



New South Wales

## **Fairfield Local Environmental Plan 1994 (Amendment No 79)**

under the

**Environmental Planning and Assessment Act 1979**

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (P91/01949/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

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## 2002 No 679

Clause 1                      Fairfield Local Environmental Plan 1994 (Amendment No 79)

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# Fairfield Local Environmental Plan 1994 (Amendment No 79)

## 1 Name of plan

This plan is *Fairfield Local Environmental Plan 1994 (Amendment No 79)*.

## 2 Aims of plan

This plan aims:

- (a) to adopt the principles of place based planning in identifying the objectives of development on the land to which this plan applies, and
- (b) to promote the establishment of mixed land uses on that land to service the surrounding industrial area and to promote the potential for multi-purpose car trips to that land, and
- (c) to provide clarity regarding the range of retail and commercial uses permitted on that land, and
- (d) to allow the continued use of the land for industrial purposes.

## 3 Land to which plan applies

This plan applies to Lot 51 in DP 803609, known as 119 Newton Road, Wetherill Park, as shown by distinctive colouring on the map marked "Fairfield Local Environmental Plan 1994 (Amendment No 79)" deposited in the office of the Fairfield City Council.

## 4 Amendment of Fairfield Local Environmental Plan 1994

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

## Schedule 1 Amendment

(Clause 4)

### Clause 25F

Insert after clause 25E:

#### **25F 119 Newton Road, Wetherill Park (industrial service centre)**

- (1) This clause applies to Lot 51 in DP 803609, known as 119 Newton Road, Wetherill Park, as shown by distinctive colouring on the map marked “Fairfield Local Environmental Plan 1994 (Amendment No 79)”.
- (2) The objectives of development on the land to which this clause applies are as follows:
  - (a) to enable the erection and use of an industrial service centre on that land to provide for a range of “lower order” retail and commercial uses to meet the day-to-day service needs of the surrounding industrial workforce,
  - (b) to facilitate a mix of land uses on that land, including industry, refreshment rooms, business premises and small shops,
  - (c) to provide that retail and commercial activities on that land are contained so that no single business has a gross floor area of more than 200 square metres (The restriction of 200 square metres on the total amount of floor area that can be utilized by a single business is to maintain the “lower order” retailing status of the site and to prevent any one single retail or commercial use dominating the land),
  - (d) to encourage multiple purpose car trips to the proposed industrial service centre on the land and to moderate the overall growth in car travel in the surrounding area,
  - (e) to encourage a design, scale and bulk of development on the land that has regard to the street corner location of the land and provides an unobtrusive appearance to

## 2002 No 679

Fairfield Local Environmental Plan 1994 (Amendment No 79)

Schedule 1      Amendment

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- the streetscapes of Newton Road and Victoria Street, and substantial landscaped planting around the perimeter of the land,
- (f) to provide for safe vehicular access to the land and the surrounding streets,
  - (g) to provide for safe pedestrian areas on the land and the surrounding streets,
  - (h) to make adequate provision for on-site car parking to satisfy the parking needs of the proposed industrial service centre on the land,
  - (i) to encourage the long term mix and balance in land uses to sustain the role of the site as an industrial service centre.
- (3) Despite the other provisions of this plan, the Council may consent to development for the purposes of business premises and shops on the land to which this clause applies, but only if none of the business premises or shops concerned has a gross floor area exceeding 200 square metres.
- (4) Before granting consent to any development on the land to which this clause applies, the Council must consider the objectives for development on that land as set out in subclause (2).
- (5) Despite the other provisions of this plan, the Council must not consent to development for the purposes of a supermarket on the land to which this clause applies.

BY AUTHORITY