

ARTERRA DESIGN PTY LTD ABN 40 069 552 610
SUITE 602 / 51 RAWSON STREET, EPPING, NSW 2121
P 02 9957 2466 **W** ARTERRA.COM.AU

A	Draft	DSO	22.02.2024
REVISION	DESCRIPTION	CHKD	DATE

PROJECT & CLIENT

Redbank Masterplan

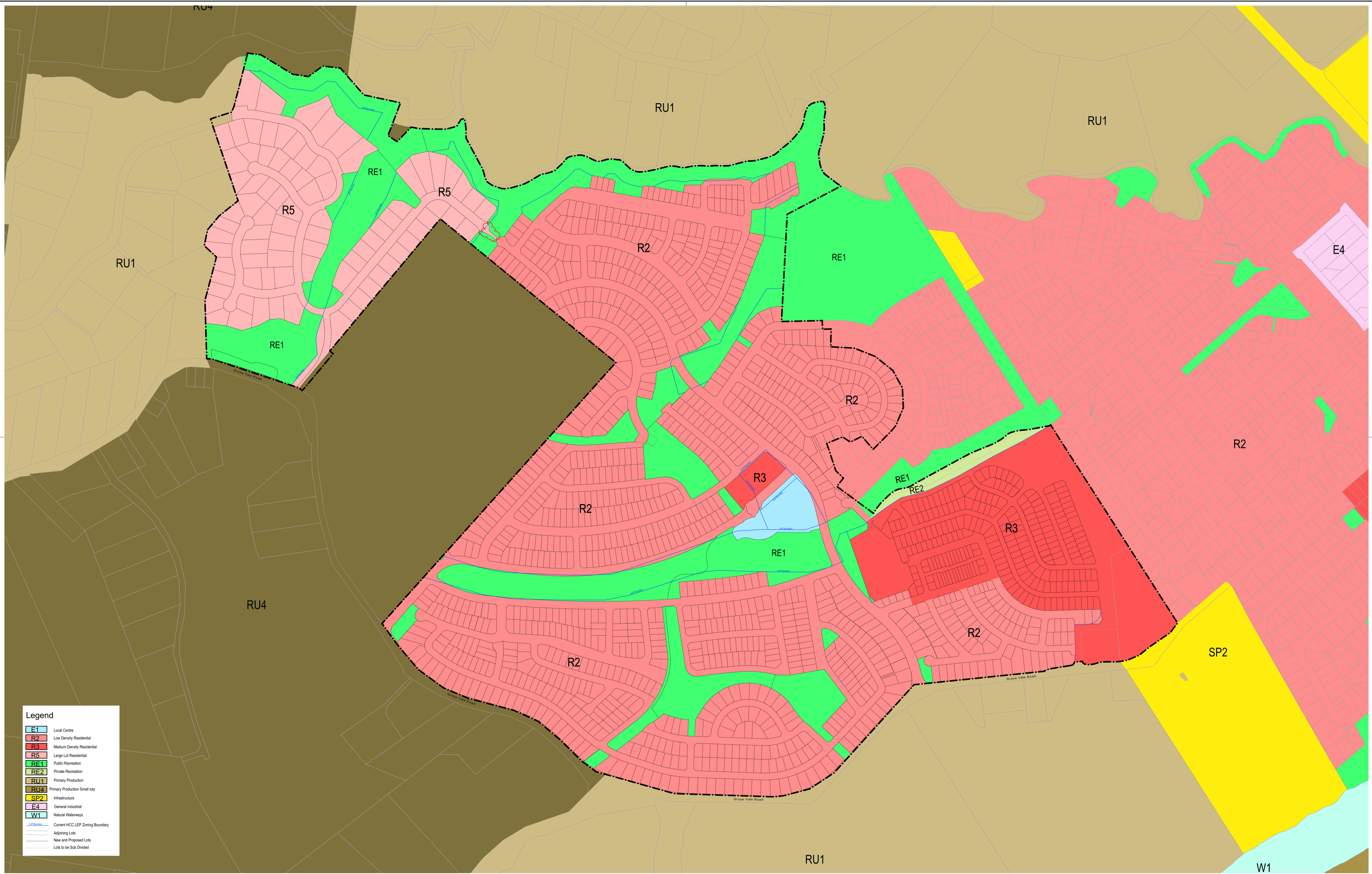
Redbank Communities

Existing Zoning Whole Estate


 Project No : 13.10
 Designed : Arterra
 Drawn : Arterra
 North Scale : 1:4000 @ A1, 1:8000 @ A3

DRAWING NUMBER	REVISION
LEP-001	A

Plotted at : 11:22 AM 10/4/2024



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C	Amendment Clouded - correction to zoning extent to match sheet 102	DSO	22.02.2024
B	R3 changed to RE2 in RSL site	DSO	06.02.2024
A	Draft	DSO	13.11.2023
REVISION DESCRIPTION		CHKD	DATE

PROJECT & CLIENT
Redbank Masterplan

Redbank Communities

DRAWING TITLE
Proposed Zoning Whole Estate

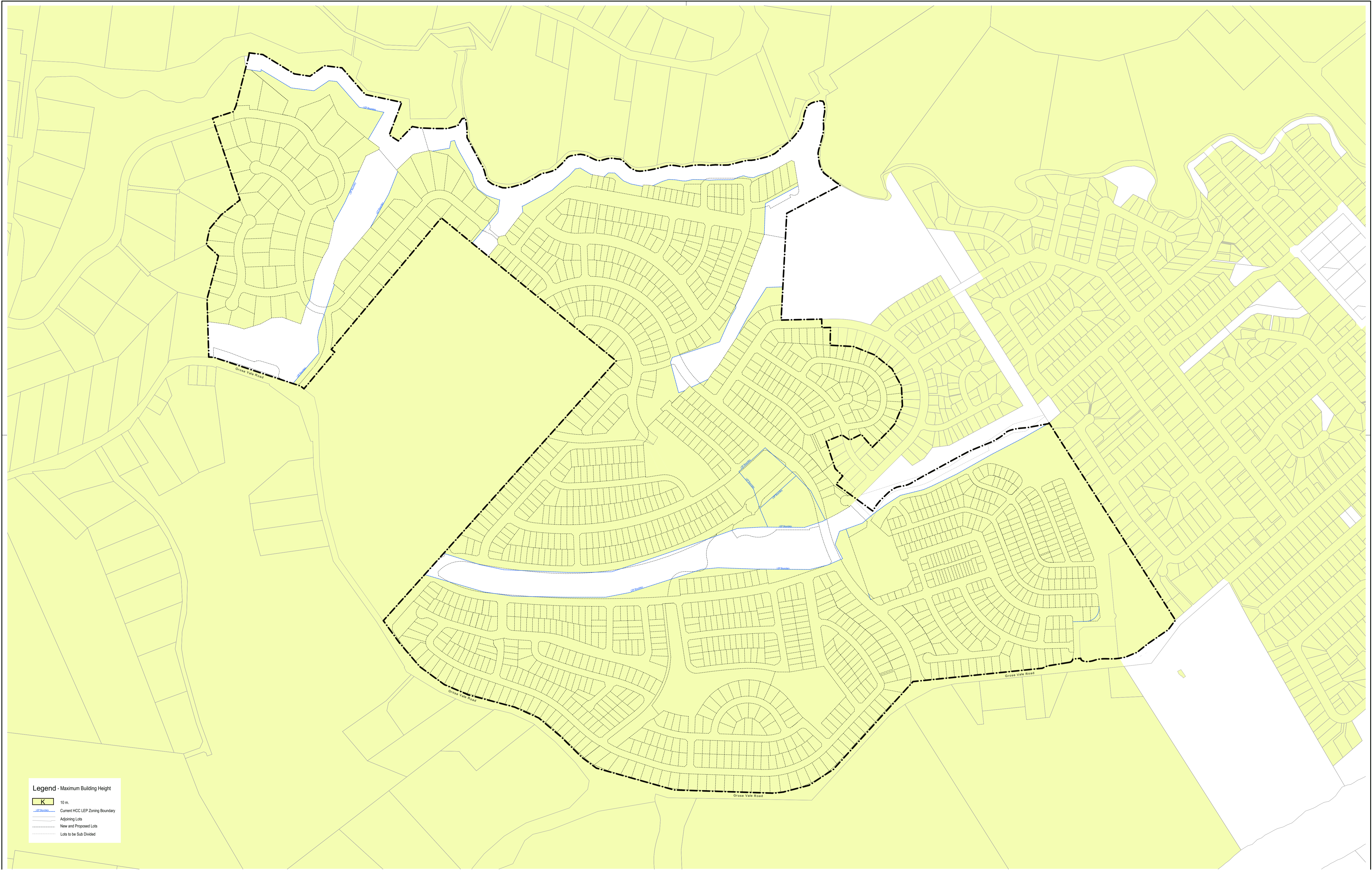
North

Project No : 13.10
Designed : Arterra
Drawn : Arterra
Scale : 1:4000 @ A1, 1:8000 @ A3

DRAWING NUMBER
LEP-002

REVISION
C

Plotted at : 11:22 AM 10/4/2024



Legend - Maximum Building Height

- K** 10 m
- Current MOC LEP Zoning Boundary
- Adjoining Lots
- New and Proposed Lots
- Lots to be Sub Divided

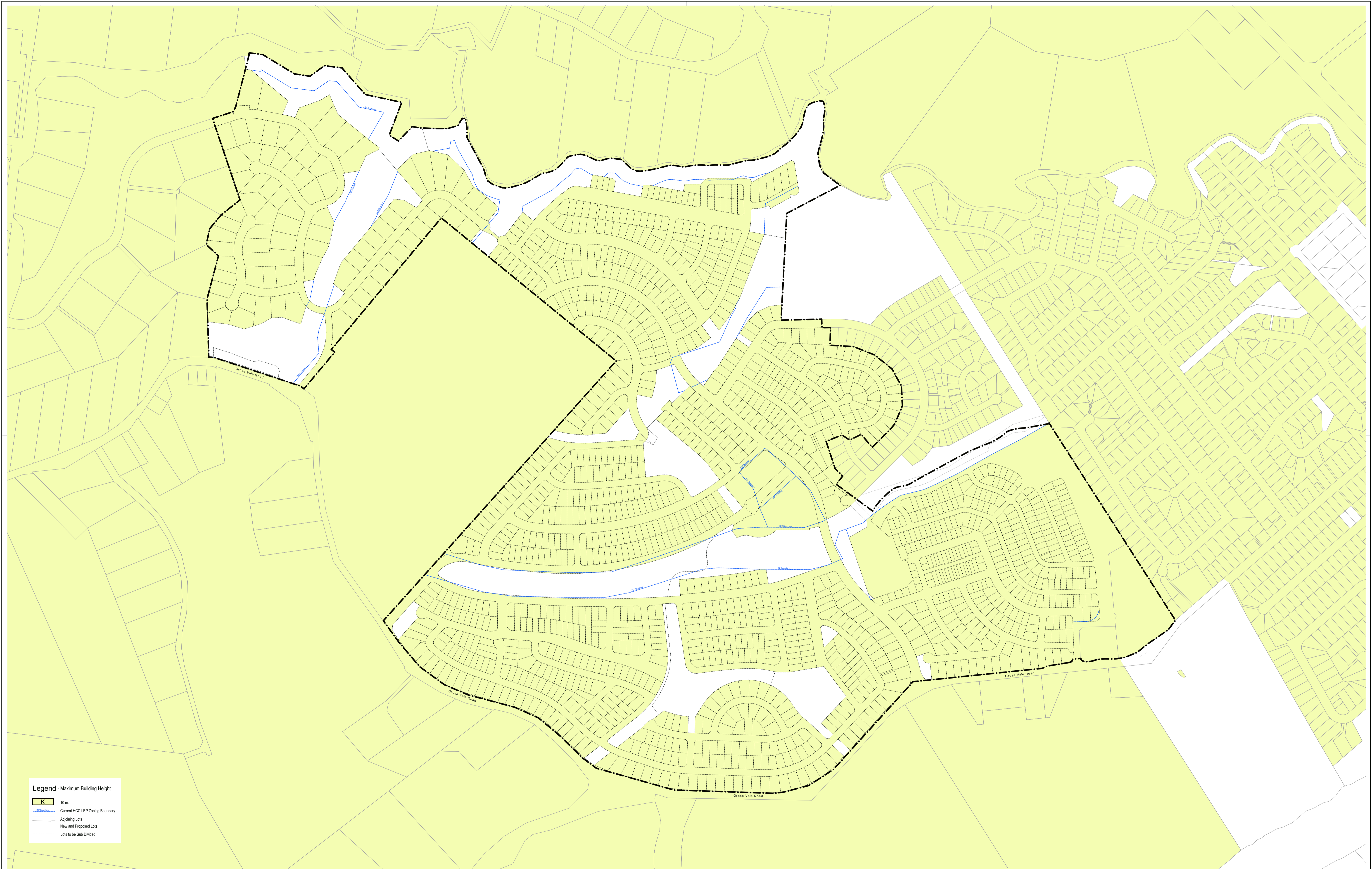


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SUITE 602 / 51 RAWSON STREET, EPPING, NSW 2121
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A	Draft	DSO	10.04.2024
REVISION	DESCRIPTION	CHKD	DATE

PROJECT & CLIENT
Redbank Masterplan
Redbank Communities
Project No : 13.10
Designed : Arterra
Drawn : Arterra
North
Scale : 1:4000 @ A1, 1:8000 @ A3

DRAWING TITLE
Existing Building Height
LEP-003
A
Plotted at : 11:22 AM 10/4/2024



Legend - Maximum Building Height

- K** 10 m
- Current MOC LEP Zoning Boundary
- Adjoining Lots
- New and Proposed Lots
- Lots to be Sub Divided



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REVISION	DESCRIPTION	CHKD	DATE

Redbank Masterplan

Redbank Communities

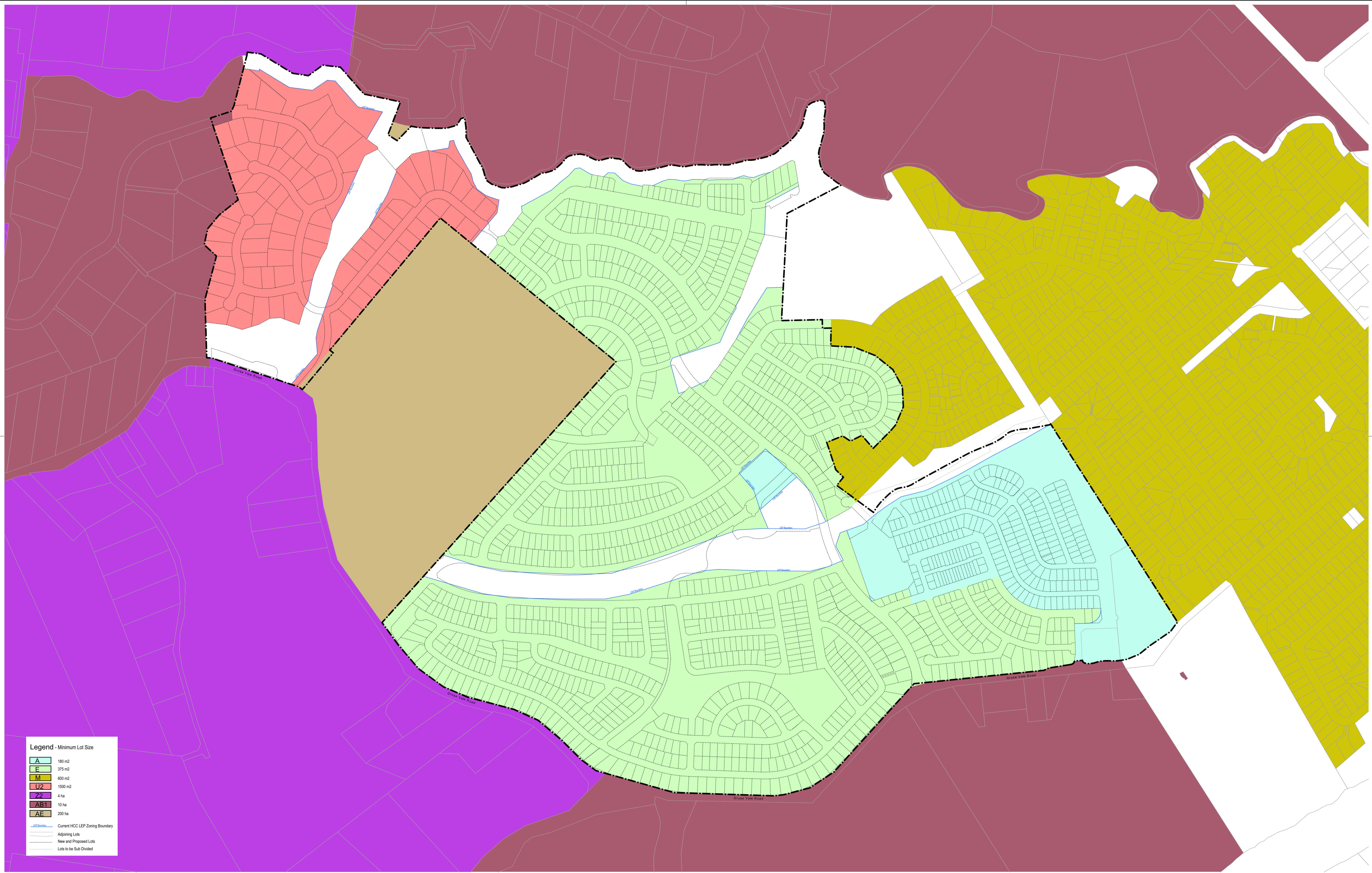
Proposed Building Height



Project No : 13.10
Designed : Arterra
Drawn : Arterra
Scale : 1:4000 @ A1, 1:8000 @ A3

DRAWING NUMBER	REVISION
LEP-004	A

Plotted at : 11:22 AM 10/4/2024



Legend - Minimum Lot Size

A	180 m2
E	375 m2
M	600 m2
U2	1500 m2
Z2	4 ha
AB1	10 ha
AF	200 ha

--- Current HCC LEP Zoning Boundary
--- Adjoining Lots
--- New and Proposed Lots
--- Lots to be Sub Divided



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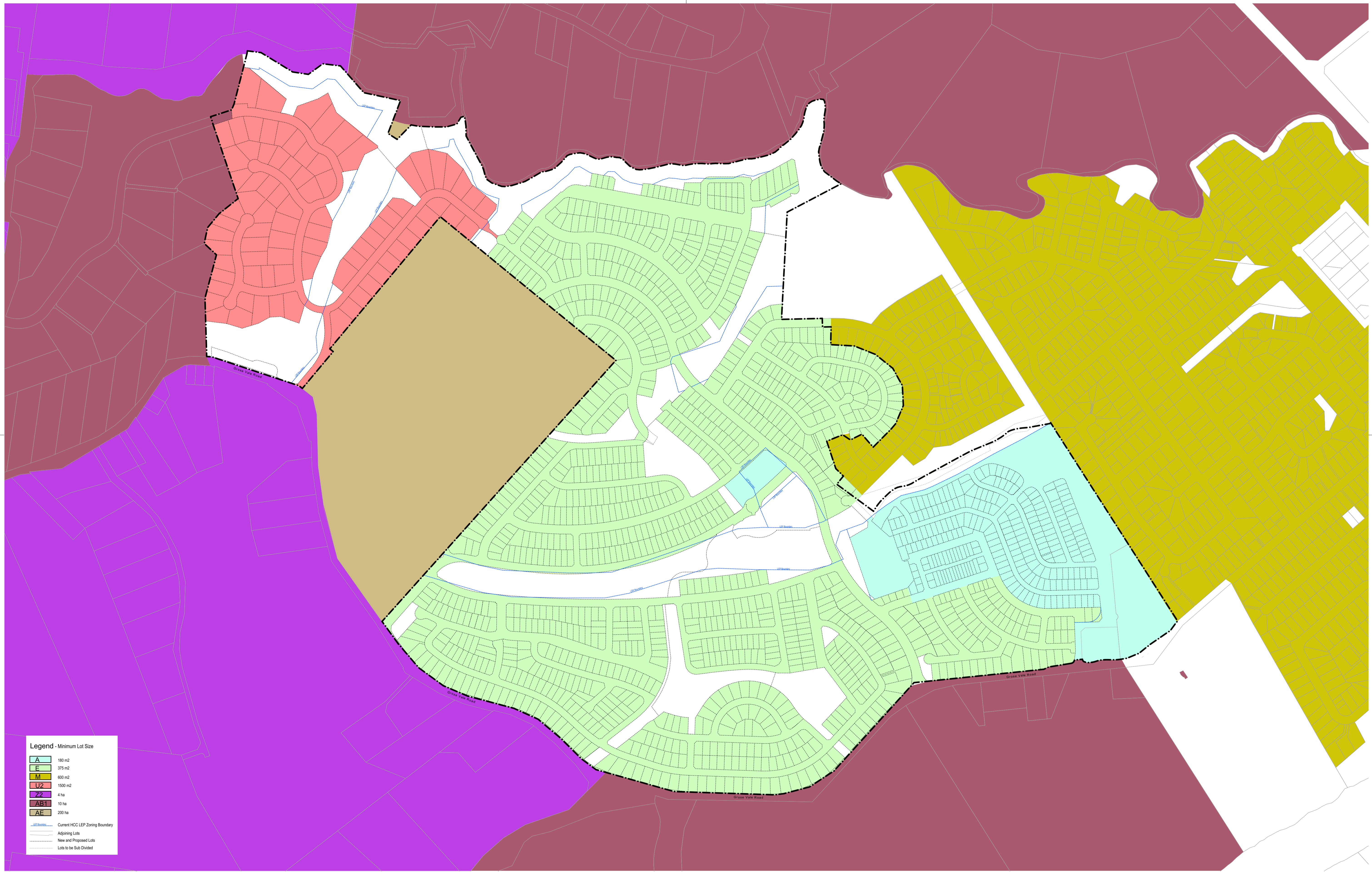
A	Draft	DSO	10.04.2024
REVISION	DESCRIPTION	CHKD	DATE

PROJECT & CLIENT
Redbank Masterplan

Redbank Communities

DRAWING TITLE
Existing Lot Size

Project No : 13.10
Designed : Arterra
Drawn : Arterra
North
Scale 1:4000 @ A1, 1:8000 @ A3
DRAWING NUMBER
LEP-005
Plotted at : 11:22 AM 10/4/2024
REVISION
A



Legend - Minimum Lot Size

A	180 m2
E	375 m2
M	600 m2
U2	1500 m2
Z2	4 ha
AB1	10 ha
AF	200 ha

--- Current HCC LEP Zoning Boundary
--- Adjoining Lots
--- New and Proposed Lots
--- Lots to be Sub Divided



ARTERRA DESIGN PTY LTD ABN 40 069 552 610
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A	Draft	DSO	20.02.2024
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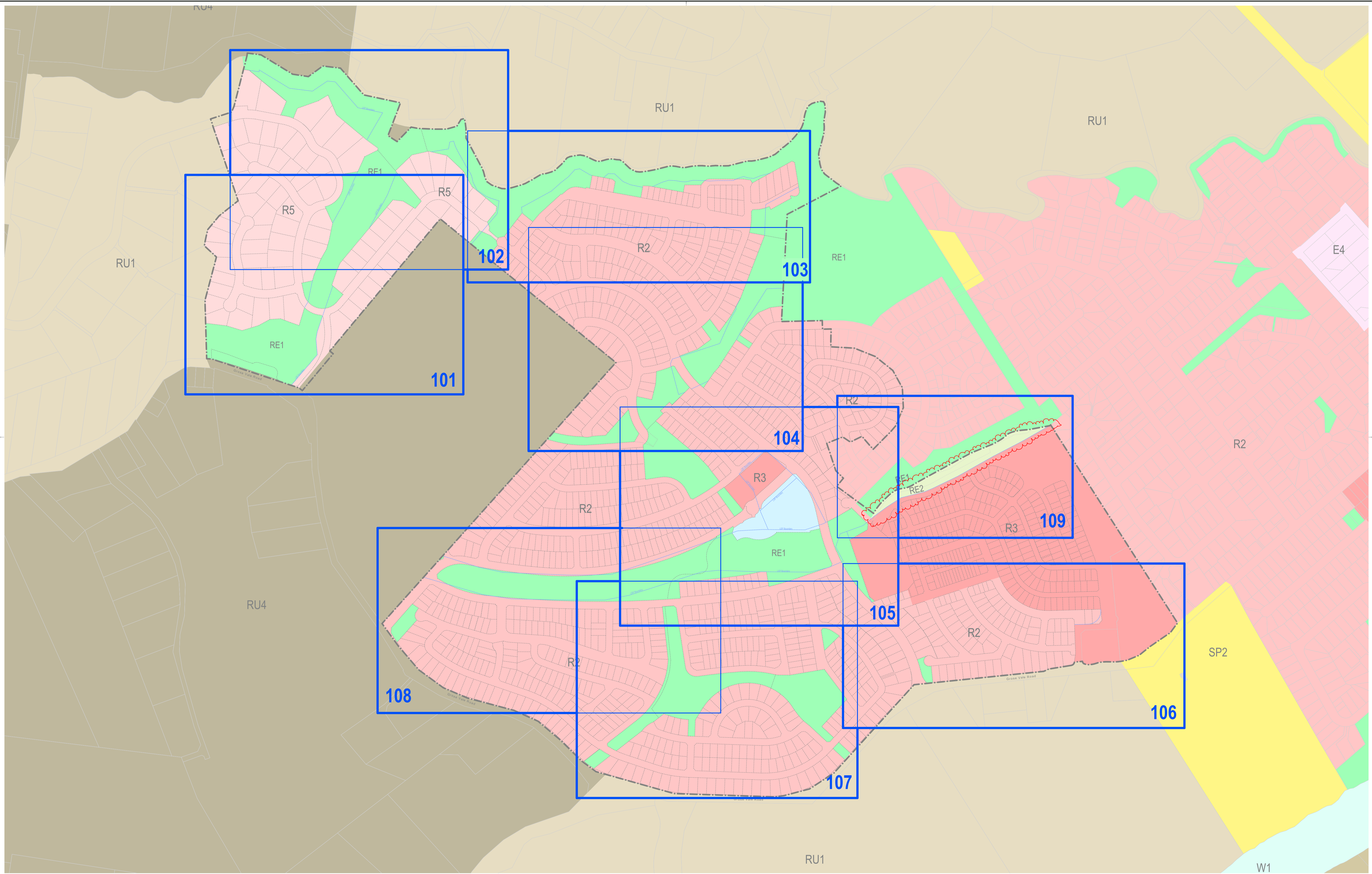
PROJECT & CLIENT
Redbank Masterplan

Redbank Communities

DRAWING TITLE
Proposed Lot Size

Project No : 13.10
Designed : Arterra
Drawn : Arterra
North
Scale 1:4000 @ A1, 1:8000 @ A3
DRAWING NUMBER
LEP-006
Plotted at : 11:22 AM 10/4/2024

REVISION
A



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B	Amendments Clouded - RE2 zone was previously R3	DSO	06.02.2024
	Draft	DSO	13.11.2023
A		CHKD	DATE
REVISION DESCRIPTION			

PROJECT & CLIENT

Redbank Masterplan

Redbank Communities

DRAWING TITLE

Staging Key Plan

Project No : 13.10

Designed : Arterra

Drawn : Arterra

North

Scale : 1:4000 @ A1, 1:8000 @ A3

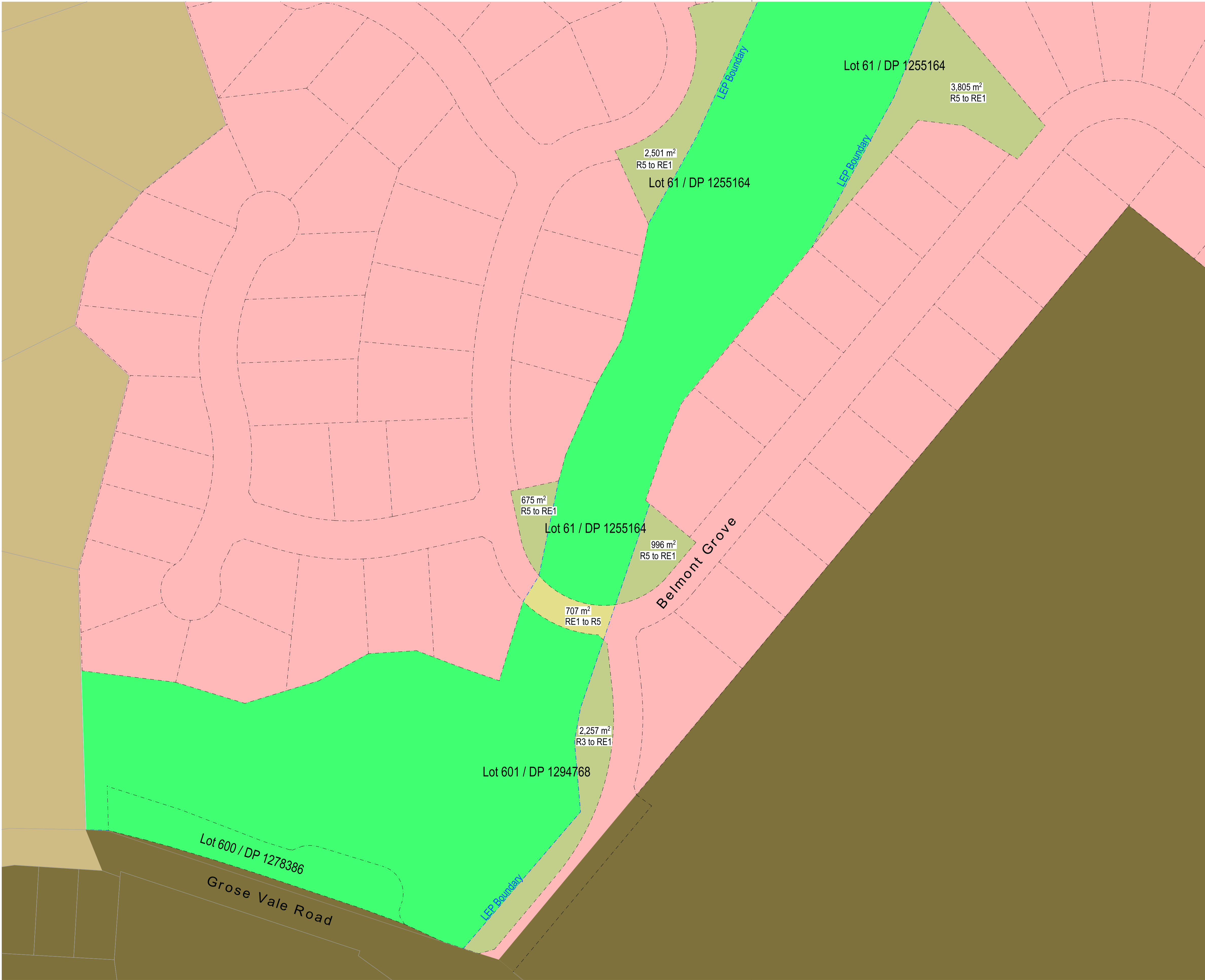
DRAWING NUMBER

LEP-007

Plotted at : 11:22 AM 10/4/2024

REVISION

B



Legend

E1	Local Centre
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RU1	Primary Production
RU4	Primary Production Small
SP2	Infrastructure
W1	Natural Waterways
LEP Boundary	HCC LEP Boundary
	Adjoining Lots
	New and Proposed Lots
	Lots to be Sub-divided

Proposed Re-zonning

	E1 to become R2
	R2 to become E1
	R2 to become RE1
	R2 to become R3
	R3 to become E1
	R3 to become RE1
	R3 to become R2
	R5 to become RE1
	RE1 to become E1
	RE1 to become R2
	RE1 to become RE2
	RE1 to become R5



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REVISION DESCRIPTION CHKD DATE

PROJECT & CLIENT
Redbank Masterplan

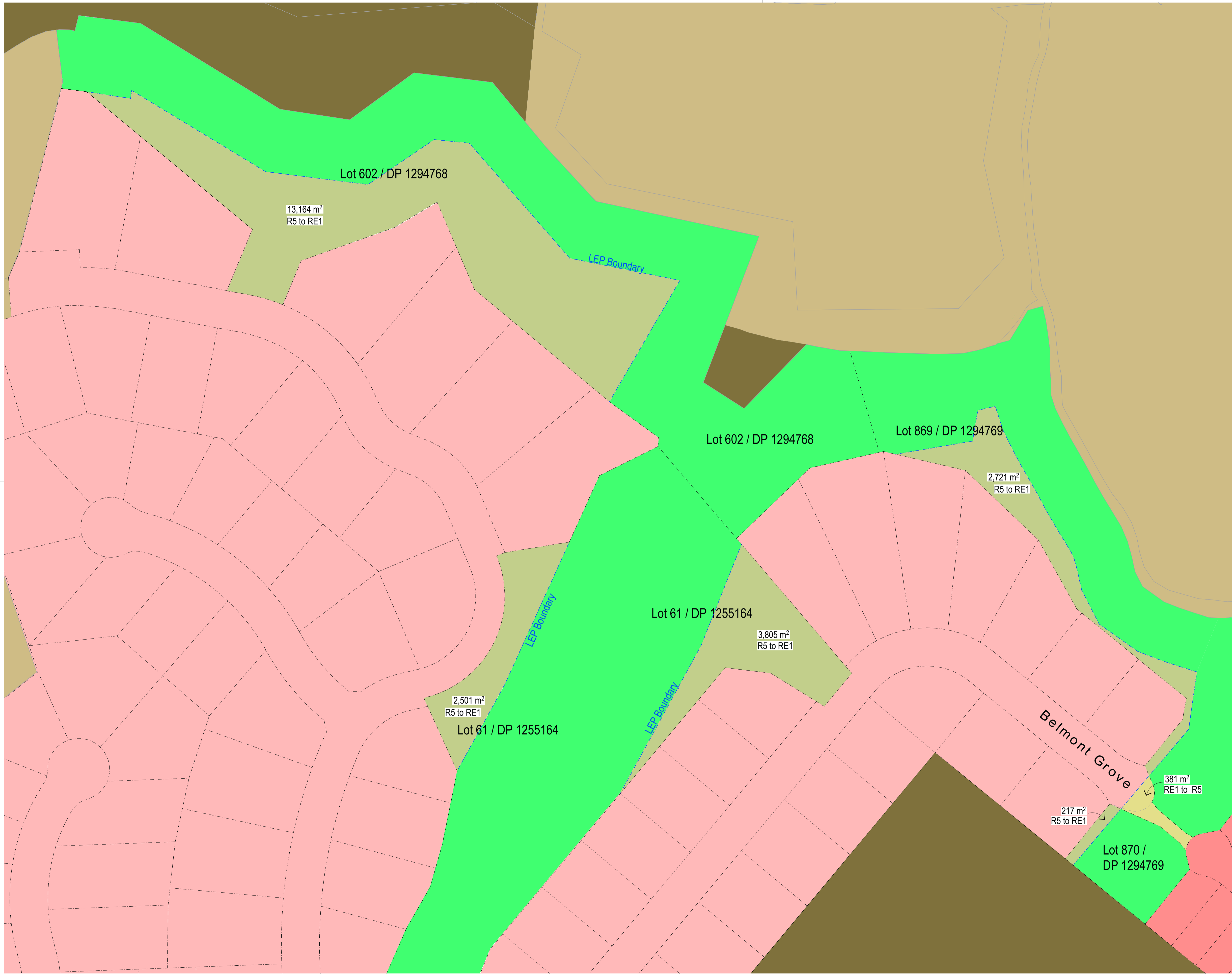
Redbank Communities

DRAWING TITLE
Proposed Adjustments - Belmont South

Project No : 13.10
Designed : Arterra
Drawn : Arterra
North Scale 1:1000 @ A1, 1:2000 @ A3

DRAWING NUMBER
LEP-101

Plotted at : 11:22 AM 10/4/2024



Legend

- | | |
|----------------------|----------------------------|
| E1 | Local Centre |
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| R5 | Large Lot Residential |
| RE1 | Public Recreation |
| RU1 | Primary Production |
| RU4 | Primary Production Small |
| SP2 | Infrastructure |
| W1 | Natural Waterways |
| --- LEP Boundary --- | HCC LEP Boundary |
| --- | Adjoining Lots |
| --- | New and Proposed Lots |
| --- | Lots to be Sub-divided |

Proposed Re-zoning

- | | |
|--|-------------------|
| | E1 to become R2 |
| | R2 to become E1 |
| | R2 to become RE1 |
| | R2 to become R3 |
| | R3 to become E1 |
| | R3 to become RE1 |
| | R3 to become R2 |
| | R5 to become RE1 |
| | RE1 to become E1 |
| | RE1 to become R2 |
| | RE1 to become RE2 |
| | RE1 to become R5 |



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PROJECT & CLIENT
Redbank Masterplan

Redbank Communities

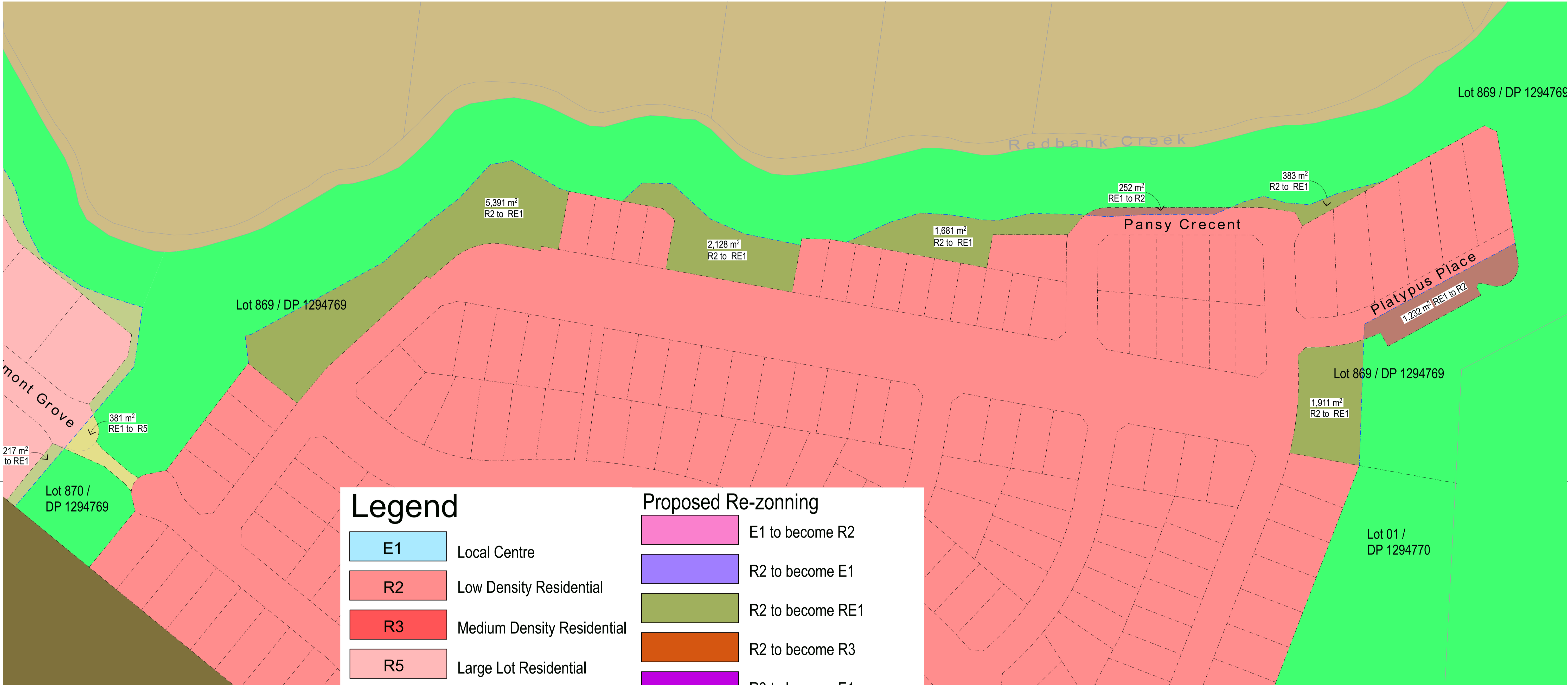
DRAWING TITLE
Proposed Adjustments - Belmont North

Project No : 13.10
Designed : Arterra
Drawn : Arterra
North
Scale : 1:1000 @ A1, 1:2000 @ A3

DRAWING NUMBER
LEP-102

Plotted at : 11:22 AM 10/4/2024

REVISION
A



Legend

- | | |
|-----|----------------------------|
| E1 | Local Centre |
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| R5 | Large Lot Residential |
| RE1 | Public Recreation |
| RU1 | Primary Production |
| RU4 | Primary Production Smal |
| SP2 | Infrastructure |
| W1 | Natural Waterways |
| --- | HCC LEP Boundary |
| --- | Adjoining Lots |
| --- | New and Proposed Lots |
| --- | Lots to be Sub-divided |

Proposed Re-zoning

- | | |
|--|-------------------|
| | E1 to become R2 |
| | R2 to become E1 |
| | R2 to become RE1 |
| | R2 to become R3 |
| | R3 to become E1 |
| | R3 to become RE1 |
| | R3 to become R2 |
| | R5 to become RE1 |
| | RE1 to become E1 |
| | RE1 to become R2 |
| | RE1 to become RE2 |
| | RE1 to become R5 |



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PROJECT & CLIENT
Redbank Masterplan

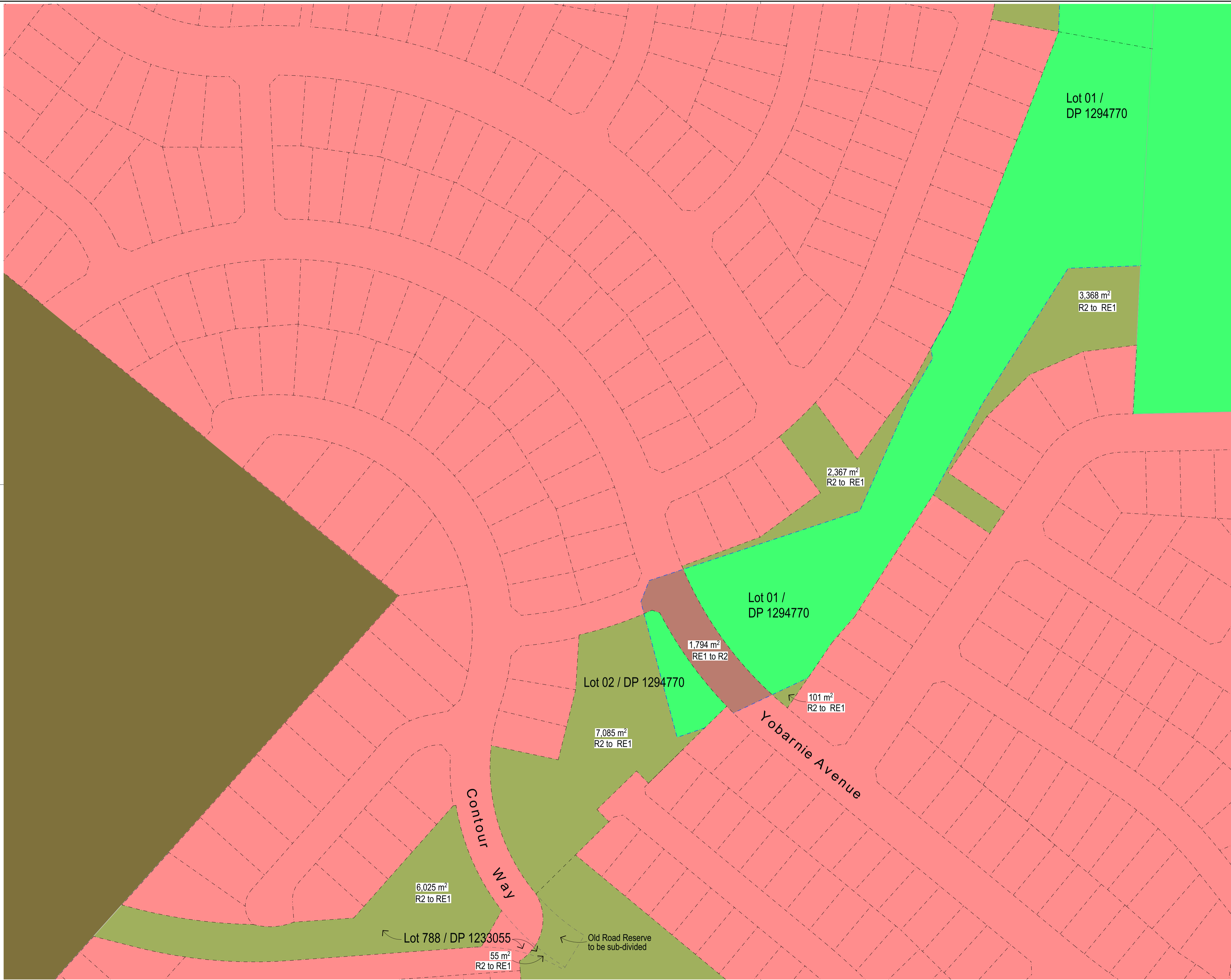
Redbank Communities

DRAWING TITLE
Proposed Adjustments - Ploughmans



Project No : 13.10
Designed : Arterra
Drawn : Arterra
North Scale 1:1000 @ A1, 1:2000 @ A3

DRAWING NUMBER LEP-103	REVISION A
Plotted at : 11:22 AM 10/4/2024	



Legend

E1	Local Centre
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RU1	Primary Production
RU4	Primary Production Small
SP2	Infrastructure
W1	Natural Waterways
---	HCC LEP Boundary
---	Adjoining Lots
---	New and Proposed Lots
---	Lots to be Sub-divided

Proposed Re-zoning

	E1 to become R2
	R2 to become E1
	R2 to become RE1
	R2 to become R3
	R3 to become E1
	R3 to become RE1
	R3 to become R2
	R5 to become RE1
	RE1 to become E1
	RE1 to become R2
	RE1 to become RE2
	RE1 to become R5



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PROJECT & CLIENT
Redbank Masterplan

Redbank Communities

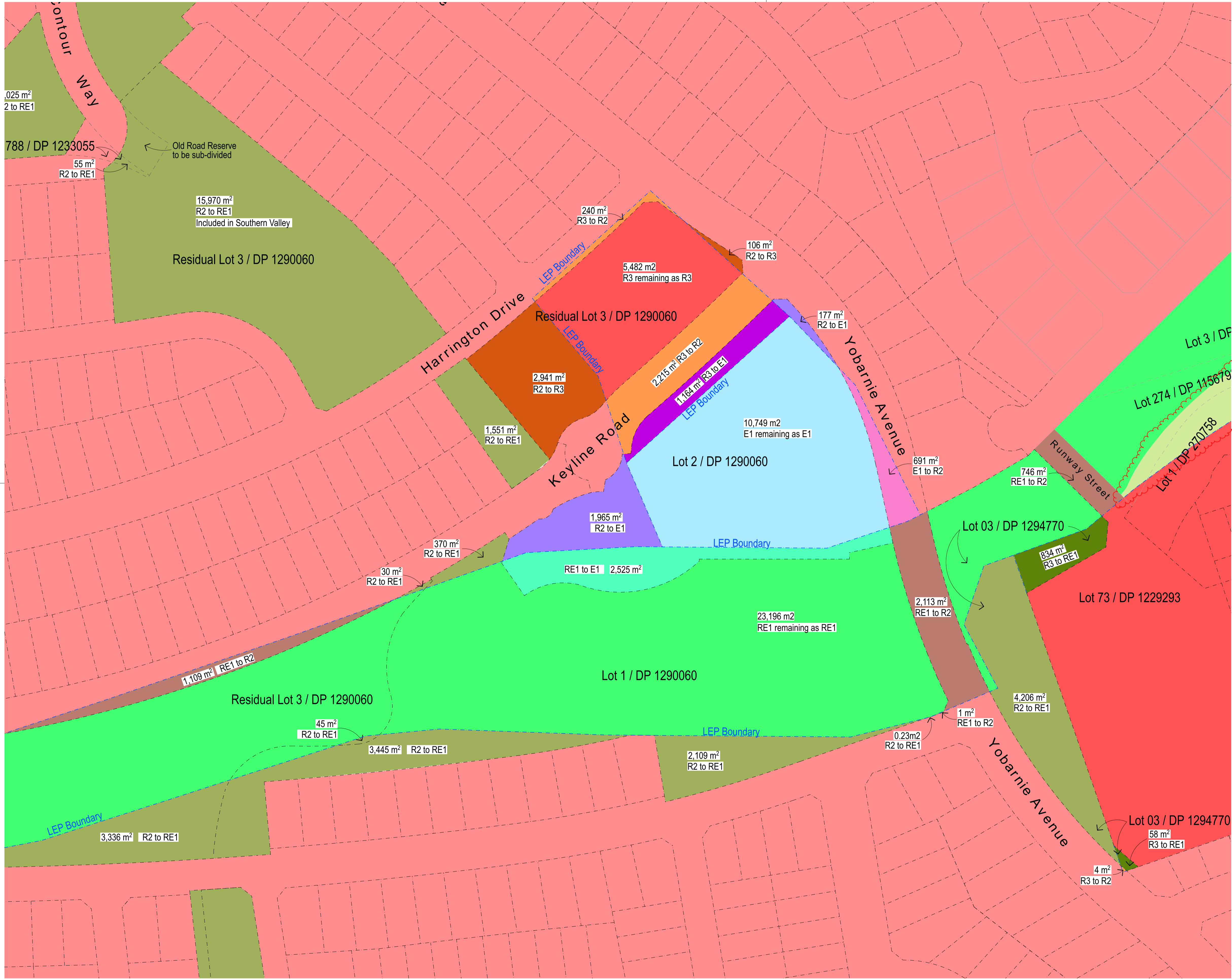
DRAWING TITLE
Proposed Adjustments - Yeomans North

Project No : 13.10	Designed : Arterra
Drawn : Arterra	Scale : 1:1000 @ A1, 1:2000 @ A3
North	

DRAWING NUMBER
LEP-104

Plotted at : 11:22 AM 10/4/2024

REVISION
A



Legend

E1

Local Centre

R2

Low Density Residential

R3

Medium Density Residential

R5

Large Lot Residential

RE1

Public Recreation

RU1

Primary Production

RU4

Primary Production Small

SP2

Infrastructure

W1

Natural Waterways

LEP Boundary

HCC LEP Boundary

Adjoining Lots

New and Proposed Lots

Lots to be Sub-divided

Proposed Re-zoning

E1 to become R2

R2 to become E1

R2 to become RE1

R2 to become R3

R3 to become E1

R3 to become RE1

R3 to become R2

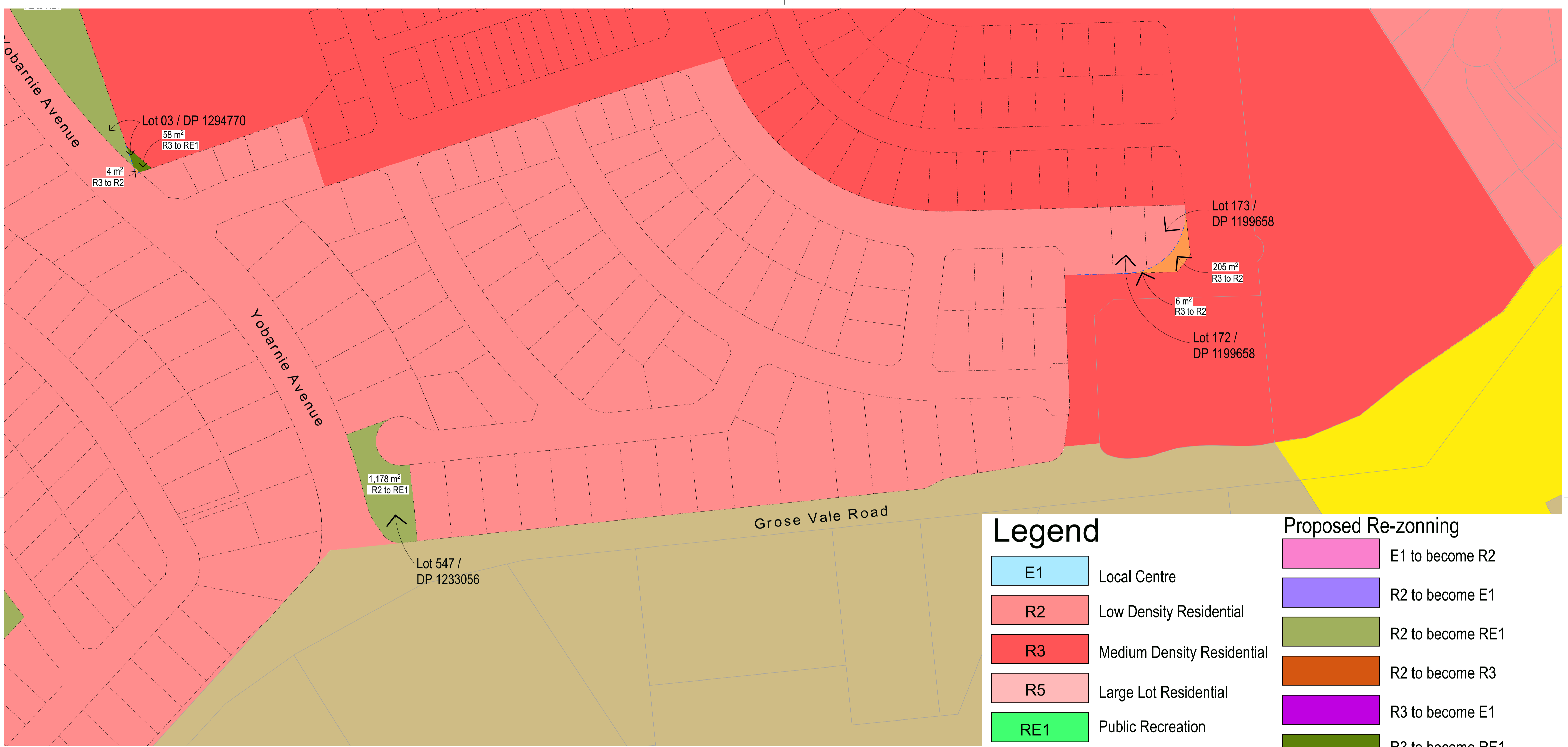
R5 to become RE1

RE1 to become E1

RE1 to become R2

RE1 to become RE2

RE1 to become R5



Legend

- | | |
|-----|----------------------------|
| E1 | Local Centre |
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| R5 | Large Lot Residential |
| RE1 | Public Recreation |
| RU1 | Primary Production |
| RU4 | Primary Production Small |
| SP2 | Infrastructure |
| W1 | Natural Waterways |
| --- | HCC LEP Boundary |
| --- | Adjoining Lots |
| --- | New and Proposed Lots |
| --- | Lots to be Sub-divided |

Proposed Re-zoning

- | | |
|--|-------------------|
| | E1 to become R2 |
| | R2 to become E1 |
| | R2 to become RE1 |
| | R2 to become R3 |
| | R3 to become E1 |
| | R3 to become RE1 |
| | R3 to become R2 |
| | R5 to become RE1 |
| | RE1 to become E1 |
| | RE1 to become R2 |
| | RE1 to become RE2 |
| | RE1 to become R5 |



Legend

- E1 Local Centre
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RU1 Primary Production
- RU4 Primary Production Small
- SP2 Infrastructure
- W1 Natural Waterways
- LEP Boundary HCC LEP Boundary
- Adjoining Lots
- New and Proposed Lots
- Lots to be Sub-divided

Proposed Re-zonning

- E1 to become R2
- R2 to become E1
- R2 to become RE1
- R2 to become R3
- R3 to become E1
- R3 to become RE1
- R3 to become R2
- R5 to become RE1
- RE1 to become E1
- RE1 to become R2
- RE1 to become RE2
- RE1 to become R5



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A	Draft	DSO	13.11.2023
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Redbank Masterplan

Redbank Communities

Adjustments - Southern Heights

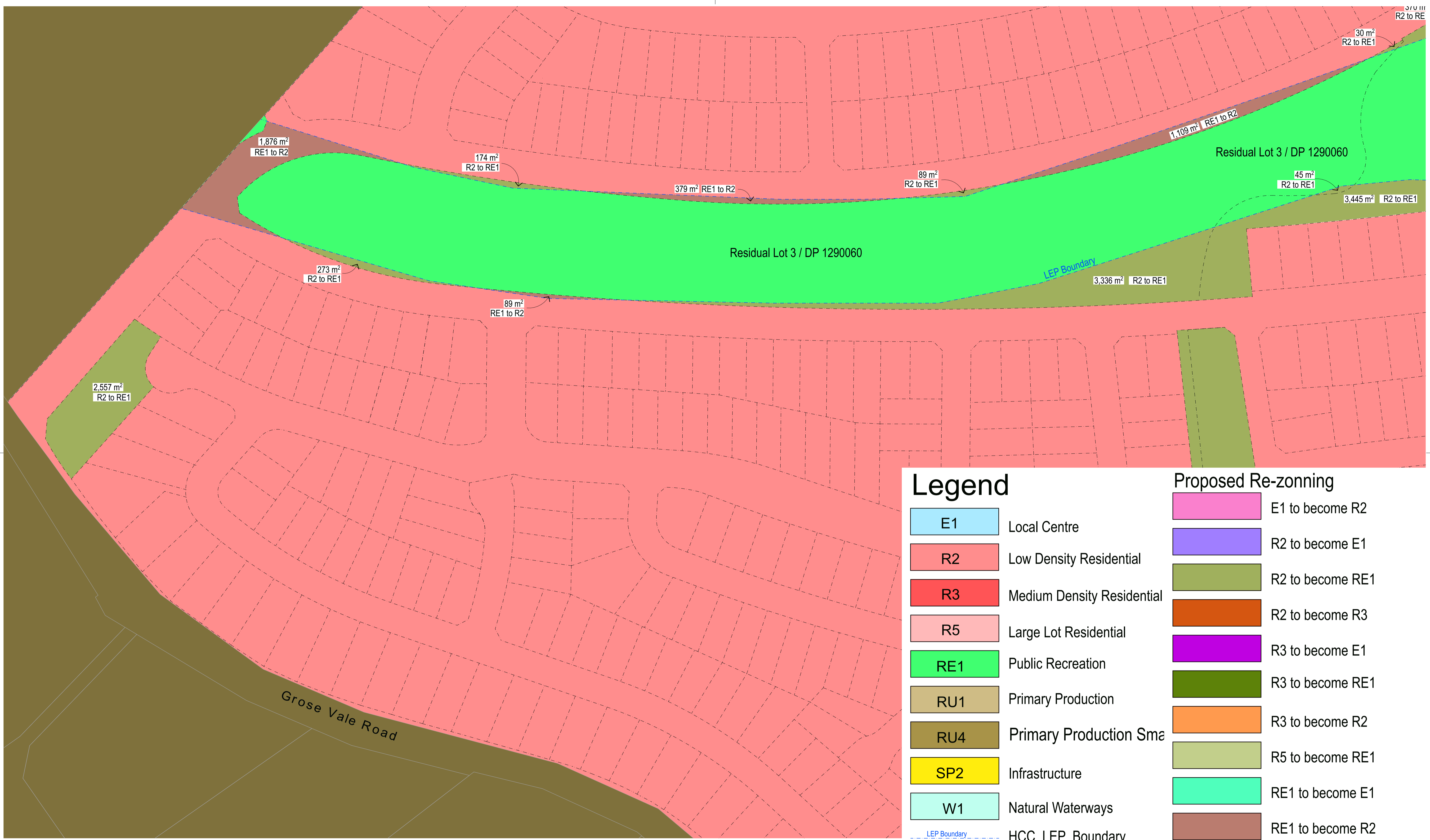


Project No : 13.10
Designed : Arterra
Drawn : Arterra
Scale : 1:1000 @ A1, 1:2000 @ A3

LEP-107

A

Plotted at : 11:22 AM 10/4/2024



Legend

E1	Local Centre
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RU1	Primary Production
RU4	Primary Production Sma
SP2	Infrastructure
W1	Natural Waterways
---	HCC LEP Boundary
---	Adjoining Lots
---	New and Proposed Lots
---	Lots to be Sub-divided

Proposed Re-zoning

	E1 to become R2
	R2 to become E1
	R2 to become RE1
	R2 to become R3
	R3 to become E1
	R3 to become RE1
	R3 to become R2
	R5 to become RE1
	RE1 to become E1
	RE1 to become R2
	RE1 to become RE2
	RE1 to become R5



ARTERRA DESIGN PTY LTD
SUITE 602 / 51 RAWSON STREET, EPPING, NSW 2121
P 02 9957 2466 W ARTERRA.COM.AU

Grose Vale Road

Residual Lot 3 / DP 1290060

Residual Lot 3 / DP 1290060

A	Draft	DSO	13.11.2023
REVISION	DESCRIPTION	CHKD	DATE

PROJECT & CLIENT

Redbank Masterplan

Redbank Communities

DRAWING TITLE

Adjustments - Southern Valley

Project No : 13.10

Designed : Arterra

Drawn : Arterra

Scale : 1:1000 @ A1, 1:2000 @ A3

Plotted at : 11:22 AM 10/4/2024

North

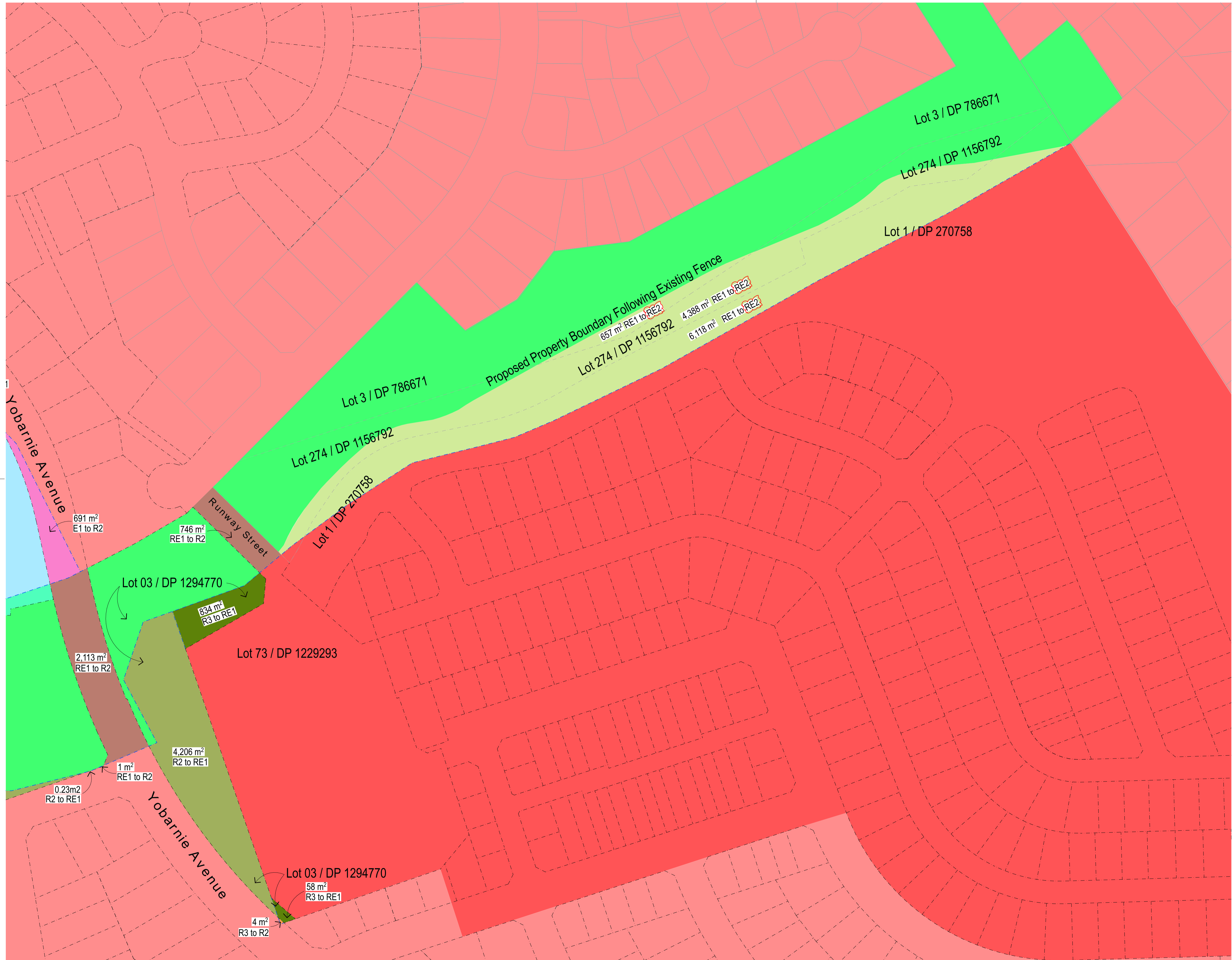
10/4/2024

DRAWING NUMBER

LEP-108

REVISION

A



Legend

E1

Local Centre

R2

Low Density Residential

R3

Medium Density Residential

R5

Large Lot Residential

RE1

Public Recreation

RU1

Primary Production

RU4

Primary Production Small

SP2

Infrastructure

W1

Natural Waterways

LEP Boundary

HCC LEP Boundary

Adjoining Lots

New and Proposed Lots

Lots to be Sub-divided

Proposed Re-zonning

E1 to become R2

R2 to become E1

R2 to become RE1

R2 to become R3

R3 to become E1

R3 to become RE1

R3 to become R2

R5 to become RE1

RE1 to become E1

RE1 to become R2

RE1 to become RE2

RE1 to become R5