



New South Wales

Fairfield Local Environmental Plan 2013 (Amendment No 45)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

MONICA GIBSON

As delegate for the Minister for Planning and Public Spaces

Fairfield Local Environmental Plan 2013 (Amendment No 45)

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1 Name of plan

This plan is *Fairfield Local Environmental Plan 2013 (Amendment No 45)*.

2 Commencement

This plan commences on the day on which it is published on the NSW legislation website.

3 Land to which plan applies

This plan applies to land to which *Fairfield Local Environmental Plan 2013* applies.

4 Maps

The maps adopted by *Fairfield Local Environmental Plan 2013* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this plan.

Schedule 1 Amendment of Fairfield Local Environmental Plan 2013

[1] Clause 4.3A

Insert after clause 4.3—

4.3A Exception to maximum height of buildings for certain development in Zone R3

- (1) This clause applies to land in Zone R3 Medium Density Residential identified as “Area A” on the Height of Buildings Map.
- (2) A building on the land may have a height of up to 10m if—
 - (a) the building is located on a site on the corner of at least 2 streets, and
 - (b) each street frontage is at least 22m, and
 - (c) all on-site parking is located in the basement of the building.

[2] Clause 4.4B

Insert after clause 4.4A—

4.4B Exceptions to maximum floor space ratio for certain land in Zone R3

- (1) This clause applies to land in Zone R3 Medium Density Residential identified as “Area B” on the Floor Space Ratio Map.
- (2) The maximum floor space ratio for a building on the land is—
 - (a) if the width of the building facing the primary street frontage is less than 22m—0.5:1, or
 - (b) if the width of the building facing the primary street frontage is at least 22m—0.65:1.
- (3) The maximum floor space ratio specified in subclause (2) may be increased by up to 0.15:1 if all on-site parking is located in the basement of the building.

[3] Clause 7.1 Objectives of Part

Omit “Fairfield, Villawood and Fairfield Heights” from clause 7.1(1)(a).

Insert instead “Carramar, Fairfield, Fairfield Heights and Villawood”.

[4] Clause 7.2 Cabramatta—floor space ratio

Omit clause 7.2(3).

[5] Clause 7.2(4)

Omit “Cabramatta—Area C”. Insert instead “Cabramatta—Area B”.

[6] Clause 7.2(4B) and (4C)

Insert after clause 7.2(4A)—

- (4B) The maximum floor space ratio for a building on land identified as “Cabramatta Town Centre” on the Town Centre Precinct Map is 2:1 if the site area is less than the minimum site area shown for the land on the Minimum Site Area Map.
- (4C) The maximum floor space ratio for a building on land identified as “Cabramatta Town Centre South” on the Town Centre Precinct Map is 1:1 if the site area is less than the minimum site area shown for the land on the Minimum Site Area Map.

[7] Clauses 7.2(5) and 7.3(6)

Omit “Cabramatta—East” wherever occurring. Insert instead “Cabramatta—Area C”.

[8] Clause 7.3(4) and (5)

Omit the subclauses.

[9] Clause 7.3(5B)

Insert after clause 7.3(5A)—

- (5B) The height of a building on land identified as “Cabramatta Town Centre” or “Cabramatta Town Centre South” on the Town Centre Precinct Map must not exceed 14m if the site area is less than the minimum site area shown for the land on the Minimum Site Area Map.

[10] Part 7 Additional local clauses—Town Centres

Insert at the end of the part, with appropriate clause numbering—

Carramar—height of buildings

- (1) This clause applies to land identified as “Carramar Precinct” on the Town Centre Precinct Map that is in Zone E1 Local Centre.
- (2) The height of a building on the land must not exceed 9m if the site area is less than the minimum site area shown for the land on the Minimum Site Area Map.

[11] Schedule 5 Environmental heritage

Insert in appropriate order in Part 1—

Cabramatta	Whitlam House	32 Albert Street	Lot 11, DP 26969	Local	I108
Yennora	Railway viaduct and underbridge	124–128 Railway Street (Stimsons Creek)	Lot 6, DP 1185514	Local	I109

[12] Schedule 5, Part 1, item no I17

Insert “memorial and trophy gun” after “Bandstand”.

[13] Schedule 5, Part 1, item no I25

Omit the item. Insert instead—

Canley Vale	Corner shop	4–8 Canley Vale Road	Lot 100, DP 1196908; Lots 1 and 2, DP 23143	Local	I25
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