

**Minimum Site Area Map
Town Centre Precinct Map
- Sheet CL2_021**

Minimum Site Area (sq m)

K	700	Q	1800
L	800	R	2200
M	900	S	2700
N1	1000	T	3300
N2	1100	W	4000
N3	1200	X	6400
O	1300	Y	8000
P	1500		

Town Centre Precinct

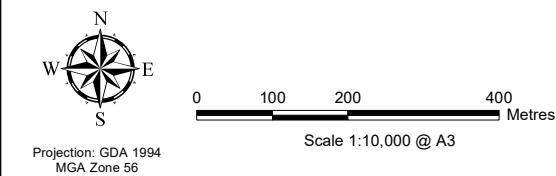
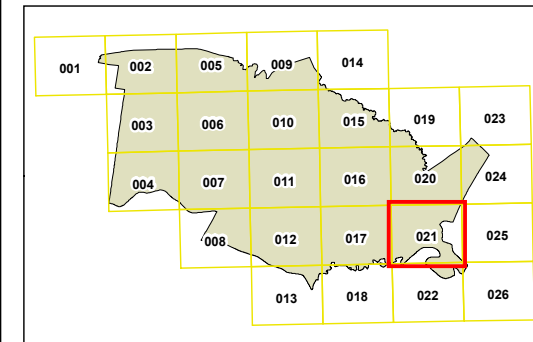
- Cabramatta - Area A
- Cabramatta - Area B
- Cabramatta - Area C
- Cabramatta - Area D
- Cabramatta East
- Canley Heights
- Canley Vale
- Fairfield - Area A
- Fairfield - Area B
- Fairfield - Area C
- Fairfield - Area D
- Fairfield - Area E
- Fairfield - Area F
- Fairfield Heights Town Centre
- Villawood Town Centre
- Bonnyrigg Area 1

Fairfield Heights Design Excellence Clause

- Design Excellence Local Clause 7.10

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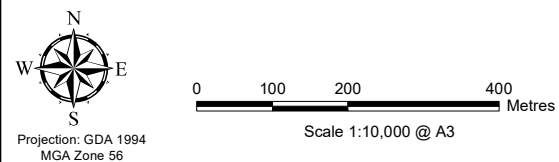
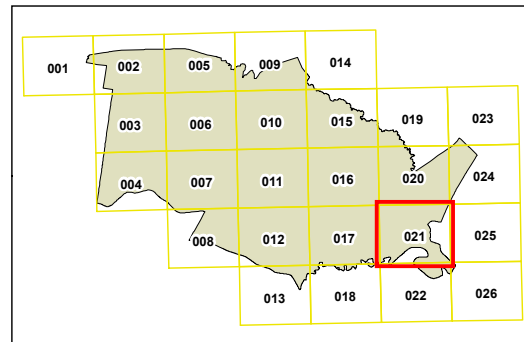
Land Zoning Map - Sheet LZN_021

Zone

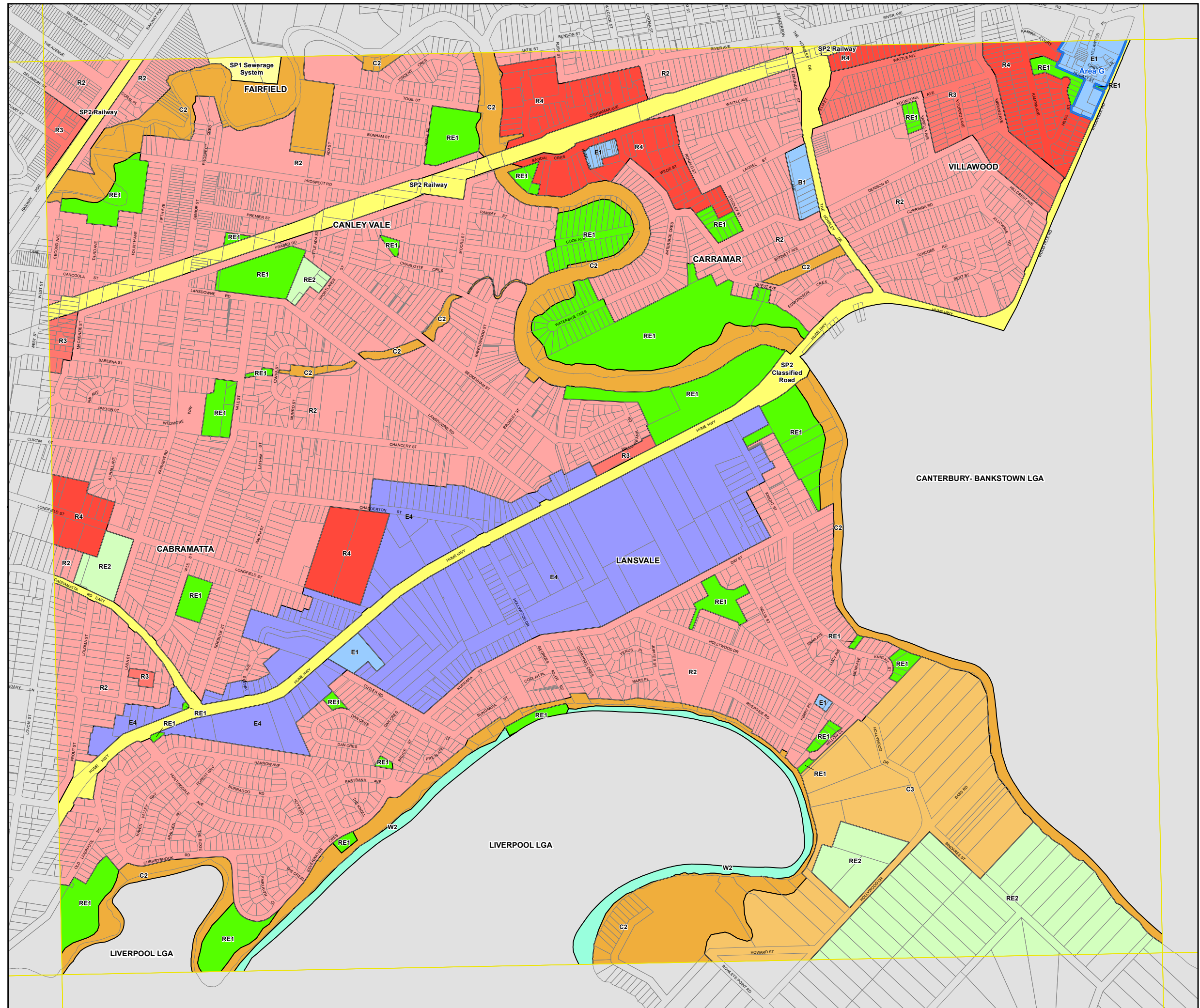
- C2** Environmental Conservation
- C3** Environmental Management
- E1** Local Centre
- E2** Commercial Centre
- E3** Productivity Support
- E4** General Industrial
- MU1** Mixed Use
- R1** General Residential
- R2** Low Density Residential
- R3** Medium Density Residential
- R4** High Density Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU1** Primary Production
- RU2** Rural Landscape
- RU4** Primary Production Small Lot
- RU5** Village
- SP1** Special Activities
- SP2** Infrastructure
- SP3** Tourist
- W2** Recreational Waterways
- SSP** SEPP (State Significant Precincts) 2005
- WSP** SEPP (Western Sydney Parklands) 2009
- WSEA** SEPP (Western Sydney Employment Area) 2009
- MIC** SEPP (Major Infrastructure Corridor)
- Area G** (Clause 6.12 Design Excellence)

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Map identification number: 2850_COM_LZN_021_010_20230613



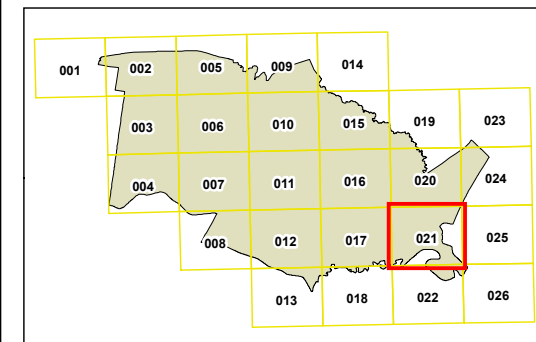
Height of Buildings Map
 - Sheet HOB_021

Maximum Building Height (m)

G	7
H	7.5
I	8
J	9
K	10
L	11
M	12
N1	13
N2	14
O1	15
O2	16
P1	17
P2	18
Q	20
R	21
S	23
T1	25
T2	26
T3	27
T4	29
U1	30
U2	33
V1	38
V2	39
W	42
X	48
Z1	14
Z2	59
AA	66
AB	82

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0 100 200 400 Metres

Projection: GDA 1994
MGA Zone 56

Scale 1:10,000 @ A3

Map identification number: 2850_COM_HOB_021_010_20230613



Floor Space Ratio Map
 - Sheet FSR_021

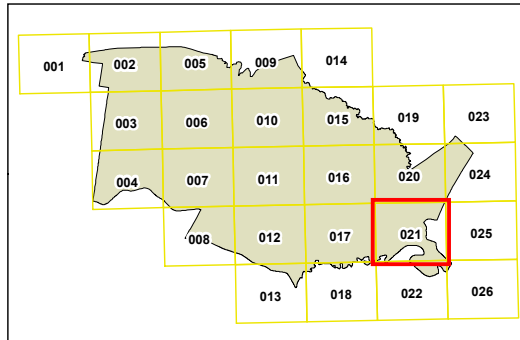
Maximum Floor Space Ratio (n:1)

A1	0.1
A2	0.33
C	0.45
D	0.5
E	0.57
F	0.6
J	0.8
N	1
P	1.25
R	1.45
S	1.5
T	2
U	2.5
V	3
W	3.5
W2	3.85
X	4
AA1	6.1
AA2	6.45

Area1 (Clause 6.3)

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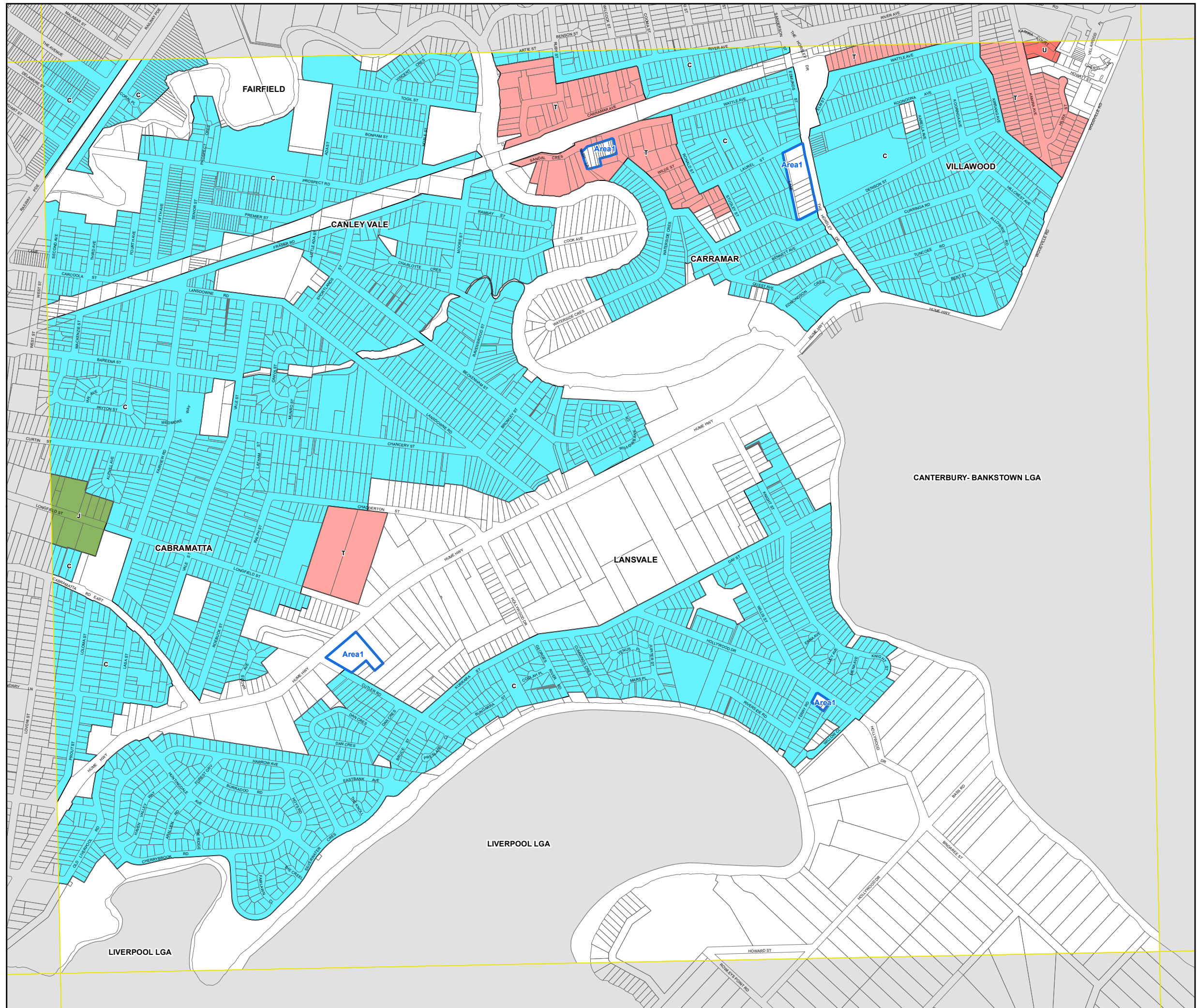
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Projection: GDA 1994
 MGA Zone 56

Scale 1:10,000 @ A3

Map identification number: 2850_COM_FSR_021_010_20230613



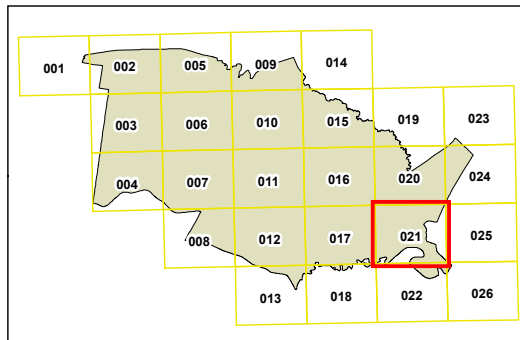
Land Reservation Acquisition Map
- Sheet LRA_0021

Land Reservation Acquisition

-  Classified Road (SP2)
-  Local Open Space (RE1)
-  Strategic Bus Corridor (SP2)

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0 100 200 400 Metres

Scale 1:10,000 @ A3

Map identification number: 2850_COM_HOB_0021_010_20230613

