



State Environmental Planning Policy (Precincts—Western Parkland City) 2021— South West Growth Centre

Land Zoning Map - Sheet LZN_013

Zone

- B1** Neighbourhood Centre
- B2** Local Centre
- B3** Commercial core
- B4** Mixed Use
- B5** Business Development
- B7** Business Park
- C2** Environmental Conservation
- C3** Environmental Management
- C4** Environmental Living
- IN1** General Industrial
- IN2** Light Industrial
- R1** General Residential
- R2** Low Density Residential
- R3** Medium Density Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU6** Transition
- SP2** Infrastructure
- TIN** SEPP (Transport and Infrastructure) 2021

Original SEPP Zones

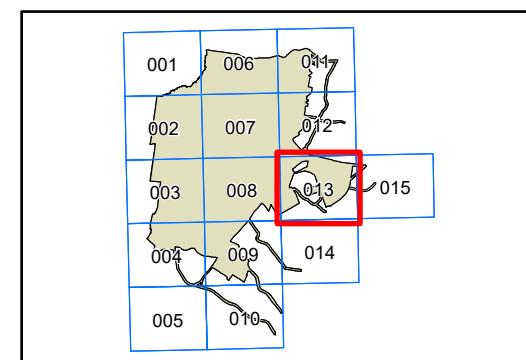
- Public Recreation - Regional**

Growth Centre Boundaries

- South West Growth Centre Boundary**
- South West Growth Centre Precinct Boundary**

Cadastre

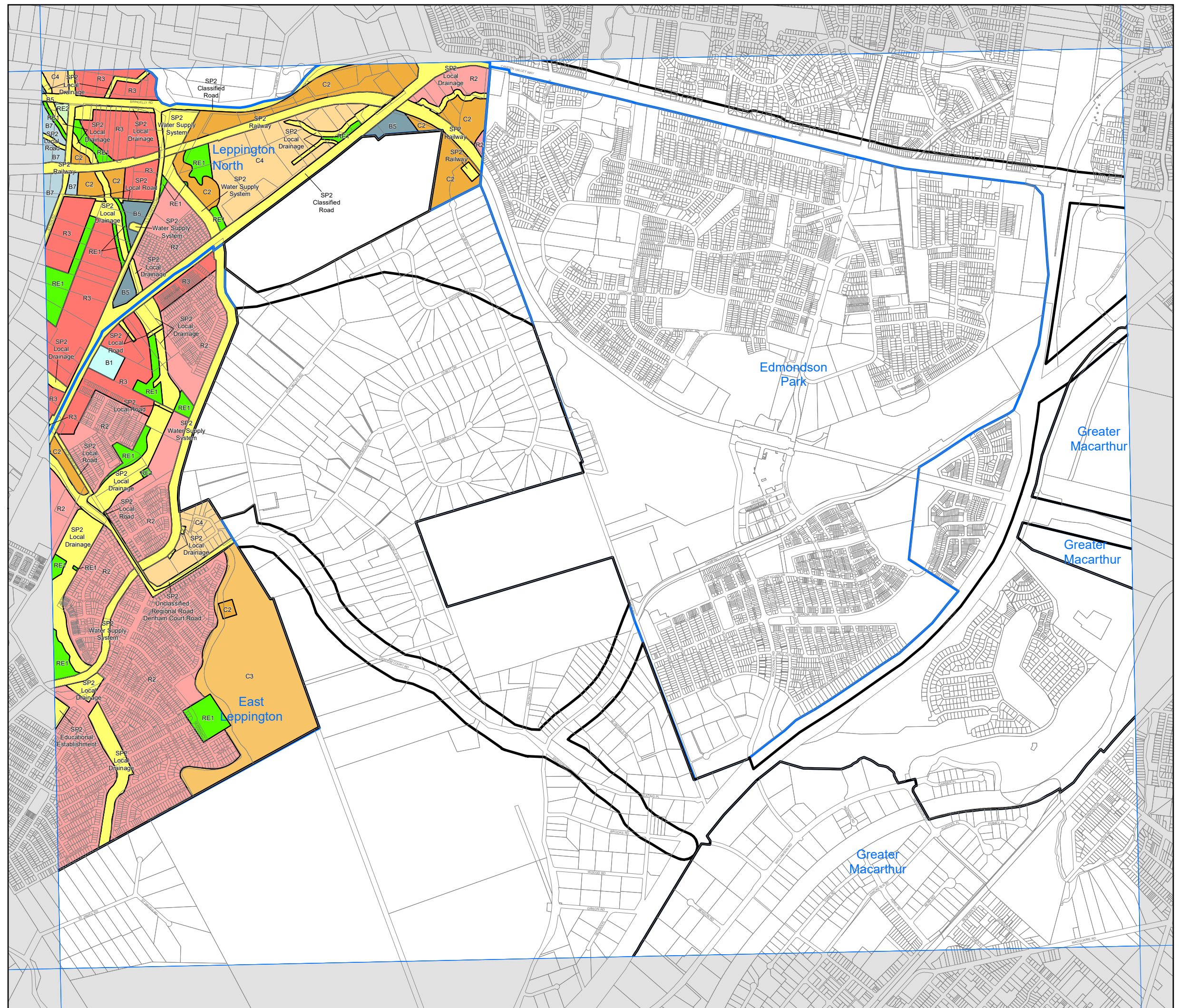
- Cadastre 24/03/2022 © Spatial Services**



Projection: GDA 1994
MGA Zone 56

0 200 400 600
Metres

Scale: 1:20,000 @ A3





State Environmental Planning
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Height of Buildings Map -
Sheet HOB_013

Maximum Building Height (m)

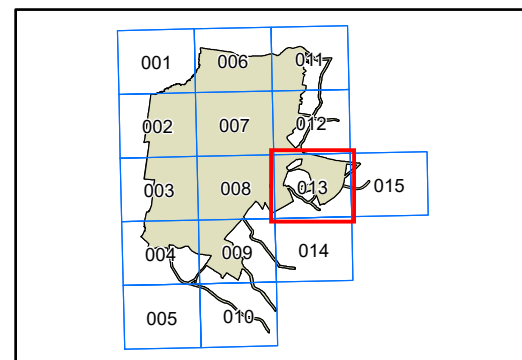
C	5
E	6
J	9.5
J1	9
M	12
N	13
O	16 Residential Flat Buildings 9.5 All other developments
O1	16
O2	15
P	18
P1	17
R	21
S	24
U	30
X	47

Growth Centre Boundaries

- South West Growth Centre Boundary
- South West Growth Centre Precinct Boundary

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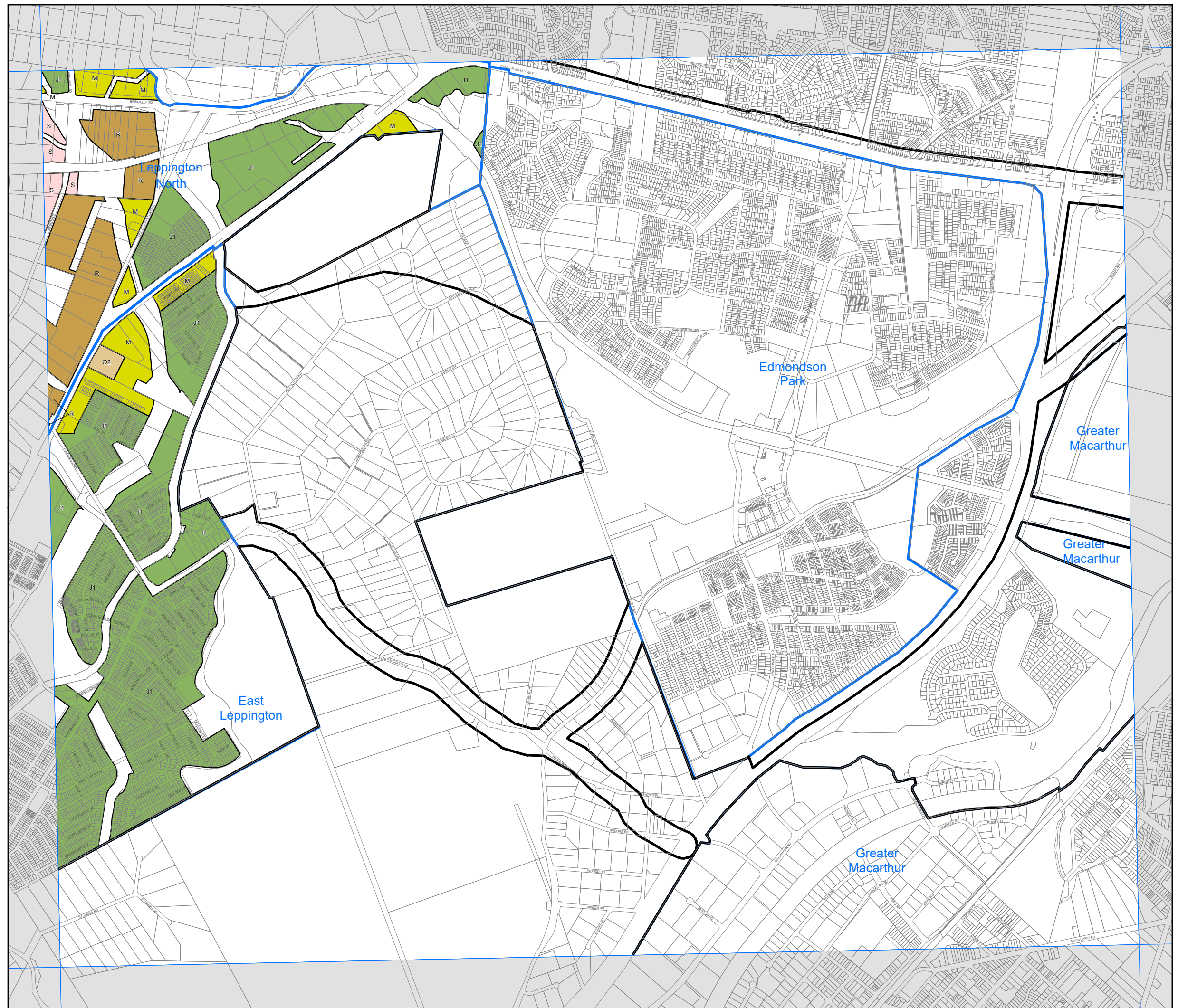
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Projection: GDA 1994
MGA Zone 56

0 200 400 600
Metres

Scale: 1:20,000 @ A3





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Land Reservation Acquisition Map - Sheet LRA_013

Land Reservation Acquisition

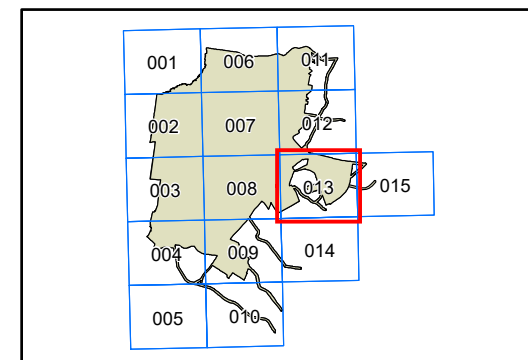
- Classified Road (SP2)
- Community Facility (B1)
- Community Facility (B2)
- Community Facility (B4)
- Community Facility (RE1)
- Community Facility (SP2)
- Educational Establishment (B4)
- Educational Establishment (SP2)
- Health Services Facility (B4)
- Local Drainage (SP2)
- Local Open Space (RE1)
- Local Road (SP2)
- Railway (SP2)
- Unclassified Regional Road
- Denham Court Road (SP2)

Growth Centre Boundaries

- South West Growth Centre Boundary
- South West Growth Centre Precinct Boundary

Cadastre

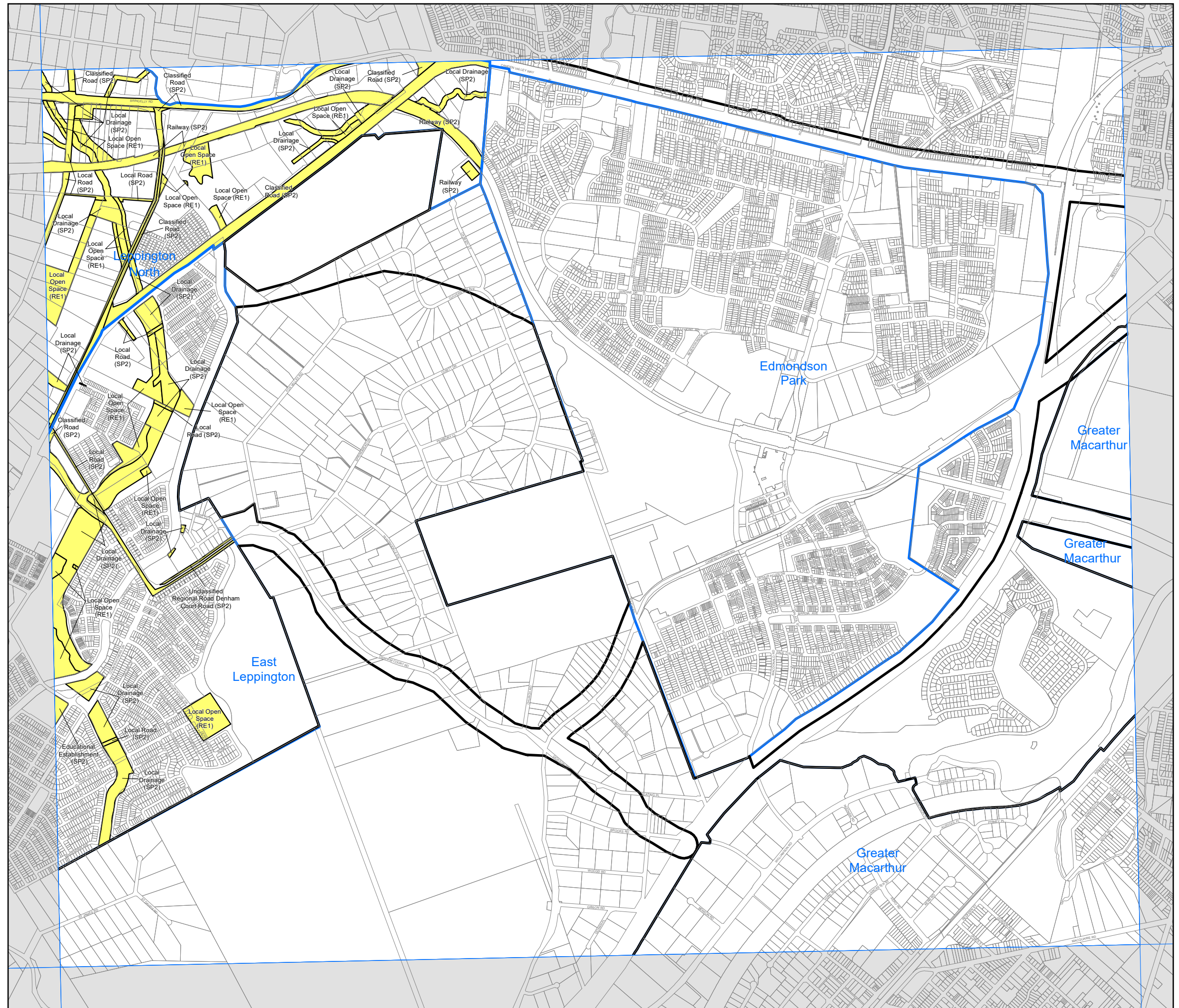
- Cadastre 24/03/2022 © Spatial Services



Projection: GDA 1994
MGA Zone 56

0 200 400 600
Metres

Scale: 1:20,000 @ A3





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Lot Size Map -
Sheet LSZ_013

Minimum Lot Size (sq m)

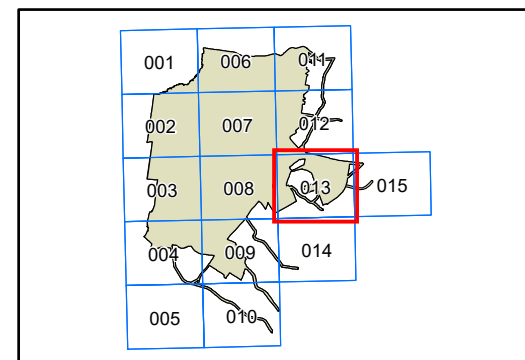
A	125
I	500
Q	700
S	800
U	1,000
U1	1,500
U2	1,200
V	2,000
V1	2,500
Y	10,000 (1 ha)
Z	20,000 (2 ha)
Z1	45,000 (4.5 ha)
AB	300,000 (30 ha)
AD	1,000,000 (100 ha)

Growth Centre Boundaries

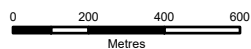
- South West Growth Centre Boundary
- South West Growth Centre Precinct Boundary

Cadastre

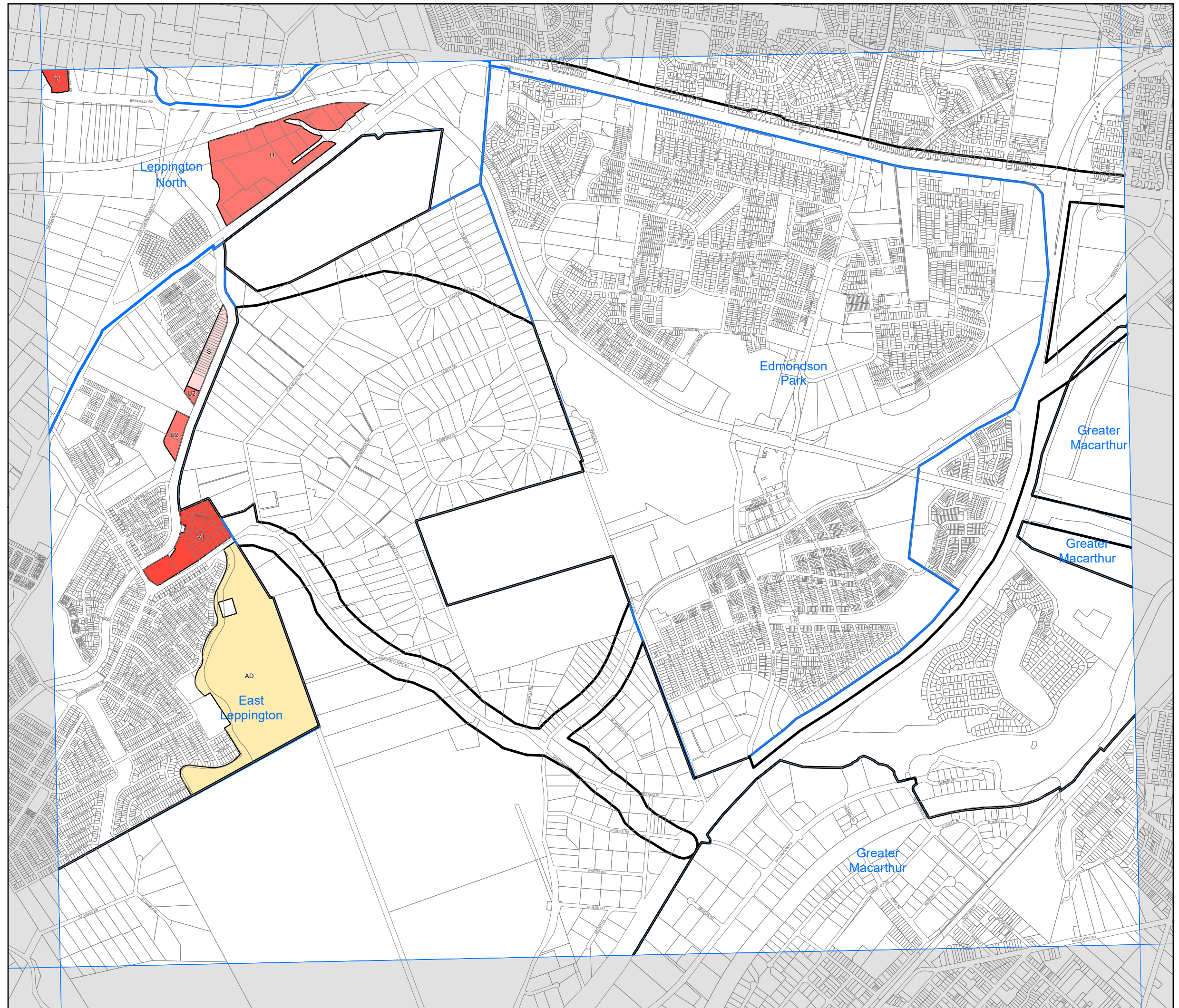
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Projection: GDA 1994
MGA Zone 56



Scale: 1:20,000 @ A3





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Residential Density Map -
Sheet RDN_013

Dwelling Density (per hectare)

K1	10
O1	15
Q1	20
T1	25

Dwelling Density Range (per hectare)

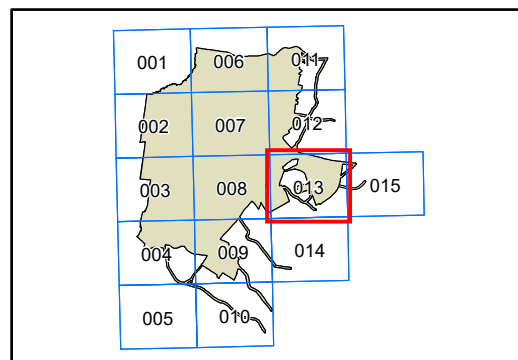
K2	10 (Minimum) - 20 (Maximum)
O2	12.5 (Minimum) - 16.5 (Maximum)
Q2	20 (Minimum) - 25 (Maximum)
T2	25 (Minimum) - 35 (Maximum)
V	35 (Minimum) - 60 (Maximum)

Growth Centre Boundaries

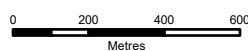
	South West Growth Centre Boundary
	South West Growth Centre Precinct Boundary

Cadastre

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Projection: GDA 1994
MGA Zone 56



Scale: 1:20,000 @ A3

