

Attachment D: Fairfield Town Centre LEP Clause Amendments

(Extract from Stage 2 Planning Proposal)

Proposed Amended Clause (7.6)

The existing clause 7.6 (Fairfield – floor space ratio) is proposed to be amended by including additional Area G, Area H and Area I on the Town Centre Precinct Map and specifying in the clause a sliding scale for maximum building height determined by site area, lot size and lot width.

7.6 Fairfield—floor space ratio

- (1) This clause has effect despite clause 4.4.
- (2)-(5) No change
- (6) The floor space ratio of a building on a lot that is on land identified as “Fairfield—Area F” on the Town Centre Precinct Map must not exceed ~~2.75~~ 2:1 unless the ~~width~~ area of the lot is at least 2,500 square metres.
- (7) The floor space ratio of a building on a lot that is on land identified as “Fairfield—Area G” on the Town Centre Precinct Map must not exceed 2:1 unless the:
 - a. area of the lot is at least 1,360 square metres.
 - b. width of the lot is at least 34 metres.
- (8) The floor space ratio of a building on a lot that is on land identified as “Fairfield—Area H” on the Town Centre Precinct Map must not exceed 2:1 unless the area of the lot is at least 1,800 square metres.
- (9) The floor space ratio of a building on a lot that is on land identified as “Fairfield—Area I” on the Town Centre Precinct Map must not exceed 2:1 unless the area of the lot is at least 3,600 square metres.

Associated Map Changes

To reflect the changes in the proposed to the existing clause 7.6, map amendments are required on the Town Centre Precinct Map (**Refer to: Fairfield Town Centre LEP Map Amendments**), with proposed amendments to “Area F” and additional “Area G”, “Area H” and “Area I” identified in Fairfield City Centre.

Proposed Amended Clause (7.7)

The existing clause 7.7 (Fairfield – height of buildings) is proposed to be amended by including additional Area G, Area H and Area I on the Town Centre Precinct Map and specifying in the clause a sliding scale for maximum building height determined by site area, lot size and lot width.

7.7 Fairfield—height of buildings

- (1) The objective of this clause is to allow development to be built to the maximum permissible building height if certain development standards are met.
- (2) This clause has effect despite clause 4.3.

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(3)-(7) No change

(8) The height of a building on a lot that is on land identified as “Fairfield—Area F” on the Town Centre Precinct Map must not exceed 14 metres unless **the area of the lot is at least 2,300 square metres.**

~~(a) the site area of the building is at least the minimum site area shown for the land on the Minimum Site Area Map, and~~

~~(b) the width of the lot is at least 34 metres.~~

(9) The height of a building on a lot that is on land identified as “Fairfield—Area G” on the Town Centre Precinct Map must not exceed 14 metres unless—

(a) the size of the lot is at least 1,360 square metres, and

(b) the width of the lot is at least 34 metres.

(10) The height of a building on a lot that is on land identified as “Fairfield—Area H” on the Town Centre Precinct Map must not exceed 14 metres unless the size of the lot is at least 1,600 square metres.

(11) The height of a building on a lot that is on land identified as “Fairfield—Area I” on the Town Centre Precinct Map must not exceed 14 metres unless the size of the lot is at least 3,600 square metres.

Associated Map Changes

To reflect the changes in the proposed to the existing clause 7.7, map amendments are required on the Town Centre Precinct Map (**Refer to: Fairfield Town Centre LEP Map Amendments**), with proposed amendments to “Area F” and additional “Area G”, “Area H” and “Area I” identified in Fairfield City Centre.

IMPORTANT NOTE:

The draft proposed clauses in this Planning Proposal are indicative only, final drafting will be subject review by the NSW Parliamentary Counsel’s Office and may be altered under this process.