

Item No: C09/19-218

#### EARLY CONSULTATION FOR THE NEW CUMBERLAND LOCAL

**ENVIRONMENTAL PLAN** 

Responsible Division: Environment & Planning

Officer: Director Environment & Planning

File Number: S-5750-01

Community 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 🗓 🖺

## DOCUMENTS ASSOCIATED WITH REPORT C09/19-218

## Attachment 1

Reccomended site specific requests for minor zoning change





## Proposed for inclusion in Cumberland LEP Public Landholdings





## Rezoning request – Sydney Trains

#### 117-119 Railway Parade Granville



Recommendation:

Include in new Cumberland LEP

Proponent / Owner	Sydney Trains / RailCorp NSW	
Description of Land	117-119 Railway Parade Granville (Lot 1 DP 1006002)	
Site Area	Approximately 740	m <sup>2</sup>
	Existing (PLEP)	Proposed
Proposal Summary	Zone: SP2 Infrastructure	B6 Enterprise Corridor
Rationale/ Submission	<ul> <li>The site is currently zoned SP2 which may have been based on the details of the landowner being RailCorp, rather than follow the zone of adjoining sites to the east and south which are zoned B6.</li> <li>Rezoning to B6 to make consistency on surrounding zones and provide additional land use opportunities for the site to be used optimally.</li> </ul>	

C09/19-218 – Attachment 1





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



Recommendation:

Include in new Cumberland LEP

Owner	Sydney Water	
Description of Land	Part of Lot 1 DP225817, Amy St Regents Park	
Site Area	Approximately 340	m <sup>2</sup>
	Existing (ALEP)	Proposed
Proposal Summary	Zone: SP2 Height: N/A FSR: N/A	IN1 General Industrial
	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 industrial storage.  The lot is identified as part of SP2 - Potts Hill Pipeline. This section of the lot is currently being lease to the	
Rationale/ Submission		
Current property use		





#### 69 Dartbrook Road, Auburn



Recommendation:

Include in new Cumberland LEP

_			<del></del>
	Owner	Sydney Water	
	Description of Land	69 Dartbrook Road, Au	burn
	Site Area	Approximately 1053 m <sup>2</sup>	2
	Proposal Summary	Existing (ALEP) Zone: R4 High Density Residential, Height: 18m, FSR: 1.7:1	Proposed SP2 Infrastructure
	Rationale/ Submission	Sydney Water has undertaken a review of its property portfolio that contain permanent 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.	
	Current property use	Haslam Creek Storm V	Vater Channel 13





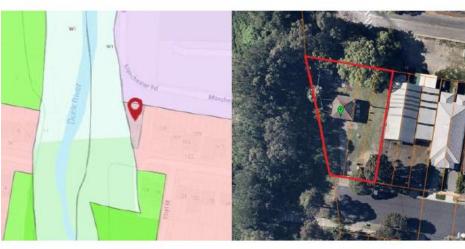
Owner

Current

property use

Description

#### 135 Sheffield Street, Auburn



	of Land	135 Sheffield Street, Auburn		
	Site Area	Approximately 1028 m <sup>2</sup>		
	Proposal Summary	Existing (ALEP)	Proposed	
		Zone: R2 Low Density Residential, Height: 9m, FSR: N/A	SP2 Infrastructure	
	Rationale/ Submission	property portfolio that co operational infrastructur number of properties tha an inappropriate zoning. Rezoning to SP2 better ongoing, permanent use sewerage infrastructure.	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.  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	

Sewer Pump SP0098

Sydney Water

Recommendation:

Include in new Cumberland LEP





#### Lot 21 Sec 1 DP 752, Newman Street Merrylands



Recommendation:

Include in new Cumberland LEP

,		<u> </u>
Owner	Sydney Water	
Description of Land Site Area	Lot 21 Sec 1 DP 752, Newman Street Merrylands Approximately 650 m <sup>2</sup>	
	Existing (HLEP)	Proposed
Proposal Summary	Zone: R4 High Density Residential, Height: 15m, FSR: 1.2:1	SP2 Infrastructure
 Rationale/ Submission	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.  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.	
Current property use	Stormwater channel	





#### 47-53 Cardigan Street, Guildford



Recommendation:

Include in new Cumberland LEP

Owner	Sydney Water	
Description of Land	47-53 Cardigan Street, Guildford	
Site Area	Approximately 1780 m <sup>2</sup>	
	Existing (HLEP)	Proposed
Proposal Summary	Zone: R3 Medium Density Residential, Height: 9m, FSR: 0.7:1	SP2 Infrastructure
Rationale/ Submission	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.  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.	
Current property use	Stormwater channel	





#### 44-50 Cardigan Street, Guildford



Recommendation:

Include in new Cumberland LEP

1	Owner	Sydney Water		
	Description of Land	44-50 Cardigan Street, Guildford		
	Site Area	Approximately 1380 m <sup>2</sup>		
		Existing (HLEP)	Proposed	
	Proposal Summary	Zone: R3 Medium Density Residential Height: 9m FSR: 0.7:1	SP2 Infrastructure	
	Rationale/ Submission	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.  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.		
	Current property use	Stormwater channel		

C09/19-218 – Attachment 1





51-57 Bangor Street, Guildford



Recommendation:

Include in new Cumberland LEP

0	wner	Sydney Water	
	escription f Land	51-57 Bangor Street, Guildford	
S	ite Area	Approximately 1,770 m <sup>2</sup>	
		Existing (HLEP)	Proposed
1	roposal ummary	Zone: R3 Medium Density Residential Height: 9m FSR: 0.7:1	SP2 Infrastructure
1000	ationale/ ubmission	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.  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.	
pi	urrent roperty se	Stormwater channel	





188 Chetwynd Road, Guildford and 57 Berwick Street, Guildford



Recommendation:

Include in new Cumberland LEP Rezone as RE1 rather than SP2 as proposed

351		
Owner	Sydney Water, Cumberl	and Council
Description of Land Site Area	188 Chetwynd Road, Guildford and 57 Berwick Street Guildford Approximately 1180 m <sup>2</sup>	
	Existing (HLEP)	Proposed
Proposal Summary	Zone: R3 Medium Density Residential Height: 9m FSR: 0.7:1	SP2 Infrastructure
Rationale/ Submission	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.  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.	
Current property use	Stormwater open chann Note that 59 Berwick Str Council and used for Be	reet is owned by





#### Vulcan Street, Guildford



Recommendation:

Include in new Cumberland LEP

Owner	Sydney Water  Vulcan Street, Guildford		
Description of Land			
Site Area	Approximately 880m <sup>2</sup>		
	Existing (HLEP) Proposed		
Proposal Summary	Zone: R3 Medium Density Residential Height: 9m FSR: 0.7:1	SP2 Infrastructure	
Rationale/ Submission	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.  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.		
Current property use	Stormwater open chann	el	





#### 61A Bursill Street, Guildford



Recommendation:

Include in new Cumberland LEP

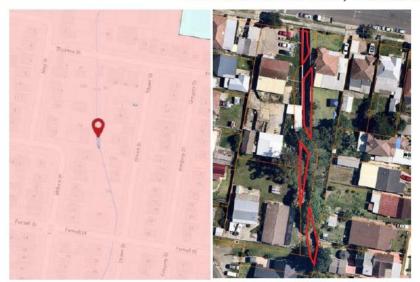
Owner	Sydney Water		
Description of Land	61A Bursill Street, Guildford		
Site Area	Approximately 145m <sup>2</sup>		
	Existing (PLEP)	Proposed	
Proposal Summary	Zone: R2 Low SP2 Infrastructure Density Residential Height: 9m FSR: 0.5:1		
Sydney Water has under property portfolio that conversational infrastructure number of properties the an inappropriate zoning Rezoning to SP2 better ongoing, permanent use sewerage infrastructure clarity to the community and intended use of the		contain permanent ure and has found a that it believes have ng. er reflects the lands se as vital water and re. And it will provide ty as to the current	
Current property use	Stormwater open channel		

C09/19-218 – Attachment 1





#### 32A Thomas Street, Granville



Recommendation:

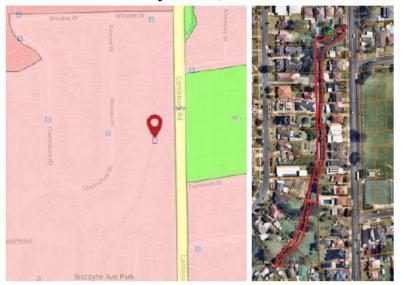
Include in new Cumberland LEP

<u> </u>			
Owner	Sydney Water  32A Thomas Street, Granville		
Description of Land			
Site Area	Approximately 53m <sup>2</sup>		
	Existing (PLEP)	Proposed	
Proposal Summary	Zone: R2 Low Density Residential Height: 9m FSR: 0.5:1	SP2 Infrastructure	
Rationale/ Submission	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.  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.		
Current property use	Stormwater open char	nnel	





#### 94 Centenary Road, South Wentworthville



Recommendation:

Include in new Cumberland LEP

Owner	Sydney Water  94 Centenary Road, South Wentworthville		
Description of Land			
Site Area	Approximately 53m <sup>2</sup>		
	Existing (HLEP)	Proposed	
Proposal Summary	Zone: R2 Low SP2 Density Residential Height: 9m FSR: 0.5:1		
Rationale/ Submission	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.  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.		
Current property use	Stormwater open channel		







Recommendation:

Include in new Cumberland LEP

_			- te	
	Owner	Sydney Water		
	Description of Land Site Area	Vivian Crescent, Berala (Lot 1 & 2 DP1036652) Approximately 230m <sup>2</sup>		
		Existing (ALEP)	Proposed	
	Proposal Summary	Zone: R2 Low Density Residential Height: 9m	SP2 Infrastructure	
	Rationale/ Submission	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.  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.		
	Current property use	Stormwater open channel		





#### Sandra Street, Merrylands



Recommendation:

Include in new Cumberland LEP

T-version of	Walter Control of the Control		
Owner	Sydney Water		
Description of Land	Sandra Street, Merrylands		
Site Area	Approximately 1750m <sup>2</sup>		
	Existing (HLEP) Proposed		
Proposal Summary	Zone: R2 Low SP2 Density Residential Height: 9m FSR: 0.5:1		
Rationale/ Submission	Sydney Water has unde property portfolio that co operational infrastructure number of properties that an inappropriate zoning.  Rezoning to SP2 better ongoing, permanent uses 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 Water main property use Liverpool-Parram the corridor.		ansitway runs along	





#### 23 Cooper Street, Smithfield



Recommendation:

Include in new Cumberland LEP

Owner	Cudnou Water		
Description of Land Site Area	Sydney Water  23 Cooper Street, Smithfield  Approximately 83m <sup>2</sup>		
Proposal Summary	Existing (HLEP) Proposed  Zone: IN1 General SP2 Industrial Infrastructure		
Rationale/ Submission	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.  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.		
Current property use	Water main		





#### 83-85 Harris Street, Merrylands



Recommendation:

Include in new Cumberland LEP Rezone as RE1 rather than SP2 as proposed

Owner	Sydney Water			
Description of Land Site Area	83-85 Harris Street, Merrylands (Lot 42-45 DP600) Approximately 1210m <sup>2</sup>			
	Existing (HLEP) Proposed			
Proposal Summary	Zone: R3 Medium SP2 Density Residential Height: 9m FSR: 0.7:1			
Rationale/ Submission	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.  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.			
Current property use	Water mains  No.83-85 is being used park - Gloucester Park.	as a local public		

C09/19-218 – Attachment 1





#### 76w Harris Street, Merrylands



Recommendation:

Include in new Cumberland LEP

	Owner	Sydney Water		
	Description of Land	76w Harris Street, Merrylands		
	Site Area	Approximately 610m <sup>2</sup>		
		Existing (HLEP)	Proposed	
	Proposal Summary	Zone: R3 Medium Density Residential Height: 9m FSR: 0.7:1	SP2 Infrastructure	
	Rationale/ Submission	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.  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.		
	Current property use	Water mains		

C09/19-218 – Attachment 1





## Proposed for inclusion in Cumberland LEP Private Landholdings





## Rezoning request – Lidcombe

#### 3 Samuel Street, Lidcombe



Recommendation:

Include in new Cumberland LEP

Description of Land	3 Samuel Street, Lidcombe		
Site area	Approximately 500	m²	
	Existing (ALEP)	Proposed	
Proposal Summary	Zone: SP2 Infrastructure  Infrastructure  Correct the ALE 2010 zoning error. Rezone to R4 High Density Residential  FSR: N/A		
Submission	In 1991, the owner purchased the site from the former State Rail (Sydney Trains) after the property was declare surplus to their requirement. Then State Rail informed the Auburn Counc of the property no longer being required for railway use and to accordingly amend Council's LEP.  In 2010, when the Auburn LEP 2010 was gazetted, the whole area was rezoned to R4 but left out the subject site as SP2.		

## DOCUMENTS ASSOCIATED WITH REPORT C09/19-218

# Attachment 2 Site specific requests for zoning changes received





## Cumberland LEP – Site Specific Submissions

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







## Stream 1: Submissions included in Cumberland LEP

Site/Location (Public Landholdings)	Submission
Sydney Trains/RailCorp NSW	
117-119 Railway Parade, Granville	SP2 to B6
Sydney Water	
Part of Lot 1 DP 225817, Amy Street, Regents Park	SP2 to IN1
69 Dartbrook Road, Auburn	R4 to SP2
135 Sheffield Street, Auburn	R2 to SP2
Lot 21 Sec 1 DP 752, Newman Street Merrylands	R4 to SP2
47-53 Cardigan Street, Guildford	R3 to SP2
44-50 Cardigan Street, Guildford	R3 to SP2
51-57 Bangor Street, Guildford	R3 to SP2
188 Chetwynd Road, Guildford and 57 Berwick Street, Guildford	R3 to SP2 (recommend RE1)
Vulcan Street, Guildford	R3 to SP2
61A Bursill Street, Guildford	R2 to SP2
32A Thomas Street, Granville	R2 to SP2
94 Centenary Road, South Wentworthville	R2 to SP2

Site/Location (Public Landholdings)	Submission
Vivian Crescent, Berala	R2 to SP2
Sandra Street, Merrylands	R2 to SP2
Cooper Street, Smithfield	IN1 to SP2
83-85 Harris Street, Merrylands	R3 to SP2 (recommend RE1)
76w Harris Street, Merrylands	R3 to SP2

#### Sites previously considered by Council for Cumberland LEP

Site/Location (Private Landholdings)	Submission
3 Samuel Street, Lidcombe	SP2 to R4
Harvey Norman's landholding in Auburn	B6 to B1
DOOLEYS 18-34 John Street, Lidcombe	HOB/FSR changes
6-10 Harrow Road, Auburn	Various control changes (HOB and FSR)





## Stream 2: Consider in Future Work Program

#### **Strategic Corridors**

Site/Location (Private Landholdings)	Submission
3 and 7 Mountford Avenue, Guildford	RE1 to R2
131-135 Woodville Road, Merrylands	R2 to R4
118 Woodville Road, Granville	R2 to R4
533 Woodville Road, Guildford	R2 to R4
205 Woodville Road, Merrylands	R2 to R4
524, 526 and 528 Woodville Road, Guildford	R2 to R4
283-289 Woodville Road, Guildford	B6 to B4 and Various control changes (HOB, FSR and land use permissibility)
116 Elizabeth Street, Granville	R3 to R4
280-290 Woodville Road, Guildford	B6 to B4 (and land use permissibility)

Site/Location (Private Landholdings)	Submission
20 Crescent Street, Holroyd	Retain B5
61 Macquarie Road, Auburn	Increase HOB and FSR
81 Northumberland Road, Auburn	Increase HOB and FSR
40-44, 46-48, 50-54 Parramatta Road and 76 Jellicoe Street, 75 Jellicoe St & 130 Platform Street, Lidcombe and 195-203 John Street, Lidcombe 195-203 John Street, Lidcombe	Various control changes (HOB, FSR and land use permissibility) Various control changes (HOB, FSR and land use permissibility)
219 Parramatta Road, Auburn	Various control changes (land use permissibility)
Essington Street, Wentworthville	R2 to R4
326-336 Great Western Highway, Wentworthville 2 and 4 Monash Street, Wentworthville	B2 to B4 (or increase HOB) R2 to R4
431-433 Great Western Highway, Greystanes	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

C09/19-218 – Attachment 2





## Stream 2: Consider in Future Work Program

#### Centres

Site/Location (Private Landholdings)	Submission
Areas bounded by Gelibolu Parade, Station Road and Dartbrook Road, Auburn	R2 to B4 (land use permissibility)
15,17 & 19 Childs St, 16, 18 & 20 Ann St, Lidcombe	Various control changes (HOB and FSR)
5 Olympic Drive, 14 and 24 Childs Street, Lidcombe	Various control changes (HOB and FSR)
60, 60A, 62 and 62A Joseph Street, Lidcombe	Various control changes (HOB and FSR)
1A Mark Street, Lidcombe	Various control 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

Site/Location (Private Landholdings)	Submission
Hawkesbury Road and Howe Street Precinct, Westmead	R2,R3 to R4
Corner of Pye St and Good St, Westmead	R3 to R4
74 Hawkesbury Road, Westmead	B1 to B4/R4
9 The Avenue, Granville	R2 to R3/R4
Existing R2 zoned area between Clyde Station and Myrtle Street, Clyde	R2 to R3
2 Factory Street, Granville	IN1 to B4 (and land use permissibility)

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

Site/Location (Private Landholdings)	Submission
Park Road, Mary Street, Edgar Street, Auburn	R2 to B4
Auburn Road, Helena Street, Beatrice Street, Auburn	R3 to B4
94-100 Auburn Road, Auburn	R3 to B4
102-126 Francis Street, Lidcombe	R2 to R3
6 Burnett Street, Merrylands	R2 to R3/B1
Palmer Street, Frank Street and Albert Street, Guildford West	R2 to R3/R4
528-530 Great Western Highway Pendle Hill	R2 to R3
546-548 Great Western Highway Pendle Hill	R2 to R3
Emert Street, Wentworthville	R2/R3 to R4
Stapleton Street, Wentworthville	R3 to R4
19 Friend Street, South Wentworthville	R2 to R3
Toongabbie Road, Toongabbie	R3 to R4
12,14,16 & 18 Octavia Street Toongabbie	R2 to R4
13-15 John Street, Granville	R2 to R3/R4
22 John Street, Granville and surrounding lands	R3 to R4
Existing R2 zoned area on Great Western Highway, Crosby Street	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