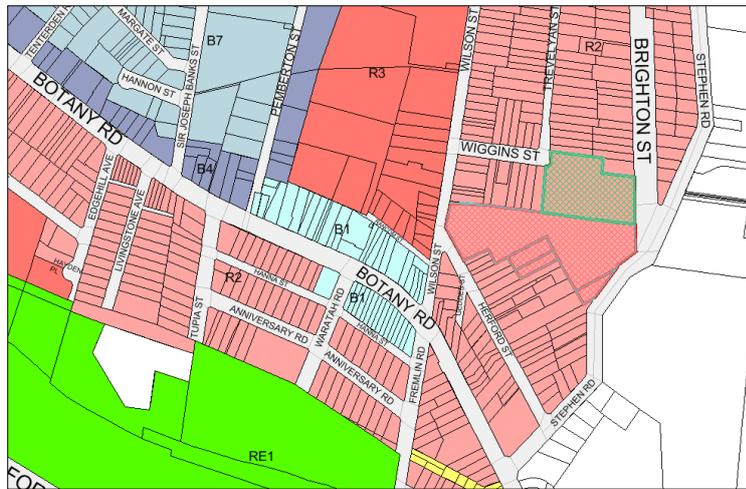


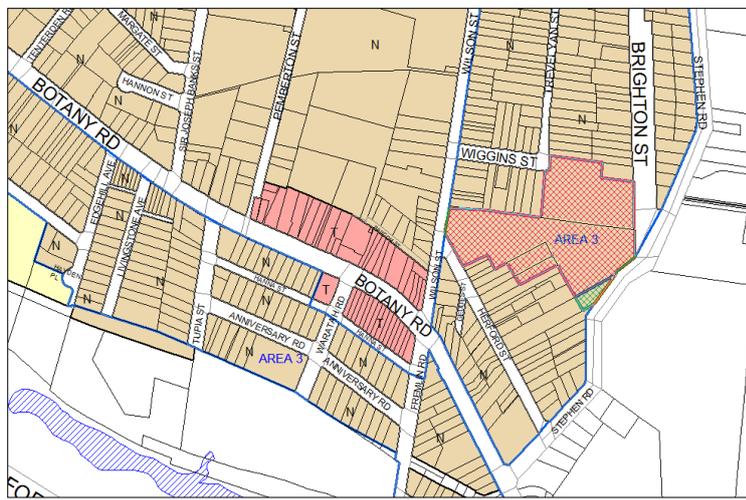
Attachment 1 – Botany Bay Local Environmental Plan 2013 – Planning Controls

Banksmeadow Public School



Land Zoning Map

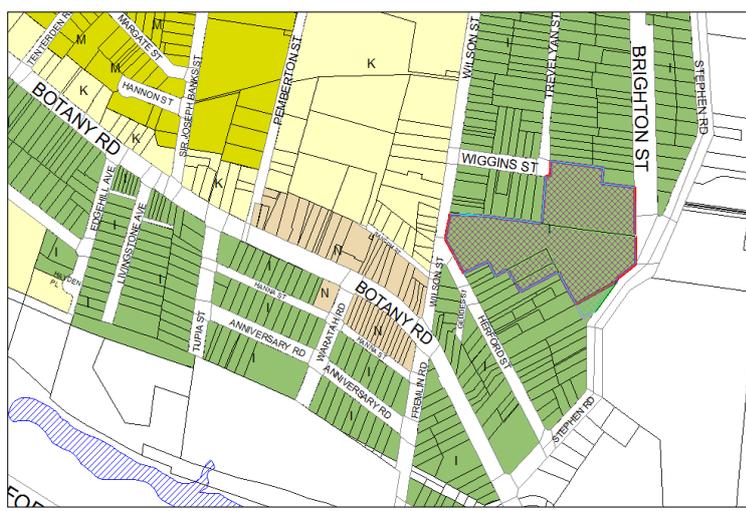
Zone	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B7	Business Park
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
W3	Working Waterways
MD	SEPP (Major Development) 2005
DM	Deferred Matter



Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

D	0.5
E	0.55
F	0.6
G	0.65
H	0.7
K	0.85
L	0.9
N	1
P	1.2
S	1.5
T	2
U	2.5
V1	3
V2	3.2
V3	3.3
W	3.55
(Blue outline)	Refer to Clause 4.4A
(Purple outline)	Refer to Clause 4.4

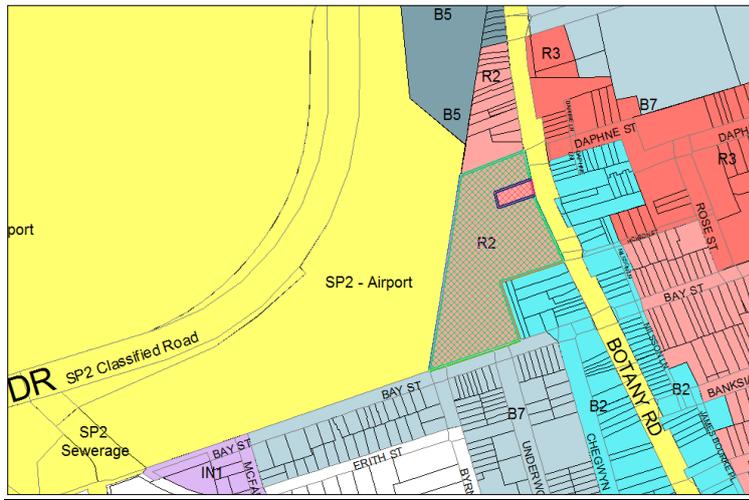


Height of Buildings Map

Maximum Building Height (m)

H	7.5
I	8.5
J	9
K	10
L	11
M	12
N	14
P	17
Q	19
R	22
T1	25
T2	26
T3	28
U	32
V	39
W	44
(Purple outline)	Refer to clause 4.3

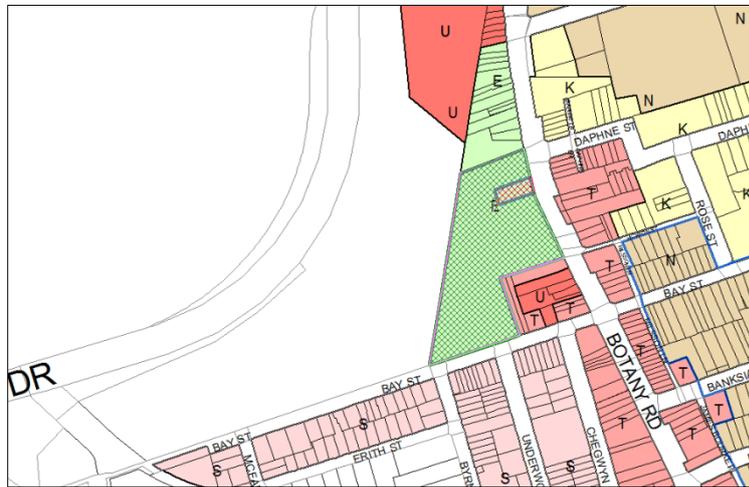
Botany Public School



Land Zoning Map

Zone

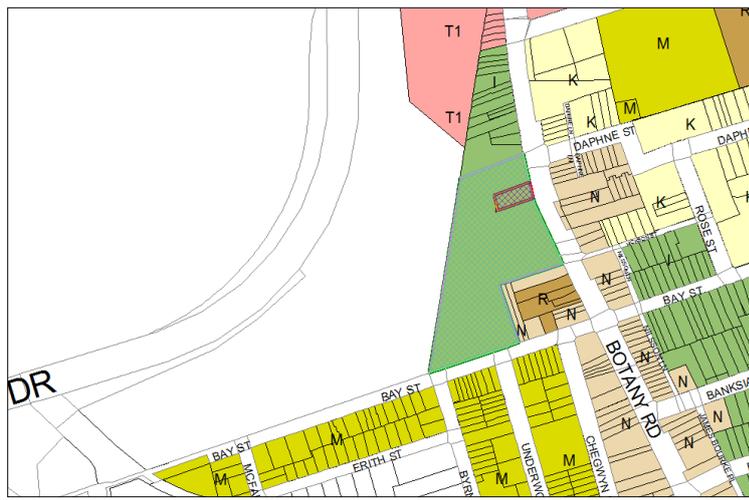
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B7	Business Park
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
W3	Working Waterways
MD	SEPP (Major Development) 2005
DM	Deferred Matter



Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

D	0.5
E	0.55
F	0.6
G	0.65
H	0.7
K	0.85
L	0.9
N	1
P	1.2
S	1.5
T	2
U	2.5
V1	3
V2	3.2
V3	3.3
V4	3.55
Refer to Clause 4.4A	
Refer to Clause 4.4	

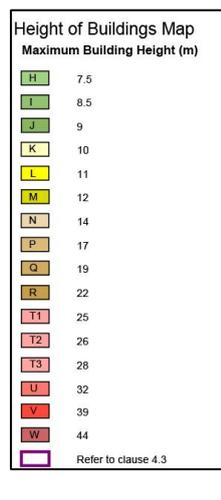
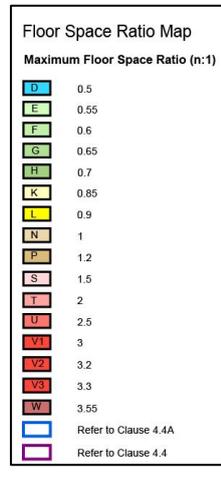
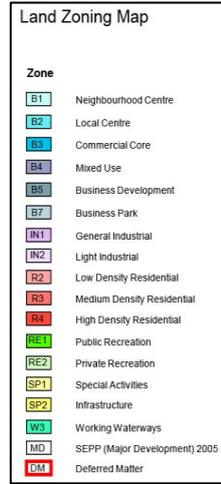
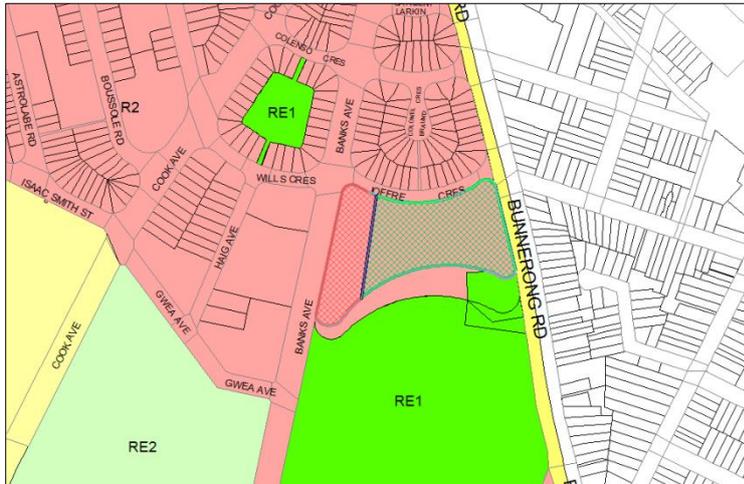


Height of Buildings Map

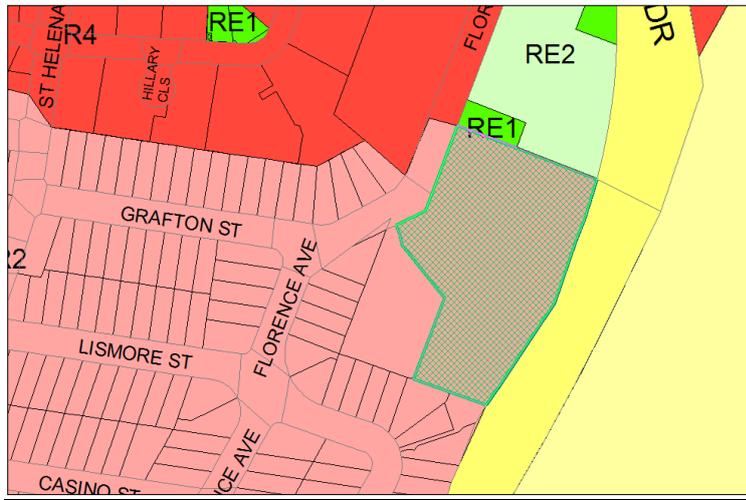
Maximum Building Height (m)

H	7.5
I	8.5
J	9
K	10
L	11
M	12
N	14
P	17
Q	19
R	22
T1	25
T2	26
T3	28
U	32
V	39
W	44
Refer to clause 4.3	

Daceyville Public School



Eastlakes Public School



Land Zoning Map

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B7	Business Park
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
W3	Working Waterways
MD	SEPP (Major Development) 2005
DM	Deferred Matter



Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

D	0.5
E	0.55
F	0.6
G	0.65
H	0.7
K	0.85
L	0.9
N	1
P	1.2
S	1.5
T	2
U	2.5
V1	3
V2	3.2
V3	3.3
W	3.55
Blue outline	Refer to Clause 4.4A
Purple outline	Refer to Clause 4.4

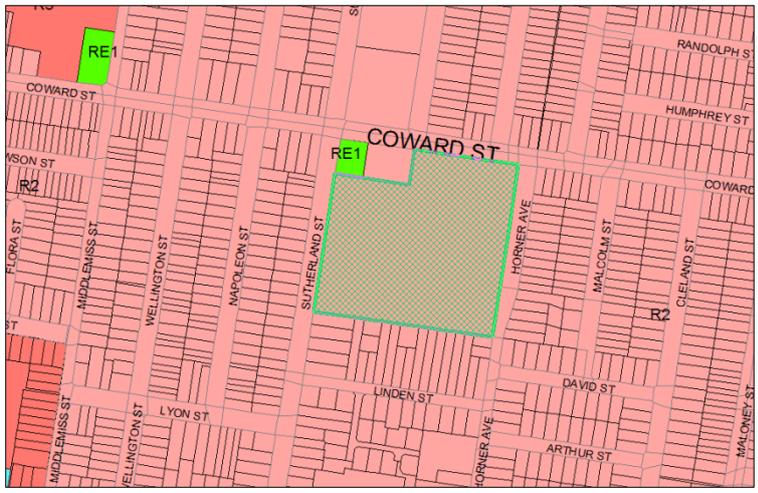


Height of Buildings Map

Maximum Building Height (m)

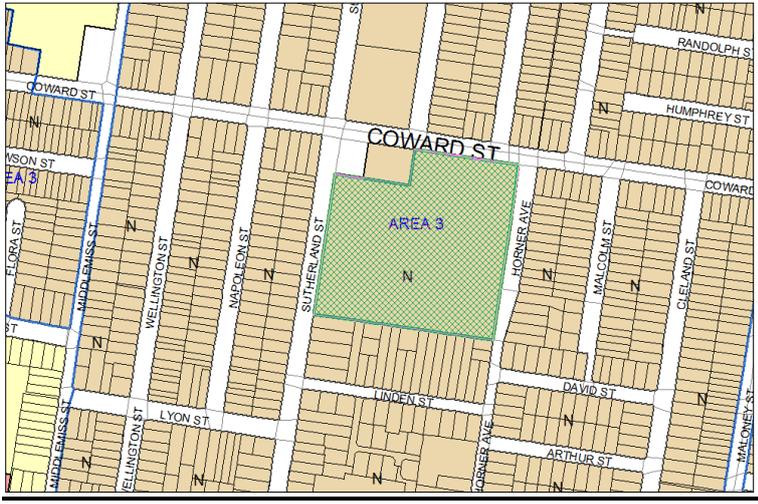
H	7.5
I	8.5
J	9
K	10
L	11
M	12
N	14
P	17
Q	19
R	22
T1	25
T2	26
T3	28
U	32
V	39
W	44
Purple outline	Refer to clause 4.3

J J Cahill Memorial High School



Land Zoning Map

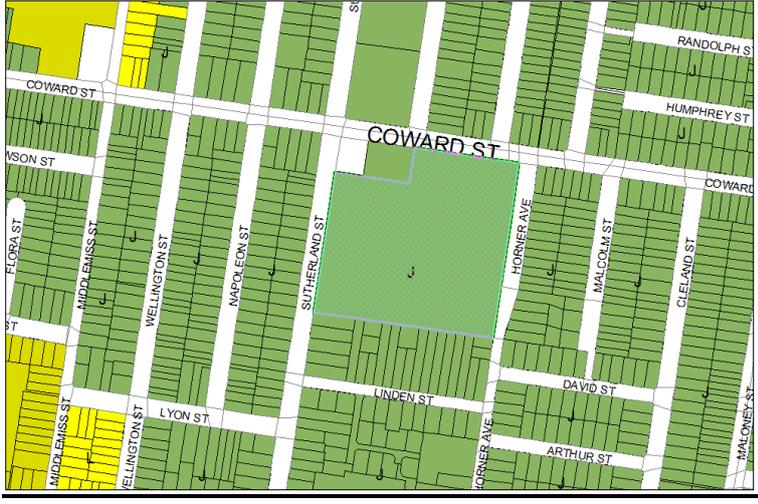
Zone	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B7	Business Park
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
W3	Working Waterways
MD	SEPP (Major Development) 2005
DM	Deferred Matter



Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

D	0.5
E	0.55
F	0.6
G	0.65
H	0.7
K	0.85
L	0.9
N	1
P	1.2
S	1.5
T	2
U	2.5
V1	3
V2	3.2
V3	3.3
W	3.55
Blue outline	Refer to Clause 4.4A
Purple outline	Refer to Clause 4.4

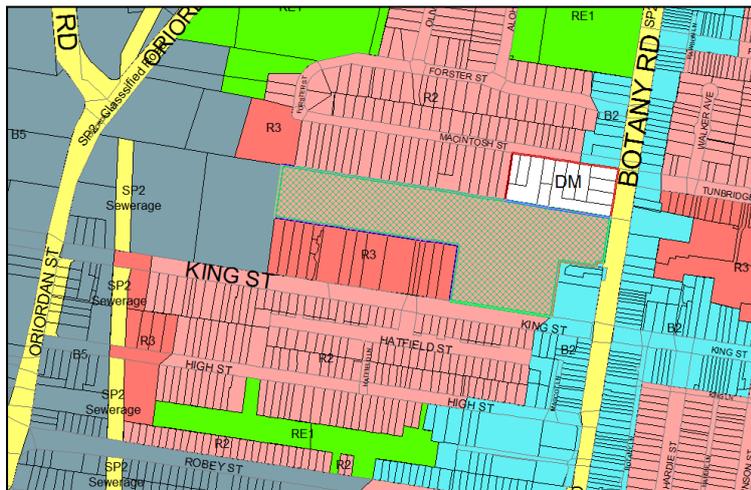


Height of Buildings Map

Maximum Building Height (m)

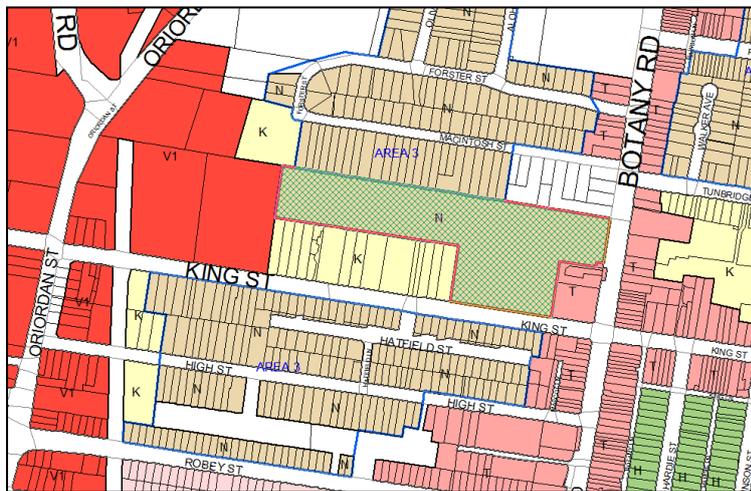
H	7.5
I	8.5
J	9
K	10
L	11
M	12
N	14
P	17
Q	19
R	22
T1	25
T2	26
T3	28
U	32
V	39
W	44
Purple outline	Refer to clause 4.3

Mascot Public School



Land Zoning Map

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B7	Business Park
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
W3	Working Waterways
MD	SEPP (Major Development) 2005
DM	Deferred Matter



Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

D	0.5
E	0.55
F	0.6
G	0.65
H	0.7
K	0.85
L	0.9
N	1
P	1.2
S	1.5
T	2
U	2.5
V1	3
V2	3.2
V3	3.3
W	3.55
	Refer to Clause 4.4A
	Refer to Clause 4.4

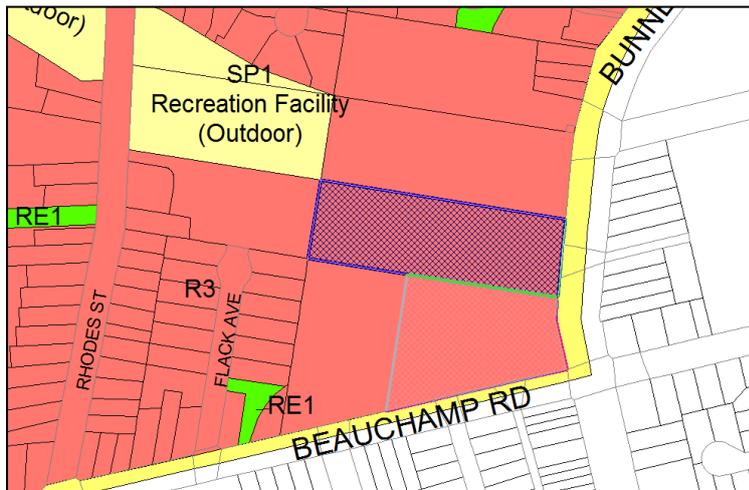


Height of Buildings Map

Maximum Building Height (m)

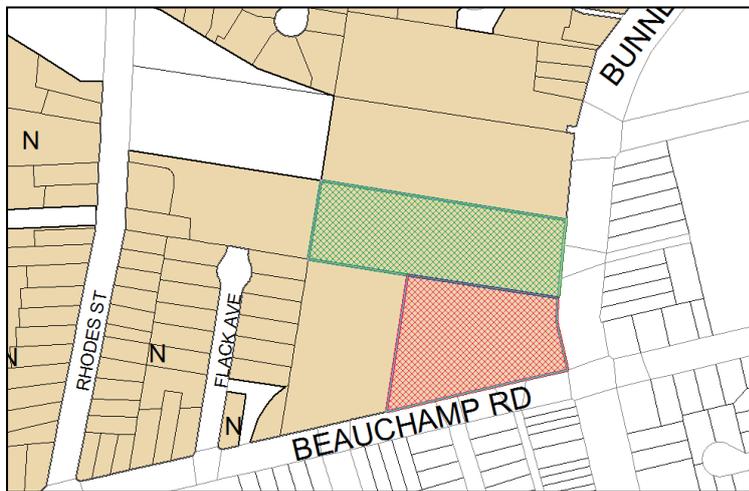
H	7.5
I	8.5
J	9
K	10
L	11
M	12
N	14
P	17
Q	19
R	22
T1	25
T2	26
T3	28
U	32
V	39
W	44
	Refer to clause 4.3

Matrville Public School



Land Zoning Map

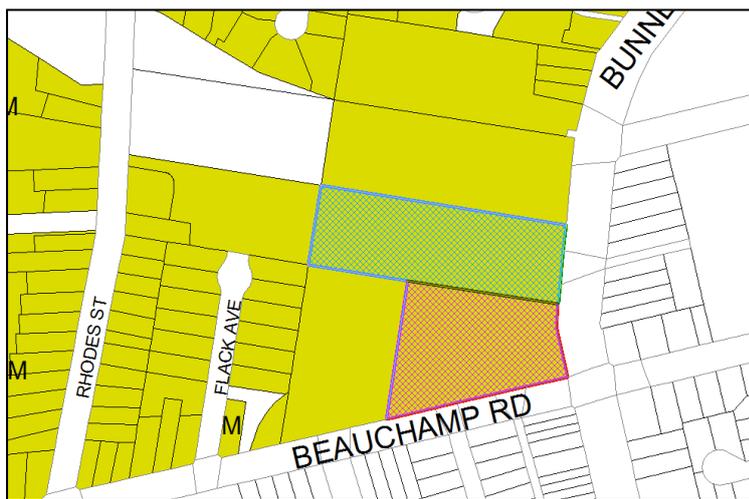
Zone	Description
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B7	Business Park
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
W3	Working Waterways
MD	SEPP (Major Development) 2005
DM	Deferred Matter



Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

D	0.5
E	0.55
F	0.6
G	0.65
H	0.7
K	0.85
L	0.9
N	1
P	1.2
S	1.5
T	2
U	2.5
V1	3
V2	3.2
V3	3.3
W	3.55
Refer to Clause 4.4A	
Refer to Clause 4.4	

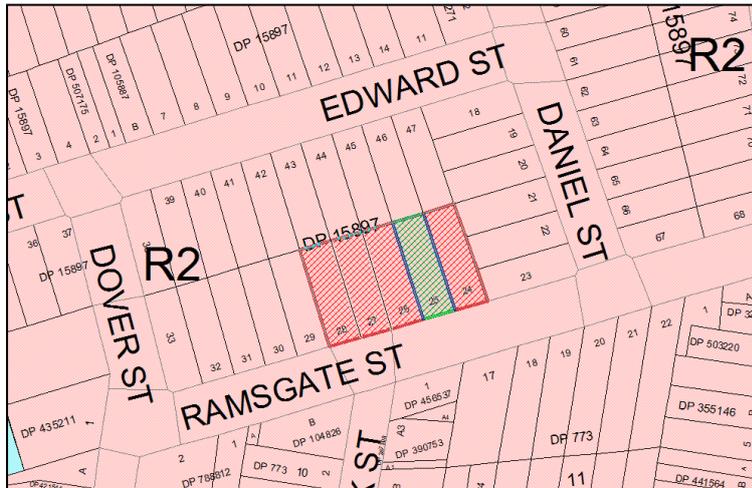


Height of Buildings Map

Maximum Building Height (m)

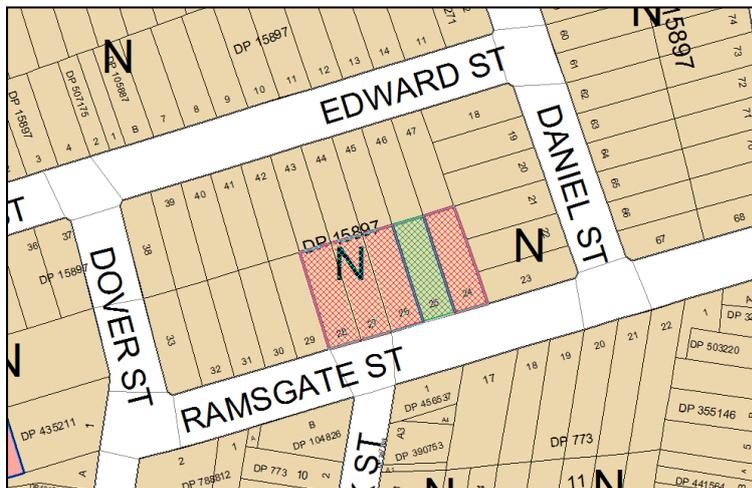
H	7.5
I	8.5
J	9
K	10
L	11
M	12
N	14
P	17
Q	19
R	22
T1	25
T2	26
T3	28
U	32
V	39
W	44
Refer to clause 4.3	

St Bernard's Catholic Primary School



Land Zoning Map

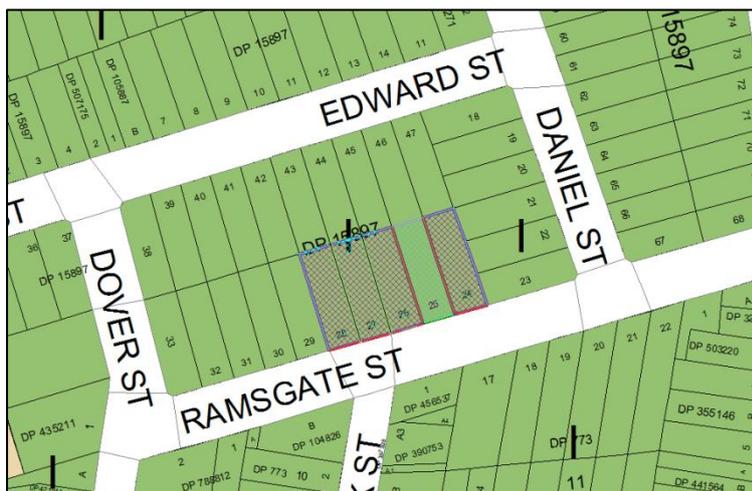
Zone	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B7	Business Park
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
WS	Working Waterways
MD	SEPP (Major Development) 2005
DM	Deferred Matter



Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

D	0.5
E	0.55
F	0.6
G	0.65
H	0.7
K	0.85
L	0.9
N	1
P	1.2
S	1.5
T	2
U	2.5
V1	3
V2	3.2
V3	3.3
W	3.55
[Blue box]	Refer to Clause 4.4A
[Pink box]	Refer to Clause 4.4

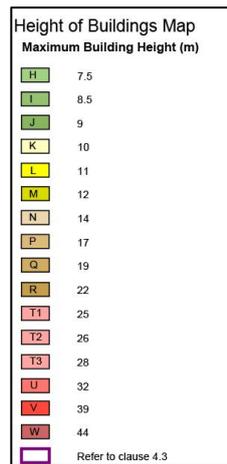
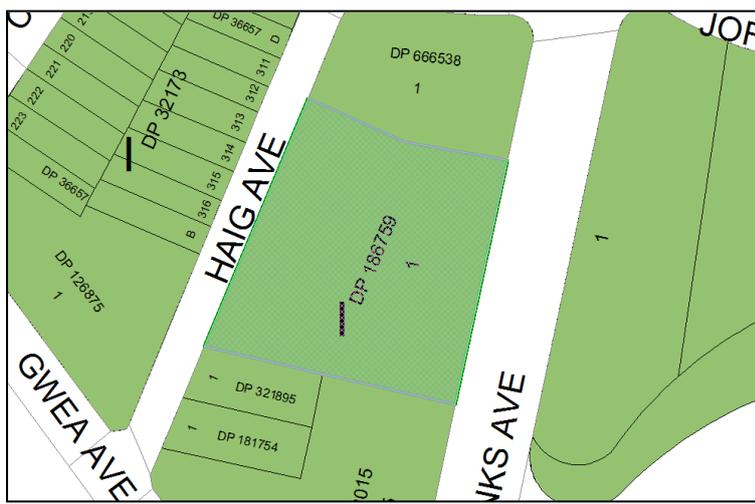
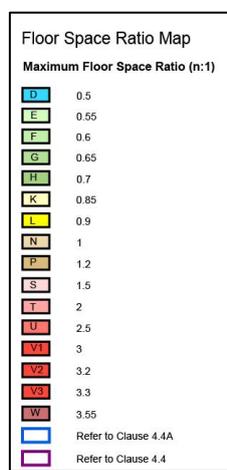
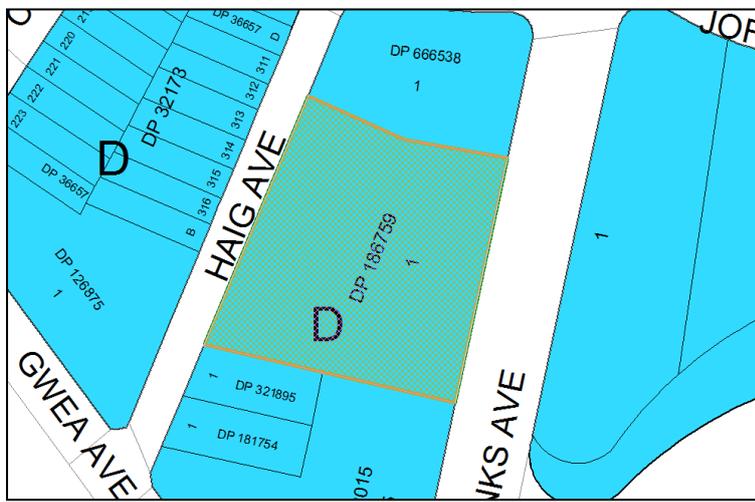


Height of Buildings Map

Maximum Building Height (m)

H	7.5
I	8.5
J	9
K	10
L	11
M	12
N	14
P	17
Q	19
R	22
T1	25
T2	26
T3	28
U	32
V	39
W	44
[Pink box]	Refer to clause 4.3

St Michael's Catholic Primary School



St Therese Catholic Primary School

