PUBLIC EXHIBITION

HAVE YOUR SAY
03 July 2019 - 31 July 2019

Planning Proposal for Land at 400-404 Cabramatta Road West and 6 Links Avenue, Cabramatta

What is a Planning Proposal?

A Planning Proposal is a document that sets out proposed changes to a Local Environmental Plan (LEP) and sets out the justification for making those changes. It will be used and read by a wide audience including those who are responsible for deciding whether the proposal should proceed, as well as the general community. It must include an accurate assessment of the likely impacts of the proposal. It should be supported by technical information and relevant investigations where necessary such as traffic studies, flood studies or biodiversity impacts.

What is the intent of the Planning Proposal at 400-404 Cabramatta Road West and 6 Links Avenue, Cabramatta?

The Planning Proposal aims to change the following controls within Fairfield Local Environmental Plan 2013:

- rezone the land from R2 Low Density Residential (single dwelling houses) to part R3 Medium Density Residential (Town Houses/villas) and part R4 High Density Residential (residential flat buildings/apartments).
• Increase the maximum Floor Space Ratio for development on the site from 0.5:1 to:
  * 0.7:1 in the proposed R3 zone; and
  * 1.7:1 in the proposed R4 zone.

• Increase the maximum Height of Buildings allowed on the site from 9 metres (2 storeys) to:
  * 10 metres (3 storeys) for the southern part of the site; and
  * 17 metres (5 storeys) for the northern part of the site.

**Why are you being notified of the Planning Proposal and how is your property affected?**

You are being notified of the Planning Proposal as your property is within 200 metres of land directly affected by the proposal.

Council officers would like to give you the opportunity to comment on the proposal. If you have any concerns relating to the proposal please put them in writing to the contact person in the attached notification letter.

**How do I view the Planning Proposal and how can I make a submission?**

You can view the Planning Proposal on Council’s Website at the link below, or alternatively you may attend Council’s Administration Centre at 86 Avoca Road Wakeley, 2176 during the hours of 8.30am to 4.30pm, in order to view the documents.


The Planning Proposal documents are on public exhibition for a period of 28 days ending on 31 July 2019. You can make a submission in writing (by letter or email) however verbal submissions cannot be accepted.