

**STATE ENVIRONMENTAL PLANNING POLICY AMENDMENT
(SHOWGROUND STATION PRECINCT) 2017**

SUMMARY OF COUNCIL CHANGES

Note: Council's amendments separate the Priority Precincts into separate mapping. The table below refers to amendments within the Showground Precinct only.

MAP SHEETS

Map Sheet	Council Change
Land Zoning Map LZN_016	<ul style="list-style-type: none"> • Showground Road and Kathleen Avenue rezoned from R2 to R3 to reflect the adjoining land zone • Controls added for the Keyhole site west of Cattai Creek
Land Zoning Map LZN_024	<ul style="list-style-type: none"> • Showground Road and Kathleen Avenue rezoned from R2 to R3 to reflect the adjoining land zone
Height of Buildings HOB_016	<ul style="list-style-type: none"> • 27m height limit adjoining Packard Avenue reduced to 19m • 9m height limit in RE1 land south of Carrington Road removed from height map as a height limit is not applied to the rest of the RE1 land • 68m height limit north of Carrington Road reduced to 61m (based on 4m per storey + 1m) • 52m height limit north of Carrington Road reduced to 49m (based on 3m per storey + 1m) • 40m height limit south of Carrington Road reduced to 37m (based on 3m per storey + 1m) • 27m height limit located at Fishburn Crescent (west) reduced to 25m (based on 3m per storey + 1m) • 21m height limit located at Hughes Avenue (north) reduced to 19m (based on 3m per storey + 1m) • 11m height limit located at Fishburn Crescent (south) reduced to 10m (based on 3m per storey + 1m) • Controls added for the Keyhole site west of Cattai Creek
Height of Buildings HOB_024	<ul style="list-style-type: none"> • 21m height limit located at Hughes Avenue (north) reduced to 19m (based on 3m per storey + 1m) • 11m height limit located at Fishburn Crescent (south) reduced to 10m (based on 3m per storey + 1m)

Map Sheet	Council Change
Floor Space Ratio Map FSR_016	<ul style="list-style-type: none"> • 2.3:1 FSR adjoining Packard Avenue reduced to 1:1 (to provide base lower than incentive rate) • 5:1, 4:1 and 3:1 FSR north of Carrington Road reduced to 1.62:1 (to provide base lower than incentive rate) and Area B applied (CI 7.12 of LEP) • 1.99 FSR south of Carrington Road reduced to 1.62:1 (to provide base lower than incentive rate) and Area B applied (CI 7.12 of LEP) • 1.49:1 FSR located at Fishburn Crescent (west) reduced to 1:1 (to provide base lower than incentive rate) and Area B applied (CI 7.12 of LEP) • 1.2:1 FSR located at Hughes Avenue (north) reduced to 1:1 (to provide base lower than incentive rate) and Area B applied (CI 7.12 of LEP) • 0.75:1 located at Fishburn Crescent (south) increased to 1:1 • Controls added for the Keyhole site west of Cattai Creek
Floor Space Ratio Map FSR_024	<ul style="list-style-type: none"> • 1.2:1 FSR located at Hughes Avenue (north) reduced to 1:1 (to provide base lower than incentive rate) and Area B applied (CI 7.12 of LEP) • 0.75:1 located at Fishburn Crescent (south) increased to 1:1
Floor Space Ratio Incentive Map FSI_016	<ul style="list-style-type: none"> • FSI of 5:1, 4:1 and 3:1 applied to government owned land north of Carrington Road • 0.95:1 FSI removed from land located at Fishburn Crescent (south)
Floor Space Ratio Incentive Map FSI_024	<ul style="list-style-type: none"> • 0.95:1 FSI removed from land located at Fishburn Crescent (south)
Land Reservation Acquisition LRA_016	<ul style="list-style-type: none"> • Land zoned RE1 in Creek Corridor south of Carrington Road and west of Ashford Avenue added to LRA to reflect Local Open Space acquisition requirement • LRA removed from Lot 447 DP 253971 as site is already zoned RE1 and in Council ownership
Land Reservation Acquisition LRA_024	<ul style="list-style-type: none"> • LRA removed from Lot 34 DP 246981 and Lot 447 DP 253971 as sites are already zoned RE1 and in Council ownership
Active Street Frontages ASF_016	<ul style="list-style-type: none"> • Additional active street frontages added to reflect Structure Plan and DCP
Setback Map STB_016	<ul style="list-style-type: none"> • Refined to delete superfluous and inappropriate controls including removal of zero metre minimum setbacks, zero and 5 metre setbacks to classified roads
Setback Map STB_024	<ul style="list-style-type: none"> • Refined to delete superfluous and inappropriate controls
Sydney Metro Northwest CL3_016	<ul style="list-style-type: none"> • Identification of the Keyhole site west of Cattai Creek added
Sydney Metro Northwest CL3_024	<ul style="list-style-type: none"> • No change
State Significant Development Sites SSDS_001	<ul style="list-style-type: none"> • Mapped only to include Government owned land

Council has also prepared:

Land Application Map LAP_001 - No equivalent provided by Department

Lot Size LSZ_016 – No equivalent provided by Department

Lot Size LSZ_024 – No equivalent provided by Department

Additional Permitted Uses APU_016 – No equivalent provided by Department