

For Action Item - C07/18-135 - Planning Proposal and Draft DCP Controls for Woodville Road Neighbourhood Centre Precinct, corner of Lansdowne Street, Merrylands

**TO:** Adan Davis - Group Manager - Planning

**COPY TO:**

**DATE:** 23 July 2018

**MEETING:** Council Meeting of 18/07/2018

**DUE DATE:** 1/08/2018

Action is required for this item as per the Council Resolution outlined below.

**Resolved (Attie/Zreika)**

1. Amend the Planning Proposal for the Woodville Road Neighbourhood Centre site, as indicated in Attachment 1, to:
  - a. B2 Local Centre zone with a maximum height of 31m and maximum FSR of 2.4:1 at the front of the site; and
  - b. R4 High Density Residential zone with a reduced maximum height 24m and reduced maximum FSR of 1.5:1 at the rear of the site.
2. Endorse the amended Planning Proposal to forward to the Department of Planning & Environment for finalisation, subject to the preparation of a Social Impact Assessment and the negotiation of a planning agreement with the proponent/owner to the satisfaction of Council, with a view to include provision for contributions towards:
  - a. Local open space (preferably on-site)
  - b. District open space, recreation and sporting facilities (off-site)
  - c. Community centre, youth and library facilities (off-site)
  - d. Child care facilities (possibly on-site)
  - e. Public domain improvements (on-site and adjoining the site)
  - f. Roads and traffic upgrades (including off-site)
  - g. Public affordable housing (preferably on-site)
  - h. Administration costs (approximately 1.5% of development contributions)
3. Adopt the Draft Development Control Plan (DCP) controls at Attachment 2 as a site-specific section '4.1.12 Woodville Road Neighbourhood Centre Precinct' of

the *Parramatta DCP*, to come into effect on the date that the LEP Amendment commences.

4. Delegate to the General Manager authority to make minor non-policy corrections or formatting changes to the draft DCP controls prior to it coming into effect.
5. Should the Planning Proposal proceed, name and refer to this new Centre as the 'Merrylands East Neighbourhood Centre'.

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:

Councillor(s) For the Motion: Attie, Campbell, Christou, Cummings,  
Elmore, Hamed, Huang, Lake, Saha, and  
Zreika.

Councillor(s) Against the Motion: Garrard and Grove.

Councillor Zaiter left the Meeting at 7:41pm prior to the consideration of this item and returned to the Meeting following the consideration of this item at 7:57pm as he had previously declared an interest relating to this item.

Councillor Zreika left the Meeting at 7:57pm during the consideration of this item.

NOTES:

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