



Bayside Local Environmental Plan 2021

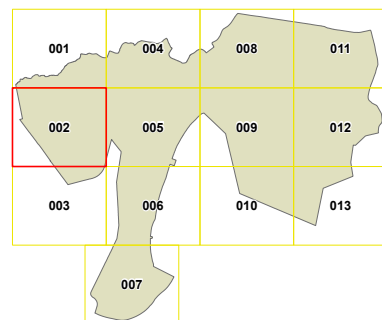
Floor Space Ratio Map - Sheet FSR_002

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	Z	5.2
P1	1.2	Area 1	Refer to Clause 4.4
P2	1.25	Area 2	Refer to Clause 4.4A
P3	1.26	Area 3	Refer to Clause 4.4
S1	1.5	Area 4	Refer to Clause 4.4
S2	1.65	Area 6	Refer to Clause 4.4
S3	1.75	Area 7	Refer to Clause 4.4
S4	1.8	Area 8	Refer to Clause 4.4
T1	2	Area 9	Refer to Clause 4.4
T2	2.2	Area 10	Refer to Clause 4.4
T3	2.35	Area 11	Refer to Clause 4.4
U1	2.5	Area 12	Refer to Clause 4.4
U2	2.85	Area 13	Refer to Clause 4.4
V1	3	Area 14	Refer to Clause 4.4
		Area 15	Refer to Clause 4.4

Cadastre

Cadastre 10/03/2025
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0 100 200 300 400
Metres

Scale 1:10,000 @ A3

Projection:
GDA 2020
MGA Zone 56

Map Identification Number : 0500_COM_FSR_002_010_20250310

