



CITY OF PARRAMATTA



PCU063372

Our Reference:
Contact:
Telephone:

RZ/14/2015
Claire Downie
9806 5789

Rachel Cumming
Director Metropolitan (Parramatta)
Department of Planning & Environment
PO Box 39
SYDNEY NSW 2001

14 December 2015

Dear Ms Cumming,

Planning Proposal for 246-264 Woodville Road, 2-4, 8-8A and 14-16 Lansdowne Street, and 19 Highland Street, Merrylands (John Cootes site)

Please find attached a Planning Proposal seeking to amend certain provisions relating to the above address in the *Parramatta LEP 2011*.

Council, at its meeting on 7 December 2015, resolved:

- (a) That Council endorse the Planning Proposal provided at Attachment 1 for land at 246-264 Woodville Road, 2-4, 8-8A and 14-16 Lansdowne Street, and 19 Highland Street, Merrylands and forward it to the Department of Planning and Environment for Gateway determination. The Proposal is to amend the Parramatta Local Environmental Plan (LEP) 2011 and seeks to:
- Rezone the subject site from part B6 Enterprise Corridor and part R2 Low Density Residential to B4 Mixed Use;
 - Increase the maximum height of building control from part 12m (3 storeys) and part 9m (2 storeys) to up to 31m (9 storeys);
 - Increase the maximum floor space ratio control from part 1.5:1 and part 0.5:1 to 2.25:1; and
 - Incorporate a clause that will allow wintergardens to be included for residential development fronting Woodville Road in a manner that excludes the wintergarden floor area from the FSR calculation for the development.
- (b) That a further Environmental Site Investigation be carried out to characterise potential contamination and assess the environmental risk prior to public exhibition, should a Gateway determination be issued for the Proposal.
- (c) That a site-specific development control plan (DCP) be prepared and reported to Council prior to formal exhibition of the Planning Proposal.
- (d) That Council proceed with negotiations for a Voluntary Planning Agreement (VPA) with the landowner in relation to the Planning Proposal, where the VPA would be considered in addition to Section 94A contributions applicable.
- (e) That delegated authority be given to the CEO to negotiate the VPA on behalf of Council and that the outcome of negotiations be reported back to Council prior to its exhibition.
- (f) That Council advises the Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (g) That Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-amendment process.



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(h) Further, that consultation be undertaken with the owners of 244 Woodville Road, and 6, 10 and 12 Lansdowne Street, Merrylands about the potential for these sites to be rezoned to permit higher density development as part of a housekeeping Planning Proposal or any Planning Proposal arising from the Woodville Road Planning Strategy.

As per the resolution, Council will be requesting to exercise its plan making delegations in this instance. Please find attached a CD containing all relevant documentation. If you have any queries in relation to this matter please contact Claire Downie, Project Officer Land Use Planning on 9806 5789.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Kevin Kuo', written over a blue circular stamp.

Kevin Kuo
Team Leader Land Use Planning