

KEY

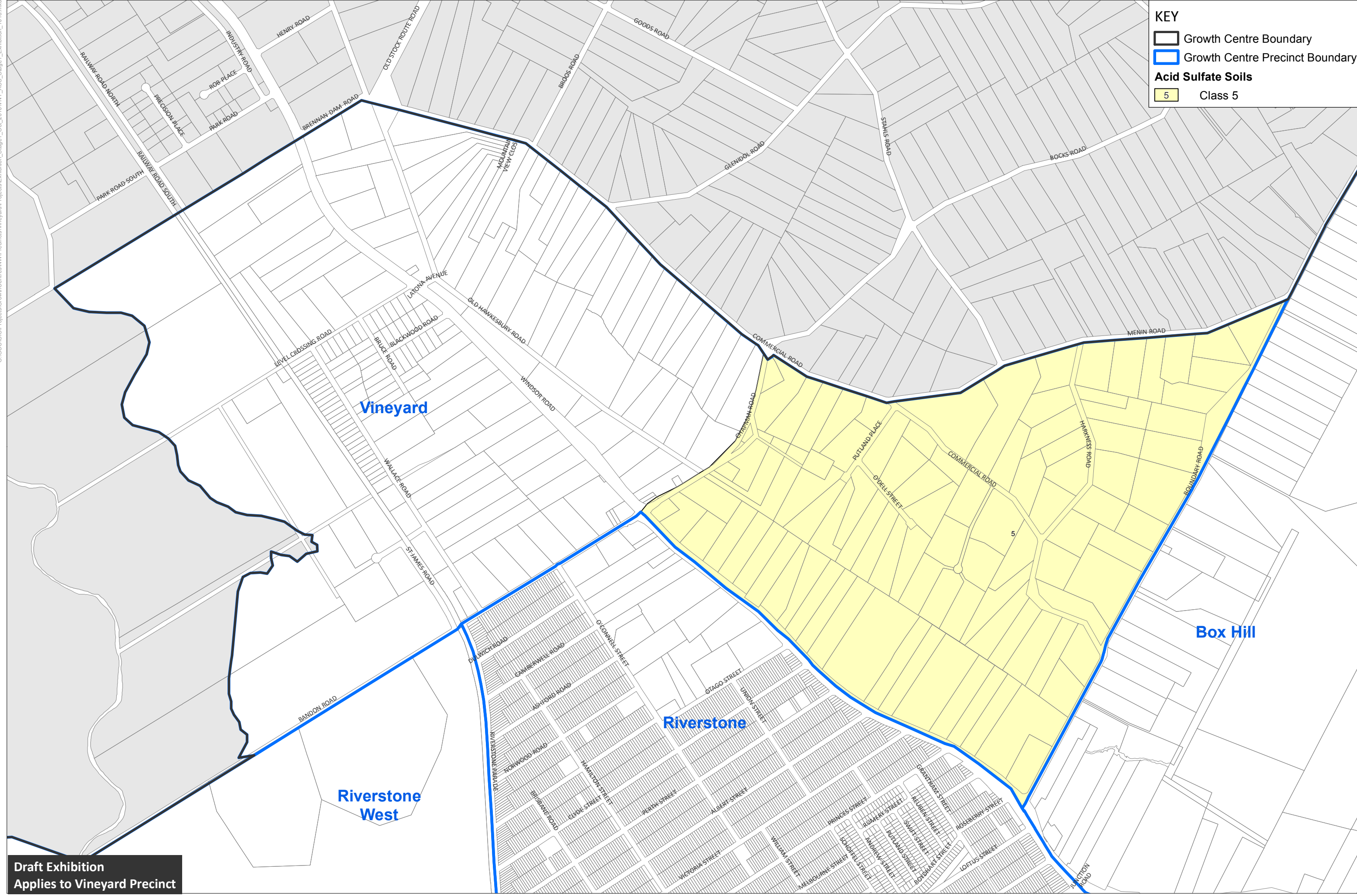
Growth Centre Boundary

Growth Centre Precinct Boundary

Acid Sulfate Soils

5

Class 5



Draft Exhibition
Applies to Vineyard Precinct

N

0

200

400

600 m

Cadastre © NSW LPI 24/10/2016

Vineyard Precinct - North West Growth Centre - Acid Sulfate Soils Map

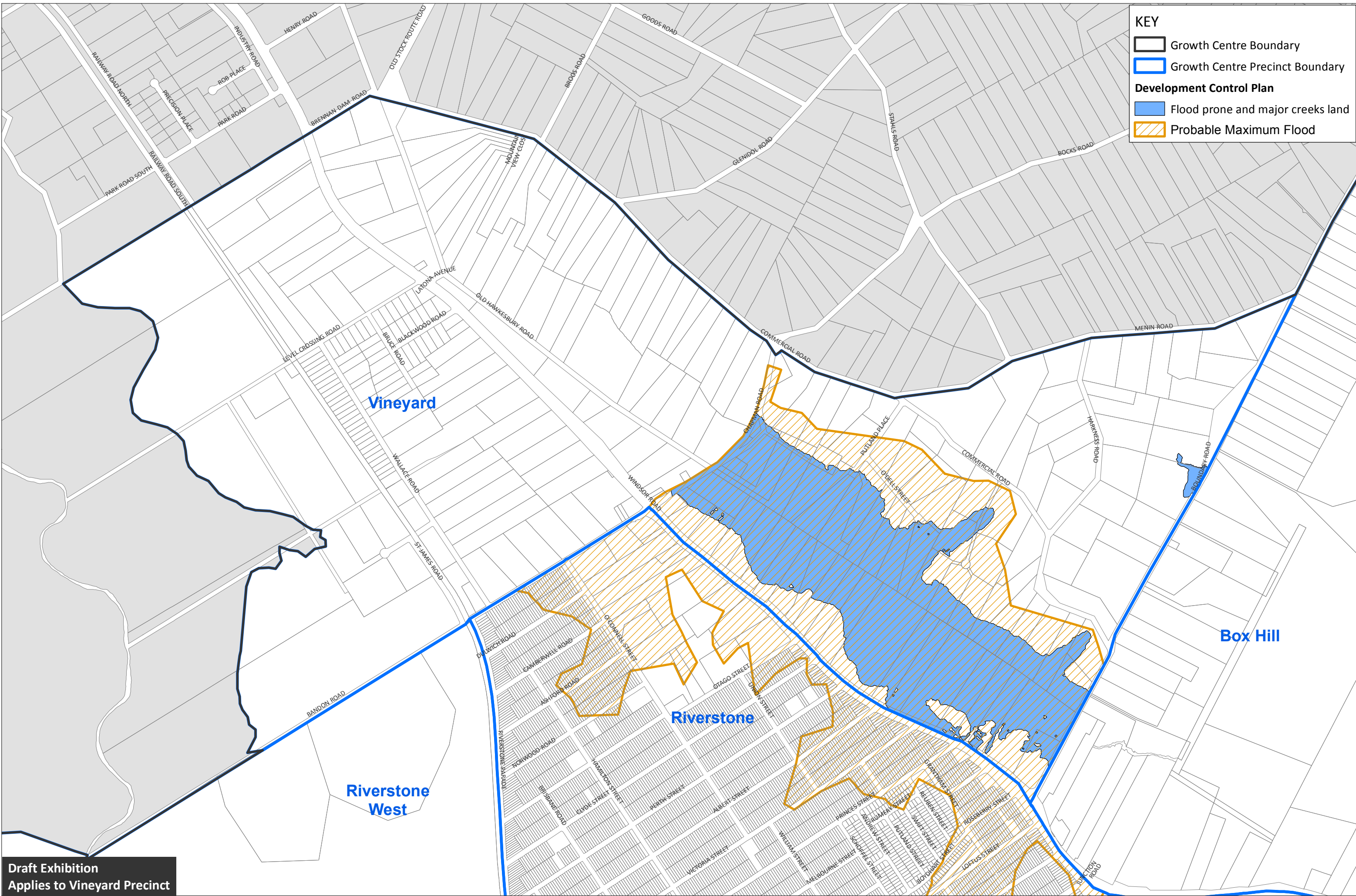
State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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KEY

Growth Centre Boundary

Growth Centre Precinct Boundary

Maximum Floor Space Ratio (n:1)

B

0.4



Draft Exhibition
Applies to Vineyard Precinct

N

0

200

400

600 m

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Vineyard Precinct - North West Growth Centre - Floor Space Ratio Map

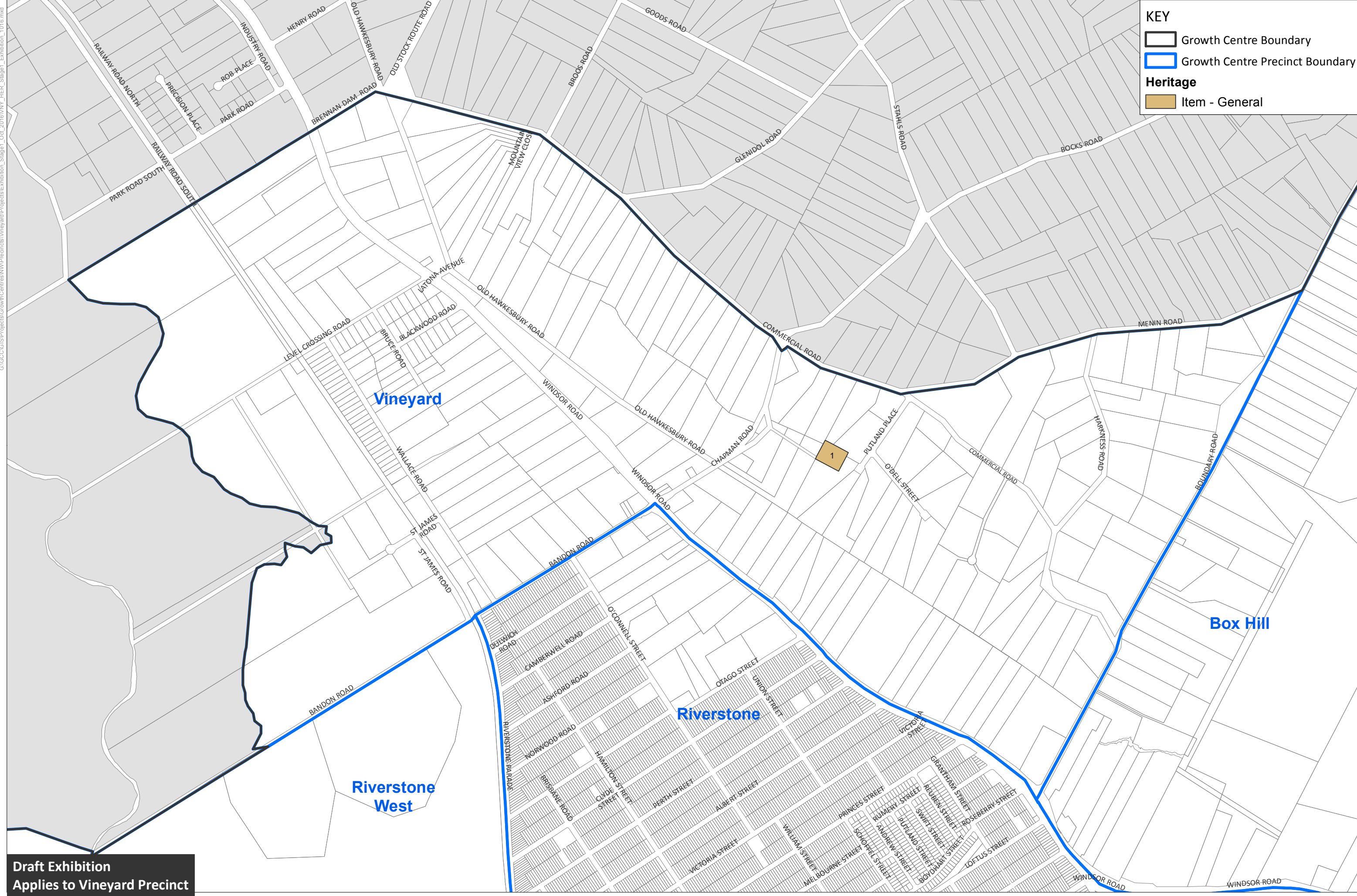
State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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KEY

- Growth Centre Boundary
- Growth Centre Precinct Boundary

Heritage

- Item - General

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Applies to Vineyard Precinct

0 200 400 600 m

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Vineyard Precinct - North West Growth Centre - Heritage Map

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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Growth Centre Boundary

Growth Centre Precinct Boundary

Maximum Building Height (m)

| | | |
|--|---|----|
| | J | 9 |
| | M | 12 |
| | N | 14 |



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Applies to Vineyard Precinct**

0 200 400 600 m

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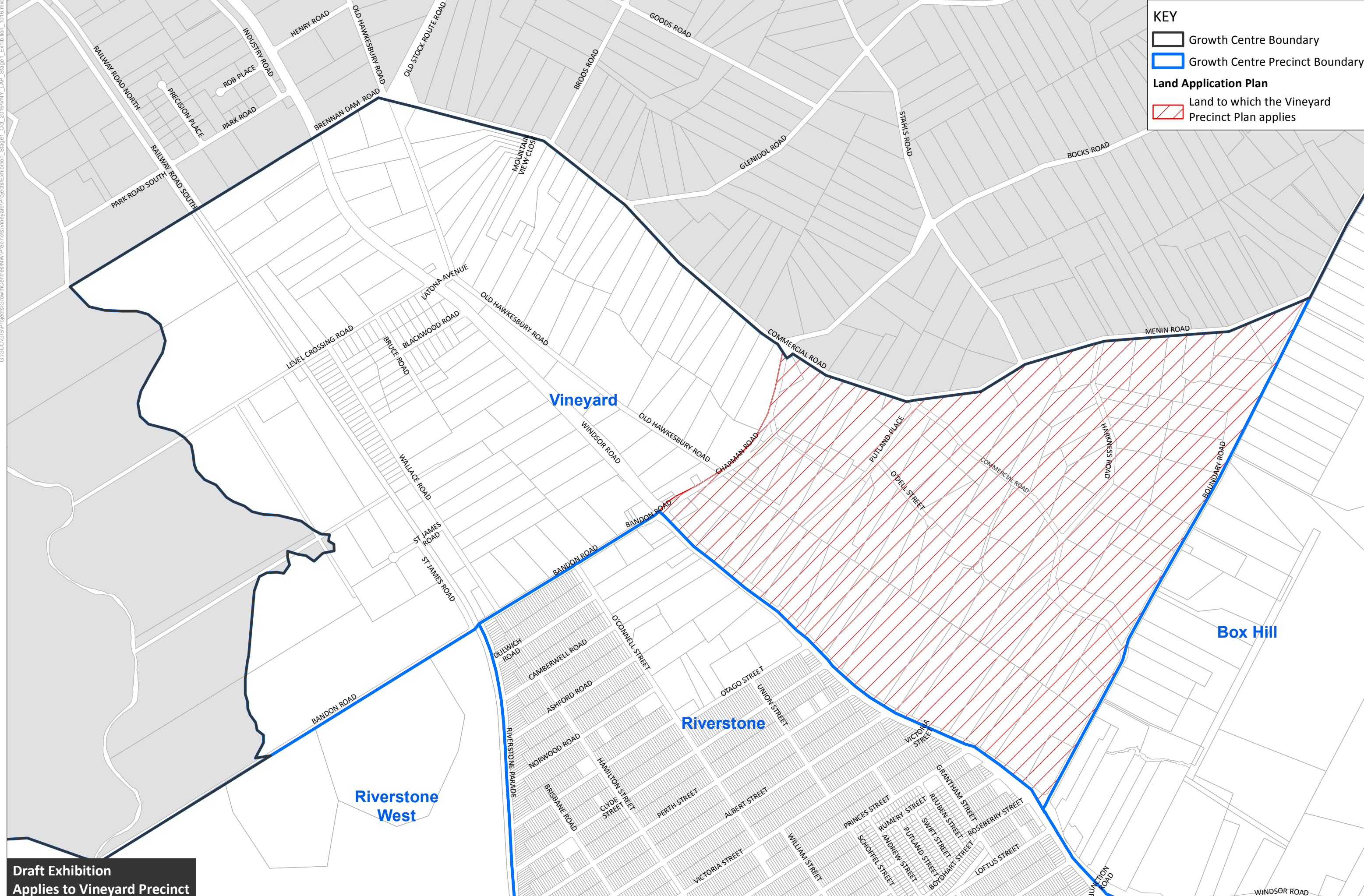
Vineyard Precinct - North West Growth Centre - Height of Building

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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KEY

- Growth Centre Boundary
- Growth Centre Precinct Boundary

Land Application Plan

- Land to which the Vineyard Precinct Plan applies

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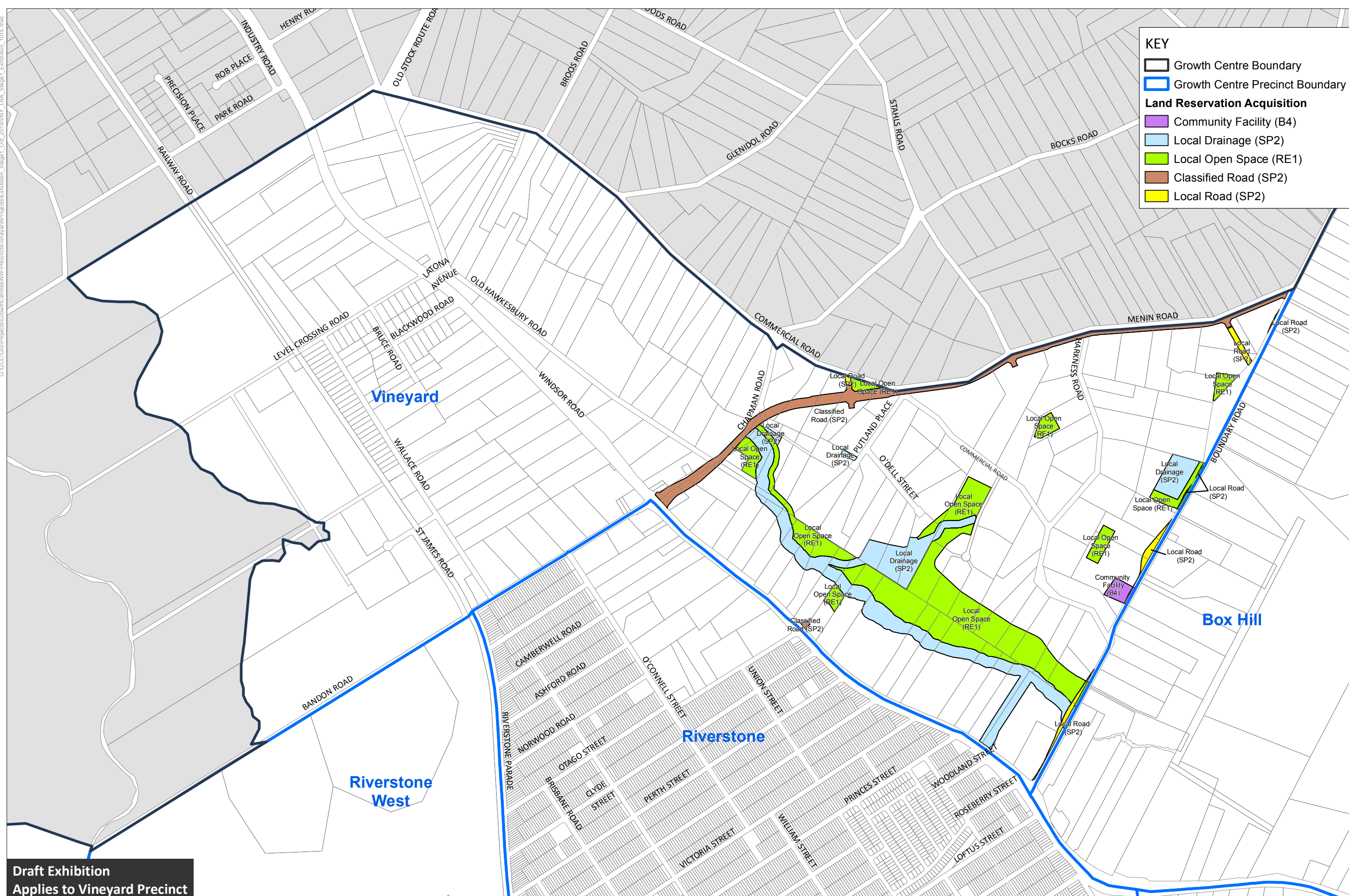
Vineyard Precinct - North West Growth Centre - Land Application Map

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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KEY

- Growth Centre Boundary
- Growth Centre Precinct Boundary
- Land Reservation Acquisition**
 - Community Facility (B4)
 - Local Drainage (SP2)
 - Local Open Space (RE1)
 - Classified Road (SP2)
 - Local Road (SP2)

Draft Exhibition
Applies to Vineyard Precinct

N

0 200 400 600 m

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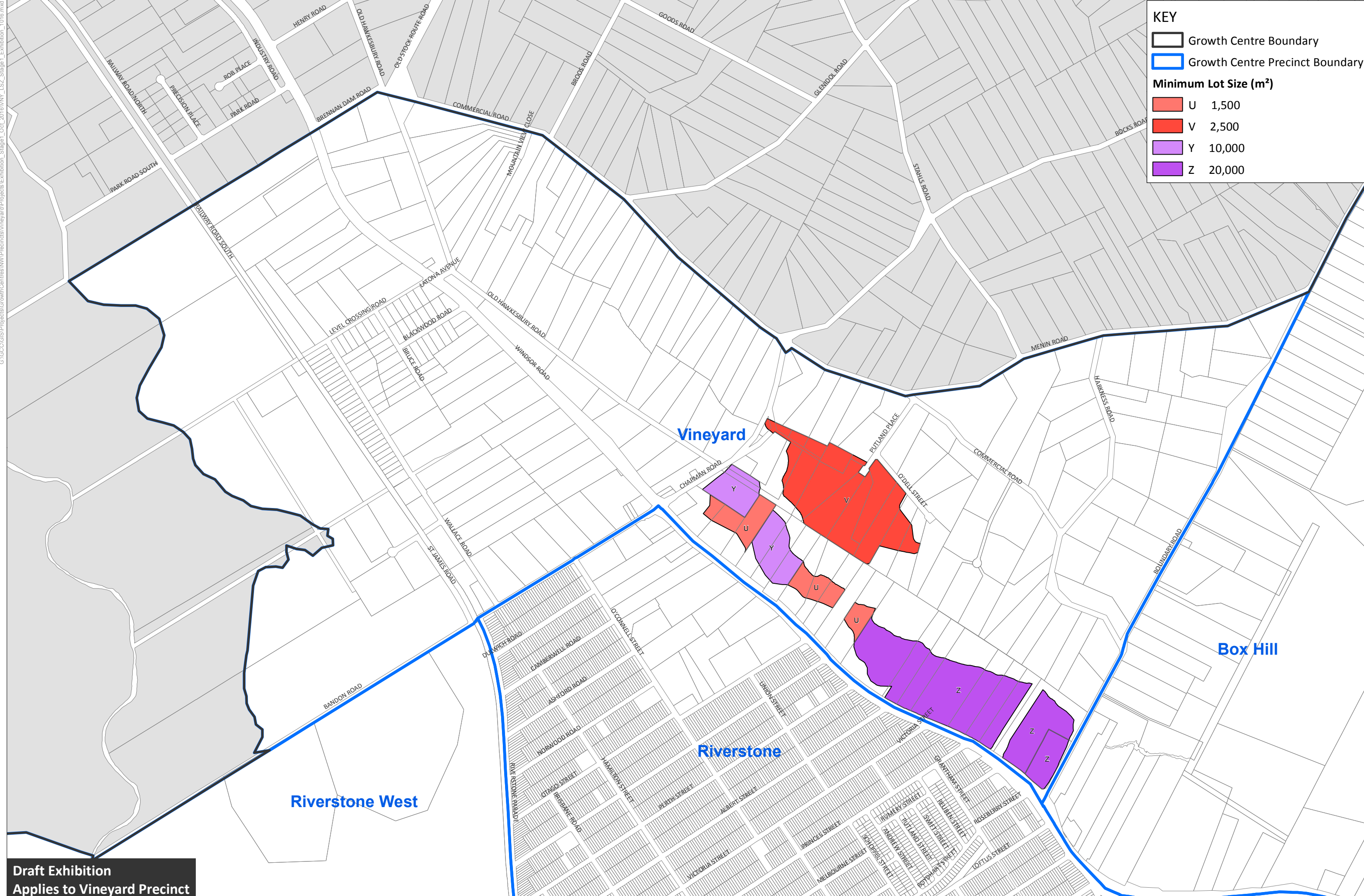
Vineyard Precinct - North West Growth Centre - Land Reservation Acquisition Map

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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KEY

Growth Centre Boundary

Growth Centre Precinct Boundary

Minimum Lot Size (m²)

| | |
|---|--------|
| U | 1,500 |
| V | 2,500 |
| Y | 10,000 |
| Z | 20,000 |

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Applies to Vineyard Precinct**

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0 200 400 600 m

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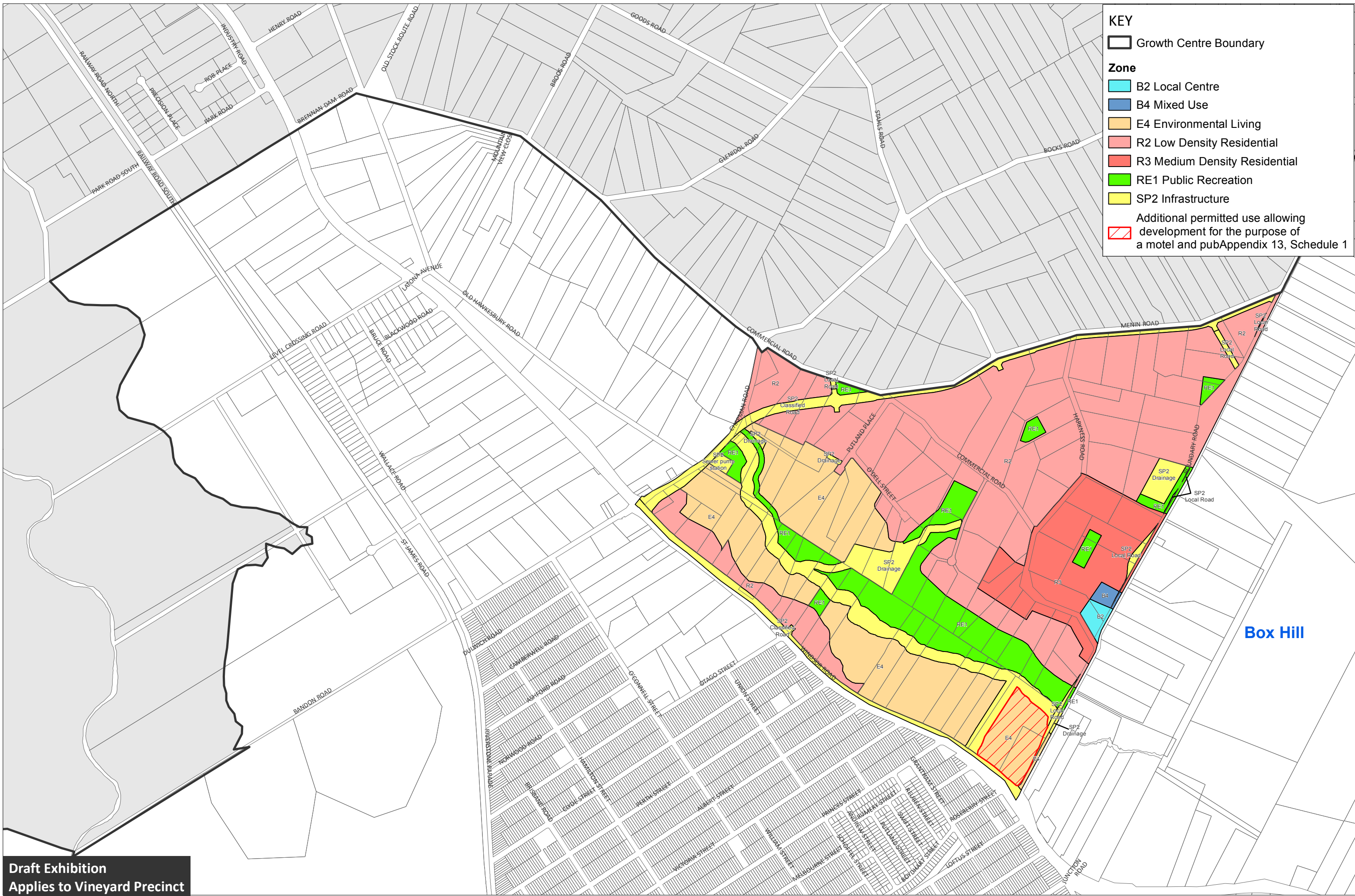
Vineyard Precinct - North West Growth Centre - Lot Size Map

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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KEY

Growth Centre Boundary

Zone

B2 Local Centre

B4 Mixed Use

E4 Environmental Living

R2 Low Density Residential

R3 Medium Density Residential

RE1 Public Recreation

SP2 Infrastructure

Additional permitted use allowing development for the purpose of a motel and pub

Appendix 13, Schedule 1

Draft Exhibition
Applies to Vineyard Precinct

0

200

400

600 m

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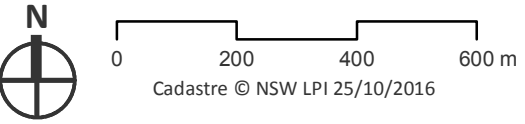
Vineyard Precinct - North West Growth Centre - Land Zoning Map

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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Vineyard Precinct - North West Growth Centre - Native Vegetation Protection Map

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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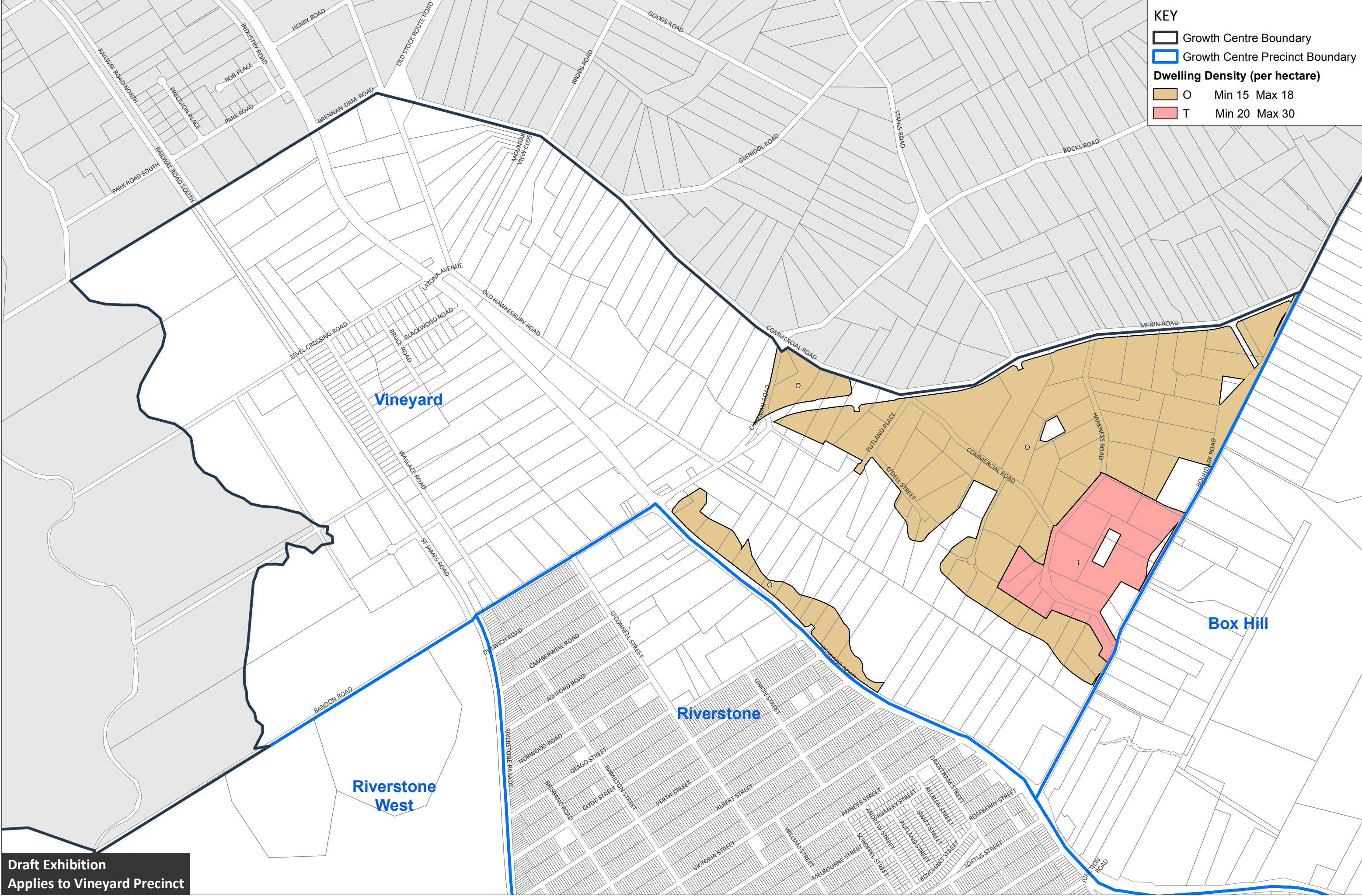
KEY

Growth Centre Boundary

Growth Centre Precinct Boundary

Dwelling Density (per hectare)

| | | | |
|--|---|--------|--------|
| | O | Min 15 | Max 18 |
| | T | Min 20 | Max 30 |



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0 200 400 600 m

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Vineyard Precinct - North West Growth Centre - Residential Density Map


State Environmental Planning Policy (Sydney Region Growth Centres) 2006


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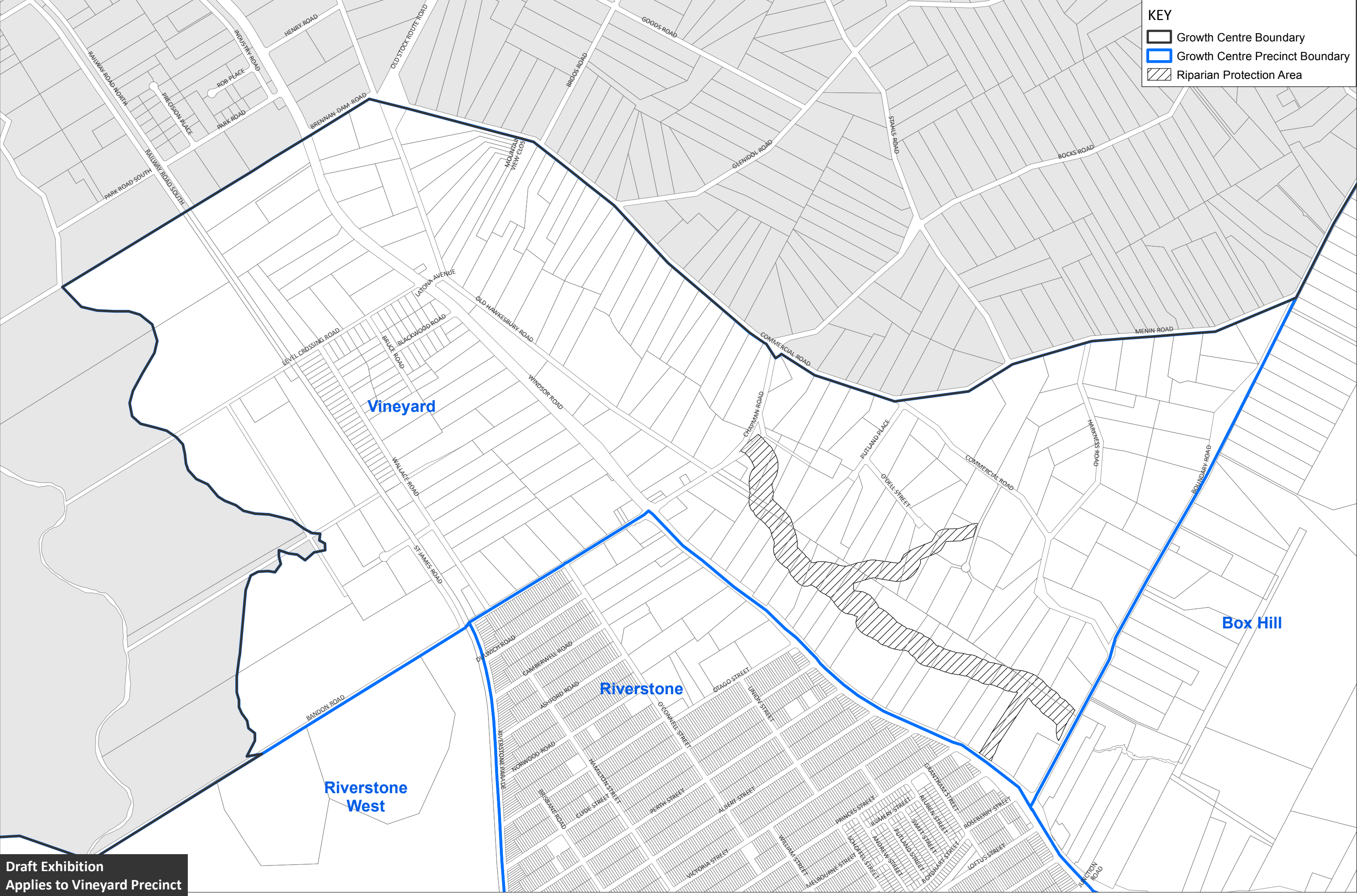
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 Growth Centre Boundary

 Growth Centre Precinct Boundary

 Riparian Protection Area



Draft Exhibition
Applies to Vineyard Precinct

N

0

200

400

600 m

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Vineyard Precinct - North West Growth Centre - Riparian Protection Area Map

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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