



The Hills Local Environmental Plan 2019

THE HILLS
SHIRE COUNCIL

Floor Space Ratio Map Sheet FSR_024

Maximum Floor Space Ratio (n:1)

F	0.6	T1	2.0
I	0.75	T2	2.1
L	0.9	T3	2.2
N	1.0	T4	2.3
O	1.1	T5	2.42
P1	1.2	U1	2.6
P2	1.22	U2	2.7
R1	1.4	V1	3.0
R2	1.49	V2	3.2
S1	1.5	W	3.8
S2	1.6	X	4.0
S3	1.7	Z1	5.0
S4	1.9	Z2	5.5
S5	1.99	AA	6.4

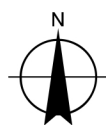
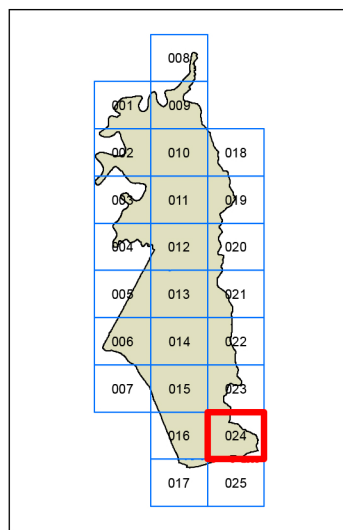
Area A Area B

Area C

SRGC SEPP (Sydney Region Growth Centres) 2006

Cadastre

Cadastre 18/06/2021© THSC

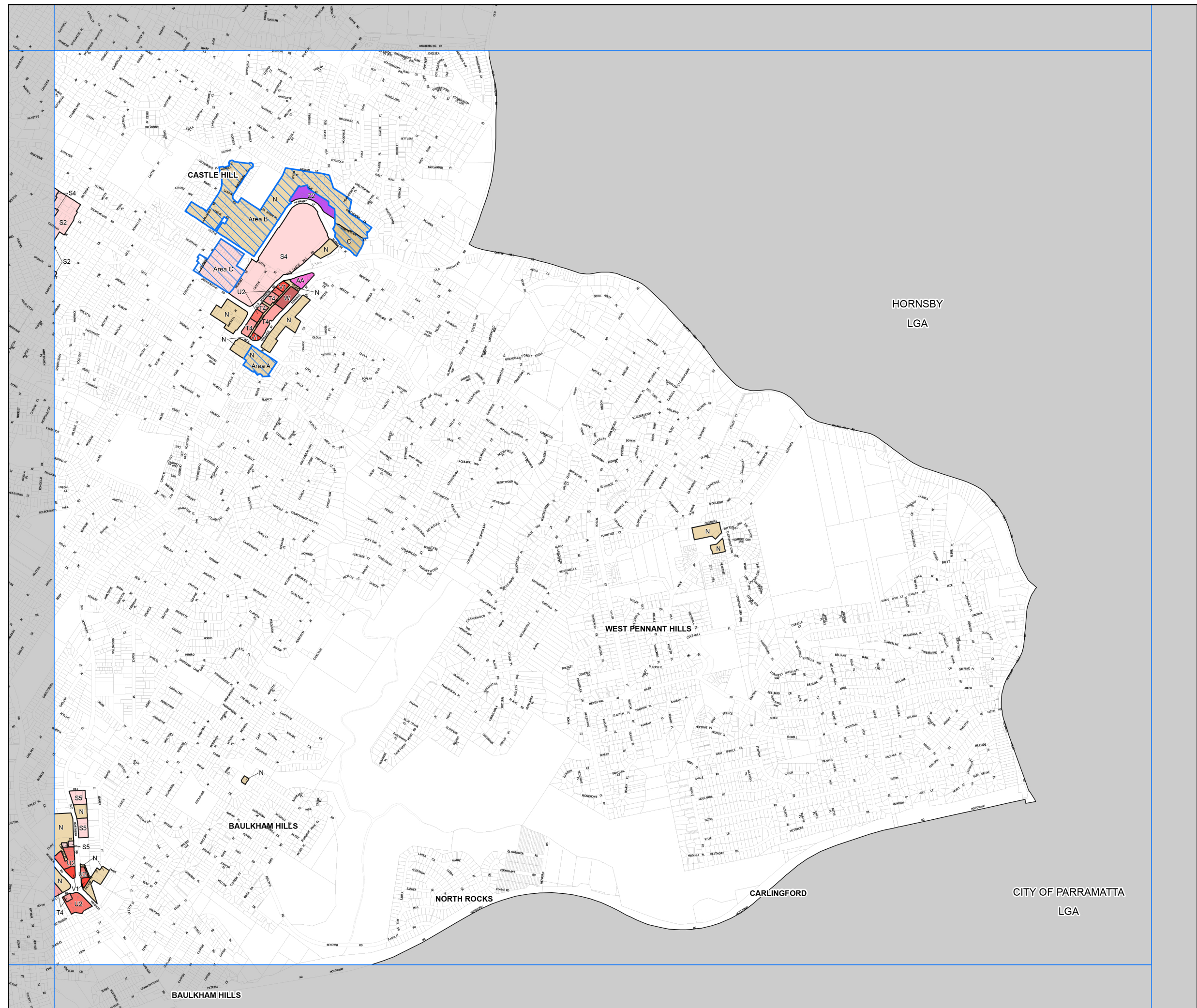


0 75 150 300 450 600
Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56

Map Identification Number:
7420_COM_FSR_024_020_20210618





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Height of Buildings Map Sheet HOB_024

Maximum Building Height (m)

G	7.0	T3	28.0
I	8.0	U1	30.0
J	9.0	U2	32.0
K	10.0	V1	36.0
M1	12.0	V2	37.0
M2	12.5	W1	40.0
N	14.0	W2	43.0
O1	15.0	X1	45.0
O2	16.0	X2	46.0
P1	17.0	X3	49.0
P2	18.0	Y1	50.0
Q1	19.0	Y2	52.0
Q2	20.0	Y3	54.0
R1	21.0	Y4	57.0
R2	22.0	AA1	68.0
S	23.0	AA2	76.0
T1	25.0	AA3	88.0
T2	27.0		

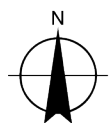
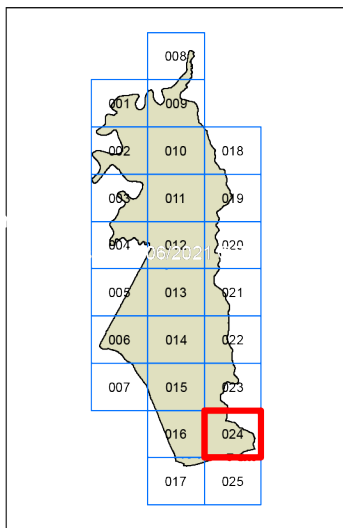
SRGC SEPP (Sydney Region Growth Centres) 2006

Heights shown on map in RL(m)

	108
	116
	126
	143.2

Cadastral

Cadastral 18/06/2021 © THSC



0 75 150 300 450 600
Metres

Scale: 1:20,000 @ A3

Projection GDA 94
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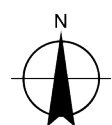
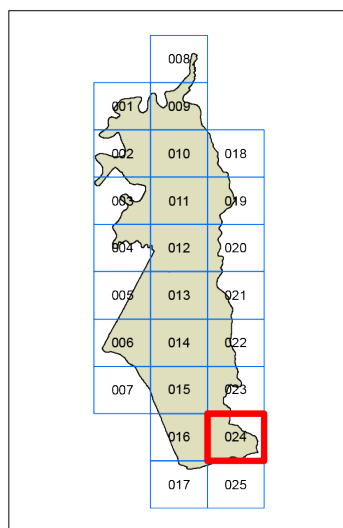
Land Zoning Map - Sheet LZN_024

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

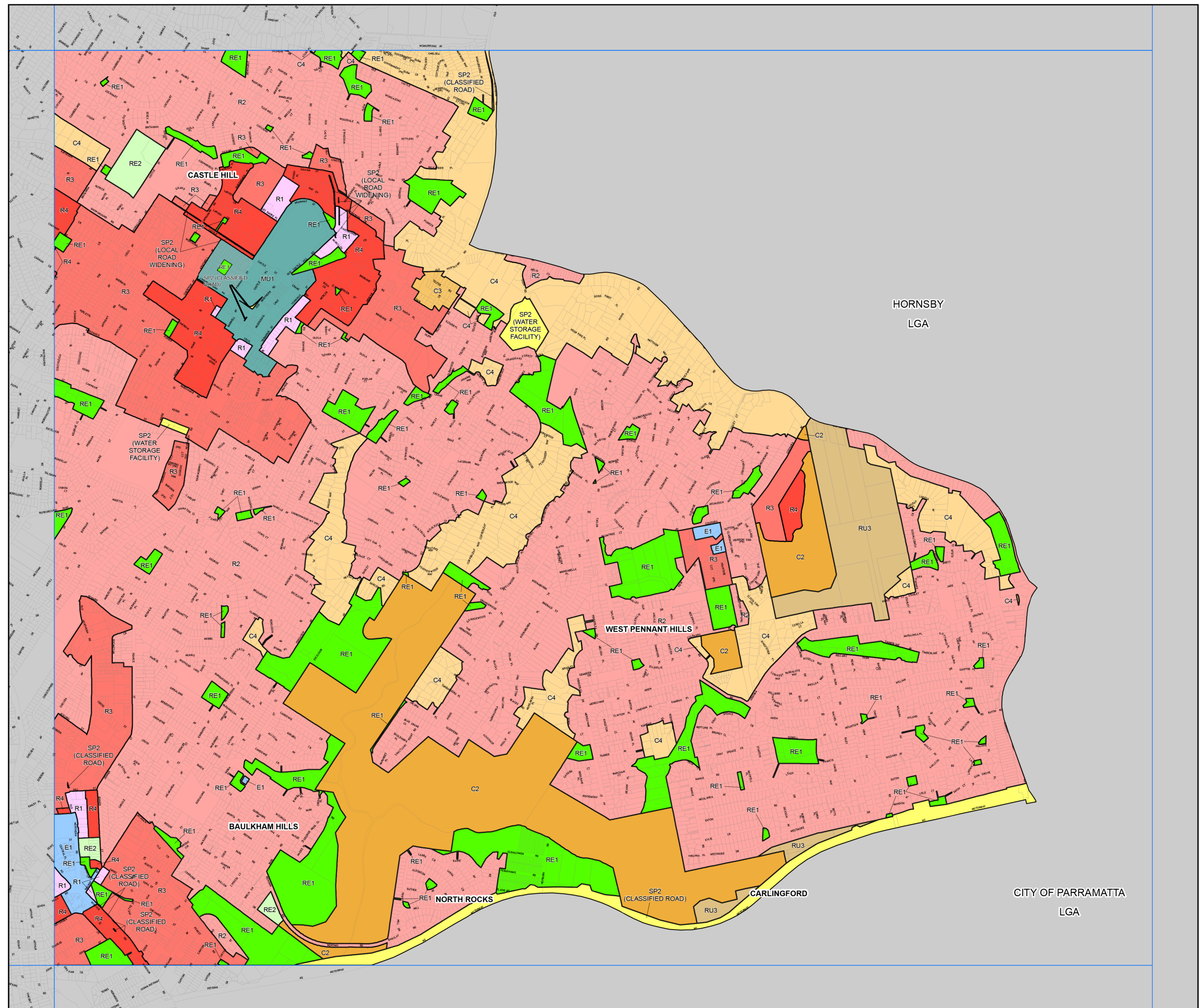


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Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56

Map Identification Number:
7420_COM_LZN_024_020_20221007





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Land Reservation Acquisition Map Sheet LRA_024



Classified Road (SP2)
Local Open Space (RE1)
Local Road Widening (SP2)
Public Transport Corridor (SP2)
Stormwater Management System (SP2)

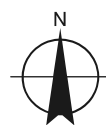
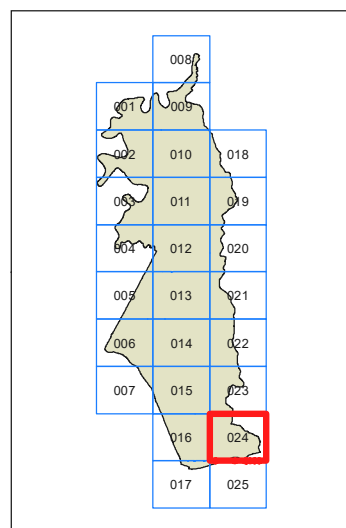


SEPP (Sydney Region Growth Centres) 2006

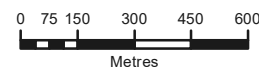
Cadastre



Cadastre 18/06/2021 © THSC



Projection GDA 94
MGA Zone 56



Scale: 1:20,000 @ A3

Map Identification Number:
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