

Fairfield Local Environmental Plan 2013

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Part 4 > Clause 4.4A

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4.4A Exceptions to maximum floor space ratio in Zone R4

- (1) This clause applies to land in Zone R4 High Density Residential (excluding any land in Cabramatta and Canley Vale).
- (2) Despite clause 4.4, the maximum floor space ratio for a building on land to which this clause applies is as follows:
 - (a) if the building has a street frontage of less than 30 metres—0.8:1,
 - (b) if the building has a street frontage of at least 30 metres, but less than 45 metres:
 - (i) 1.25:1 if the site has a depth of less than 40 metres, or
 - (ii) 1.5:1 if the site has a depth of at least 40 metres,
 - (c) if the building has a street frontage of at least 45 metres:
 - (i) 1.5:1 if the site has a depth of less than 40 metres, or
 - (ii) 2:1 if the site has a depth of at least 40 metres.