

**STATE ENVIRONMENTAL PLANNING POLICY AMENDMENT  
(BELLA VISTA AND KELLYVILLE STATION PRECINCTS) 2017**

**SUMMARY OF COUNCIL CHANGES**

*Note: Council's amendments separate the Priority Precincts into separate mapping. The table below refers to amendments within the Bella Vista and Kellyville Precincts only.*

**MAP SHEETS**

<b>Map Sheet</b>	<b>Council Change</b>
Land Zoning Map LZN_007	<ul style="list-style-type: none"> <li>• No change</li> </ul>
Land Zoning Map LZN_015	<ul style="list-style-type: none"> <li>• SP2 (Stormwater Management) land at corner of Samantha Riley Drive and Old Windsor Road rezoned to R1 General Residential</li> </ul>
Land Zoning Map LZN_016	<ul style="list-style-type: none"> <li>• No change</li> </ul>
Height of Buildings HOB_007	<ul style="list-style-type: none"> <li>• 19m height limit at Sanctuary Drive reduced to 13 metres (based on 3m per storey + 1m)</li> </ul>
Height of Buildings HOB_015	<ul style="list-style-type: none"> <li>• 19m height limit at Sanctuary Drive reduced to 13 metres (based on 3m per storey + 1m)</li> <li>• 50m height limit west of Landry Place reduced to 49m (based on 3m per storey + 1m)</li> <li>• Part 21m height limit west of Minorca Avenue increased to 40m</li> <li>• Part 40m height limit at Memorial Avenue decreased to 19m</li> <li>• 21m height limit at Memorial Avenue decreased to 19m (based on 3m per storey + 1m)</li> </ul>
Height of Buildings HOB_016	<ul style="list-style-type: none"> <li>• 21m height limit at Memorial Avenue decreased to 19m (based on 3m per storey + 1m)</li> <li>• 28m height limit at Balmoral Road decreased to 25m (based on 3m per storey + 1m)</li> <li>• Part 68m height limit east of Nixon Street reduced to 49m (based on 4m per storey + 1m)</li> <li>• Part 68m height limit at Celebration Drive reduced to 61m (based on 4m per storey + 1m)</li> </ul>
Floor Space Ratio Map FSR_007	<ul style="list-style-type: none"> <li>• 1.2:1 FSR at Sanctuary Drive reduced to 1:1 and Area C applied (CI 7.12 of LEP)</li> </ul>
Floor Space Ratio Map FSR_015	<ul style="list-style-type: none"> <li>• 1.2:1 FSR at Sanctuary Drive reduced to 1:1 and Area C applied (CI 7.12 of LEP)</li> <li>• Part 4:1 FSR south of Samantha Riley Drive reduced to 2.8:1 (to provide base lower than incentive rate) and Area C applied (CI 7.12 of LEP)</li> <li>• 3:1 and 1.2:1 FSR north of Memorial Avenue reduced to 1:1 (to provide base lower than incentive rate) and Area C applied (CI 7.12 of LEP)</li> </ul>

<b>Map Sheet</b>	<b>Council Change</b>
Floor Space Ratio Map FSR_016	<ul style="list-style-type: none"> <li>• 1.2:1 FSR north of Memorial Avenue reduced to 1:1 (to provide base lower than incentive rate) and Area C applied (CI 7.12 of LEP)</li> <li>• 1.5 FSR south of Memorial Avenue reduced to 1:1 (to provide base lower than incentive rate) and Area C applied (CI 7.12 of LEP)</li> <li>• Part 1:1 FSR east of Elizabeth Macarthur Creek increased to 1.1:1</li> <li>• 3:1 FSR west of Elizabeth Macarthur Creek decreased to 1.62:1, Area C applied (CI 7.12 of LEP) and boundary adjusted to match B2 zone</li> </ul>
Land Reservation Acquisition LRA_015	<ul style="list-style-type: none"> <li>• Northern most Local Open Space (RE1) extended north to reflect underlying zoning and SSDS mapping</li> </ul>
Land Reservation Acquisition LRA_016	<ul style="list-style-type: none"> <li>• No change</li> </ul>
Additional Permitted Uses APU_007	<ul style="list-style-type: none"> <li>• Item numbers amended to reflect next available numbers and draft instrument</li> </ul>
Additional Permitted Uses APU_015	<ul style="list-style-type: none"> <li>• Item numbers amended to reflect next available numbers and draft instrument</li> </ul>
Additional Permitted Uses APU_016	<ul style="list-style-type: none"> <li>• Item numbers amended to reflect next available numbers and draft instrument</li> </ul>
Active Street Frontages ASF_015	<ul style="list-style-type: none"> <li>• No change</li> </ul>
Active Street Frontages ASF_016	<ul style="list-style-type: none"> <li>• No change</li> </ul>
Sydney Metro Northwest CL3_007	<ul style="list-style-type: none"> <li>• No change</li> </ul>
Sydney Metro Northwest CL3_015	<ul style="list-style-type: none"> <li>• No change</li> </ul>
Sydney Metro Northwest CL3_016	<ul style="list-style-type: none"> <li>• No change</li> </ul>
State Significant Development Sites SSDS_001	<ul style="list-style-type: none"> <li>• No change</li> </ul>

**Council has also prepared:**

Floor Space Ratio Incentive FSI\_007 – No equivalent provided by Department  
Floor Space Ratio Incentive FSI\_015 – No equivalent provided by Department  
Floor Space Ratio Incentive FSI\_016 – No equivalent provided by Department  
Lot Size LSZ\_007 – No equivalent provided by Department  
Lot Size LSZ\_015 – No equivalent provided by Department  
Lot Size LSZ\_016 – No equivalent provided by Department  
Combined Local Map CL2\_016 - No equivalent provided by Department