

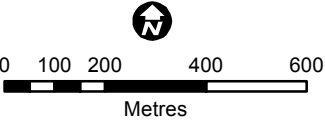
**Legend**

**North West Growth Centre Precinct Boundary**  
North West Growth Centre Precinct Boundary

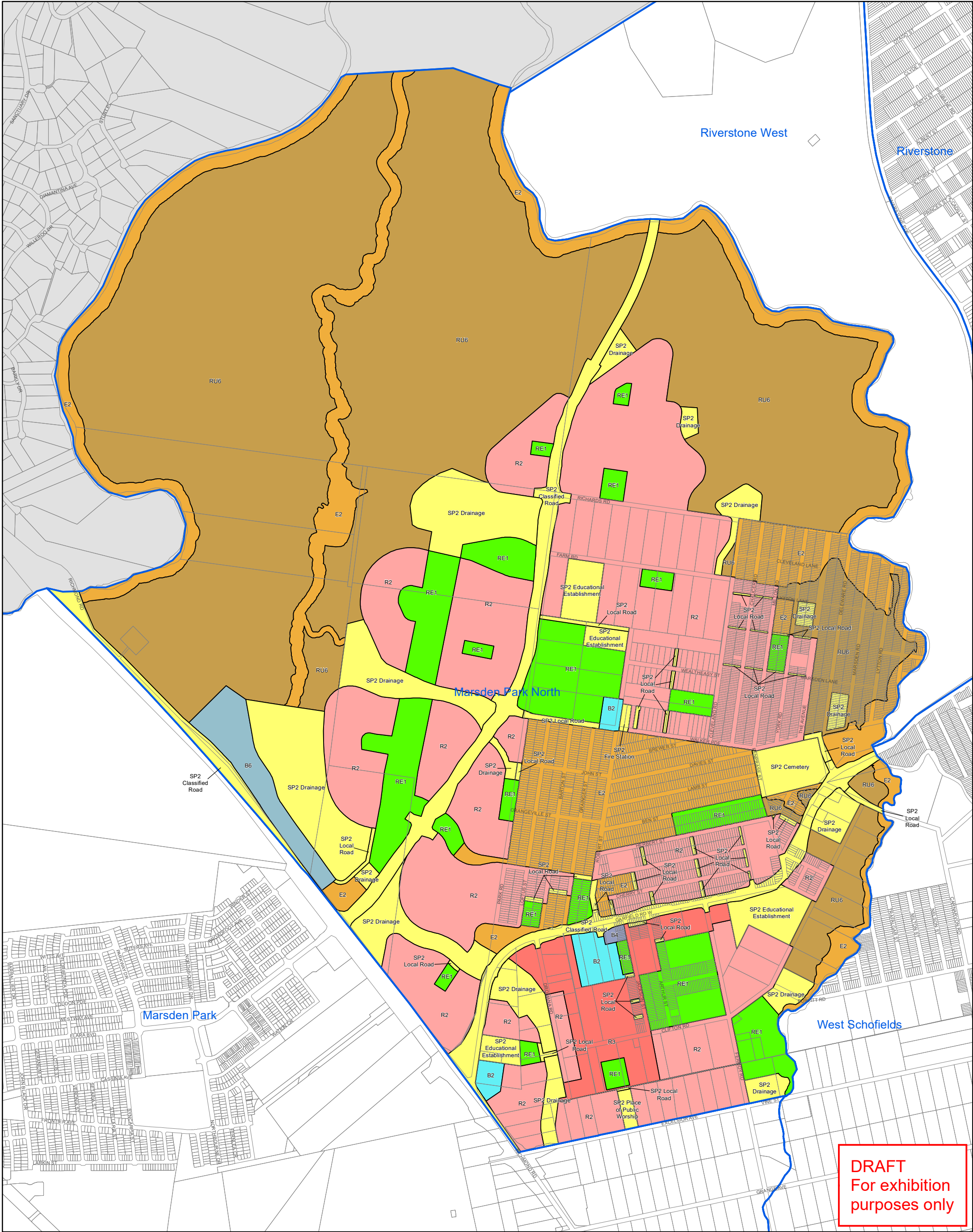
**SEPP Land Application**  
Land to which Marsden Park North Precinct Plan 2018 applies (Appendix 12, Clause 1.3)

**DRAFT Marsden Park North - North West Growth Centre - Land Application Map**  
State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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**Legend**

**Zone**

- B2** Local Centre
- B4** Mixed Use
- B6** Enterprise Corridor
- E2** Environmental Conservation
- R2** Low Density Residential
- R3** Medium Density Residential
- RE1** Public Recreation

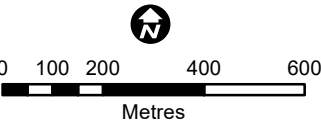
- RU6** Transition
- SP2** Infrastructure

**North West Growth Centre Precinct Boundary**

- North West Growth Centre Precinct Boundary**

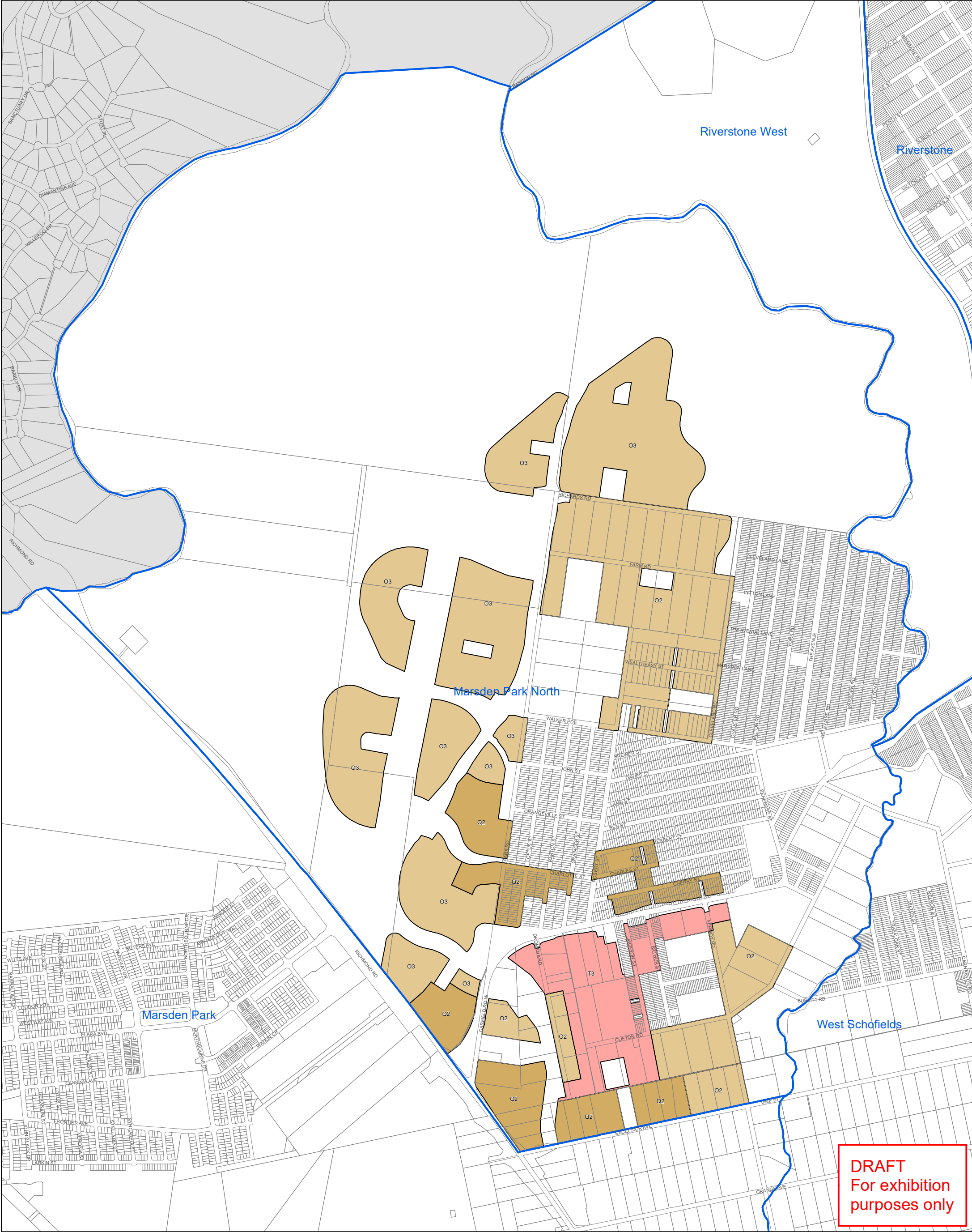
**DRAFT Marsden Park North - North West Growth Centre - Land Zoning Map**  
State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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**Legend**

**Dwelling Density Range (per hectare)**

O2	15 (Minimum) - 18 (Maximum)
O3	10 (Minimum) - 25 (Maximum)
Q2	15 (Minimum) - 25 (Maximum)
T3	25 (Minimum) - 35 (Maximum)

**North West Growth Centre Precinct Boundary**

North West Growth Centre Precinct Boundary

**DRAFT Marsden Park North - North West Growth Centre - Residential Density Map**

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

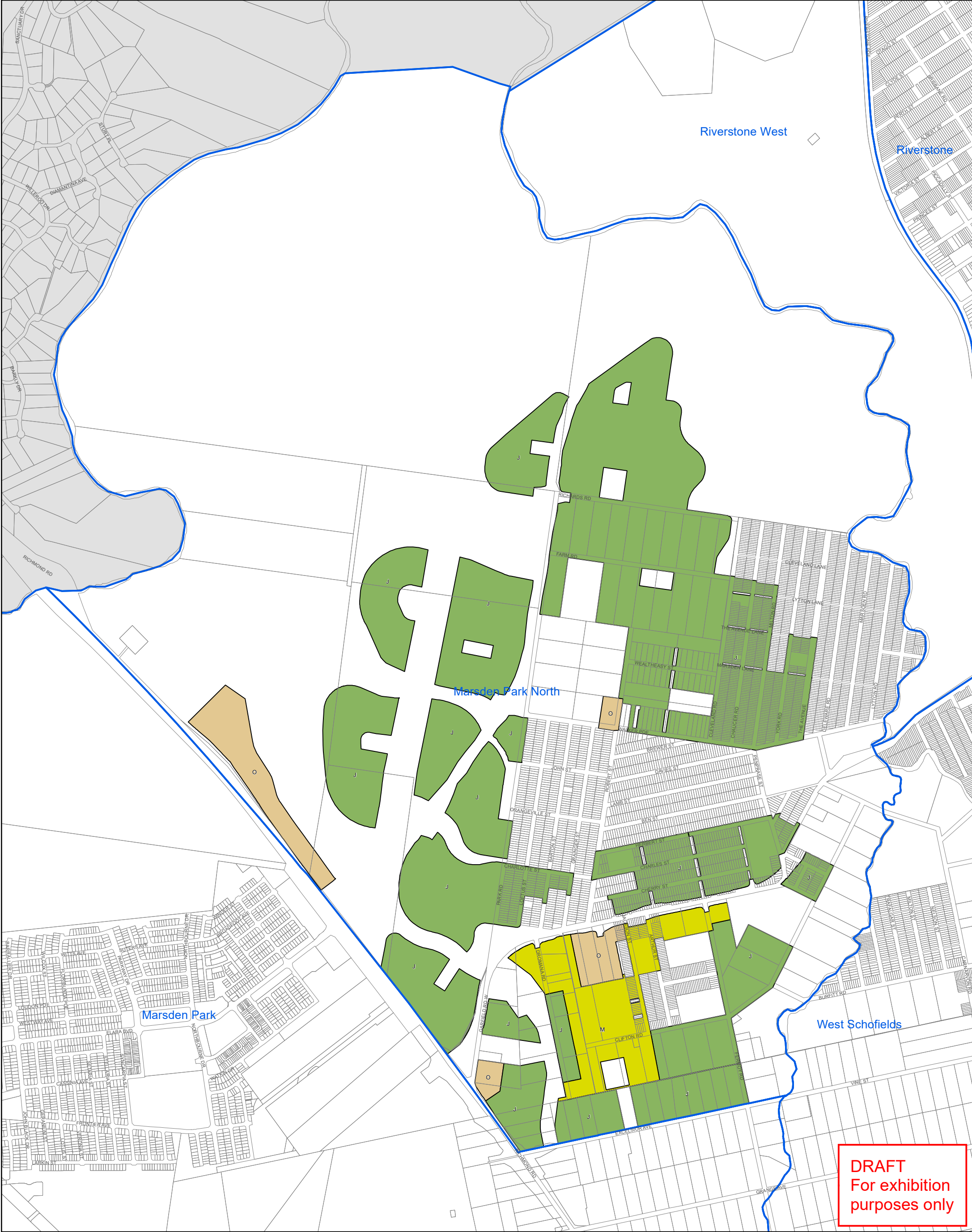
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0 100 200 400 600

Metres

**Planning & Environment**





Legend

Maximum Building Height (m)

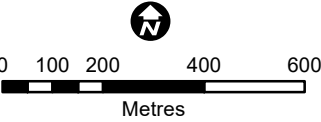
- J 9
- M 12
- O 16

North West Growth Centre Precinct Boundary

North West Growth Centre Precinct Boundary

DRAFT Marsden Park North - North West Growth Centre - Height of Buildings Map  
State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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**Legend**

**Maximum Floor Space Ratio (n:1)**

**I** 0.75

**N** 1

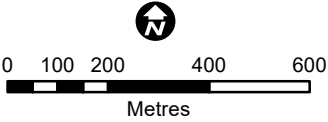
**North West Growth Centre Precinct Boundary**

**North West Growth Centre Precinct Boundary**

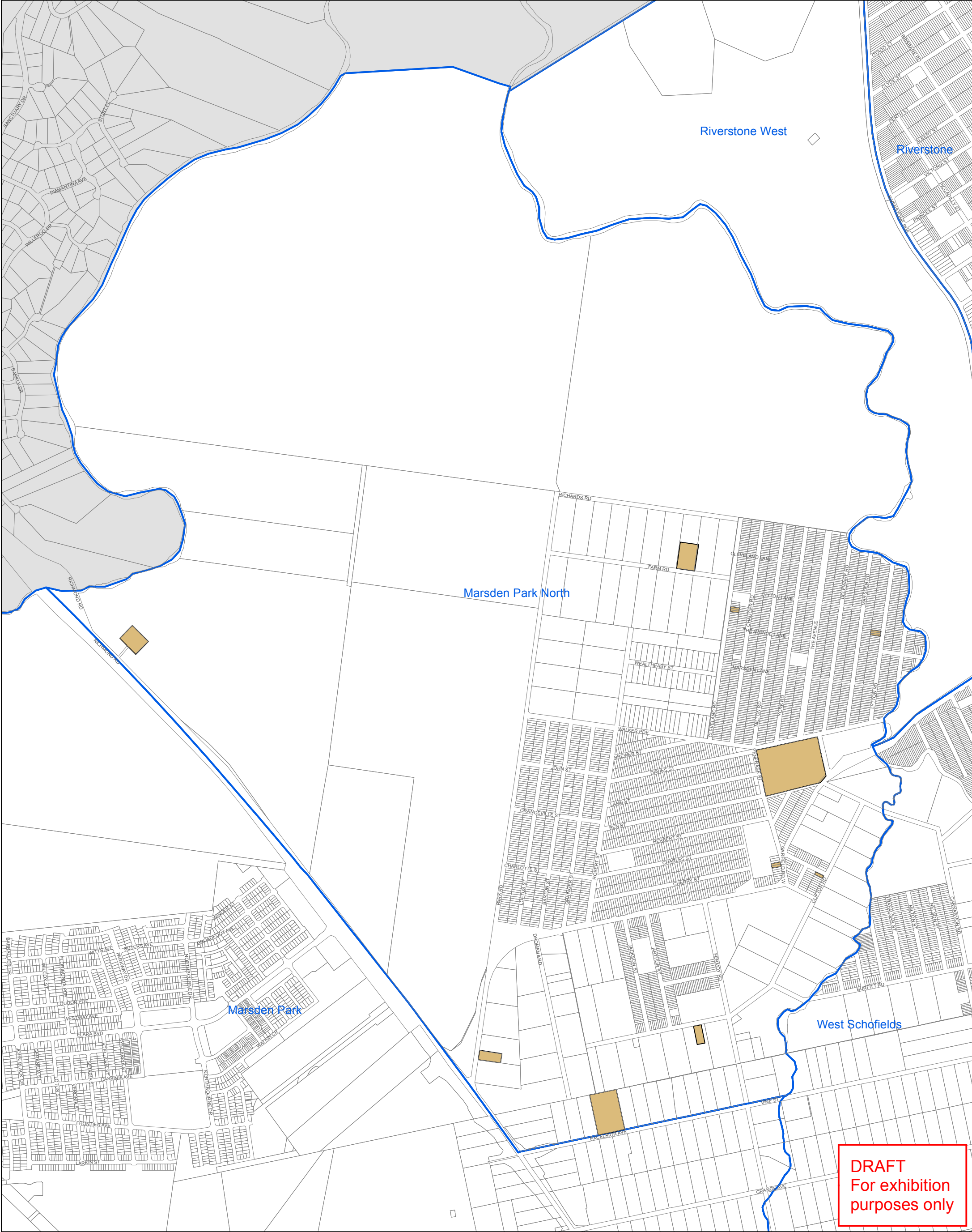
DRAFT Marsden Park North - North West Growth Centre - Floor Space Ratio Map

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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**Legend**

**Heritage**

 Item - General

**North West Growth Centre Precinct Boundary**

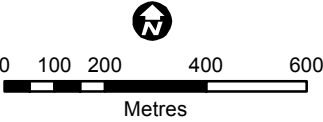
 North West Growth Centre Precinct Boundary

**DRAFT Marsden Park North - North West Growth Centre - Heritage Map**  
State Environmental Planning Policy (Sydney Region Growth Centres) 2006

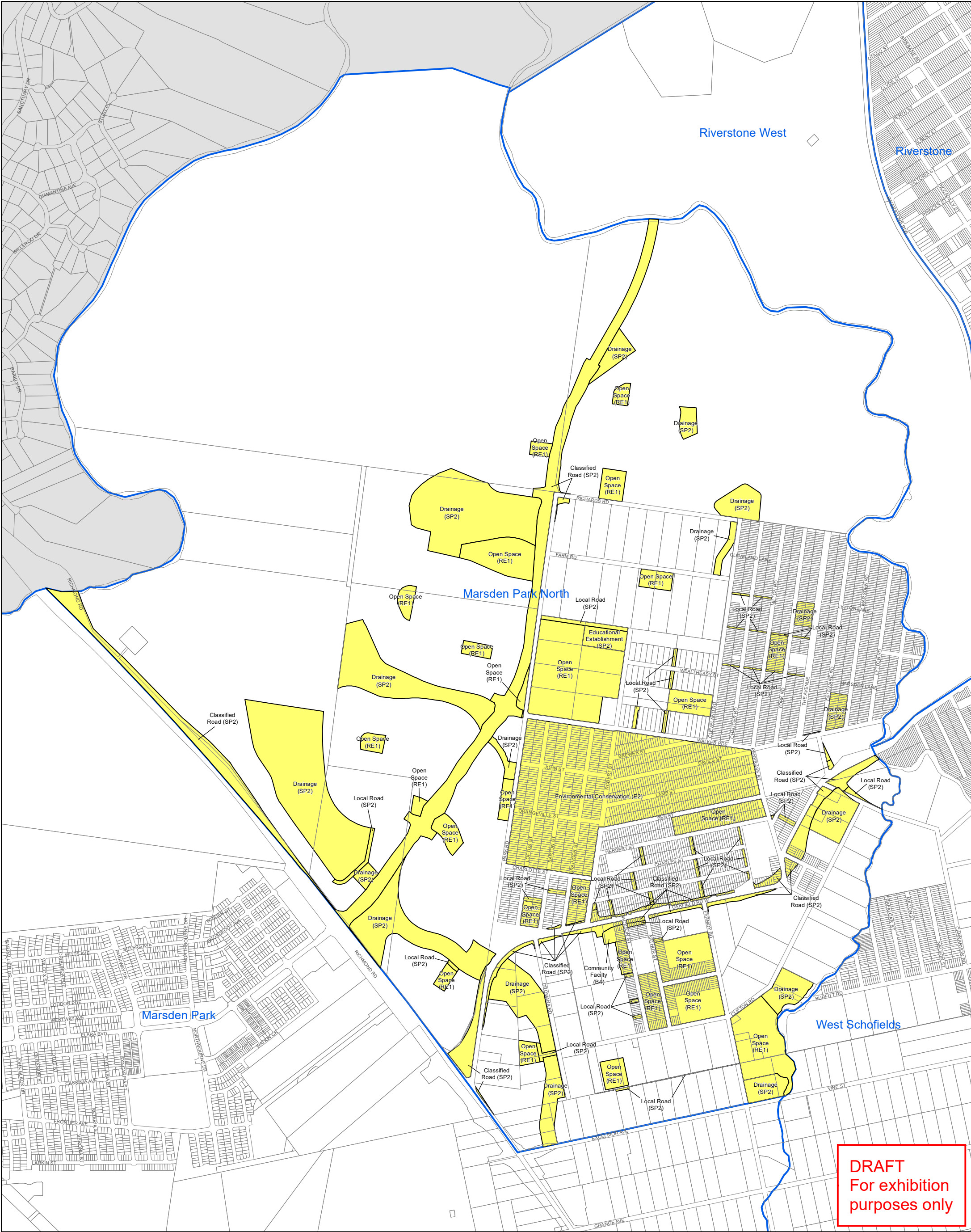
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**Planning &  
Environment**







**Legend**

**DRAFT Marsden Park North - North West Growth Centre - Land Reservation Acquisition Map**

**Reservation Acquisition**

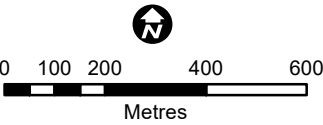
State Environmental Planning Policy (Sydney Region Growth Centres) 2006

- Classified Road (SP2)
- Drainage (SP2)
- Educational Establishment (SP2)
- Local Road (SP2)
- Open Space (RE1)
- Community Facility (B4)
- Environmental Conservation (E2)

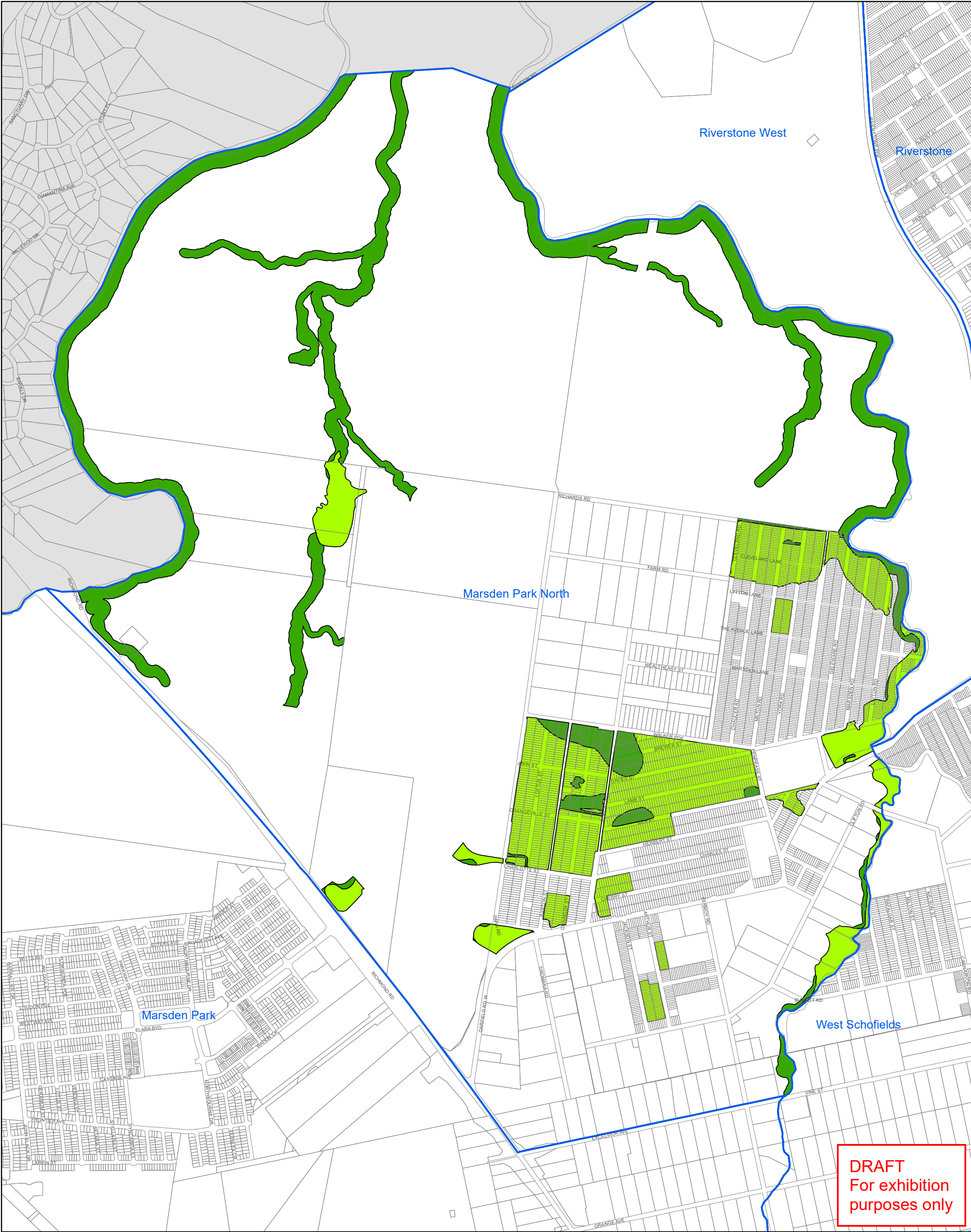
**North West Growth Centre Precinct Boundary**

North West Growth Centre Precinct Boundary

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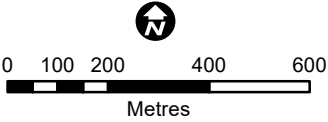




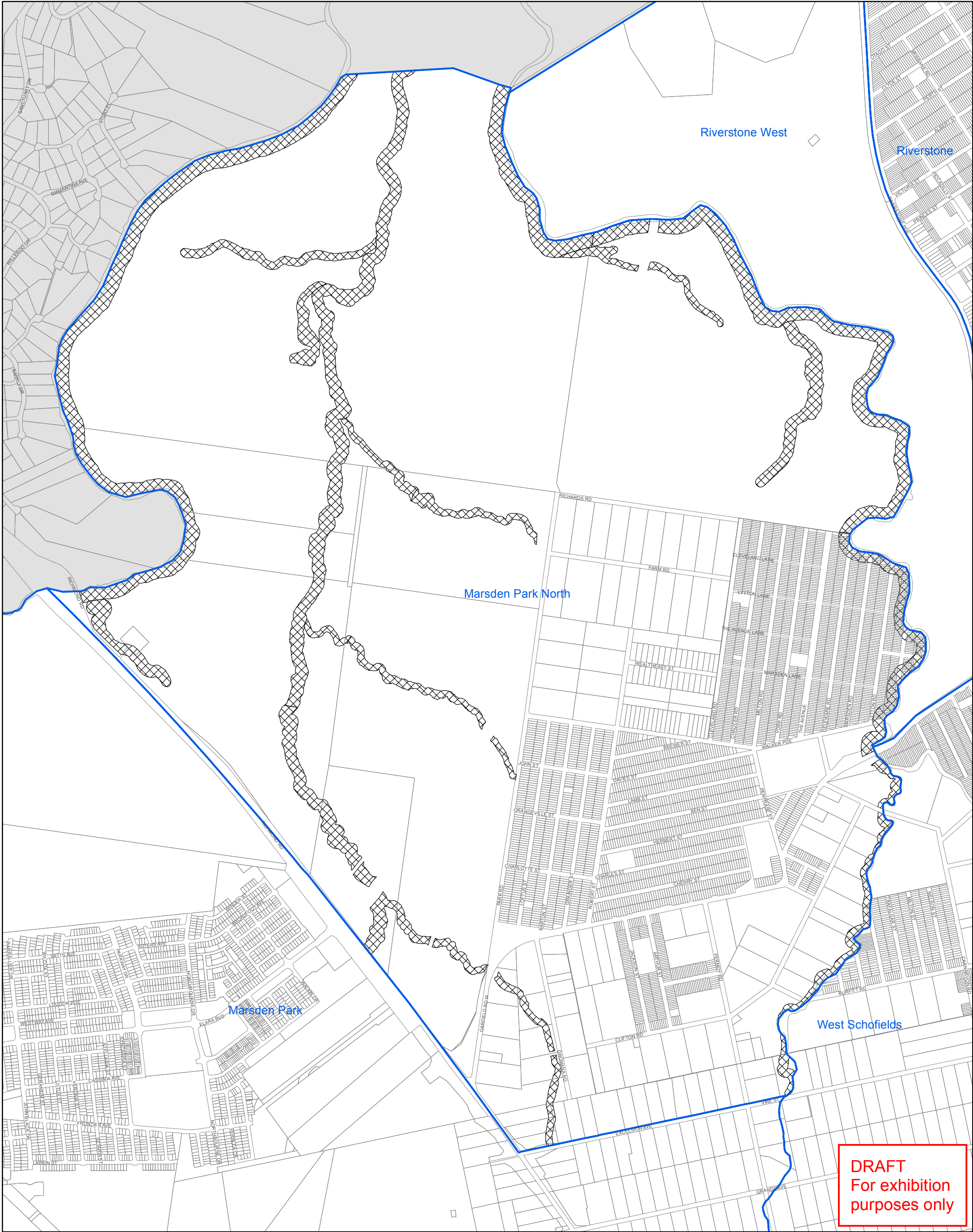
- Legend**
- Protected Vegetation**
- Native vegetation retention area
  - Existing native vegetation area
- North West Growth Centre Precinct Boundary**
- North West Growth Centre Precinct Boundary

**DRAFT Marsden Park North - North West Growth Centre - Native Vegetation Protection Map**  
State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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**Legend**

Riparian Protection Area

North West Growth Centre Precinct Boundary

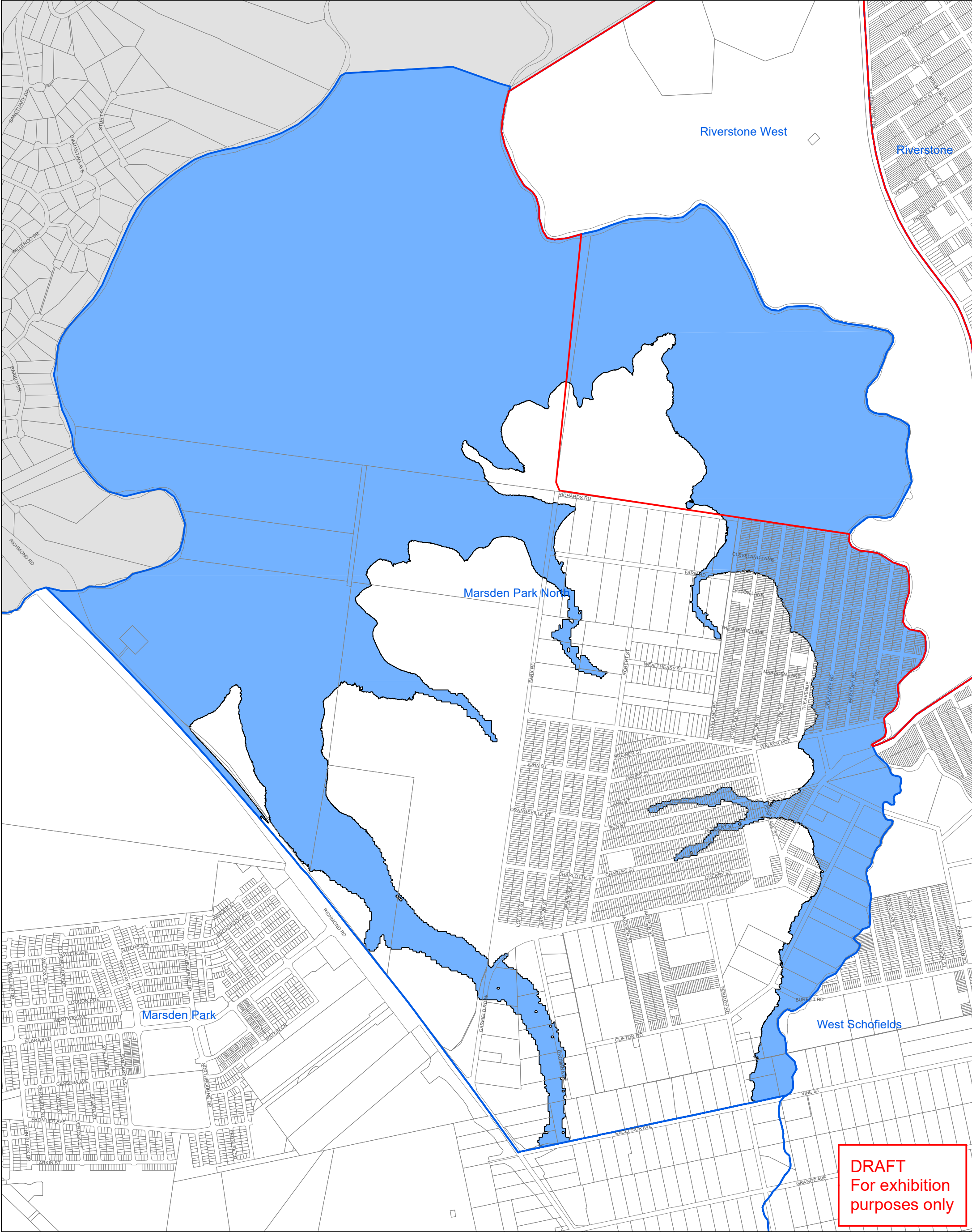
**DRAFT Marsden Park North - North West Growth Centre  
- Riparian Protection Area Map**

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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0 100 200 400 600  
Metres





**Legend**

**North West Growth Centre Precinct Boundary**

 North West Growth Centre Precinct Boundary

**Development Control Map**

 Flood Prone and Major Creeks Land

 Land Identified in Clause 20 (1)

**DRAFT Marsden Park North - North West Growth Centre - Development Control Map**

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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Metres





**Legend**

 Wetlands

**North West Growth Centre Precinct Boundary**

 North West Growth Centre Precinct Boundary

**DRAFT Marsden Park North - North West Growth Centre - Wetlands map**  
State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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