

16 June 2015

Parliamentary Counsel's Office
GP Box 4191
Sydney NSW 2001

Dear Sir/Madam

**DRAFT PLANNING PROPOSAL IN RESPECT OF CERTAIN NARROW LOT
AREAS IN THE SUBURBS OF CABRAMATTA WEST, CANLEY HEIGHTS,
FAIRFIELD HEIGHTS AND CANLEY VALE – FAIRFIELD LEP 2013
(AMENDMENT NO.17)**

Council at its meeting of 26 May 2015 exercised its delegation under Section 59 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and resolved to finalise a planning proposal which aims to:

- Facilitate redevelopment of certain land in the R2 Low Density Residential narrow lot areas which are surrounded by lots that permit narrow lot housing (either attached or semi-detached dwellings) to be developed for narrow lot housing in the same way existing surrounding lots can be developed.

In summary, the objectives of the Planning Proposal are to amend the Fairfield Local Environmental Plan 2013 to:

1. Insert a new principal development standard clause *4.1C Exceptions to Minimum Lot Sizes for Certain Residential Development* into Part 4 of the LEP which allows for a variation to the existing minimum lot size provisions for certain identified land in existing narrow lot areas and simultaneously allows for the approval and erection of attached dwellings or semi-detached dwellings on the identified land; and
2. Amend the Minimum Lot Size Map by outlining in blue and identifying as "Area 1", those areas (in the suburbs of Cabramatta West, Canley Heights, Fairfield Heights and Canley Vale) to which the proposed Clause 4.1C will apply.

Council requests the Parliamentary Counsel proceed to draft the local environmental plan (written instrument) in accordance the Section 59 of the Environmental Planning and Assessment Act 1979.

To assist the legal drafting process, the following information is submitted:

1. Outcomes Committee Meeting Minutes, Item 48
2. Outcomes Committee Meeting Report Item 48
3. Proposed Principle Development Standard Clause 4.1C - *Exceptions to Minimum Lot Sizes for Certain Residential Development* (as exhibited in the Planning Proposal document)
4. Gateway Determination dated 29 January 2015
5. Copy of Planning Proposal document as publicly exhibited

Should you require any additional information in respect of this matter, please do not hesitate to contact me on 9725 0229.

Yours sincerely

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke.

Edward Saulig
SENIOR STRATEGIC LAND USE PLANNER

Proposed Clause – Part 4 Principle Development Standard

4.1C Exceptions to minimum lot sizes for certain residential development

(1) The objectives of this clause are as follows:

- a. to encourage housing diversity without adversely impacting on residential amenity,
- b. to ensure that lot sizes are consistent with the predominant subdivision pattern of the area and maintain a low density residential character in existing neighbourhoods.

(2) This clause applies to land identified as “Area 1” on the Minimum Lot Size Map.

(3) Despite clause 4.1(3) development consent may be granted to a single development application for development to which this clause applies that is both the following:

- a. The subdivision of land into 2 or more lots, and
- b. The erection of an attached dwelling or semi-detached dwelling on each lot resulting from the subdivision, if the size of each lot is equal to or greater than 200 square metres.

Draft Minimum Lot Size Map

- Minimum Lot Size (sqm)
450
- Area 1
Refer to Clause 4.1C
- Cadastre

Scale: 1: 20 000



Printed: 2014/08/05

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