Fairfield Local Environmental Plan 2013
(Amendment No 45)

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.

MONICA GIBSON
As delegate for the Minister for Planning and Public Spaces
Fairfield Local Environmental Plan 2013 (Amendment No 45)
under the
Environmental Planning and Assessment Act 1979

1 Name of plan
   This plan is Fairfield Local Environmental Plan 2013 (Amendment No 45).

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 4.3A
Insert after clause 4.3—

4.3A Exception to maximum height of buildings for certain development in Zone R3
(1) This clause applies to land in Zone R3 Medium Density Residential identified as “Area A” on the Height of Buildings Map.
(2) A building on the land may have a height of up to 10m if—
(a) the building is located on a site on the corner of at least 2 streets, and
(b) each street frontage is at least 22m, and
(c) all on-site parking is located in the basement of the building.

[2] Clause 4.4B
Insert after clause 4.4A—

4.4B Exceptions to maximum floor space ratio for certain land in Zone R3
(1) This clause applies to land in Zone R3 Medium Density Residential identified as “Area B” on the Floor Space Ratio Map.
(2) The maximum floor space ratio for a building on the land is—
(a) if the width of the building facing the primary street frontage is less than 22m—0.5:1, or
(b) if the width of the building facing the primary street frontage is at least 22m—0.65:1.
(3) The maximum floor space ratio specified in subclause (2) may be increased by up to 0.15:1 if all on-site parking is located in the basement of the building.

[3] Clause 7.1 Objectives of Part
Omit “Fairfield, Villawood and Fairfield Heights” from clause 7.1(1)(a).
Insert instead “Carramar, Fairfield, Fairfield Heights and Villawood”.

[4] Clause 7.2 Cabramatta—floor space ratio
Omit clause 7.2(3).

[5] Clause 7.2(4)
Omit “Cabramatta—Area C”. Insert instead “Cabramatta—Area B”.

[6] Clause 7.2(4B) and (4C)
Insert after clause 7.2(4A)—

(4B) The maximum floor space ratio for a building on land identified as “Cabramatta Town Centre” on the Town Centre Precinct Map is 2:1 if the site area is less than the minimum site area shown for the land on the Minimum Site Area Map.

(4C) The maximum floor space ratio for a building on land identified as “Cabramatta Town Centre South” on the Town Centre Precinct Map is 1:1 if the site area is less than the minimum site area shown for the land on the Minimum Site Area Map.
[7] Clauses 7.2(5) and 7.3(6)
Omit “Cabramatta—East” wherever occurring. Insert instead “Cabramatta—Area C”.

[8] Clause 7.3(4) and (5)
Omit the subclauses.

[9] Clause 7.3(5B)
Insert after clause 7.3(5A)—

(5B) The height of a building on land identified as “Cabramatta Town Centre” or “Cabramatta Town Centre South” on the Town Centre Precinct Map must not exceed 14m if the site area is less than the minimum site area shown for the land on the Minimum Site Area Map.

[10] Part 7 Additional local clauses—Town Centres
Insert at the end of the part, with appropriate clause numbering—

Carramar—height of buildings
(1) This clause applies to land identified as “Carramar Precinct” on the Town Centre Precinct Map that is in Zone E1 Local Centre.

(2) The height of a building on the land must not exceed 9m if the site area is less than the minimum site area shown for the land on the Minimum Site Area Map.

Insert in appropriate order in Part 1—

<table>
<thead>
<tr>
<th>Location</th>
<th>Address</th>
<th>Lot</th>
<th>DP</th>
<th>Local ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cabramatta</td>
<td>Whitlam House 32 Albert Street</td>
<td>Lot 11</td>
<td>DP 26969</td>
<td>I108</td>
</tr>
<tr>
<td>Yennora</td>
<td>Railway viaduct and underbridge 124–128 Railway Street (Stimsons Creek)</td>
<td>Lot 6</td>
<td>DP 1185514</td>
<td>I109</td>
</tr>
</tbody>
</table>

[12] Schedule 5, Part 1, item no I17
Insert “memorial and trophy gun” after “Bandstand”.

[13] Schedule 5, Part 1, item no I25
Omit the item. Insert instead—

<table>
<thead>
<tr>
<th>Location</th>
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<th>Lot</th>
<th>DP</th>
<th>Local ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canley Vale</td>
<td>Corner shop 4–8 Canley Vale Road</td>
<td>Lot 100</td>
<td>DP 1196908; Lots 1 and 2, DP 23143</td>
<td>I25</td>
</tr>
</tbody>
</table>