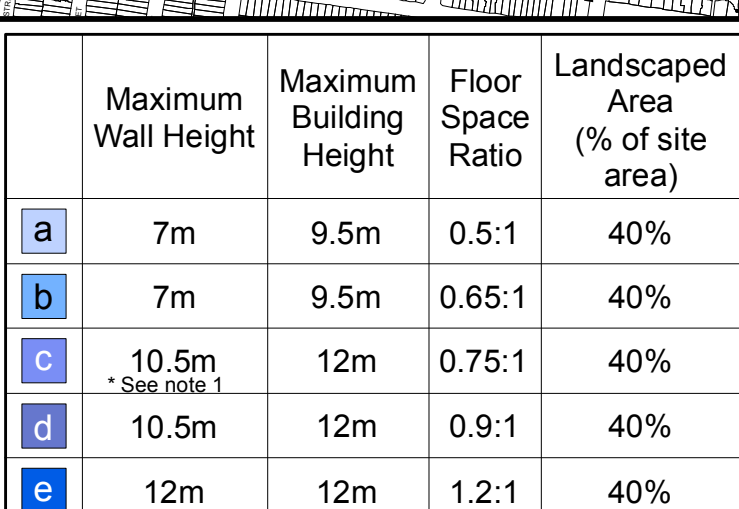





















Maximum Wall Height	Maximum Building Height	Floor Space Ratio	Landscaped Area (% of site area)
10m	12m	0.8:1	60%



	Maximum Wall Height	Maximum Building Height	Floor Space Ratio	Landscaped Area (% of site area)
a	7m	9.5m	0.5:1	40%
b	7m	9.5m	0.65:1	40%
c	10.5m - See note 1	12m	0.75:1	40%
d	10.5m	12m	0.9:1	40%
e	12m	12m	1.2:1	40%


Note:
1. A maximum building height of 7.0m measured from the adjacent

ZONE INDEX <small>(clause 8)</small>		
2A	RESIDENTIAL A	
2B	RESIDENTIAL B	
2C	RESIDENTIAL C	
2D	RESIDENTIAL D	
3A	GENERAL BUSINESS	
3B	LOCAL BUSINESS	
4A	INDUSTRIAL	
4B	PORT BOTANY	
5	SPECIAL USES	
6A	OPEN SPACE	
6B	PRIVATE OPEN SPACE	
7	ENVIRONMENTAL PROTECTION	
8	NATIONAL PARK	

FLOOR SPACE RATIOS AND BUILDING HEIGHTS IN BUSINESS ZONES (clause 20F and 20G).		
MAXIMUM FLOOR SPACE RATIO		HEIGHT (Measured vertically above ground level; at any point).
	3:1 *	24 metres
	2:1	12 metres
	1.5:1	12 metres
	2:1	12 metres
	1.5:1	12 metres
	1:1	9 metres

* Note:
The maximum floor space ratio for any part of a building or buildings to be used for the purposes of dwellings, multi-unit housing, group homes, boarding houses and/or serviced apartments is 2:1.

 Development in Industrial Zones (clause 36).

 Foreshore Scenic Protection Area (clause 29).

☐ Heritage Conservation Area (clause 43).

BOTANY BAY

BOTAN

 Site Specific Development Controls (clause 20C).

 Future Coastal Walk Approximate Location

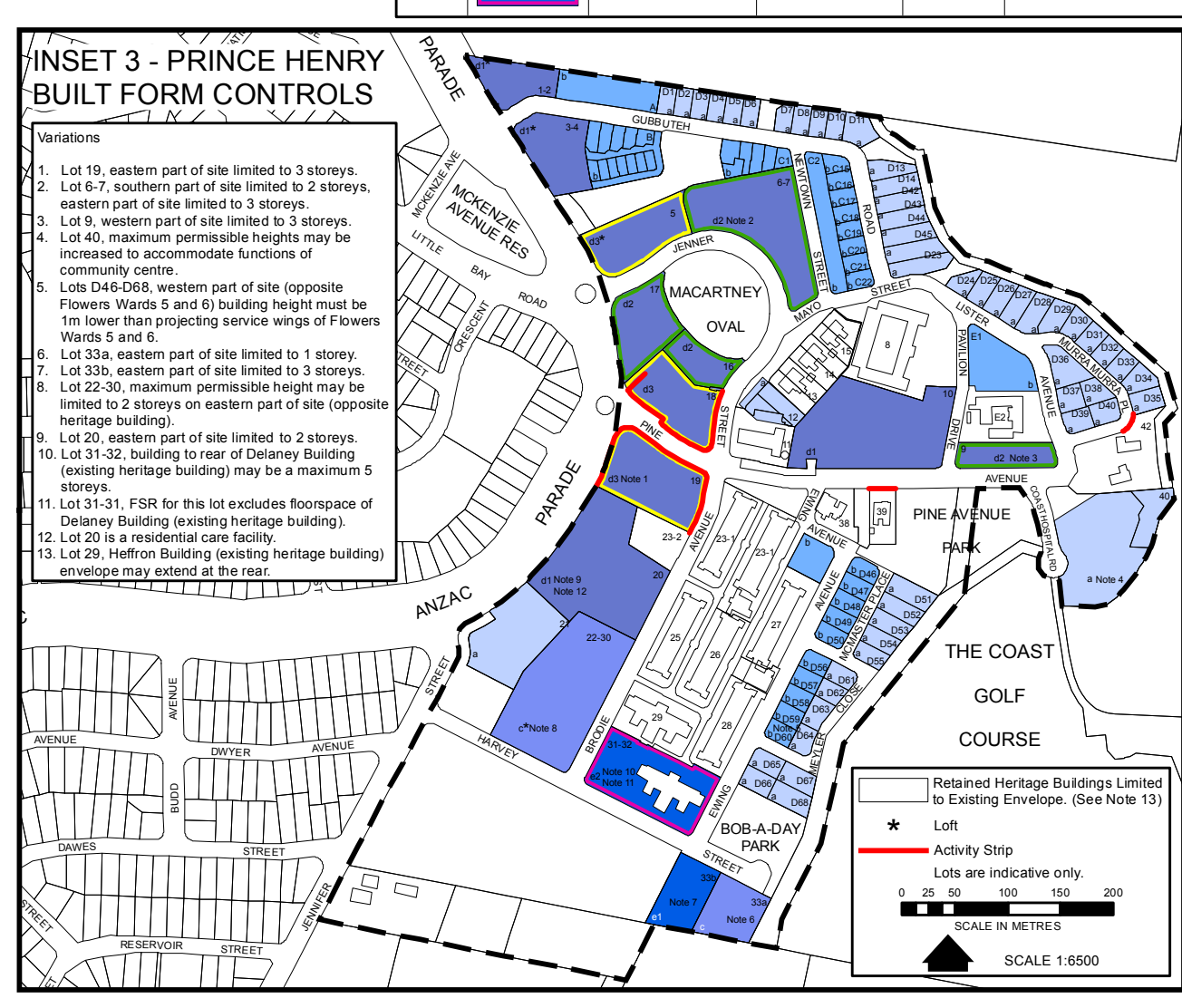
Category 2 Watercourse

—|||— Local Government Area Boundary

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SOUTH
PACIFIC
OCEAN

	Number of Storeys	Maximum Wall Height	Maximum Building Height	Floor Space Ratio	Landscaped Area (% of site area)
a	2	8m	9m	0.5:1	40%
b	2	7m	8m	0.75:1	40%
c	3	10m	11m	0.75:1	40%
d1	4	14m	15m	0.9:1	40%
d2	4	14m	15m	1.0:1	40%
d3	4	14m	15m	1.2:1	40%
e1	5	17m	18m	1.1:1	40%
e2	5	17m	18m	1.2:1	30%



* Loft: means a space within the roof of a dwelling or of a building containing a dwelling that is open to and part of the dwelling immediately below.