

Item No: C09/19-218

EARLY CONSULTATION FOR THE NEW CUMBERLAND LOCAL ENVIRONMENTAL PLAN

Responsible Division:Environment & PlanningOfficer:Director Environment & PlanningFile Number:S-5750-01Community Strategic Plan Goal:A resilient built environment

SUMMARY

This report outlines the key areas of feedback from the community during the early consultation (pre-Gateway) on the new Cumberland Local Environmental Plan (LEP), and the proposed approach for a range of site specific zoning change requests received.

It is recommended that minor zoning changes for government-owned sites and selected private landholdings are endorsed for inclusion in the Cumberland LEP.

The report also outlines the approach for further consideration of other site specific zoning change requests.

RECOMMENDATION

That Council:

- 1. Note the outcomes of the early consultation for the new Cumberland Local Environmental Plan.
- 2. Endorse the proposed minor zoning changes to be included in the planning proposal for the new Cumberland Local Environmental Plan, as provided in Attachment 1.
- 3. Note that other site specific requests for zoning changes will be considered either as part of Council's future work plan or further reviewed by Council if a future applicant initiated planning proposal is received.

REPORT

Background



Cumberland Council is currently operating under three separate Local Environmental Plans, which represent the planning controls for the Cumberland local area prior to amalgamation. These include:

- i. *Auburn Local Environmental Plan (ALEP) 2010,* which applies to land in the former Auburn City Council area (eastern part of Cumberland)
- ii. *Parramatta Local Environmental Plan (PLEP) 2011,* which applies to land in the former Parramatta City Council area (central part of Cumberland)
- iii. *Holroyd Local Environmental Plan (HLEP) 2013*, which applies to land in the former Holroyd City Council area (western part of Cumberland).

The current approach does not provide an integrated planning framework for the Cumberland area, with inconsistent planning controls in place, and is not aligned to current strategic plans and policies from Council and the NSW Government.

Changes to the *Environmental Planning and Assessment Act 1979* in March 2018 require all metropolitan councils to review and amend their existing LEPs to make sure they align with the relevant District Plan and Greater Sydney Region Plan. Cumberland has been identified as a priority council by the Greater Sydney Commission meaning it must complete the LEP review within two years (by 30 June 2020). Council is taking the opportunity presented by the LEP review process to harmonise the provisions of the three legacy LEPs operating across the LGA into a single set of planning controls under a consolidated Cumberland LEP.

Early consultation on the new Cumberland LEP

Early consultation on the new Cumberland LEP occurred throughout July and August 2019. An extensive communication and engagement program was undertaken in conjunction with the public exhibition of the draft *Cumberland 2030: Our Local Strategic Planning Statement* (LSPS) to ensure Council received feedback from a broad range of stakeholders and the community.

A total of 181 submissions were received across 15 broad themes, as follows:

- Affordable housing and affordable rental housing
- Active transport (e.g. walking, cycling, healthy built environment, multimodal)
- Centres and corridors (e.g. strategic centre, planned precincts, principal local centres, local centres, Woodville Road Corridor and Parramatta Road Corridor)
- Community and social infrastructure (e.g. libraries, health, education, community facilities and liveability)
- Density (e.g. floor space ratios, height, bulk and lot size)
- Environment and open space (e.g. urban heat islands, urban cooling, tree canopy, climate change and biodiversity)



- Heritage and culture
- Housing
- Local character (e.g. over-development, crowding/social issues/ retention of character, built form and urban design)
- Local jobs and businesses (including industrial areas and economic activity)
- Parking
- Traffic congestion
- Transport infrastructure (including roads and public transport)
- Utility infrastructure and services (e.g. services provided by councils, water, waste and energy)
- Zoning/land uses (including comments on specific land uses, such as boarding houses, place of public worship and residential flat buildings)

Site Specific Requests

A number of site specific requests for zoning changes have been received during the preparation of the new Cumberland LEP, including submissions during the early consultation period. These submissions have been considered on their merit and categorised into one of four streams, as outlined in Table 1 and further detailed in Attachment 2.

Categories on site specific requests for zoning changes	No. of sites	Locations
Stream 1: include in new Cumberland LEP	22	Various sites across Cumberland
Stream 2: consider in Council's future work program of planning reviews for strategic corridors and centres	34	Strategic corridors and centres identified in Cumberland 2030: Our Local Strategic Planning Statement
Stream 3: further review of future planning proposal if submitted to Council as an owner initiated planning proposal	23	Various sites across Cumberland
Stream 4: no further action at this time	6	Various sites across Cumberland
	85	

Table 1: Categorisation of site specific requests for zoning changes



It is recommended that the site specific requests for zoning changes in Stream 1 are endorsed for inclusion in the Cumberland LEP (Attachment 1). These requests are for minor zoning changes for government-owned sites (18 sites) and one minor zoning change for a private landholding. It is noted that submissions for three sites are consistent with previous resolutions by Council for inclusion in the new Cumberland LEP.

Many of the site specific requests for zoning changes are complex, and require additional time and effort by Council officers to review and consider. It is proposed:

- The requests identified in Stream 2 are considered as part of Council's work plan in 2020/21 and 2021/22 following the completion of the new Cumberland LEP. Applicants on these sites may also choose to progress through a planning proposal request ahead of this timeframe; and
- The requests identified in Stream 3 can be further reviewed by Council as part of an applicant initiated planning proposal. The timing of any such proposal would be dependent on the intention of the applicant in regard to their site specific request for zoning changes.

Next Steps

Subject to endorsement, the proposed minor site specific zoning changes will be included in the planning proposal that is being prepared for the new Cumberland LEP. The planning proposal will be provided for consideration by Council prior to seeking a Gateway Determination by the Department of Planning, Industry and Environment. This is required to be undertaken by the end of September 2019.

COMMUNITY ENGAGEMENT

An extensive consultation program is in place for the preparation of the new Cumberland LEP. The first stage was early consultation on the new LEP, which recently concluded at the end of August 2019, and represents pre-Gateway consultation in accordance with Council's Planning Proposal Notification Policy. The second stage is formal consultation on the draft planning proposal for the new LEP in early 2020, subject to Gateway Determination by the Department of Planning, Industry and Environment.

POLICY IMPLICATIONS

The preparation of the Cumberland LEP is required under the Environmental Planning and Assessment Act 1979. The Cumberland LEP will also align with the strategic directions outlined in Council's Community Strategic Plan and Draft Cumberland 2030: Our Local Strategic Planning Statement.

RISK IMPLICATIONS

Council is required to submit a planning proposal on the new Cumberland LEP by the end of September 2019. The release of funds from the grant is also linked to this



milestone. Endorsement of the planning proposal will assist Council in meeting this milestone.

FINANCIAL IMPLICATIONS

Work undertaken on the Cumberland LEP, including strategic studies and planned community consultation activities, will be funded from the accelerated Local Environmental Plan Funding Grant provided by the NSW Government.

CONCLUSION

The preparation of a new Cumberland Local Environmental Plan (LEP) is underway. This report outlines the outcomes of early consultation on the new Cumberland LEP, and site specific requests for zoning changes received during the preparation of the Cumberland LEP. It is recommended that minor site specific zoning changes are endorsed. This information will be included in the planning proposal being prepared for the new LEP.

ATTACHMENTS

- 1. Reccomended site specific requests for minor zoning change 🗓 🖀
- 2. Site specific requests for zoning changes received <u>U</u>

DOCUMENTS ASSOCIATED WITH REPORT C09/19-218

Attachment 1

Reccomended site specific requests for minor zoning change



Council Meeting 18 September 2019



Proposed for inclusion in Cumberland LEP Public Landholdings



Rezoning request – Sydney Trains







Rezoning request – Sydney Water

Owner

Land

Description of

Part of Lot 1 DP 225817, Amy Street, Regents Park

		Site Area	Approximately 340	m ²
			Existing (ALEP)	Proposed
		Proposal Summary	Zone: SP2 Height: N/A FSR: N/A	IN1 General Industrial
Water supply pipeline			The land does not f operational requirer Water and as such adjoining IN1 zone	ments of Sydney considered that the
Pipeline		Rationale/ Submission		e area and uses this storage of materials. nade a request to
Recommendation:	Include in new Cumberland LEP		Sydney Water belie in zoning to match t industrial zoning is current and future u industrial storage.	the surrounding appropriate for the
		Current property use	The lot is identified Potts Hill Pipeline. lot is currently being adjacent industrial h industrial storage.	This section of the glease to the

Regents Faik				
Approximately 340 m ²				
Existing (ALEP)	Proposed			
Zone: SP2 Height: N/A FSR: N/A	IN1 General Industrial			
The land does not to operational require Water and as such adjoining IN1 zone	ments of Sydney considered that the			
An adjacent industrial business currently leases the area and uses this area for additional storage of materials. The business has made a request to purchase this area.				
Sydney Water believes that a change in zoning to match the surrounding industrial zoning is appropriate for the current and future use of the area as				

Part of Lot 1 DP225817, Amy St

Sydney Water

Regents Park



Rezoning request – Sydney Water

Owner

of I and

Description

Sydney Water

69 Dartbrook Road, Auburn

69 Dartbrook Road, Auburn

		of Land		
65.52		Site Area	Approximately 1053 m	2
			Existing (ALEP)	Proposed
100		Proposal Summary	Zone: R4 High Density Residential, Height: 18m, FSR: 1.7:1	SP2 Infrastructure
a a a a a a a a a a a a a a a a a a a		Rationale/ Submission	Sydney Water has und its property portfolio the permanent operational has found a number of believes have an inapp Rezoning to SP2 bette ongoing, permanent us sewerage infrastructur clarity to the communit and intended use of the	at contain I infrastructure and f properties that it propriate zoning. er reflects the lands se as vital water and e. And it will provide ty as to the current
Recommendation:	Include in new Cumberland LEP			
		Current property use	Haslam Creek Storm V	Vater Channel 13



135 Sheffield Street, Auburn	Owner	Sydney Water	
155 Shellield Street, Auburn	Description of Land	135 Sheffield Street, Au	burn
	Site Area	Approximately 1028 m ²	
		Existing (ALEP)	Proposed
	Proposal Summary	Zone: R2 Low Density Residential, Height: 9m, FSR: N/A	SP2 Infrastructure
	Rationale/ Submission	Sydney Water has under property portfolio that co operational infrastructur number of properties that an inappropriate zoning Rezoning to SP2 better ongoing, permanent use sewerage infrastructure clarity to the community and intended use of the	ontain permanent e and has found a at it believes have reflects the lands e as vital water and . And it will provide as to the current
Recommendation: Include in new Cumberland LEP	Current property use	Sewer Pump SP0098	



Rezoning request - Sydney Water

Owner

Sydney Water

	Owner	Sydney Water	
Lot 21 Sec 1 DP 752, Newman Street Merrylands	Description of Land	Merrylands	ewman Street
	Site Area	Approximately 650 m ²	
		Existing (HLEP)	Proposed
Merrydays Kadeoperies at Beolety me	Proposal Summary	Zone: R4 High Density Residential, Height: 15m, FSR: 1.2:1	SP2 Infrastructure
	Rationale/ Submission	Sydney Water has unde property portfolio that co operational infrastructur number of properties tha an inappropriate zoning. Rezoning to SP2 better ongoing, permanent use sewerage infrastructure clarity to the community and intended use of the	e and has found a at it believes have reflects the lands as vital water and . And it will provide as to the current
Recommendation: Include in new Cumberland LEP			
	Current property use	Stormwater channel	



Rezoning request – Sydney Water

47-53 Cardigan Street, Guildford



Recommendation:

Include in new Cumberland LEP

	Owner	Sydney Water	_	
	Description of Land	47-53 Cardigan Street, Guildford Approximately 1780 m ²		
	Site Area			
Contraction of the local division of the loc		Proposed		
	Proposal Summary	Zone: R3 Medium Density Residential, Height: 9m, FSR: 0.7:1	SP2 Infrastructure	
	Rationale/ Submission	Sydney Water has under property portfolio that co- operational infrastructure number of properties that an inappropriate zoning. Rezoning to SP2 better ongoing, permanent use sewerage infrastructure. clarity to the community and intended use of the	e and has found a at it believes have reflects the lands as vital water and . And it will provide as to the current	
	Current property use	Stormwater channel		



	44-50 Cardigan Street, Guildford	Owner Description	Sydney Water	
		of Land Site Area	44-50 Cardigan Street, Guildford Approximately 1380 m ²	
Ĵ		one nicu	Existing (HLEP)	Proposed
		Proposal Summary	Zone: R3 Medium Density Residential Height: 9m FSR: 0.7:1	SP2 Infrastructure
		Rationale/ Submission	Sydney Water has under property portfolio that co operational infrastructur number of properties th an inappropriate zoning Rezoning to SP2 better ongoing, permanent us sewerage infrastructure clarity to the community and intended use of the	ontain permanent re and has found a at it believes have l. reflects the lands e as vital water and e. And it will provide as to the current
Recommendation:	Include in new Cumberland LEP			
		Current property use	Stormwater channel	



Council Meeting 18 September 2019

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Owner Sydney Water 51-57 Bangor Street, Guildford Description 51-57 Bangor Street, Guildford of Land Site Area Approximately 1,770 m² Existing (HLEP) Proposed SP2 Zone: R3 Medium Proposal **Density Residential** Infrastructure Summary Height: 9m FSR: 0.7:1 Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning. Rationale/ Submission Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land. **Recommendation:** Include in new Cumberland LEP Current property Stormwater channel use



188 Chetwynd Road, Guildford and 57 Berwick Street, Guildford 188 Chetwynd Road, Guildford and 57 Berwick Street Guildford Approximately 1180 m ² Existing (HLEP) Proposed Site Area Approximately 1180 m ² Existing (HLEP) Proposed SP2 Infrastructure FSR: 0.7:1 Sydney Water has undertaken review of its property portfolio that contain permanent
Beselvet Street Fark No.188 No.188 Existing (HLEP) Proposed Sydney Water has undertaken review of its
Proposal Summary Density Residential Height: 9m FSR: 0.7:1 Infrastructure Sydney Water has undertaken review of its
Sydney Water has undertaken review of its
Pationale/ Submission Operational infrastructure and has found a number of properties that it believes have an inappropriate zoning. Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land.
Recommendation: Include in new Cumberland LEP Rezone as RE1 rather than SP2 as
proposed Current Stormwater open channel Note that 59 Berwick Street is owned by Council and used for Beaufort Street Park.



		Owner	Sydney Water	
Vulcan Street, Guildford			Vulcan Street, Guildford	
		Site Area	Approximately 880m ²	
RU			Existing (HLEP)	Proposed
Margareta Close		Proposal Summary	Zone: R3 Medium Density Residential Height: 9m FSR: 0.7:1	SP2 Infrastructure
		Rationale/ Submission	Sydney Water has under property portfolio that co operational infrastructur number of properties the an inappropriate zoning	ontain permanent re and has found a at it believes have
			Rezoning to SP2 better ongoing, permanent use sewerage infrastructure clarity to the community and intended use of the	e as vital water and And it will provide as to the current
Recommendation:	Include in new Cumberland LEP			
		Current property use	Stormwater open chanr	nel



		Owner	Sydney Water	
		Description of Land	61A Bursill Street, Gu	
		Site Area	Approximately 145m ²	
			Existing (PLEP)	Proposed
RC RC		Proposal Summary	Zone: R2 Low Density Residential Height: 9m FSR: 0.5:1	SP2 Infrastructure
Bursel SI		Rationale/ Submission	Sydney Water has un property portfolio that operational infrastruct number of properties t an inappropriate zonir Rezoning to SP2 bette ongoing, permanent u sewerage infrastructu clarity to the communi and intended use of th	contain permanent ture and has found a that it believes have ng. er reflects the lands use as vital water and re. And it will provide ity as to the current
Recommendation: Inclu	ide in new Cumberland LEP			
		Current property use	Stormwater open char	nnel



Rezoning request – Sydney Water

32A Thomas Street, Granville



Recommendation:

Include in new Cumberland LEP

Owner	Sydney Water			
Description of Land	32A Thomas Street, Granville			
Site Area	Approximately 53m ²			
	Existing (PLEP) Proposed			
Proposal Summary	Zone: R2 Low SP2 Infrastruct Density Residential Height: 9m FSR: 0.5:1			
Rationale/ Submission	Sydney Water has undertaken review property portfolio that contain permane operational infrastructure and has four number of properties that it believes ha an inappropriate zoning. Rezoning to SP2 better reflects the lar ongoing, permanent use as vital water sewerage infrastructure. And it will pro clarity to the community as to the curre and intended use of the land.			
Current property use	Stormwater open channel			



Owner Sydney Water 94 Centenary Road, South Wentworthville Description 94 Centenary Road, South Wentworthville of Land Site Area Approximately 53m² Existing (HLEP) Proposed SP2 Zone: R2 Low Proposal **Density Residential** Infrastructure Summary Height: 9m FSR: 0.5:1 Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning. Rationale/ Submission Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land. Include in new Cumberland LEP **Recommendation:** Current Stormwater open channel property use



Vivian Cresc	Vivian Crescent, Berala		Sydney WaterVivian Crescent, Berala (Lot 1 & 2 DP1036652)Approximately 230m2Existing (ALEP)ProposedZone: R2 Low Density Residential Height: 9mSP2 Infrastructure	
Recommendation:	erland LEP	Rationale/ Submission	Sydney Water has unde property portfolio that c operational infrastructur number of properties th an inappropriate zoning Rezoning to SP2 better ongoing, permanent us sewerage infrastructure clarity to the community and intended use of the	ontain permanent re and has found a lat it believes have l. reflects the lands e as vital water and e. And it will provide / as to the current
		Current property use	Stormwater open chanr	nel







	23 Cooper Street, Smithfield	Owner	Sydney Water	
		Description of Land	23 Cooper Street, Smithfield	
	Site Area	Approximately 83m ²		
			Existing (HLEP)	Proposed
		Proposal Summary	Zone: IN1 General Industrial	SP2 Infrastructure
		Rationale/ Submission	Sydney Water has under property portfolio that co operational infrastructur number of properties that an inappropriate zoning Rezoning to SP2 better ongoing, permanent use sewerage infrastructure clarity to the community and intended use of the	ontain permanent e and has found a at it believes have reflects the lands e as vital water and . And it will provide as to the current
Recommendation:	Include in new Cumberland LEP			
		Current property use	Water main	



Rezoning request - Sydney Water

Sydney Water Owner 83-85 Harris Street, Merrylands Description 83-85 Harris Street, Merrylands (Lot 42-45 of Land DP600) Site Area Approximately 1210m² Existing (HLEP) Proposed Zone: R3 Medium SP2 Proposal **Density Residential** Infrastructure Summary Height: 9m FSR: 0.7:1 Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning. Rationale/ Submission Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land. **Recommendation:** Include in new Cumberland LEP Rezone as RE1 rather than SP2 as proposed Water mains Current property No.83-85 is being used as a local public use park - Gloucester Park.



Owner Sydney Water 76w Harris Street, Merrylands Description 76w Harris Street, Merrylands of Land Site Area Approximately 610m² Existing (HLEP) Proposed SP2 Zone: R3 Medium Proposal **Density Residential** Infrastructure Summary Height: 9m FSR: 0.7:1 Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning. Rationale/ Submission Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land. **Recommendation:** Include in new Cumberland LEP Current property Water mains use





Proposed for inclusion in Cumberland LEP Private Landholdings



Rezoning request – Lidcombe



DOCUMENTS ASSOCIATED WITH REPORT C09/19-218

Attachment 2 Site specific requests for zoning changes received





- 63 spot rezoning and/or site specific planning control change requests, including:
- 2 from Government agencies – Sydney Trains (1 site) and Sydney Water (19 sites)
 61 from private landowners





C Submissions included in Cumberland LEP

Site/Location (Public Landholdings)	Submission	Site/Location (Public Landholdings)	Submission
Sydney Trains/RailCorp NSW		Vivian Crescent, Berala	R2 to SP2
117-119 Railway Parade, Granville	SP2 to B6	Sandra Street, Merrylands	R2 to SP2
Sydney Water		Cooper Street, Smithfield	IN1 to SP2
Part of Lot 1 DP 225817, Amy Street, Regents Park	SP2 to IN1	83-85 Harris Street, Merrylands	R3 to SP2 (recommend
69 Dartbrook Road, Auburn	R4 to SP2	76w Harris Street, Merrylands	RE1) R3 to SP2
135 Sheffield Street, Auburn	R2 to SP2	Tow Harris Offeet, Menyiands	110 10 01 2
Lot 21 Sec 1 DP 752, Newman Street Merrylands	R4 to SP2	Sites previously considered by Cou Cumberland LEP	incil for
47-53 Cardigan Street, Guildford	R3 to SP2	Site/Location (Private Landholdings)	Submission
44-50 Cardigan Street, Guildford	R3 to SP2	3 Samuel Street, Lidcombe	SP2 to R4
51-57 Bangor Street, Guildford	R3 to SP2	Harvey Norman's landholding in Auburn	B6 to B1
188 Chetwynd Road, Guildford and 57 Berwick	R3 to SP2	Harvey Norman's landholding in Auburn	DO LO DI
Street, Guildford	(recommend RE1)	DOOLEYS 18-34 John Street, Lidcombe	HOB/FSR changes
Vulcan Street, Guildford	R3 to SP2	6-10 Harrow Road, Auburn	Various
61A Bursill Street, Guildford	R2 to SP2		control
32A Thomas Street, Granville	R2 to SP2		changes (HOB and
94 Centenary Road, South Wentworthville	R2 to SP2		FSR)





Stream 2: Consider in Future Work Program

Strategic Corridors		Site/Location (Private Landholdings)	Submission
Site/Location (Private Landholdings)	Submission	20 Crescent Street, Holroyd	Retain B5
3 and 7 Mountford Avenue, Guildford	RE1 to R2	61 Macquarie Road, Auburn	Increase HOB and FSR
131-135 Woodville Road, Merrylands	R2 to R4	81 Northumberland Road, Auburn	Increase HOB and FSR
118 Woodville Road, Granville	R2 to R4	40-44, 46-48, 50-54 Parramatta Road and 76 Jellicoe Street, 75 Jellicoe St & 130	Various control changes (HOB, FSR
533 Woodville Road, Guildford	R2 to R4	Platform Street, Lidcombe and 195-203 John Street, Lidcombe	and land use permissibility)
205 Woodville Road, Merrylands	R2 to R4	195-203 John Street, Lidcombe	Various control changes (HOB, FSR
524, 526 and 528 Woodville Road, Guildford	R2 to R4		and land use permissibility)
283-289 Woodville Road, Guildford	B6 to B4 and Various control changes (HOB, FSR	219 Parramatta Road, Auburn	Various control changes (land use permissibility)
	and land use permissibility)	Essington Street, Wentworthville	R2 to R4
116 Elizabeth Street, Granville	R3 to R4	326-336 Great Western Highway,	B2 to B4 (or
280-290 Woodville Road, Guildford B6 to B4 (and land	Wentworthville	increase HOB)	
use permissibility)		2 and 4 Monash Street, Wentworthville	R2 to R4
		431-433 Great Western Highway,	B5 to B6

Note: Planning proposals for these locations can be considered by Council should this be received prior to planning work being undertaken in these strategic corridors and centres

Greystanes





Stream 2: Consider in Future Work Program

Centres

Site/Location (Private Landholdings)	Submission	Site/Location (Private Landholdings)	Submission
Areas bounded by Gelibolu Parade, Station Road and Dartbrook Road, Auburn	R2 to B4 (land use permissibility)	Hawkesbury Road and Howe Street Precinct, Westmead	R2,R3 to R4
15,17 & 19 Childs St, 16, 18 & 20 Ann St, Lidcombe	Various control changes (HOB and	Corner of Pye St and Good St, Westmead	R3 to R4
5 Obmenia Drive 11 and 24 Obilds Street	FSR)	74 Hawkesbury Road, Westmead	B1 to B4/R4
5 Olympic Drive, 14 and 24 Childs Street, Lidcombe	Various control changes (HOB and FSR)	9 The Avenue, Granville	R2 to R3/R4
60, 60A, 62 and 62A Joseph Street, Lidcombe	Various control changes (HOB and	Existing R2 zoned area between Clyde Station and Myrtle Street, Clyde	R2 to R3
1A Mark Street, Lidcombe	FSR) Various control	2 Factory Street, Granville	IN1 to B4 (and land use permissibility)
	changes (HOB, FSR and land use permissibility)		
87, 89, 91 Merrylands Road, Merrylands	Increase HOB and FSR		
41-55 Merrylands Road and Smythe Street Merrylands	Increase HOB and FSR		
Albion Avenue, Merrylands	R2 to R4		
79 – 87 Bridge Road, Westmead	R2 to R4		

Note: Planning proposals for these locations can be considered by Council should this be received prior to planning work being undertaken in these strategic corridors and centres





Stream 3: Consider as Future Planning Proposal

Submission
R2 to B4
R3 to B4
R3 to B4
R2 to R3
R2 to R3/B1
R2 to R3/R4
R2 to R3
R2 to R3
R2/R3 to R4
R3 to R4
R2 to R3
R3 to R4
R2 to R4
R2 to R3/R4
R3 to R4
R2 to R3

Site/Location (Private Landholdings)	Submission
1 Wilfred Street, Lidcombe	R2 to R4
128 Dunmore Street, Wentworthville	R3 to R4
50 Smith Street, Wentworthville	Various control changes (HOB, FSR and land use permissibility)
Wrights Avenue precinct, Berala	R2 to B4
31 Birnie Avenue, Lidcombe	Land use permissibility
Station Street precinct, Guildford	IN1 to R4
Goodlet St, Clarence St and Windsor Road, Merrylands	R2 to R4





Stream 4: No Further Action at this Time

Site/Location (Public Landholdings)	Submission
Prospect Highway, Pemulwuy (Sydney Water facility)	IN2 to SP2 Land covered under SEPP (Western Sydney Employment Area)
Boorea Street, Lidcombe	IN1 to SP2 Canal traverses through employment land precinct

Site/Location (Private Landholdings)	Submission
Lot 2066/DP1151368, Driftway Drive Pemulwuy	R3/R4 to E2 Land already approved for residential subdivision under current controls
83 and 85 Francis Street, Lidcombe	RE1 to R3 Need to confirm alignment with Council strategy
70 Oxford St and 69 Woodstock St, Guildford	IN1 to R3 Need to confirm alignment with State Government policy on industrial land
103-105 Chelmsford Road, South Wentworthville	R2 to R3 Proposal is inconsistent with surrounding zoning