

Attachment D: Carramar LEP Clause Amendments

(Extract from Stage 2 Planning Proposal)

Proposed Amended Clause (7.1)

The existing model clause 7.1 (Objectives of Part) is proposed to be amended as follows by adding Carramar to the list of areas to which the Part 7 applies:

7.1 Objectives of Part

- (1) The objectives of this Part are as follows—
 - (a) to establish exceptions to the maximum height of buildings in Bonnyrigg, Cabramatta, Canley Heights, Canley Vale, **Carramar**, Fairfield, Villawood and Fairfield Heights,
 - (b) to establish exceptions to the maximum floor space ratio for buildings in Cabramatta and Fairfield.
- (2) A provision in this Part prevails over any other provision of this Plan to the extent of any inconsistency.

Associated Map Changes

There are no map changes required to reflect the proposed amendment to clause 7.1.

Proposed new clause 7.12

The new clause 7.12 (Carramar – Height of Building) is proposed to ensure that Minimum Site Area Map has an enabling LEP clause.

7.12 Carramar-height of buildings

- (1) The objective of this clause is to allow development to be built to the maximum permissible building height if certain development standards are met.
- (2) This clause has effect despite clause 4.3.
- (3) The height of a building on land identified as "Carramar" on the Town Centre Precinct Map must not exceed 9 metres unless the site area of the building is at least the minimum site area shown for the land on the Minimum Site Area Map.

Associated Map Changes

To reflect the changes in the proposed new clause 7.12, maps (**Refer to: Attachment D Carramar Town Centre LEP Map Amendments**) will be required to be created to show the areas affected on the town centre precinct map and associated minimum site area map.

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R4 High Density Residential – Floor Space Ratio (FSR)

A consequential amendment from the proposed rezoning of areas in Carramar to R4 High Density is that these areas will need to be incorporated under the provisions of Cl. 4.4A (below) of Fairfield LEP 2013. To achieve this it is proposed to amend the provisions of the existing clause by removing the reference to various suburbs and replacing this with a new Area A Map to include relevant areas of Carramar (**Refer to: Attachment D Carramar LEP Map Amendments**)

Proposed Amended Clause

The existing model clause 4.4A is proposed to be amended as follows:

4.4A Exceptions to maximum floor space ratio in Zone R4

- (1) This clause applies to land in Zone R4 High Density Residential **excluding areas shown as Area A on the floor space ratio map** ~~excluding any land in Bonnyrigg, Cabramatta, Canley Vale and Fairfield Heights).~~
- (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.

Associated Map Changes

To reflect the changes in the proposed new Clause 4.4A, map amendments are required on the Floor Space Ratio Map, with an additional “Area A” identified for certain areas zoned R3 Medium Density Residential (**Refer to: Attachment D Carramar LEP Map Amendments**) .

IMPORTANT NOTE:

The draft proposed clauses in this Planning Proposal are indicative only, final drafting will be subject review by the NSW Parliamentary Counsel’s Office and may be altered under this process.