



New South Wales

Fairfield Local Environmental Plan 2013 (Amendment No 42)

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*.

ADRIAN HOHENZOLLERN
As delegate for the Minister for Planning

Fairfield Local Environmental Plan 2013 (Amendment No 42)

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1 Name of Plan

This Plan is *Fairfield Local Environmental Plan 2013 (Amendment No 42)*.

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 certain land at Cabramatta identified as “Cabramatta—Area E” on the Town Centre Precinct Map.

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 7.2 Cabramatta—floor space ratio

Insert after clause 7.2(4)—

- (4A) The maximum floor space ratio for a building on land identified as “Cabramatta—Area E” on the Town Centre Precinct Map is—
- (a) if the building is not used for the purposes of residential accommodation—1.5:1, or
 - (b) if less than 10% of the floor space is used for the purposes of residential accommodation—2:1, or
 - (c) if 10% to 50% of the floor space is used for the purposes of residential accommodation—2.2:1.

[2] Clause 7.3 Cabramatta—height of buildings

Insert after clause 7.3(5)—

- (5A) The height of a building on land identified as “Cabramatta—Area E” on the Town Centre Precinct Map must not be greater than—
- (a) 10m, unless at least 50% of the building will be used for the purposes of residential accommodation, and
 - (b) 14m, unless the site area will be at least the minimum site area shown for the land on the Minimum Site Area Map.

[3] Clause 7.3A

Insert after clause 7.3—

7.3A Cabramatta—no ground floor dwellings in Area E

Development consent must not be granted to development that results in a dwelling on the ground floor of a building on land identified as “Cabramatta—Area E” on the Town Centre Precinct Map.