



Fairfield Local Environmental Plan 1994 (Amendment No 87)

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*. (P02/00255/S69)

ANDREW REFSHAUGE, M.P.,
Minister for Planning

2003 No 22

Clause 1 Fairfield Local Environmental Plan 1994 (Amendment No 87)

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1 Name of plan

This plan is *Fairfield Local Environmental Plan 1994 (Amendment No 87)*.

2 Aims of plan

This plan aims to do the following:

- (a) to adopt the principles of place management in identifying the objectives of development at Greenway Plaza,
- (b) to promote the establishment of mixed land uses (excluding supermarkets) at Greenway Plaza,
- (c) to provide greater clarity regarding the range of permissible uses at Greenway Plaza,
- (d) to promote the potential for multi-purpose car trips by allowing a mix of land uses (excluding supermarkets) at Greenway Plaza.

3 Land to which plan applies

This plan applies to land known as Greenway Plaza, No 1183–1185 The Horsley Drive, Wetherill Park, being Lot 1, DP 709356, as shown edged heavy black on the map marked “Fairfield Local Environmental Plan 1994 (Amendment No 87)” deposited in the office of the Fairfield City Council.

4 Amendment of Fairfield Local Environmental Plan 1994

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

Schedule 1 Amendment

(Clause 4)

Clause 25G

Insert after clause 25F:

25G 1183–1185 The Horsley Drive, Wetherill Park (Greenway Plaza Industrial Service Centre)

- (1) This clause applies to land known as Greenway Plaza, No 1183–1185 The Horsley Drive, Wetherill Park, being Lot 1, DP 709356, as shown edged heavy black on the map marked “Fairfield Local Environmental Plan 1994 (Amendment No 87)”.
- (2) The objectives of development on the land to which this clause applies are as follows:
 - (a) to encourage a long term mix and balance in land uses to sustain the role of the site as an industrial service centre,
 - (b) to provide for a range of shops and business premises to meet the day-to-day service needs of the surrounding industrial workforce,
 - (c) to facilitate a mix of land uses on the land, including bulky goods salesrooms or showrooms, light industry, refreshment rooms, warehouses, business premises and shops, but excluding supermarkets,
 - (d) to allow business premises within units 1 to 6 of the mezzanine level of the premises situated on the land to which this clause applies,
 - (e) to allow shops and business premises within units 1 to 7 on the ground floor of the premises situated on the land to which this clause applies,
 - (f) to encourage multi purpose car trips to the industrial service centre and to moderate the overall growth in car travel in the surrounding area,
 - (g) to make adequate provision for on-site car parking to satisfy the parking needs of the industrial service centre.
- (3) Despite the other provisions of this plan, development on the land to which this clause applies may be carried out for the

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Schedule 1 Amendment

purpose of business premises or shops, but only in the units identified in subclause (2) (d) and (e).

- (4) Before granting consent to any development on the land to which this clause applies, the Council must consider the objectives contained in subclause (2).
- (5) Despite the other provisions of this plan, development for the purposes of a supermarket on the land to which this clause applies is prohibited.

BY AUTHORITY
