



The Hills Local Environmental Plan 2012

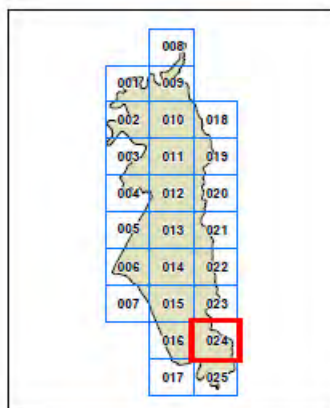
Land Zoning Map - Sheet LZN_024

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU3 Forestry
- RU6 Transition
- SP2 Infrastructure
- SP3 Tourist
- W2 Recreational Waterways
- DM Deferred Matter
- SRGC SEPP (Sydney Region Growth Centres) 2006

Cadastre

- Cadastre 28/11/2017 © Land and Property Information (LPI)

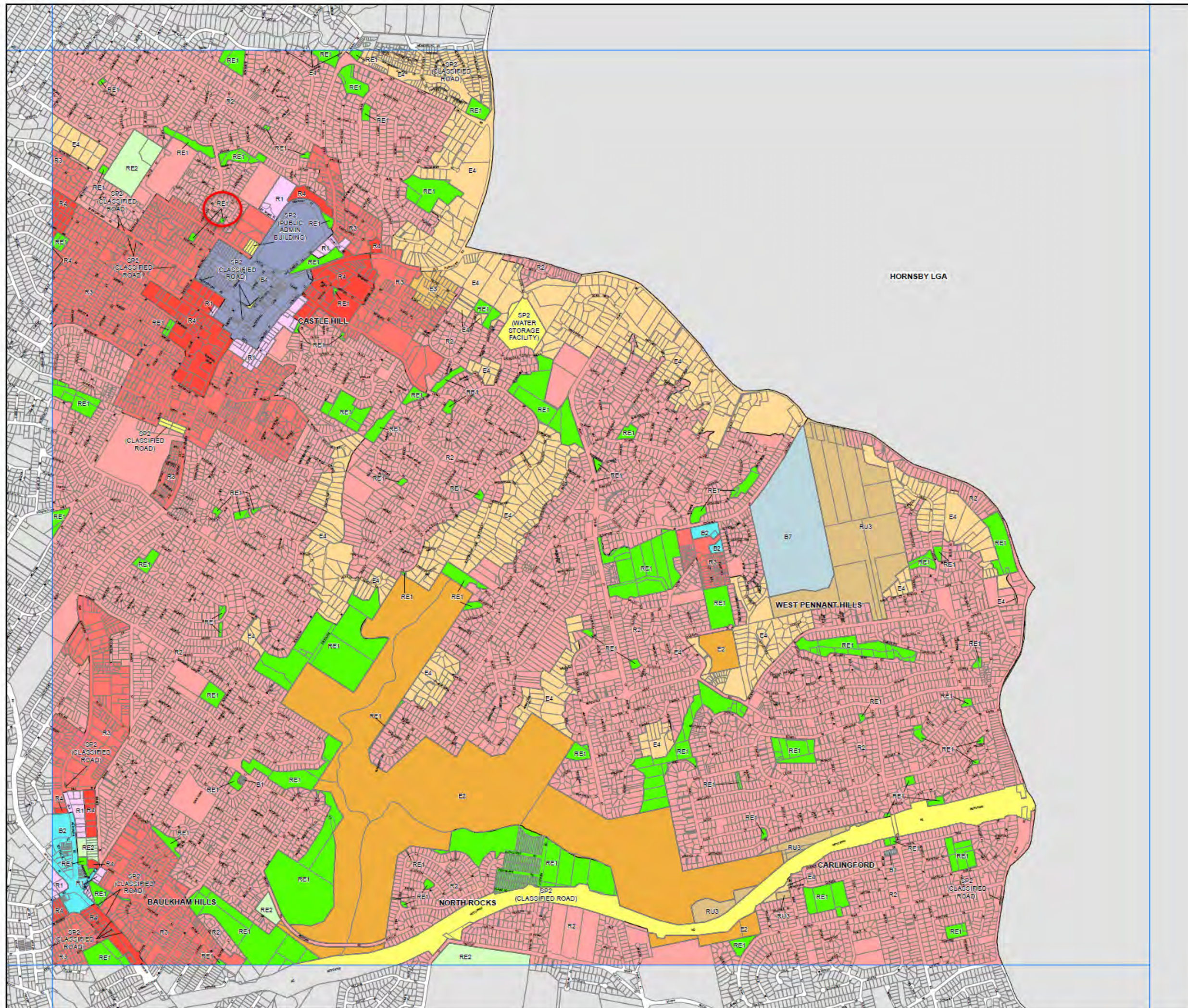


0 75 150 300 450 600
Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number:
7420_COM_LZN_024_020_20171128





THE HILLS
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The Hills Local Environmental Plan 2012

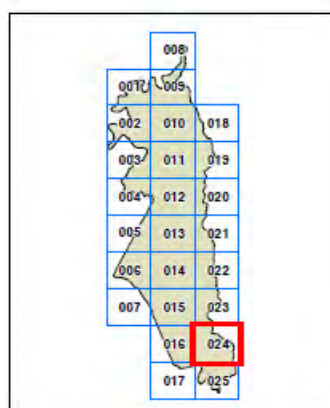
Lot Size Map - Sheet LSZ_024

Minimum Lot size (sq m)

B	230
G	450
M	600
Q	700
U1	1000
U2	1800
V1	2000
V2	2500
W	4000
X1	6000
X2	8000
Z	2 ha
AB1	10 ha
AB2	40 ha
SRGC	SEPP (Sydney Region Growth Centres) 2006
Clause 4.1D	
Clause 8.2	
Clause 9.1	

Cadastre

Cadastre 28/11/2017 © Land and
Property Information (LPI)

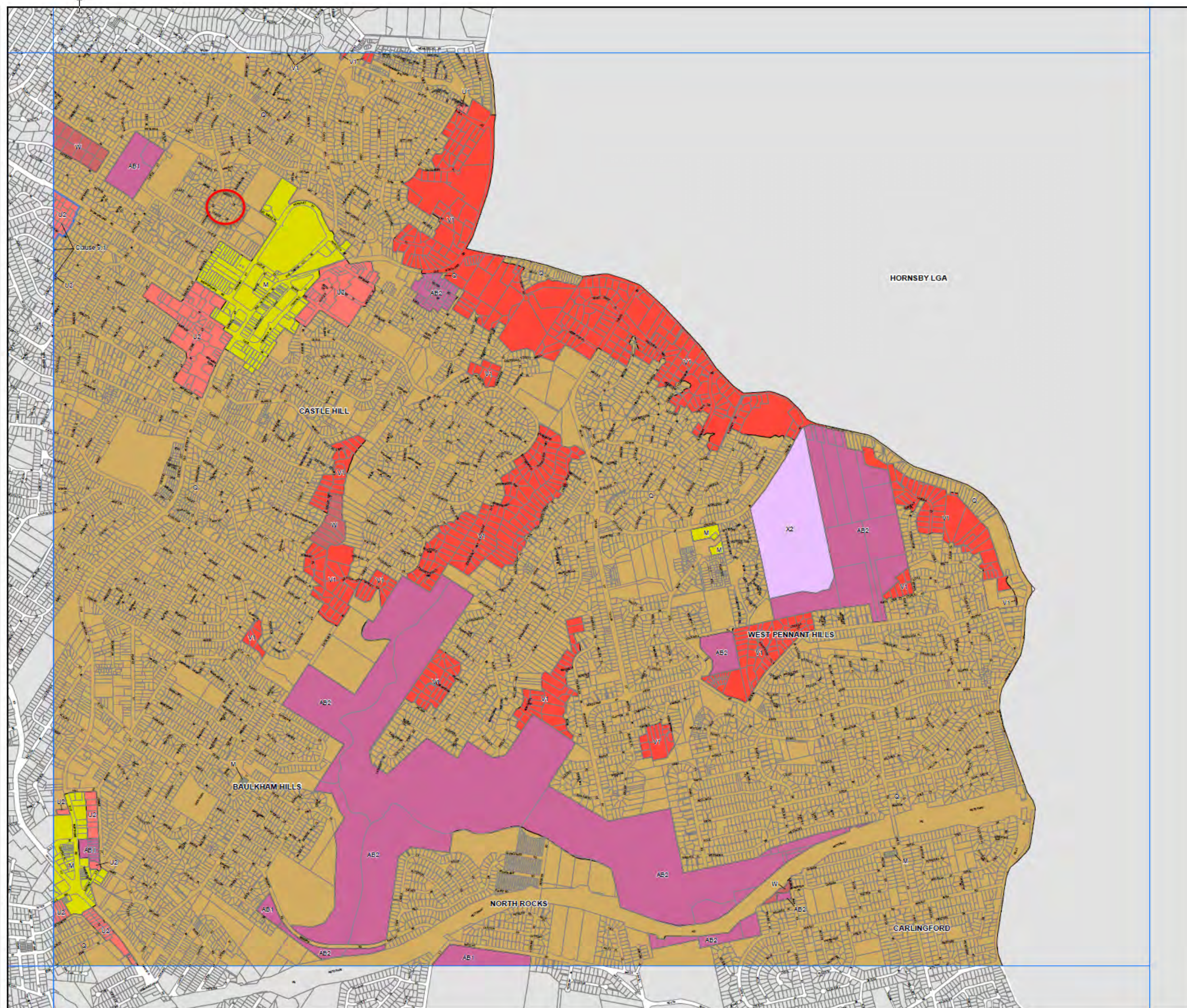


Projection: GDA 1994
MGA Zone 56

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Metres

Scale: 1:20,000 @ A3

Map identification number:
7426_COM_LSZ_024_020_20171128





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Height of Buildings Map - Sheet HOB_024

Maximum Building Height (m)

G	7.0	S	23.0
I	8.0	T1	25.0
J	9.0	T2	27.0
K	10.0	T3	28.0
L	11.0	U1	30.0
M1	12.0	U2	33.0
M2	12.5	V1	36.0
N	14.0	V2	37.0
O1	15.0	W	40.0
O2	16.0	X1	45.0
P1	17.0	X2	46.0
P2	18.0	Y1	50.0
Q1	19.0	Y2	52.0
Q2	20.0	Y3	54.0
R1	21.0	Z	57.0
R2	22.0	AA	68.0

SRGC SEPP (Sydney Region Growth Centres) 2006

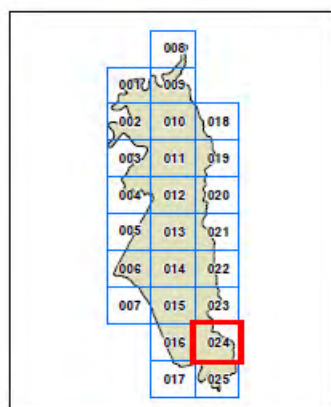
Height shown on map in RL (m)

108
116
143.2
169

Area A

Cadastral

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Projection: GDA 1994
MGA Zone 56

0 75 150 300 450 600
Metres

Scale: 1:20,000 @ A3

Map identification number:
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Floor Space Ratio Map Sheet FSR_024

Maximum Floor Space Ratio (n:1)

A	0.2
B	0.4
D	0.5
F	0.6
I	0.75
J	0.8
N	1.0
P	1.2
R1	1.4
R2	1.49
S1	1.5
S2	1.6
S3	1.9
S4	1.99
T1	2.0
T2	2.1
T3	2.3
T4	2.42
U1	2.6
U2	2.7
V1	3.0
V2	3.2
W	3.8
X	4.0
Z1	5.0
Z2	5.5
AA	6.4

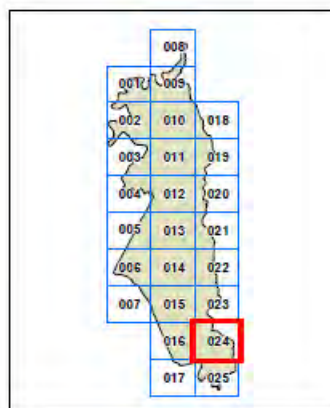
SRGC SEPP (Sydney Region Growth Centres) 2006

Area A

Area B

Cadastral

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Projection: GDA 1994
MGA Zone 56

0 75 150 300 450 600
Metres

Scale: 1:20,000 @ A3

Map identification number:
7420_COM_FSR_024_020_20171128





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The Hills Local Environmental Plan 2012

Floor Space Ratio Incentive Map Sheet FSI_024

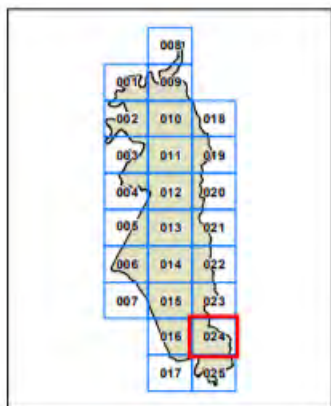
Maximum Floor Space Ratio (n:1)

T	2.3
U	2.7
V1	3.0
V2	3.1

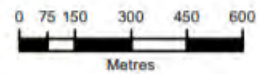
SRGC SEPP (Sydney Region Growth Centres) 2006

Cadastral

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Projection: GDA 1994
MGA Zone 56



Scale: 1:20,000 @ A3

Map identification number:
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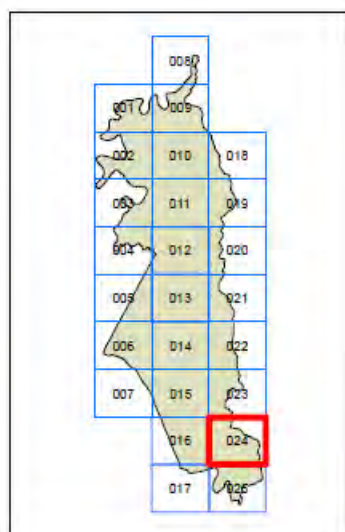
Heritage Map Sheet LZN_024

Heritage

- Conservation Area - General
- Item- General
- Item-Archaeological
- SEPP (Sydney Region Growth Centres) 2006

Cadastre

Cadastre 07/09/2016 © THSC



Projection GDA 94
MGA Zone 56

0 75 150 300 450 600
Metres

Scale: 1:20,000 @ A3

Map Identification Number:
7420_COM_HER_024_020_20160908





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Additional Permitted Uses Map

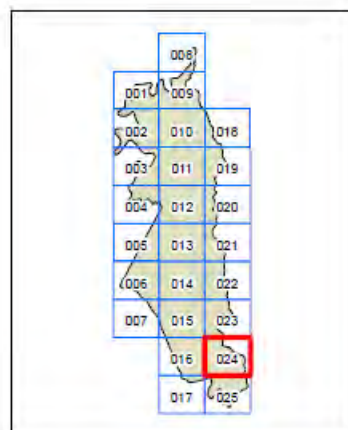
Sheet APU_024

Additional Permitted Uses

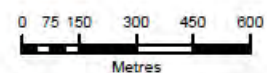
refer to schedule 1

Cadastre

Cadastre 09/03/2015 © THSC

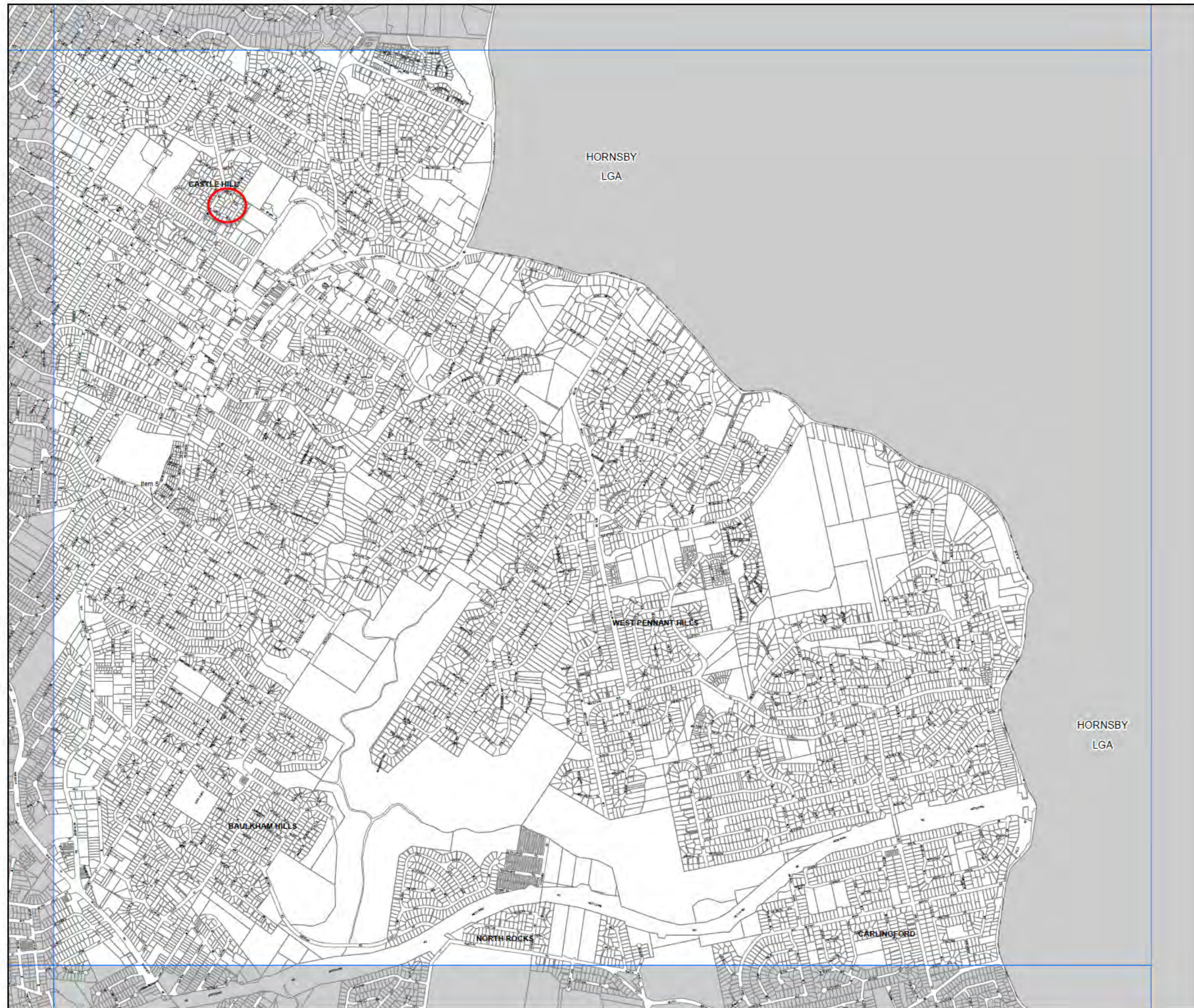


Projection GDA 94
MGA Zone 56



Scale: 1:20,000 @ A3

Map Identification Number:
0500_COM_APU_024_020_20150511





The Hills Local Environmental Plan 2012

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Foreshore Building Line Map
Landslide Risk Map
Urban Release Area Map
Key Sites Map

Sheet CL2_024

Foreshore Building Line

- Foreshore Area
- Foreshore Building Line

Landslide

- Landslide Risk

Urban Release Area

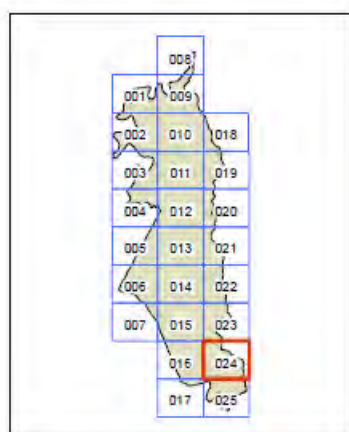
- Urban Release Area

Key Sites

- Area A

Cadastre

- Cadastre 17/08/2011 © THSC



Projection GDA 94
MGA Zone 56

0 75 150 300 450 600
Metres

Scale: 1:20,000 @ A3

Map Identification Number:
0500_COM_CL2_024_020_20120508





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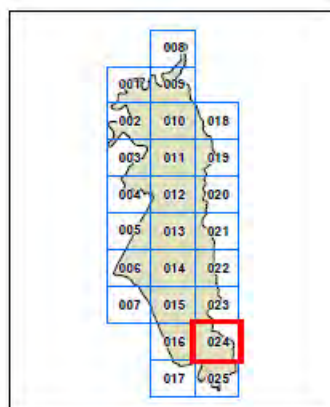
The Hills Local Environmental Plan 2012

Sydney Metro Northwest Map
Sheet CL3_024

- Sydney Metro Station Precinct - Showgrounds
- Sydney Metro Station Precinct - Bella Vista / Kellyville
- SEPP (Sydney Region Growth Centres) 2006

Cadastral

- Cadastral 28/11/2017 © Land and Property Information (LPI)



Projection: GDA 1994
MGA Zone 56

0 75 150 300 450 600
Metres

Scale: 1:20,000 @ A3

Map identification number:
7420_COM_CL3_024_020_20170719





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The Hills Local Environmental Plan 2012

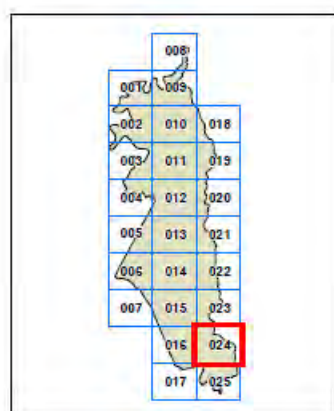
Land Reservation Acquisition Map

Sheet LRA_024

- Classified Road (SP2)
- Local Environmental Conservation (E2)
- Local Open Space (RE1)
- Local Road Widening (SP2)
- Public Transport Corridor (SP2)
- Railway Corridor (SP2)
- Stormwater Management System (SP2)

SEPP (Sydney Region Growth Centres) 2006

Cadastre
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Projection: GDA 1994
MGA Zone 56

0 75 150 300 450 600
Metres

Scale: 1:20,000 @ A3

Map identification number:
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Building Setback Map Sheet STB_024

Setback in (m)

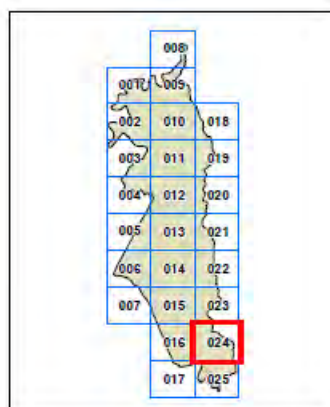
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10

SRGC SEPP (Sydney Region Growth Centres) 2006

Cadastre

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Projection: GDA 1994
MGA Zone 56

0 75 150 300 450 600
Metres

Scale: 1:20,000 @ A3

Map identification number:
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