

Frequently Asked Questions (FAQs)

1 Cutler Road, Lansvale Planning Proposal

What is the planning proposal?

The applicant-initiated planning proposal seeks to amend the Fairfield Local Environmental Plan (FLEP) 2013 to rezone 1 Cutler Road, Lansvale from R2 Low Density Residential to E4 General Industrial and amend the planning controls consistent with the zone as follows.

Exiting planning controls	Proposed planning controls
R2 Low Residential Density Zone	E4 General Industrial
Maximum Floor Space Ratio (FSR) of 0.45:1	Removal of FSR control consistent with the E4 zone
Maximum Height of Building (HOB) of 9 metres	Removal of HOB control consistent with the E4 zone
Minimum Lot Size (MLS) of 450sqm	Removal of MLS control consistent with the E4 zone
Minimum Lot Size for Dual Occupancy (LSD) development of 900sqm	Removal of LSD control consistent with the E4 zone
No applicable additional permitted uses on the land	Inclusion of the land to Schedule 1, Section 30 Additional permitted use of certain land in E4 zone to allow development permitted with development consent for health consulting rooms, information and education facilities, medical centres or specialised retail premises. Consistent in the E4 zone.

The intention of the planning proposal is to amend the planning controls to reflect the adjoining property zoning at 230 Hume Highway, Lansvale and consolidate both properties to redevelop the site for the purpose of a motor vehicle sales premises.

What and why am I commenting on the planning proposal?

Council is seeking community feedback on the draft planning proposal. Public Exhibition and community feedback is a statutory requirement to ensure the Planning Proposal and associated documents reflect community needs and aspirations while planning long-term future of Lansvale.

Feedback from this Public Exhibition period will be reviewed and considered to inform the final draft Planning Proposal for the subject land. A submissions report will be prepared and submitted to Council Outcomes Committee for consideration as part of the Planning Proposal supporting documents.

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What are the next steps for the planning proposal?

Should Council resolve to endorse the final Planning Proposal, the Planning Proposal will be forwarded to the Department of Planning, Housing and Infrastructure for finalisation.

Subject to endorsement, the planning controls will come into effect on the day of gazettal, which is the public notification of the amended Fairfield Local Environmental Plan 2013 in the NSW Government Gazette.

How do I make a submission and provide feedback to Council?

There are two ways to provide **written** feedback:

1. **Email** your submission to mail@fairfieldcity.nsw.gov.au.
2. **Mail** your submission to:
Attn to: Strategic Land Use Planning
Fairfield City Council
PO Box 21
Fairfield NSW 1860

Please quote reference 24/21634 and your name and address in response.

Anyone who wishes to provide feedback must do so by **4.30pm Tuesday 6 May 2025**.

Note:

Confidentiality of Submissions – Any submissions made to Council are publicly accessible under the provisions of the Government Information (Public Access) Act 2009. The content of your submission will not be kept confidential, however you may request for your name and address to be kept private and censored from any future publications.

Disclosure of Political Donations and Gifts – Section 10.4 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, please refer to [Political Donations and Gifts Disclosure Statement](#) or phone 9725 0222 for further information on the requirements to disclose political donations and gifts to Councillors and/or Council employees