



Cumberland City Council is undertaking early consultation on proposed planning controls for targeted sites in the Merrylands area, and we encourage the community to have their say. We will be inviting submissions on the proposed planning controls until 31 March 2021.

Following early consultation, submissions will be considered by Council to inform a draft Local Environmental Plan amendment (planning proposal) for the Merrylands area.

**Have your say on the proposed planning controls for the Merrylands area:**

[haveyoursay.cumberland.nsw.gov.au](http://haveyoursay.cumberland.nsw.gov.au)

**We are receiving submissions from 1 March 2021 to 31 March 2021.**



### **What are the proposed planning controls?**

The proposed planning controls in the Merrylands area respond to landowner proposals submitted during the preparation of the Cumberland Local Environmental Plan and resolved by Council, as well as new proposals prepared by Council officers as part of strategic planning for the area.

Targeted planning control changes are proposed at the following locations:

- Merrylands Road, Merrylands (east of station)
- Merrylands Road, Merrylands (between Burnett Street and Chetwynd Road)
- Burnett Street Neighbourhood Centre, including 6 Burnett Street and 2 Ruth Street, Merrylands
- 7-10 Wayman Place, Merrylands

### **What is the status of earlier planning control changes for the Merrylands area?**

These planning control changes are included in the new Cumberland Local Environmental Plan. This is currently with the NSW Government for finalisation and gazettal. It is anticipated that the new Cumberland Local Environmental Plan will commence later this year.

### **What happens after early consultation of the proposed planning controls for the Merrylands area?**

Following early consultation, Council will review the submissions received on the proposed planning controls. This process will inform the preparation of draft planning controls for these targeted sites. Draft planning controls will then be presented to Council for endorsement, to be forwarded to the Department of Planning, Industry and Environment for Gateway Determination.

# MERRYLANDS AREA

## Proposed Planning Controls

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### Burnett Street Neighbourhood Centre, Merrylands

Progress proposals as resolved by Council in July 2020 and September 2020 to increase building height and density for the neighbourhood centre, and apply these controls for 6 Burnett Street and 2 Ruth Street.

### Merrylands Road, Merrylands (east of Station)

Support revitalisation and transition of built form between Merrylands Town Centre and Woodville Road Corridor.



### Merrylands Road, Merrylands (between Burnett Street and Chetwynd Road)

Support revitalisation and transition of built form between Burnett Street Neighbourhood Centre and Merrylands Town Centre.

### 7-10 Wayman Place, Merrylands

Progress Council resolution of September 2020 to better align building height and density with surrounding development. Two options presented for consideration.

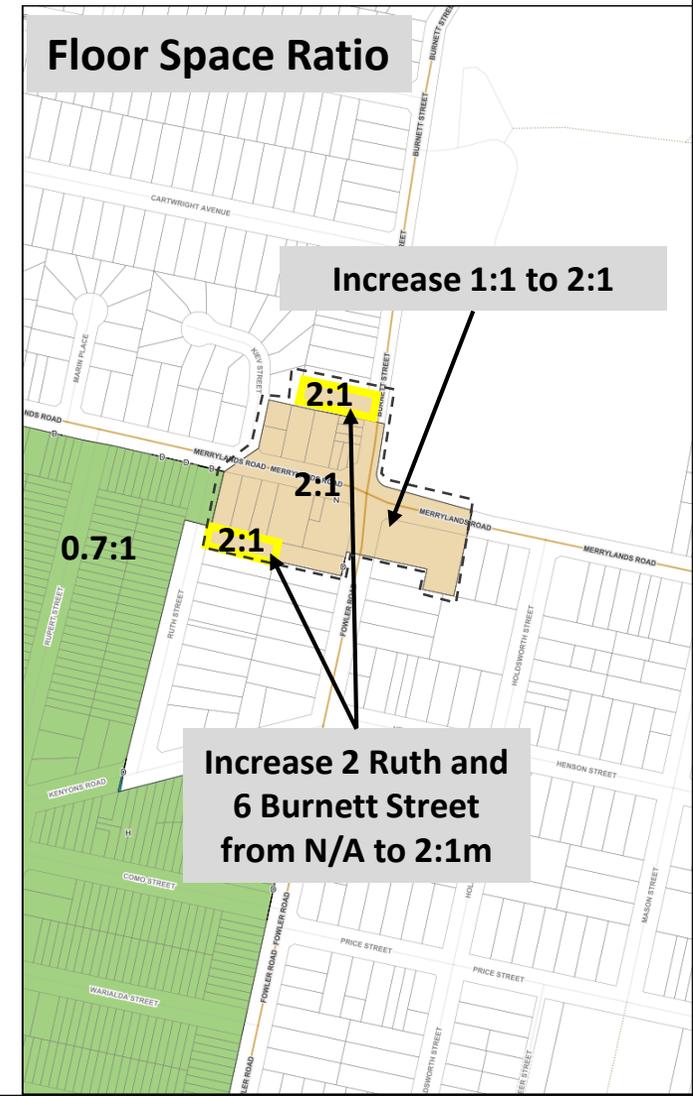
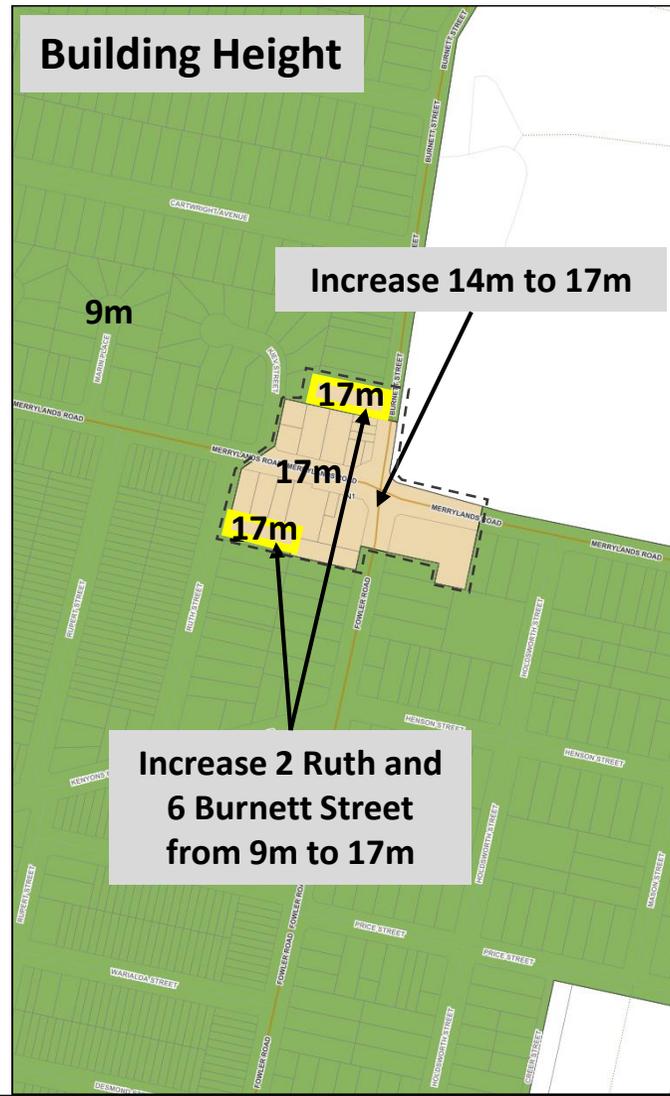
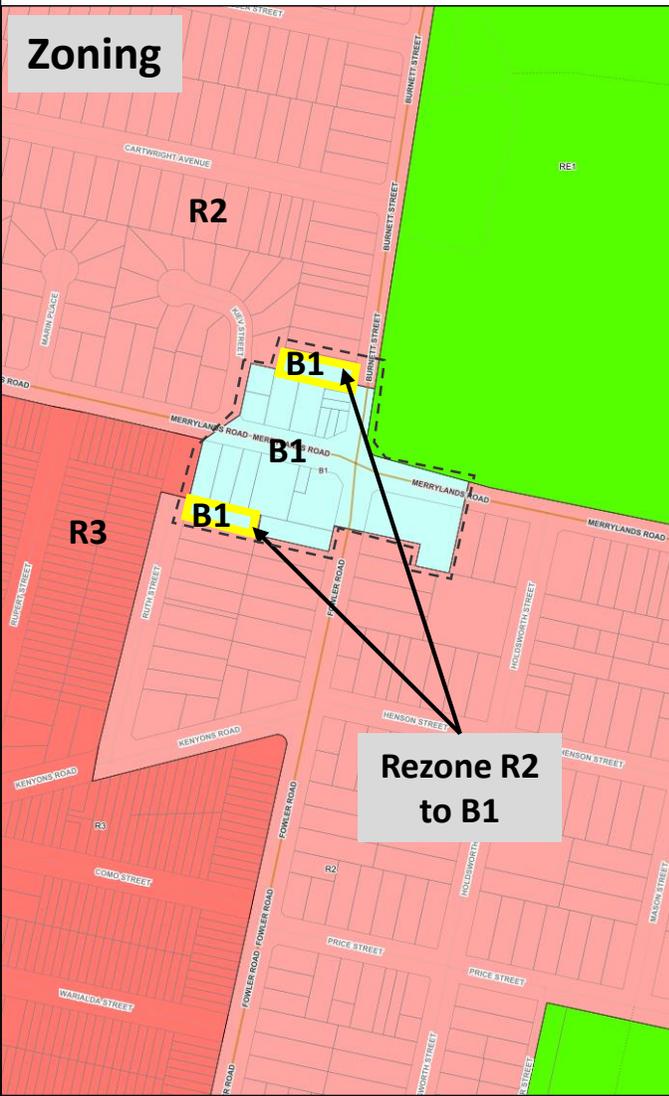
# BURNETT STREET NEIGHBOURHOOD CENTRE

## Proposed Planning Controls – Council Endorsed Approach

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Note: Draft Cumberland Local Environmental Plan base maps

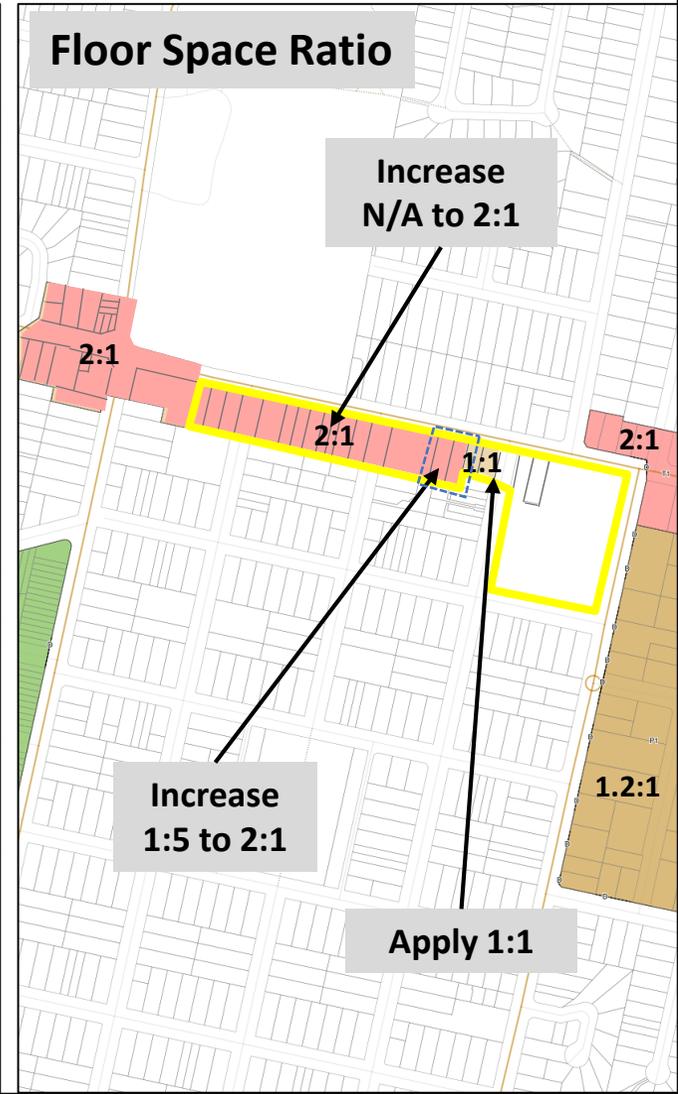
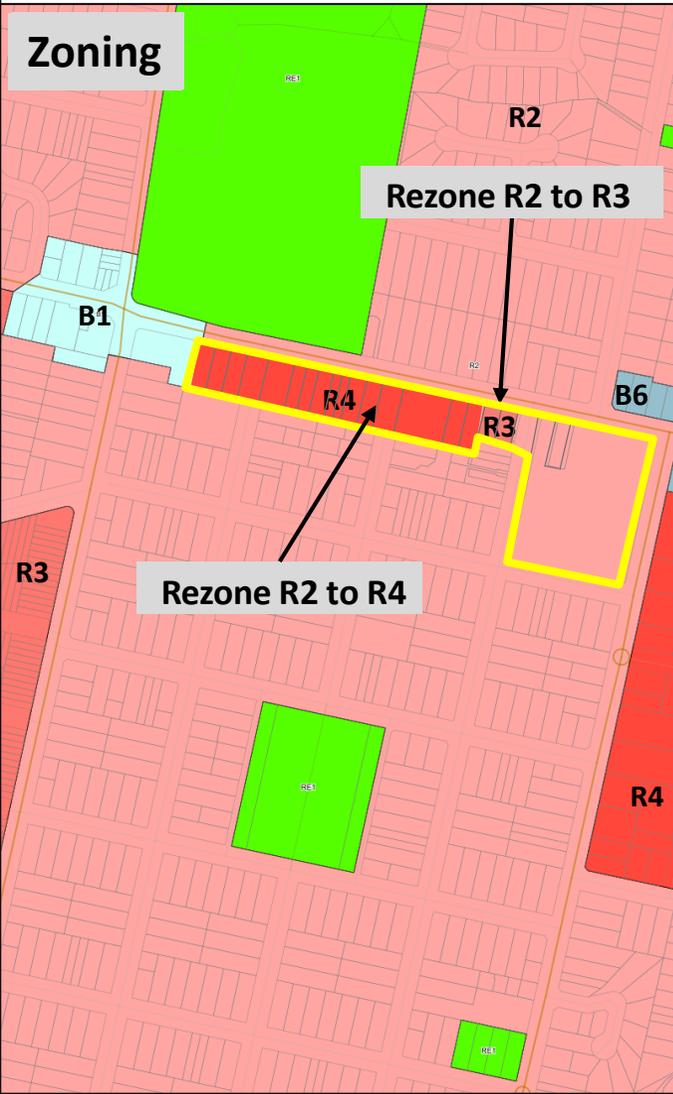


# MERRYLANDS ROAD, MERRYLANDS (BETWEEN BURNETT STREET AND CHETWYND ROAD) Proposed Planning Controls

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Note: Draft Cumberland Local Environmental Plan base maps



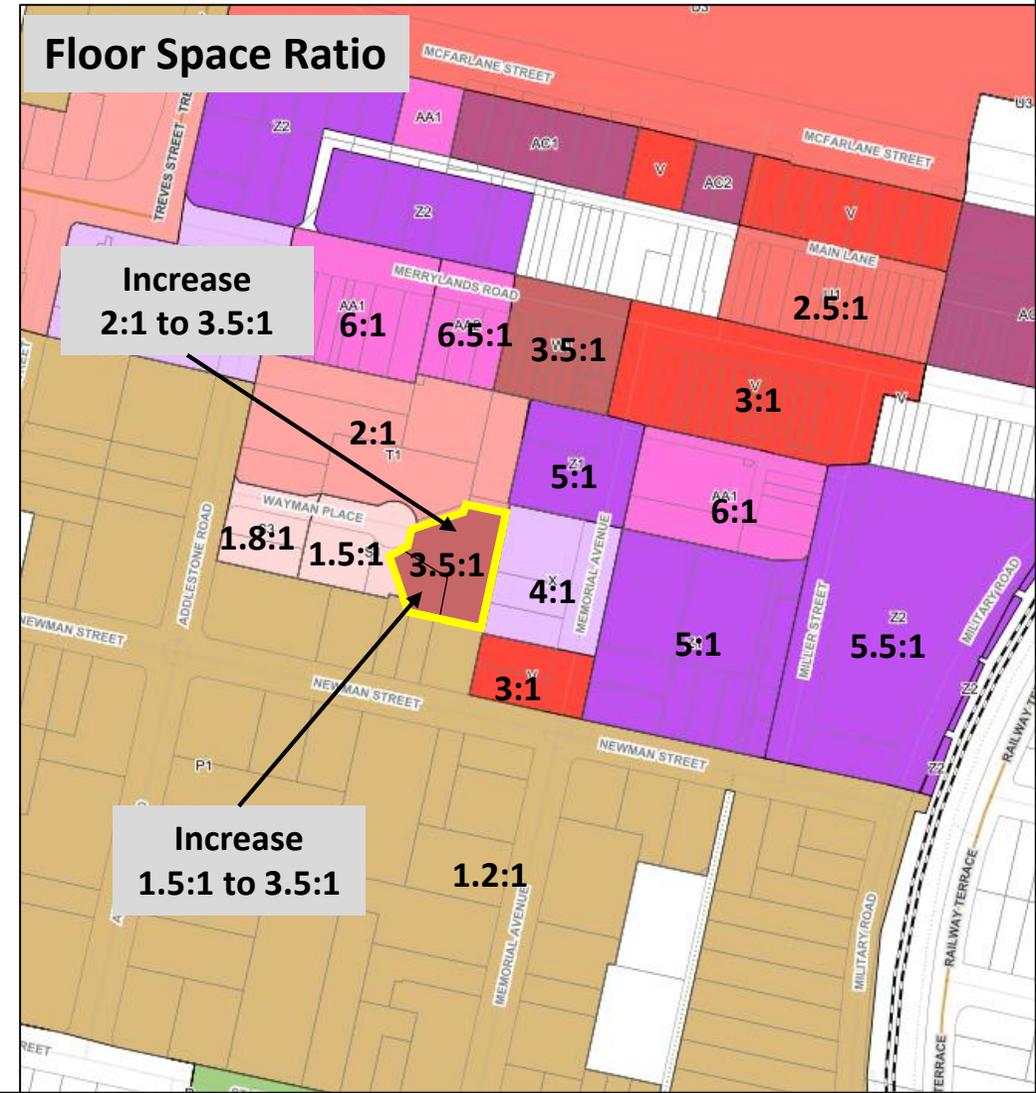
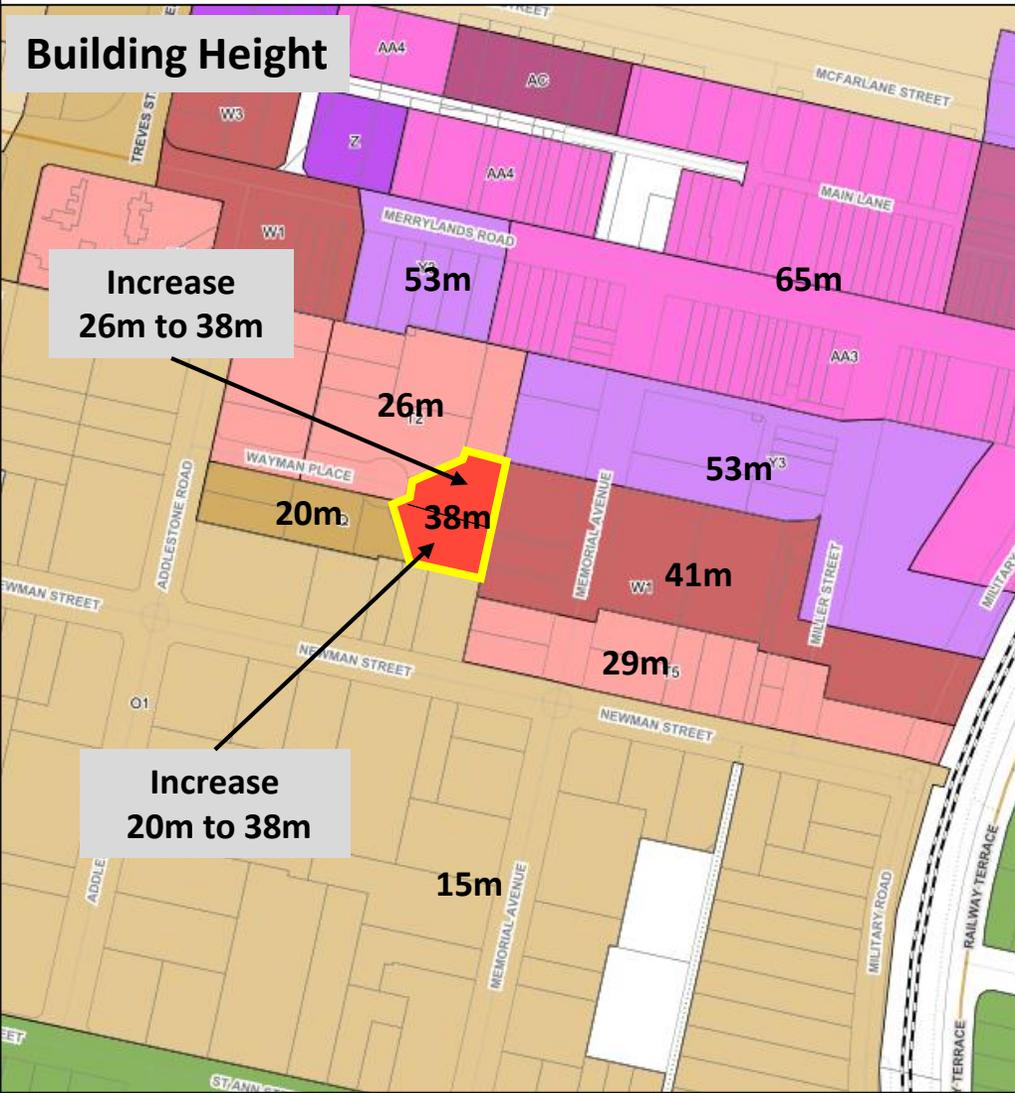
# 7 – 10 WAYMAN PLACE, MERRYLANDS (Option 1)

## Proposed Planning Controls – Council Endorsed Approach

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Note: Draft Cumberland Local Environmental Plan base maps



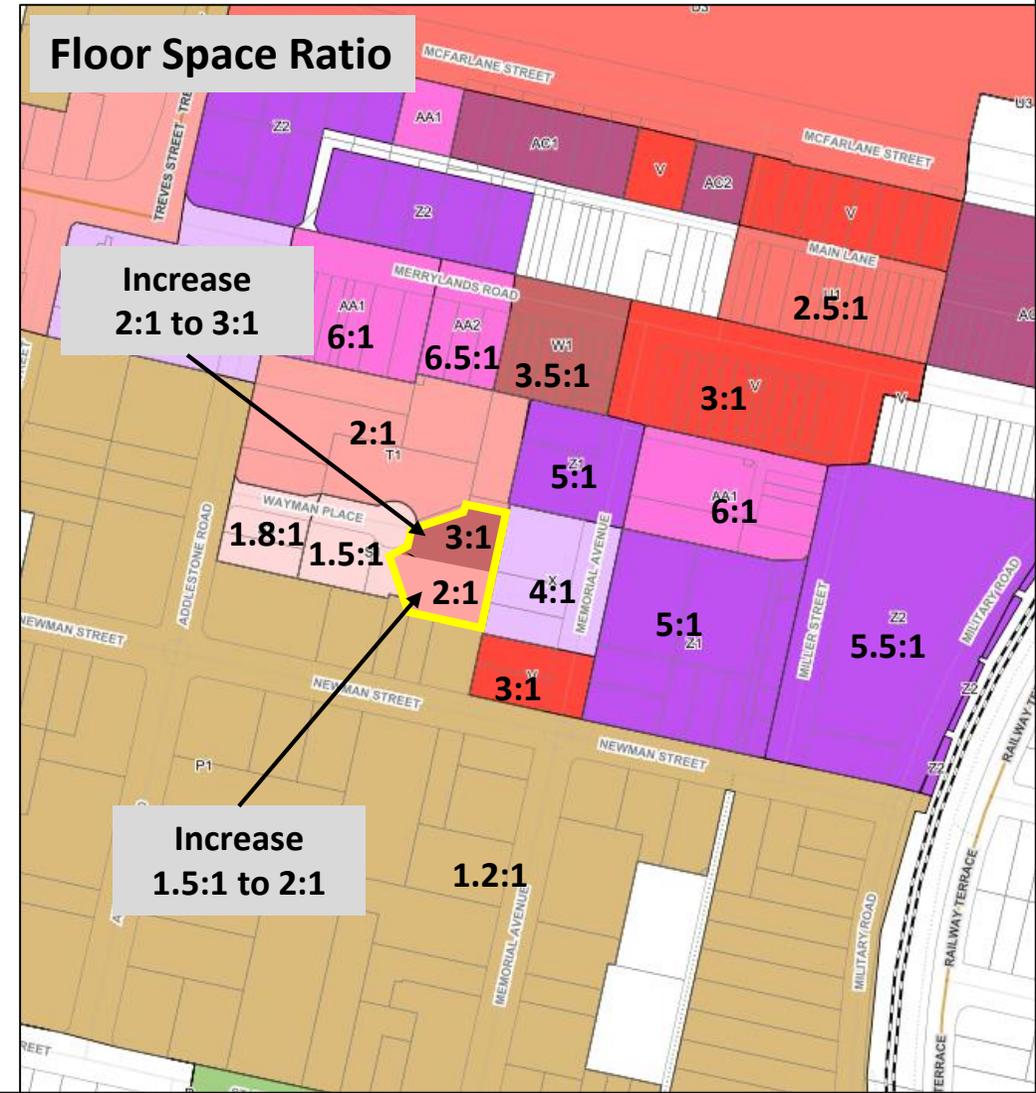
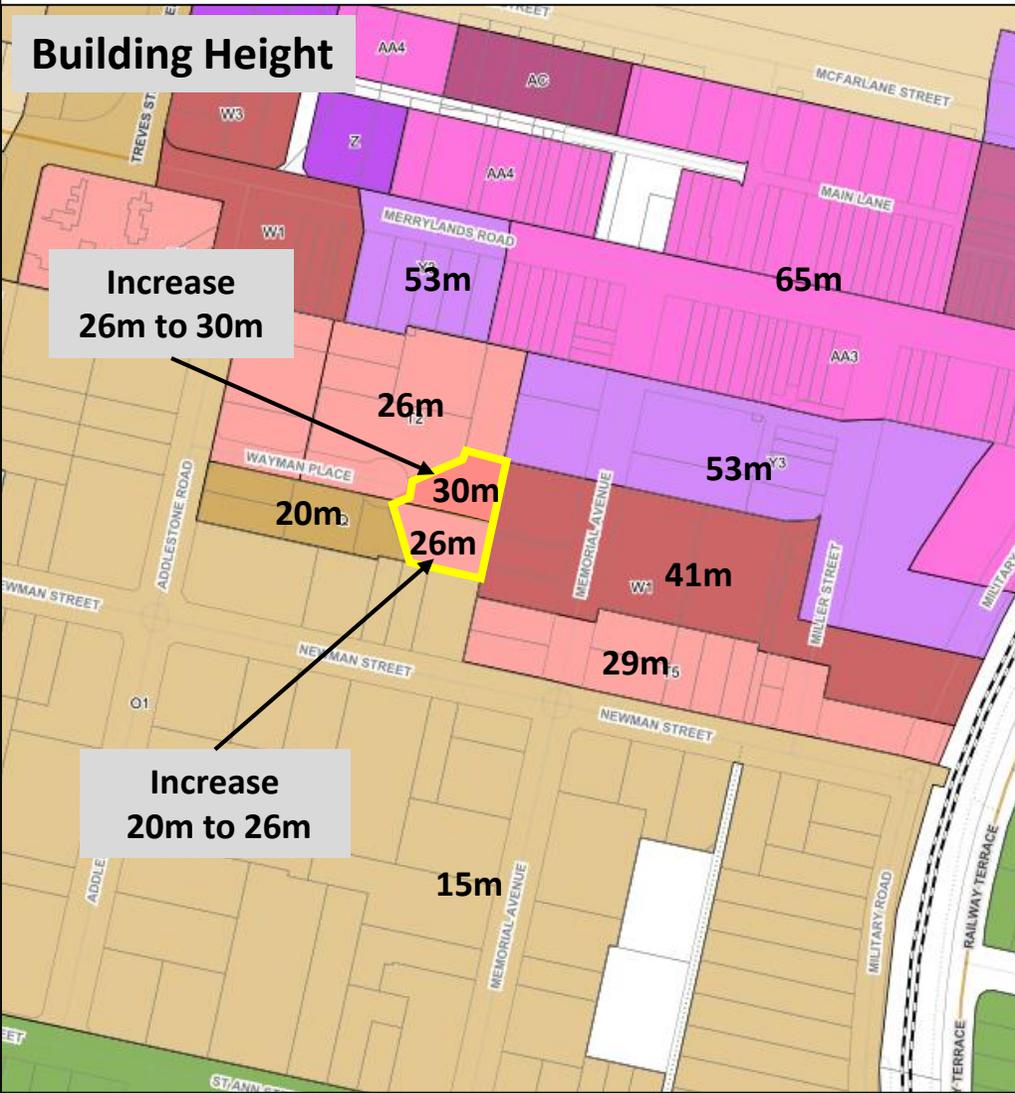
# 7 – 10 WAYMAN PLACE, MERRYLANDS (Option 2)

## Proposed Planning Controls – Alternative Approach (Transitional Height and FSR)

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Note: Draft Cumberland Local Environmental Plan base maps



# MERRYLANDS ROAD, MERRYLANDS

## (EAST OF STATION)

### Proposed Planning Controls

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Note: Draft Cumberland Local Environmental Plan base maps

