

Chapter	Amendment	Purpose
General	<p>A major review of the entire DCP was completed, this included:</p> <ul style="list-style-type: none"> - Update to the template. - Grammatical and formatting amendments, - legislation terminology - removal of LEP definitions - inclusion of definitions specific to Fairfield's DCP <p>These general updates have been reflected throughout the document.</p> <p>Updating business and employment zoning references.</p>	<p>This new template aligns with Council's current corporate style guide, formatting and grammar changes have been amended to correct any minor errors.</p> <p>State Government agency names, references have been updated accordingly.</p> <p>Legislation updates have been amended to reflect new legislation titles and clauses.</p> <p>Wording changes occur throughout the document, however, the changes do not amend the intent of any controls.</p> <p>The Fairfield LEP dictionary has been referred to minimise repetition all LEP definitions.</p> <p>Department of Planning, Housing and Infrastructure (DPHI), have finalised a new Employment (E) zone structure for all Business (B) and Industrial (IN) zoned land. The new zone structure commenced within Fairfield Local Environmental Plan 2013 on 26 April 2023.</p>
Table of Contents	<p>The table of contents has been reduced to only include main headings and subheadings of each chapter.</p> <p>More detailed headings are displayed within each chapters table of contents.</p>	<p>To create a more simplified table of contents.</p>

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Appendix A Definitions	Standard definitions which are included in the Fairfield Local Environmental Plan (FLEP) have been removed. Additional definitions have been included which are specifically used within the Fairfield City Wide Development Control Plan (DCP).	Definitions that are included in the Standard Instrument (Local Environmental Plans) Order 2006, under the Environmental Planning and Assessment Act 1979 are removed from this DCP, only terms specific to this DCP are detailed in this appendix. This eliminates replication and creates a simplified appendix.
Previous Appendix G Heritage and Development Previous H Aboriginal Heritage Management	Previous Appendix G and Appendix H has been converted into a Chapter 3B Heritage and Aboriginal Development	It is best practise to include heritage controls within the body of the DCP as heritage is a statutory requirement and controls within an appendix may not hold up in court.
New Appendix G Classified State and Regional Roads and Neighbourhood Centres	Schedules of Classified State and Regional Roads and Neighbourhood Centres have been combined and put into Appendix G.	This appendix has been created to eliminate duplication of this list throughout several chapters of the DCP. Where previously Classified State and Regional Roads or Neighbourhood Centres were listed, this have been removal and wording to reference to Appendix G have been included.
Chapter 1 Introduction	Within the list of amendments, Amendment No. 24 have been updated to reflect these changes. Control 1.8 - Local Infrastructure Contributions Plan has been updated	Amendment list have been updated to reflect the changes incorporated within the amendment No. 24, to ensure a record is kept of the amendments. The Local Infrastructure Contributions Plan has been updated to reflect the recently endorsed plan that came into effect on 26 February 2024, which replaces the Direct Section 7.11 and Indirect Section 7.12 Development Contributions Plan.
2.1.3 Development Pathways	Wording amendment to reflect and identify the updated development approval pathways with the introduction of the NSW Planning Portal.	A brief explanation has been included identifying the different planning approval pathways in NSW. The size and scale of a development will determine which of the assessment pathways applies. The different approval pathways have been listed.

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2.1.5 Site Serviced Consultation	Additional site servicing organisations have been included.	Information around pre-DA consultation with specific agencies is required to ensure existing assets are not affected.
2.2 Development Application Process Steps	Information and lodging steps updated.	Amendments to this section have occurred to reflect the new submission process through the NSW Planning Portal.
2.3 Step 1 - Understand Council's land use and development controls and relevant planning policies	Further information provided on understanding the properties constraints, and permissibility.	Providing additional information of what investigation that initially should be undertaken when development is proposed or in the early stages and understanding what information is important and where to find that information.
2.4 Step 2 – Prepare Plans and Drawings	Removal of all plan requirement links.	These links are now outdated and obsolete there is no hyperlink connection to any document on the Council website.
2.5.10 – Acoustic Reports	Additional information provided around 20-25 ANEC affected land under the SEPP (Precincts – Western Parklands City) 2021.	A brief summary have been provided, reference to Chapter 4A for additional information and links to the SEPP for updated information.
2.6- Step 4 – Lodging and Application on the NSW Planning Portal Website	Updated information to reflect the new Planning Portal system for lodging an application. Hyperlinks provided to the NSW Planning Portal guide and log in page. Removal of obsolete information and references.	Hyperlinking to NSW Planning Portal guide provide a detailed how to log in and submit an application on the Portal.
Original 2.8.4 Development Application Acknowledgement	Removal of Development Application Acknowledgement.	With the NSW Planning Portal an automatic acknowledgement will be sent through the system.
2.6.3 Local Infrastructure Contributions	Update information regarding Council's new Local Infrastructure Contributions Plan.	Information updated to reflect Council's new Local Infrastructure Contributions Plan.

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3A.0 Contents and Objectives	Removal of note text.	Current development applications are assess under the provisions of the Biodiversity Conservation Act.
3A.1.2 Fairfield LEP Clauses	Update Fairfield LEP table	Amendments to LEP clauses to reflect legislation updates.
3A.1.3 State and Federal Legislation	Inclusion of State Environmental Planning Policy (Resilience and Hazards) 2021	This SEPP is relevant when the land is affected by resilience and hazards.
3A.2 Preservation of Trees and Vegetation	Simplified wording to reflects the rules within the State Environmental Planning Policy (Biodiversity and Conservation) 2021. This section also sets out the aims of the policy and its framework of land management and biodiversity conversation. Changes referencing the areas of biodiversity value and conservation significance (CS) assessment have been updated throughout the chapter.	These amendments have been reflected to amend the State Environmental Planning Policy (Biodiversity and Conservation) 2021 sets the rules for the clearing of vegetation in NSW on land zoned for urban and environmental purposes. Changes were made to reflect the NSW Biodiversity Strategy 2022.
3A.2.5 Exemptions	Removal of Category W2 – associated with Rhus Tree’s Noxious Weeds Act 1993 category.	Category W2 is no longer required as this legislation has been replaced by the Biosecurity Act 2015 and Rhus Tree is regulated with a General Biosecurity Duty in NSW.
3A.2.7 Statutory requirements – triggers for Biodiversity Offset Scheme Threshold b) Biodiversity Vales Map c) Threatened Species Test of Significance	Amended wording and links to legislation and maps. Wording has been updated to detail te definition of a test of significance and reasoning for its requirement.	Wording has been amended to be clearer and simpler and provided new links to Biodiversity Values map updates and the Biodiversity Values Map viewer. Wording has been amended to reference the current legislation terminology within Part 7.3 of the Biodiversity Conservation Act 2016.

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3A.4.2 Designing to minimise impact on Riparian Land and Watercourses	Amendments to control b	Terminology updated as Council relies heavily on the Biodiversity Values Map and Council's Conservation Significance Assessment map. It is not publicly available document as proponents were previously using it to clear vegetation.
3A.4.4 Coastal Wetlands	This is a new section that defines Coastal Wetlands, the legislation with the provisions associated with development. Information specified that through Planning Certificates residents are able to identify if their property is affected by Coastal Wetlands.	Inclusion of this Coastal Wetlands text and references to the SEPP Resilience and Hazards 2021. This text identifies land classified as environmentally sensitive land under the Resilience and Hazards SEPP and the provisions of complying development do not apply to environmentally sensitive land.
3A.5 Flood Risk Assessment	Risk Mapped Area	Flooding map have bee updated to reflect the possible maximum flooding over the entire LGA.
3A.7 Consideration of SEPP (Resilience and Hazards) 2021	Subheading wording change from SEPP 33 – Hazardous and Offensive Development to SEPP (Resilience and Hazards) 2021	Amendments to reflect current legislation.
Chapter 3B Local and Aboriginal Development	Creation of Chapter 3B has incorporated the old Appendix G Heritage and Development and Appendix H Aboriginal Heritage Management.	Merging the two Appendices G Heritage and Development and Appendices H Aboriginal Heritage Management and incorporating it within the body of the DCP is best practise as heritage is a statutory requirement and controls within an appendix may not hold up in court.
Chapter 4A.3 Landscaping	Amended to control for a landscape will need to be prepared by a Landscape Architect in accordance with Appendix F.	This is to ensure a Landscape Plan is provided at a high standard from a qualified Architect.
4A.6 Aircraft Noise	This section has been updated to reflect to changes to the aircraft noise within the Fairfield Local Government Area (LGA). However, for up to date information residents have been provided with a link to Council's website and the Western Sydney Airport website.	With the introduction of the SEPP Precinct – Western Sydney Parklands City, the State Government have placed planning restrictions for 'noise sensitive development' which included residential development identifies in Chapter 4 of the SEPP Western Parklands City. However, this information will continue to change in the future as more information is released. Hyperlinks have been provided to refer residents to Council's

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		website and the Western Sydney Airport website for further and update to date information.
4A.7.3.3 Setbacks	Amended Control Ancillary structures must be setback a minimum of 3m from the boundary, this includes retaining walls and driveways.	This amendment positively avoids grouping buildings on a rural property and create a building design that respond to the natural features and topography of the land.
4B.2.6 Internal Design	Amended control for all rooms, including bedrooms must have a minimum floor area of 11m ² . The inclusion of a control of a minimum width to 850mm for entries, doors and passageways.	This amendment encourages larger bedrooms and walkways for better accessibility and moveability through the secondary dwelling. The specified minimum width amount will allow enough space for furniture movement and wheelchair access.
4B.9 Acoustic Impacts	Include a note states any new development under the 20-25 ANEC associated with the Western Sydney Airport is not permitted	With the introduction of the SEPP – Western Parklands City in October 2020, any new development within the 20-25 ANEC is not permitted, Chapter 4A has further details regarding acoustic impacts.
5A.2.1 Floor Space Ratio	Inclusion of a controls to provide a minimum area of 150sqm for a basement, with no natural light or ventilation.	Many development applications have been submitted with basements exceed of 150sqm, these include basements with windows and natural light. Council Officer are restricting the potential conversion to that area to a potential secondary dwelling.
5A.2.3.1 Front Setback Controls	Amendment to average setback control, the amendment to include the setback to now be calculated from four houses on either side of the development. A new image for the average setback and vehicles must enter and exit in a forward direction has been included Included a control around retaining walls located within the front building line, shall not protrude past the natural ground level and not used to retail fill	To ensure consistency along the street and the updated image allows customers to visually identify how the setback and vehicle entrance and exit will be assessed. This control has been introduced as Council does not allow for fill to be used outside the building envelope.

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5A.2.3.2 Side and Rear Setback Controls	<p>Inclusion of a minimum of 900mm for the side setbacks on ground level</p> <p>The upper floor side walls on southern and western boundaries require a 1.5m setback, other wall sides require a 900mm to comply with the DCP's requirements for solar access and privacy (See 5A.5.1 Solar Access and 5A.5.3 Privacy which provides deemed to comply setback distances).</p>	This control to introduce a minimum of 1.5m setback is to reduce to the bulk and scale of the development
5A.2.7 Ancillary structures	Provide additional controls around the purpose of an outbuilding, and ensure outbuildings do not restrict the flow and drainage of ground water and generate excessive overshadowing onto private open space and adjoining properties.	Provide additional controls specifying an outbuildings purpose which should be constructed in conjunction with the principle dwelling and visually incorporated into a development.
5A.2.8 Detached Outbuildings	List possible types of detached outbuildings, and separate detached and attached outbuildings.	<p>Separating ancillary structures, detached and attached outbuildings and identifying types of outbuildings will fall under what category.</p> <p>Providing addition controls around floor area, setbacks and ceiling heights ensures outbuildings are only used as an ancillary structure to the primary dwelling.</p>
5A.2.9 Attached Outbuildings	<p>List possible types of Attached outbuildings</p> <p>Add controls of total floor area, setbacks, ceiling height and eave height.</p>	<p>Separating ancillary structures, detached and attached outbuildings and identifying types of outbuildings will fall under what category.</p> <p>Providing addition controls around floor area, setbacks and ceiling heights ensures outbuildings are only used as an ancillary structure to the primary dwelling.</p>
5A.2.10 Swimming Pools	<p>Removal of landscaping controls of screening and privacy to adjoining neighbours around a swimming pool.</p> <p>Remove table associated with the maximum swimming pool filter measured (SPL), and the</p>	<p>Landscaping around a swimming pool will impact and the climb zone standards specified in the Australian Standard and BCA for new pools.</p> <p>Council Officers have conflicting assessment, therefore, there is no consistency.</p>

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	minimum of setback of 1m for the construction of an acoustic structure holding pool equipment.	
5A.3.1 Car Parking Rate	Introduce a control that one on-street car parking is to be provided per lot.	This control encourages a minimum of 5.5 metre space between driveways to allow for on-street parking in front of each development.
5A.3.3 Driveway Material and Design	Merging of existing control, incorporating new terminology of 'coloured concrete'.	Updated terminology to coloured concrete which covers all types of driveway outcomes and provide consistency with Chapter 6B.
5A.3.4 Driveway Location	Additional control for vehicular access on a corner lot requires a minimum of a 6 metres from the corner tangent.	A minimum of 6m vehicle access setback from the corner tangent has been introduced to increase safety around corners and deduce additional vehicle and pedestrian activity.
5A.4.1.1 Private Open Space	Amended control of minimum private open space area of 60sqm, including a grassed soft soil portion of 5mx6m portion in the rear yard. (specified that the 5x6m area is to be grassed and soft soil zone. Additional control included for fences on a secondary road, and the maximum height of 1.2 metres and 1.8 meters.	This control has been amended to ensure that with the private open space, there is a portion allocated to soft soil zones. This control reflects the controls under the SEPP Exempt and Complying Development Codes 2008 and to ensure private open space is only to be located behind a 1.8 meter fencing.
5A.4.3.3. Side, Rear and Corner Lot Fencing	Additional control included for fences on a secondary road, and the maximum height of 1.2 metres and 1.8 meters.	This control reflects the controls under the SEPP Exempt and Complying Development Codes 2008 and to ensure private open space is only to be located behind a 1.8 meter fencing This is required for private open space on corner lots.
5A.8 Schedules	Removal of Schedules of Classified and Unclassified State and Regional Roads	An updated list of the Classified and Unclassified State and Regional Roads have been created in a new Appendix G of the DCP
5B.2.3.1 Setback Controls	Additional control to ensure a path is provided from the street to the secondary dwelling, with a minimum width of 900mm.	Introducing a minimum width of 900mm for the path for access to the secondary dwelling encourages private accessibility.
5B.2.6 Internal Design	Amending the control for the living and dining room to have a combined area of 18m ² .	Allows open space and spacious living.

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5B.3.1 Car Parking Rate	Additional control to ensure a minimum of one on-street parking space is to be provided per lot.	This control encourages a minimum of 5.5 metre space between driveways to allow for on-street parking in front of each development.
5C.2.2 Building Height	Replace existing building height images and replace with new image.	The new image is clean and easy to read. The same information is being conveyed. Displaying maximum height of building for a dwelling with eaves, a ridge and a flat roof.
5C.2.7 Access for all residents	Amendment to existing control for developments where two or more dwellings are proposed, within one of the dwellings at least one room shall be capable of being adapted for use as a bedroom located on the ground floor, and a shower and toilet shall also be located on the ground floor.	To ensure all dwellings are accessibility to all people, especially the elderly or people with a disability.
5C.3.1 Car parking	Removal of image within controls displaying a 6m tangent is required for corner lots	This image is not clear.
5C.4.1.1 Private Open Space	Image have been updated	The image has been updated to clearly see the minimum private open space requirement and consistency with the other chapters.
5C.6.2 On Site Detention	Removal of all Objectives	These controls are no longer required for narrow lots, due to a change is policy
5C.8 Templates	Removal of templates.	These templates are not used.
6A.1.1.2 Lot Width and Depth	Amendment lot width and depth control from 25m to 21m	Due to the limited number of properties that reach this 25m frontage requirement. 21m lot width aligns with the SEPP Exempt and Complying Development Codes 2008 (3B.33)
6A.2.1 Floor Space Ratio	Additional controls included around R3 Medium Density Residential Area B on LEP Maps areas. A greater FSR that can be achieved with larger lot widths and additional FSR will be provided if a basement is provided.	This inclusion of this control is as per Planning Proposal for Stage 2, currently floor space ratio (FSR) for medium density within the R3 Medium Density Residential zone is 0.45:1, the same as R2 Low Density Residential. To address the need for 'missing middle' development and to provide greater housing choice and dwelling diversity this Planning proposal identifies within Area B the need for medium density development will increase proportionally to accommodate a greater FSR which will support more urban typologies.

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		<p>This amendment will only come in force one the Accelerated Planning Proposal is gazetted.</p> <p>Car parking has a great impact of the community, therefore, incentivising basement car parking will aim to improve public domain and overall create a positive impact on the surrounding amenity.</p>
6A.2.2 Building Height	<p>Additional controls included around R3 Medium Density Residential Area B on LEP Maps areas. A greater HOB that can be achieved with larger lot widths, corner lots and basement is provided.</p> <p>Building height image updated.</p>	<p>Permitting a 10 metre maximum building height limit (which equates to approx. three (3) storeys) for development on corner sites in certain areas zoned R3 Medium Density Residential. This will allow for better place making in these locations and development of more diverse dwelling form. This amendment will only come in force one the Accelerated Planning Proposal is gazetted.</p>
6A.2.3.1 Front Setback Controls	<p>Additional control for garage setback of 5.5m from the street boundary.</p>	<p>This encourages front setbacks to only be used for landscaping purposes.</p>
6A.2.4 Building Separation	<p>Additional controls for separation between habitable rooms, and distance between openings of habitable and non habitable rooms.</p>	<p>These additional controls promotes privacy and adequate space is provided between dwellings.</p>
6A.2.5 Mix of Dwellings	<p>Inclusion of a control to provide a mix of dwelling sizes on ground floor.</p>	<p>This control has been incorporated to promote accessibility for all residents, especially the disabled and elderly people, as well as families.</p>
6A.2.6 Size of Rooms and Storage	<p>Additional controls have been included to identify minimum size of bedroom and storage areas, of different dwelling sizes.</p>	<p>This control is to ensure that each dwelling has sufficient space and used specifically for its intended use.</p>
6A.2.8 Dwelling Position / Orientation	<p>Inclusion of additional controls for doors and windows of multi dwellings housing to have visibility to the street.</p>	<p>These controls are put in place to promote safety and security within multi dwelling development and increase the access and visibility to the street.</p>
6A.2.9 Development Façade	<p>Additional controls specifying what is permitted within the articulation zone.</p>	<p>To encourage well designed buildings of high architectural quality that contribute to the local character.</p>
6A.3.1 Car Parking Rate	<p>Additional car parking provisions will be provided for developments with basement parking.</p>	<p>Those development with capacity to provide basement parking will be provided with additional car parking provisions.</p>

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	Additional control to ensure all residential car parking should be provided within the building footprint.	Providing all residential parking on site is accessible and available at all times for residents and visitors.
6A.3.2 Driveways	Additional controls- Driveways entrances limited to every 15 metres, and a maximum width of a carriageway crossing is 5.5m	This limits gaps in the street frontage as well as maintain pedestrian and landscape integrity of the footpath and planting zone. This will also allow more on-street car parking between developments.
6A.3.6 Access Location	Additional control included for when a laneway separates commercial and residential zones, a pedestrian footpath must be provided.	This control will encourage safe pedestrian access between the new development and existing commercial and residential zones.
6A.4.1.1 Private Open Space	Inclusion of additional control, around minimum private open space requirement for each dwelling. A minimum of 35 m ² of private open space at ground level with a minimum dimension of 4 metres.	This new control is consistent the Fairfield City Council Medium Density Housing Study.
6A.4.1.2 Common Open Space	Additional controls for communal space required for developments with 12 dwellings or less or developments with 12 or more dwellings.	This new control is consistent the Fairfield City Council Medium Density Housing Study and ensures adequate communal open space is provided.
6A.4.2 Landscaping	Additional control identifying a minimum of 20% of the site is to be dedicated for deep soil.	This new control is consistent the Fairfield City Council Medium Density Housing Study and supports good tree health and natural drainage.
6A.8 Schedules	Removed and placed as Appendix G.	Replaced as an appendix as it was duplicated throughout the document.
6A.9 Site Specific Controls – 46& 50 Cobbett St Wetherill Park	Removal of this site specific controls relating to 46& 50 Cobbett St Wetherill Park.	This development has already been constructed as per the DA and is built to its full capacity.
6B.2.1 Floor Space Ratio	Increase in Floor Space Ratio controls are applicable to the R3 Medium Density Residential zones. Additional FSR will be determined by the sites frontage width and if basement is provided.	The amendment to increase the FSR controls within the R3 Medium Density Residential zone as per the Stage 2 Planning Proposal. These controls will only come into force once the Planning Proposal is gazetted.

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6B.2.2 Building Height	<p>Amendment to all Objectives</p> <p>Additional controls referencing the LEP Clause 4.6 - Exceptions to Development Standards and Clause 5.6 Architectural Roof Features.</p> <p>Additional controls to achieve solar access controls may require a lower HOB and a Development Applications to Council may require a sectional diagram to identify HOB from ground level.</p> <p>Inclusion of updated image</p>	<p>The amended controls allow residents to place variations to Council to amend the LEP development standards.</p> <p>Controls around solar access and privacy are a requirement that must be achieved, even with a lower HOB than the maximum.</p> <p>Updated visual representation</p>
6B.2.3.1 Front Setback	<p>Front setback control for R3 Medium Density Residential control has been removed and merged into one overarching control of front setback.</p> <p>Updated image</p>	<p>The control remains the same, duplication have been removed</p> <p>Image updated to represent average of the streets front setback, will now be looked at the four dwellings on either side of the development.</p>
6B.2.3.2 Side Setback Controls	<p>Side setback for R2 Low Density Residential and R3 Medium Density Residential have been removed and merged into one overarching control.</p>	<p>The control remains the same, duplication have been removed.</p>
6B.2.3.4 Corner Lot Secondary Setback	<p>Additional control around direct dwelling orientation to the street.</p>	<p>This control is to enhance security and visibility.</p>
6B.2.4 Dwelling Position	<p>Additional controls for dwelling front doors and windows from habitable rooms to directly orientate to the street.</p>	<p>These controls are to enhance security and visibility.</p>
6B.2.5 Size of Rooms	<p>Increased bedroom and dining room sizes to 10m² with a minimum dimension of 3m.</p> <p>Included storage requirements for dwellings with multiple bedroom sizes.</p>	<p>These additional controls are provided to ensure there is sufficient liveable areas and bedroom areas, with enough storage for multiple purposes and to accommodate the residents within the dwelling.</p>

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6B.3.1 Car parking	Additional car parking controls to be provided both behind the building line and on -street parking.	The additional car parking requirements promote consistency with Chapter 5A Dwelling Houses for a standard residential lot. This control will ensure sufficient parking spaces are provided for the size of the lot.
6B.3.2 Driveways	Merging of existing control, incorporating new terminology of 'coloured concrete'.	Updated terminology to coloured concrete which covers all types of driveway outcomes and provide consistency with Chapter 5A.
6B.4 Open Space and Landscaping	Update of Private Open Space of image	Visual representation of private open space requirements.
6B.4.2 Landscaping	<p>Introduce a control specific to deep soil zones.</p> <p>Introduce a control 50% of front setback to be landscaped.</p> <p>Introduce a control to limit of 40% of the site of impervious materials on site.</p>	<p>Introduction of a deep soil zone will enable significant vegetation to be planted and grow to a mature size.</p> <p>Additional control of 50% landscaped area is consistent with Chapter 5A and 6B.</p> <p>Introduction of a limit on impervious materials over the site area, is to ensure that there are sufficient areas of landscaped and private open space.</p>
6B.4.3 Fencing	Introduction of control for corner lots, a fence along the secondary street boundary must not be more than 50% of the length of all contiguous secondary road boundaries, measured from the corner with the primary road boundary.	This control reflects the control under the SEPP Exempt and Complying Development Codes 2008
6B.5.3 Privacy	Balcony permissibility image included.	This inclusion is a visual representation of where balconies are permitted on both properties with a street frontage and a battleaxe block.
7.0 Contexts and Objectives	Inclusion of Carramar Urban Design Study	The DCP now references where the controls specifically to Carramar Town Centre were extracted from.
7.1.3.1 Regular Lots	Introduction of proposed amalgamate site size within the Carramar Town Centre.	This control is to ensure sites within the Town Centre do not result in the isolation of key sites.
7.2.2 Carramar Urban Design Study	Additional section outlining additional amendments have been included as per the Carramar Urban	The inclusion of this section provides justification as to where the amended controls came from.

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	Design Study and the Local Strategic Planning Statement.	
7.2.3 Accessible and family friendly units	<p>Amendment to clause name from flexible units to family friendly.</p> <p>Additional controls include a minimum number of units within a development are to accommodate families, locate family friendly units on ground level, group these units together and locate the family friendly units close to onsite car parking. Developments are encouraged to investigate different internal configurations, provide more storage areas and increase living areas and hallway widths.</p>	<p>To accommodate family elements to units.</p> <p>The family friendly controls have been introduced to reflect the controls specified with the released recommendation in the NSW Health Healthier Higher Density Living for Kids.</p>
7.4.2 Building Heights	Provide additional building height controls and map specific to Carramar Town Centre.	To provide consistency with the Carramar Urban Design Study, these controls will only come into force once the Planning Proposal is gazetted.
7.4.3 Building Setback	Provide additional building setback controls and map specific to Carramar Town Centre.	To provide consistency with the Carramar Urban Design Study, these controls will only come into force once the Planning Proposal is gazetted.
7.5.1.1 Air Conditioning Units	To include objectives and controls to conceal air conditioning units on residential flat buildings.	These controls ensure air conditioning units do not detract from the clutter of the buildings visual appearance and do not contribute to adverse amenity impacts.
7.5.7 Carramar Town Centre Through Links	Provide through link controls and map specific to Carramar Town Centre.	To provide consistency with the Carramar Urban Design Study, these controls will only come into force once the Planning Proposal is gazetted.
7.10 Schedule	Removal of neighbourhood centre list.	List incorporated into Appendix G.
8.0 Local Context	Inclusion of overview for a background of Fairfield City Centres Study that provides a strategic framework of the hierarchy of commercial centres in Fairfield LGA.	The Study identifies a system of centres which are arranged in hierarchical order of a major Centre, Sub-Regional Centres, Specialist Centre, Local Centre and Neighbourhood Centre.

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8.2.2 Building Height	Provide additional building height controls specific to Carramar Town Centre.	To provide consistency with the Carramar Urban Design Study, these controls will only come into force once the Planning Proposal is gazetted.
8.2.3.1 Carramar Town Centre - Floor Space Ratio	Provide additional floor space ratio controls and map specific to Carramar Town Centre.	To provide consistency with the Carramar Urban Design Study, these controls will only come into force once the Planning Proposal is gazetted.
8.2.4.1 Carramar Town Centre – Building Setbacks	Provide additional building setbacks controls specific to Carramar Town Centre.	To provide consistency with the Carramar Urban Design Study, these controls will only come into force once the Planning Proposal is gazetted.
8.7 Schedule	Removal of neighbourhood centre list.	List incorporated into Appendix G.
9.6.6 Ancillary Retailing – Industrial Retail Outlets and Artisan Food and Drink Industry	Incorporating Artisan Food and Drink Industry with existing Industrial Retail Outlet controls. Removing definitions as they can be found in the Fairfield LEP 2013.	Similar uses as defined in the Fairfield LEP, both uses are able to follow the same controls.
9.6.6.1 Car Parking and Operating Hour Requirements for Industrial Retail Outlets and Artisan Food and Drink Industry	Incorporating Artisan Food and Drink Industry within the existing objectives and controls.	Similar carparking rates for both uses.
9.8 Development Guidelines for 636-644 Woodville Road Old Guildford (Service Station)	Updated street numbers.	Updated street numbers to reflect current details in Enlighten.
Chapter 10	Formatting changes only.	Formatting.
Chapter 11	General Updates and Consistency	Ensure consistency with the NSW Government's new flood prone land package and provides advice to councils on considering flooding in land-use planning. The removal of references to the former Floodplain Development Manual and

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		<p>replace this with the recently introduced Flood Risk Management Manual (July 2023) and updated NSW Flood Prone Land Policy. These documents all now form the foundation for the management of flood liable land and the updated guidance.</p> <p>Land use categories and definitions have been updated to ensure consistency with recent amendments to the Standard Instrument LEP relating to the better management of flood risk beyond the 1% annual exceedance probability.</p> <p>The DCP now references the new mandatory flood planning clause (5.21) and optional special flood considerations clause (5.22), both of which are now included within Fairfield LEP 2013.</p>
Chapter 11	Flood Control Lots and High Flood Risk Precincts	<p>Include references for special considerations of flood control lots included within relevant State Environmental Planning Policies (SEPPs) and to further clarify controls for development in high flood risk areas. Th NSW Flood Inquiry and the NSW Government's Flood Prone Land Policy, specify Council's role in determining appropriate planning and development controls to reduce risk to life and damage to property from flooding, new provisions in the DCP highlight Council's existing position to restrict any intensification of the use of land within a High Flood Risk Precinct.</p>
Chapter 11 – Schedule 4	Prescriptive Controls – Planning Matrix	<p>The 3 individual metrics have been combined into 1 table, with no change to the contents of the table. The table has been reformatted into portrait format.</p>
12.1.2 – Car Parking Credit	<ul style="list-style-type: none"> • Aged care Facility replaced by Seniors Housing • Bulk goods replaced by Specialised Retail Premises • Centre-based Child Care Facility, added onto Child Care Centre • Co-Living added to Boarding House 	<p>Updating definitions to be consistent with LEP terminology.</p>
Chapter 13	Formatting changes only.	Formatting.

Chapter	Amendment	Purpose
14.1.4 Information submitted with a Development Application	Removal of outdated information.	Referred to updated Chapter 2 for full and updated information.
14.4.2 Subdivision in the R2 Low Density Residential Zone	Amend to change the minimum frontage from 11m to 10m.	Majority of applications Council receives has a frontage of 10m, therefore, the applicant needs to provide a building envelope to demonstrate that they can successfully build on that lot. This will create an easier process.
Appendices B, C, D, E & F	Formatting changes only.	Formatting.