



### State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre  
Height of Buildings Map -  
Sheet HOB\_002

#### Maximum Building Height (m)

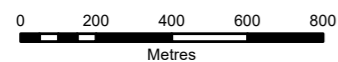
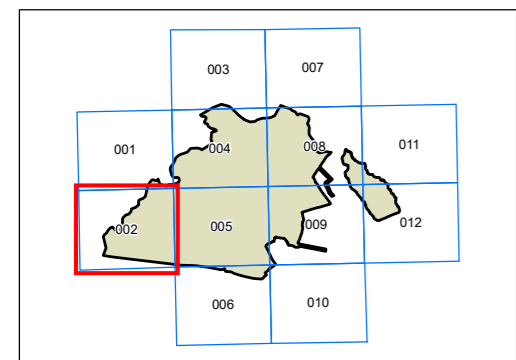
A	0
C	5
I	8.5
J	9
K	10
M	12
N	14
O	16
P	18
P1	17
P2	17.5
P3	18.5
R	21
S	24
T1	26
T2	28

#### Growth Centre Boundaries

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

#### Cadastral

- Cadastral 30/07/2020 © Spatial Services



Projection: GDA 1994  
MGA Zone 56

Scale: 1:20,000 @ A3

Map Identification Number: SEPP\_SRGC\_NW\_HOB\_002\_020\_20200730





# State Environmental Planning Policy (Sydney Region Growth Centres) 2006

## North West Growth Centre Land Reservation Acquisition Map - Sheet LRA\_002

### Land Reservation Acquisition

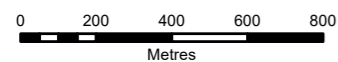
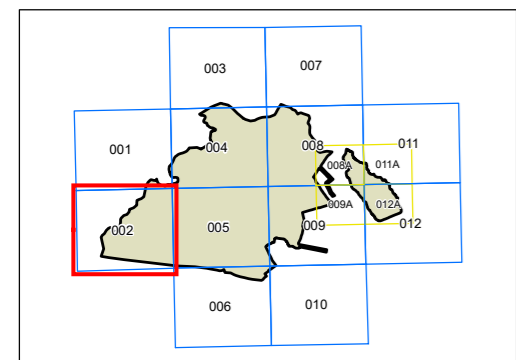
- Bus Only Link (SP2)
- Classified Road (SP2)
- Classified Road Widening (SP2)
- Community Centre (SP2)
- Community Facilities (B2)
- Community Facilities (B4)
- Community Facilities (SP2)
- Environmental Conservation (E2)
- Footpath (SP2)
- Local Drainage (SP2)
- Local Open Space (B2)
- Local Open Space (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

### Cadastre

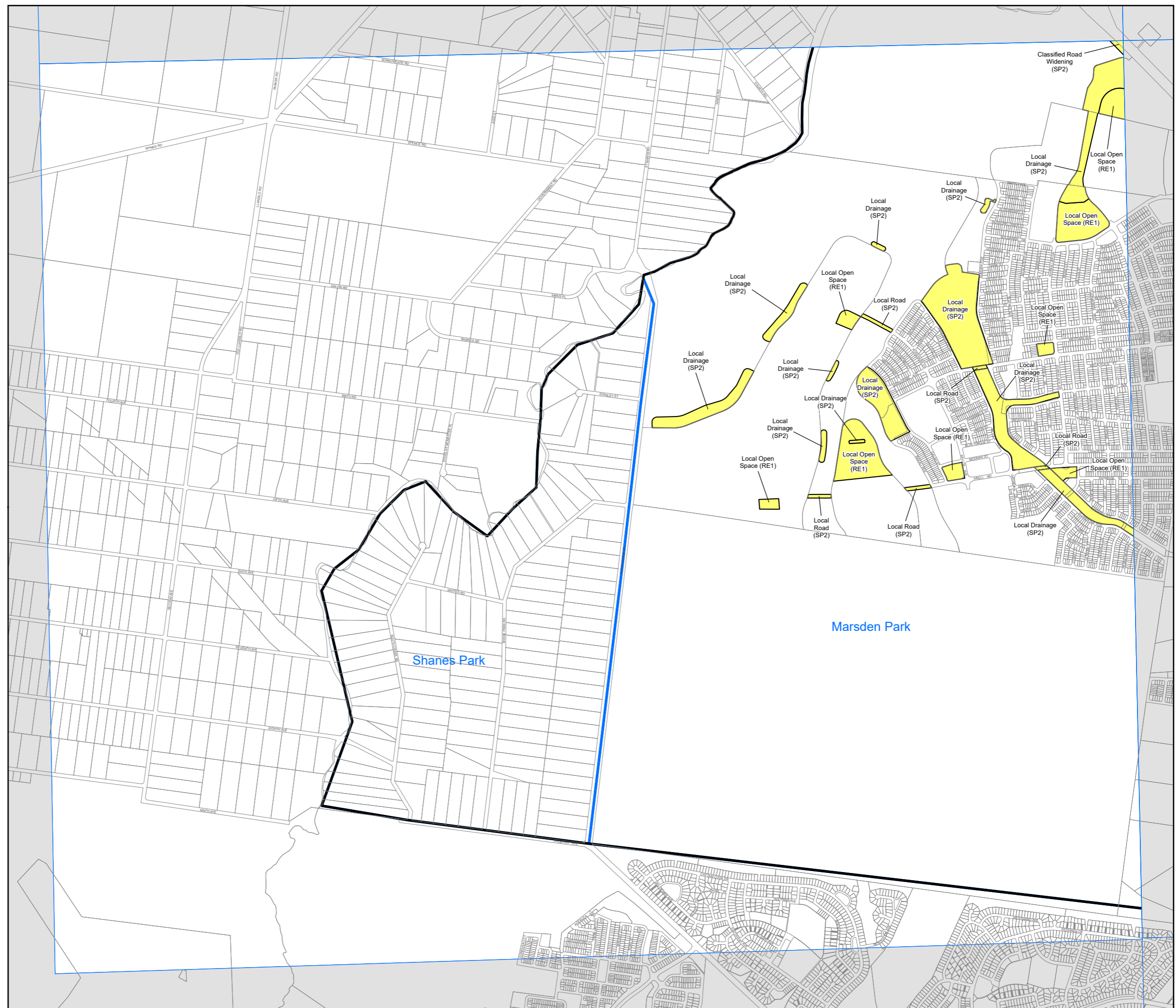
- Cadastre 30/07/2020 © Spatial Services



Projection: GDA 1994  
MGA Zone 56

Scale: 1:20,000 @ A3

Map Identification Number: SEPP\_SRGC\_NW\_LRA\_002\_020\_20200730





### State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre  
Lot Size Map - Sheet LSZ\_002

#### Minimum Lot Size (sq m)

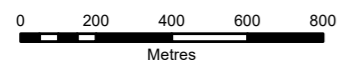
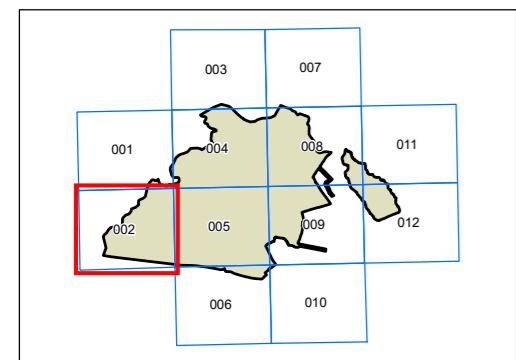
I	500
M	600
U	1,500
V1	2,000
V2	2,500
W	4,000
X1	5,000
X2	8,000
Y	1 ha
Y1	1.5 ha
Z	20 ha
AA1	5 ha
AA2	7 ha
AB	34.5 ha
AD	150 ha

#### Growth Centre Boundaries

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

#### Cadastr

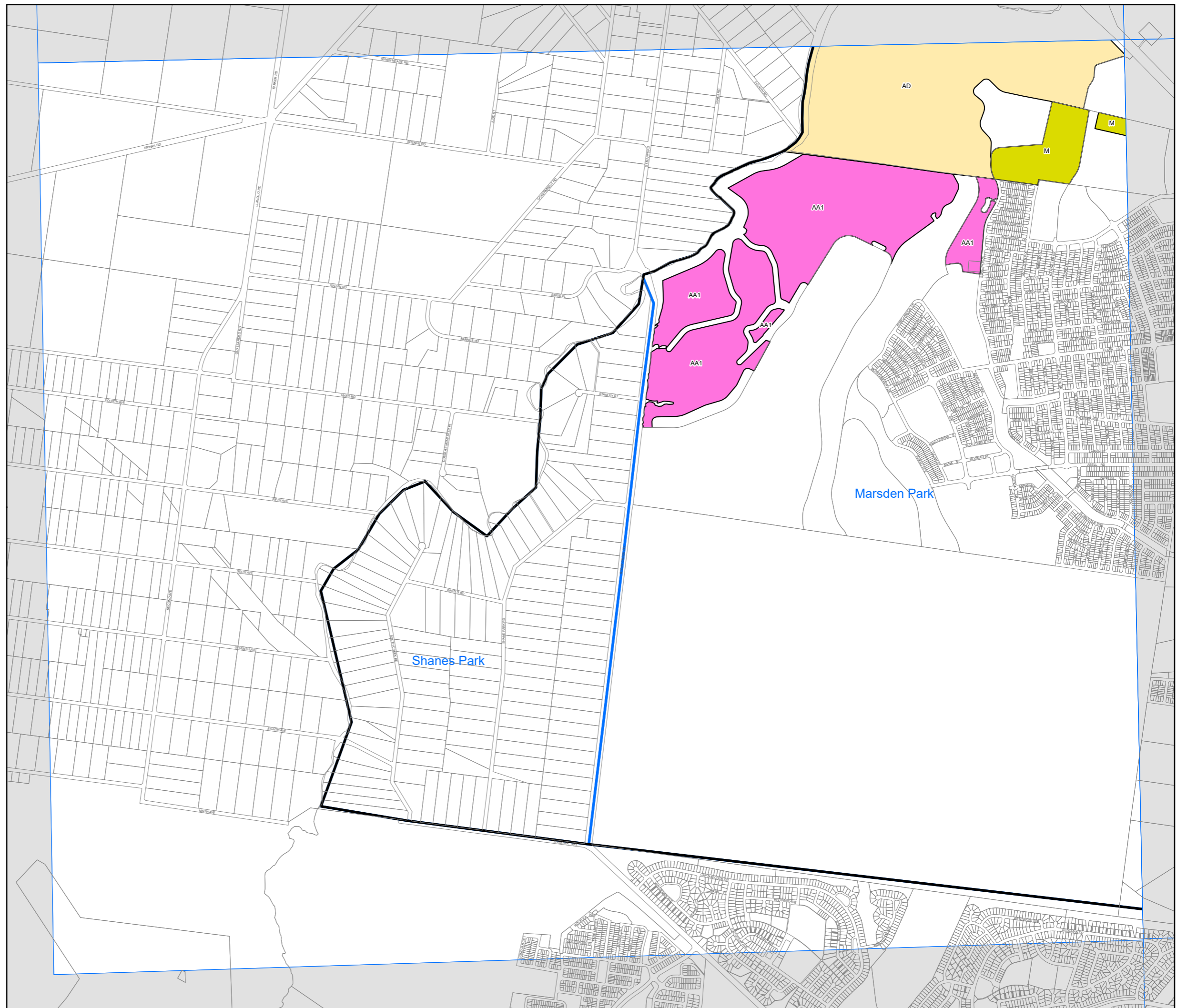
- Cadastre 30/07/2020 © Spatial Services



Projection: GDA 1994  
MGA Zone 56

Scale: 1:20,000 @ A3

Map Identification Number: SEPP\_SRGC\_NW\_LSZ\_002\_020\_2020730





# State Environmental Planning Policy (Sydney Region Growth Centres) 2006

## North West Growth Centre Land Zoning Map - Sheet LZN\_002

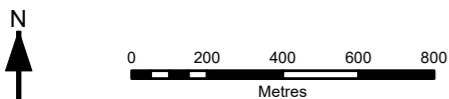
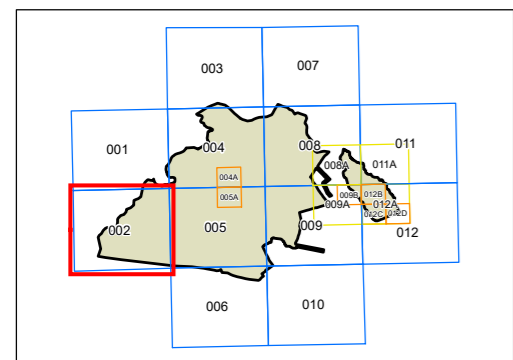
Zone	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density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

**Cadastre**  
 Cadastre 30/07/2020 © Spatial Services



Projection: GDA 1994  
 MGA Zone 56  
 Scale: 1:20,000 @ A3

Map Identification Number: SEPP\_SRGC\_NW\_LZN\_002\_020\_20200730

