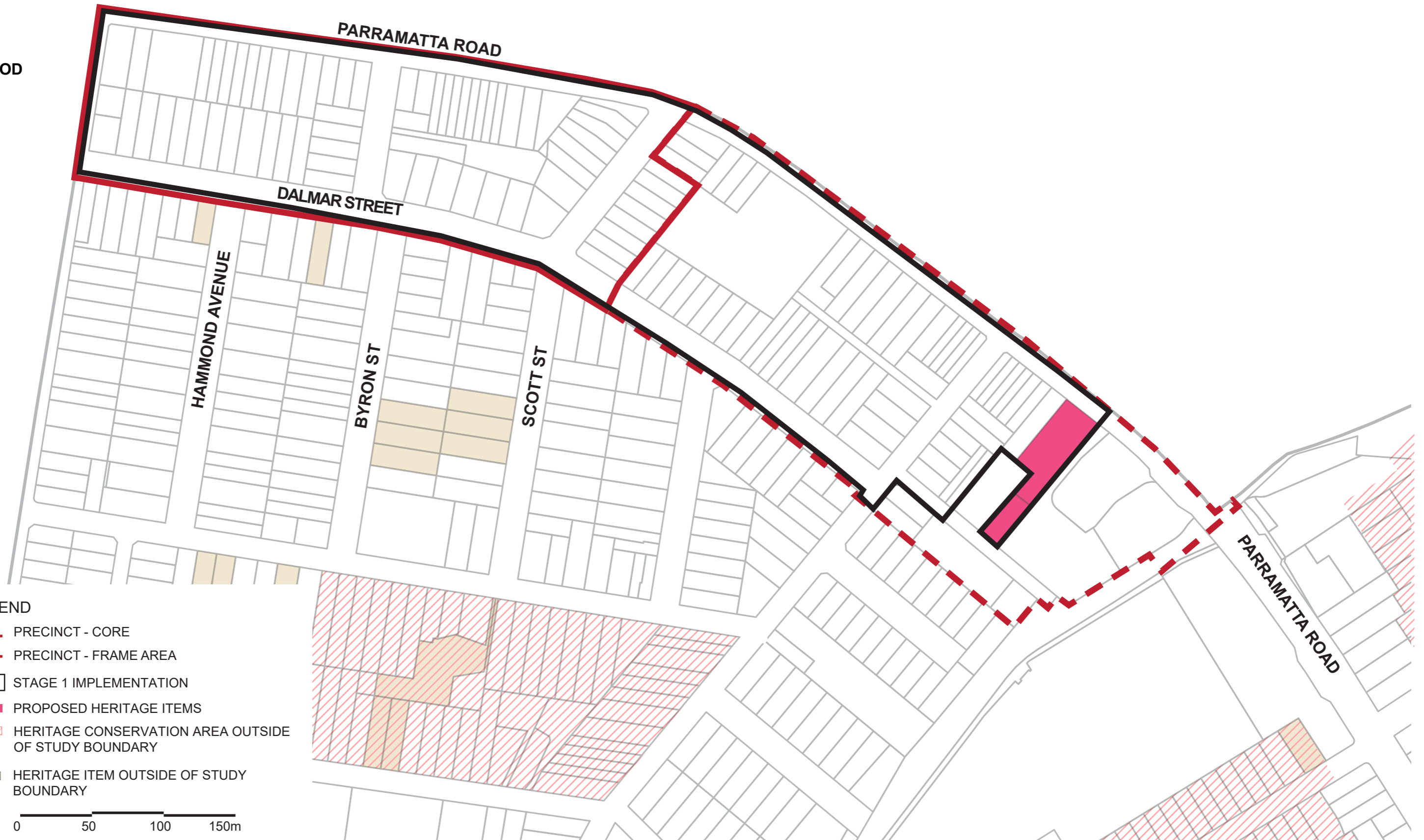
LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- E3 - PRODUCTIVITY SUPPORT
- R3 - MEDIUM DENSITY RESIDENTIAL
- SP2 - INFRASTRUCTURE



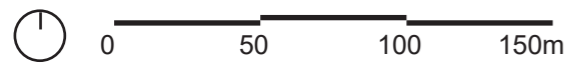
CANADA BAY LGA

BURWOOD
LGA



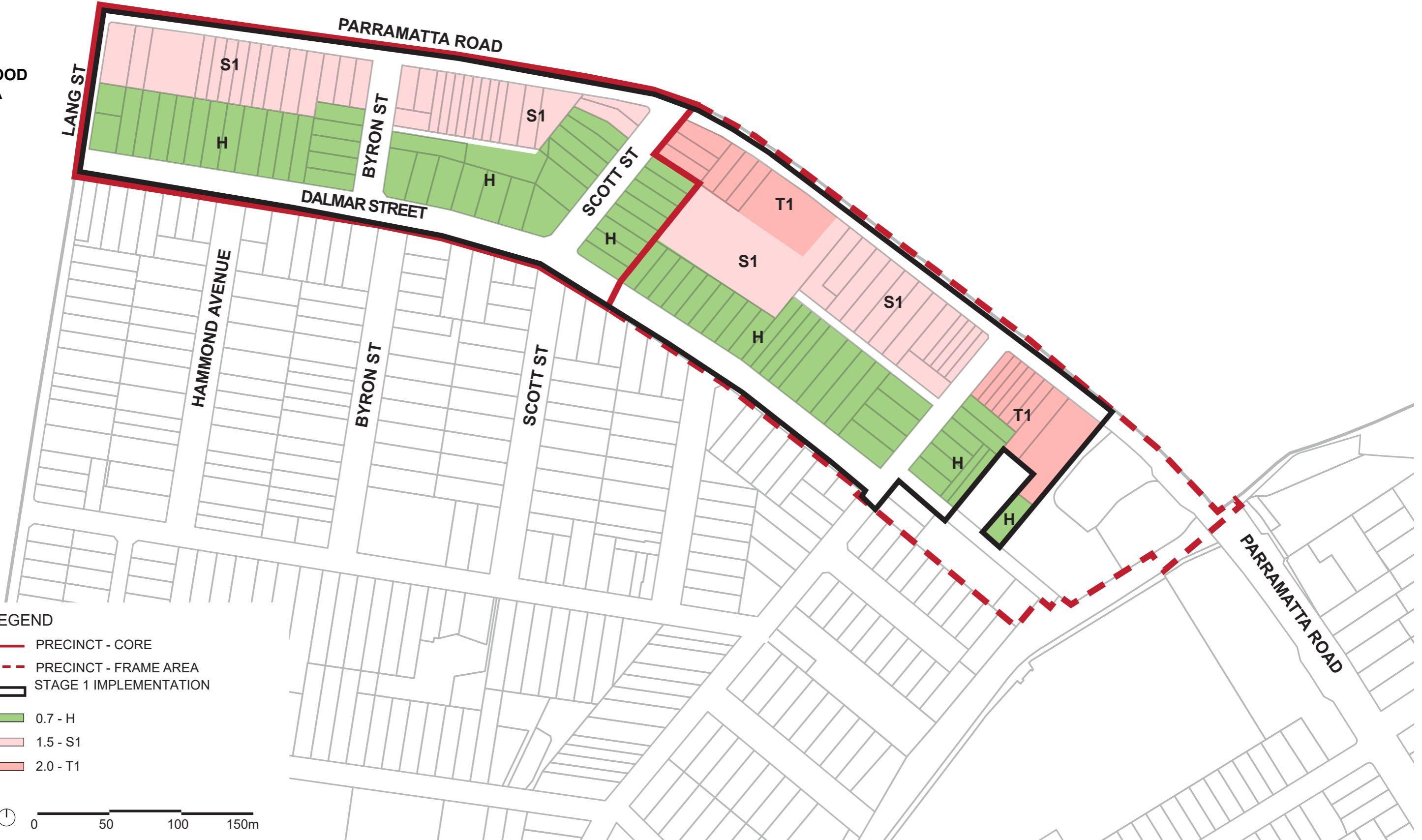
LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- ▭ STAGE 1 IMPLEMENTATION
- PROPOSED HERITAGE ITEMS
- ▨ HERITAGE CONSERVATION AREA OUTSIDE OF STUDY BOUNDARY
- HERITAGE ITEM OUTSIDE OF STUDY BOUNDARY



CANADA BAY LGA

BURWOOD LGA



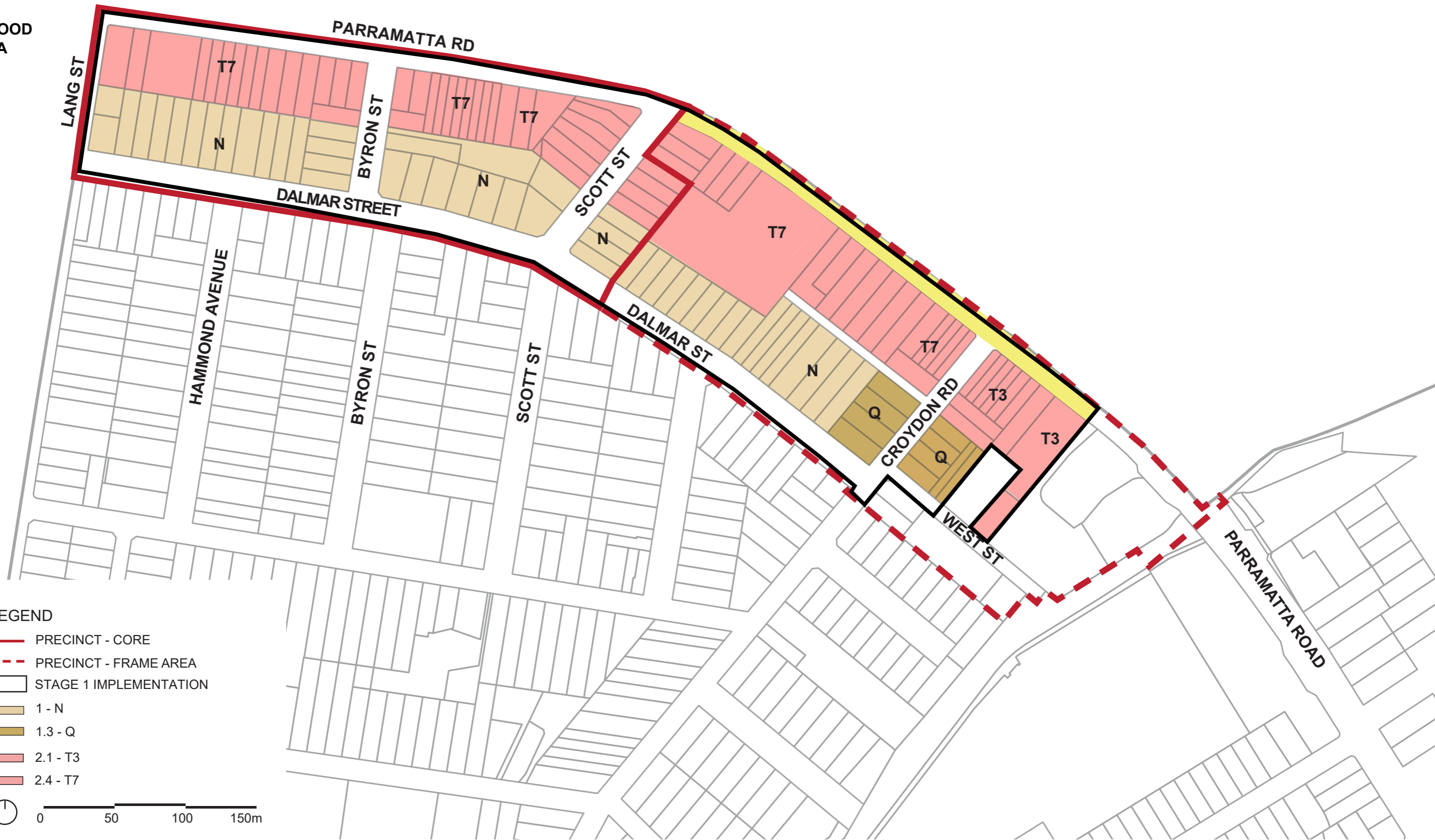
- LEGEND
- PRECINCT - CORE
 - - - PRECINCT - FRAME AREA
 - ▭ STAGE 1 IMPLEMENTATION
 - 0.7 - H
 - 1.5 - S1
 - 2.0 - T1



KINGS BAY - PRECINCT + FRAME AREA | EXISTING FLOOR SPACE RATIO MAP

CANADA BAY LGA

BURWOOD LGA



LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- 1 - N
- 1.3 - Q
- 2.1 - T3
- 2.4 - T7



CANADA BAY LGA

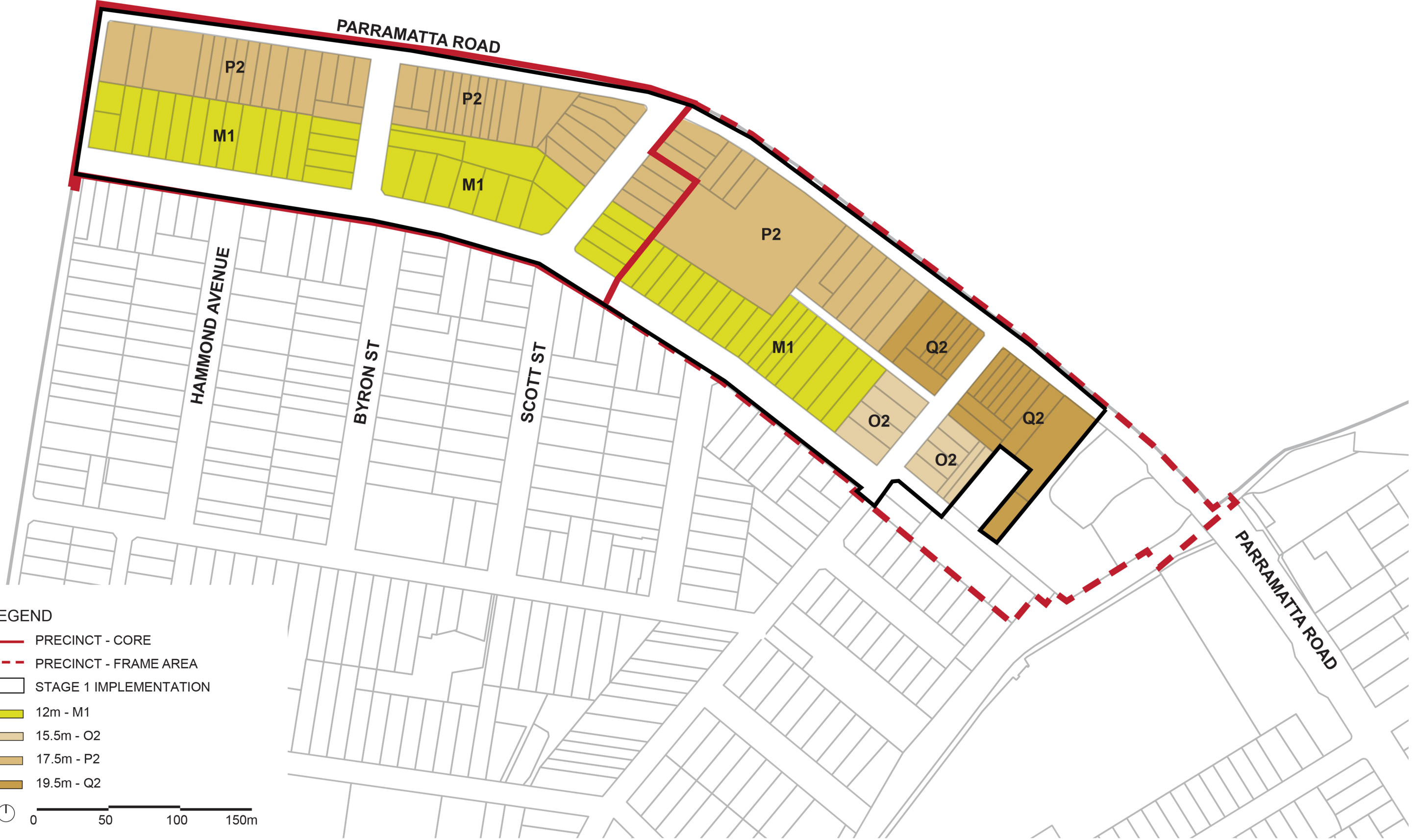
BURWOOD LGA



LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- ▭ STAGE 1 IMPLEMENTATION
- 8.5m - I
- 10m - K
- 12.5m - M
- 15m - O1





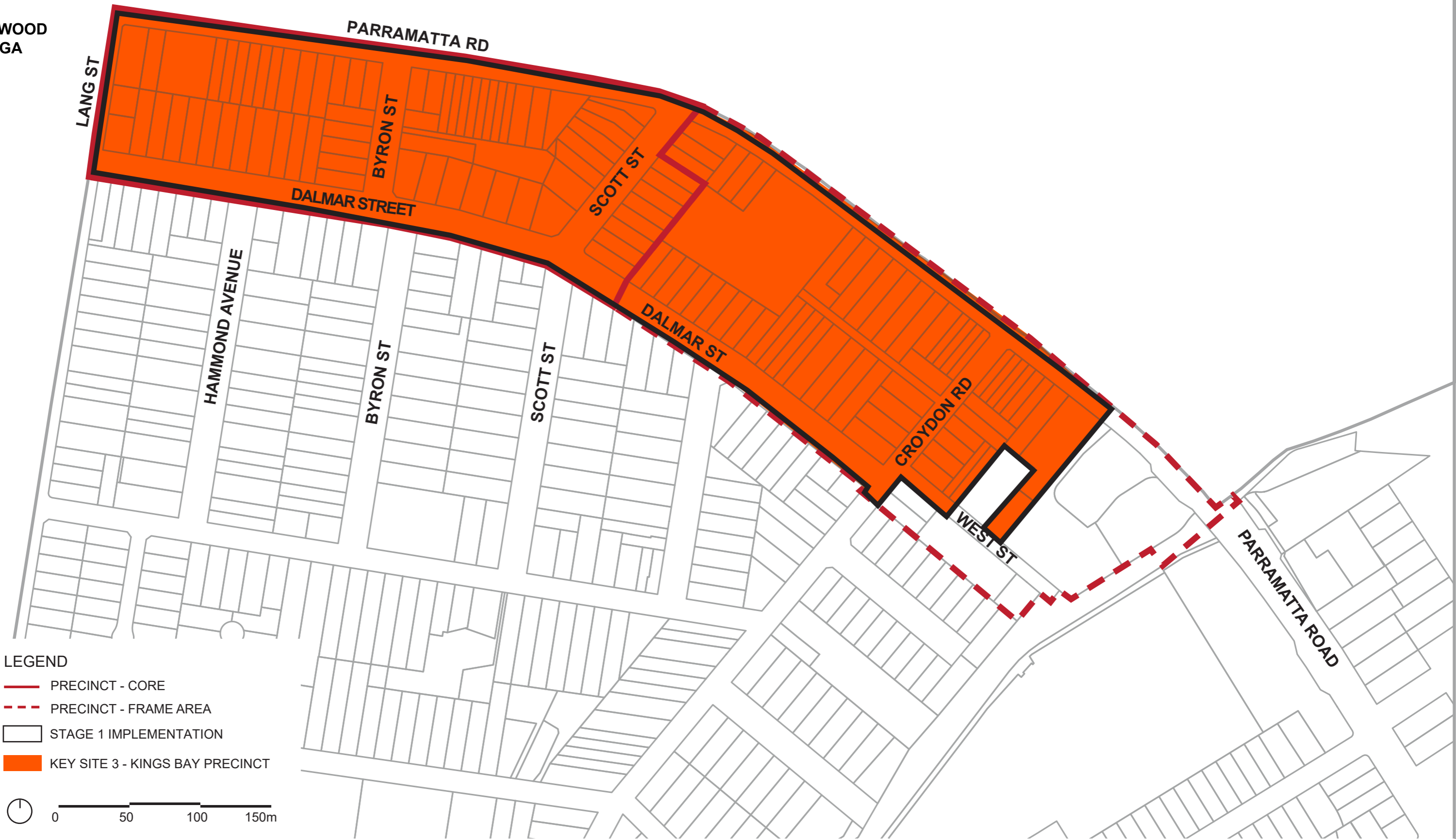
LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- 12m - M1
- 15.5m - O2
- 17.5m - P2
- 19.5m - Q2

🕒 0 50 100 150m

CANADA BAY LGA

BURWOOD LGA



LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- KEY SITE 3 - KINGS BAY PRECINCT



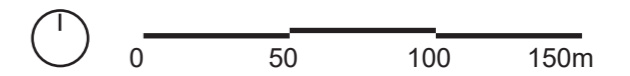
CANADA BAY LGA

BURWOOD LGA



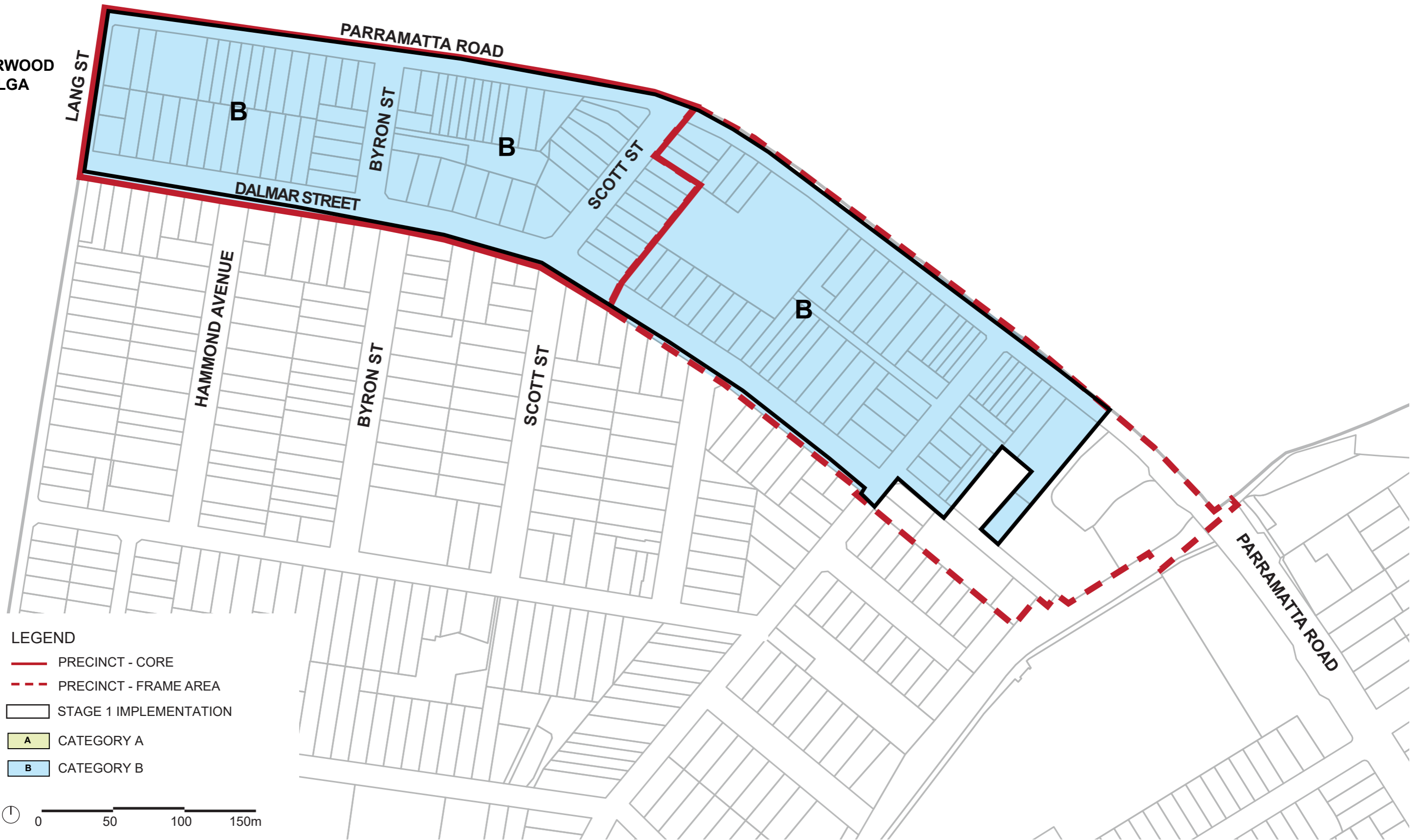
LEGEND

- PRECINCT - CORE
- PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- ACTIVE FRONTAGES
- WATERWAY



CANADA BAY LGA

BURWOOD LGA



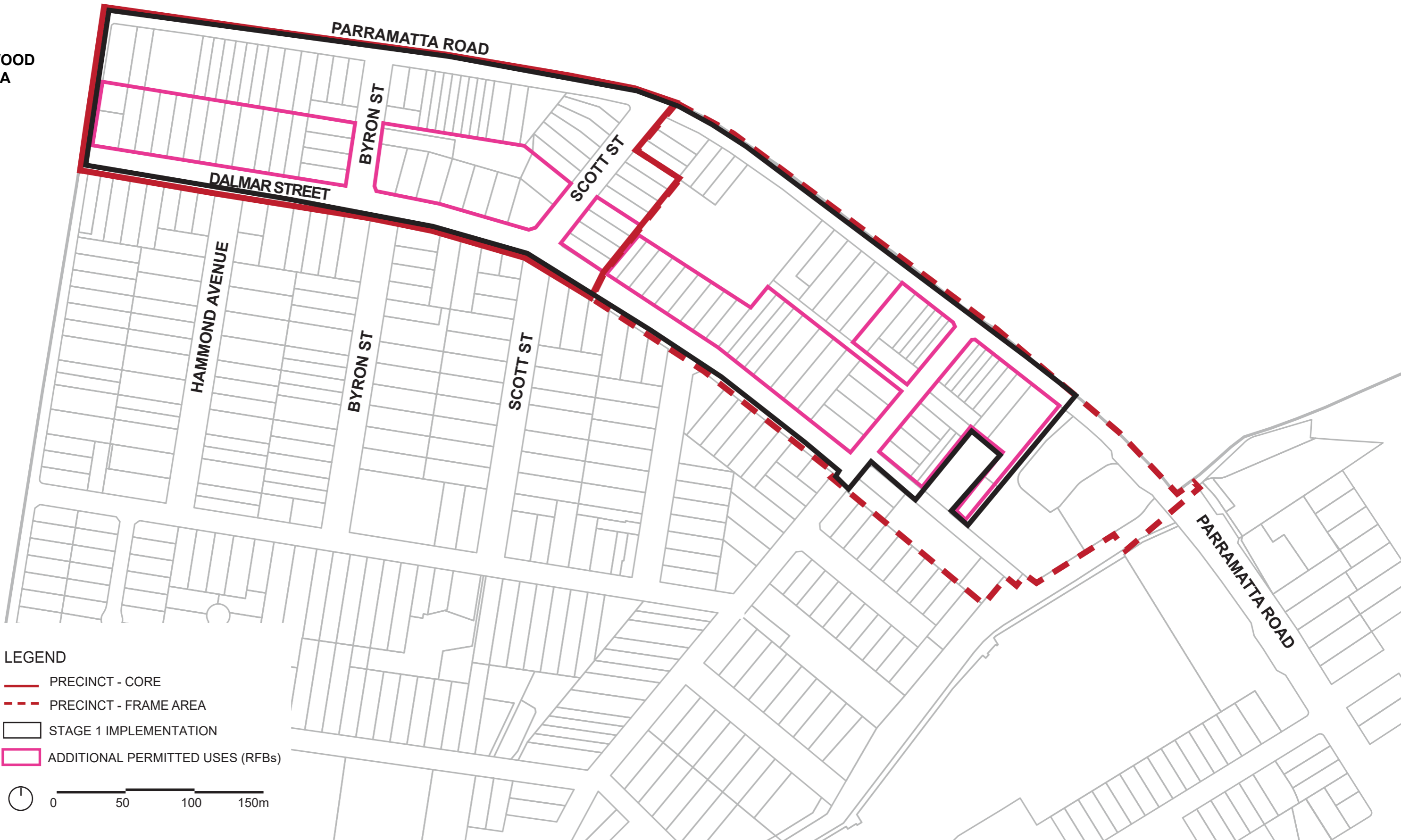
LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- A CATEGORY A
- B CATEGORY B



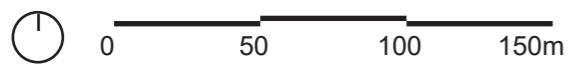
CANADA BAY LGA

BURWOOD
LGA



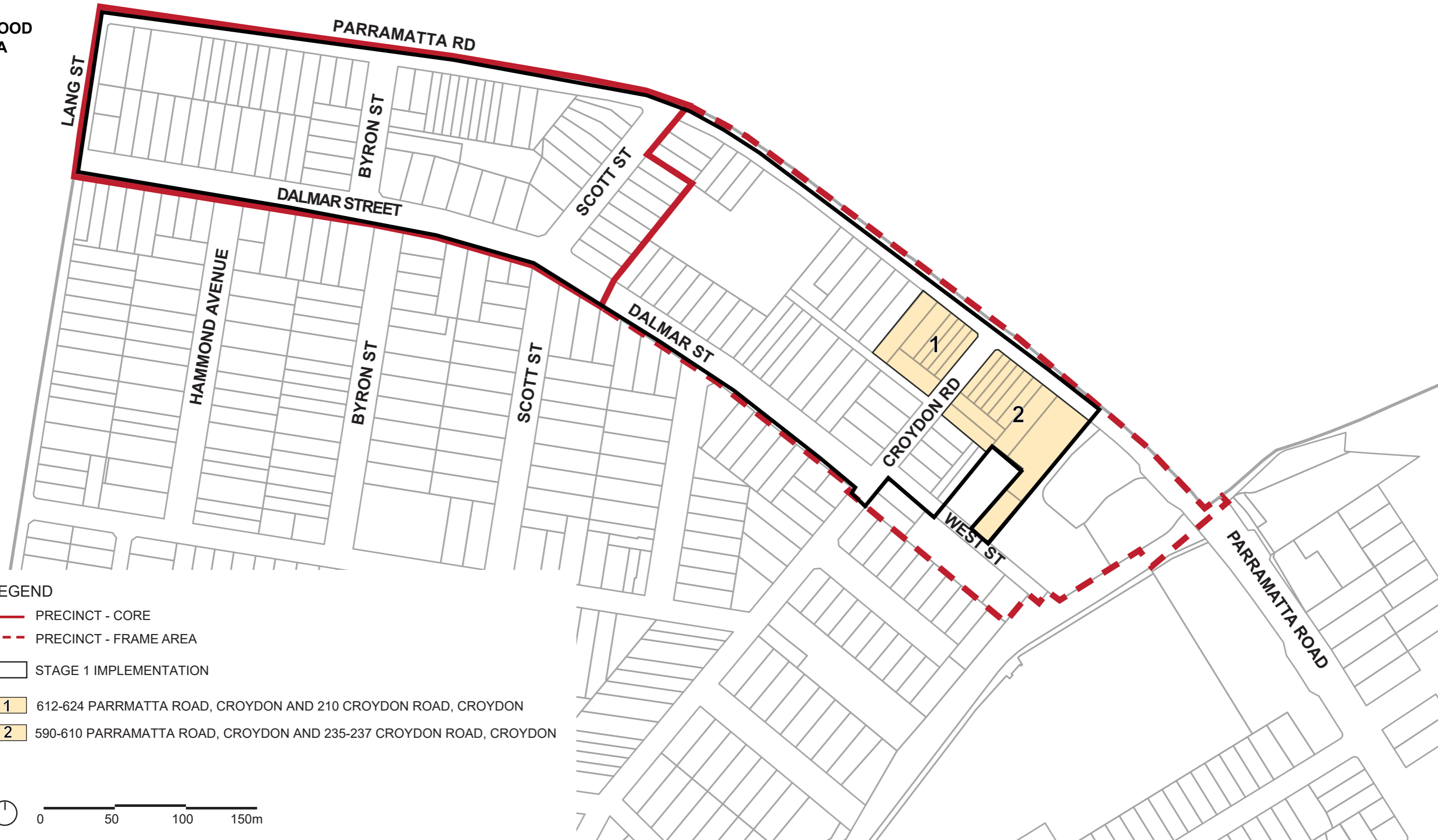
LEGEND

- PRECINCT - CORE
- PRECINCT - FRAME AREA
- STAGE 1 IMPLEMENTATION
- ADDITIONAL PERMITTED USES (RFBs)



CANADA BAY LGA

BURWOOD LGA



LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- ▭ STAGE 1 IMPLEMENTATION
- 1 612-624 PARRAMATTA ROAD, CROYDON AND 210 CROYDON ROAD, CROYDON
- 2 590-610 PARRAMATTA ROAD, CROYDON AND 235-237 CROYDON ROAD, CROYDON

