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HC-23-11-18
Roopali Pandey
9840 9663

12 August 2016

Mr Stephen Murray
Planning Services
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Murray

Revised Planning Proposal to Amend Holroyd Local Environmental Plan 2013

Please find below Council's response to the Department of Planning and Environment's (DP&E) conditions of the Gateway determination (DP&E Ref: PP_2016_HOLRO_002_00) of the planning proposal to rezone and amend the maximum height of buildings and maximum floor space ratio controls of land in the Neil Street Precinct, Merrylands.

1. *Prior to community consultation, Council is to amend the planning proposal as follows:*

(a) *amend the draft land zoning maps to identify the land proposed to new local road (new road 1 and new road 2) as the adjoining zone;*

Council Response: Please find attached the amended land zoning map (Refer to Appendix 1).

(b) *the proposed maximum height of buildings map and maximum floor space ratio map is to be adjusted to take into account the land previously identified as SP2 (local road) to facilitate achieving the objectives of the Neil Street Precinct Urban Design Review;*

Council Response: The floor space ratio (FSR) map proposed under the planning proposal dated February 2016 is based on the net site area, where the area of the land Zoned SP2 Infrastructure and RE1 Public Recreation is excluded from the site area.

Given the amendments to the land zoning map as per Point (a) above, Council obtained legal advice to confirm whether certain land shown on the Land Reservation Acquisition Map in Holroyd Local Environmental Plan



IMPORTANT**English**

This letter contains important information. If you do not understand it please ask a relative or friend to translate it or come to Council and discuss this letter with Council's staff using the Telephone Interpreter Service.

IMPORTANTE**Italian**

Questa lettera contiene informazioni importanti. Se non la comprende chiedi ad un parente od amico di tradurgliela, o venga al Municipio a discuterla col personale del Comune con l'aiuto del Servizio Telefonico Interpreti.

IMPORTANTE**Spanish**

Esta correspondencia contiene información importante. Si no la entiende, por favor solicite a un familiar o alguna amistad que se la traduzca, o concurra al Municipio e infórmese de su contenido con funcionarios municipales, utilizando el Servicio Telefónico de Intérpretes.

ΣΗΜΑΝΤΙΚΟ**Greek**

Αυτή η επιστολή περιέχει ενδιαφέρουσες πληροφορίες. Αν δεν τις καταλαβαίνετε ζητήστε από κάποιο συγγενή ή φίλο να τις μεταφράσει ή ελάτε στη Δημαρχία να μιλήσετε στο προσωπικό σχετικά μ' αυτή την επιστολή χρησιμοποιώντας την Τηλεφωνική Υπηρεσία Διερμηνέων.

IMPORTANTI**Maltese**

Din l-ittra fiha taghrif importanti. Jekk ma tifimhiex, jekk joghgbok staqsi lil qarib jew habib biex jittraducihielek jew ejja sal-Kunsill u ddiskuti din l-ittra ma' l-istaff tal-Kunsill billi tuza s-Servizz Telefoniku tal-Interpreti.

重要的信息**Chinese**

此信含有重要的信息。如果你看不懂，你可請親戚或朋友譯成中文或前往市府並通過電話傳譯服務與市府的工作人員討論此信。

TIN QUAN TRỌNG**Vietnamese**

Tin tức trong thư này rất quan trọng. Nếu quý vị không hiểu rõ, xin hỏi những người thân hoặc bạn bè phiên dịch cho quý vị hoặc đến hỏi nhân viên Tòa Hành Chánh, tại đây có phương tiện Thông Ngôn Qua Điện Thoại.

هام**Arabic**

تحتوي هذه الرسالة على معلومات هامة. إذا لم تكن تفهمها يُرجى طلب ترجمتها من قريب أو صديق أو إحضر إلى المجلس ونناقش هذه الرسالة مع موظفي المجلس عن طريق الاستعانة بخدمة الترجمة الهاتفية.

2013 (LEP 2013) is excluded from calculations in determining the site area of proposed development for the purpose of applying a floor space ratio under clause 4.5 of LEP 2013.

The FSR map does not require amendment based on the legal advice received which states that, *"that part of a development site that is shown on the Land Reservation Acquisition Map and is land nominated under column 1 of the table to clause 5.4(3) cannot be included as "site area" in determining the site area of proposed development for the purpose of applying a floor space ratio under clause 4.5 of LEP 2013 unless the development is for the purpose specified opposite the land in column 2 of the table in clause 5.4(3)."*

Consequently, the Height of Buildings Map also does not require amendment.

- (c) *prepare a draft land reservation acquisition map to identify the land proposed to be acquired for local road and update the planning proposal to identify an acquisition authority for the local roads, open space and drainage;*

Council Response: Please find attached the land reservation acquisition map (Refer to Appendix 2). The planning proposal will be updated to identify Cumberland Council as the acquisition authority.

- (d) *amend the planning proposal to include indicative shadow diagrams to meet the proposed standards;*

Council Response: Please find attached the indicative shadow diagrams, which illustrate a minimum 3 hours of solar access to the proposed public open space between 9.00am and 4.00pm at the winter solstice (21 June) (Refer to Appendix 3).

- (e) *prepare a draft additional permitted uses map to identify the land proposed to be included within this provision.*

Council Response: Please find attached the amended Additional Permitted Uses Map (APU) (Refer to Appendix 4). This map removes APU 11 from Holroyd LEP 2013.

It is requested that you provide a response to the revised planning proposal as soon as possible as Council is preparing to commence the community consultation period in early September 2016.

Should you have any further enquiries regarding this matter, please contact Roopali Pandey on 9840 9663.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Hamish McNulty', with a stylized, cursive script.

Hamish McNulty
ACTING INTERIM GENERAL MANAGER



DRAFT LAND ZONING AMENDMENT

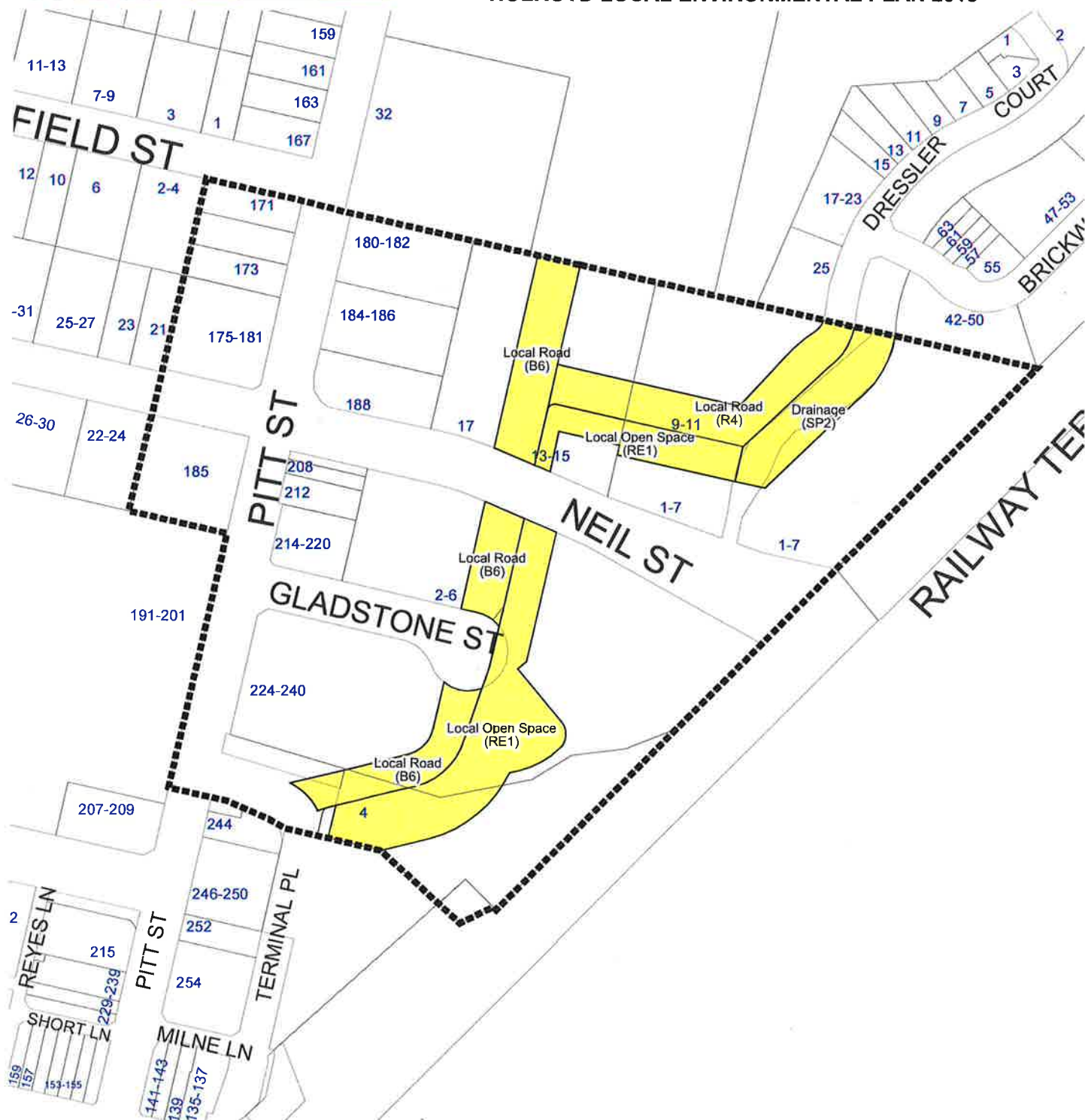
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E2	Environmental Conservation
IN1	General Industrial
IN2	Light Industrial

R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP2	Infrastructure
UL	Unzoned Land
MD	SEPP (Major Development) 2005
WSE	SEPP (Western Sydney Employment Area) 2009

Print Date: 12/08/2016
Scale 1: 2500



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DRAFT LAND RESERVATION AMENDMENT

- Drainage (SP2)
- Local Open Space (RE1)
- Local Road (B6)
- Local Road (R4)

Print Date: 12/08/2016
 Scale 1: 2500





Merrylands Neil Street Precinct

Urban Design Review - Indicative Shadow Diagrams

1. Indicative Shadow Diagrams



Figure 1: 21 June 9am



Figure 2: 21 June 10am

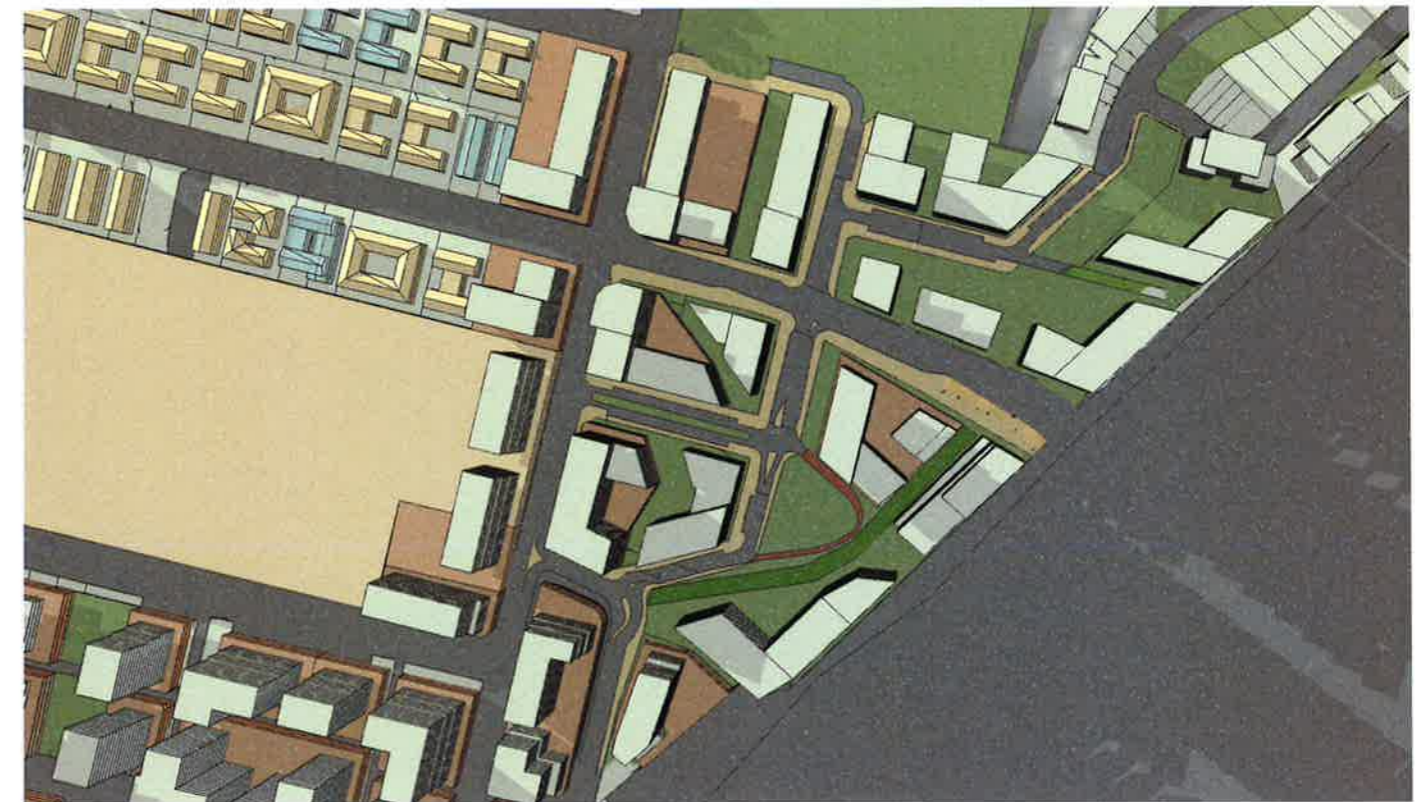


Figure 3: 11am



Figure 4: 21 June 12pm

1. Indicative Shadow Diagrams



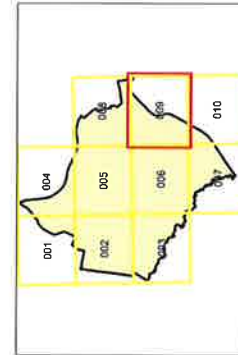


Additional Permitted Uses



Cadastre

Cadastral 19/07/16 © Holroyd City Council



Projection: GDA 1984
MGA Zone 56

Map identification number:

3862_COM_APU_20130713