



New South Wales

Fairfield Local Environmental Plan 1994 (Amendment No 70)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Urban Affairs and Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.
(P01/00070/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Urban Affairs and Planning

Sydney, 9 May 2001

2001 No 305

Clause 1 Fairfield Local Environmental Plan 1994 (Amendment No 70)

Fairfield Local Environmental Plan 1994 (Amendment No 70)

1 Name of plan

This plan is *Fairfield Local Environmental Plan 1994 (Amendment No 70)*.

2 Aims of plan

This plan aims:

- (a) to allow the erection of a dwelling, with development consent, on each lot of a property that is bounded by similar development, so as to maintain pockets of consistent housing types and forms, and
- (b) to add certain properties to Schedule 6 (Sites in the Residential A Zone where dwelling houses may be permitted) to *Fairfield Local Environmental Plan 1994*.

3 Land to which plan applies

This plan applies to land in the City of Fairfield shown edged heavy black on the map marked “Fairfield Local Environmental Plan 1994 (Amendment No 70)” deposited in the office of the Council of the City of Fairfield.

4 Amendment of Fairfield Local Environmental Plan 1994

Fairfield Local Environmental Plan 1994 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 22DA

Insert after clause 22D:

22DA Erection of dwellings in certain localities in the Residential A Zone

- (1) This clause applies to land shown edged heavy black on the map marked “Fairfield Local Environmental Plan 1994 (Amendment No 70)”.
- (2) Despite clause 22D, the Council may consent to the erection of a dwelling on a lot if:
 - (a) the lot has an area of at least 230 square metres, and
 - (b) the lot forms part of a parcel of land comprising not more than 3 adjacent or adjoining lots held in the same ownership, and
 - (c) that parcel of land is isolated.
- (3) For the purposes of subclause (2) (c), a parcel of land is *isolated* if:
 - (a) in the case of parcel of land that is not on a corner—on either side of the land there is a dwelling that is on a separate lot with an area of less than 450 square metres, or
 - (b) in the case of a parcel of land that is on a corner lot—on each lot at the side and at the rear of the land there is a dwelling that is on a separate lot with an area of less than 450 square metres.

[2] Schedule 6 Sites in the Residential A Zone where dwelling houses may be permitted

Insert at the end of the Schedule:

- 68 Brenan Street, Smithfield (Lots 28 and 30, Sec 1, DP 1732)
 - 25 Dawson Street, Fairfield Heights (Lots 28 and 29, Sec 3, DP 948)
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2001 No 305

Fairfield Local Environmental Plan 1994 (Amendment No 70)

Schedule 1

Amendments

74 Evans Street, Fairfield Heights (Lots 49, 50 and 51, Sec 20, DP 489)

75 Evans Street, Fairfield Heights (Lots 6 and 7, Sec 22, DP 489)

78 Evans Street, Fairfield Heights (Lots 45 and 46, Sec 20, DP 489)

82 Evans Street, Fairfield Heights (Lots 41 and 42, Sec 20, DP 489)

1 Linda Street, Fairfield Heights (Lots 22, 23 and 24, Sec 2, DP 948 and Lot 11, DP 1009518)

9 Linda Street, Fairfield Heights (Lots 33 and 34, Sec 2, DP 948)

15 Linda Street, Fairfield Heights (Lots 37 and 38, Sec 2, DP 948)

20 Linda Street, Fairfield Heights (Lots 17, 18 and 19, Sec 3, DP 948)

24 Linda Street, Fairfield Heights (Lots 13 and 14, Sec 3, DP 948)

35 Linda Street, Fairfield Heights (Lots 62, 63 and 64, Sec 11, DP 489)

58 Linda Street, Fairfield Heights (Lots 7, 8 and 9, Sec 13, DP 489)

77 Linda Street, Fairfield Heights (Lots 49 and 50, Sec 12, DP 489)

83 Linda Street, Fairfield Heights (Lots 43 and 44, Sec 12, DP 489)

13 Parker Street, Fairfield (Lots 21 and 22, Sec 5A, DP 486)

23 Parker Street, Fairfield (Lots 11 and 12, Sec 5A, DP 486)

26 Parker Street, Fairfield (Lots 41 and 42, Sec 5, DP 486)

1 Rosina Street, Fairfield (Lots 31 and 32, Sec 3, DP 486)

7 Rosina Street, Fairfield (Lots 25 and 26, Sec 3, DP 486)

11 Rosina Street, Fairfield (Lots 21 and 22, Sec 3, DP 486)

23 Rosina Street, Fairfield (Lots 6, 7 and 8, Sec 3, DP 486)

- 27 Rosina Street, Fairfield (Lots 57, 58 and 59, Sec 8, DP 486)
- 31 Rosina Street, Fairfield (Lots 52, 53 and 54, Sec 8, DP 490)
- 35 Rosina Street, Fairfield (Lots 48 and 49, Sec 8, DP 490)
- 55 Rosina Street, Fairfield West (Lots 22, 23 and 24, Sec 8, DP 490)
- 57 Rosina Street, Fairfield West (Lots 20 and 21, Sec 8, DP 490)
- 85A The Boulevard, Fairfield West (Cnr Lot 62 and Lots 61, 63 and 64, Sec 7, DP 431)
- 78 Throsby Street, Fairfield Heights (Lots 17, 18 and 19, Sec 20, DP 489)
- 92 Throsby Street, Fairfield Heights (Lots 1, 2 and 3, Sec 20, DP 489)
- 7 Wenden Street, Fairfield (Lots 71 and Cnr Lot 72, Sec 4, DP 486)
- 17A Wenden Street, Fairfield (Lots 70 and 37, Sec 3, DP 486)
- 21 Wenden Street, Fairfield (Lots 33 and 34, Sec 3, DP 486)
- 33 Wenden Street, Fairfield (Lots 36 and 37, Sec 2, DP 486)