

**Draft LEP 2013 Amendment  
Bonds Spinning Mills Site  
Land Zoning**



Print Date: 21/04/2016  
Scale 1: 3000



190-220 Dunmore Street,  
Pendle Hill

Neighbourhood Centre		Low Density Residential	
Local Centre		Medium Density Residential	
Mixed Use		High Density Residential	
Business Development		Public Recreation	
Enterprise Corridor		Private Recreation	
Business Park		Infrastructure	
Environmental Conservation		Unzoned Land	
General Industrial		SEPP (Major Development) 2005	
Light Industrial		SEPP (Western Sydney Employment Area) 2009	

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**Draft LEP 2013 Amendment  
Bonds Spinning Mills Site  
Floor Space Ratio**



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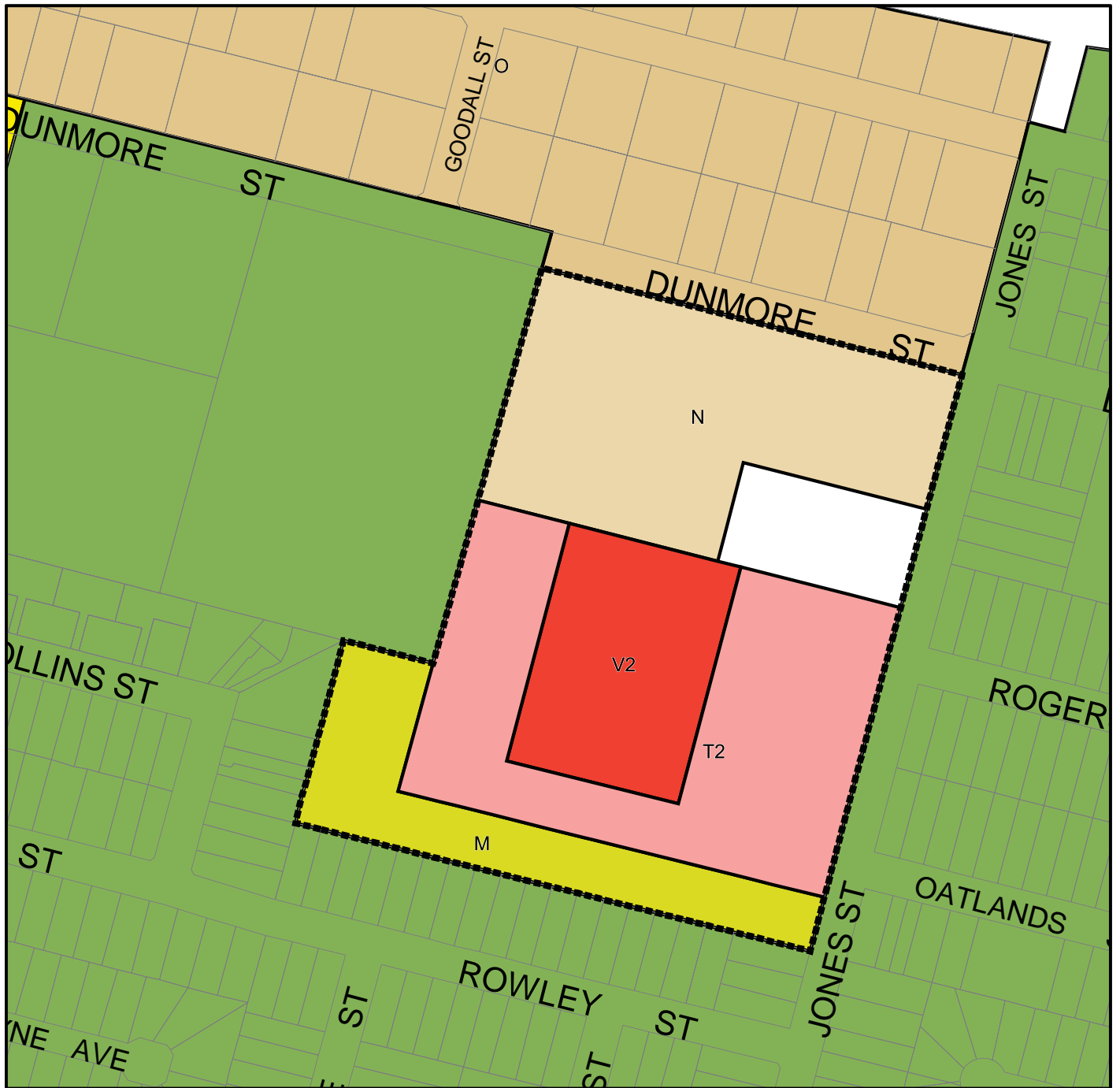


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**Maximum Floor Space Ratio (n:1)**

D	0.5	T3	2.3	AA1	6
H	0.7	T4	2.4	AA2	6.5
K	0.85	U1	2.5	AB	7.5
N	1	U2	2.8	AC	8.5
P	1.2	V1	3	AD	9
Q	1.3	V2	3.2		
S1	1.5	W	3.5		
S2	1.8	X	4		
S3	1.9	Y	4.5		
T1	2	Z1	5		
T2	2.2	Z2	5.5		

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**Draft LEP 2013 Amendment  
Bonds Spinning Mills Site  
Height of Buildings**



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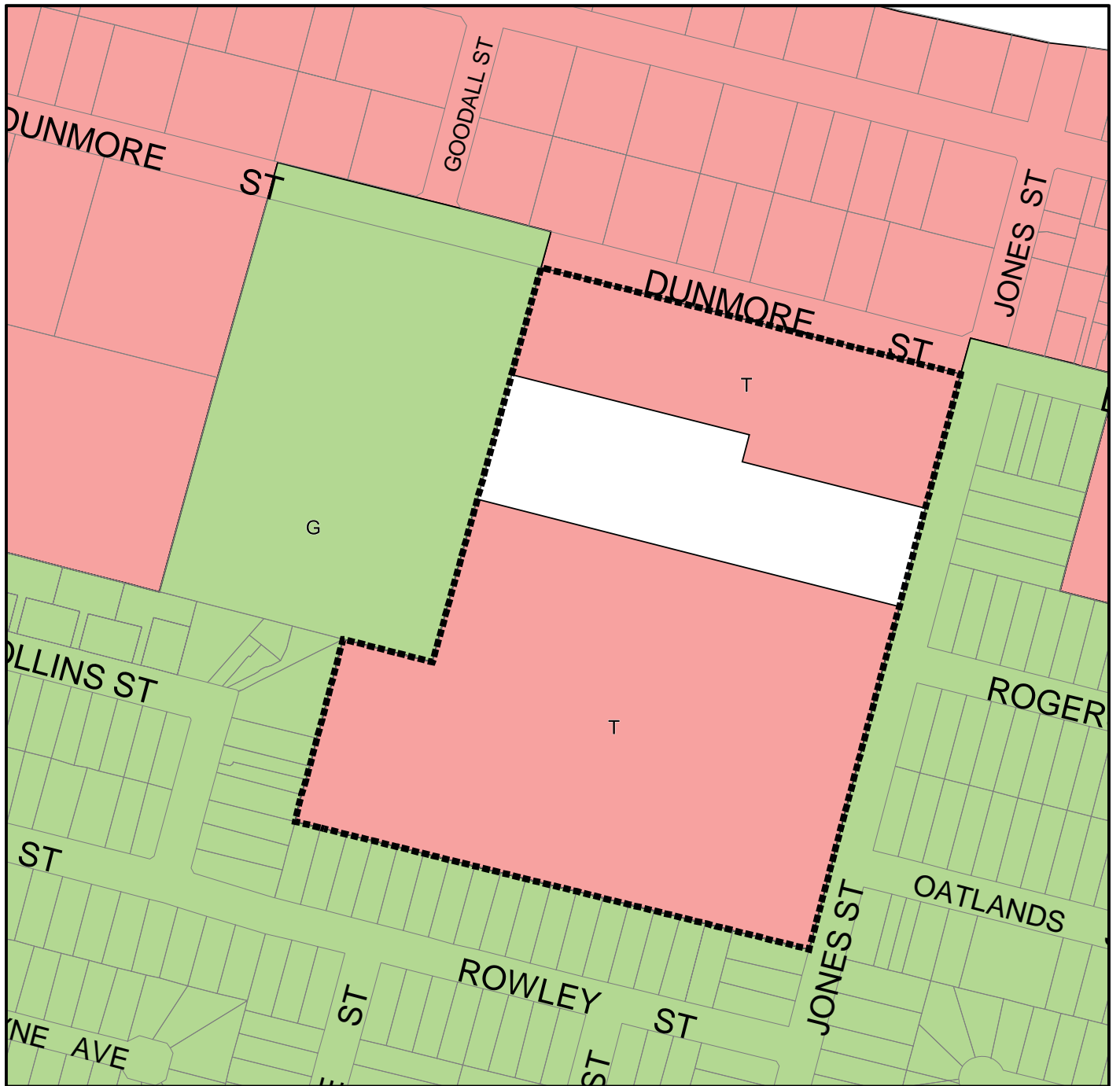


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**Maximum Building Height (m)**

J	9	S1	23	X1	45
K	10	S2	24	X2	48
L	11	T1	26	Y1	53
M	12.5	T2	27	Y2	54
N	14	T3	29	AA	65
O	15	U1	30		
P1	17	U2	32		
P2	18	V1	38		
Q	20	V2	39		
R	21	W	41		

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**Draft LEP 2013 Amendment  
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Lot Size**



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**Minimum Lot Size (sq m)**

D	300
G	450
T	900
U	1200

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