INNER WEST

# Appendix 1 – Proposed LEP Maps

FOR EXHIBITION

November 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

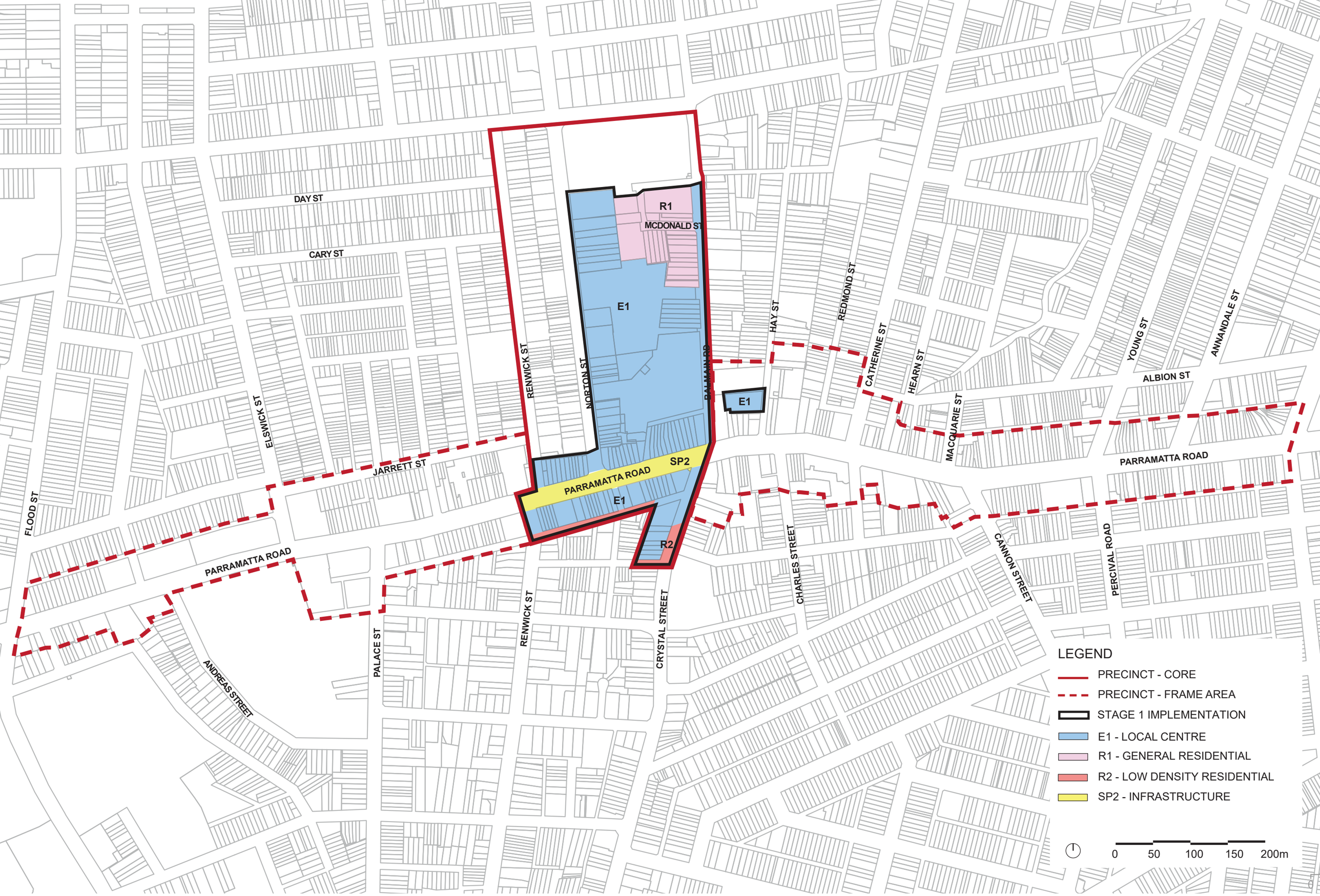
Taverners Hill (10)

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

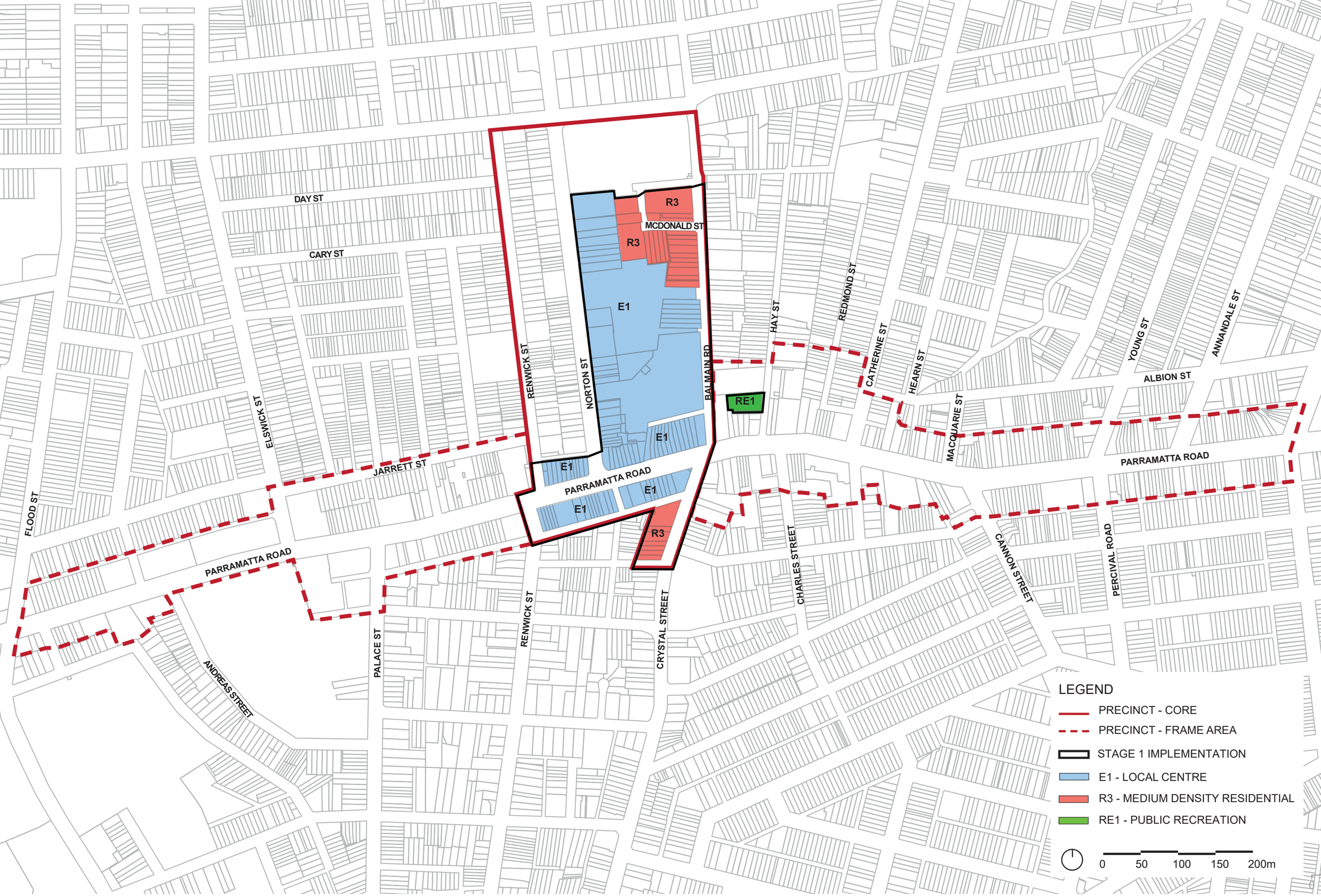
Kings Bay (12)

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

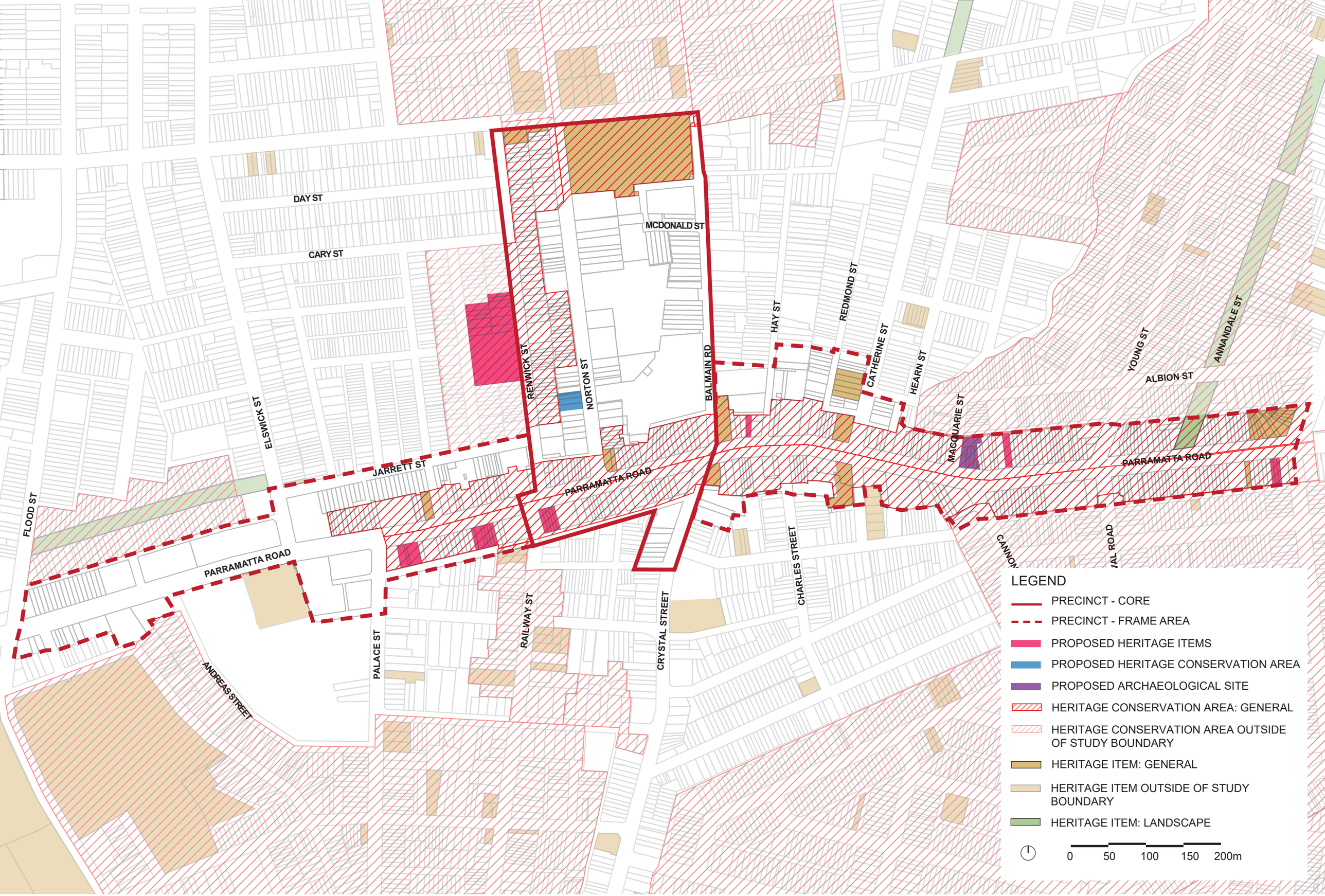
Existing Height of Building Map.....33
Proposed Height of Building Incentives Map.....34
Proposed Key Site 3.....35
Proposed Active Frontages Map.....36
Proposed Land Use and Transport Integration Map.....37
Proposed Additional Permitted Uses Map.....38
Proposed Opportunity Sites Map.....39

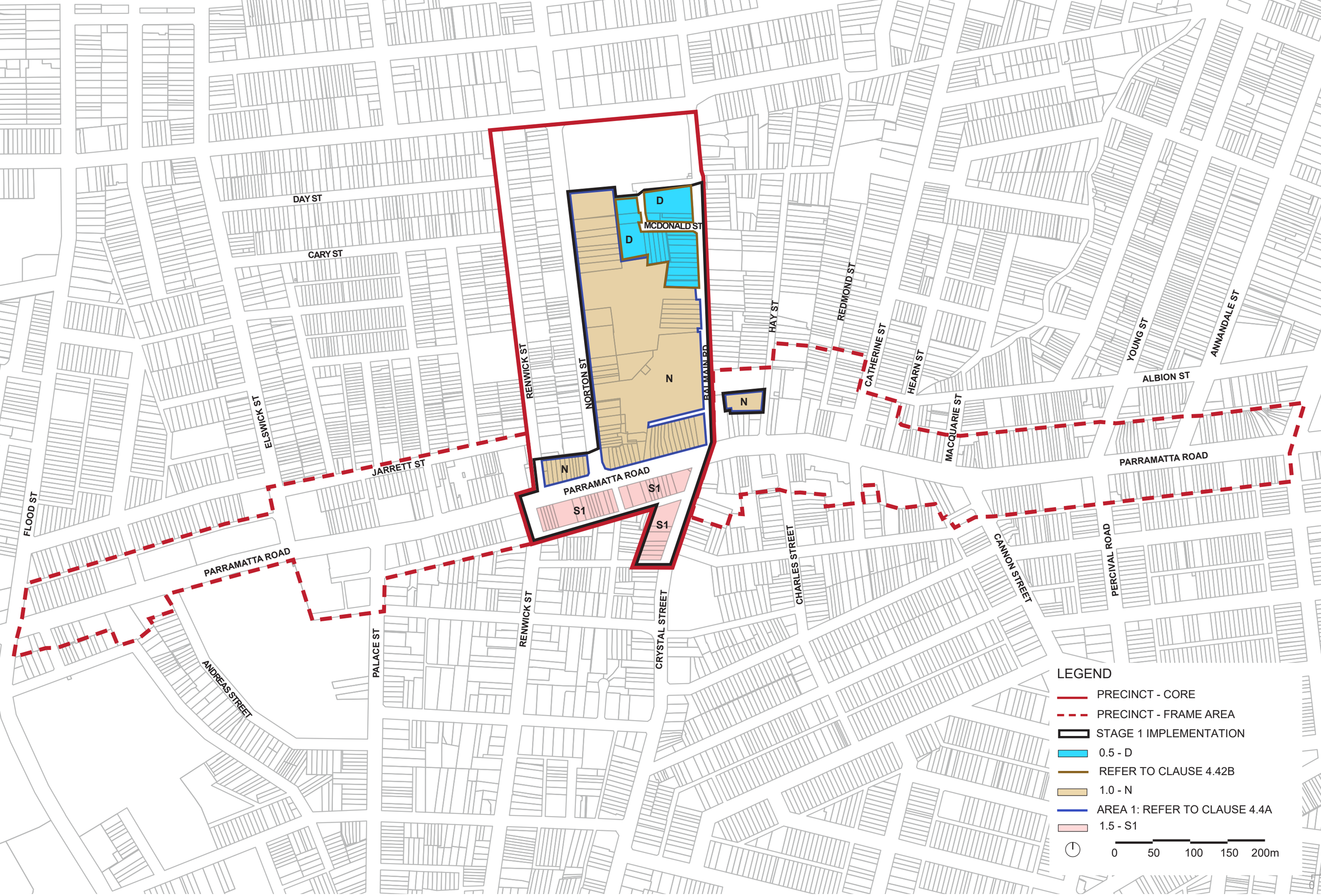



LEICHHARDT - PRECINCT + FRAME AREA | EXISTING LAND ZONING MAP

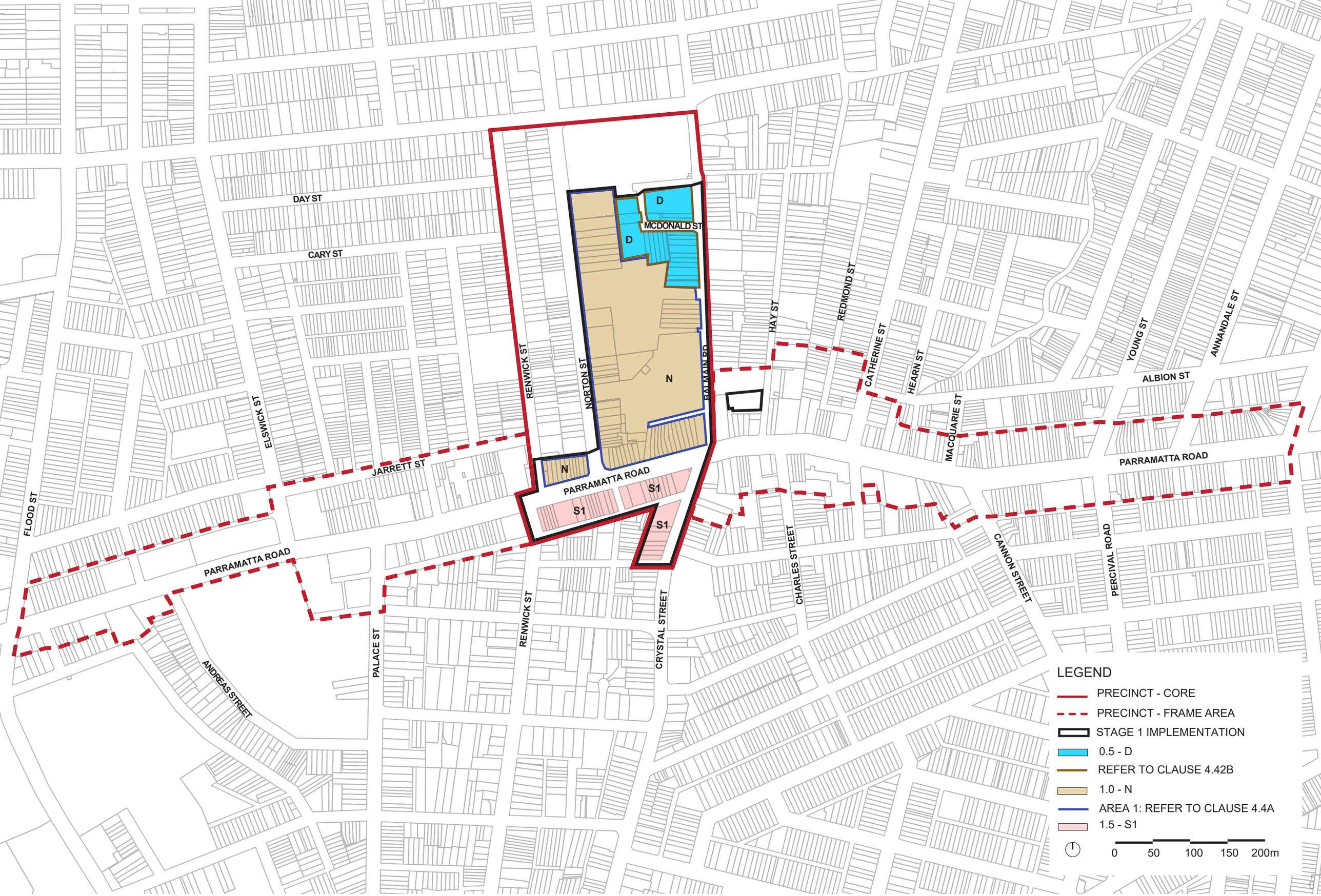



LEICHHARDT - PRECINCT + FRAME AREA | PROPOSED LAND ZONING MAP

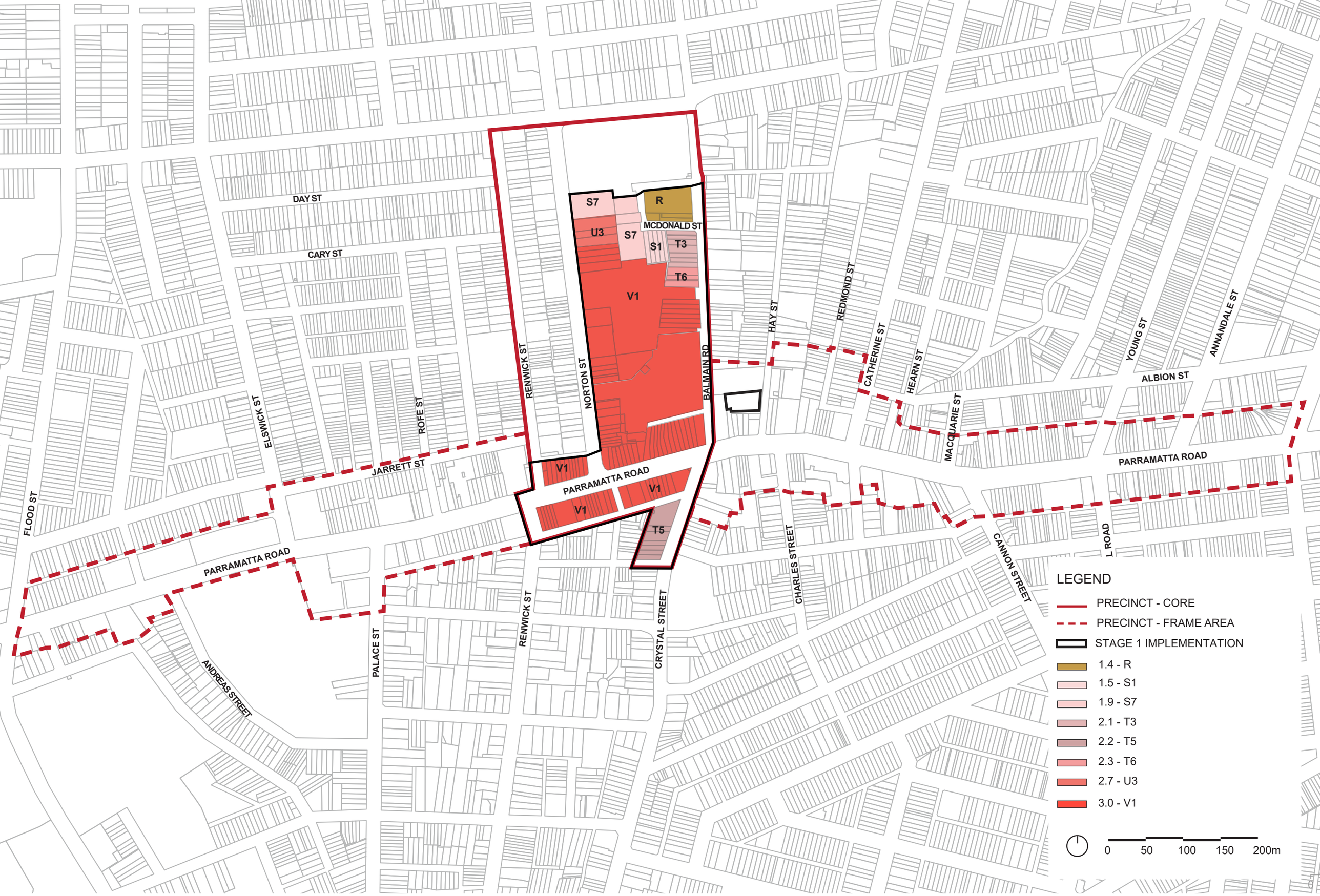

DAY ST
CARY ST
MCDONALD ST
RENWICK ST
NORTON ST
BALMAIN RD
HAY ST
REDMOND ST
CATHERINE ST
HEARN ST
MACQUARIE ST
YOUNG ST
ANNANDALE ST
ALBION ST
PARRAMATTA ROAD
ELSWICK ST
JARRETT ST
FLOOD ST
PARRAMATTA ROAD
PARRAMATTA ROAD
CHARLES STREET
CANNON
AL ROAD
RAILWAY ST
CRYSTAL STREET
PALACE ST
ANDREAS STREET
LEGEND
PRECINCT - CORE
PRECINCT - FRAME AREA
PROPOSED HERITAGE ITEMS
PROPOSED HERITAGE CONSERVATION AREA
PROPOSED ARCHAEOLOGICAL SITE
HERITAGE CONSERVATION AREA: GENERAL
HERITAGE CONSERVATION AREA OUTSIDE OF STUDY BOUNDARY
HERITAGE ITEM: GENERAL
HERITAGE ITEM OUTSIDE OF STUDY BOUNDARY
HERITAGE ITEM: LANDSCAPE
0
50
100
150
200m



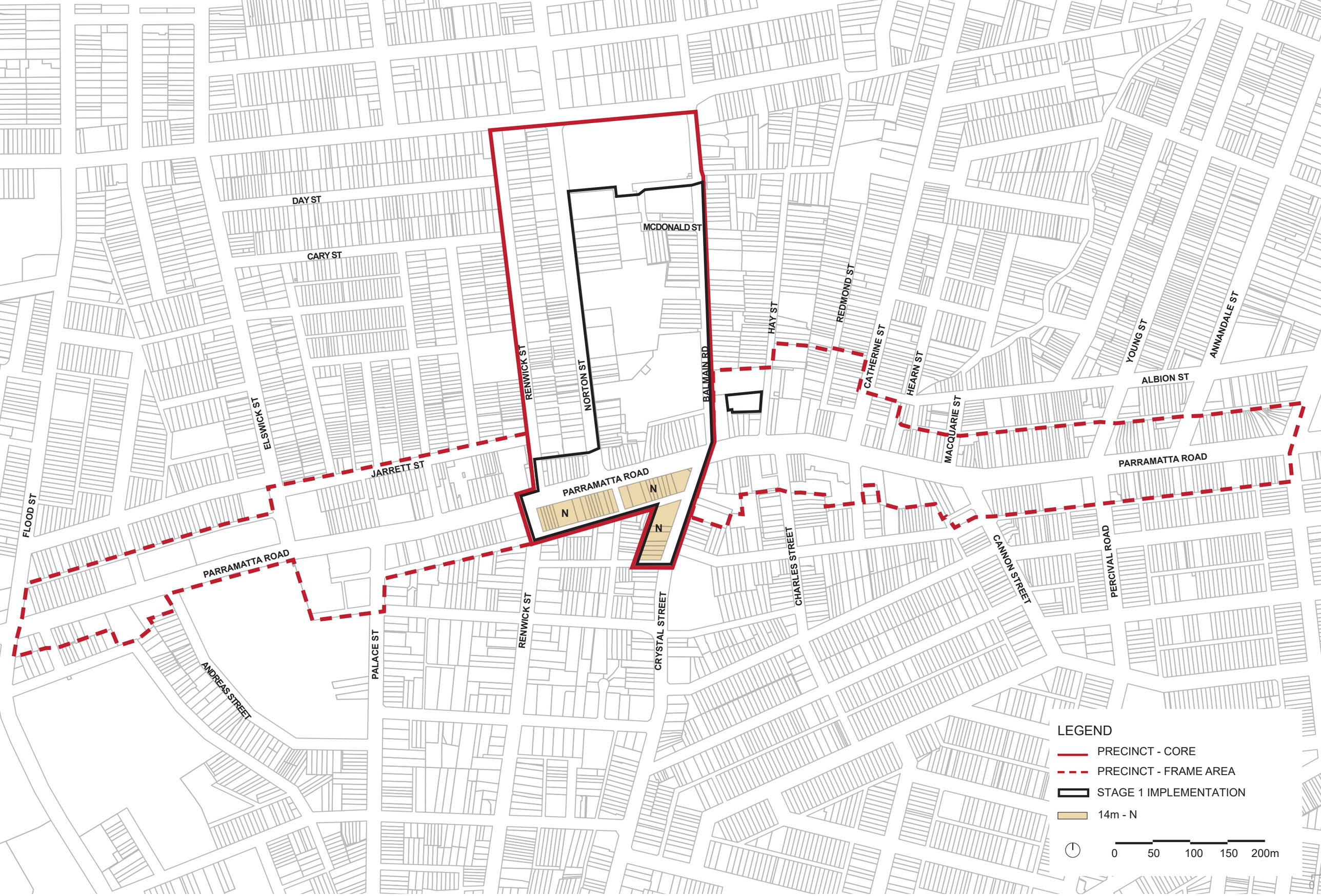

LEICHHARDT - PRECINCT + FRAME AREA | EXISTING FLOOR SPACE RATIO MAP



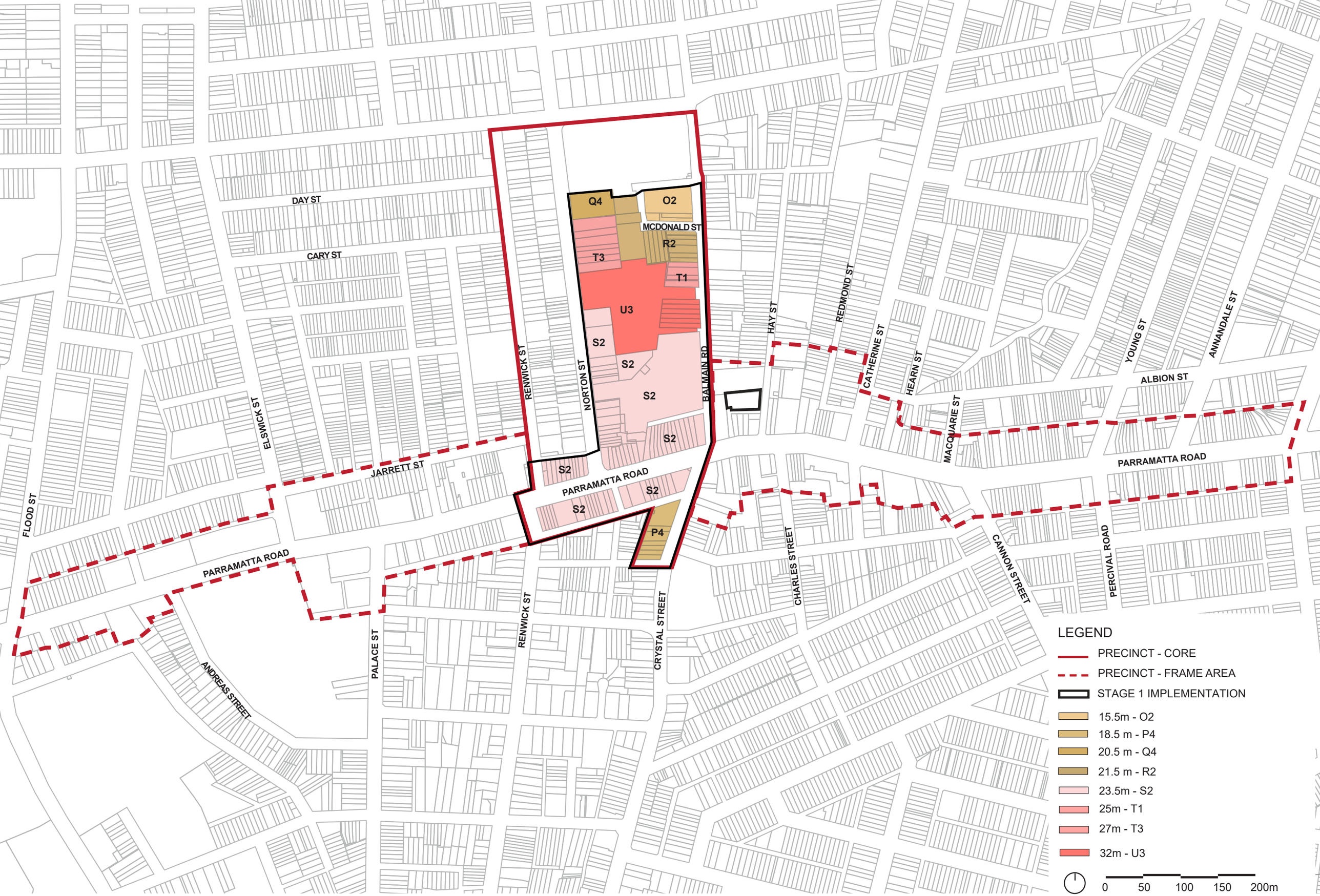

LEICHHARDT - PRECINCT + FRAME AREA | PROPOSED FLOOR SPACE RATIO MAP



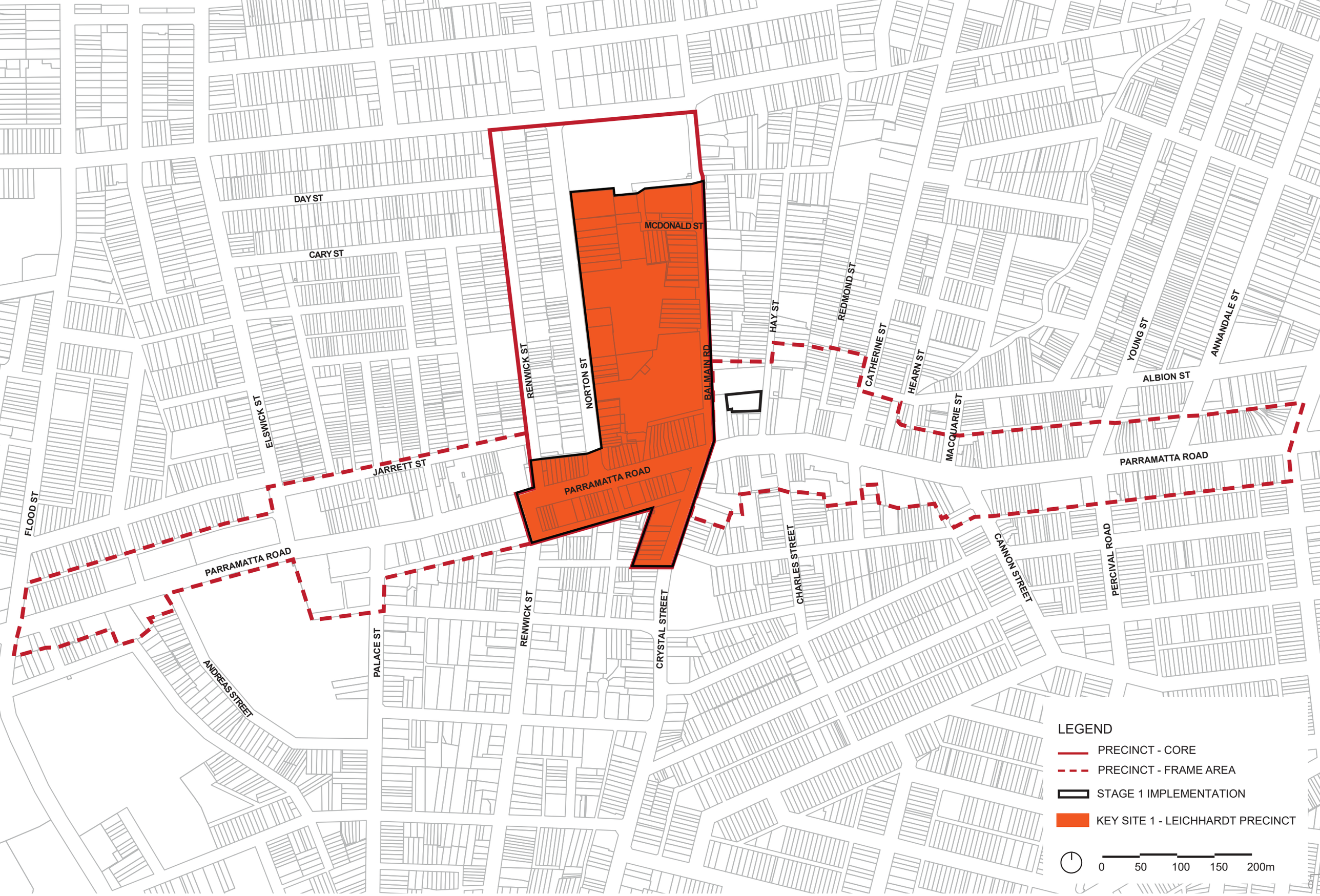

LEICHHARDT - PRECINCT + FRAME AREA | PROPOSED FLOOR SPACE RATIO INCENTIVES MAP



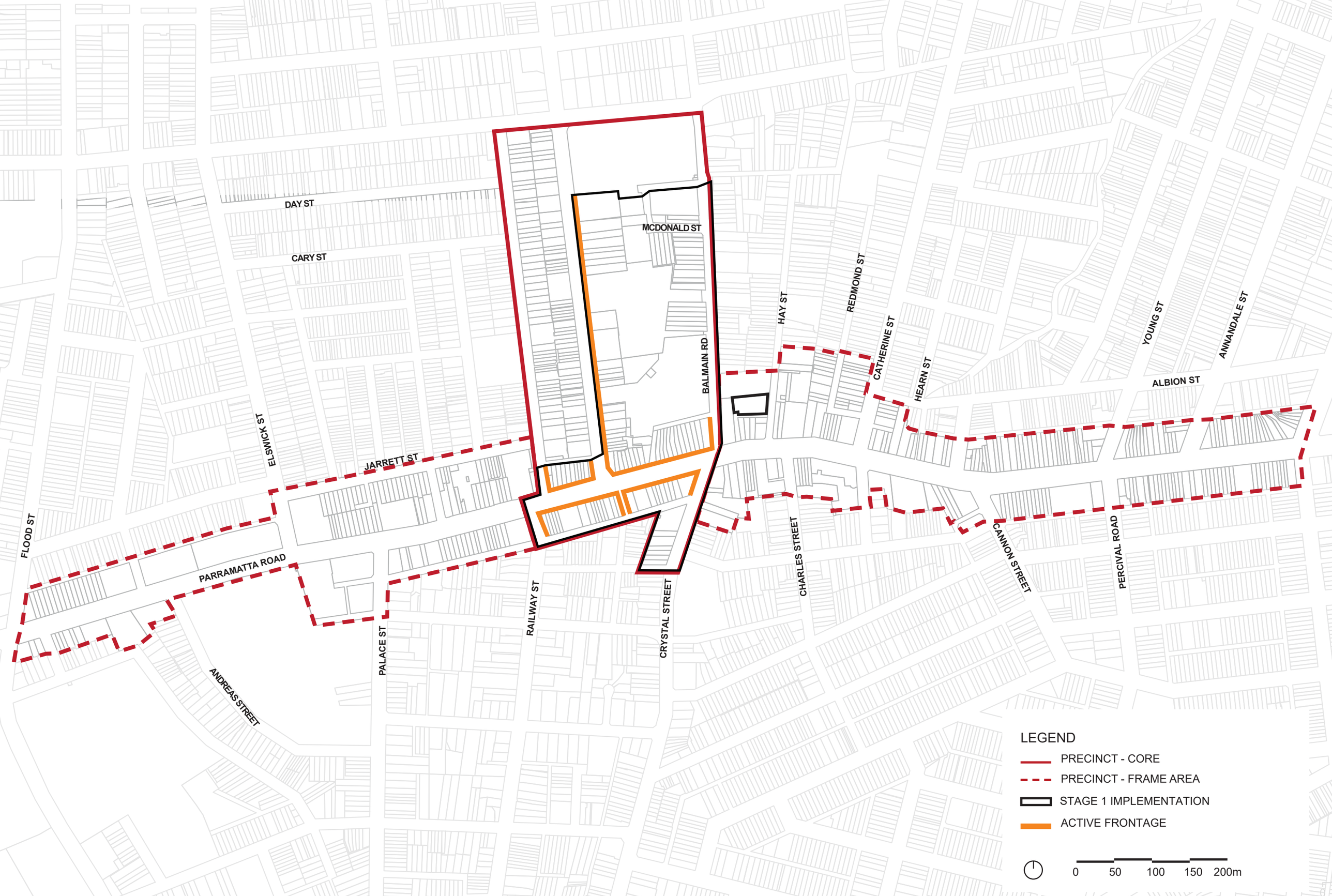

LEICHHARDT - PRECINCT + FRAME AREA | EXISTING HEIGHT OF BUILDINGS MAP

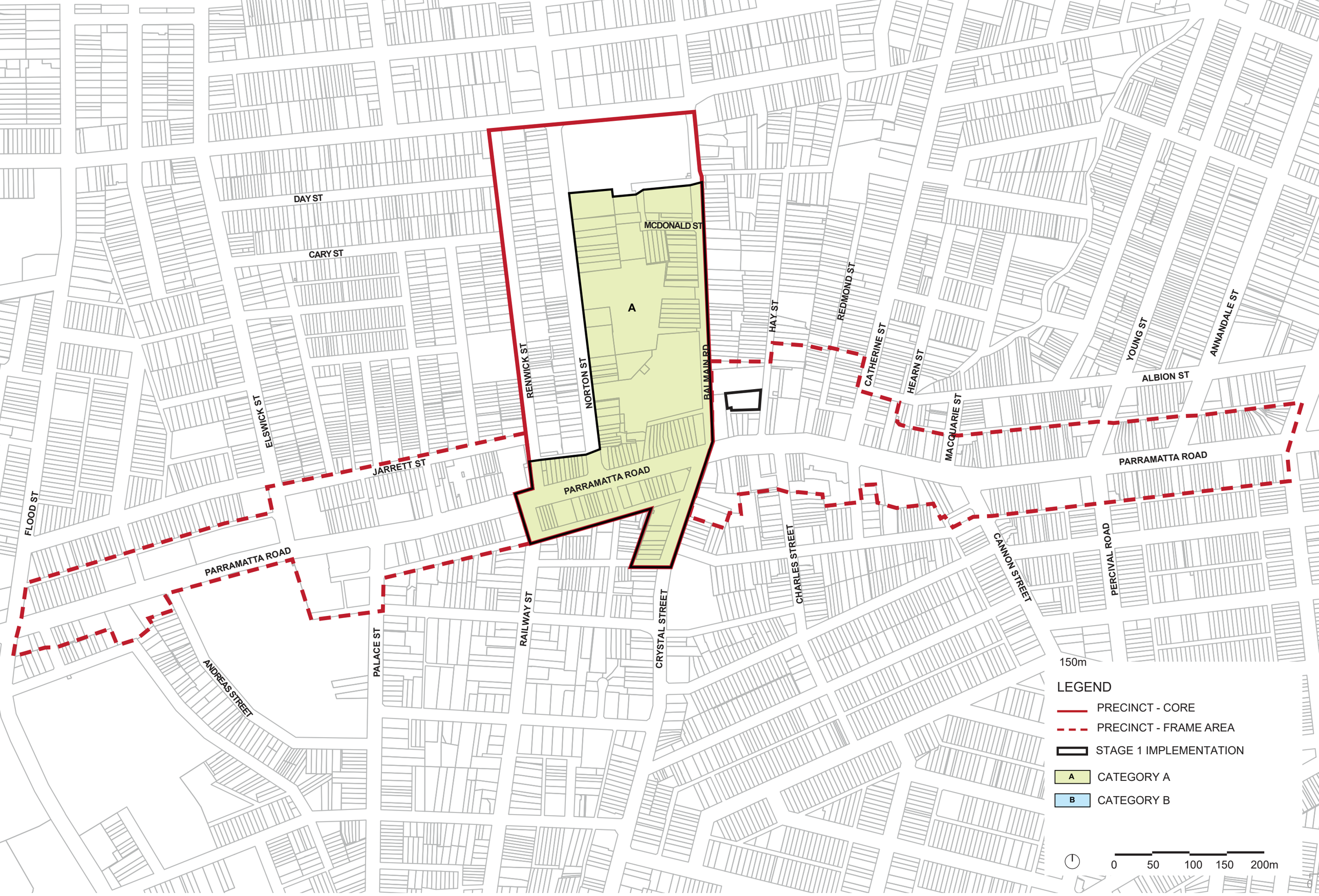



LEICHHARDT - PRECINCT + FRAME AREA | PROPOSED HEIGHT OF BUILDING INCENTIVES MAP

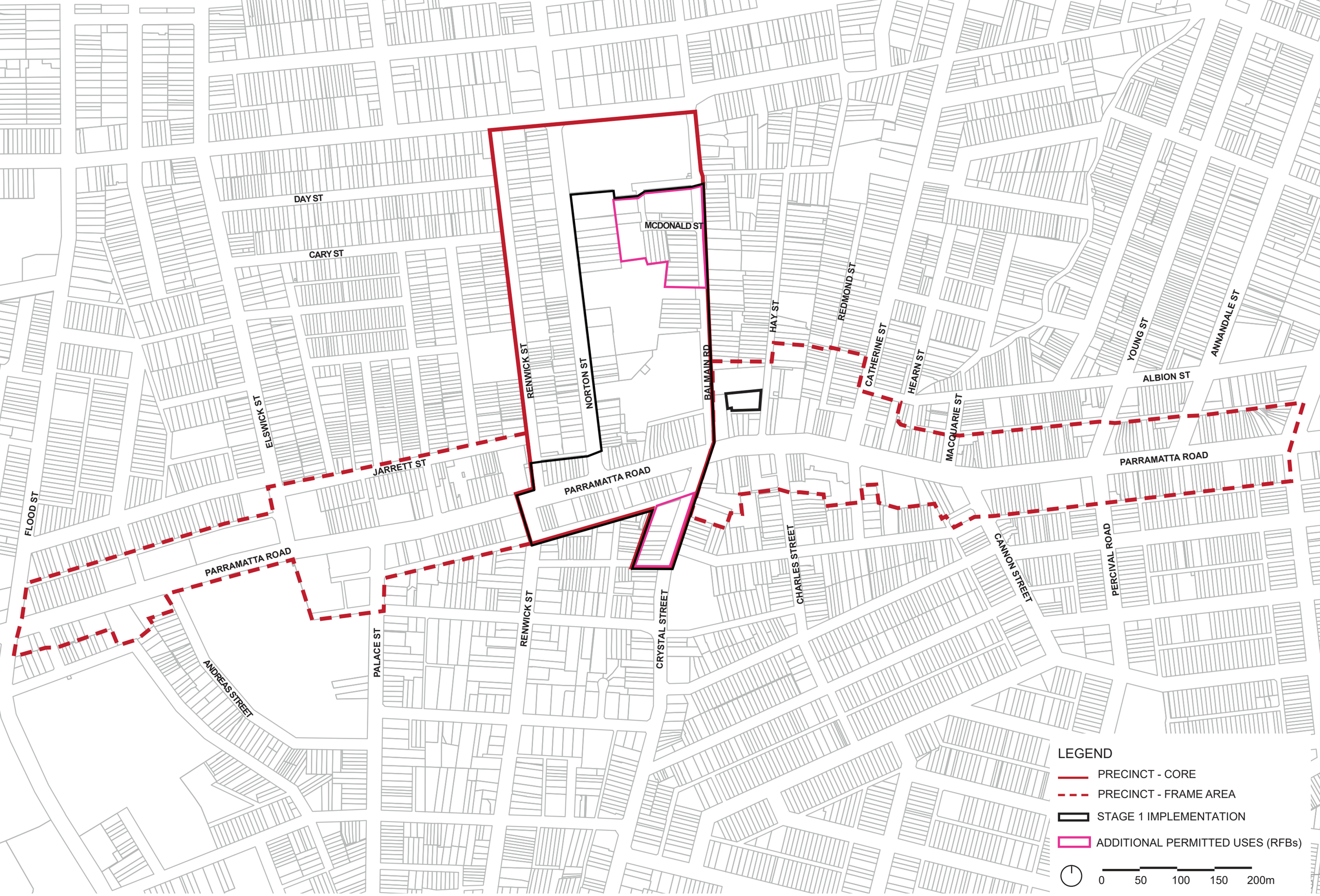


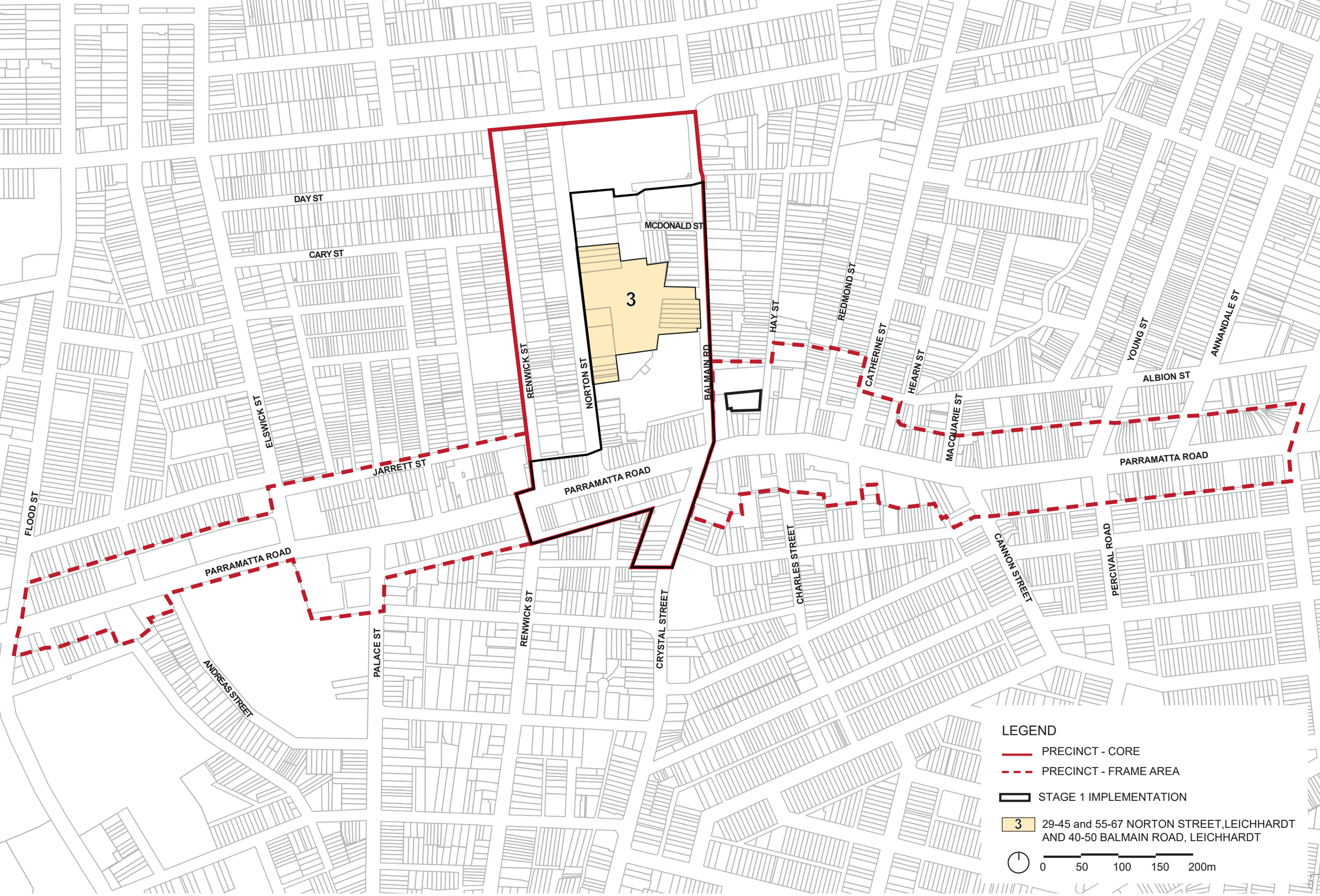

LEICHHARDT - PRECINCT + FRAME AREA | PROPOSED KEY SITE 1


DAY ST
CARY ST
MCDONALD ST
BALMAIN RD
HAY ST
REDMOND ST
CATHERINE ST
HEARN ST
YOUNG ST
ANNANDALE ST
ALBION ST
ELSWICK ST
JARRETT ST
FLOOD ST
PARRAMATTA ROAD
PALACE ST
RAILWAY ST
CRYSTAL STREET
CHARLES STREET
CANNON STREET
PERCIVAL ROAD
ANDREAS STREET
LEGEND
PRECINCT - CORE
PRECINCT - FRAME AREA
STAGE 1 IMPLEMENTATION
ACTIVE FRONTAGE
0
50
100
150
200m

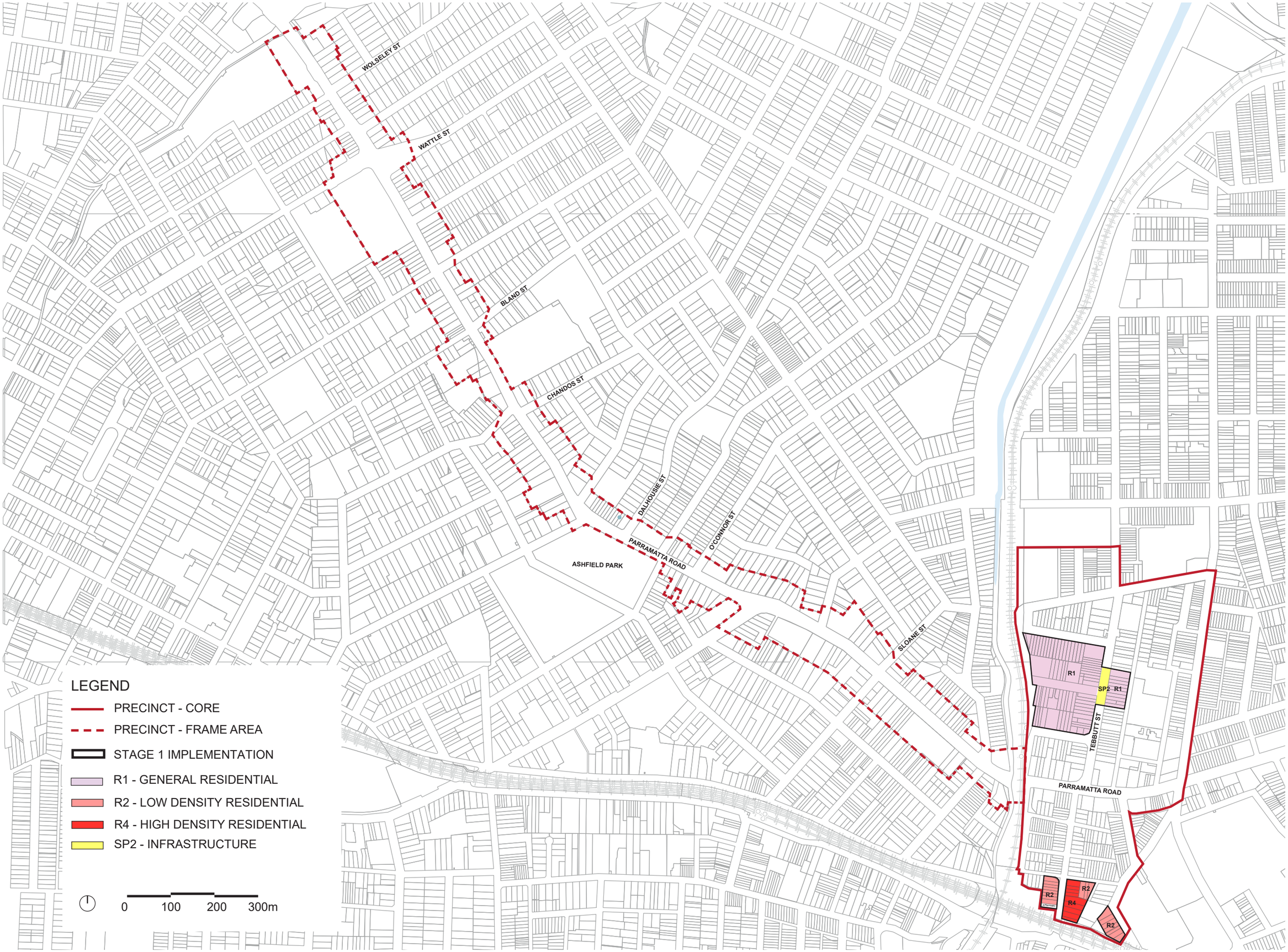



LEICHHARDT - PRECINCT + FRAME AREA | PROPOSED LAND USE AND TRANSPORT INTEGRATION MAP

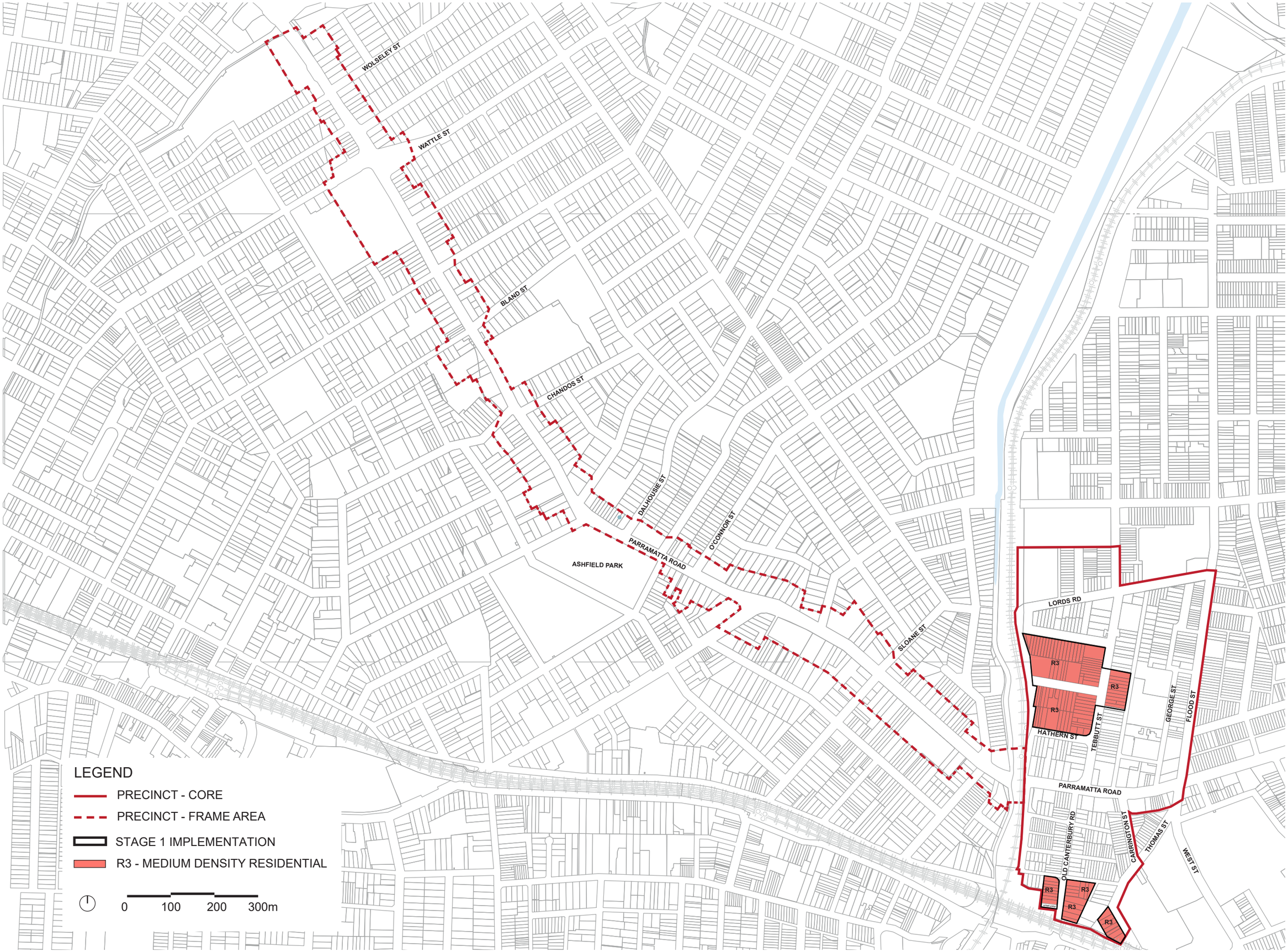

DAY ST
CARY ST
MCDONALD ST
RENWICK ST
NORTON ST
BALMAIN RD
HAY ST
REDMOND ST
CATHERINE ST
HEARN ST
MACQUARIE ST
YOUNG ST
ANNANDALE ST
ALBION ST
ELSWICK ST
JARRETT ST
PARRAMATTA ROAD
FLOOD ST
CHARLES STREET
CANNON STREET
PERCIVAL ROAD
PALACE ST
CRYSTAL STREET
ANDREAS STREET
LEGEND
PRECINCT - CORE
PRECINCT - FRAME AREA
STAGE 1 IMPLEMENTATION
ADDITIONAL PERMITTED USES (RFBs)
0
50
100
150
200m



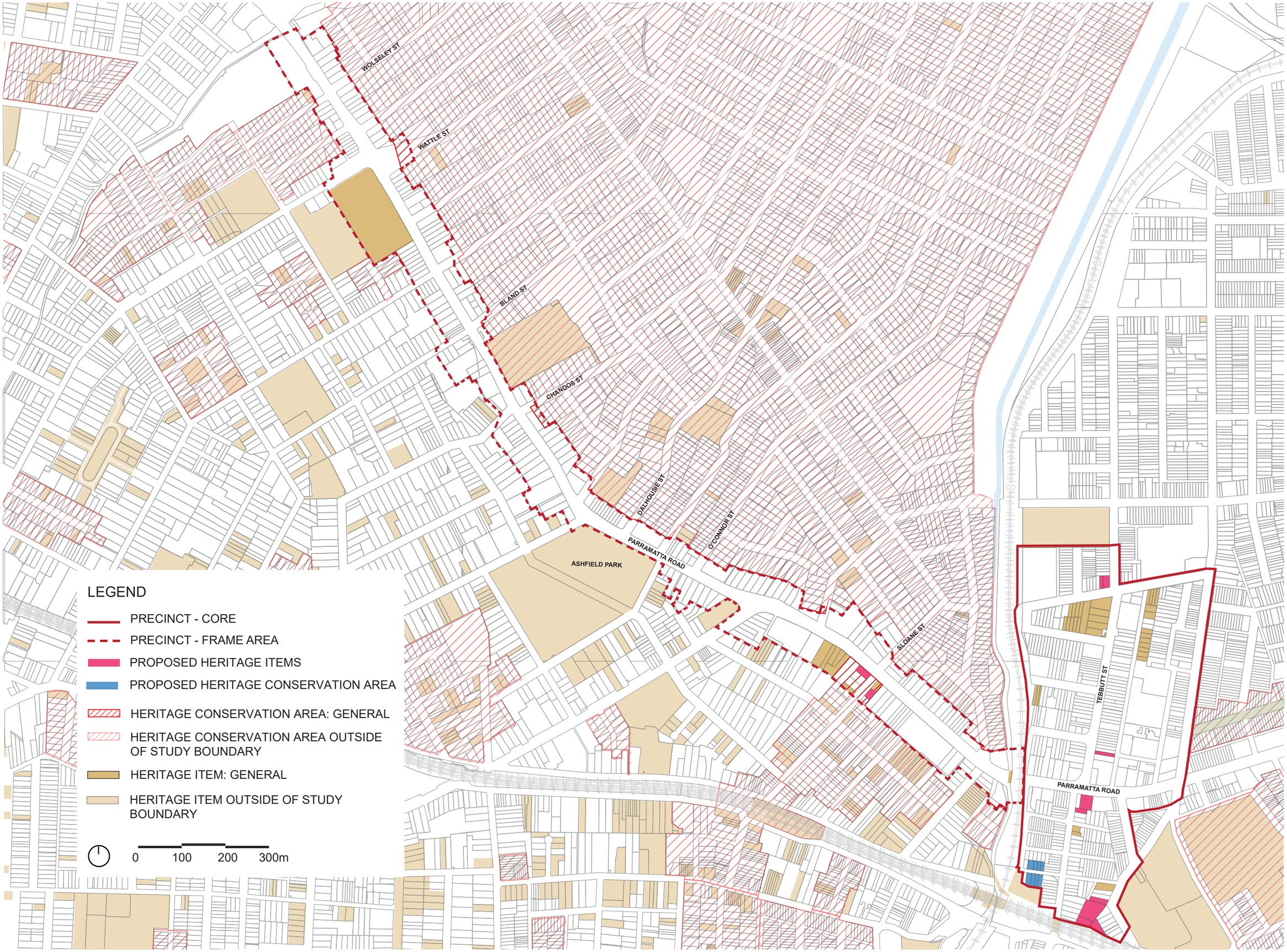

LEICHHARDT - PRECINCT + FRAME AREA | PROPOSED OPPORTUNITY SITES MAP



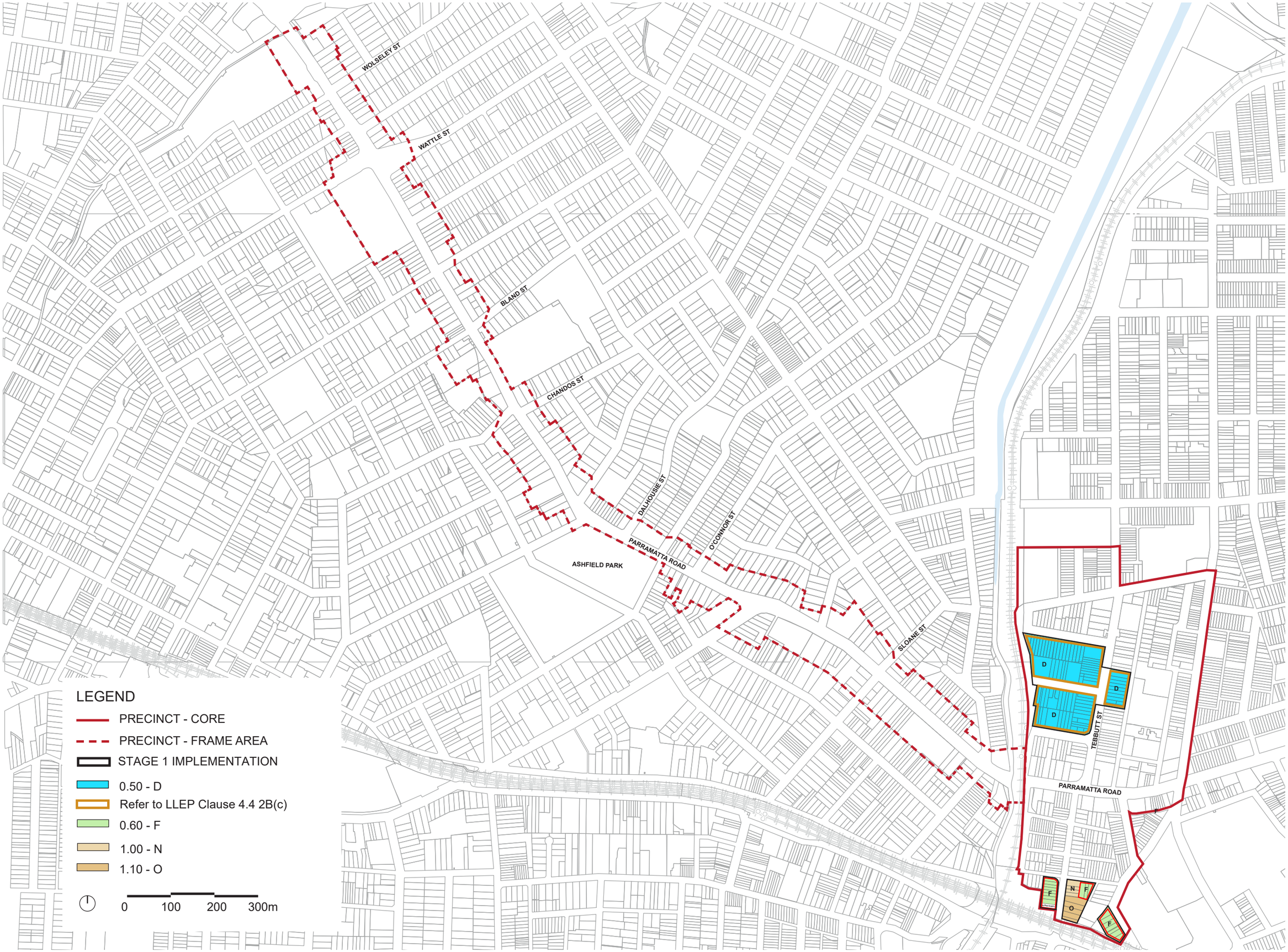

TAVERNERS HILL - PRECINCT + FRAME AREA | EXISTING LAND ZONING MAP



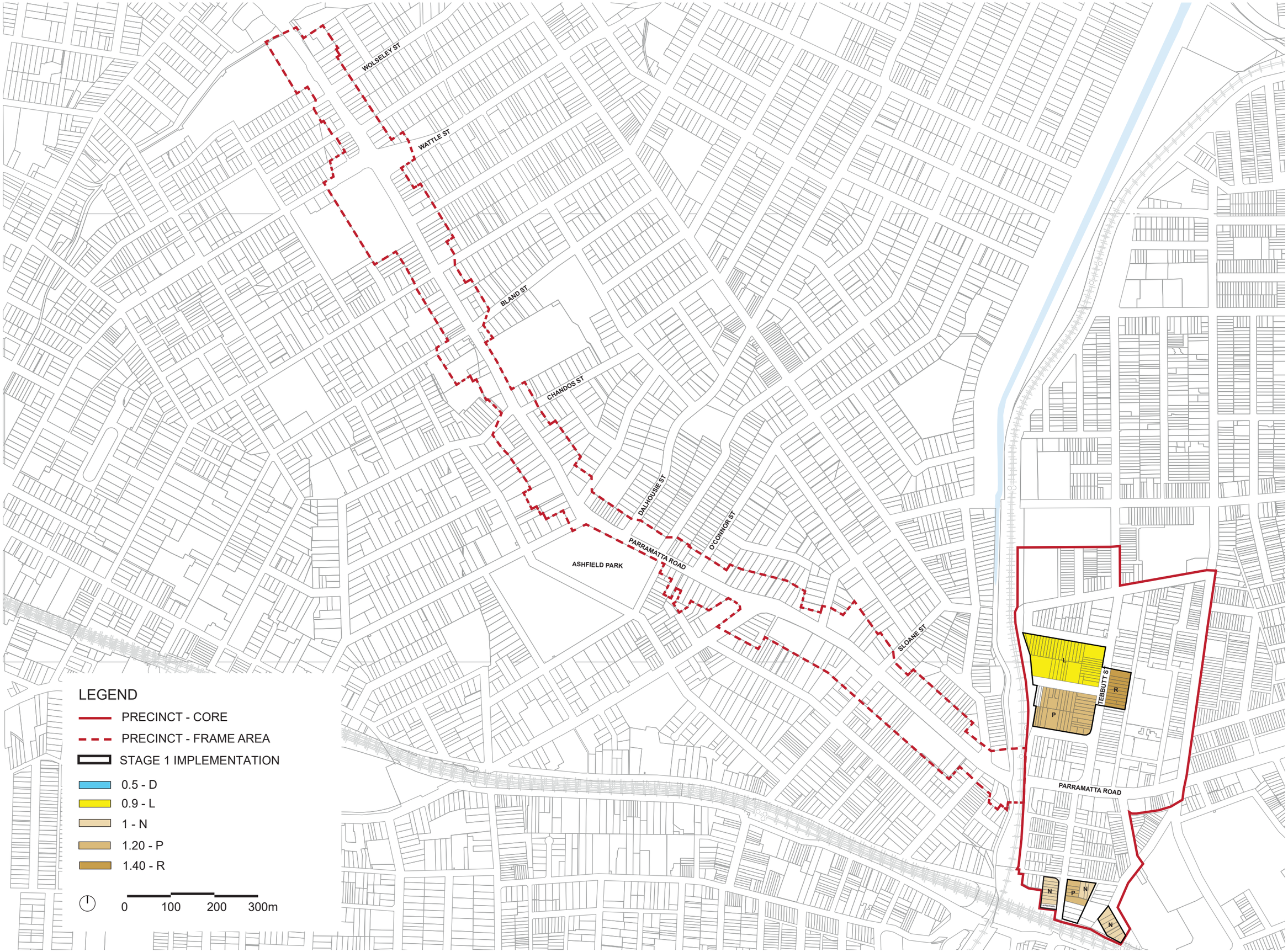

TAVERNERS HILL - PRECINCT + FRAME AREA | PROPOSED LAND ZONING MAP



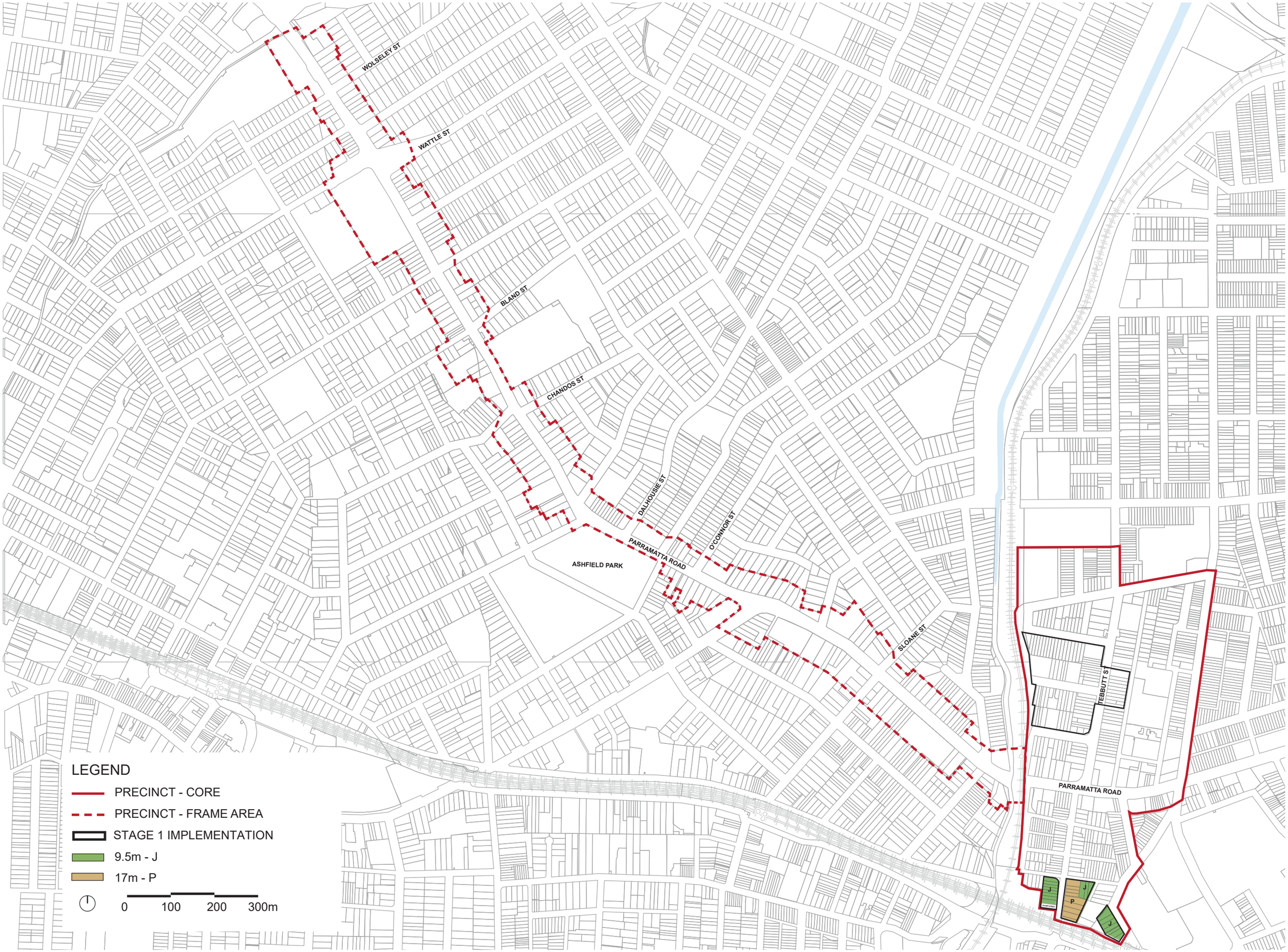

TAVERNERS HILL - PRECINCT + FRAME AREA | PROPOSED HERITAGE MAP



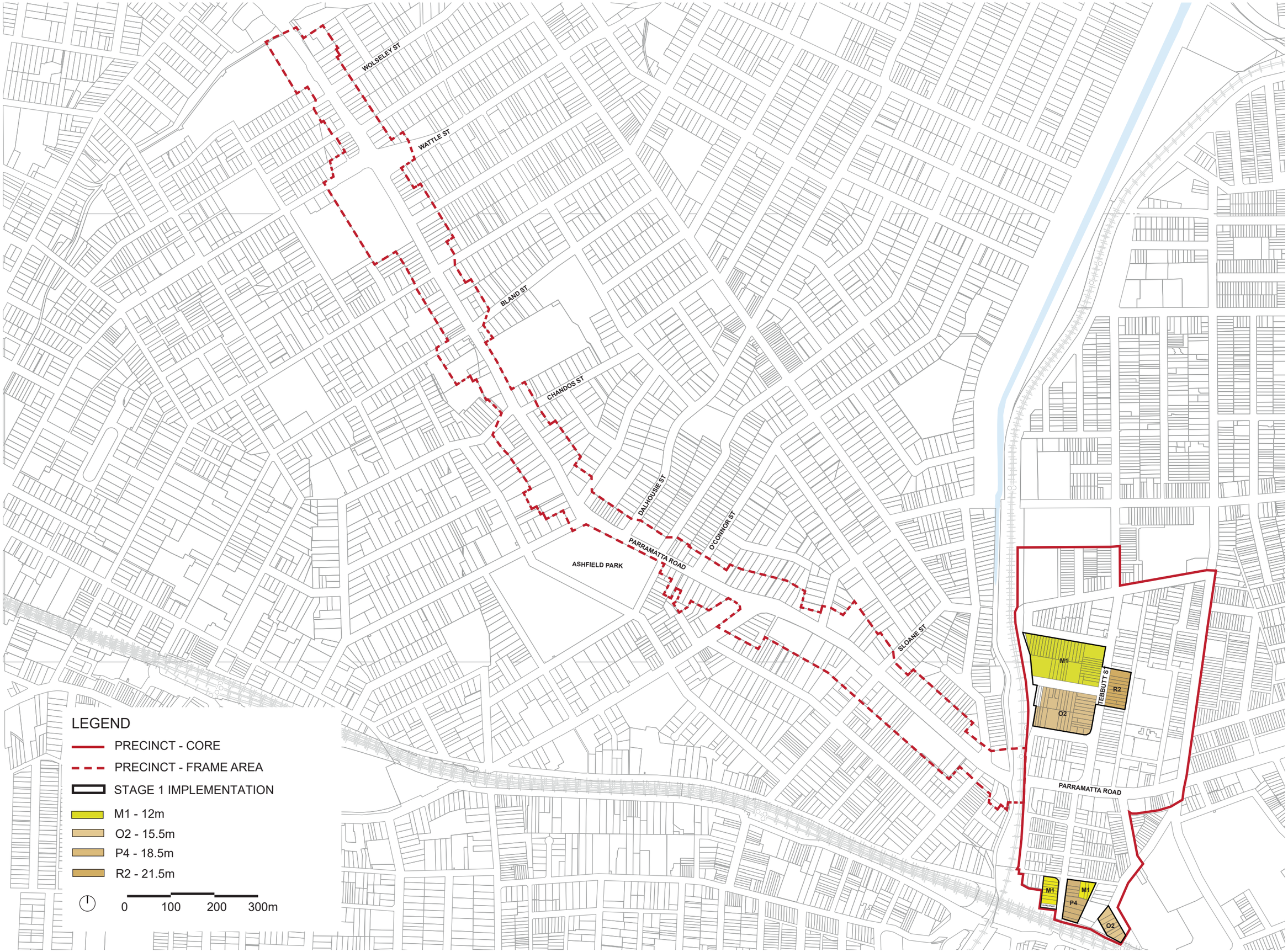

TAVERNERS HILL - PRECINCT + FRAME AREA | EXISTING FLOOR SPACE RATIO MAP



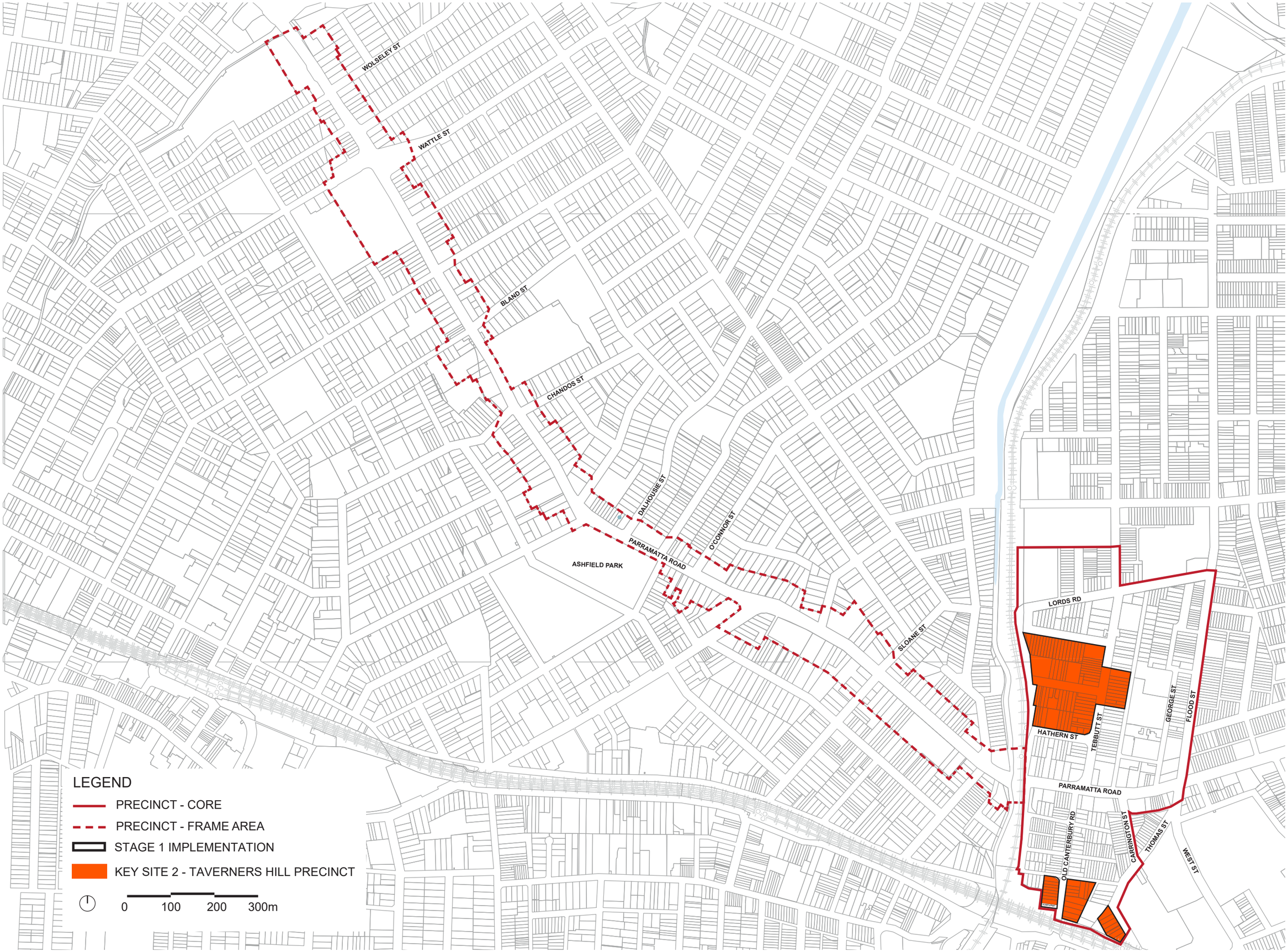

TAVERNERS HILL - PRECINCT + FRAME AREA | PROPOSED FLOOR SPACE RATIO INCENTIVES MAP



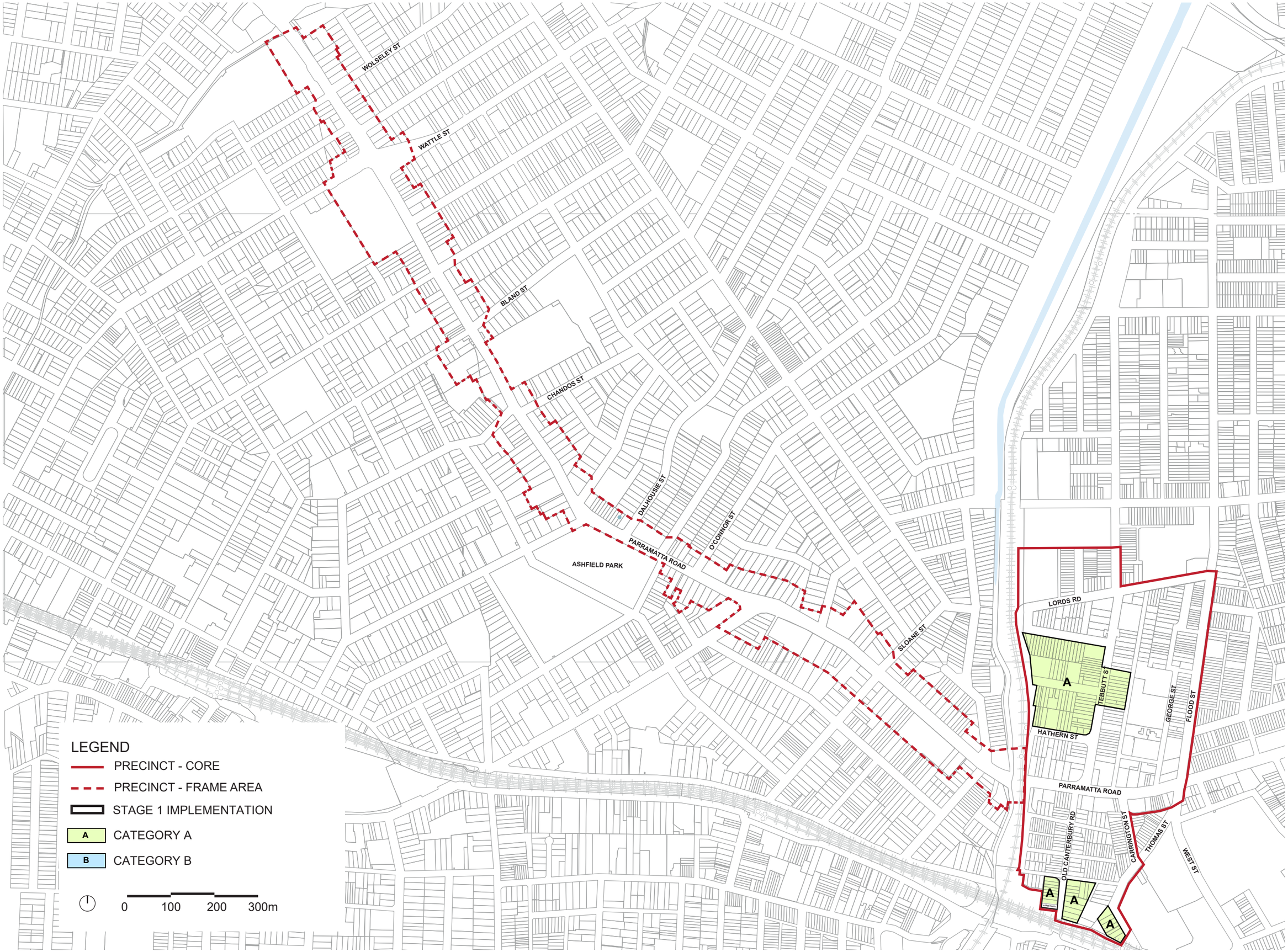

TAVERNERS HILL - PRECINCT + FRAME AREA | EXISTING HEIGHT OF BUILDINGS MAP



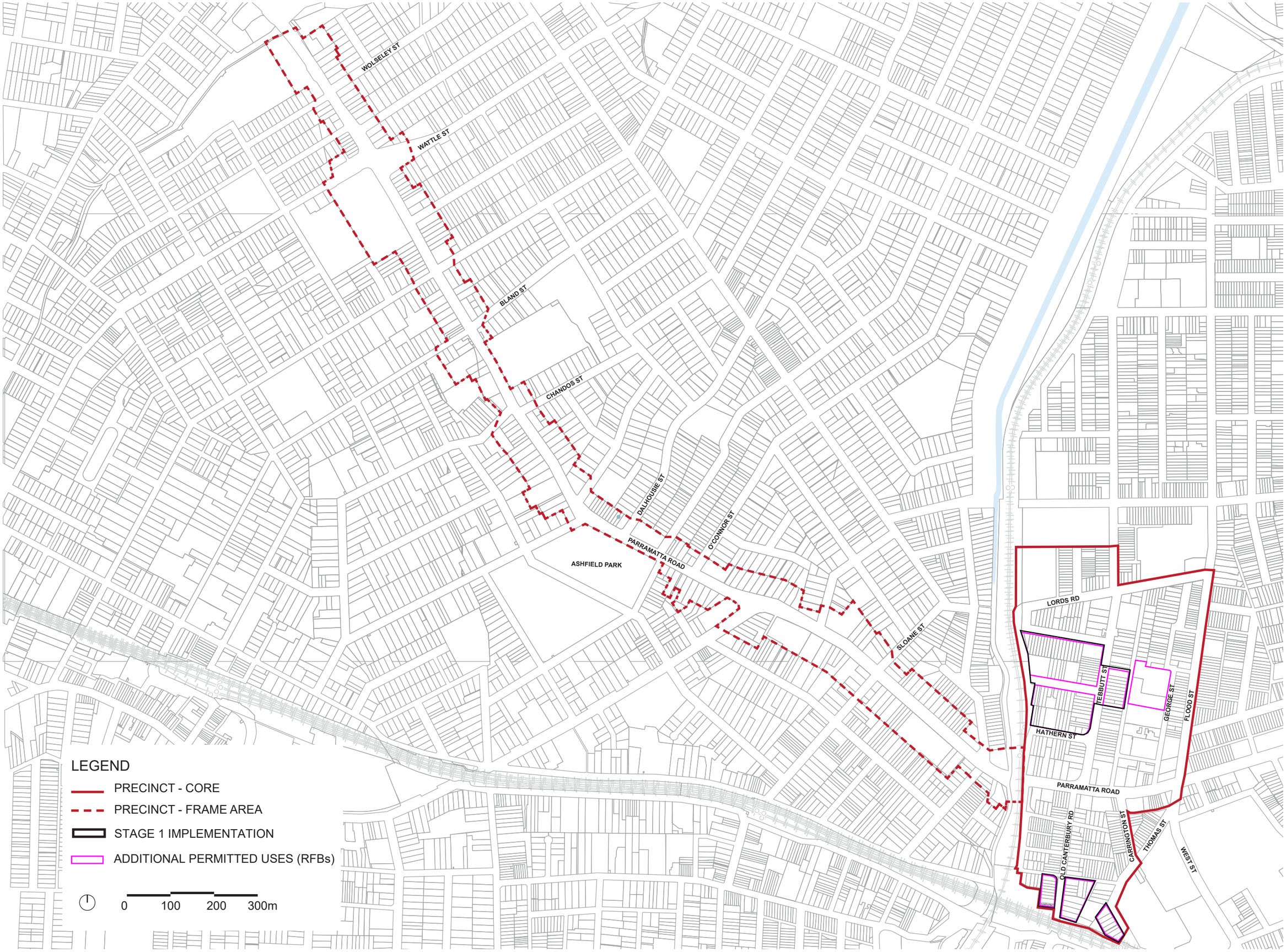

TAVERNERS HILL - PRECINCT + FRAME AREA | PROPOSED HEIGHT OF BUILDING INCENTIVES MAP



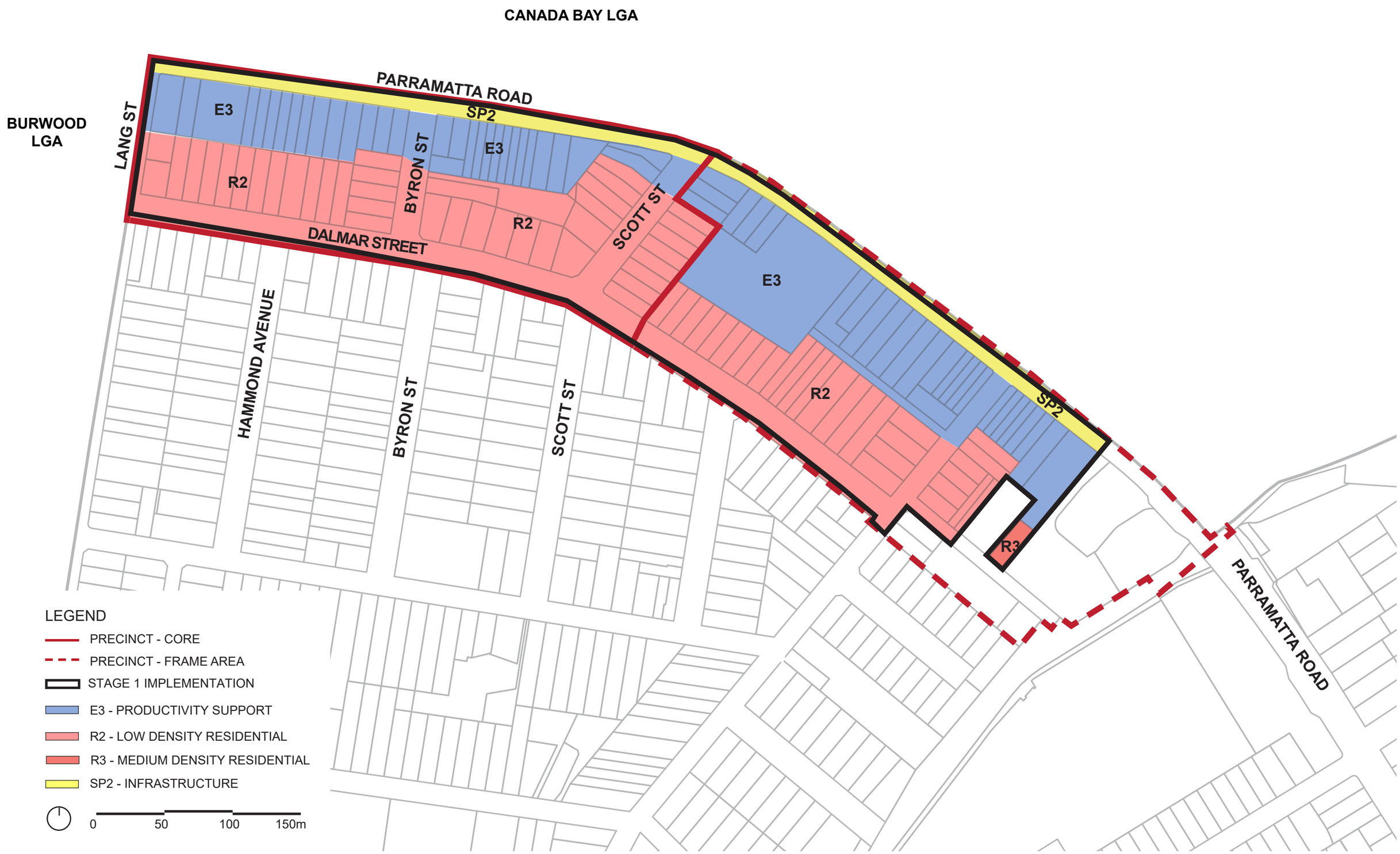

TAVERNERS HILL - PRECINCT + FRAME AREA | PROPOSED KEY SITE 2

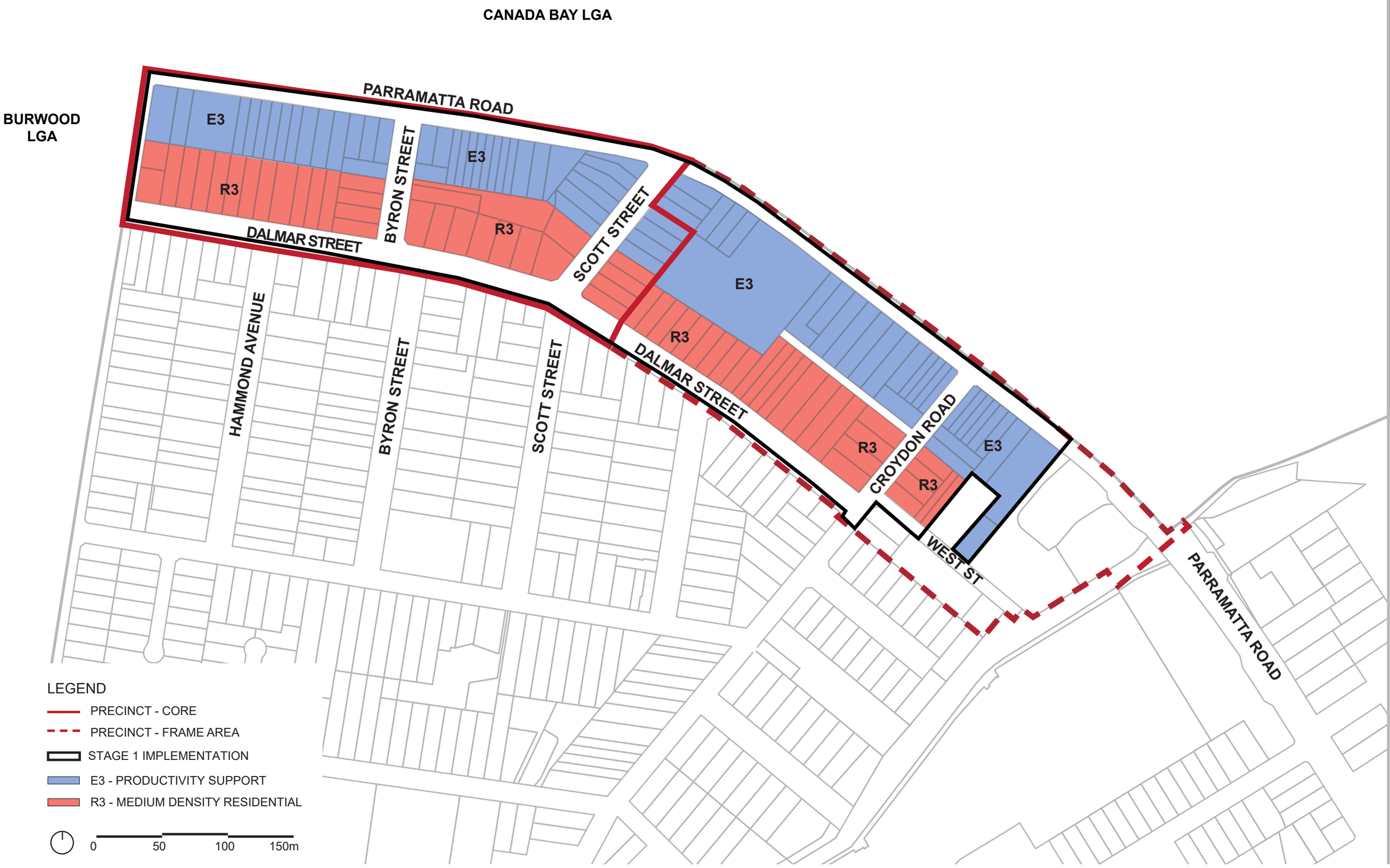



TAVERNERS HILL - PRECINCT + FRAME AREA | PROPOSED LAND USE AND TRANSPORT INTEGRATION

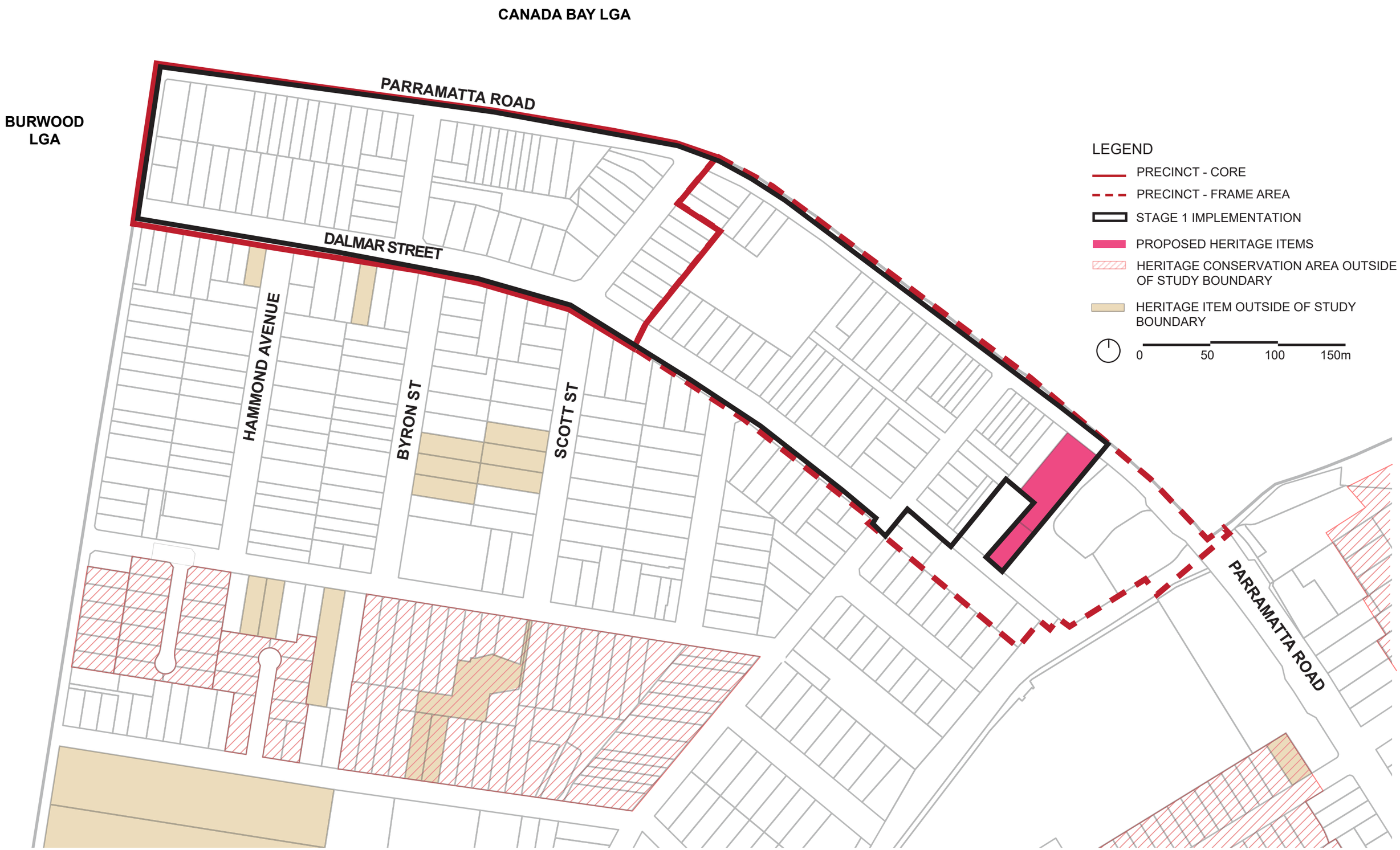



TAVERNERS HILL - PRECINCT + FRAME AREA | PROPOSED ADDITIONAL PERMITTED USES MAP

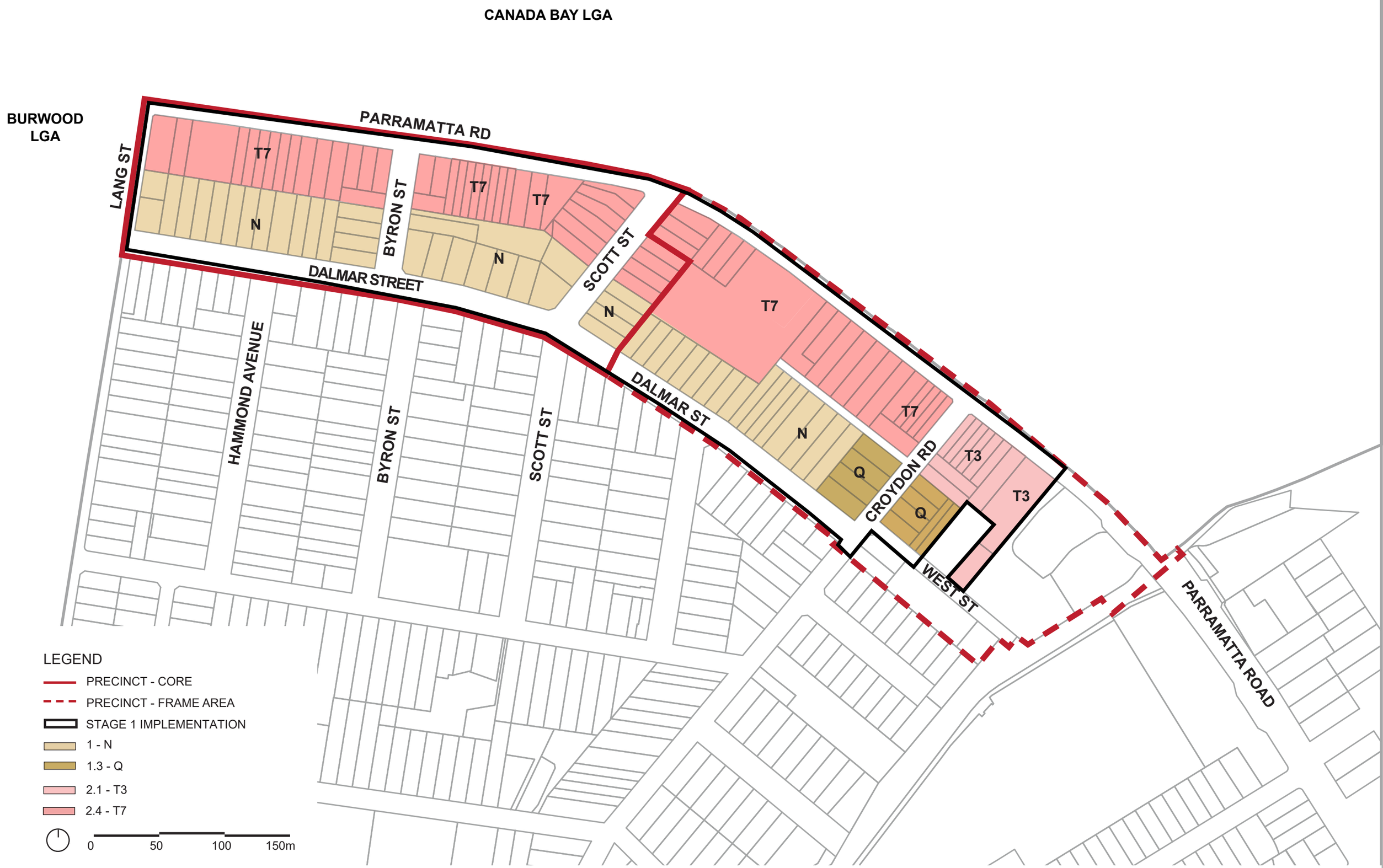

CANADA BAY LGA
BURWOOD LGA
PARRAMATTA ROAD
SP2
E3
R2
LANG ST
BYRON ST
SCOTT ST
DALMAR STREET
HAMMOND AVENUE
R3
LEGEND
PRECINCT - CORE
PRECINCT - FRAME AREA
STAGE 1 IMPLEMENTATION
E3 - PRODUCTIVITY SUPPORT
R2 - LOW DENSITY RESIDENTIAL
R3 - MEDIUM DENSITY RESIDENTIAL
SP2 - INFRASTRUCTURE
0
50
100
150m




KINGS BAY - PRECINCT + FRAME AREA | PROPOSED LAND ZONING MAP

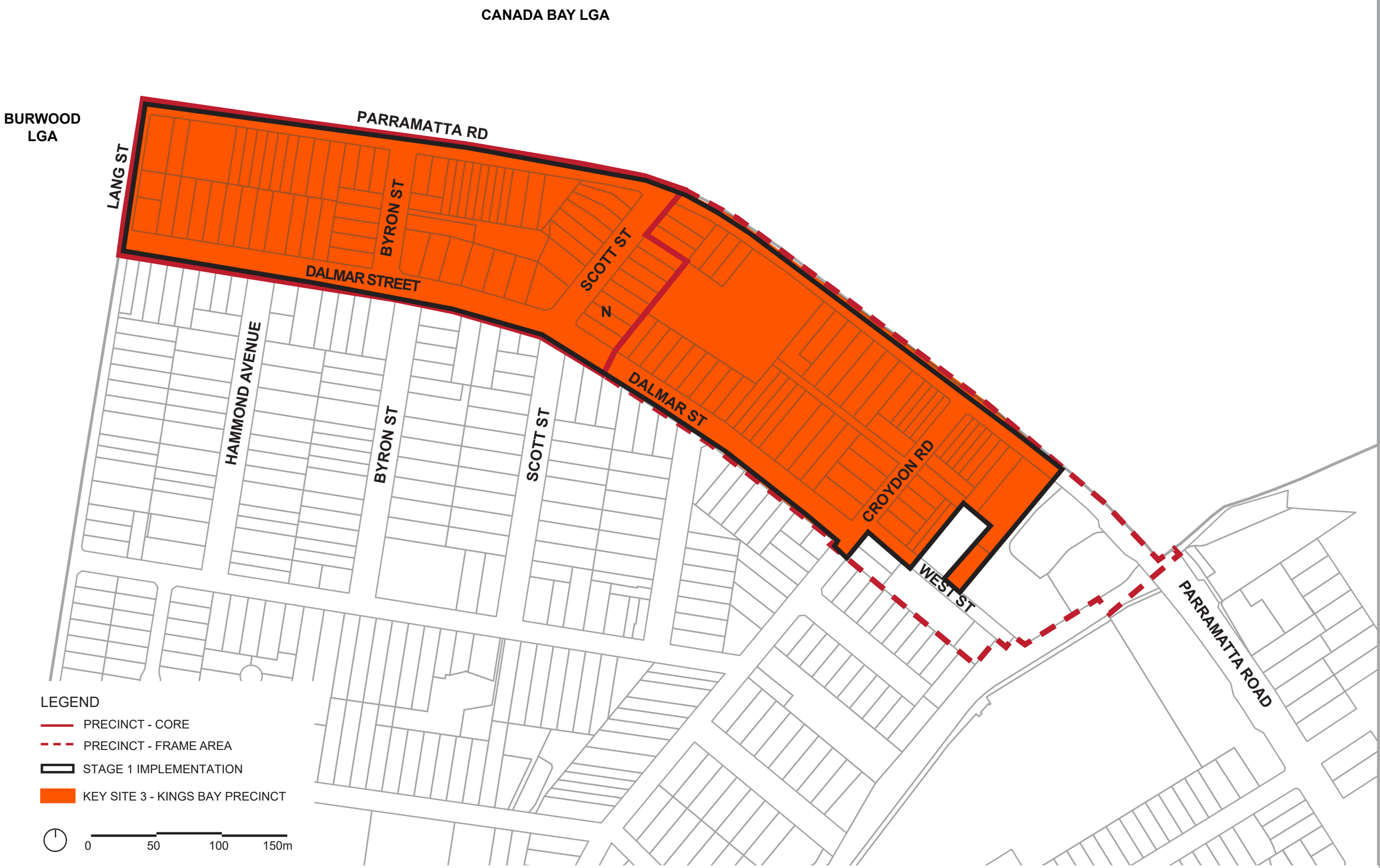

CANADA BAY LGA
BURWOOD LGA
PARRAMATTA ROAD
DALMAR STREET
HAMMOND AVENUE
BYRON ST
SCOTT ST
PARRAMATTA ROAD
LEGEND
PRECINCT - CORE
PRECINCT - FRAME AREA
STAGE 1 IMPLEMENTATION
PROPOSED HERITAGE ITEMS
HERITAGE CONSERVATION AREA OUTSIDE OF STUDY BOUNDARY
HERITAGE ITEM OUTSIDE OF STUDY BOUNDARY
0
50
100
150m

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

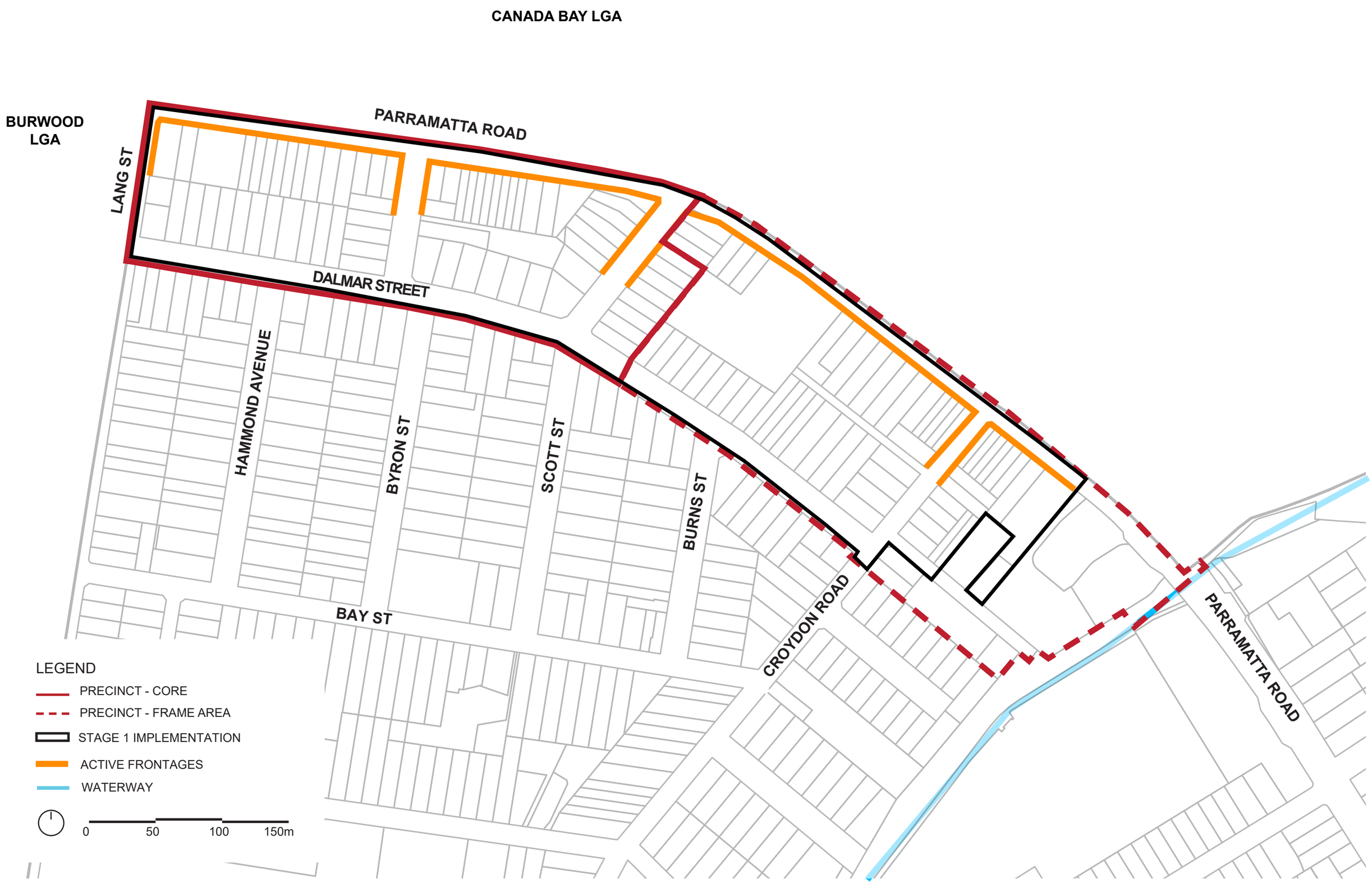

CANADA BAY LGA
BURWOOD LGA
PARRAMATTA RD
LANG ST
BYRON ST
SCOTT ST
DALMAR STREET
DALMAR ST
HAMMOND AVENUE
BYRON ST
SCOTT ST
CROYDON RD
WEST ST
PARRAMATTA ROAD
T7
N
T3
Q
LEGEND
PRECINCT - CORE
PRECINCT - FRAME AREA
STAGE 1 IMPLEMENTATION
1 - N
1.3 - Q
2.1 - T3
2.4 - T7
0
50
100
150m

CANADA BAY LGA
BURWOOD LGA
LANG ST
PARRAMATTA ROAD
DALMAR STREET
HAMMOND AVENUE
BYRON ST
SCOTT ST
PARRAMATTA ROAD
K
I
K
I
I
K
O1
K
I
I
O1
M
LEGEND
PRECINCT - CORE
PRECINCT - FRAME AREA
STAGE 1 IMPLEMENTATION
8.5m - I
10m - K
12.5m - M
15m - O1
0
50
100
150m

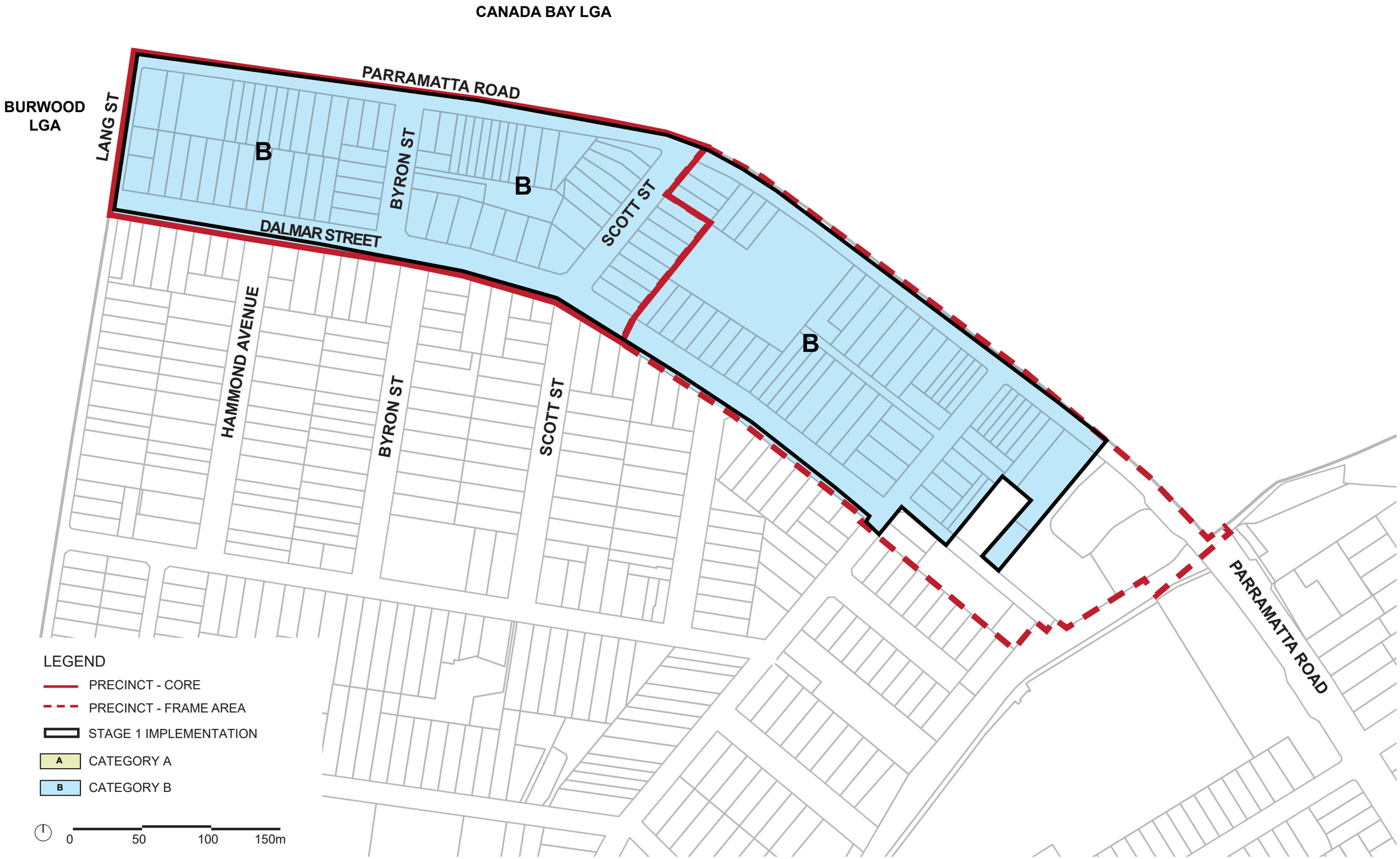
KINGS BAY - PRECINCT + FRAME AREA | PROPOSED HEIGHT OF BUILDINGS INCENTIVES MAP

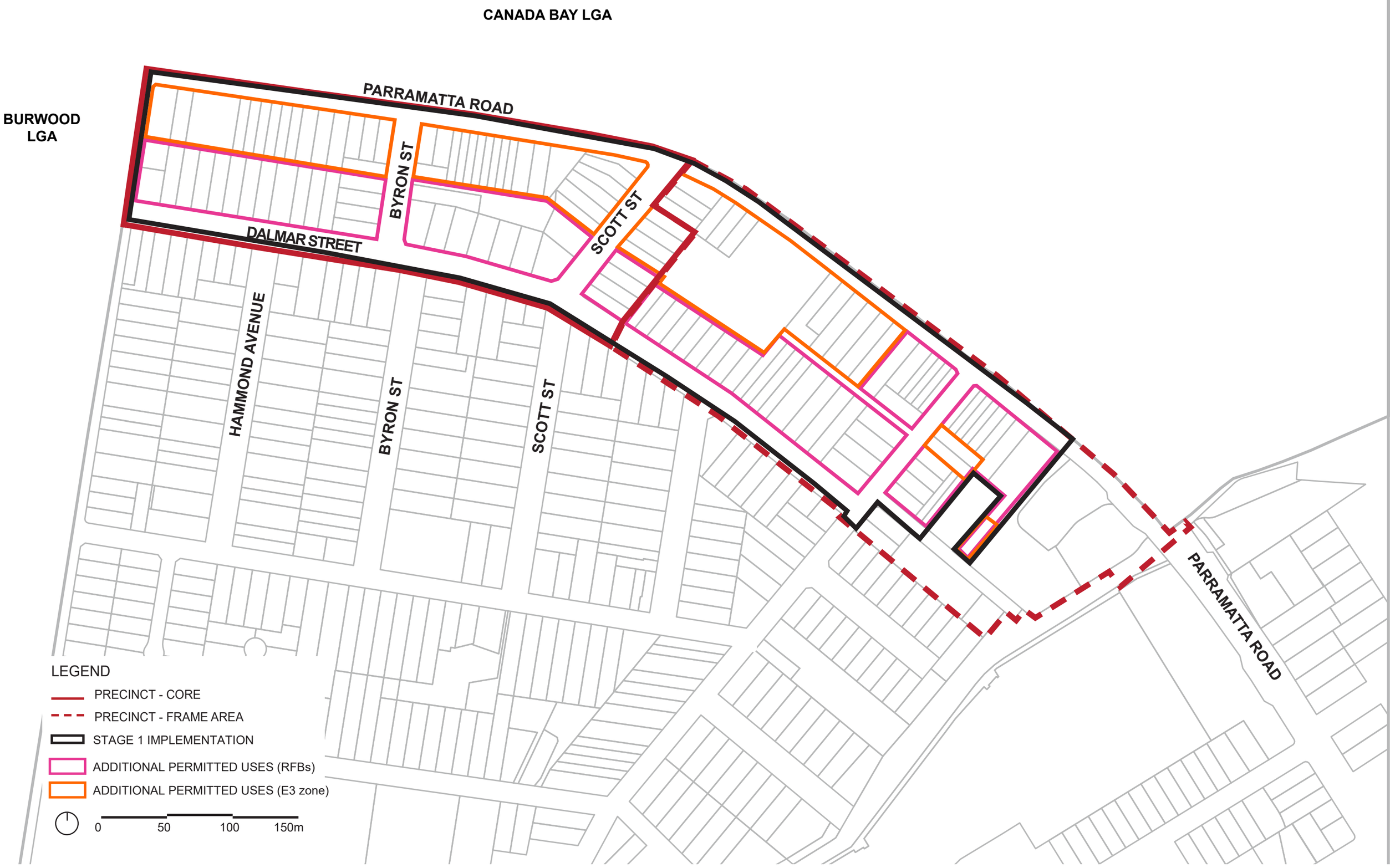


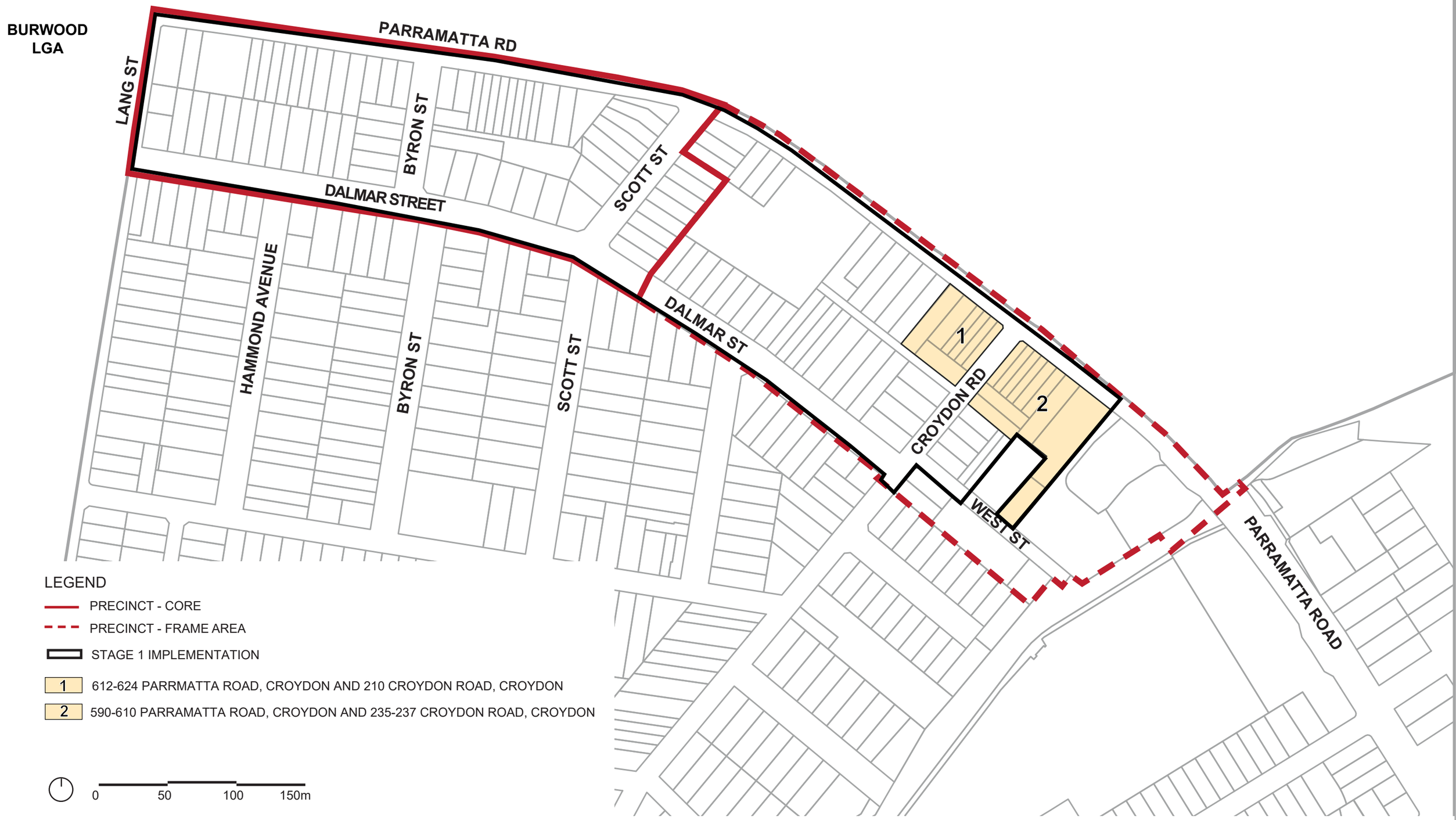

KINGS BAY - PRECINCT + FRAME AREA | PROPOSED KEY SITE 3




KINGS BAY - PRECINCT + FRAME AREA | PROPOSED ACTIVE FRONTAGES MAP


CANADA BAY LGA
BURWOOD LGA
LANG ST
PARRAMATTA ROAD
B
BYRON ST
B
SCOTT ST
DALMAR STREET
B
HAMMOND AVENUE
BYRON ST
SCOTT ST
PARRAMATTA ROAD
LEGEND
PRECINCT - CORE
PRECINCT - FRAME AREA
STAGE 1 IMPLEMENTATION
A
CATEGORY A
B
CATEGORY B
0
50
100
150m


CANADA BAY LGA
BURWOOD LGA
PARRAMATTA ROAD
DALMAR STREET
BYRON ST
SCOTT ST
HAMMOND AVENUE
BYRON ST
SCOTT ST
PARRAMATTA ROAD
LEGEND
PRECINCT - CORE
PRECINCT - FRAME AREA
STAGE 1 IMPLEMENTATION
ADDITIONAL PERMITTED USES (RFBs)
ADDITIONAL PERMITTED USES (E3 zone)
0
50
100
150m




KINGS BAY - PRECINCT + FRAME AREA | PROPOSED OPPORTUNITY SITES MAP