



State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre
Floor Space Ratio Map - Sheet
FSR_005

Maximum Floor Space Ratio (n:1)

B	0.4
D	0.5
F	0.6
H	0.7
I	0.75
N	1
P	1.25
S	1.75
T	2
U	2.75
V	3
W	3.5

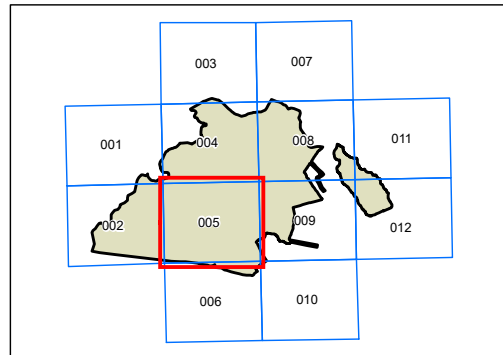
- Refer to Appendix 11, Clause 4.4A
 Refer to Appendix 11, Clause 4.4A
 Refer to Appendix 11, Clause 4.4A

Growth Centre Boundaries

- North West Growth Centre Boundary
 North West Growth Centre Precinct Boundary

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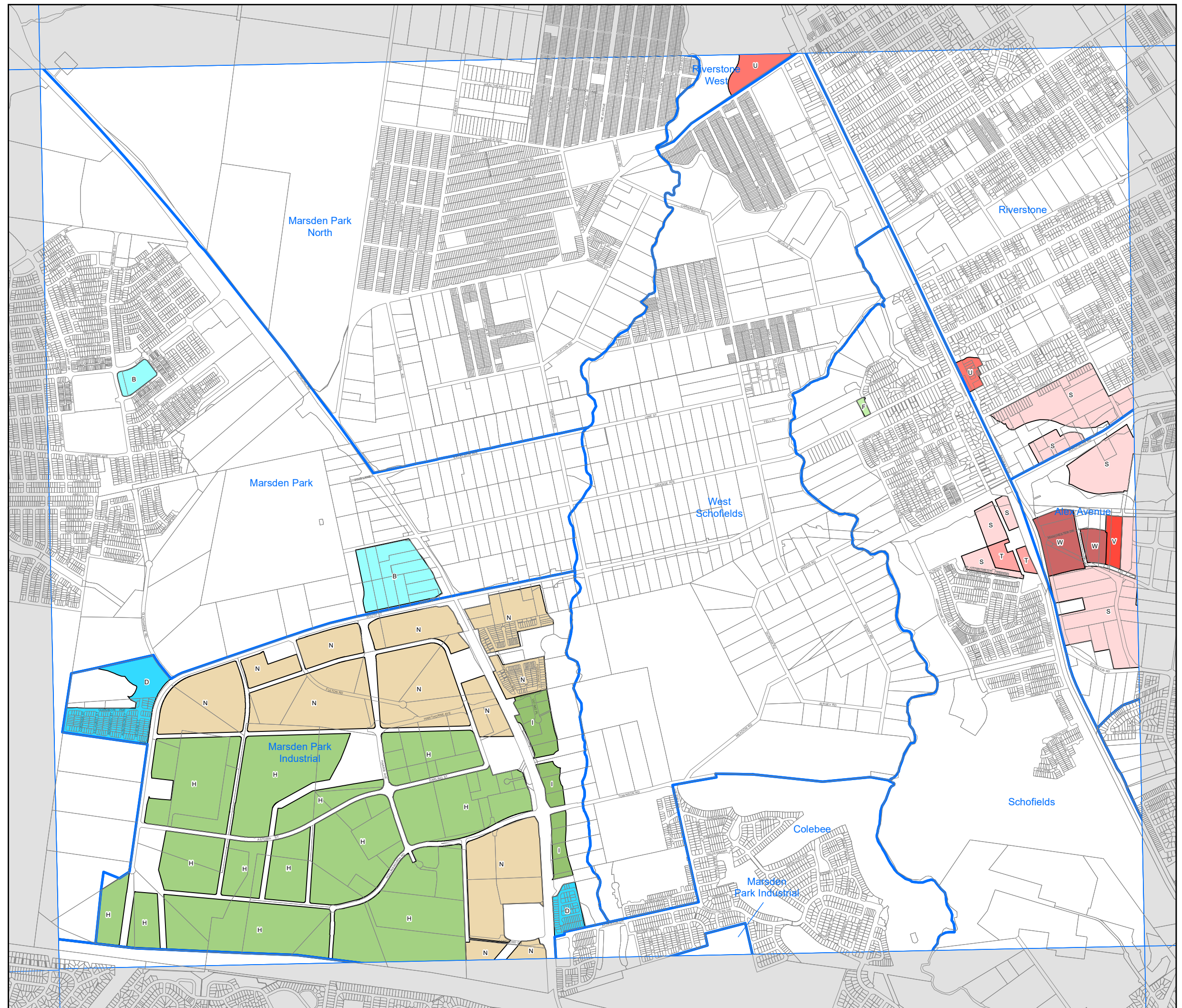


0 200 400 600 800
Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map Identification Number: SEPP_SRGC_NW_FSR_005_020_20200526





State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre
Height of Buildings Map - Sheet
HOB_005

Maximum Building Height (m)

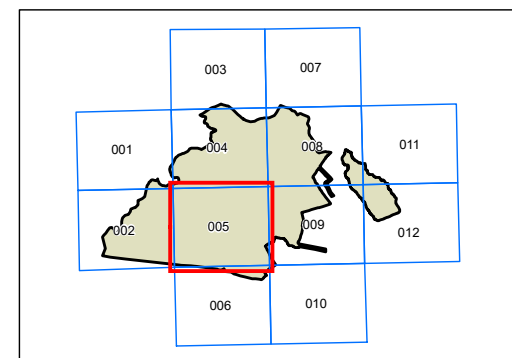
A	0
C	5
I	8.5
J	9
K	10
M	12
N	14
O	16
P	18
P1	17
P2	17.5
P3	18.5
R	21
S	24
T1	26
T2	28

Growth Centre Boundaries

- North West Growth Centre Boundary
- North West Growth Centre Precinct Boundary

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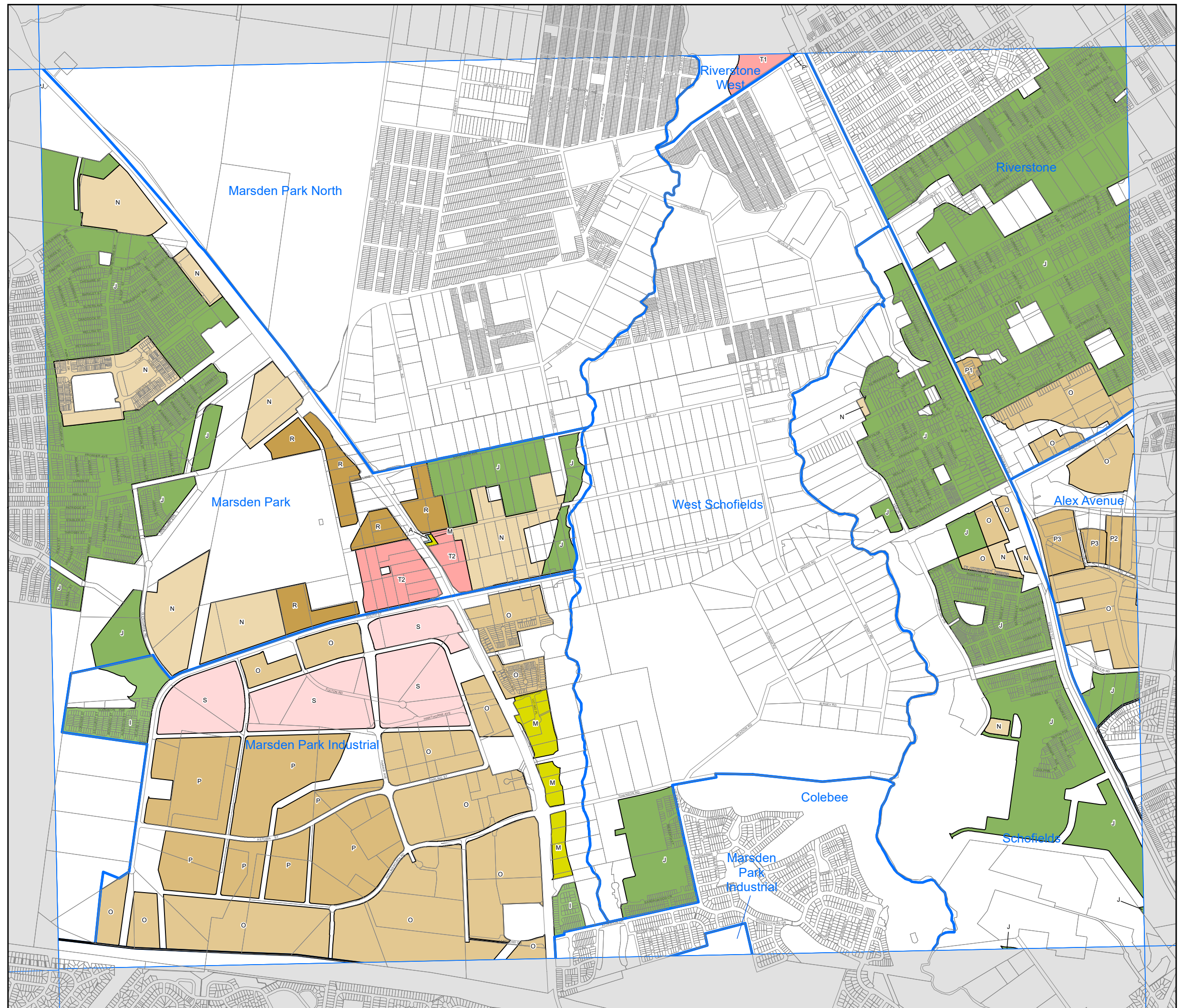


0 200 400 600 800
Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map Identification Number: SEPP_SRGC_NW_HOB_005_020_20200526





State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre
Height of Buildings Map - Sheet
HOB_009

Maximum Building Height (m)

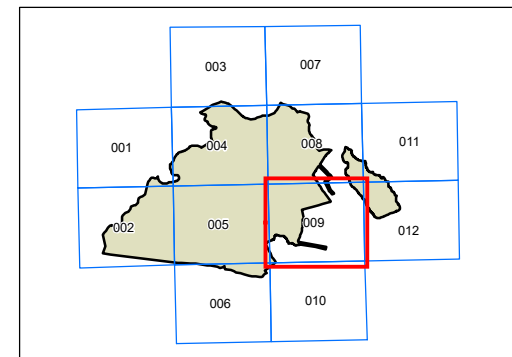
A	0
C	5
I	8.5
J	9
K	10
M	12
N	14
O	16
P	18
P1	17
P2	17.5
P3	18.5
R	21
S	24
T1	26
T2	28

Growth Centre Boundaries

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- Cadastre 09/07/2020 © Spatial Services

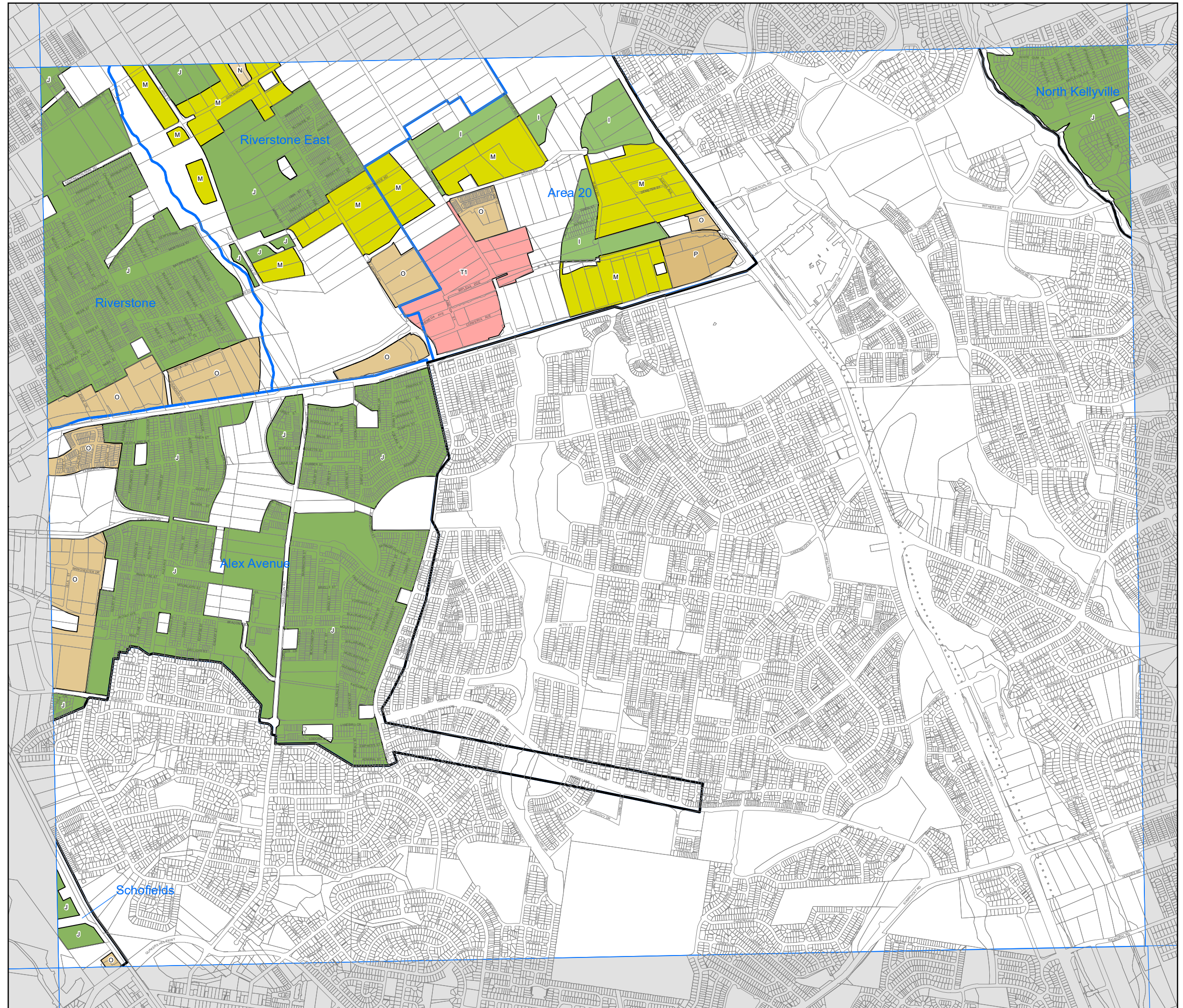


0 200 400 600 800
Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map Identification Number: SEPP_SRGC_NW_HOB_009_020_20200709





State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre
Land Reservation Acquisition Map -
Sheet LRA_005

Land Reservation Acquisition

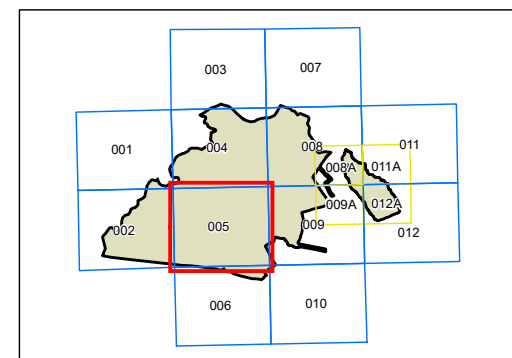
- Bus Only Link (SP2)
- Classified Road (SP2)
- Classified Road Widening (SP2)
- Community Centre (SP2)
- Community Facilities (B2)
- Community Facilities (B4)
- Community Facilities (SP2)
- Environmental Conservation (E2)
- Footpath (SP2)
- Local Drainage (SP2)
- Local Open Space (B2)
- Local Open Space (B4)
- Local Open Space (RE1)
- Local Road (SP2)
- Local Road Widening (SP2)
- Public Recreation - Local (E2)
- Pumping Station (SP2)
- Railway (SP2)
- School (SP2)
- Sewage Pumping Station (SP2)
- Trunk Drainage (SP2)

Growth Centre Boundaries

- North West Growth Centre Boundary
- North West Growth Centre Precinct Boundary

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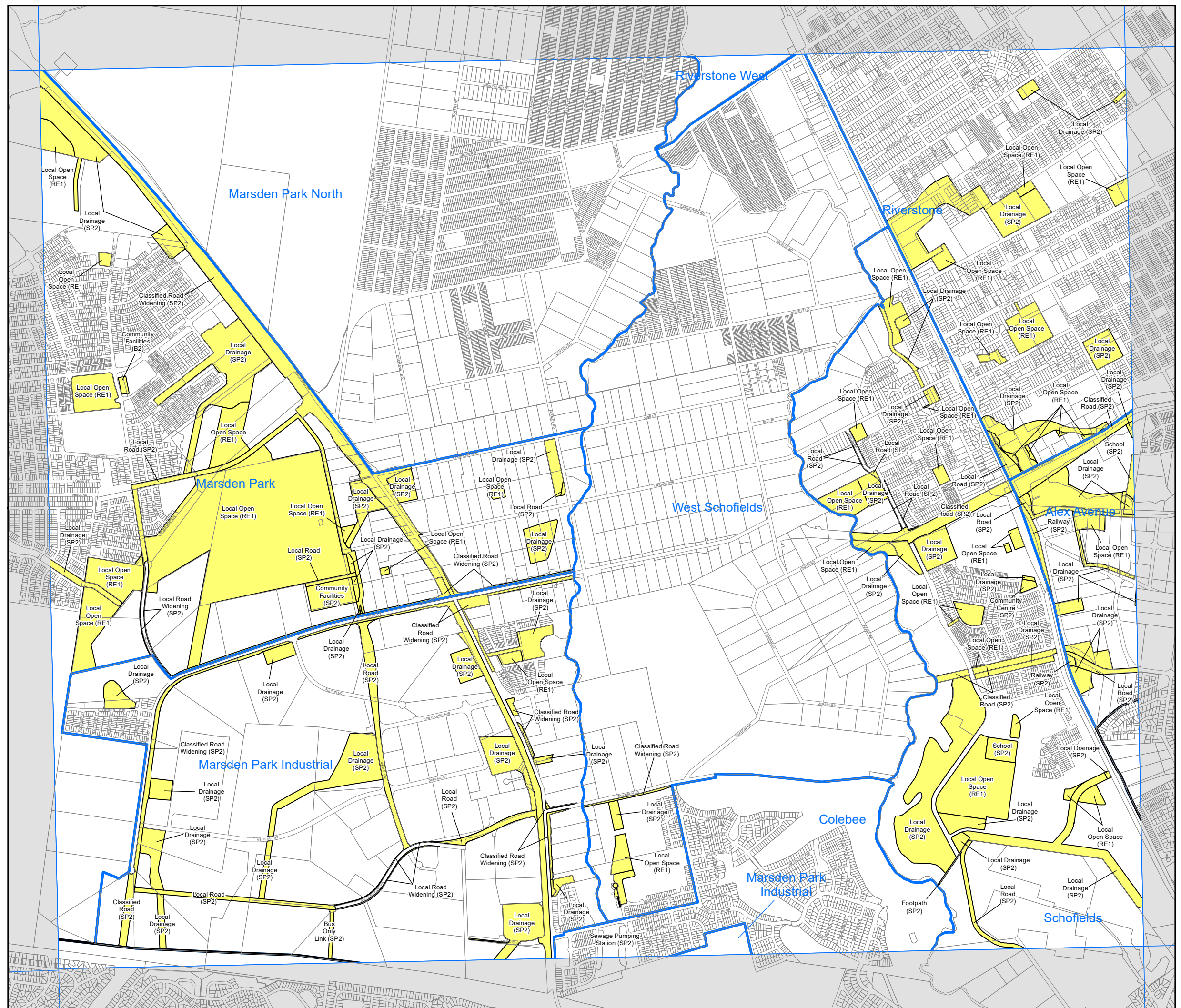


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Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map Identification Number: SEPP_SRGC_NW_LRA_005_020_20200520





State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre
Land Reservation Acquisition Map -
Sheet LRA_009

Land Reservation Acquisition

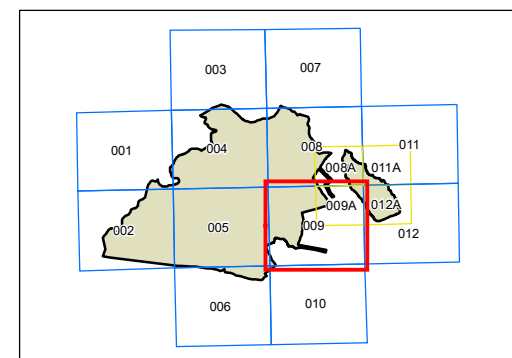
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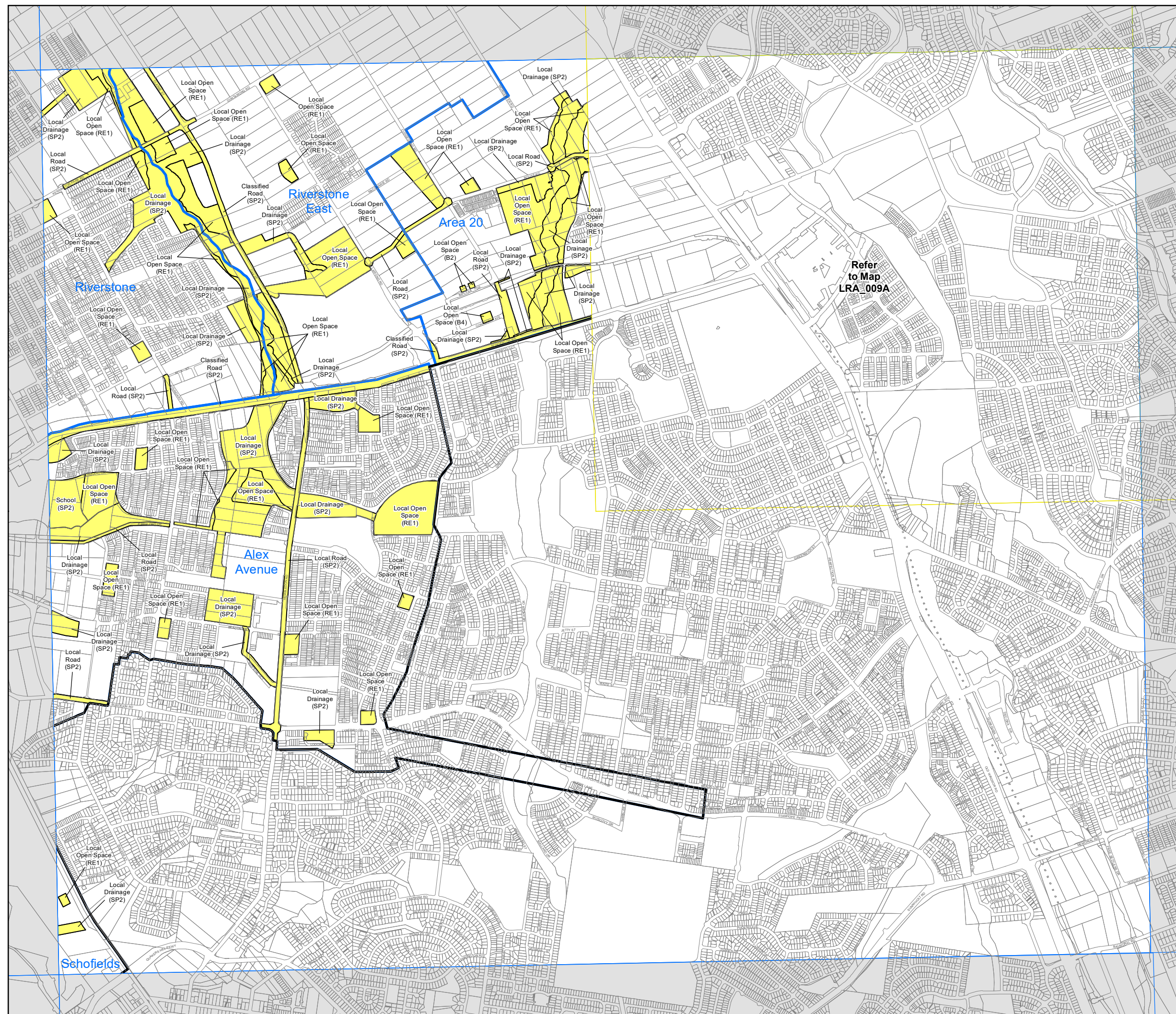
- Cadastre 09/07/2020 © Spatial Services



Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map Identification Number: SEPP_SRGC_NW_LRA_009_020_20200709





State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre Land Zoning Map - Sheet LZN_005

Zone

B1	Neighbourhood Centre	IN1	General Industrial
B2	Local Centre	IN2	Light Industrial
B3	Commercial Core	R1	General Residential
B4	Mixed Use	R2	Low Density Residential
B5	Business Development	R3	Medium Density Residential
B6	Enterprise Corridor	R4	High Density Residential
B7	Business Park	RE1	Public Recreation
E2	Environmental Conservation	RE2	Private Recreation
E3	Environmental Management	RU6	Transition
E4	Environmental Living	SP2	Infrastructure

Special Provisions

- Low Density Residential (multi-dwelling housing) - Appendix 4, Clause 2.5
- Riverstone Scheduled Lands - Appendix 4, Clause 6.8
- Green and Golden Bell Frog Habitat - Appendix 4, Clause 6.9
- Additional Uses - Appendix 3, Clause 6.5
- Additional Permitted Uses (Clause 13)
- Take Away Food and Drink Premises permitted with consent - Appendix 5, (Schedule 1, Clause 1)
- Low Density Residential (multi-dwelling housing) - Appendix 7, Clause 2.5
- Transport Corridor Investigation Area - Appendix 7, Clause 6.10
- Transport Corridor - Appendix 12, Clause 6.10
- Food and Drink premises - Appendix 12 (Schedule 1, Clause 1)
- Landfill works - Appendix 12 (Schedule 1, Clause 2)
- Gas processing system and associated plant and equipment - Appendix 12 (Schedule 1, Clause 3)
- Residential Flat Buildings - Appendix 4 (Schedule 1, Clause 2)
- Transport Investigation Area Corridor, Appendix 4, Clause 6.10
- Additional Permitted Use, Appendix 13, Schedule 1

Original SEPP Zones

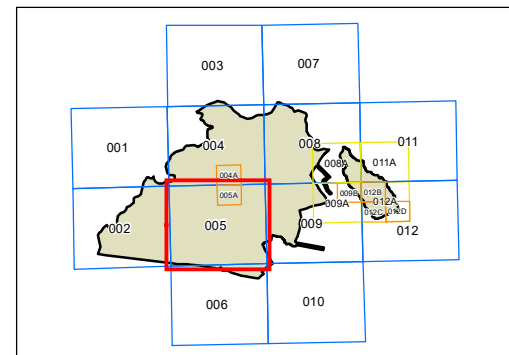
- Environmental Conservation
- Public Recreation - Local
- Public Recreation - Regional

Growth Centre Boundaries

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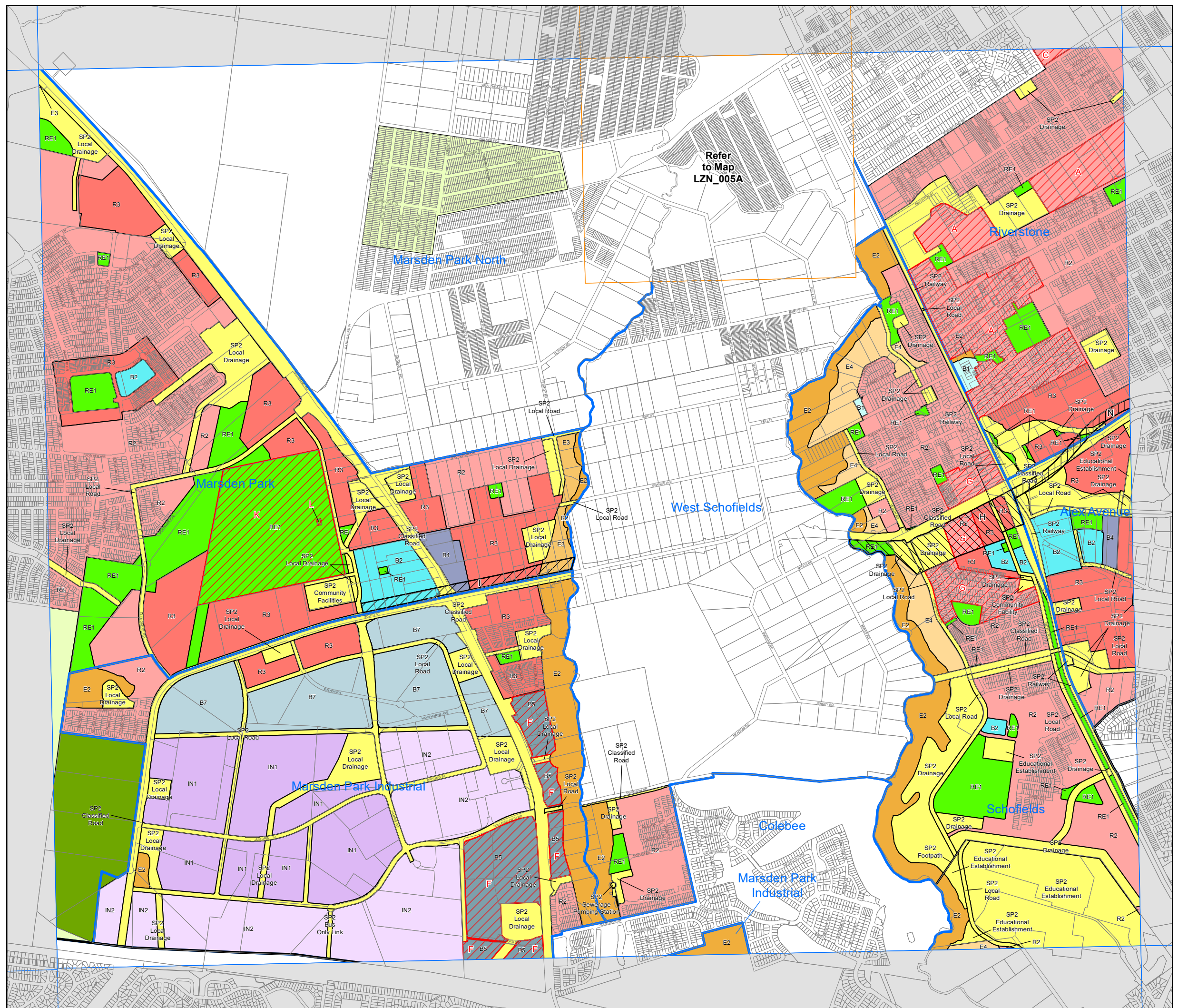


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North West Growth Centre Land Zoning Map - Sheet LZN_009

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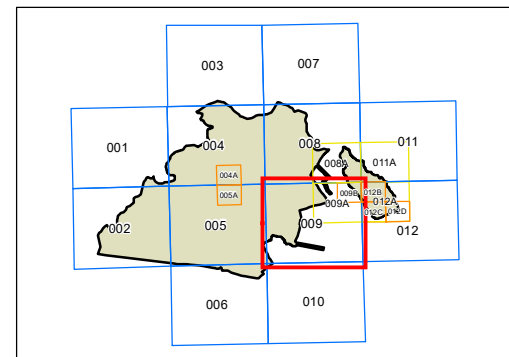
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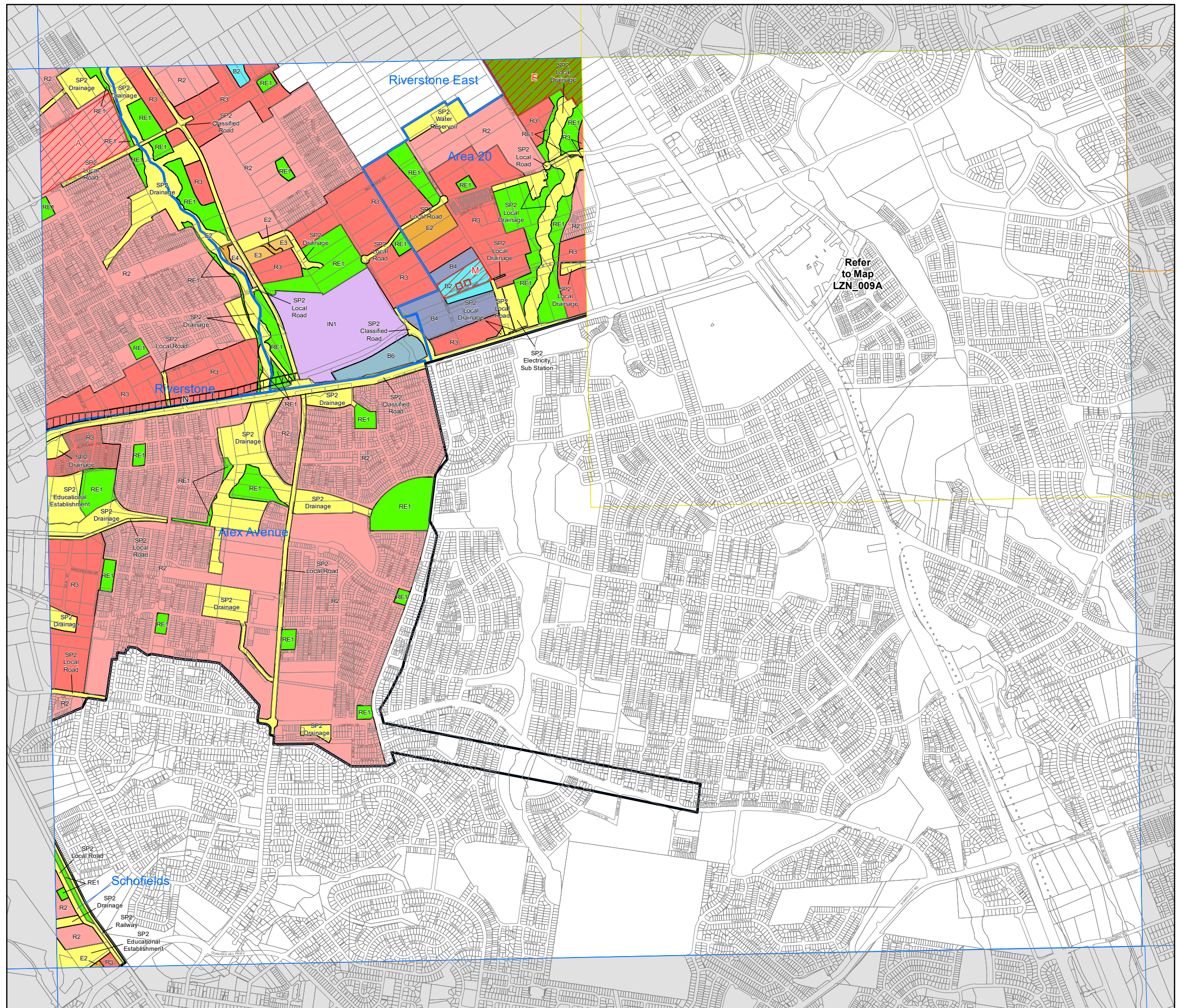


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State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre
Residential Density Map - Sheet
RDN_005

Dwelling Density (per hectare)

C	5
G	7
K	10
L	11
M	12.5
O1	15
P	18
Q	20
T1	25
U	30
V	35
W	40
X	45

Dwelling Density Range (per hectare)

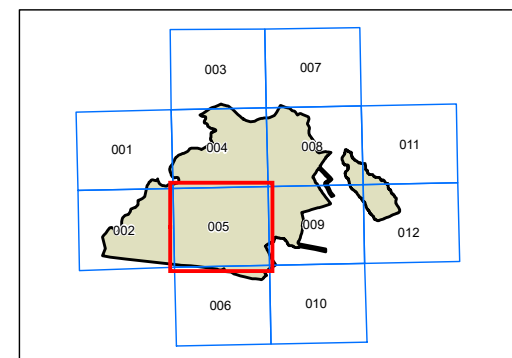
O2	15 (Minimum) - 18 (Maximum)
T2	20 (Minimum) - 30 (Maximum)

Growth Centre Boundaries

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 North West Growth Centre Precinct Boundary

Cadastre

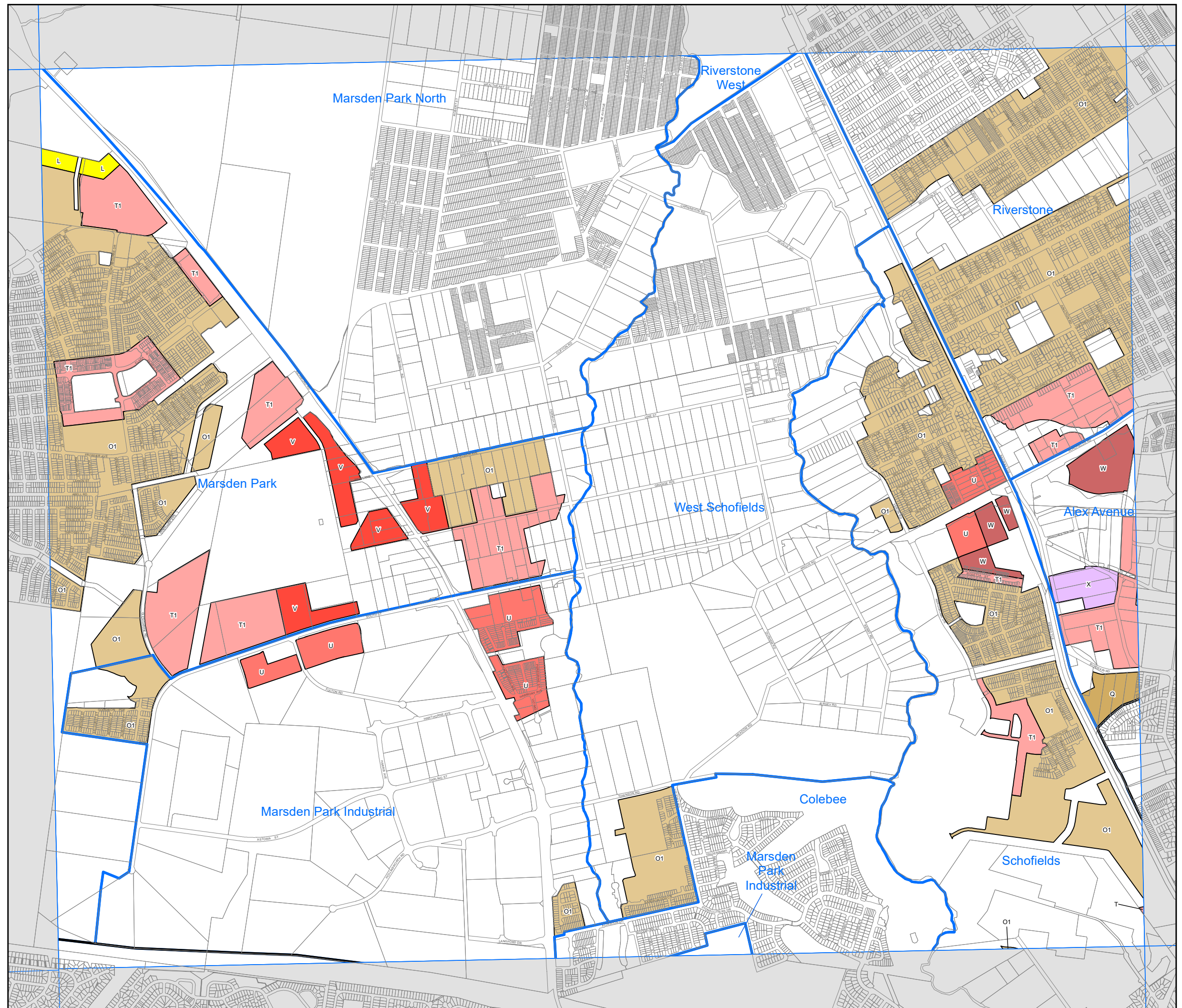
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Scale: 1:20,000 @ A3

Map Identification Number: SEPP_SRGC_NW_RDN_005_020_20200526





State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre
Residential Density Map - Sheet
RDN_009

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C	5
G	7
K	10
L	11
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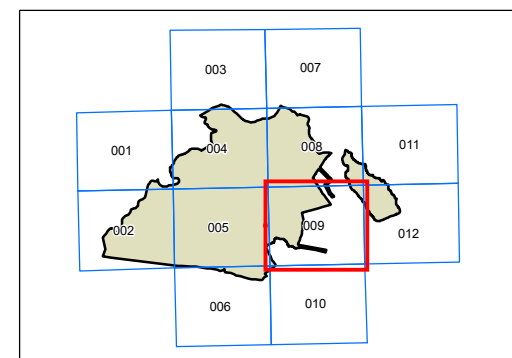
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Growth Centre Boundaries

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0 200 400 600 800
Metres

Projection: GDA 1994
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Map Identification Number: SEPP_SRGC_NW_RDN_009_020_20200709

