



New South Wales

Fairfield Local Environmental Plan 2013 (Amendment No 27)

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*.

DAMIEN PFEIFFER

As delegate for the Minister for Planning

Fairfield Local Environmental Plan 2013 (Amendment No 27)

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1 Name of Plan

This Plan is *Fairfield Local Environmental Plan 2013 (Amendment No 27)*.

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 4.1AA

Omit the clause. Insert instead:

4.1AA Minimum subdivision lot size for community title schemes

- (1) The objectives of this clause are as follows:
 - (a) to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements,
 - (b) to ensure that lot sizes in community title schemes are consistent with the desired residential density for different locations,
 - (c) to ensure that lot sizes in community title schemes are able to accommodate development that is suitable for its purpose and consistent with relevant development controls,
 - (d) to prevent fragmentation of land that would prevent the achievement of the extent of development and nature of uses envisioned for particular locations,
 - (e) to prevent an increased traffic and safety impact as a result of increased lots on classified roads,
 - (f) to minimise any likely impact of subdivision and development on the amenity of neighbouring properties,
 - (g) to ensure that a subdivision of land reflects and reinforces the predominant subdivision pattern of the area,
 - (h) to ensure that lot sizes in community title schemes allow buildings to be sited to protect natural or cultural features, including heritage items, and retain special features such as trees and views.
- (2) This clause applies to a subdivision (being a subdivision that requires development consent) under the *Community Land Development Act 1989* of land in any of the following zones:
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (c) Zone RU4 Primary Production Small Lots,
 - (d) Zone RU5 Village,
 - (e) Zone R1 General Residential,
 - (f) Zone R2 Low Density Residential,
 - (g) Zone R3 Medium Density Residential,
 - (h) Zone R4 High Density Residential,
 - (i) Zone B1 Neighbourhood Centre,
 - (j) Zone B2 Local Centre,
 - (k) Zone B3 Commercial Core,
 - (l) Zone B4 Mixed Use,
 - (m) Zone B5 Business Development,
 - (n) Zone B6 Enterprise Corridor,
 - (o) Zone IN1 General Industrial,
 - (p) Zone IN2 Light Industrial,

- (q) Zone SP1 Special Activities,
- (r) Zone SP2 Infrastructure,
- (s) Zone SP3 Tourist,
- (t) Zone RE1 Public Recreation,
- (u) Zone RE2 Private Recreation,
- (v) Zone E2 Environmental Conservation,
- (w) Zone E3 Environmental Management,
- (x) Zone W2 Recreational Waterways,

but does not apply to a subdivision by the registration of a strata plan.

- (3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the *Community Land Development Act 1989*) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) This clause applies despite clause 4.1.

[2] Schedule 1 Additional permitted uses

Omit clause 17A (1). Insert instead:

- (1) This clause applies to land identified as “17A” on the Key Sites Map.

[3] Schedule 1, clause 21

Insert after clause 20:

21 Use of certain land at 84 Tasman Parade, Fairfield West

- (1) This clause applies to land at 84 Tasman Parade, Fairfield West, being Lots 29 and 30, SP 87321.
- (2) Development for the purpose of office premises is permitted with development consent.

[4] Schedule 5 Environmental heritage

Omit “Lot 26, DP 262525” from item I85 in Part 1.

Insert instead “Part of Lot 11, DP 1101430”.

[5] Schedule 5, Part 1

Omit item I86.