



Bayside Local
Environmental
Plan 2021

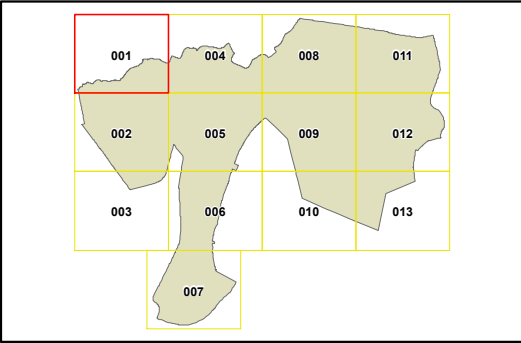
Floor Space Ratio Map
- Sheet FSR_001

Maximum Floor Space Ratio (n:1)

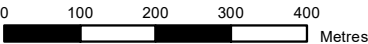
D	0.5	V2	3.1
E	0.55	V3	3.2
F	0.6	V4	3.3
G	0.65	V5	3.4
H	0.7	W1	3.55
K	0.85	W2	3.93
L	0.9	X	4
N	1	Area 1	Refer to Clause 4.4 (3)
P1	1.2	Area 2	Refer to Clause 4.4 (11)
P2	1.25	Area 3	Refer to Clause 4.4 (4)
P3	1.26	Area 4	Refer to Clause 4.4 (10)
S1	1.5	Area 5	Refer to Clause 4.4 (5)(a)
S2	1.65	Area 6	Refer to Clause 4.4 (5)(b)
S3	1.75	Area 7	Refer to Clause 4.4 (5)(c)
S4	1.8	Area 8	Refer to Clause 4.4 (5)(d)
T1	2	Area 9	Refer to Clause 4.4 (8)
T2	2.2	Area 10	Refer to Clause 4.4 (5)(e)
T3	2.35	Area 11	Refer to Clause 4.4 (5)(f)
U1	2.5	Area 12	Refer to Clause 4.4 (9)
U2	2.85	Area 13	Refer to Clause 4.4 (5)(g)
V1	3	Area 14	Refer to Clause 4.4 (6)
		Area 15	Refer to Clause 4.4 (7)

Cadastre

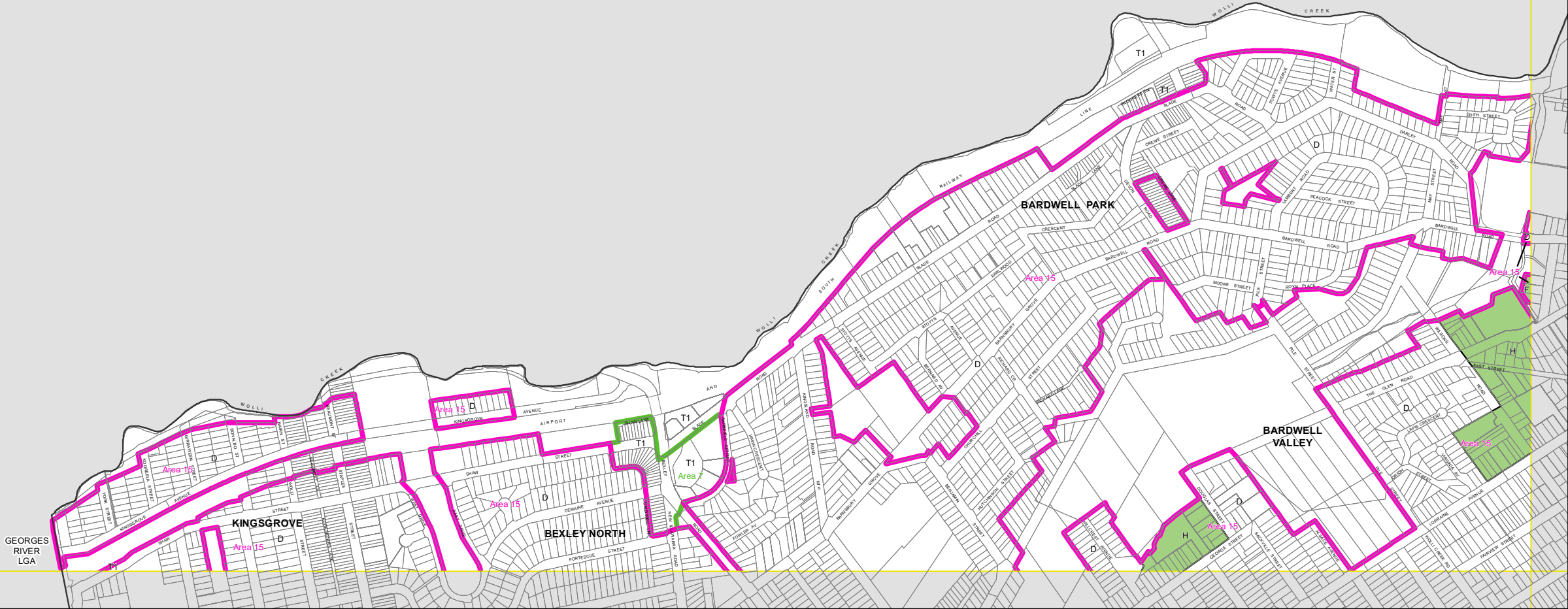
Base Data 10/07/2023



Projection:
GDA 2020
MGA Zone 56



Scale 1:10,000 @ A3





Bayside Local Environmental Plan 2021

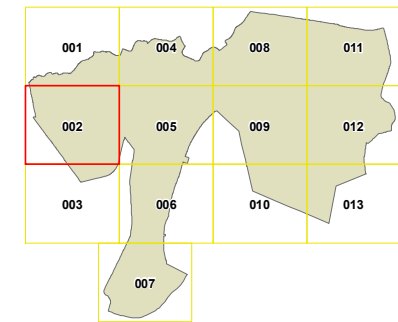
Floor Space Ratio Map - Sheet FSR_002

Maximum Floor Space Ratio (n:1)

D	0.5	V2	3.1
E	0.55	V3	3.2
F	0.6	V4	3.3
G	0.65	V5	3.4
H	0.7	W1	3.55
K	0.85	W2	3.93
L	0.9	X	4
N	1	Area 1	Refer to Clause 4.4 (3)
P1	1.2	Area 2	Refer to Clause 4.4 (11)
P2	1.25	Area 3	Refer to Clause 4.4 (4)
P3	1.26	Area 4	Refer to Clause 4.4 (10)
S1	1.5	Area 5	Refer to Clause 4.4 (5)(a)
S2	1.65	Area 6	Refer to Clause 4.4 (5)(b)
S3	1.75	Area 7	Refer to Clause 4.4 (5)(c)
S4	1.8	Area 8	Refer to Clause 4.4 (5)(d)
T1	2	Area 9	Refer to Clause 4.4 (8)
T2	2.2	Area 10	Refer to Clause 4.4 (5)(e)
T3	2.35	Area 11	Refer to Clause 4.4 (5)(f)
U1	2.5	Area 12	Refer to Clause 4.4 (9)
U2	2.85	Area 13	Refer to Clause 4.4 (5)(g)
V1	3	Area 14	Refer to Clause 4.4 (6)
		Area 15	Refer to Clause 4.4 (7)

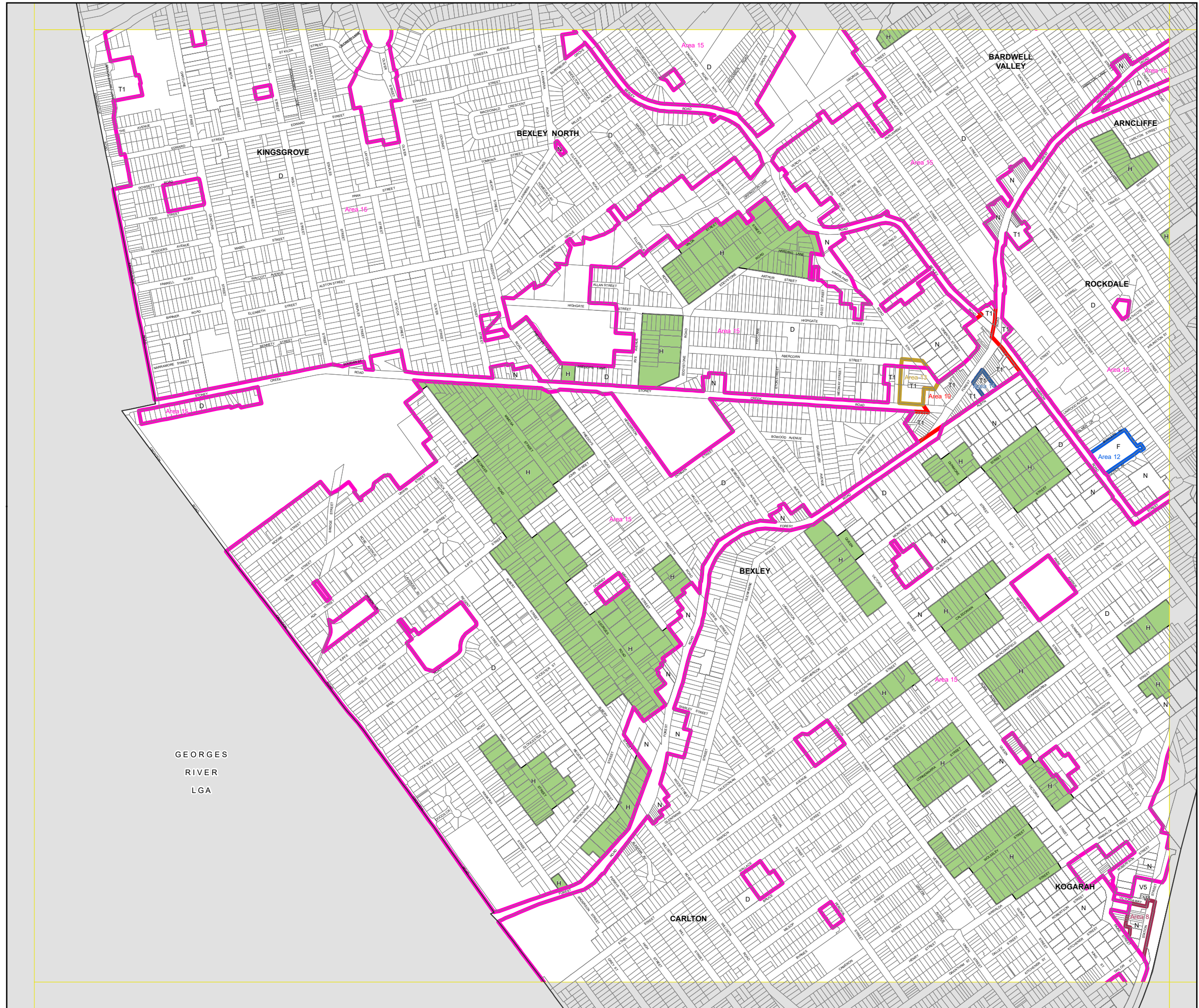
Cadastre

Base Data: 10/07/2023



0 100 200 300 400 Metres

Scale 1:10,000 @ A3





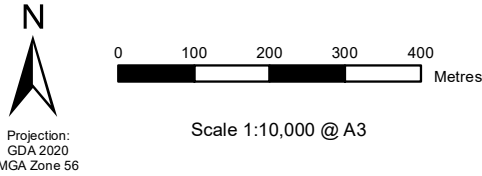
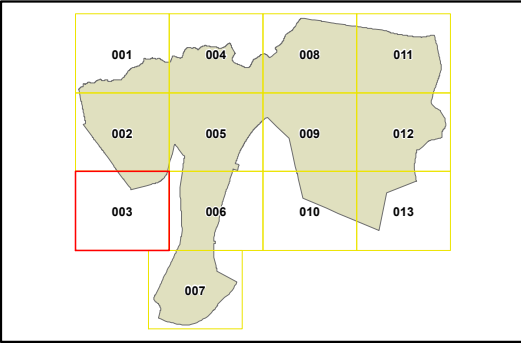
Bayside Local
Environmental
Plan 2021

Floor Space Ratio Map
- Sheet FSR_003

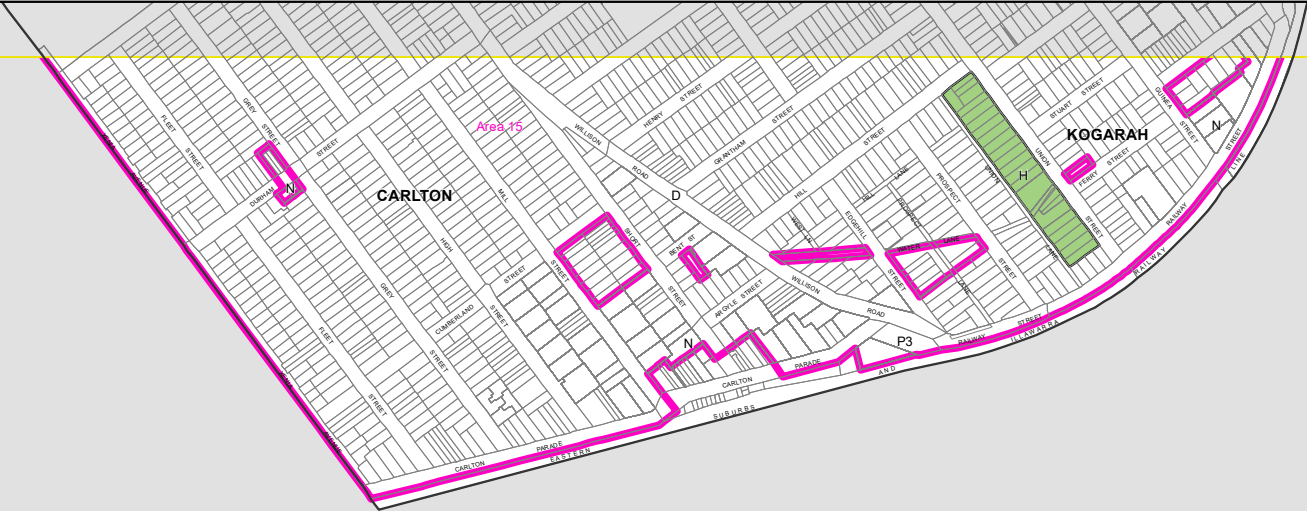
Maximum Floor Space Ratio (n:1)

D	0.5	V2	3.1
E	0.55	V3	3.2
F	0.6	V4	3.3
G	0.65	V5	3.4
H	0.7	W1	3.55
K	0.85	W2	3.93
L	0.9	X	4
N	1	Area 1	Refer to Clause 4.4 (3)
P1	1.2	Area 2	Refer to Clause 4.4 (11)
P2	1.25	Area 3	Refer to Clause 4.4 (4)
P3	1.26	Area 4	Refer to Clause 4.4 (10)
S1	1.5	Area 5	Refer to Clause 4.4 (5)(a)
S2	1.65	Area 6	Refer to Clause 4.4 (5)(b)
S3	1.75	Area 7	Refer to Clause 4.4 (5)(c)
S4	1.8	Area 8	Refer to Clause 4.4 (5)(d)
T1	2	Area 9	Refer to Clause 4.4 (8)
T2	2.2	Area 10	Refer to Clause 4.4 (5)(e)
T3	2.35	Area 11	Refer to Clause 4.4 (5)(f)
U1	2.5	Area 12	Refer to Clause 4.4 (9)
U2	2.85	Area 13	Refer to Clause 4.4 (5)(g)
V1	3	Area 14	Refer to Clause 4.4 (6)
		Area 15	Refer to Clause 4.4 (7)

Cadastre
Base Data: 10/07/2023



GEORGES
RIVER
LGA





Bayside Local Environmental Plan 2021

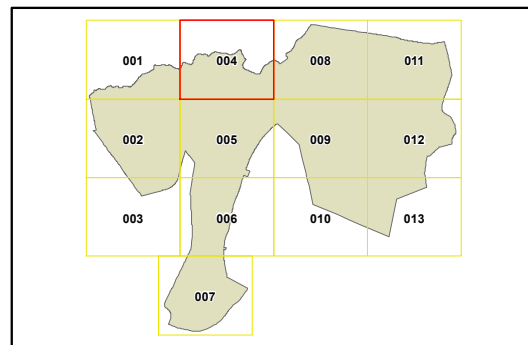
Floor Space Ratio Map - Sheet FSR_004

Maximum Floor Space Ratio (n:1)

D	0.5	V2	3.1
E	0.55	V3	3.2
F	0.6	V4	3.3
G	0.65	V5	3.4
H	0.7	W1	3.55
K	0.85	W2	3.93
L	0.9	X	4
N	1	Area 1	Refer to Clause 4.4 (3)
P1	1.2	Area 2	Refer to Clause 4.4 (11)
P2	1.25	Area 3	Refer to Clause 4.4 (4)
P3	1.26	Area 4	Refer to Clause 4.4 (10)
S1	1.5	Area 5	Refer to Clause 4.4 (5)(a)
S2	1.65	Area 6	Refer to Clause 4.4 (5)(b)
S3	1.75	Area 7	Refer to Clause 4.4 (5)(c)
S4	1.8	Area 8	Refer to Clause 4.4 (5)(d)
T1	2	Area 9	Refer to Clause 4.4 (8)
T2	2.2	Area 10	Refer to Clause 4.4 (5)(e)
T3	2.35	Area 11	Refer to Clause 4.4 (5)(f)
U1	2.5	Area 12	Refer to Clause 4.4 (9)
U2	2.85	Area 13	Refer to Clause 4.4 (5)(g)
V1	3	Area 14	Refer to Clause 4.4 (6)
		Area 15	Refer to Clause 4.4 (7)

Cadastre

Base Data 11/07/2023

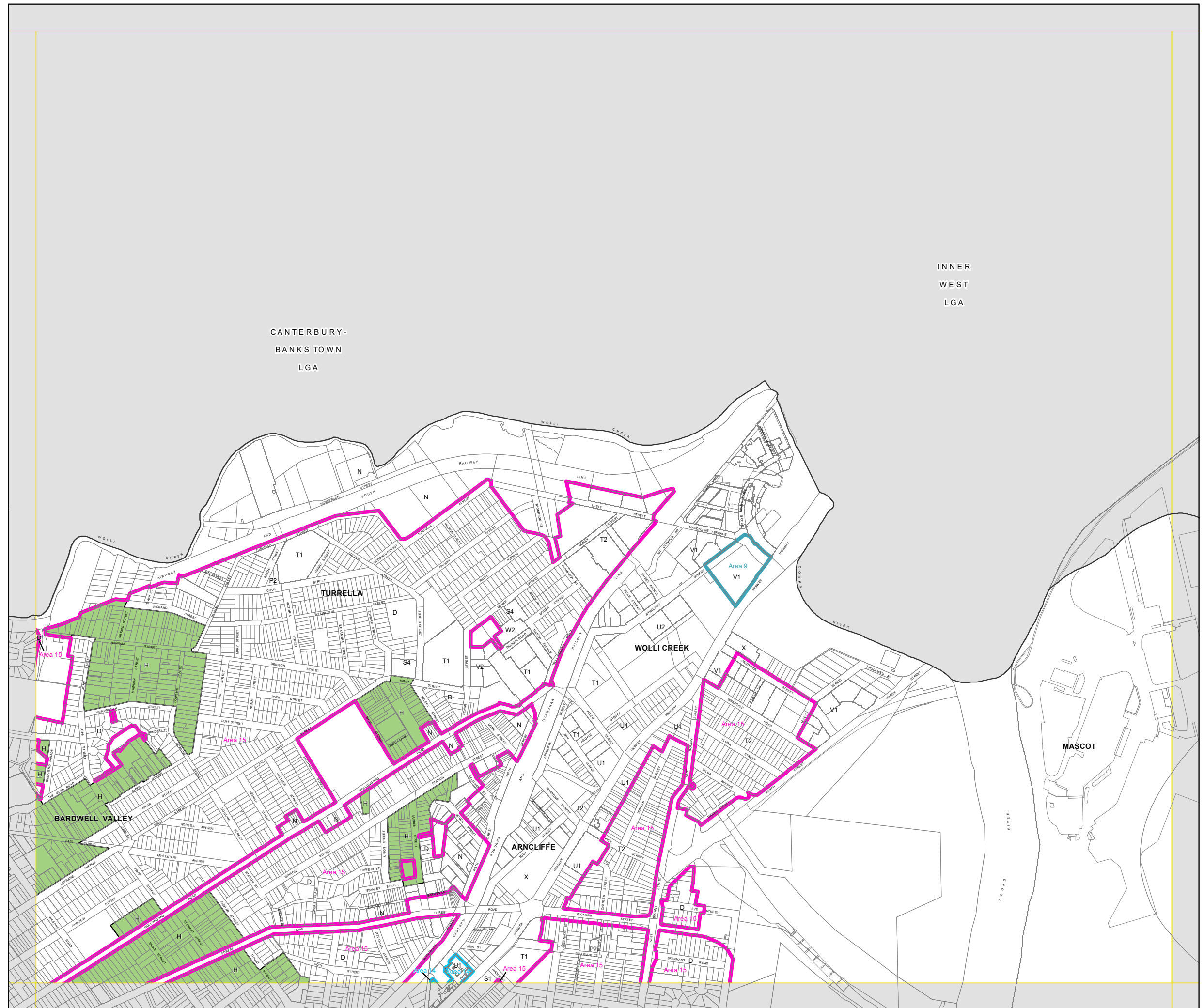


Projection:
GDA 2020
MGA Zone 56

0 100 200 300 400 Metres

Scale 1:10,000 @ A3

Map Identification Number : 0500_COM_FSR_004_010_propose_H_20230711





Bayside Local Environmental Plan 2021

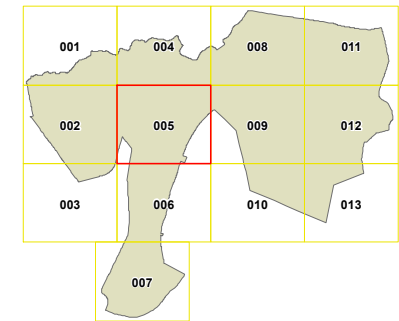
Floor Space Ratio Map - Sheet FSR_005

Maximum Floor Space Ratio (n:1)

D	0.5	V2	3.1
E	0.55	V3	3.2
F	0.6	V4	3.3
G	0.65	V5	3.4
H	0.7	W1	3.55
K	0.85	W2	3.93
L	0.9	X	4
N	1	Area 1	Refer to Clause 4.4 (3)
P1	1.2	Area 2	Refer to Clause 4.4 (11)
P2	1.25	Area 3	Refer to Clause 4.4 (4)
P3	1.26	Area 4	Refer to Clause 4.4 (10)
S1	1.5	Area 5	Refer to Clause 4.4 (5)(a)
S2	1.65	Area 6	Refer to Clause 4.4 (5)(b)
S3	1.75	Area 7	Refer to Clause 4.4 (5)(c)
S4	1.8	Area 8	Refer to Clause 4.4 (5)(d)
T1	2	Area 9	Refer to Clause 4.4 (8)
T2	2.2	Area 10	Refer to Clause 4.4 (5)(e)
T3	2.35	Area 11	Refer to Clause 4.4 (5)(f)
U1	2.5	Area 12	Refer to Clause 4.4 (9)
U2	2.85	Area 13	Refer to Clause 4.4 (5)(g)
V1	3	Area 14	Refer to Clause 4.4 (6)
		Area 15	Refer to Clause 4.4 (7)

Cadastre

Base Data: 11/07/2023

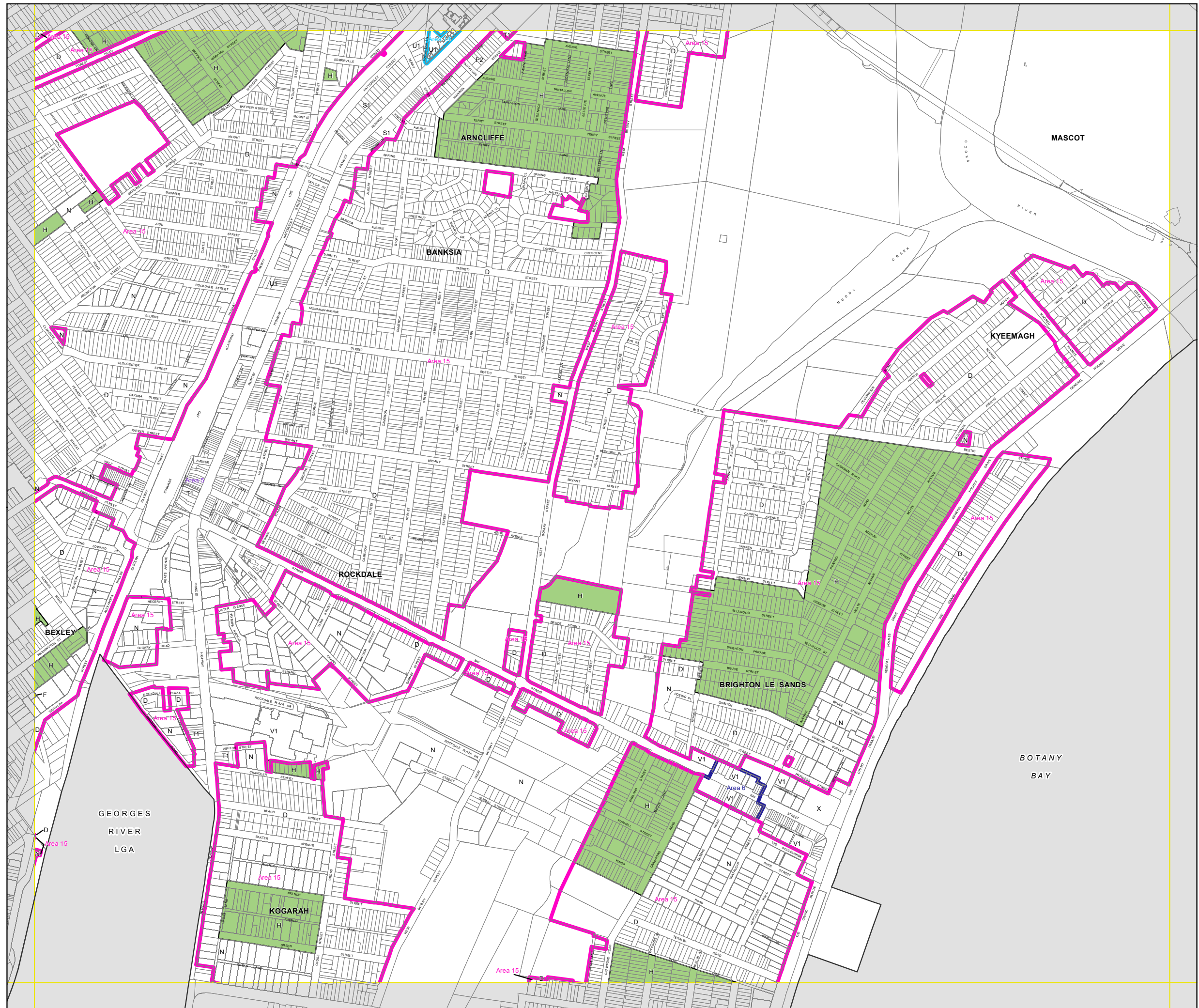


Projection:
GDA 2020
MGA Zone 56

0 100 200 300 400
Metres

Scale 1:10,000 @ A3

Map Identification Number : 0500_COM_FSR_005_010_propose_H_20230711





Bayside Local Environmental Plan 2021

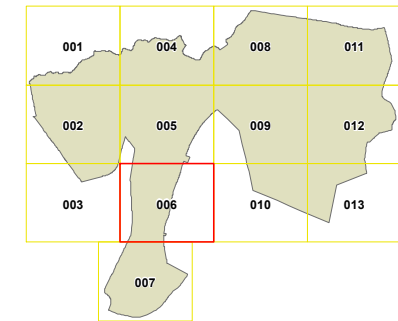
Floor Space Ratio Map - Sheet FSR_006

Maximum Floor Space Ratio (n:1)

D	0.5	V2	3.1
E	0.55	V3	3.2
F	0.6	V4	3.3
G	0.65	V5	3.4
H	0.7	W1	3.55
K	0.85	W2	3.93
L	0.9	X	4
N	1	Area 1	Refer to Clause 4.4 (3)
P1	1.2	Area 2	Refer to Clause 4.4 (11)
P2	1.25	Area 3	Refer to Clause 4.4 (4)
P3	1.26	Area 4	Refer to Clause 4.4 (10)
S1	1.5	Area 5	Refer to Clause 4.4 (5)(a)
S2	1.65	Area 6	Refer to Clause 4.4 (5)(b)
S3	1.75	Area 7	Refer to Clause 4.4 (5)(c)
S4	1.8	Area 8	Refer to Clause 4.4 (5)(d)
T1	2	Area 9	Refer to Clause 4.4 (8)
T2	2.2	Area 10	Refer to Clause 4.4 (5)(e)
T3	2.35	Area 11	Refer to Clause 4.4 (5)(f)
U1	2.5	Area 12	Refer to Clause 4.4 (9)
U2	2.85	Area 13	Refer to Clause 4.4 (5)(g)
V1	3	Area 14	Refer to Clause 4.4 (6)
		Area 15	Refer to Clause 4.4 (7)

Cadastre

Base Data: 11/07/2023

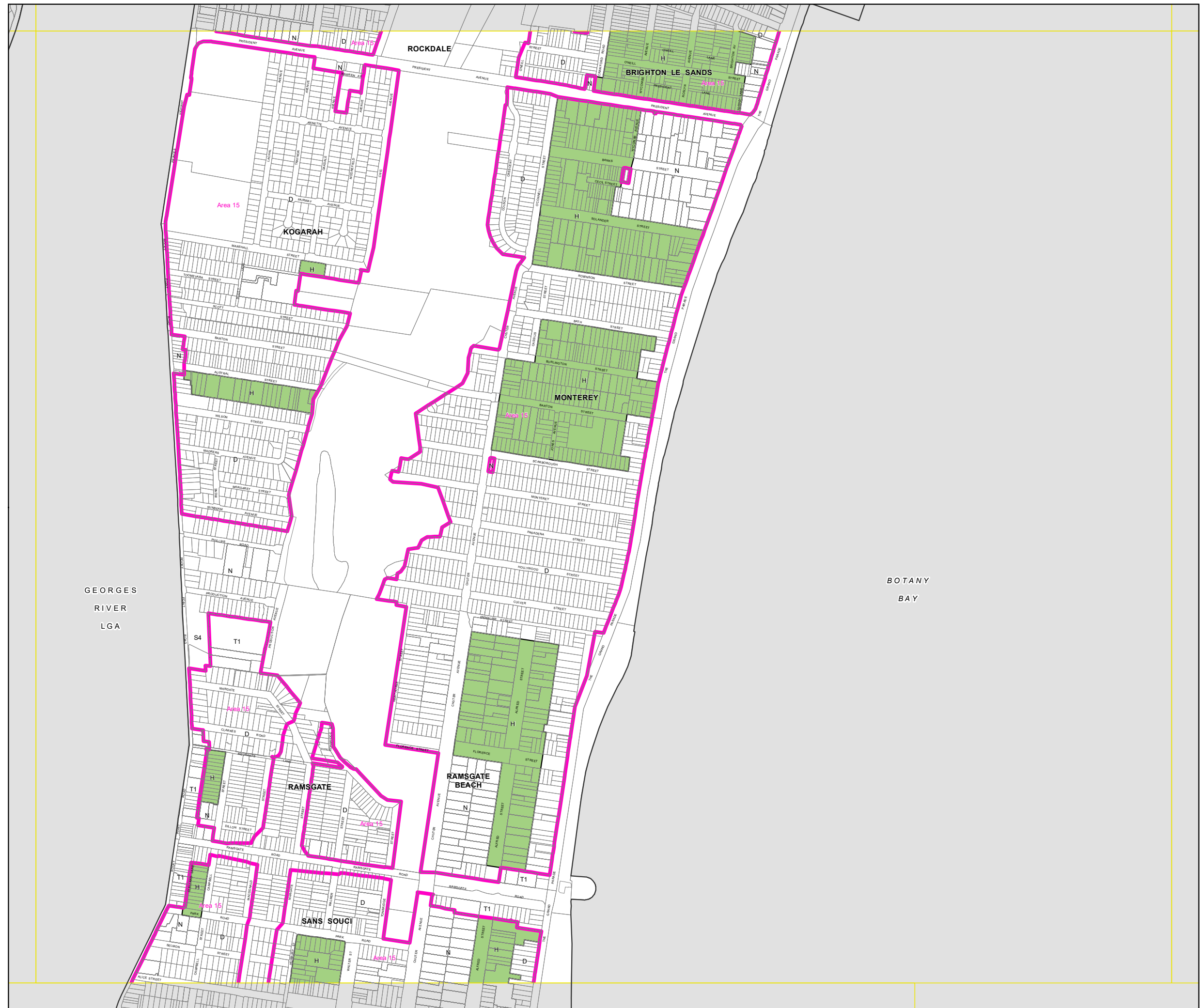


0 100 200 300 400 Metres

Scale 1:10,000 @ A3

Projection:
GDA 2020
MGA Zone 56

Map Identification Number : 0500_COM_FSR_006_010_Propose_H_20230711





Bayside Local Environmental Plan 2021

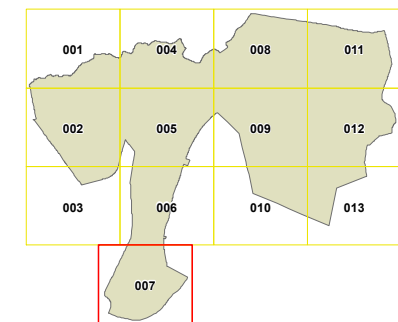
Floor Space Ratio Map - Sheet FSR_007

Maximum Floor Space Ratio (n:1)

D	0.5	V2	3.1
E	0.55	V3	3.2
F	0.6	V4	3.3
G	0.65	V5	3.4
H	0.7	W1	3.55
K	0.85	W2	3.93
L	0.9	X	4
N	1	Area 1	Refer to Clause 4.4 (3)
P1	1.2	Area 2	Refer to Clause 4.4 (11)
P2	1.25	Area 3	Refer to Clause 4.4 (4)
P3	1.26	Area 4	Refer to Clause 4.4 (10)
S1	1.5	Area 5	Refer to Clause 4.4 (5)(a)
S2	1.65	Area 6	Refer to Clause 4.4 (5)(b)
S3	1.75	Area 7	Refer to Clause 4.4 (5)(c)
S4	1.8	Area 8	Refer to Clause 4.4 (5)(d)
T1	2	Area 9	Refer to Clause 4.4 (8)
T2	2.2	Area 10	Refer to Clause 4.4 (5)(e)
T3	2.35	Area 11	Refer to Clause 4.4 (5)(f)
U1	2.5	Area 12	Refer to Clause 4.4 (9)
U2	2.85	Area 13	Refer to Clause 4.4 (5)(g)
V1	3	Area 14	Refer to Clause 4.4 (6)
		Area 15	Refer to Clause 4.4 (7)

Cadastre

Base Data: 11/07/2023



Projection:
GDA 2020
MGA Zone 56

0 100 200 300 400
Metres

Scale 1:10,000 @ A3

