



Ref: OA2025/0016

01 December 2025

Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Madam,

Application No: OA2025/0016
Property: 246, 248, 256, 258-264 Woodville Road, 2, 4, 8, 8A, 10, 12, 14, 16
Lansdowne Street MERRYLANDS and 19 Highland Street
GUILDFORD NSW 2160
Proposal: Mixed Use Development at Woodville Road -State Significant
Development (SSD-99642958)

Reference is made to the Department of Planning, Housing and Infrastructure referral received on 25th of November 2025 inviting Council's comments for the proposed development.

Council requests that the applicant address the following matters for any future application and Environmental Impact Statement (EIS).

1. The scoping report acknowledges that Development Consent DA2020/0493 included a Voluntary Planning Agreement (VPA) between Council and the Developer. The VPA has been executed and dated 02 October 2019. The EIS shall detail how the subject SSDA will deliver the public benefits under the VPA. This includes, but is not limited to, the following:
 - The public park (RE1 zoned land), with an area of not less than 2,000sqm, including details on dedication to Council at no cost, as well as details of embellishment, landscaping and maintenance arrangements for the public park.
 - The road network and green setbacks required for the site, with details to be provided as outlined in the VPA.
 - The provision of affordable housing dedicated in perpetuity to Council for the site, with details to be provided as outlined in the VPA.
2. The proposal shall address the site-specific controls under the Cumberland DCP 2021:
 - Part F2-10 – Merrylands East Neighbourhood Centre.

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The subject sites are also located within the Woodville Road Corridor Planning Proposal, and currently in the final stages with the Department. Given the Planning Proposal is in the final stages and is certain and imminent, the EIS should take into consideration the 'adopted Public Domain Plan – Woodville Road Corridor' and the draft amendments to the site specific DCP (to be re-named - Part F2-10-Merrylands East Precinct Key Site).

3. Shadow diagrams (mid-winter) on an hourly basis between 8am and 4pm shall be provided to enable assessment of the solar access to the proposed public park. This should also include an analysis of the shadows casted by the approved built form under DA2020/0493 versus proposed shadows from the proposal.
4. The vehicular access and waste collection shall remain consistent in locations as approved under DA2020/0493.
5. Any future application and consent issued will be subject to s.7.11 contributions as per Council's 'Cumberland Local Infrastructure Contributions Plan' and any requirements outlined in the VPA for the site.

Should you have any further enquiries please do not hesitate to contact Haroula Michael on 8757 9403 in relation to this matter.

Yours faithfully,



Jai Shankar
Executive Manager City Planning and Development