

Sydney Metro Northwest Priority Precincts Areas Proposal for Rezoning - Kellyville

- Precinct Boundary

Cadastrate

LGA Boundary

Zoning

B1

Neighbourhood Centre

B2

Local Centre

B3

Commercial Core

B4

Mixed Use

B5

Business Development

B6

Enterprise Corridor

B7

Business Park

E2

Environmental Conservation

E3

Environmental Management
- E4

Environmental Living

IN1

General Industrial

IN2

Light Industrial

R1

General Residential

R2

Low Density Residential

R3

Medium Density Residential

R4

High Density Residential

RE1

Public Recreation

RE2

Private Recreation

RU4

Rural Small Holdings

SP1

Special Activities

SP2

Infrastructure

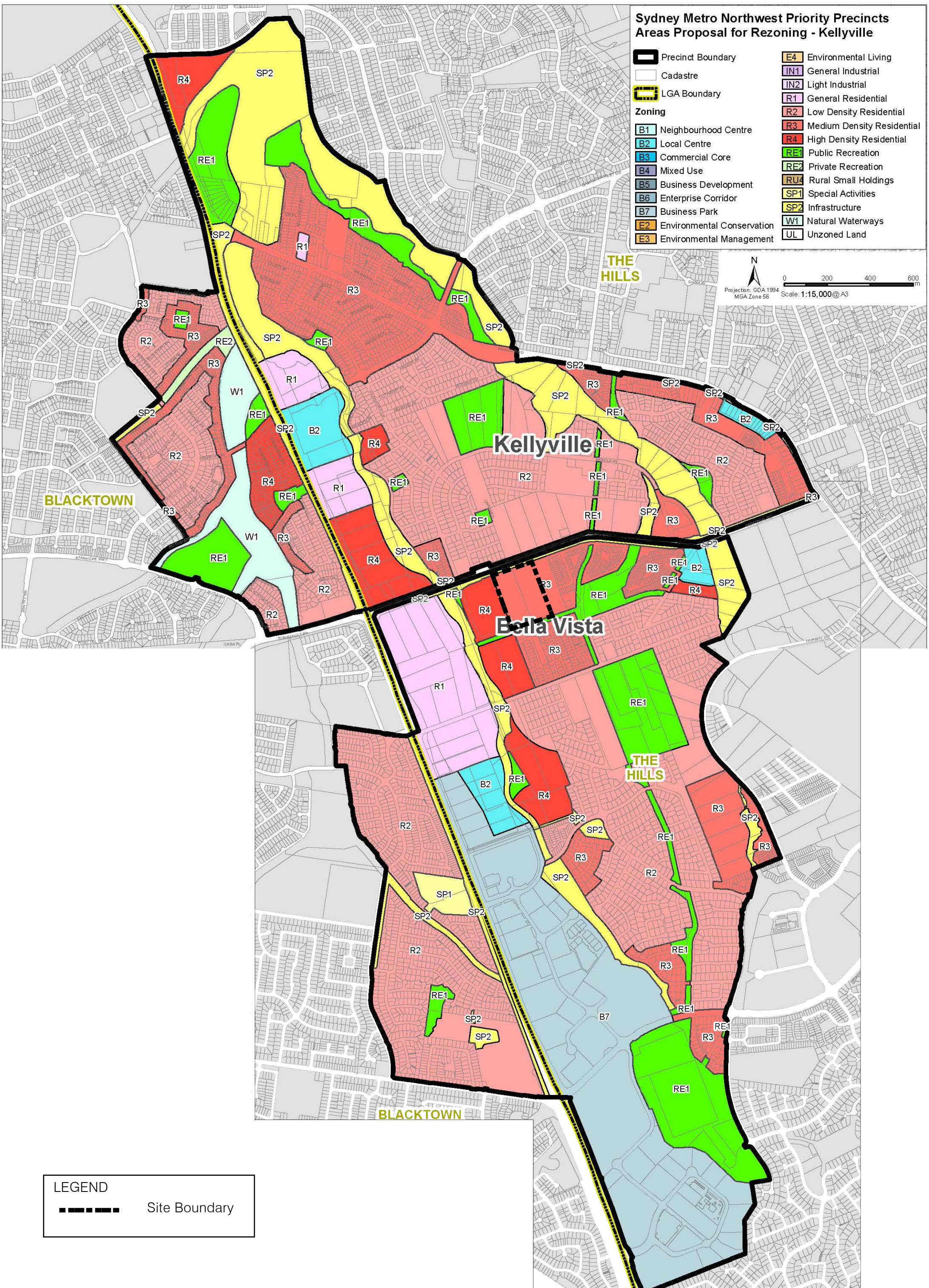
W1

Natural Waterways

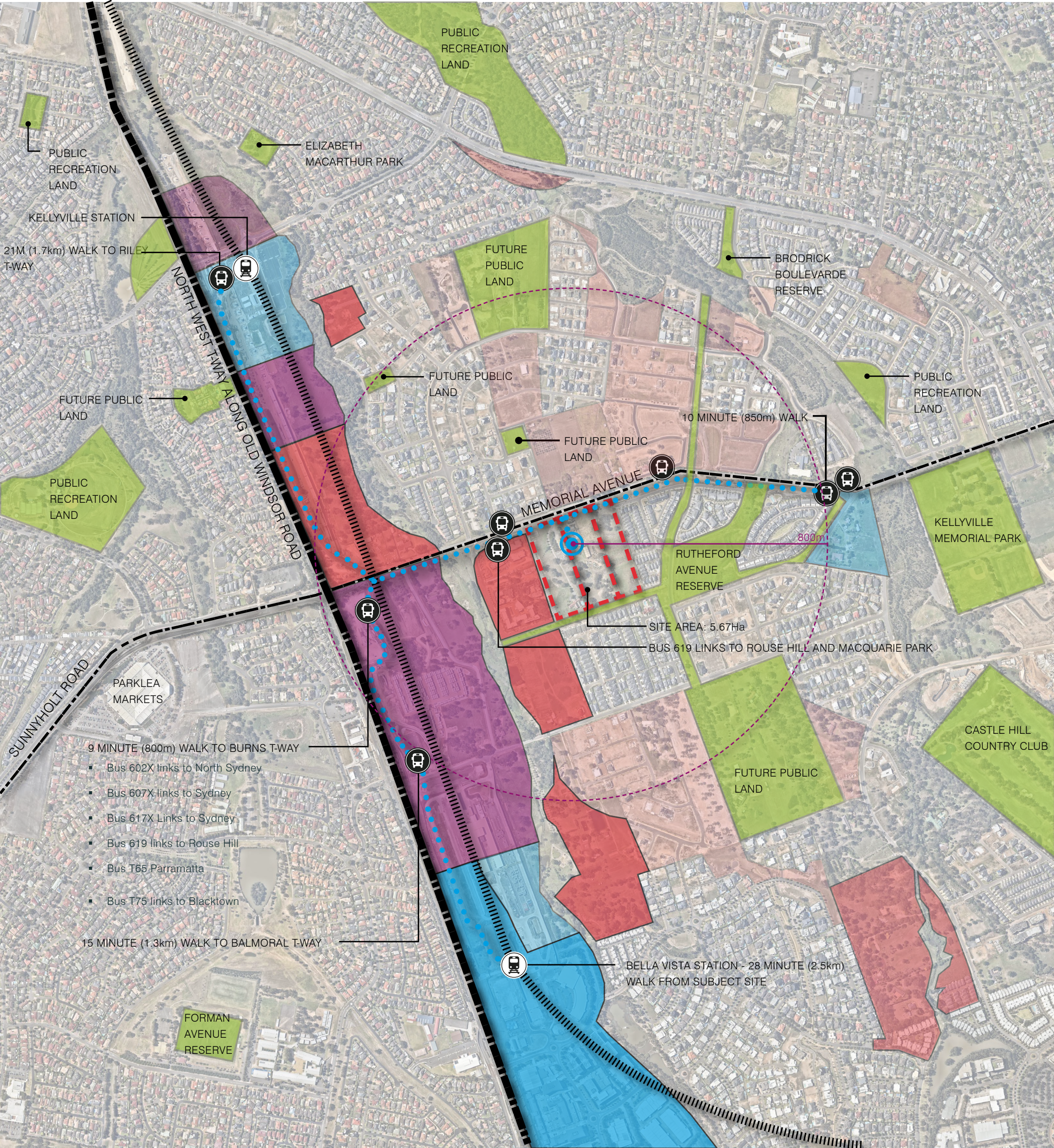
UL

Unzoned Land

N
 Projection: GDA 1994
 MGA Zone 56
 Scale: 1:15,000@A3
 0 200 400 600 m



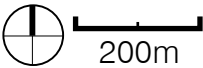
CONTEXT MAP



LEGEND

- Lot Boundary
- Walking Distance
- Old Windsor Rd T-Way
- Existing Bus stop
- Proposed Train Station

- Key Undeveloped Sites
- Medium Density Residential
- High Density Residential
- General Residential
- Local Centre
- Business Park
- Public Recreation



CONCEPT PLAN



PROPERTY 2 YIELD

Total GFA:	23,184
Total Residential Units:	258
Total FSR:	0.79
Max Height of Building:	20m

PROPERTY 1 & 2 YIELD

Total GFA:	46,368
Total Residential Units:	515
Total FSR:	1.57
Max Height of Building:	20m