



Mr Malcolm Ryan
General Manager
Cumberland Council
PO Box 42
MERRYLANDS NSW 2160

Dear Mr Ryan,

Planning Proposal PP_2016_PARRA_001_00 – Alteration of Gateway Determination

I refer to your letter seeking an extension of time to complete Planning Proposal PP_2016_PARRA_001_00 to rezone the subject land to B4 Mixed Use; increase the maximum height of buildings to 31m; increase the maximum floor space ratio to 2.25:1; and, exclude the wintergarden floor area from the FSR calculation for proposed units fronting Woodville Road at 246-264 Woodville Road, 2-4, 8-8A and 14-16 Lansdowne Street and 19 Highland Street, Merrylands.

In accordance with the agreement reached at the meeting between the Department's Accelerated Rezoning Team and Council staff on 12 October 2017, I have determined as the delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 24 June 2016 for PP_2016_PARRA_001_00 as indicated in the table below:

Planning Proposal	Extension Granted	New Proposal Due Date
PP_2016_PARRA_001_00 To amend Parramatta Local Environmental Plan 2011 to rezone land at 246-264 Woodville Road, 2-4, 8-8A and 14-16 Lansdowne Street and 19 Highland Street, Merrylands to B4 Mixed Use, increase the maximum height of buildings to 31m, increase the maximum floor space ratio to 2.25:1 and enable wintergardens within residential development fronting Woodville Road that exclude the wintergarden floor area from the FSR calculation.	12 months	1 July 2018
Allowing for the following estimated timeframe for achieving milestones (as estimated by the Department of Planning and Environment's Accelerated Rezoning Team who will be assisting Council with the proposal): <ul style="list-style-type: none">• Timeframe for completion of technical information: December 2017• Public exhibition period: January-February 2018• Consideration of submissions and additional consultation with Government Agencies: January-February 2018• Timeframe for consideration of the proposal post exhibition (report to Council): March-April 2018• Referral to Department of Planning and Environment for finalisation (note delegation has been granted to Council): May 2018• Plan amendment made: June 2018		

The Alteration of the Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Navdeep Hanjra, Team Leader, Accelerated Rezoning Team, to assist you. Ms Hanjra can be contacted on (02) 8289 6772 or navdeep.hanjra@planning.nsw.gov.au.

Yours sincerely



27/10/17

Catherine Van Laeren
Director, Regions
Sydney Region West
Planning Services

Encl: Alteration to Gateway Determination