

Hamish McNulty  
General Manager  
Cumberland Council  
PO Box 42  
MERRYLANDS NSW 2160

Dear Hamish,

**Parramatta Local Environmental Plan 2011 (Amendment No 38)**

I refer to the proposal to amend Parramatta Local Environmental Plan 2011 to rezone land at Landsdowne Street, Highland Street and Woodville Road, Merrylands to B4 Mixed Use zone, increase the maximum height to 31m and increase the maximum FSR to 2:1 while introducing a site-specific provision to exclude gross floor area (GFA) for wintergardens.

I am pleased to advise that as the Minister for Planning and Public Space's delegate, I have made the plan under section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979*, and under section 3.24(5) it will take effect when published on the NSW Legislation website.

In making the plan it was necessary to apply Clause 8.1 of the Parramatta Local Environmental Plan 2011 to the site with the primary purpose being to ensure that the necessary roadworks to Woodville Road to support the proposed increase in density on the site are identified at the Development Application stage and provided at no cost to Government. To avoid delays in the assessment of any future development application over the site it is recommended that the proponent make early contact with Transport NSW and the Department to ensure agreement is reached on the extent of roadworks required and satisfactory arrangements made for the provision of State infrastructure.

Should you have any enquiries about this matter, I have arranged for Mr Simon Turner to assist you. Mr Turner can be contacted on 8837 6376.

Yours sincerely



9/03/2020

**Catherine Van Laeren**  
**Executive Director**  
**Central River City and Western Parkland City**