

Birlinging Existing SEPP Mapping

Land zoning

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

Land Zoning Map - Sheet LZN_003

Zone

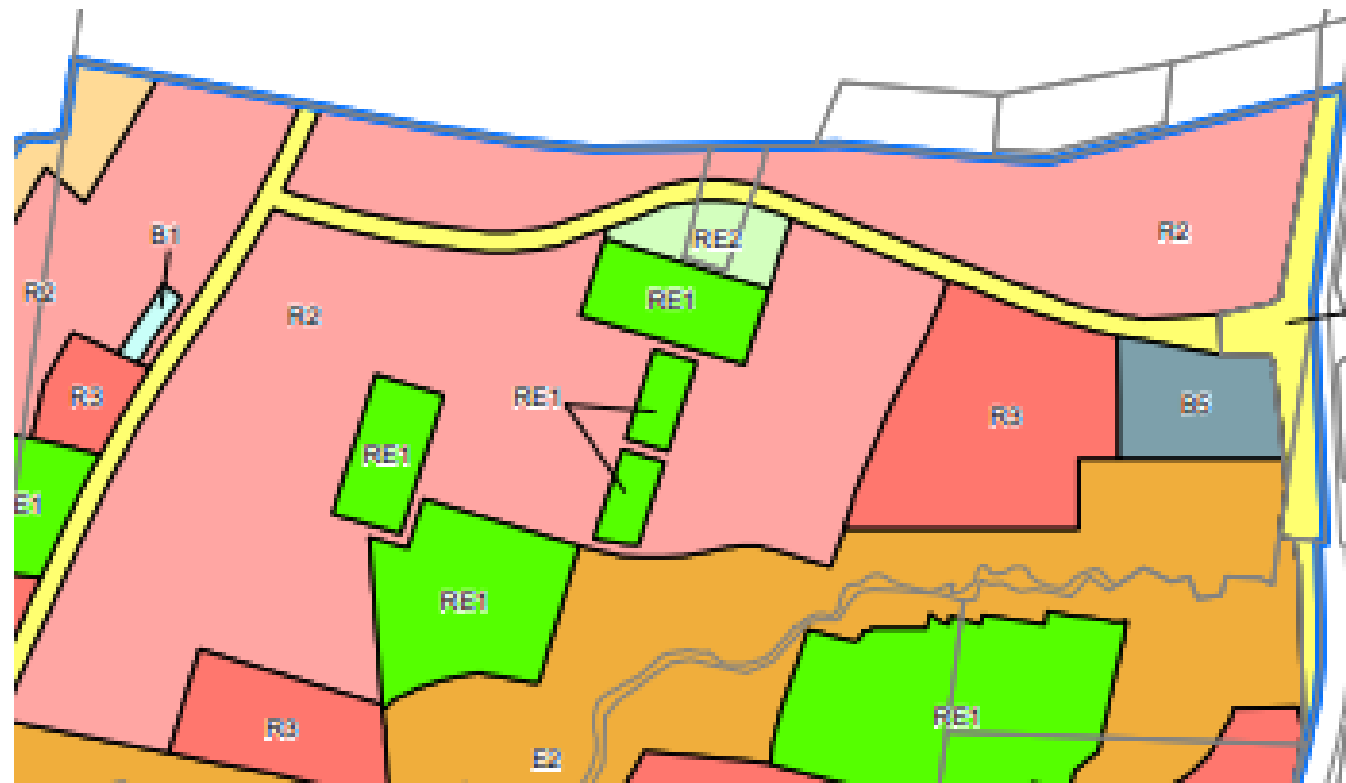
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial core
B4	Mixed Use
B5	Business Development
B7	Business Park
C2	Environmental Conservation
C3	Environmental Management
C4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density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

Original SEPP Zones

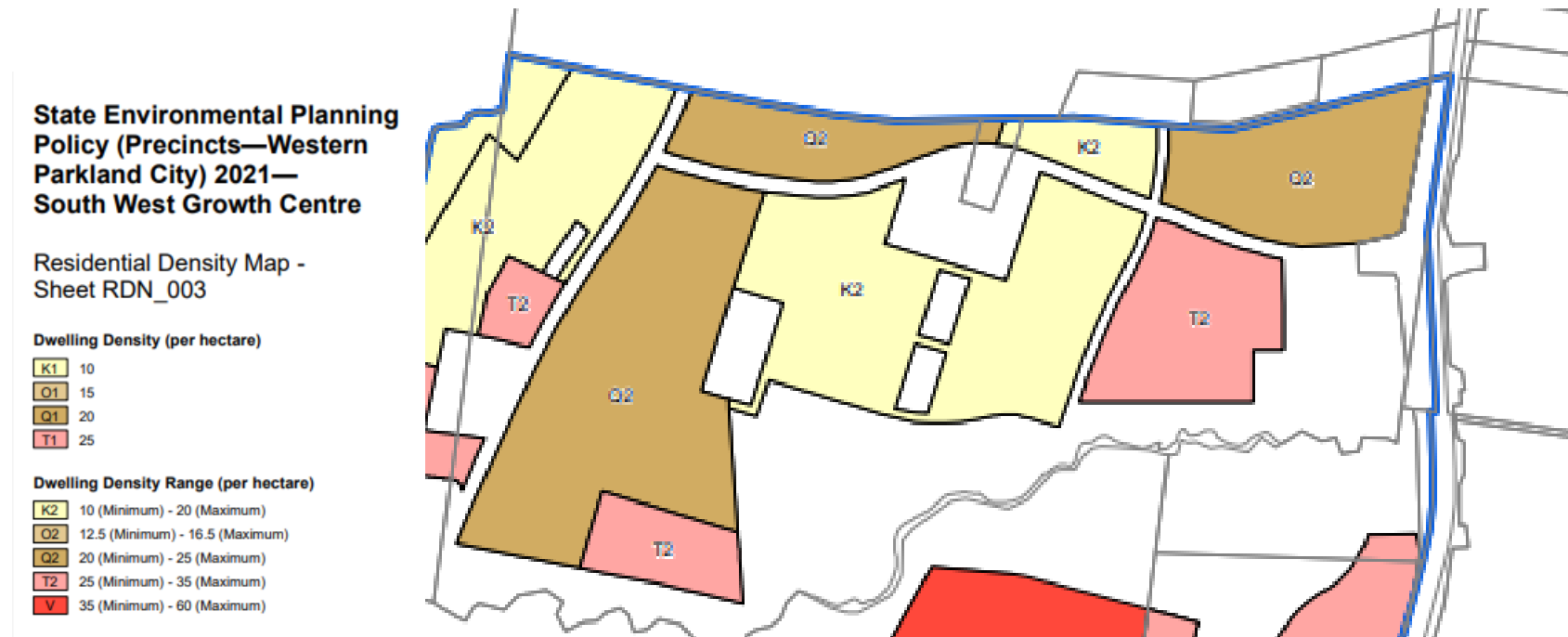
	Public Recreation - Regional
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Growth Centre Boundaries

	South West Growth Centre Boundary
	South West Growth Centre Precinct Boundary



Residential Density Mapping



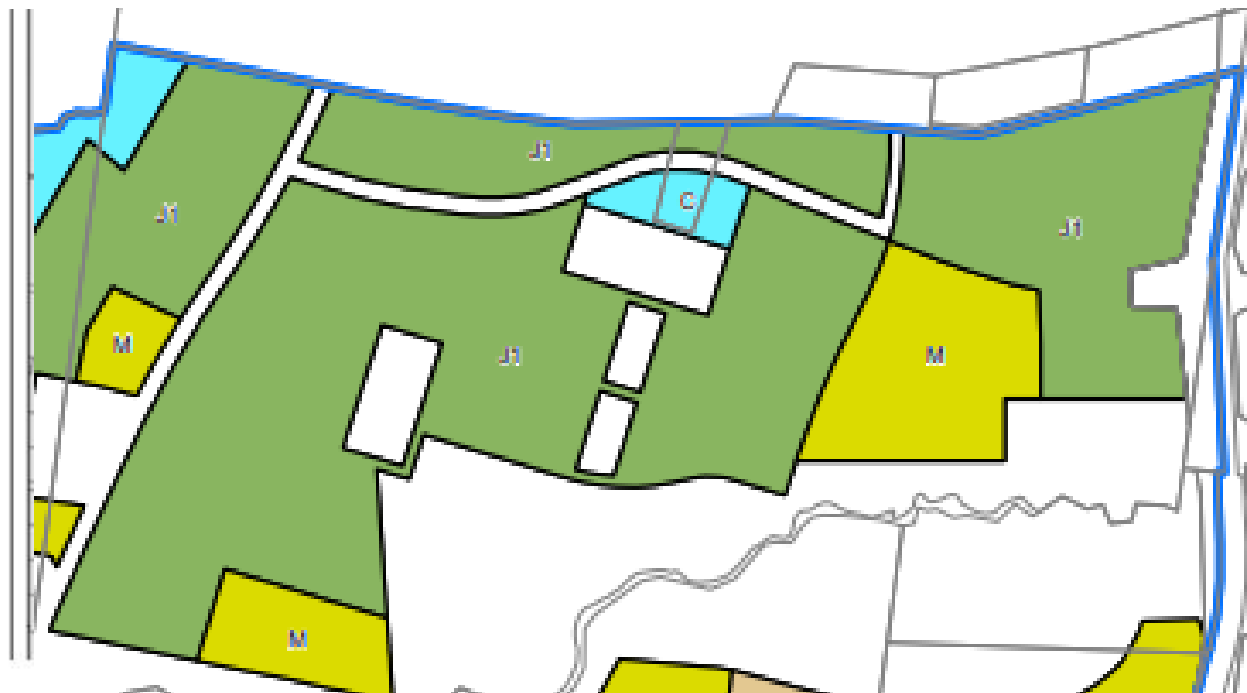
Height of Buildings Mapping

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

Height of Buildings Map - Sheet HOB_003

Maximum Building Height (m)

C	5
E	6
E1	9.5
E2	9
M	12
N	13
O	15 Residential Flat Buildings 9.5 All other developments
O1	16
O2	15
P	18
P1	17
R	21
S	24
U	30
X	47



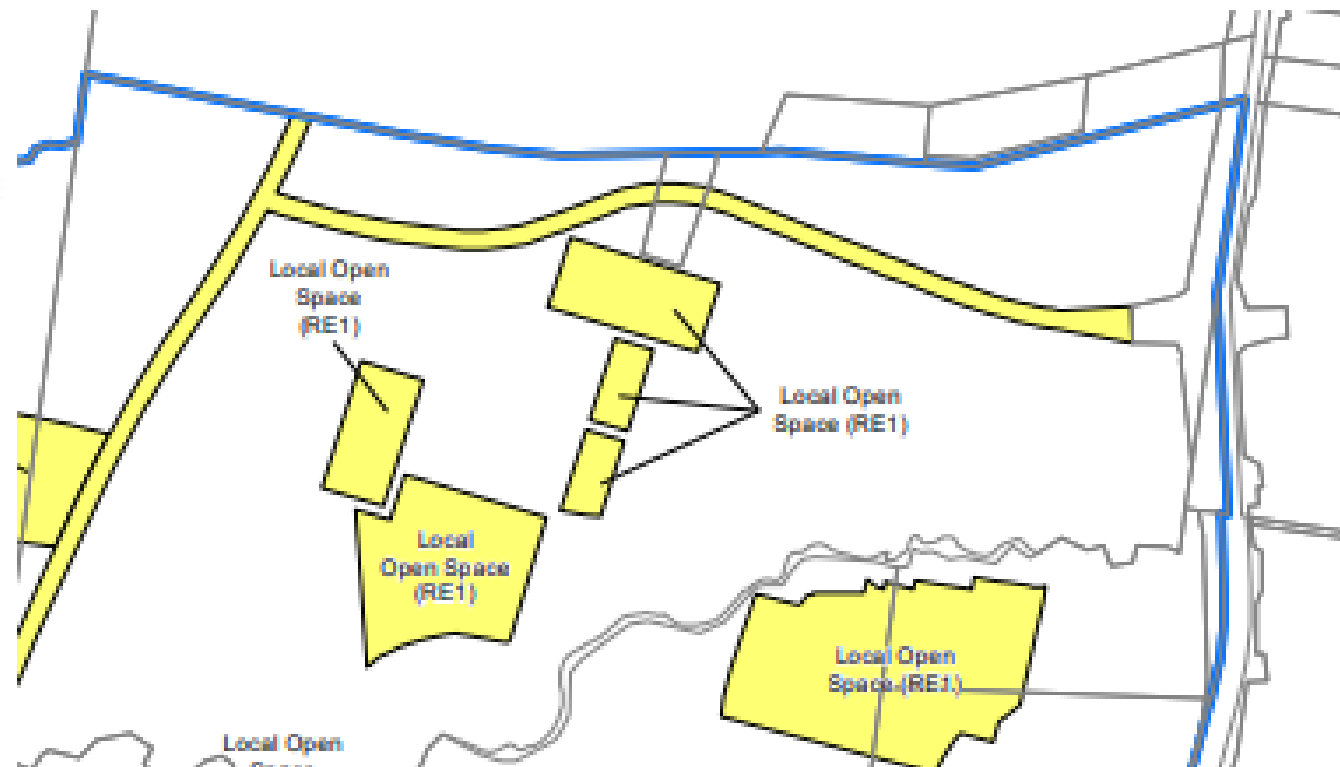
Land Reservation Acquisition Mapping

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

Land Reservation Acquisition Map -
Sheet LRA_003

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)



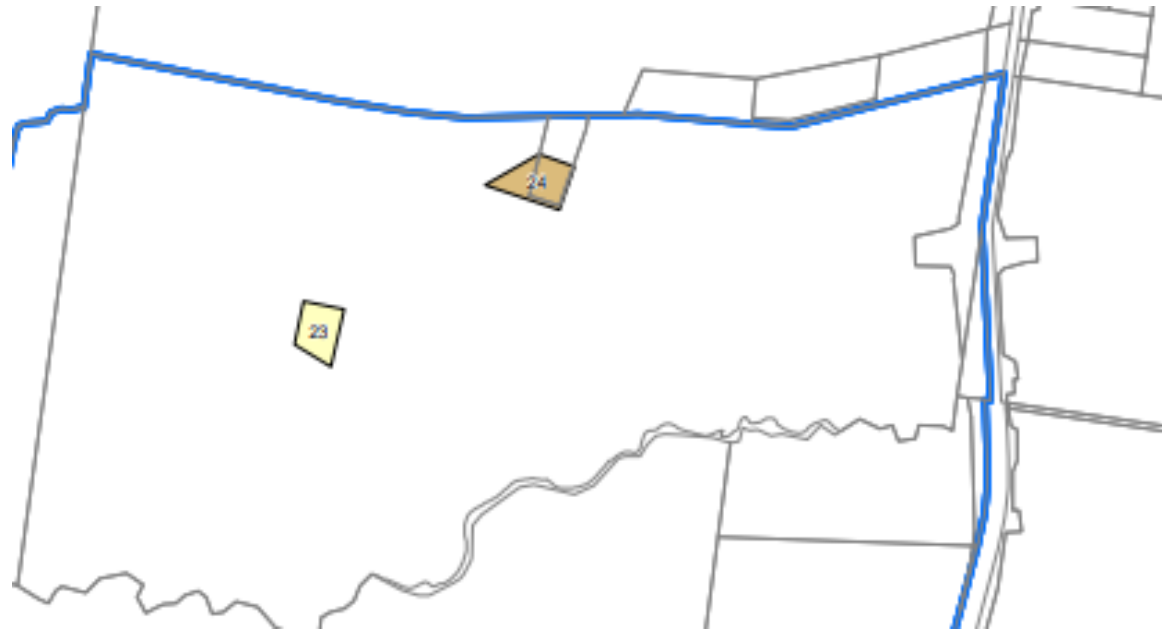
Heritage Mapping

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

Heritage Map -
Sheet HER_003

Heritage

-  Item - General
-  Item - Archaeological
-  Heritage Conservation Area



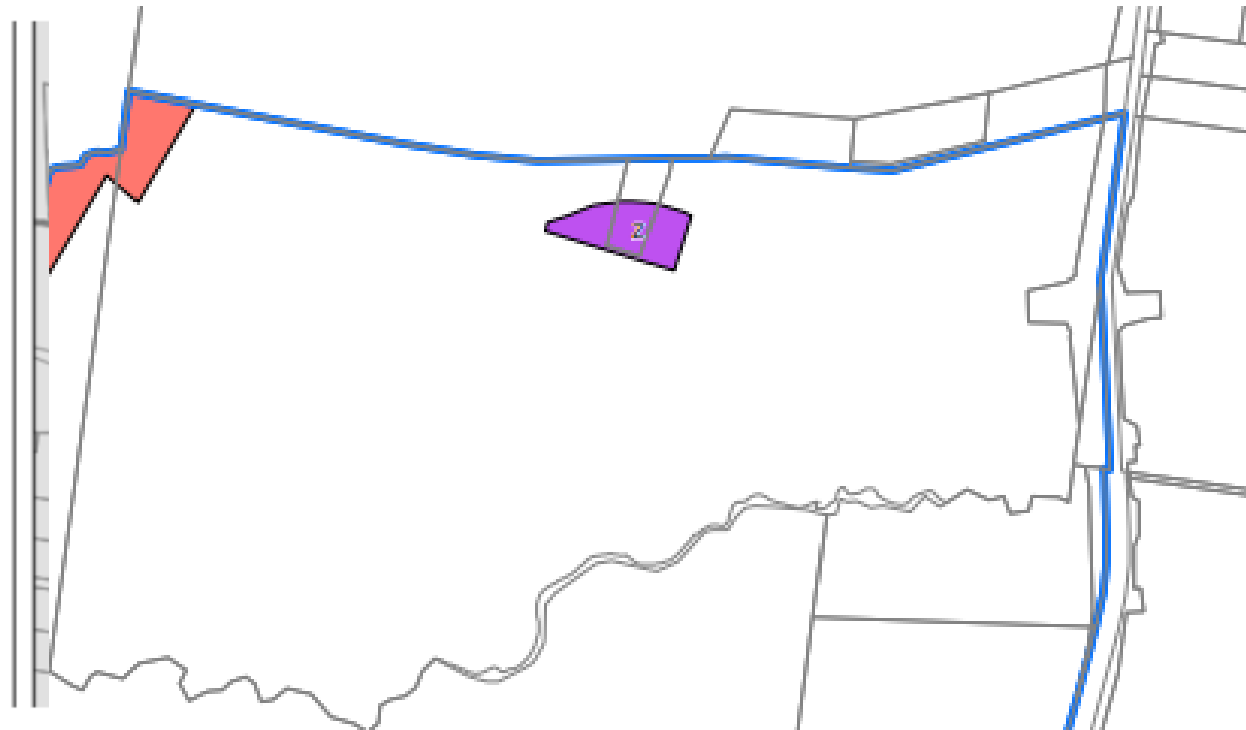
Minimum Lot Size Mapping

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

South West Growth Centre
Lot Size Map -
Sheet LSZ_003

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)



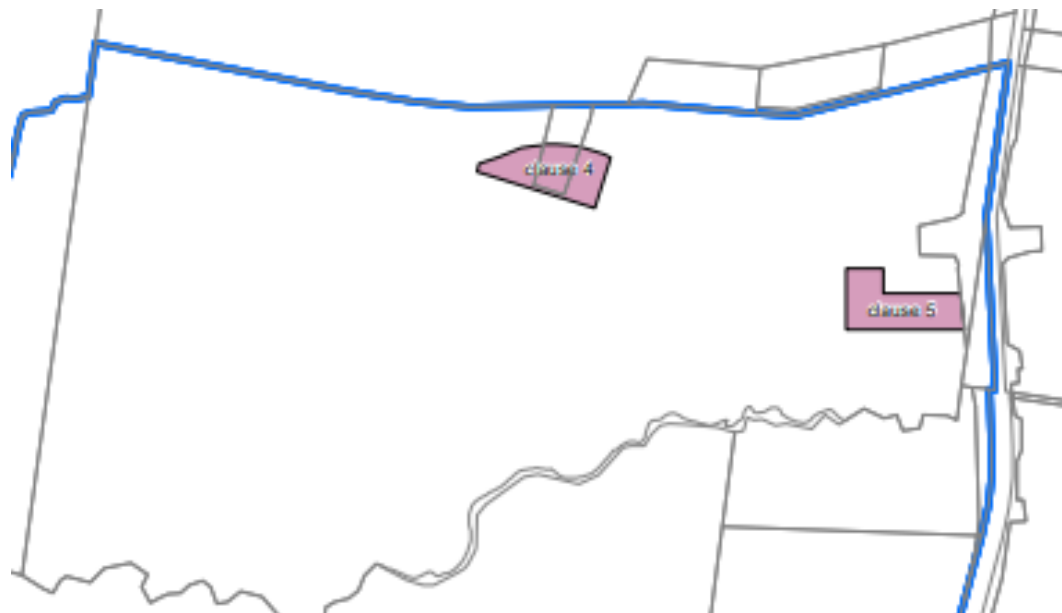
Additional Permitted Uses Mapping

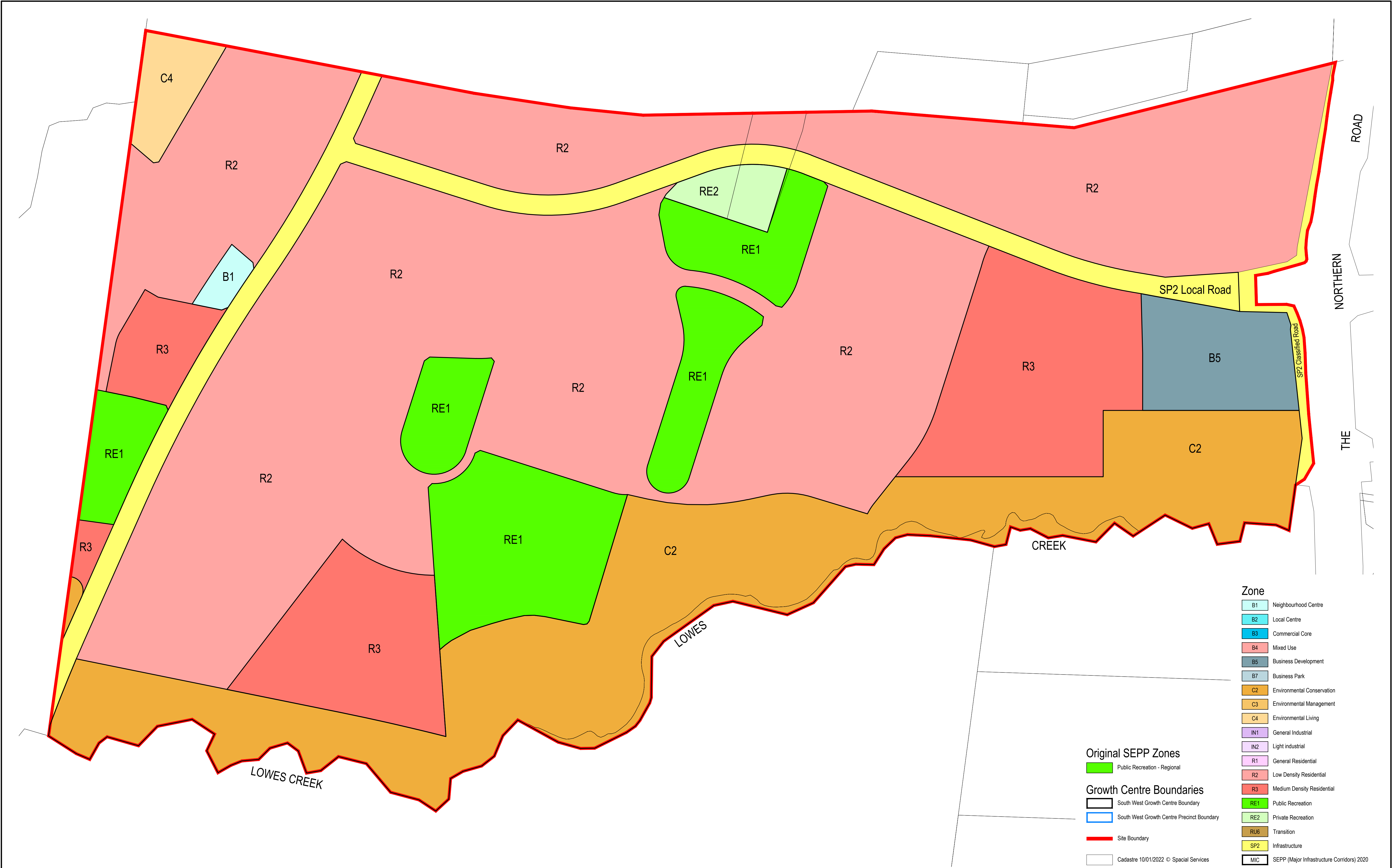
State Environmental Planning Policy (Precincts—Western Parkland City) 2021— South West Growth Centre

Additional Permitted Uses Map - Sheet APU_003

Additional Permitted Use

-  Refer to Schedule 1 of Appendix 2 Oran Park and Turner Road Precinct Plan
-  Refer to Schedule 1 of Appendix 5 Camden Growth Centres Precinct Plan





9	22/11/2023	ISSUED FOR INFORMATION	MDH	SHH					
8	14/11/2023	ISSUED FOR INFORMATION	MDH	SHH					
7	15/09/2023	ISSUED FOR INFORMATION	SHH	SHH					
6	14/09/2023	ISSUED FOR INFORMATION	SHH	SHH					
5	14/03/2023	ISSUED FOR INFORMATION	CWH	SHH					
4	28/02/2023	ISSUED FOR INFORMATION	CWH	SHH					
3	15/02/2023	ISSUED FOR INFORMATION	CWH	SHH					
2	13/02/2023	ISSUED FOR INFORMATION	CWH	SHH					
REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPD.			

Client

Scale

SCALE 1:2500 @A1

North

Enspire Solutions Pty Ltd
Level 4, 153 Walker Street, North Sydney NSW 2060
ABN: 71 624 801 690
Phone: 02 9922 6135

Project
BIRLING
LOWES CREEK
MASTERPLANNING

Title
PLANNING PROPOSAL
ZONING MAP

Scale
1:2500

Date
10/02/2023

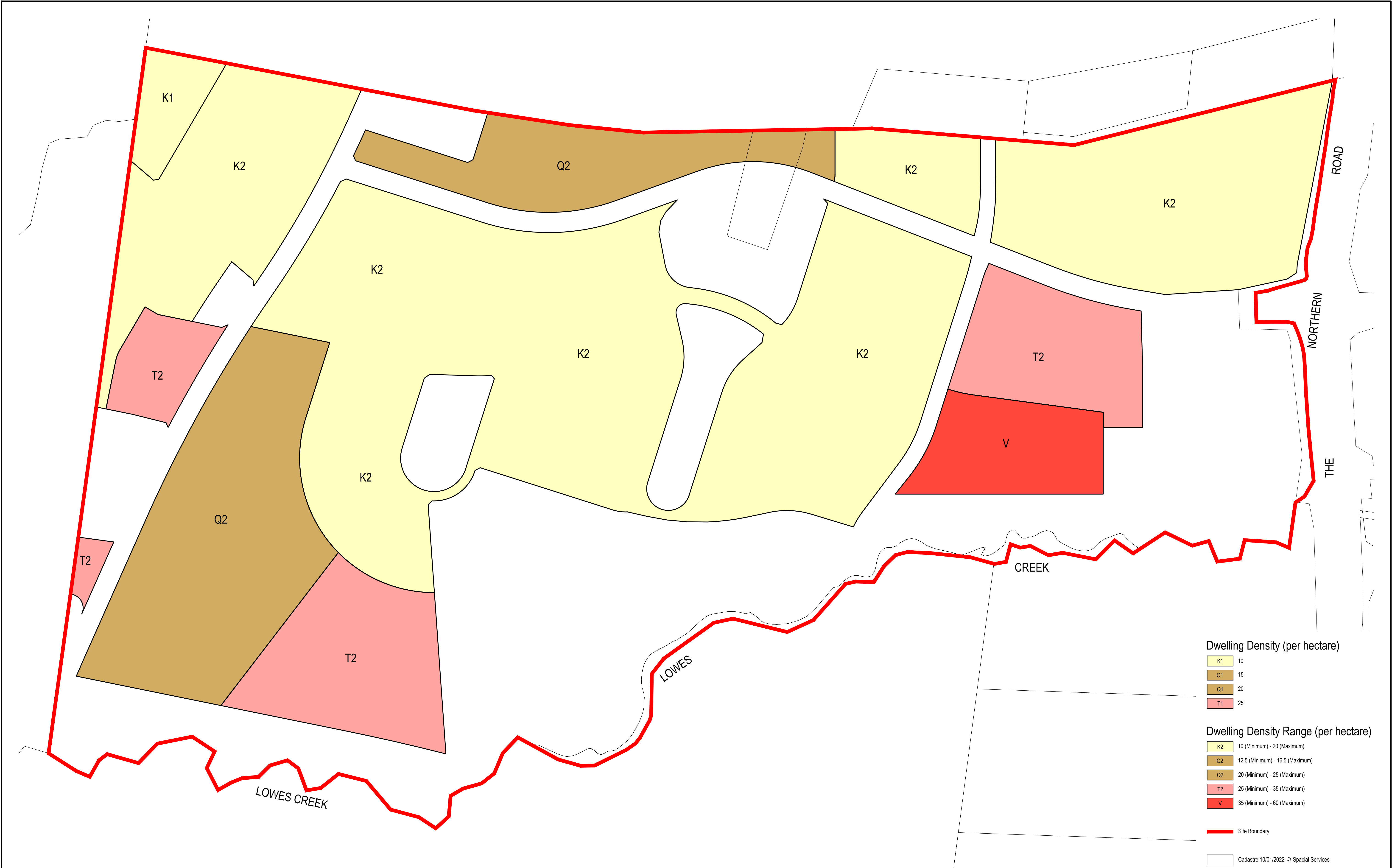
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Datum
MGA2020

Status
FOR INFORMATION ONLY
NOT TO BE USED FOR CONSTRUCTION

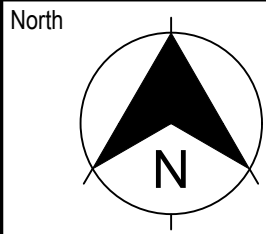
Project Number/Drawing Number
SK0039-210082-00

Revision
9



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4	28/02/2023	ISSUED FOR INFORMATION	CWH	SHH		
3	15/02/2023	ISSUED FOR INFORMATION	CWH	SHH		
REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPD.

Client



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Phone: 02 9922 6135

Project
BIRLING
LOWES CREEK
MASTERPLANNING

Title
PLANNING PROPOSAL
DWELLING DENSITY MAP

Scale
1:2500

Date
10/02/2023

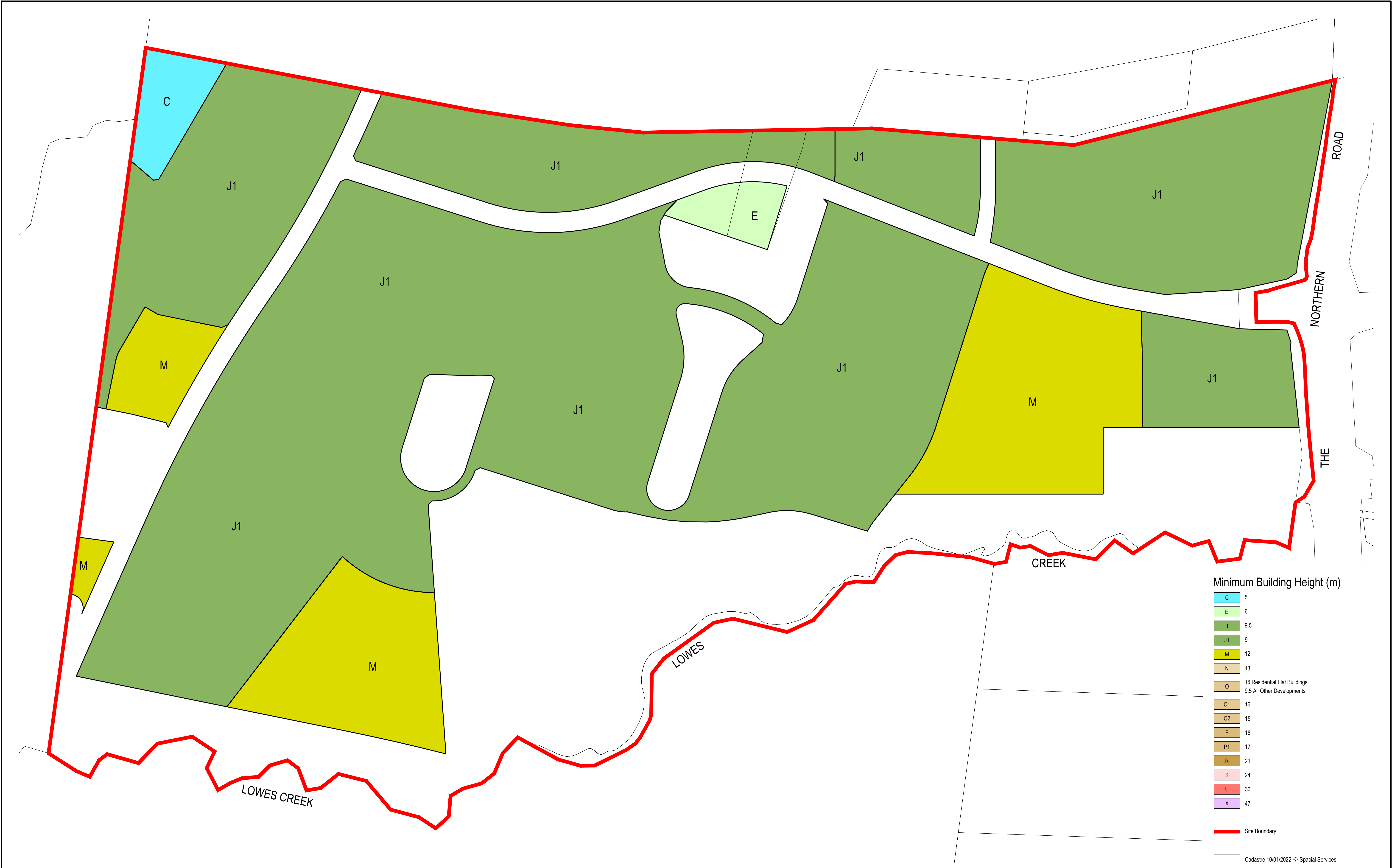
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Datum
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FOR INFORMATION ONLY
NOT TO BE USED FOR CONSTRUCTION

Project Number/Drawing Number
SK0040-210082-00

Revision
10



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2	13/02/2023	ISSUED FOR INFORMATION	CWH	SHH					
REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPD.			

Client

Scale

SCALE 1:2500 @A1

North

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Level 4, 153 Walker Street, North Sydney NSW 2060
ABN: 71 624 801 690
Phone: 02 9922 6135

Project
BIRLING
LOWES CREEK
MASTERPLANNING

Title
PLANNING PROPOSAL
HEIGHT OF BUILDINGS MAP

Scale
1:2500

Date
10/02/2023

Size
A1

Datum
MGA2020

Status
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NOT TO BE USED FOR CONSTRUCTION

Project Number/Drawing Number
SK0041-210082-00

Revision
9



7	14/11/2023	ISSUED FOR INFORMATION	SHH	SHH		
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2	13/02/2023	ISSUED FOR INFORMATION	CWH	SHH		
1	10/02/2023	ISSUED FOR INFORMATION	CWH	SHH		
REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPD.

Client

Scale

North

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Project
BIRLING
LOWES CREEK
MASTERPLANNING

Title
PLANNING PROPOSAL
LAND RESERVATION ACQUISITION MAP

Scale
1:2500

Date
10/02/2023

Size
A1

Datum
MGA2020

Status
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Project Number/Drawing Number
SK0042-210082-00

Revision
7

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4	14/09/2023	ISSUED FOR INFORMATION	SHH	SHH			
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2	13/02/2023	ISSUED FOR INFORMATION	CWH	SHH			
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REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPO.	



Cameron Brae
GROUP

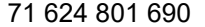
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0 50 100 150 200 250m

SCALE 1:2500 @A1

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A compass rose with a circle and four cardinal directions. The top is labeled 'North'. The bottom is labeled 'N'. A shaded triangular area is located in the upper-left quadrant, representing the North-Northwest (NNW) direction.



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Project	BIRLING LOWES CREEK MASTERPLANNING
Title	PLANNING PROPOS HERITAGE MAP

Scale	1:2500
Date	10/02/2023
Size	A1
Datum	MGA2020

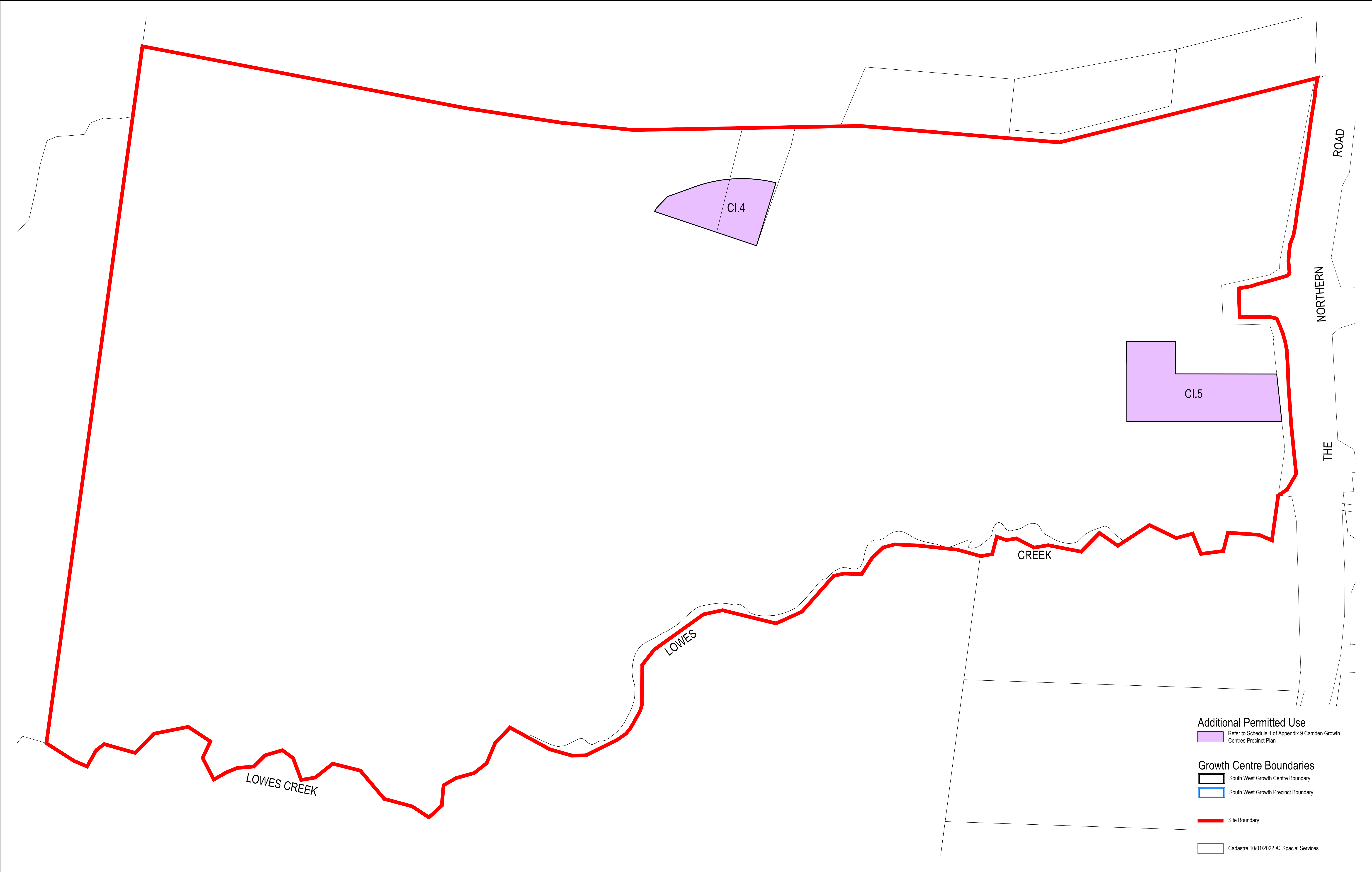
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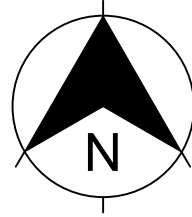
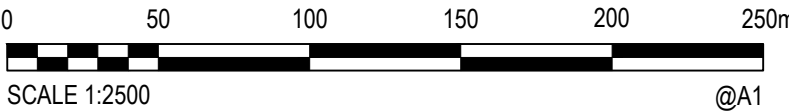
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SK0043-210082-00

Revision
6

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Project		Scale	Status FOR INFORMATION ONLY NOT TO BE USED FOR CONSTRUCTION	
BIRLING		1:2500		
LOWES CREEK		Date		
MASTERPLANNING		10/02/2023		
Title		Size	Project Number/Drawing Number	Revision
PLANNING PROPOSAL		A1	SK0045-210082-00	6
ADDITIONAL PERMITTED USES MAP		Datum MGA2020		