Dear Sir/Madam,

PLANNING PROPOSAL AND DRAFT DEVELOPMENT CONTROL PLAN IN RESPECT OF LAND AT 400-404 CABRAMATTA ROAD WEST, CABRAMATTA

You are being notified of the above proposal as it is within close proximity to your property located in Cabramatta.

You are advised that a Planning Proposal for rezoning of land at 400-404 Cabramatta Road West and 6 Links Avenue, Cabramatta is currently on public exhibition. The Planning Proposal is being concurrently exhibited with a draft Site Specific Development Control Plan (SSDCP).

Council at its meeting held on 26 March 2019 resolved to publicly exhibit the Planning Proposal in accordance with the NSW Department of Planning & Environment’s Gateway Determination and to also exhibit a draft SSDCP for the site.

The Minister for Planning has chosen to delegate the finalisation of the Planning Proposal to Council.

Planning Proposal

The Planning Proposal seeks to amend Fairfield Local Environmental Plan 2013 by:

- Rezoning the northern portion of the site from R2 Low Density Residential to R4 High Density Residential;
- Rezoning the southern portion of the site from R2 Low Density Residential to R3 Medium Density Residential;
- Increasing the maximum Height of Building development standard from 9 metres to 10 metres in the proposed R3 zone and 17 metres in the proposed R4 zone;
- Increasing the maximum Floor Space Ratio for development from 0.5:1 to 0.7:1 in the proposed R3 zone and 1.7:1 in the proposed R4 zone; and
- Amending the Lot Size, Minimum Lot Size for Dual Occupancy and Key Sites development standards maps to remove reference to the subject sites.

Draft Site Specific Development Control Plan

The draft SSDCP aims to implement a new development control framework to guide future development of the subject site to:

- Ensure that there will be good amenity outcomes for existing and future residents; and
- Ensure that future development complies with a framework of development controls including:
Next Steps

The Planning Proposal, draft SSDCP and relevant material are now on public exhibition for a period of 28 days from Wednesday 3 July, 2019 to Wednesday 31 July, 2019 inclusive. A copy of the Planning Proposal, draft SSDCP and supporting information can be viewed at the following locations.

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<th>Location</th>
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<td>Councils Administration Building in Avoca Road, Wakeley</td>
<td>8:30am to 4:30pm Monday to Friday</td>
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As an owner of land within close proximity of the proposal, you are invited to inspect the Planning Proposal, draft SSDCP and relevant supporting information and make a written submission which will be received by the undersigned before 4.30pm on Wednesday 31 July, 2019. Please address any submissions to Fairfield City Council, City Projects, PO Box 21, Fairfield, NSW, 1860 and quote Reference No 16/02059.

Should you require any further information please contact the undersigned on 9725 0215.

Yours sincerely

Patrick Warren
SENIOR STRATEGIC LAND USE PLANNER

A note on submissions

Submissions are publicly accessible under the provisions of the Government Information (Public Access) Act 2009. The content of your submission will not be confidential, however you can ask for your name and address to be kept private.

Political Donations Declaration: Section 147 of the Environmental Planning and Assessment Act, 1979 requires anyone making a public submission on a planning matter being dealt with by Council, to disclose political donations or gifts they have made to Councillors or Council employees within the period commencing two years before the submission is made and ending when the application is determined. If you intend to make a submission on the planning proposal, you may be affected by these requirements. To find out more please contact Council’s Customer Service Centre at 86 Avoca Road, Wakeley (ph: 9725 0222) or visit Council’s web site at [www.fairfieldcity.nsw.gov.au](http://www.fairfieldcity.nsw.gov.au) and go to ‘Build’ and click on ‘Forms and Fact Sheets’.