

Proposed amendment to the Fairfield LEP 2013 map and standard instrument:

1. Amend the relevant zoning map (LZN_016) to rezone the subject land from R3 Medium Density Residential to R4 High Density Residential;
2. Amend the relevant Floor Space Ratio Map (FSR_016) to increase FSR from 0.45:1 to 1.25:1;
3. Amend the relevant Height of Buildings map (HOB_016) to increase HOB from 9m to 13.5m; and
4. To achieve the objectives of the Planning Proposal, Fairfield Local Environmental Plan 2013; Standard Instrument – 'Clause 4.4A (1) Exceptions to maximum floor space ratio in Zone R4' will be amended as follows:

***(1) This clause applies to land in Zone R4 High Density Residential
(excluding any land in Cabramatta, Canley Vale and Fairfield Heights).***