

# Chapter 1

## Introduction

## 1.1 Fairfield City Planning Framework

In 2003, the Minister for Infrastructure, Planning and Natural Resources (now the Department of Planning) established a number of taskforces to guide reform to specific aspects of the New South Wales (NSW) planning system. This process unveiled a commitment to improve statutory planning systems by providing clearer directions on the NSW Government's State and Regional land use planning objectives.

In 2005, statutory planning reform was realised with key changes to the Environmental Planning and Assessment Act 1979 bringing about the standardisation of the Local Environmental Planning process so that all NSW Councils operated under the same umbrella of planning control. The reforms to the NSW statutory planning process are designed to eliminate complexity, duplication, red tape and lengthy assessment times to help Local Governments across NSW deliver long-term benefits to their communities.

The second layer of reform was the NSW Government's release of its regional land use planning objectives for the Sydney Metropolitan area known as the "Metropolitan Strategy". Forecasts show that Sydney's population will grow by around 1.1 million people by 2031. The Metropolitan Strategy aims to balance this inevitable growth with financially viable infrastructure, better lifestyles with housing affordability, environmental sensitivity with economically feasible land development, and the location of employment land accessible to residential areas. To position Sydney for the next 25 years of growth, the strategy supports a metropolis made up of five regional cities and 22 other strategic centres.

Implementation of this strategy is to be in the form of sub-regional planning as a means of translating the Metropolitan Strategy into strategies for each grouping of local government areas and the many communities of Sydney. Under the strategy, Fairfield City, along with Parramatta, Holroyd, Auburn and Bankstown, is apart of the West Central sub region which has been committed to providing approximately 95,500 new dwellings and 35,000 new jobs by 2031. Fairfield City Council has a responsibility to support the statutory reforms and the new regional strategy through the delivery of its own strategic planning in a manner that supports its community and incorporates the fundamental vision for the Sydney region.

As such, the Fairfield City Planning Framework is made up of:

- **Fairfield Local Environmental Plan (LEP) 1994** – The statutory planning instrument which controls land use and key environmental issues.
- **Fairfield City Wide Development Control Plan** – Applies to all land in Fairfield City with the exception of certain town centres. Contains more detailed development provisions than those found in the LEP and are considered by Councils when making decisions about individual development proposals.
- **Fairfield City Site Specific Development Control Plans** – A number of site specific development control plans which set out all the planning controls relevant to that locality
- **Fairfield City Section 94 Contributions Plans** – Impose contributions levies on certain development activities which generate the need for additional community facilities and infrastructure.

**Note:** DCP 32 – Development Standards Relating to Public Roads and DCP 29 – Exempt and Complying Development remain as stand alone DCP's and continue to apply.

## 1.2 Purpose of this Development Control Plan

The purpose of the Fairfield City Wide Development Control Plan (the City Wide DCP) is to illustrate the controls that apply to particular types of development. This City Wide DCP supplements Fairfield Local Environmental Plan 1994 and is made according to the Environmental Planning and Assessment Act 1979.

### 1.3 To what land does this Development Control Plan apply to?

This Development Control Plan applies to all land within Fairfield City as shown in the attached plans which can be found after clause “1.9 Variations to this DCP”.

Please note that there are a number of site specific areas that are covered by other Development Control Plans. These areas are also shown on the map and referred to as insets.

### 1.4 Relationship to other Environmental Planning Instruments

- a) The Fairfield City Wide Development Control Plan supplements the statutory provisions contained in Fairfield Local Environmental Plan 1994
- b) Pursuant to Section 74C(4) of the Environmental Planning and Assessment Act 1979, the Fairfield City Wide Development Control Plan revokes all development control plans which covered land for which this development control plan now applies.

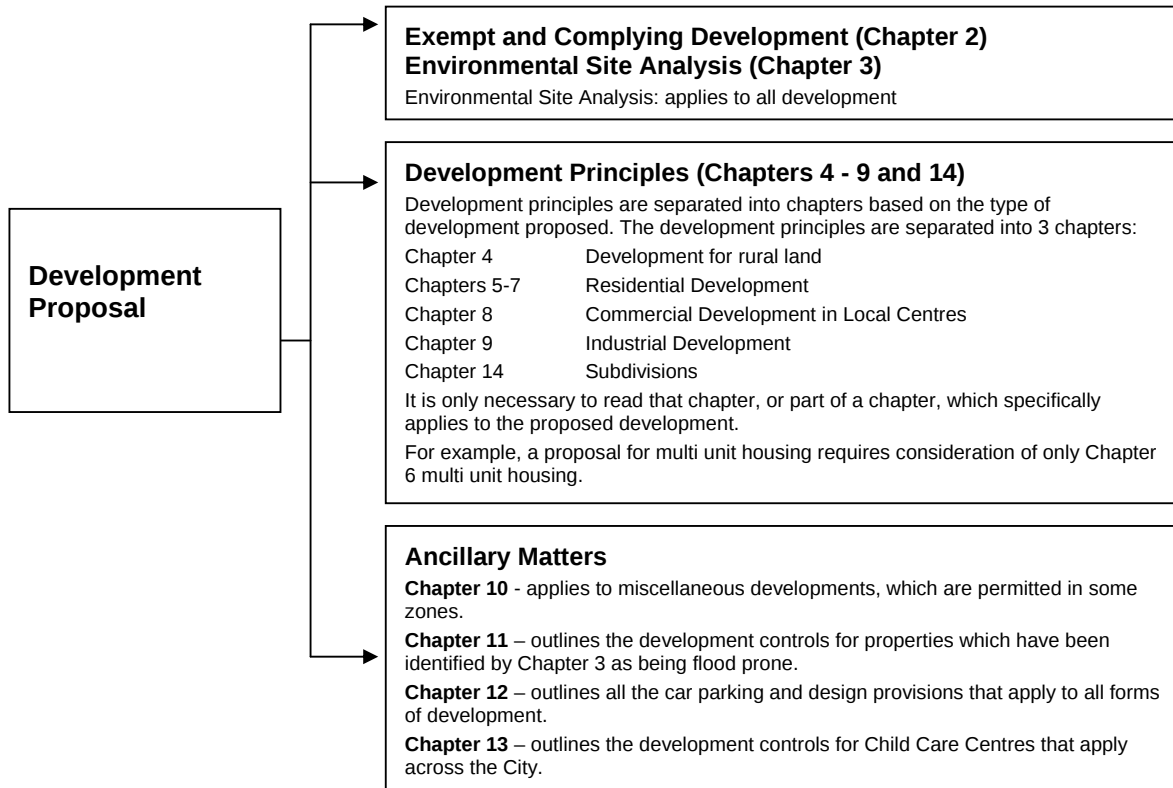
### 1.5 What do terms in this Development Control Plan mean?

- a) Certain terms identified in this development control plan have been defined. These definitions can be found in Appendix A of this development control plan.

### 1.6 How does this Development Control Plan work?

The Fairfield City Wide Development Control Plan fundamentally assists in the preparation of development applications. The DCP contains detailed development controls which will be used by Council as benchmarks of what is acceptable development taking into consideration an environmental site analysis.

The Fairfield Citywide Development Control Plan functions in two tiers:



## 1.7 Date of Adoption and Amendment History

The City-Wide Development Control Plan 2006 came into effect on 5 July 2006. From time to time, the Development Control Plan will be amended. The following table outlines the amendments that have taken place and their status at the time of printing.

It is the responsibility of those submitting development applications to ensure that their proposal is in accordance with the most recent version of the development control plan.

| Amendment No. | File Ref.               | Purpose                                                                                                                                                                                                                                                   | Public exhibition                   | Effective from    |
|---------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------|
| No.1          | G14-03-201              | Review of Chapter 5 - Single dwelling houses.                                                                                                                                                                                                             | 28 June to 28 July 2006             | 6 September 2006  |
| No.2          | G14-03-201              | Review controls relating to town house and villa development (Chapter 6) and to adjust car parking controls affected by Chapter 6.                                                                                                                        | 16 August to 13 September 2006      | 13 December 2006  |
| No.3          | G14-03-200              | Introduce a new Chapter -14 Subdivisions and to make changes to various chapters of the DCP where anomalies have been identified.                                                                                                                         | 20 September to 18 October 2006     | 13 December 2006  |
| No.4          | G14-03-222              | Rectify anomalies so that controls within chapter 10 are administered in a manner intended by Council.                                                                                                                                                    | 8 November to 13 December 2006      | 11 April 2007     |
| No.5          | G14-03-200 & G14-03-223 | Strengthening controls for child care centres and to establish better construction, maintenance and management of battle axe handles and carriageways.                                                                                                    | 20 December 2006 to 9 February 2007 | 11 April 2007     |
| No.6          | G14-02-042 & G14-03-210 | First comprehensive DCP review. Amended anomalies and omissions as well as review of Chapter 6A.                                                                                                                                                          | 3 May to 14 October 2008            | 5 November 2008   |
| No. 7         | G14-03-201              | Moved Narrow Lot controls from Chapter 6B to Chapter 5C, with minor amendments to Chapter 5A Single Dwellings and 5B Granny Flats.                                                                                                                        | 9 July to 6 August 2008             | 26 November 2008  |
| No.8          | G14-03-170              | Extensive review of DCP to correct anomalies, improve consistency of controls in housing types, introduce Appendix E.                                                                                                                                     | 22 June to 23 July 2009             | 26 August 2009    |
| No.9          | A66597 OBJ ID           | Review of DCP to correct anomalies, including the removal of mandatory noise attenuation measures for rural dwellings.                                                                                                                                    | 24 February to 24 March 2010        | 28 April 2010     |
| No.10         | qA1326 OBJ ID           | Review of DCP to correct anomalies, including revised boundaries for Bonnyrigg Town Centre; introduce provisions and conditions of consent which address the structural safety and visual amenity issues associated with awnings located in town centres. | 4 August to 8 September 2010        | 3 November 2010   |
| No. 11        | n/a                     | Site specific DCP amendment to Chapter 14 subdivision relating to the extension of Lalich Avenue, Bonnyrigg.                                                                                                                                              | 6 July to 3 August 2011             | 28 September 2011 |
| No. 12        | qA136041 OBJ ID         | Containing a range of controls including new expiry date for FCC standards on exempt and complying development and standardised fencing controls across dwelling types.                                                                                   | 20 April to 18 May 2011             | 6 July 2011       |
| No. 12A       | qA136041 OBJ ID         | Changes to Chapter 4 in relation to development near extractive industry sites. Clause 4.5 (change) and Clause 4.6 (deleted).                                                                                                                             | 20 April to 18 May 2011             | 27 July 2011      |
| No. 12B       | qA136041 OBJ ID         | Changes to Chapter 9 in relation to site specific development controls for 1 Cutler Road, Lansvale.                                                                                                                                                       | 20 April to 18 May 2011             | Withdrawn         |

| Amendment No. | File Ref.       | Purpose                                                                                                                                                                                                                | Public exhibition                | Effective from    |
|---------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------|
| No. 13        | n/a             | Integrate relevant controls for City Wide DCP with Site Specific DCP for 178, 184-192 Restwell Road, Prairiewood.                                                                                                      | 23 March to 20 April 2011        | 19 August 2011    |
| No. 14        | qA136769 OBJ ID | Amend car parking rates in the City Wide DCP 2006 relating to business, offices and retail premises in the Fairfield Town Centre.                                                                                      | 30 March to 20 April 2011        | 6 July 2011       |
| No. 15        | qA132545 OBJ ID | Changes to Chapter 9 to include specific provisions relating to expansion of service station at 634A-640 Woodville Road, Old Guildford, associated with draft Fairfield LEP Amendment No. 127.                         | 8 June to 6 July 2011            | 14 October 2011   |
| No.16         | qA137392 OBJ ID | Changes to Chapter 4, 6B, 11, 14 (minor anomalies); Chapter 5B to restrict size of outdoor covered areas; Chapter 5C and 6A to improve accessibility provisions; Appendix B to exclude granny flats from notification. | 27 July to 24 August 2011        | 28 September 2011 |
| No.17         | qA137419 OBJ ID | Changes to Chapter 3 to amend the development application process for heritage items undertaking minor work under Council's Heritage Grants Program; Chapter 4 to update Clause 4.4 Sewage Disposal in the Rural Area. | 31 August to 28 September 2011   | 2 November 2011   |
| Draft No.18   | TBA             | Changes to Chapter 1 to include a reference to the Wetherill Park Market Town Site Specific Development Control Plan.                                                                                                  | 01 August 2012 to 29 August 2012 | TBA               |

## 1.8 Section 94 Contribution Plans

The Environmental Planning and Assessment Act, 1979 allows local government to levy contributions towards the capital cost of providing or improving facilities, infrastructure and services to meet increased demand created by additional development within their areas.

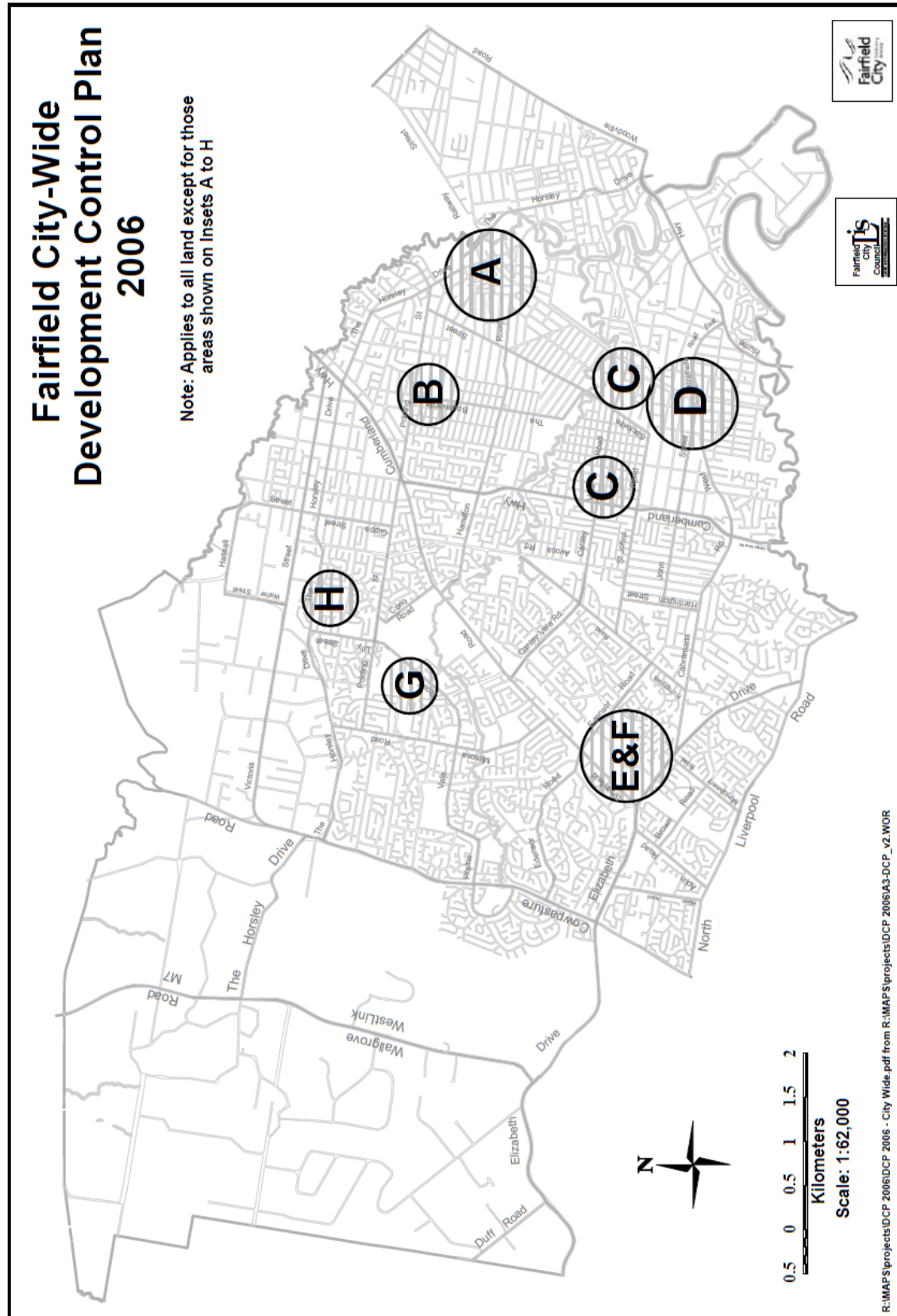
This City Wide Development Control Plan must be read in conjunction with Council's adopted Section 94 Developer Contribution Plans. For further information on what developer contribution plans may apply, please speak with Council's Customer Service staff.

## 1.9 Variations to this DCP

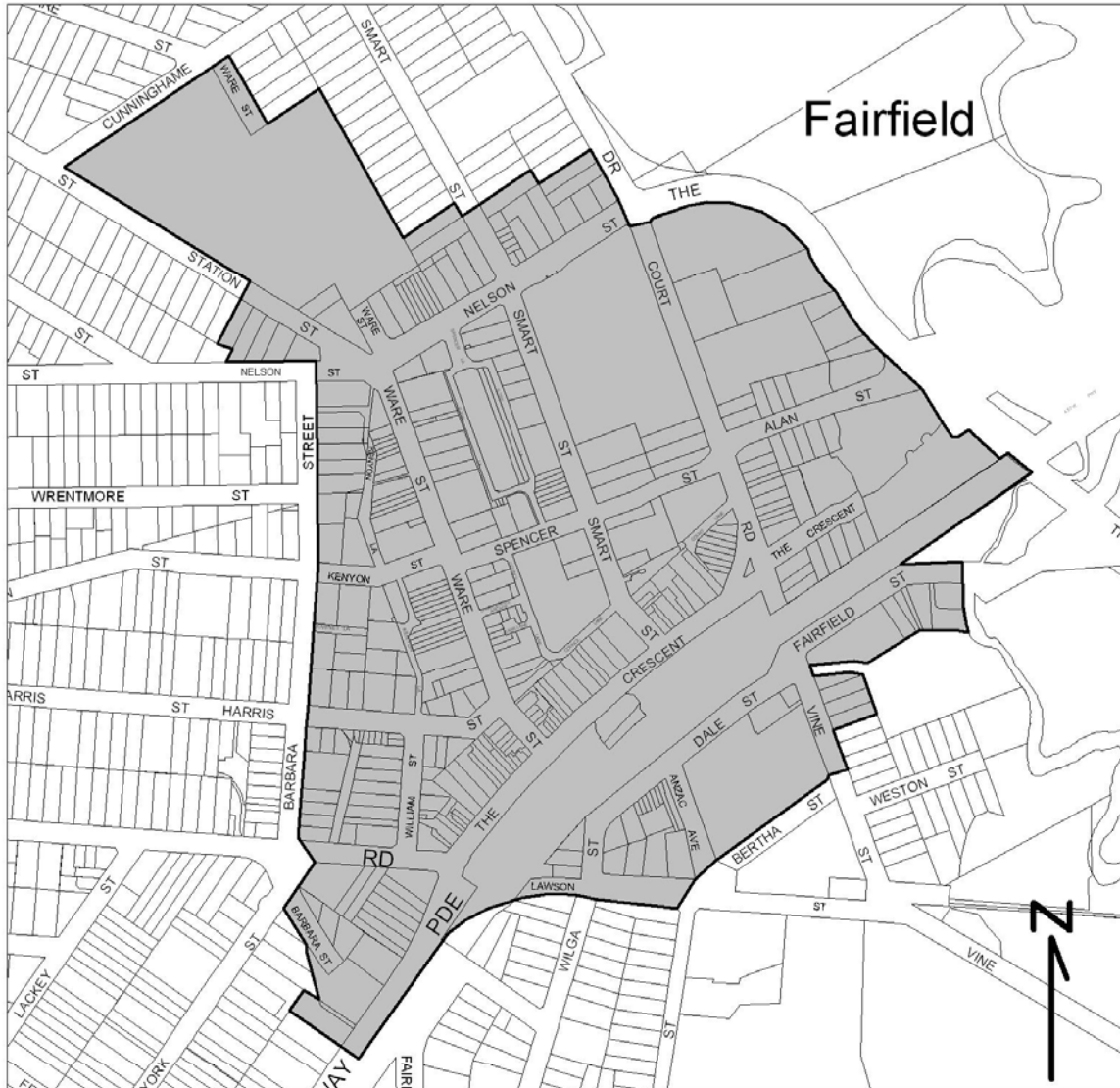
The provisions within this DCP represent Council policy and community expectations. As such, it is expected that development proposals comply with the provisions in this DCP as a minimum.

However, there may be circumstances where a variation to a provision within the DCP is warranted. In this circumstance a written statement must be included in the statement of environmental effects. The written statement should detail the provision for which a variation is requested and an explanation for why Council should depart from its minimum requirements.

Council will consider the merit of each variation on a case by case basis but variation will not be permitted unless Council is satisfied that all of the objectives set out in this DCP are achieved despite the variation.



### INSET A - Fairfield Town Centre (Indicative)



Refer to:

Fairfield Town Centre DCP  
and in accordance with clause 74 C (3) of the  
Environmental Planning & Assessment Act 1979

Fairfield City Wide DCP 2006  
Chapter 2, Chapter 3, Chapter 10, Chapter 11,  
Chapter 12, Chapter 13 and Chapter 14  
Appendices A, B & C, D, E

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## INSET B - Fairfield Heights Town Centre (Indicative)

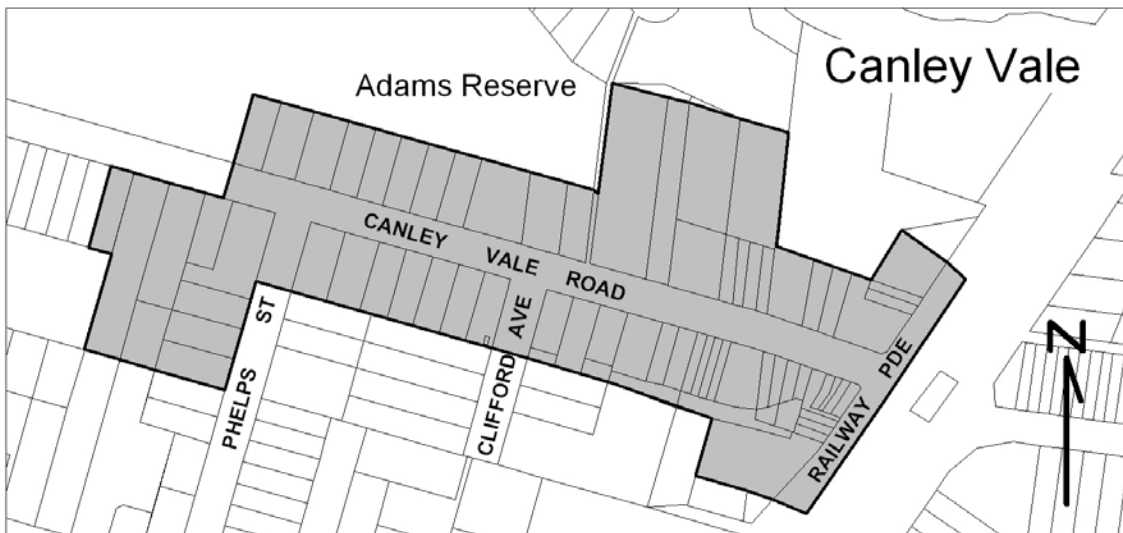
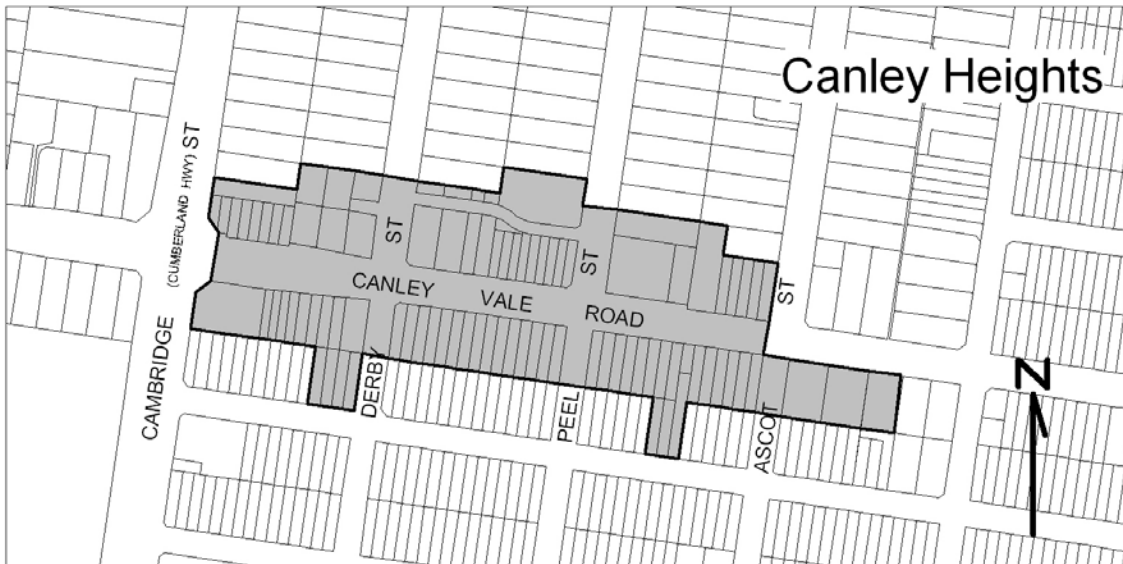


Refer to:

Fairfield Heights Local Business Centre DCP  
and in accordance with clause 74 C (3) of the  
Environmental Planning & Assessment Act 1979

Fairfield City Wide DCP 2006  
Chapter 2, Chapter 3, Chapter 10, Chapter 11,  
Chapter 12, Chapter 13 and Chapter 14  
Appendices A, B & C, D, E

## INSET C - Canley Corridor Town Centres (Indicative)



Refer to:

Canley Corridor DCP  
and in accordance with clause 74 C (3) of the  
Environmental Planning & Assessment Act 1979

Fairfield City Wide DCP 2006  
Chapter 2, Chapter 3, Chapter 10, Chapter 11,  
Chapter 12, Chapter 13 and Chapter 14  
Appendices A, B & C, D, E

## INSET D - Cabramatta Town Centre (Indicative)



Refer to:

Cabramatta Town Centre DCP  
and in accordance with clause 74 C (3) of the  
Environmental Planning & Assessment Act 1979

Fairfield City Wide DCP 2006  
Chapter 2, Chapter 3, Chapter 10, Chapter 11,  
Chapter 12, Chapter 13 and Chapter 14  
Appendices A, B & C, D, E

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## INSET E - Bonnyrigg Town Centre (Indicative)



Refer to:

Bonnyrigg Town Centre DCP  
and in accordance with clause 74 C (3) of the  
Environmental Planning & Assessment Act 1979

Fairfield City Wide DCP 2006  
Chapter 2, Chapter 3, Chapter 10, Chapter 11,  
Chapter 12, Chapter 13 and Chapter 14  
Appendices A, B & C, D, E

## INSET F - Bonnyrigg Living Communities, Bonnyrigg (Indicative)



Refer to:

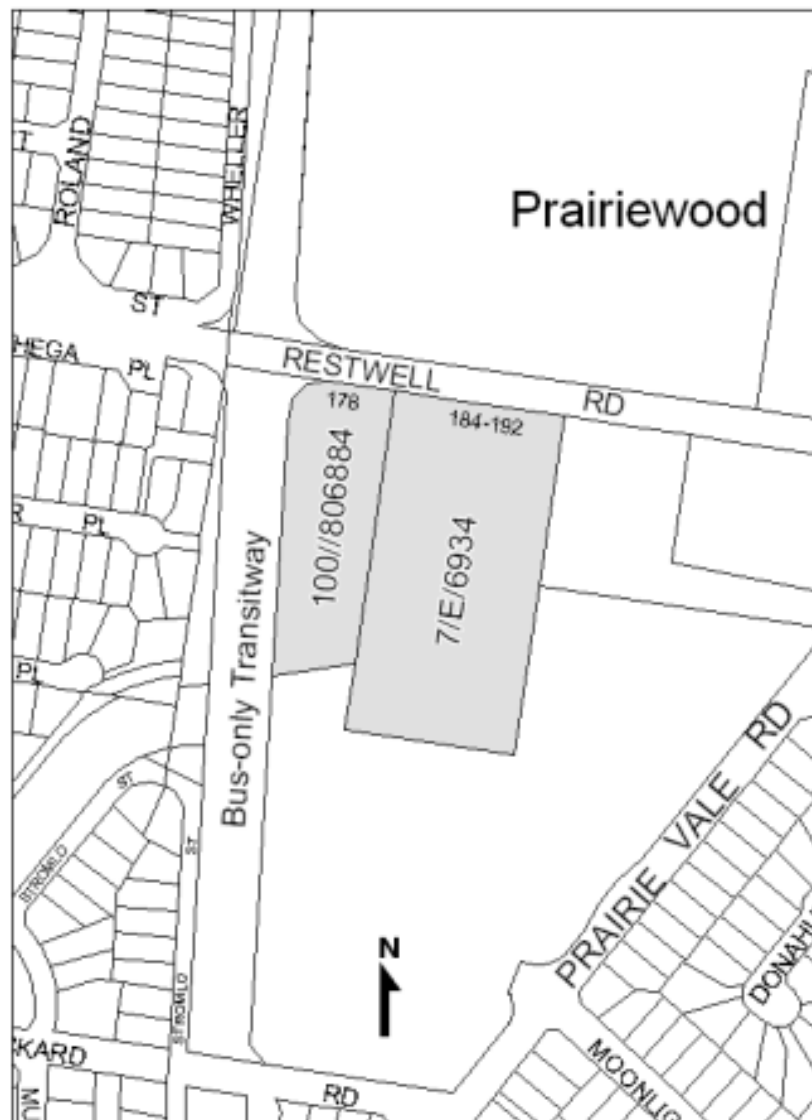
Bonnyrigg Living Communities Master Plan 2008

Fairfield Local Environmental Plan 1994  
(Environmental Planning and Assessment Act 1979 -  
Section 75R(3A) Order 2010)

and in accordance with clause 74 C (3) of the  
Environmental Planning & Assessment Act 1979

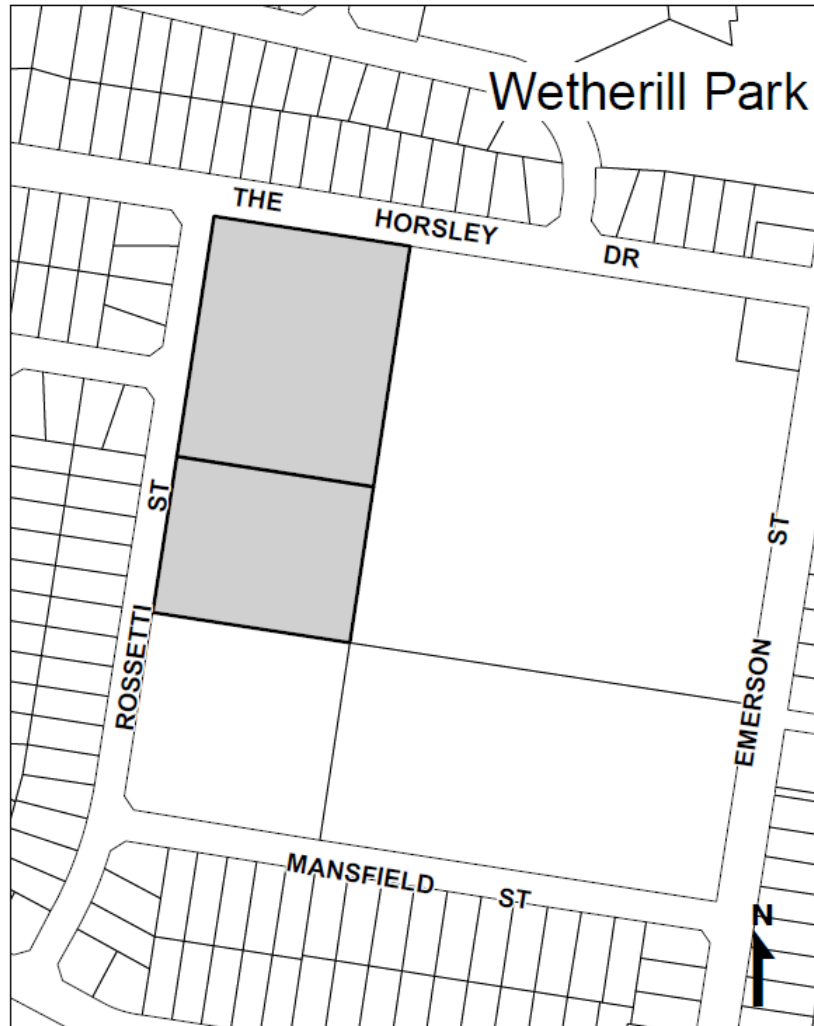
Fairfield City Wide DCP 2006  
Chapter 2, Chapter 3, Chapter 10, Chapter 11,  
Chapter 13  
Appendices A, B & C, D, E

## INSET G - Prairiewood Town Centre - Southern Precinct (Indicative)



Refer to Prairiewood Town Centre  
Southern Precinct DCP,  
and in accordance with clause 74 C (3) of the  
Environmental Plan & Assessment Act 1979  
Chapter 2 of the City Wide DCP  
Chapter 3 of the City Wide DCP  
Chapter 11 of the City Wide DCP  
Chapter 12 of the City Wide DCP  
Chapter 13 of the City Wide DCP  
Appendix A, B, C, D & E.

### INSET H - Wetherill Park Market Town (Indicative)



Refer to:

Site Specific Development Control Plan  
Wetherill Park Market Town, and in accordance with clause 74 C (3) of the  
Environmental Planning and Assessment Act 1979  
Chapter 2 of the City Wide DCP  
Chapter 3 of the City Wide DCP  
Chapter 7 of the City Wide DCP  
Chapter 8 of the City Wide DCP  
Chapter 11 of the City Wide DCP  
Chapter 12 of the City Wide DCP  
Chapter 13 of the City Wide DCP  
Chapter 14 of the City Wide DCP

Appendix A, B, C, D & E, F.