

Additional Permitted Uses Map
Sheet APU_016

Additional Permitted Uses

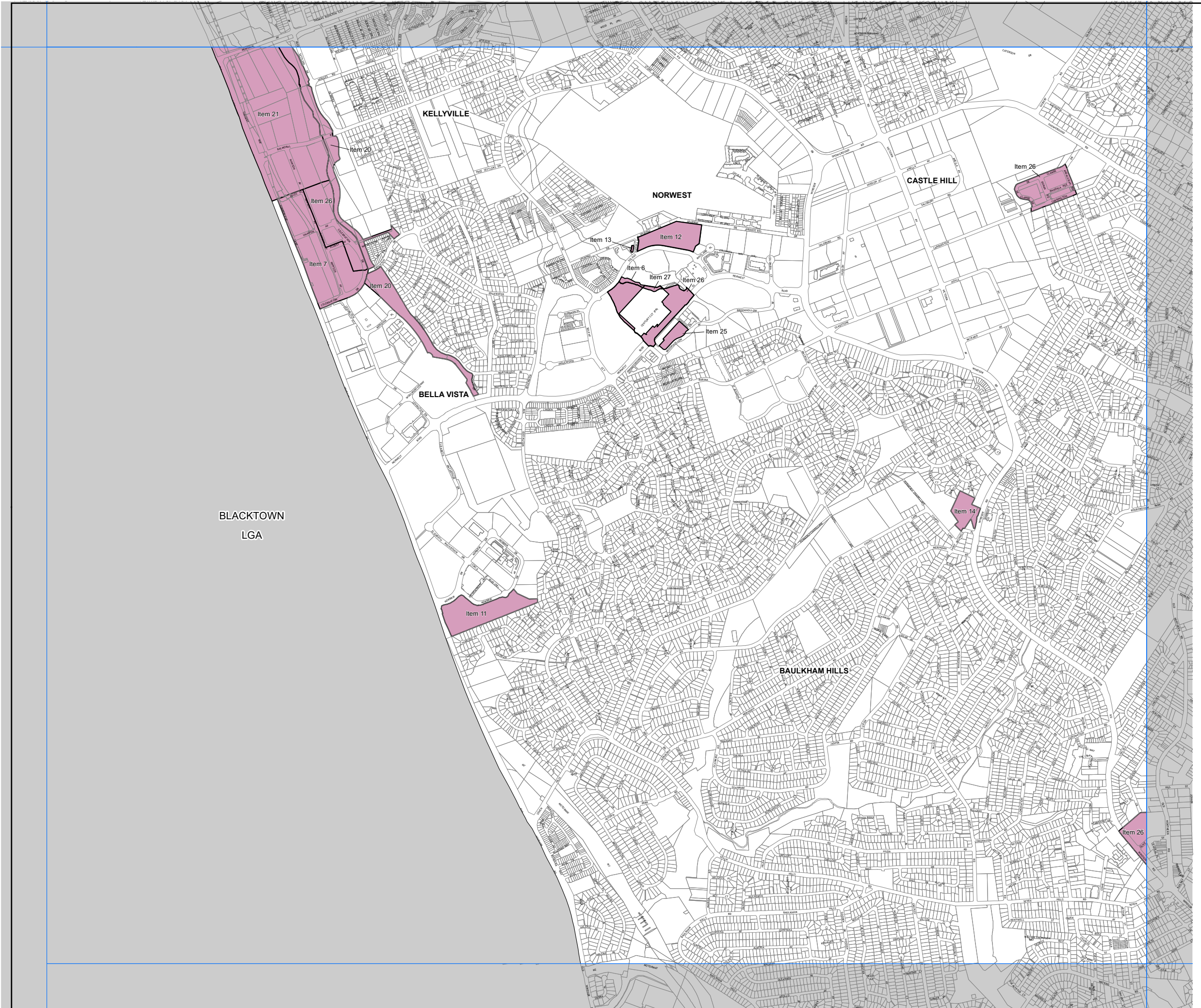
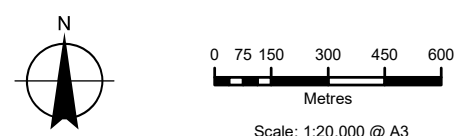
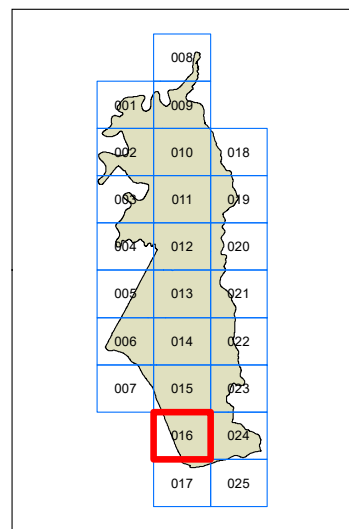
Refer to Schedule 1

CRC

SEPP (Precincts—Central River City) 2021

Cadastre

Cadastre 07/10/2022 © THSC





The Hills Local Environmental Plan 2019

THE HILLS
SHIRE COUNCIL

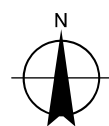
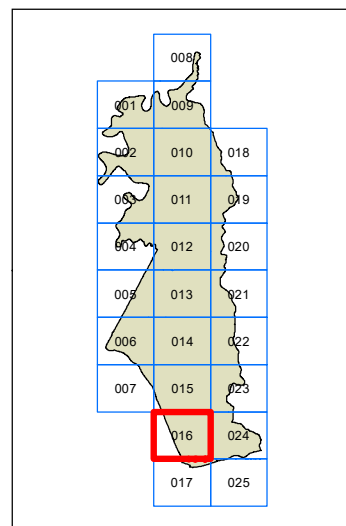
Floor Space Ratio Incentive Map Sheet FSI_016

Maximum Floor Space Ratio (n:1)

P	1.2
S1	1.54
S2	1.6
S3	1.85
S4	1.92
T1	2.0
T2	2.04
T3	2.2
T4	2.3
U1	2.5
U2	2.7
U3	2.88
U4	2.9
V1	3.0
V2	3.1
W	3.5
X1	4.3
X2	4.8
X3	5
SRGC	SEPP (Sydney Region Growth Centres) 2006

Cadastral

Cadastral 16/03/2020 © THSC

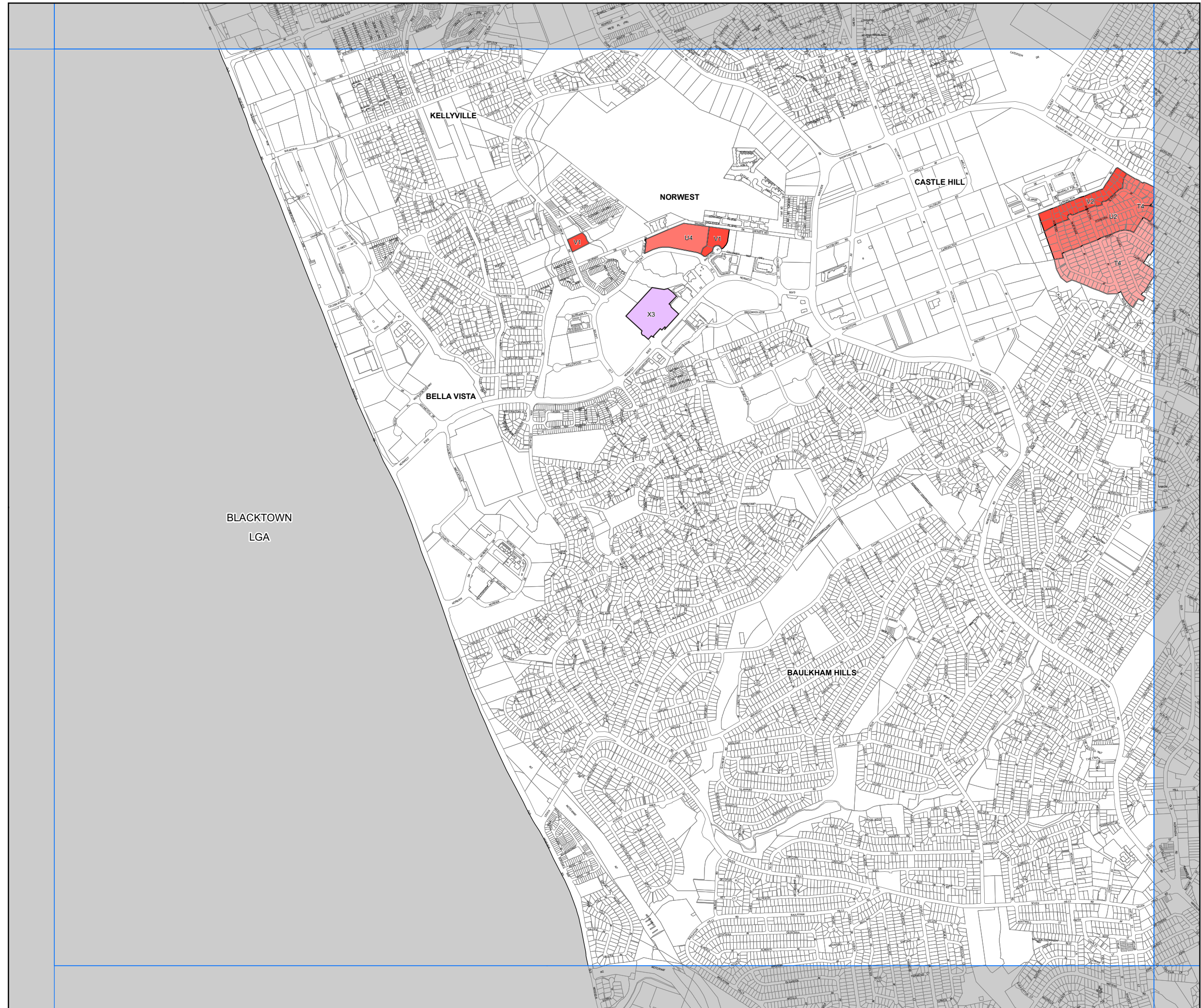


Projection GDA 94
MGA Zone 56

0 75 150 300 450 600
Metres

Scale: 1:20,000 @ A3

Map Identification Number:
7420_COM_FSI_016_020_20200429





The Hills Local Environmental Plan 2019

THE HILLS
SHIRE COUNCIL

Floor Space Ratio Map Sheet FSR_016

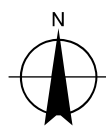
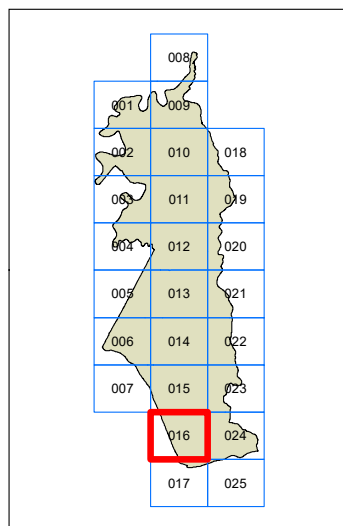
Maximum Floor Space Ratio (n:1)

F	0.6	T3	2.2
I	0.75	T4	2.3
K	0.85	T5	2.42
L	0.9	T6	2.5
N	1.0	U1	2.6
O	1.1	U2	2.65
P1	1.2	U3	2.7
P2	1.22	U4	2.8
R	1.49	V1	3.0
S1	1.5	V2	3.2
S2	1.6	W	3.8
S3	1.7	X1	4.0
S4	1.9	X2	4.1
S5	1.99	Z1	5.0
T1	2.0	Z2	5.5
T2	2.1	AA1	6.4
		AA2	6.5

- Area A
- Area B
- Area M
- CRC SEPP (Precincts—Central River City) 2021

Cadastre

Cadastre 03/11/2022© THSC

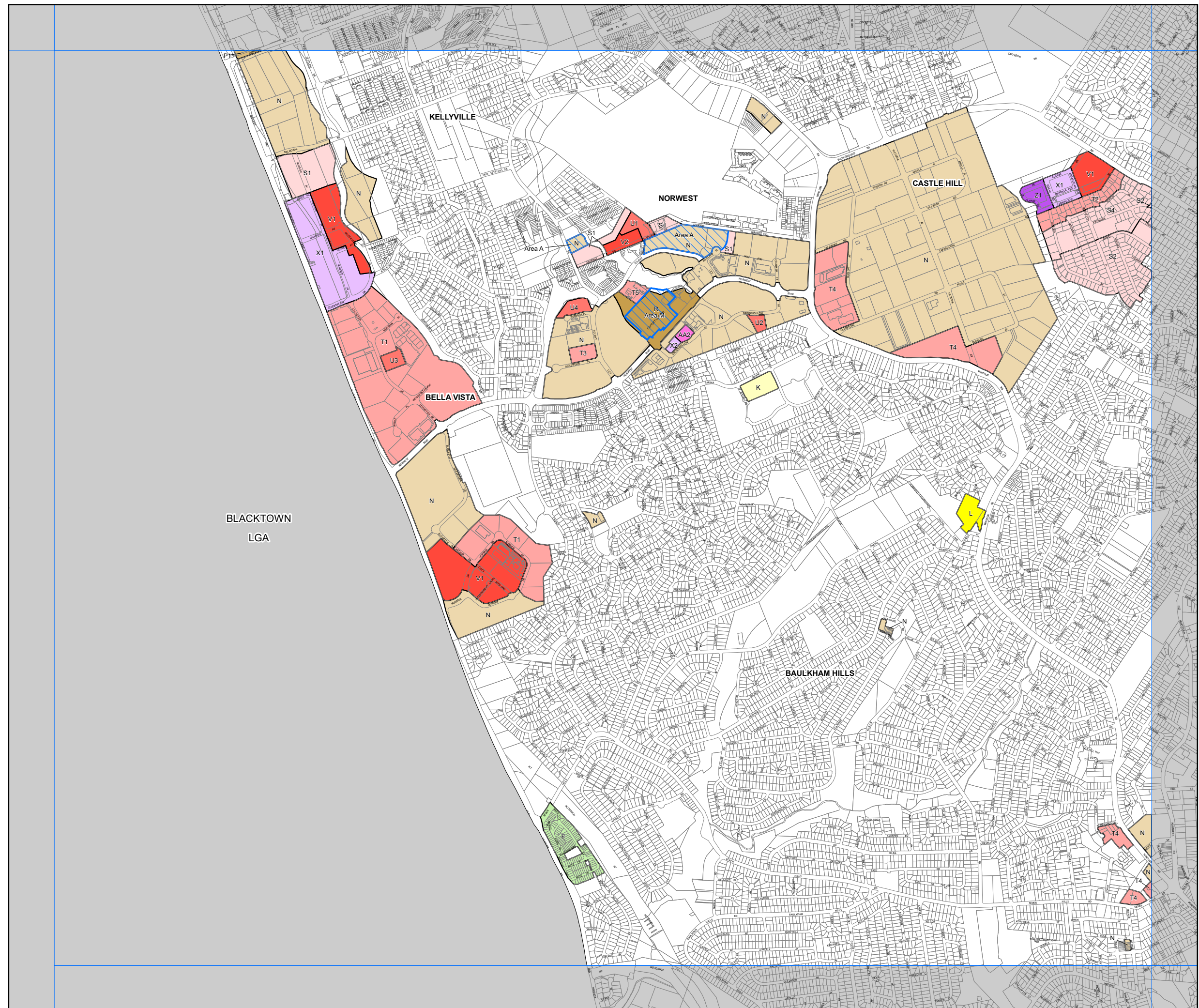


0 75 150 300 450 600
Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56

Map Identification Number:
7420_COM_FSR_016_020_20221103





THE HILLS
SHIRE COUNCIL

The Hills Local Environmental Plan 2019

Height of Buildings Map Sheet HOB_016

Maximum Building Height (m)

G	7.0	T1	25.0
I	8.0	T2	27.0
J	9.0	T3	28.0
K	10.0	U1	30.0
M1	12.0	U2	32.0
M2	12.5	V1	36.0
N	14.0	V2	37.0
O1	15.0	W	40.0
O2	16.0	X1	45.0
P1	17.0	X2	46.0
P2	18.0	Y1	50.0
Q1	19.0	Y2	52.0
Q2	20.0	Y3	54.0
R1	21.0	Z	57.0
R2	22.0	AA	68.0
S	23.0		

Heights shown on map in RL(m)

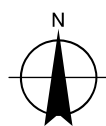
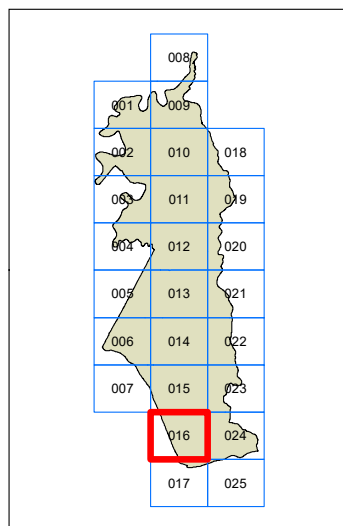
	103		140
	108		143.2
	116		169
	126		176
	129.2		184.25
	135.65		216

Area A

CRC SEPP (Precincts—Central River City) 2021

Cadastre

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0 75 150 300 450 600
Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56

Map Identification Number:
7420_COM_HOB_016_020_20221103





THE HILLS
SHIRE COUNCIL

The Hills Local Environmental Plan 2019

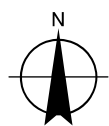
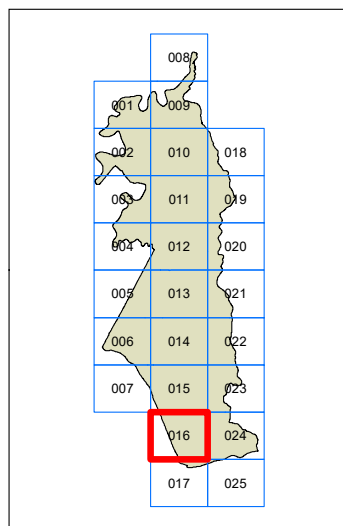
Land Zoning Map - Sheet LZN_016

Zone

C1	National Parks and Nature Reserves
C2	Environmental Conservation
C3	Environmental Management
C4	Environmental Living
E1	Local Centre
E3	Productivity Support
E4	General Industrial
MU1	Mixed Use
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU3	Forestry
RU5	Village
RU6	Transition
SP2	Infrastructure
SP3	Tourist
SP4	Enterprise
W2	Recreational Waterways
CRC	SEPP (Precincts—Central River City) 2021

Cadastre

Cadastre 07/10/2022 © THSC



0 75 150 300 450 600
Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56

Map Identification Number:
7420_COM_LZN_016_020_20221007

