

Environmental Planning and Assessment Act 1979

## Fairfield Local Environmental Plan 2013 (Amendment No 1)

Fairfield City Council  
PO Box 21  
Fairfield NSW 1860

### Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identification Number
Land Application Map LAP_001	2850_COM_LAP_001_080_20130117
Land Zoning Map LZN_016	2850_COM_LZN_016_010_20130228
Height of Buildings Map HOB_016	2850_COM_HOB_016_010_20130130
Floor Space Ratio Map FSR_016	2850_COM_FSR_016_010_20130130

The following map sheets are adopted:

Map Sheet	Map Identification Number
Land Application Map LAP_001	2850_COM_LAP_001_080_20130926
Land Zoning Map LZN_016	2850_COM_LZN_016_010_20130926
Height of Buildings Map HOB_016	2850_COM_HOB_016_010_20130926
Floor Space Ratio Map FSR_016	2850_COM_FSR_016_010_20130912

  
Certified

Co-ordinator, Strategic Planning 7/11/2013  
[Title of Council Delegate] [Date]

Minister for Planning and Infrastructure [Date]



PARLIAMENTARY COUNSEL

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*Opinion*

Environmental Planning and Assessment Act 1979  
Proposed Fairfield Local Environmental Plan 2013 (Amendment No 1)

Your ref: Nadia Wells  
Our ref: FB e2013-210-d04

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In my opinion the attached draft environmental planning instrument may legally be made.

The draft environmental planning instrument adopts the maps identified in map cover sheet 2850\_COM\_MCS\_20130926.

A handwritten signature in black ink, appearing to read 'D Colagiuri', with a long horizontal stroke extending to the right.

(D COLAGIURI)  
Parliamentary Counsel  
15 October 2013

Environmental Planning and Assessment Act 1979

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Certified

Co-ordinator Strategic Planning 7/11/2013

[Title of Council Delegate]

[Date]

Minister for Planning and Infrastructure

[Date]



New South Wales

# **Fairfield Local Environmental Plan 2013 (Amendment No 1)**

under the

**Environmental Planning and Assessment Act 1979**

I, the Minister for Planning and Infrastructure, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

Minister for Planning and Infrastructure

## Fairfield Local Environmental Plan 2013 (Amendment No 1)

under the

Environmental Planning and Assessment Act 1979

### 1 Name of Plan

This Plan is *Fairfield Local Environmental Plan 2013 (Amendment No 1)*.

### 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 Fairfield Heights and Smithfield.

### 4 Maps

Each map adopted by *Fairfield Local Environmental Plan 2013* that is specified in Column 1 of the following table is declared by this Plan to be amended or replaced, as the case requires, by the map specified opposite in Column 2 of the table as approved by the Minister on the making of this Plan:

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
Fairfield Local Environmental Plan 2013 Floor Space Ratio Map (2850_COM_FSR_016_010_20130130)	Fairfield Local Environmental Plan 2013 Floor Space Ratio Map (2850_COM_FSR_016_010_20130912)
Fairfield Local Environmental Plan 2013 Height of Buildings Map (2850_COM_HOB_016_010_20130130)	Fairfield Local Environmental Plan 2013 Height of Buildings Map (2850_COM_HOB_016_010_20130926)
Fairfield Local Environmental Plan 2013 Land Application Map (2850_COM_LAP_001_080_20130117)	Fairfield Local Environmental Plan 2013 Land Application Map (2850_COM_LAP_001_080_20130926)
Fairfield Local Environmental Plan 2013 Land Zoning Map (2850_COM_LZN_016_010_20130228)	Fairfield Local Environmental Plan 2013 Land Zoning Map (2850_COM_LZN_016_010_20130926)



**Fairfield Local  
Environmental  
Plan 2013**  
*Celebrating  
diversity*

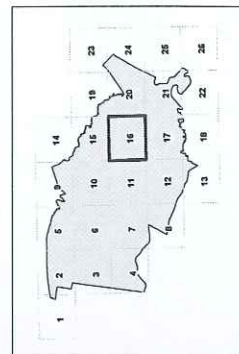
**Land Zoning Map - Sheet LZN\_016**

**Zone**

- B1** Neighbourhood Centre
- B2** Local Centre
- B3** Commercial Core
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- E2** Environmental Conservation
- E3** Environmental Management
- IN1** General Industrial
- IN2** Light Industrial
- R1** General Residential
- R2** Low Density Residential
- R3** Medium Density Residential
- R4** High Density Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU1** Primary Production
- RU2** Rural Landscape
- RU4** Primary Production Small Lots
- RU5** Village
- SP1** Special Activities
- SP2** Infrastructure
- SP3** Tourist
- W2** Recreational Waterways
- MD** SEPP (Major Development) 2005
- WSF** SEPP (Western Sydney Parklands) 2009
- WSE** SEPP (Western Sydney Employment Area) 2009
- DM** Deferred Matter

**Cadastral**

Cadastral 04/07/2013 © Fairfield City Council



Projection: 1984  
GDA94

Map identification number:  
2650\_CON\_LZN\_016\_20130926





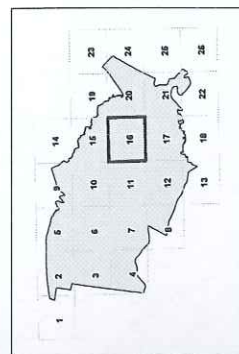
**Fairfield Local Environmental Plan 2013**  
**Fairfield City**  
 Celebrating diversity

**Floor Space Ratio Map**  
 - Sheet FSR\_016

Maximum Floor Space Ratio (m:1)

A1	0.1
A2	0.33
C	0.45
E	0.57
J	0.8
N	1
S	1.5
T	2
U	2.5
V	3
W	3.5
X	4

**Cadastre**  
 Cadastre 04/07/2013 © Fairfield City Council



Project No. 1934  
 Date 04/07/2013

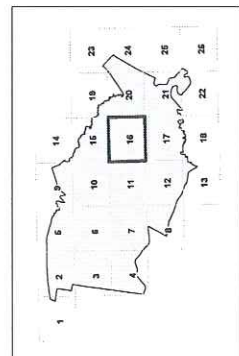
Map identification number:  
 2650\_L001\_FSR\_016\_20130012



Maximum Building Height (m)

G	7
H	7.5
I	8
J	9
K	10
L	11
M	12
N1	13
N2	14
O1	15
O2	16
P1	17
P2	18
Q	20
R	21
S	23
T1	25
T2	26
T3	27
T4	29
U1	30
U2	33
V1	38
V2	39
W	42
AA	66

Cadastre 04072013 © Fairfield City Council



Project: CE1\_1994

Map Identification number: 2502\_COM\_HOB\_016\_20130226

