



New South Wales

# **Fairfield Local Environmental Plan 2013 (Amendment No 17)**

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*.

**DIANE CUTHBERT, GROUP MANAGER CITY AND COMMUNITY DEVELOPMENT,  
FAIRFIELD CITY COUNCIL**  
As delegate for the Minister for Planning

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### **1 Name of Plan**

This Plan is *Fairfield Local Environmental Plan 2013 (Amendment No 17)*.

### **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 Minister on the making of this Plan.

## **Schedule 1      Amendment of Fairfield Local Environmental Plan 2013**

### **Clause 4.1C**

Insert after clause 4.1B:

#### **4.1C    Exceptions to minimum lot sizes for certain residential development**

- (1) The objectives of this clause are:
  - (a) to encourage housing diversity without adversely impacting on residential amenity, and
  - (b) to ensure that lot sizes are consistent with the predominant subdivision pattern of the area and maintain a low density residential character in existing neighbourhoods.
- (2) This clause applies to development on land in Zone R2 Low Density Residential identified as “Area 1” on the Lot Size Map.
- (3) Despite clause 4.1, development consent may be granted to a single development application for development to which this clause applies that is both of the following:
  - (a) the subdivision of land into 2 or more lots,
  - (b) the erection of an attached dwelling or a semi-detached dwelling on each lot resulting from the subdivision, if the size of each lot is equal to or greater than 200 square metres.
- (4) Development consent must not be granted under this clause to development that may result in more than one dwelling on a lot.