



Site A

Requirement	Planning Controls		Site Application	
	DCP*/LEP	Sepp 65	Site Specific Details	Comments
Site Area	Zone SP2 #		9219 m2	

# Planning Zone nominated for Infrastructure / Stormwater Management

Site 1

Requirement	Planning Controls		Site Application	
	DCP*/LEP	Sepp 65	Site Specific Details	Comments
Site Area			8090 m2	
FSR **	3.5 : 1			
GFA***			28315 m2	
max. Site Cover	50%		4045 m2	
Landscape	30%		2427 m2	incl. Deep Soil
Deep Soil		7%	566 m2	
		15%	1214 m2	
Communal Open Space	25%		2023 m2	Total Area
portion located on GF	40%		809 m2	On Ground

Site 2

Requirement	Planning Controls		Site Application	
	DCP*/LEP	Sepp 65	Site Specific Details	Comments
Site Area			10441 m2	
FSR **	3.5 : 1			
GFA***			36544 m2	
max. Site Cover	50%		5221 m2	
Landscape	30%		3132 m2	incl. Deep Soil
Deep Soil		7%	731 m2	
		15%	1566 m2	
Communal Open Space	25%		2610 m2	Total Area
portion located on GF	40%		1044 m2	On Ground

Site 3

Requirement	Planning Controls		Site Application	
	DCP*/LEP	Sepp 65	Site Specific Details	Comments
Site Area			10616 m2	
FSR **	3.5 : 1			
GFA***			37156 m2	
max. Site Cover	50%		5308 m2	
Landscape	30%		3185 m2	incl. Deep Soil
Deep Soil		7%	743 m2	
		15%	1592 m2	
Communal Open Space	25%		2654 m2	Total Area
portion located on GF	40%		1062 m2	On Ground

Site 4

Requirement	Planning Controls		Site Application	
	DCP*/LEP	Sepp 65	Site Specific Details	Comments
Site Area			7872 m2	
FSR **	3.5 : 1			
GFA***			27552 m2	
max. Site Cover	50%		3936 m2	
Landscape	30%		2362 m2	incl. Deep Soil
Deep Soil		7%	551 m2	
		15%	1181 m2	
Communal Open Space	25%		1968 m2	Total Area
portion located on GF	40%		787 m2	On Ground

Site 5

Requirement	Planning Controls		Site Application	
	DCP*/LEP	Sepp 65	Site Specific Details	Comments
Site Area			4530 m2	
FSR **	3.5 : 1			
GFA***			15855 m2	
max. Site Cover	50%		2265 m2	
Landscape	30%		1359 m2	incl. Deep Soil
Deep Soil		7%	317 m2	
		15%	680 m2	
Communal Open Space	25%		1133 m2	Total Area
portion located on GF	40%		453 m2	On Ground

Site 6

Requirement	Planning Controls		Site Application	
	DCP*/LEP	Sepp 65	Site Specific Details	Comments
Site Area			4386 m2	
FSR **	3.5 : 1			
GFA***			15351 m2	
max. Site Cover	50%		2193 m2	
Landscape	30%		1316 m2	incl. Deep Soil
Deep Soil		7%	307 m2	
		15%	658 m2	
Communal Open Space	25%		1097 m2	Total Area
portion located on GF	40%		439 m2	On Ground

\* Blacktown City Council Growth Centre Precincts Development Control Plan 2010, amended 2022  
 \*\* Floor Space Ratio  
 \*\*\* Gross Floor Area, based on FSR requirement

