

APPENDIX 2

Mapping

The following maps are provided in support of this Planning Proposal:

1. Existing Land Zoning Map Sheet LZN_005
2. Draft Land Zoning Map Sheet LZN_005
3. Existing Height of Buildings Map Sheet HOB_005
4. Draft Height of Buildings Map Sheet HOB_005
5. Existing Residential Density Map Sheet RDN_005
6. Draft Residential Density Map Sheet RDN_005
7. Existing Land Reservation & Acquisition Map Sheet LRA_005
8. Draft Land Reservation & Acquisition Map Sheet LRA_005

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre Land Zoning Map - Sheet LZN_005

LEGEND

Zone

B1	Neighbourhood Centre	IN2	Light Industrial
B2	Local Centre	R1	General Residential
B4	Mixed Use	R2	Low Density Residential
B5	Business Development	R3	Medium Density Residential
B6	Business 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
IN1	General Industrial		

Special Provisions

A	Low Density Residential (multi-dwelling housing) - Appendix 4, Clause 2.5
B	Riverstone Scheduled Lands - Appendix 4, Clause 6.8
C	Green and Golden Bell Frog Habitat - Appendix 4, Clause 6.9
D	Additional uses - Appendix 3, Clause 6.5
E	Additional permitted uses (Clause 13)
F	Take Away Food and Drink Premises permitted with consent - Appendix 5, (Schedule 1, Clause 1)
G	Low Density Residential (multi-dwelling housing) - Appendix 7, Clause 2.5
H	Transport Corridor Investigation Area - Appendix 7, Clause 6.10
I	Transport Corridor - Appendix 12 (Clause 6.10)
J	Food and drink premises - Appendix 12 (Schedule 1, Clause 1)
K	Landfill works - Appendix 12 (Schedule 1, Clause 2)
L	Gas processing system and associated plant and equipment - Appendix 12 (Schedule 1, Clause 3)
M	Residential flat buildings - Appendix 4 (Schedule 1, Clause 2)
N	Transport Corridor Investigation Area - Appendix 4, Clause 6.10

Original SEPP Zones

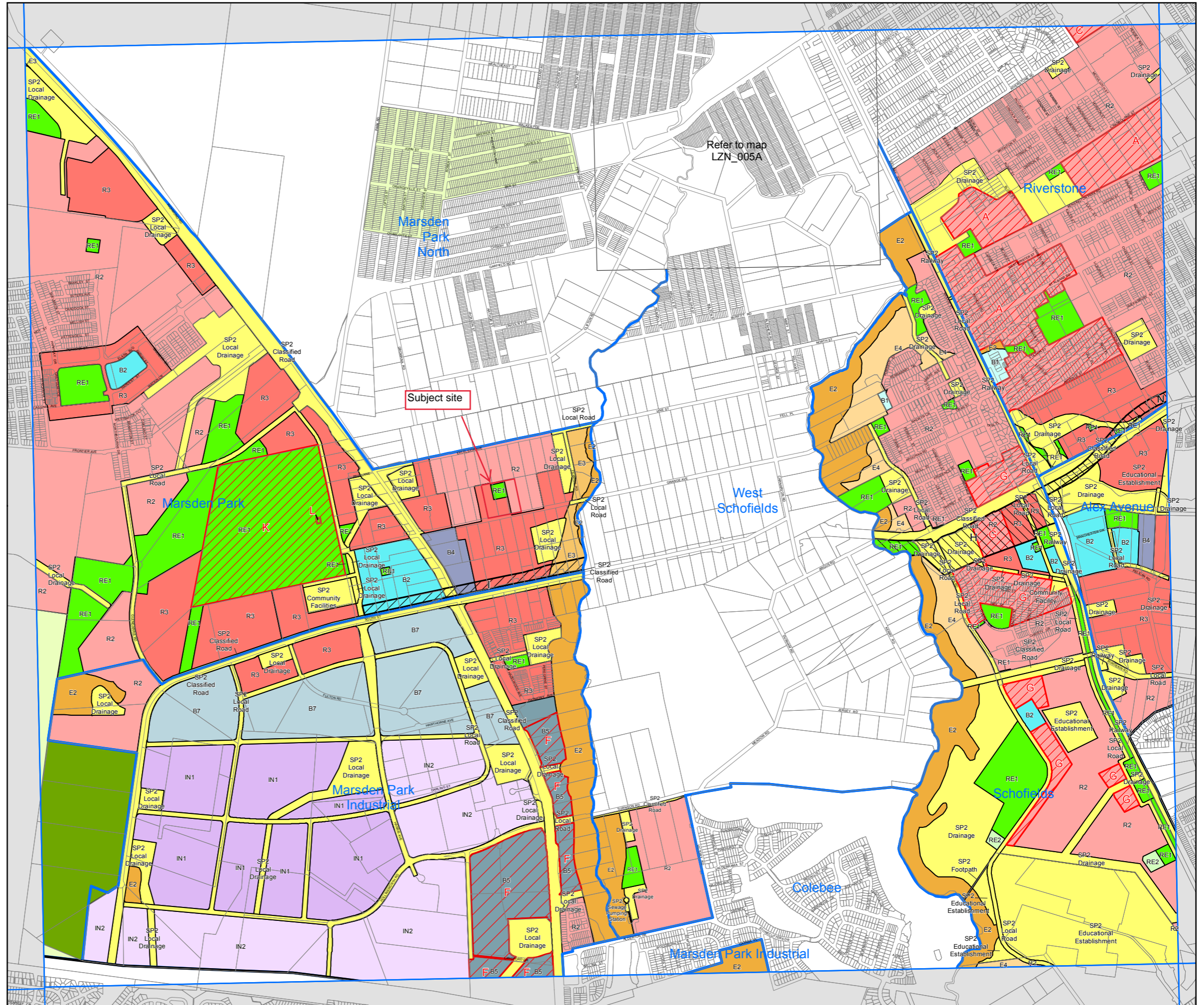
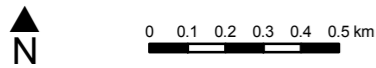
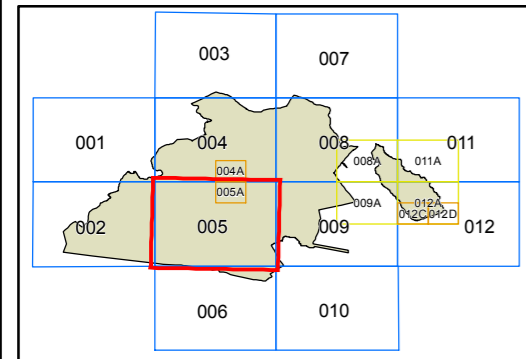
Light Green	Environmental Conservation
Green	Public Recreation-Local
Dark Green	Public Recreation-Regional

Growth Centre Boundaries

Black line	North West Growth Centre Boundary
Blue line	North West Growth Centre Precinct Boundary

Cadastre

White box	Cadastre © 25/08/2017 NSW LPI
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State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre Land Zoning Map- Sheet LZN_005

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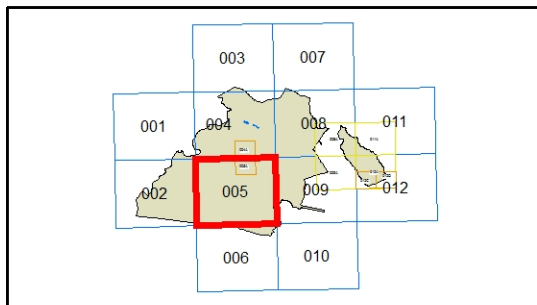
Zone	
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3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

Special Provisions	
A	Low Density Residential (multi-dwelling housing) - Appendix 4, Clause 2.5
B	Riverstone Scheduled Lands - Appendix 4, Clause 6.8
C	Green and Gold Bell Frog Habitat - Appendix 4, Clause 6.9
D	Additional Uses - Appendix 3, Clause 6.5
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F	Take away food & drink premises permitted with consent - Appendix 5, (Schedule 1, Clause 1)
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J	Food and drink premises - Appendix 12 (Schedule 1, Clause 1)
K	Landfill works - Appendix 12 (Schedule 1, Clause 2)
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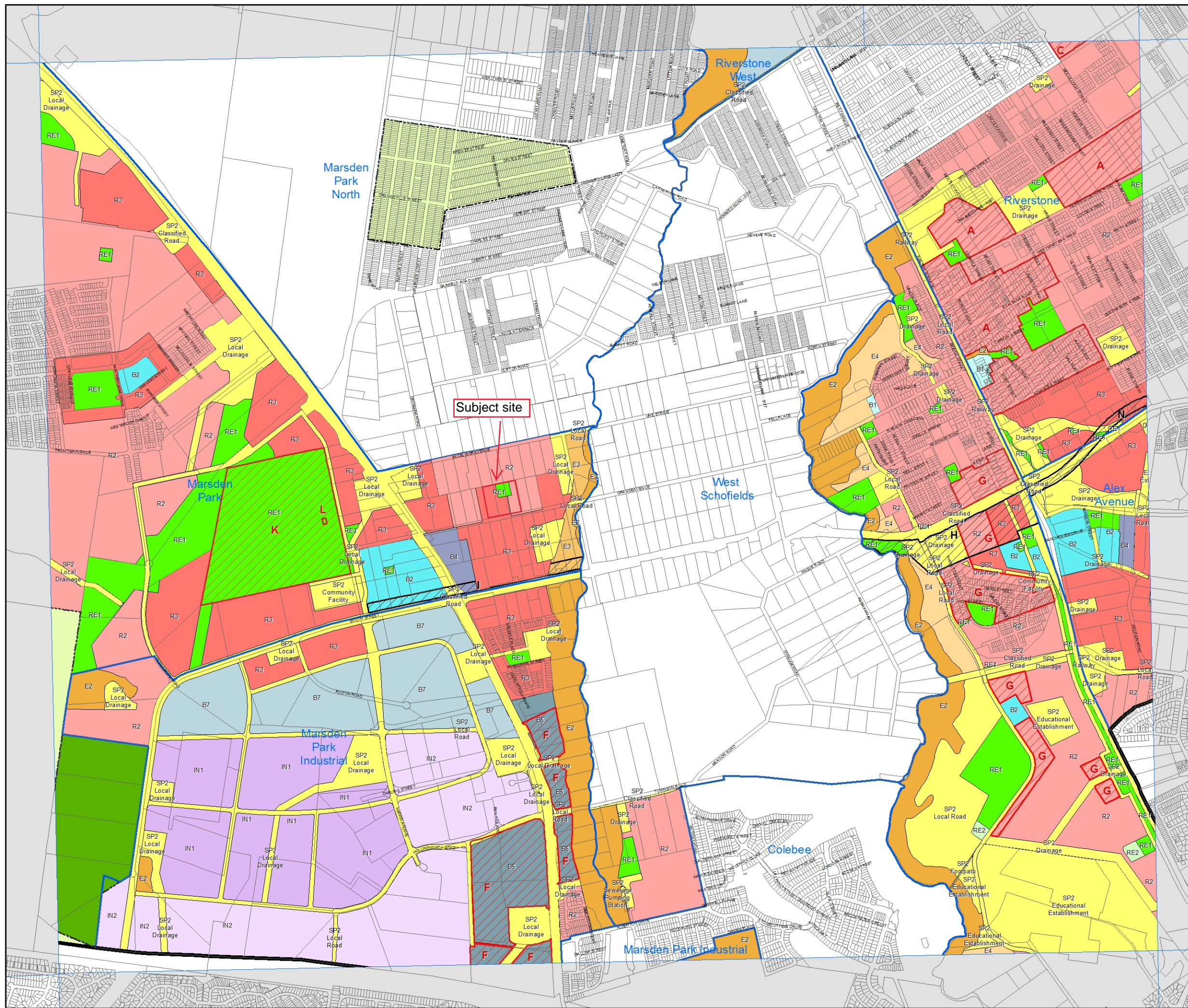
Growth Centre Boundaries	
	North West Growth Centre Boundary
	North West Growth Centre Precinct Boundary

Original SEPP Zones	
	Environment Conservation
	Public Recreation - Regional

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	Cadastre 05/12/17 © Blacktown City Council



Projection: GDA 1994
MGA Zone 56
Scale: 1:20,000 @ A3
Map Identification Number: SEPP_SRGC_NW_LZN_005_020_20171207



State Environmental Planning Policy (Sydney Region Growth Centres) 2006



North West Growth Centre
Height Of Buildings Map
Sheet HOB_005

LEGEND


Maximum Building Height (m)

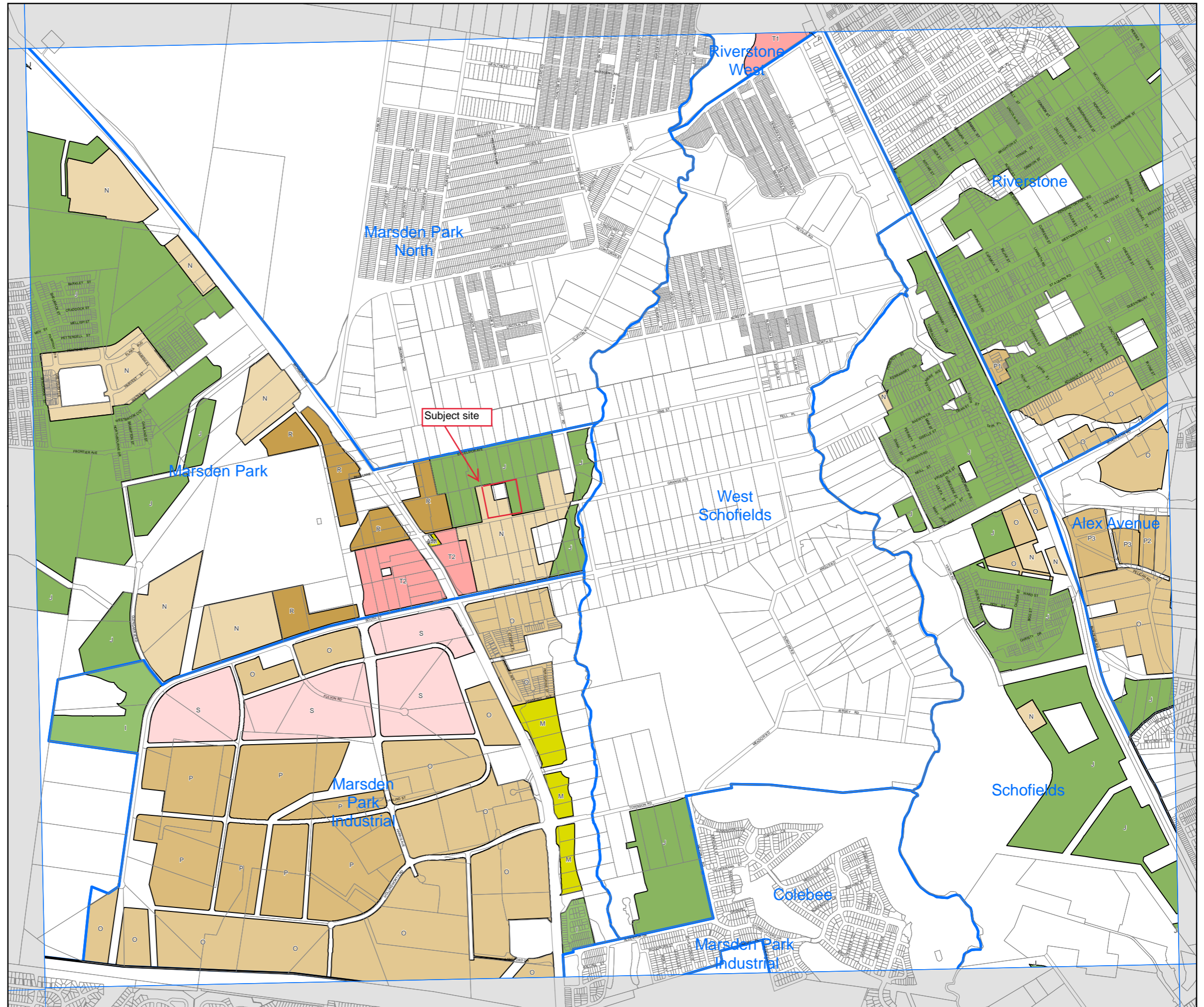
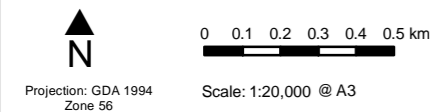
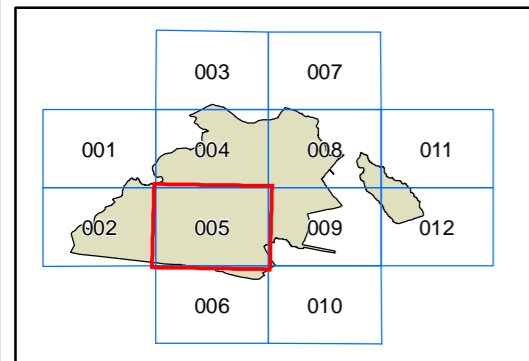
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I	8.5
J	9
K	10
M	12
N	14
O	16
P	18
P1	17
P2	17.5
P3	18.5
R	21
S	24
T1	26
T2	28

Growth Centre Boundaries

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

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-  Cadastre © 25/08/2017 NSW LPI



State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre
Height of Building
Sheet HOB_005

DRAFT


Maximum Building Height (m)

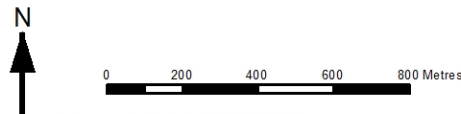
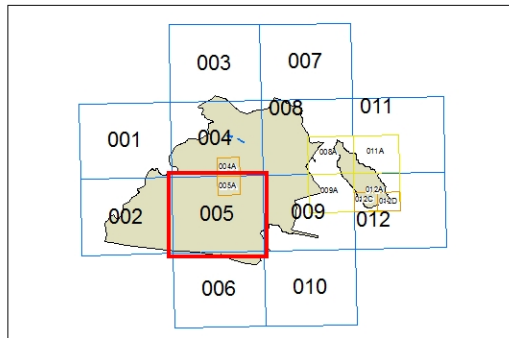
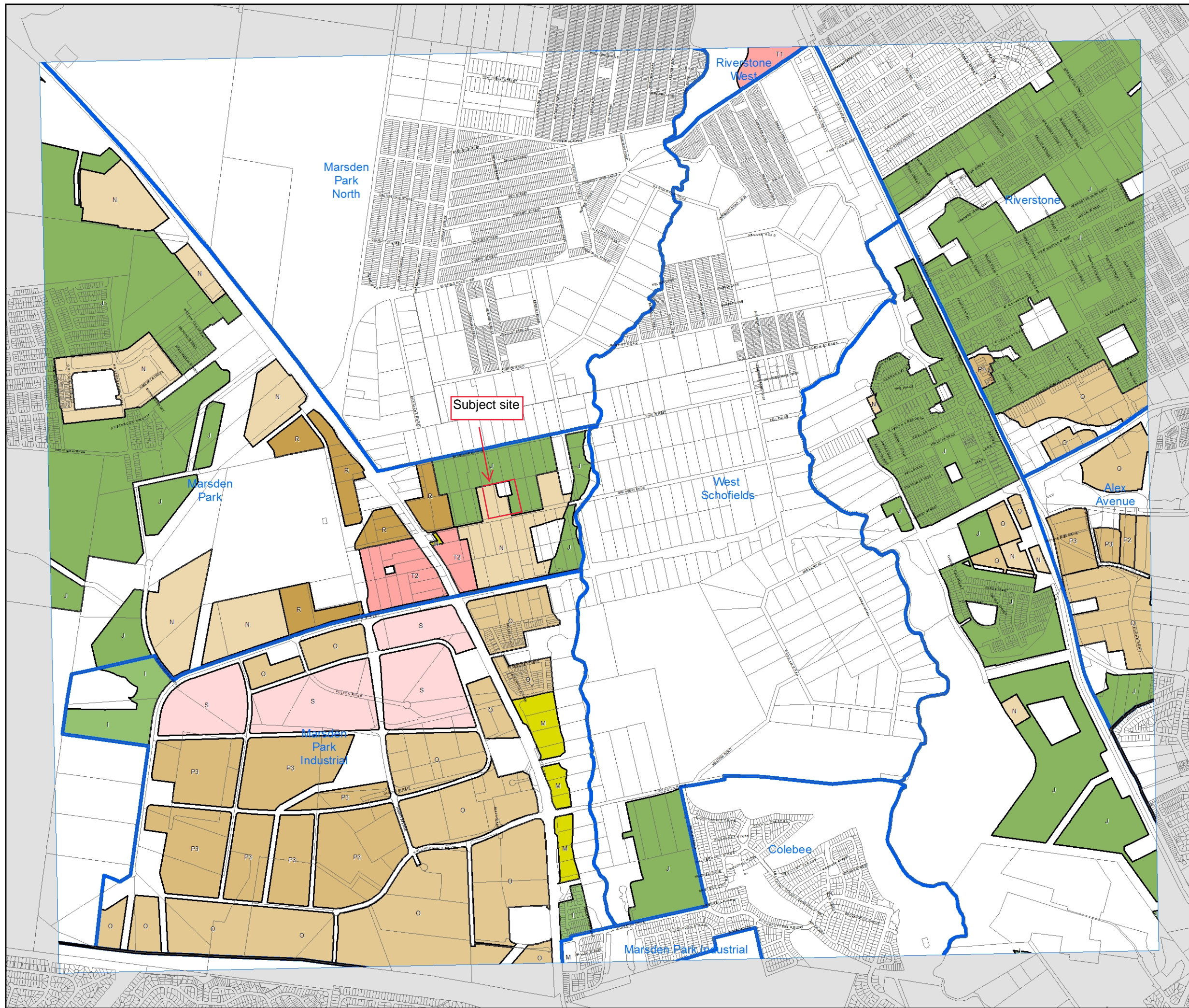
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P	18
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Growth Centre Boundaries

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-  North West Growth Centre Precinct Boundary

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 Cadastre 05/12/17 © Blacktown City Council



State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre
Residential Density Map
Sheet RDN_005

LEGEND

Dwelling Density (per hectare)

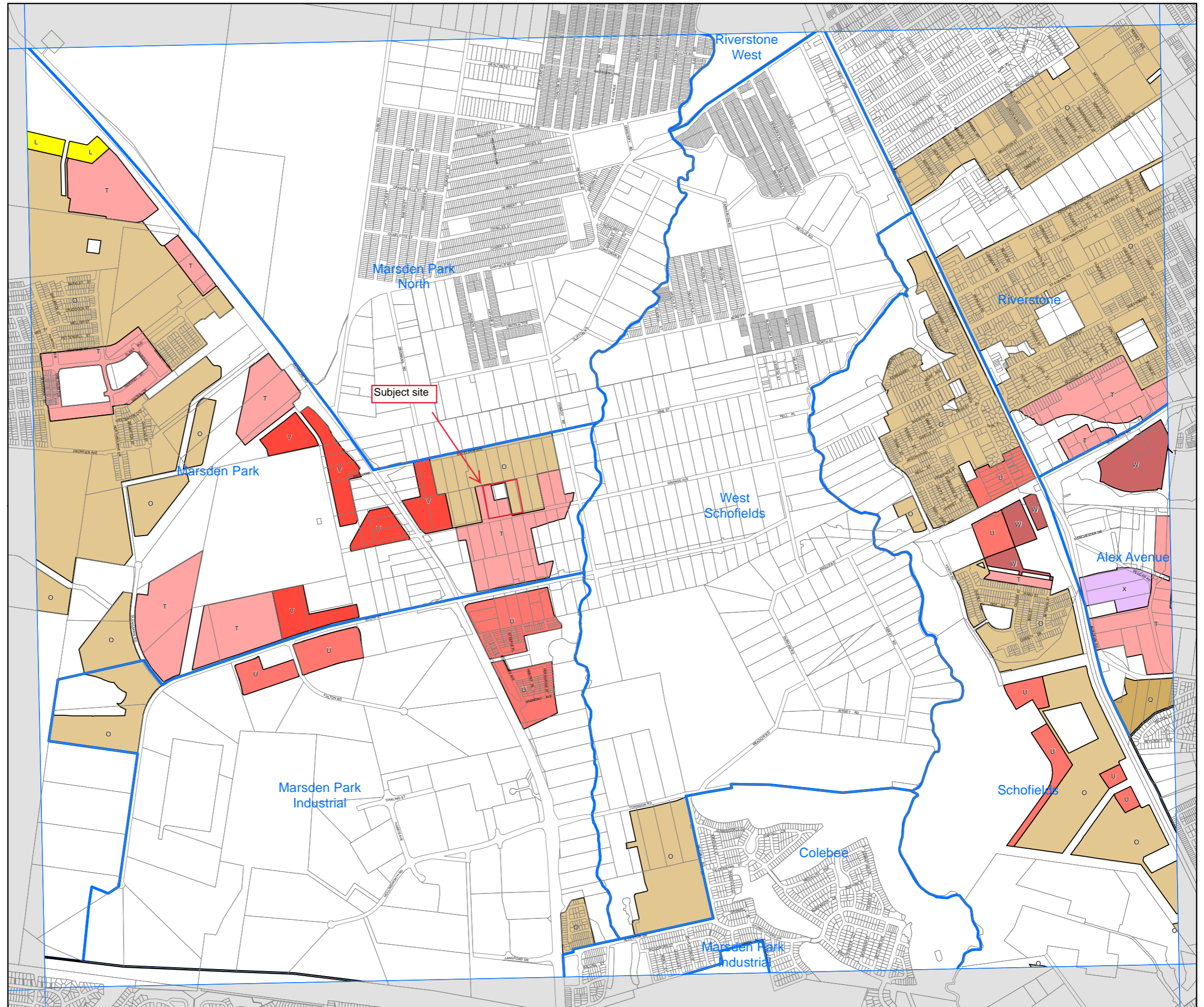
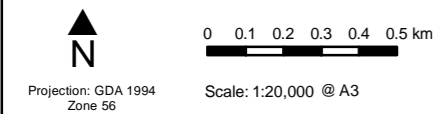
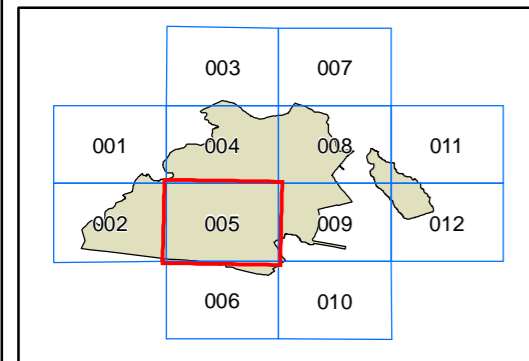
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K	10
L	11
M	12.5
O	15
P	18
Q	20
T	25
U	30
V	35
W	40
X	45

Growth Centre Boundaries

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

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- Cadastrate © 25/08/2017 NSW LPI

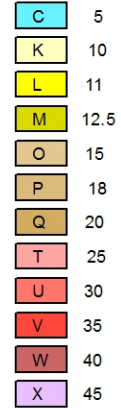


State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre Residential Density Map Sheet RDN_005

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Dwelling Density (per hectare)

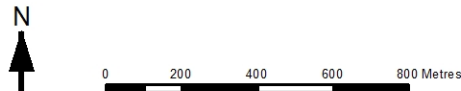
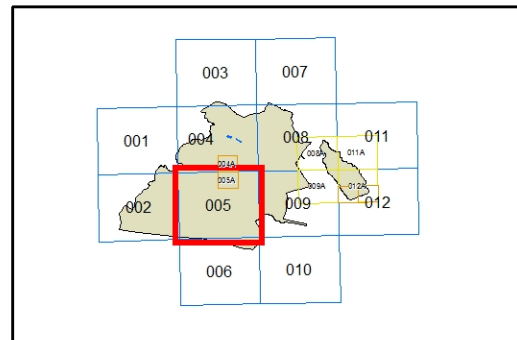
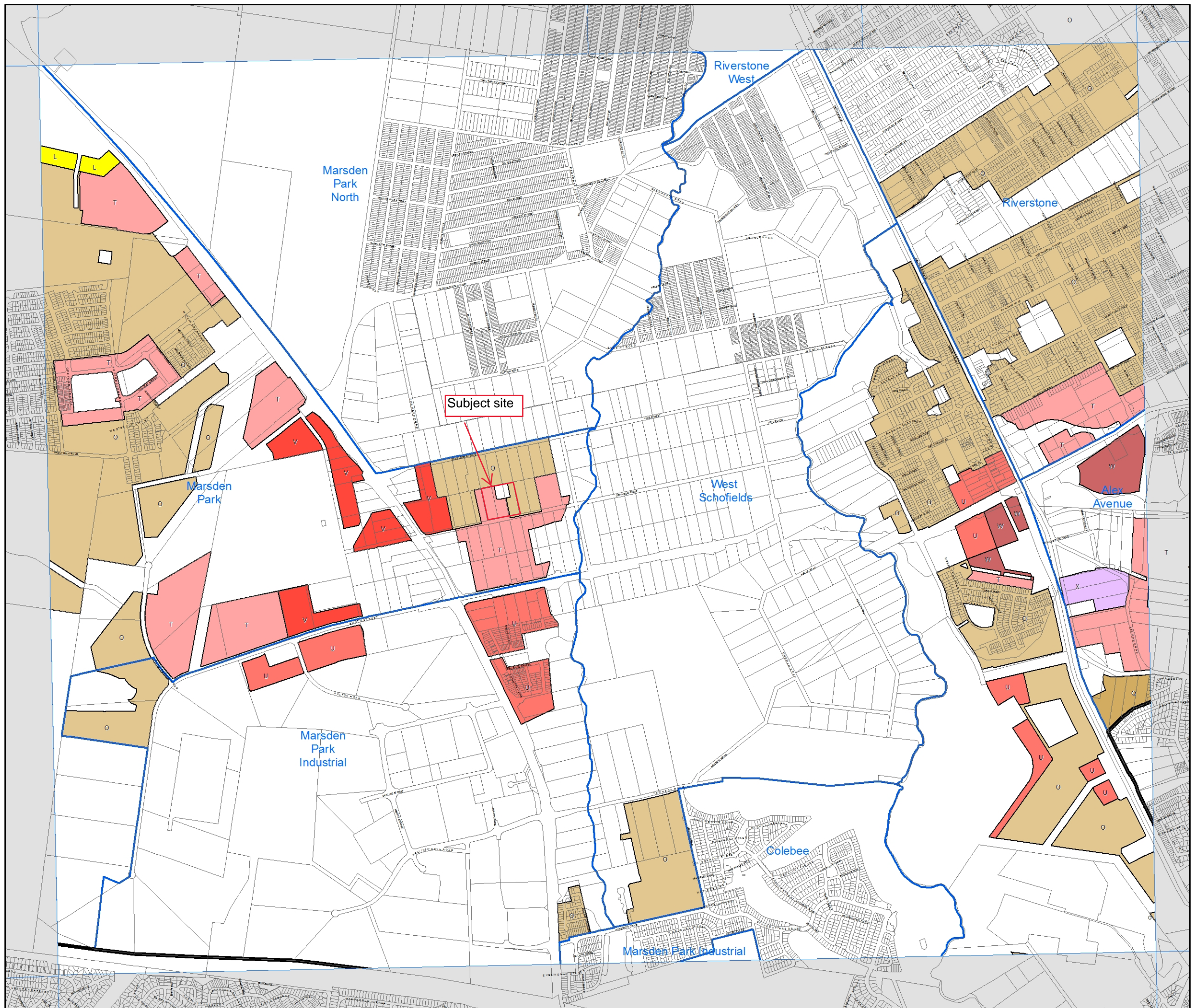


Growth Centre Boundaries



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State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre Land Reservation Acquisition Map Sheet LRA_005

LEGEND

Reservation Acquisition

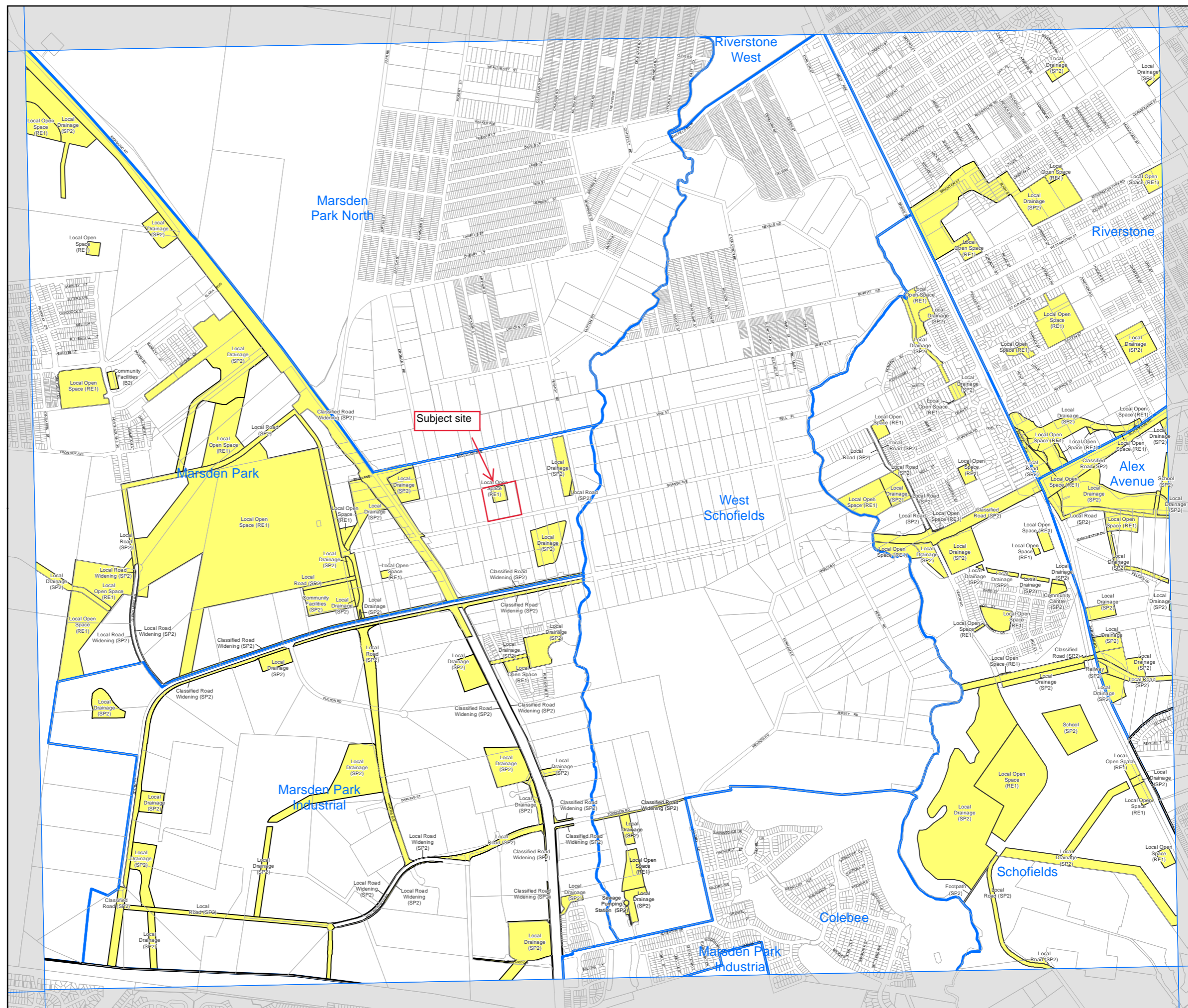
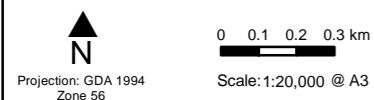
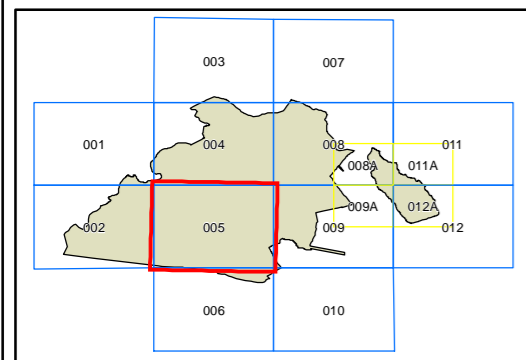
- Classified Road (SP2)
- Classified Road Widening (SP2)
- Community Centre (SP2)
- Community Facilities (B2)
- Community Facilities (SP2)
- Environmental Conservation (E2)
- Footpath (SP2)
- Local Drainage (SP2)
- Local Open Space (B2)
- Local Open Space (B4)
- Local Open Space (RE1)
- Local Road (SP2)
- 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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- Cadastre © 25/08/2017 NSW LPI



State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre Land Reservation Acquisition Map Sheet LRA_005

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LEGEND


Land Reservation Acquisition

-  Classified Road (SP2)
-  Classified Road Widening (SP2)
-  Community Centre (SP2)
-  Environmental Conservation (E2)
-  Footpath (SP2)
-  Local Drainage (SP2)
-  Local Open Space (RE1)
-  Local Road (SP2)
-  Local Road Widening (SP2)
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-  Pumping Station (SP2)
-  Railway (SP2)
-  School (SP2)
-  Trunk Drainage (SP2)

Growth Centre Boundaries

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-  North West Growth Centre Precinct Boundary

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-  Cadastral 05/12/17 © Blacktown City Council

