



Proposed for inclusion in Cumberland LEP  
Public Landholdings



# Rezoning request – Sydney Trains

## 117-119 Railway Parade Granville



### Recommendation:

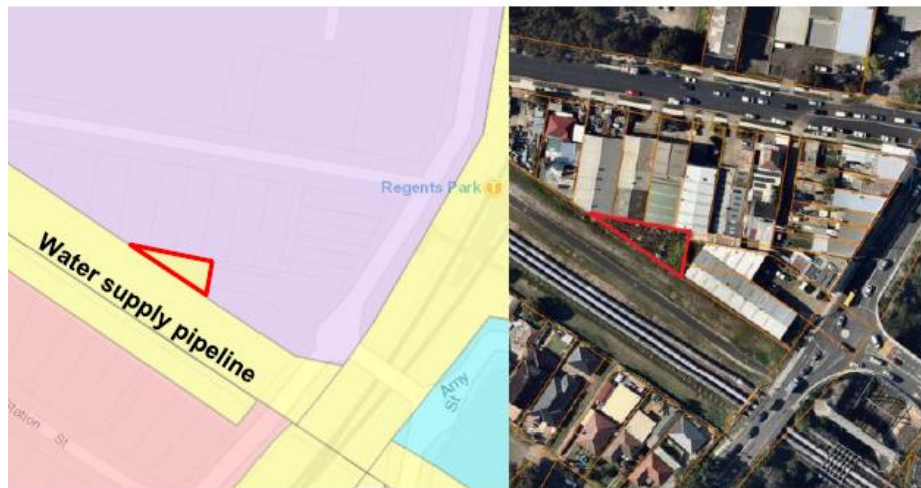
Include in new Cumberland LEP

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>	
Proposal Summary	Existing (PLEP)	Proposed
	Zone: SP2 Infrastructure	B6 Enterprise Corridor
Rationale/ Submission	<ul style="list-style-type: none"> <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>	



## Rezoning request – Sydney Water

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



### Recommendation:

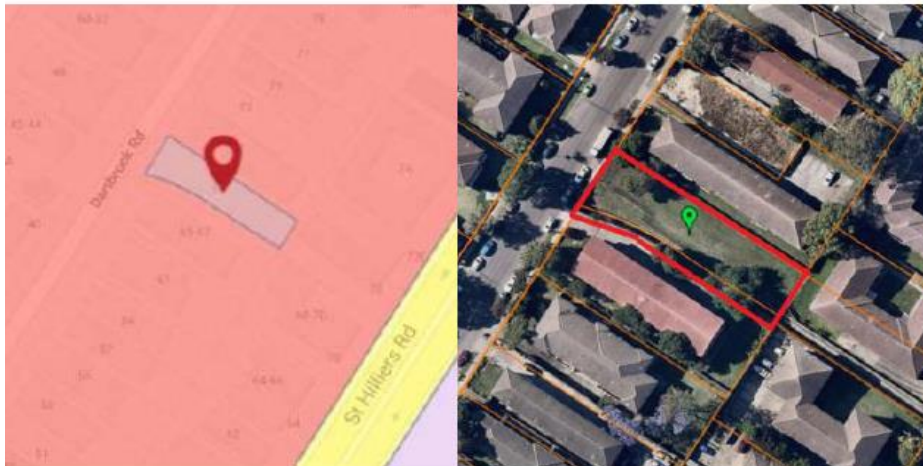
Include in new Cumberland LEP

<b>Owner</b>	Sydney Water	
<b>Description of Land</b>	Part of Lot 1 DP225817, Amy St Regents Park	
<b>Site Area</b>	Approximately 340 m <sup>2</sup>	
<b>Proposal Summary</b>	<b>Existing (ALEP)</b>	<b>Proposed</b>
	<b>Zone: SP2</b> <b>Height: N/A</b> <b>FSR: N/A</b>	<b>IN1 General Industrial</b>
<b>Rationale/ Submission</b>	<p>The land does not form part of the operational requirements of Sydney Water and as such considered that the adjoining IN1 zone be appropriate.</p> <p>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.</p> <p>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.</p>	
<b>Current property use</b>	The lot is identified as part of SP2 - Potts Hill Pipeline. This section of the lot is currently being lease to the adjacent industrial business for use of industrial storage.	



## Rezoning request – Sydney Water

### 69 Dartbrook Road, Auburn

**Recommendation:**

Include in new Cumberland LEP

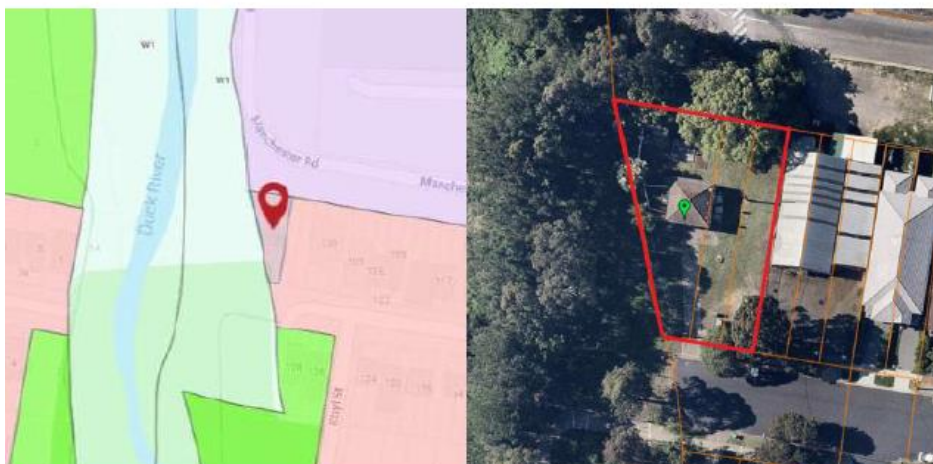
Owner	Sydney Water	
Description of Land	69 Dartbrook Road, Auburn	
Site Area	Approximately 1053 m <sup>2</sup>	
Proposal Summary	Existing (ALEP)	Proposed
	Zone: R4 High Density Residential, Height: 18m, FSR: 1.7:1	SP2 Infrastructure
Rationale/ Submission	<p>Sydney Water has undertaken a review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning.</p> <p>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.</p>	
Current property use	Haslam Creek Storm Water Channel 13	





## Rezoning request – Sydney Water

### 135 Sheffield Street, Auburn



#### Recommendation:

Include in new Cumberland LEP

<b>Owner</b>	Sydney Water	
<b>Description of Land</b>	135 Sheffield Street, Auburn	
<b>Site Area</b>	Approximately 1028 m <sup>2</sup>	
<b>Proposal Summary</b>	<b>Existing (ALEP)</b>	<b>Proposed</b>
	Zone: R2 Low Density Residential, Height: 9m, FSR: N/A	SP2 Infrastructure
<b>Rationale/ Submission</b>	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.	
<b>Current property use</b>	Sewer Pump SP0098	



## Rezoning request – Sydney Water

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



#### Recommendation:

Include in new Cumberland LEP

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



## Rezoning request – Sydney Water

### 47-53 Cardigan Street, Guildford



#### Recommendation:

Include in new Cumberland LEP

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





## Rezoning request – Sydney Water

### 44-50 Cardigan Street, Guildford



#### Recommendation:

Include in new Cumberland LEP

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





## Rezoning request – Sydney Water

### 51-57 Bangor Street, Guildford



#### Recommendation:

Include in new Cumberland LEP

<b>Owner</b>	Sydney Water	
<b>Description of Land</b>	51-57 Bangor Street, Guildford	
<b>Site Area</b>	Approximately 1,770 m <sup>2</sup>	
<b>Proposal Summary</b>	<b>Existing (HLEP)</b>	<b>Proposed</b>
	Zone: R3 Medium Density Residential Height: 9m FSR: 0.7:1	SP2 Infrastructure
<b>Rationale/ Submission</b>	<p>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.</p> <p>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.</p>	
<b>Current property use</b>	Stormwater channel	



## Rezoning request – Sydney Water

188 Chetwynd Road, Guildford and 57 Berwick Street, Guildford



### Recommendation:

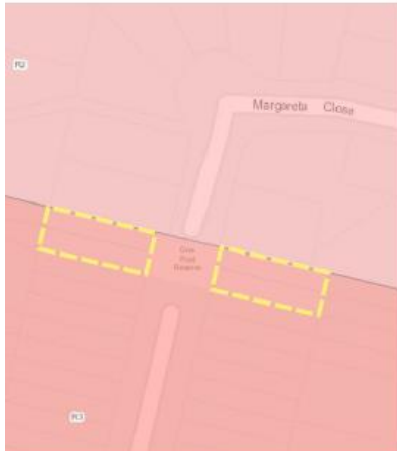
Include in new Cumberland LEP  
Rezone as RE1 rather than SP2 as  
proposed

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



## Rezoning request – Sydney Water

### Vulcan Street, Guildford



#### Recommendation:

Include in new Cumberland LEP

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





## Rezoning request – Sydney Water

### 61A Bursill Street, Guildford



#### Recommendation:

Include in new Cumberland LEP

<b>Owner</b>	Sydney Water	
<b>Description of Land</b>	61A Bursill Street, Guildford	
<b>Site Area</b>	Approximately 145m <sup>2</sup>	
<b>Proposal Summary</b>	<b>Existing (PLEP)</b>	<b>Proposed</b>
	Zone: R2 Low Density Residential Height: 9m FSR: 0.5:1	SP2 Infrastructure
<b>Rationale/ Submission</b>	<p>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.</p> <p>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.</p>	
<b>Current property use</b>	Stormwater open channel	



## Rezoning request – Sydney Water

### 32A Thomas Street, Granville



#### Recommendation:

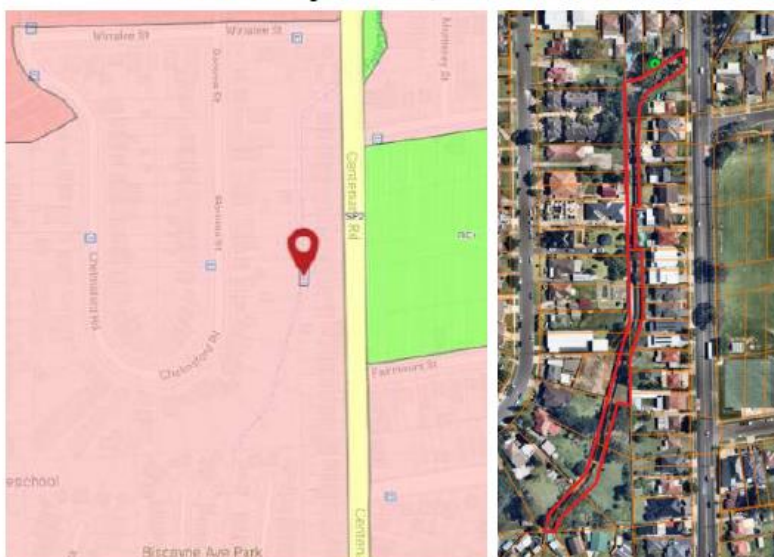
Include in new Cumberland LEP

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



## Rezoning request – Sydney Water

### 94 Centenary Road, South Wentworthville



#### Recommendation:

Include in new Cumberland LEP

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





## Rezoning request – Sydney Water

### Vivian Crescent, Berala



#### Recommendation:

Include in new Cumberland LEP

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



## Rezoning request – Sydney Water

### Sandra Street, Merrylands



#### Recommendation:

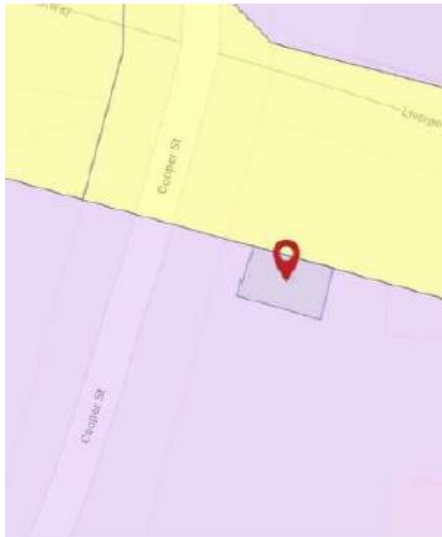
Include in new Cumberland LEP

Owner	Sydney Water	
Description of Land	Sandra Street, Merrylands	
Site Area	Approximately 1750m <sup>2</sup>	
Proposal Summary	Existing (HLEP)	Proposed
	Zone: R2 Low Density Residential Height: 9m FSR: 0.5:1	SP2 Infrastructure
Rationale/ Submission	<p>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.</p> <p>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.</p>	
Current property use	<p>Water main</p> <p>Liverpool-Parramatta Transitway runs along the corridor.</p>	



## Rezoning request – Sydney Water

### 23 Cooper Street, Smithfield



#### Recommendation:

Include in new Cumberland LEP

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





## Rezoning request – Sydney Water

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



## Rezoning request – Sydney Water

### 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>	
Proposal Summary	Existing (HLEP)	Proposed
	Zone: R3 Medium Density Residential Height: 9m FSR: 0.7:1	SP2 Infrastructure
Rationale/ Submission	<p>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.</p> <p>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.</p>	
Current property use	Water mains	



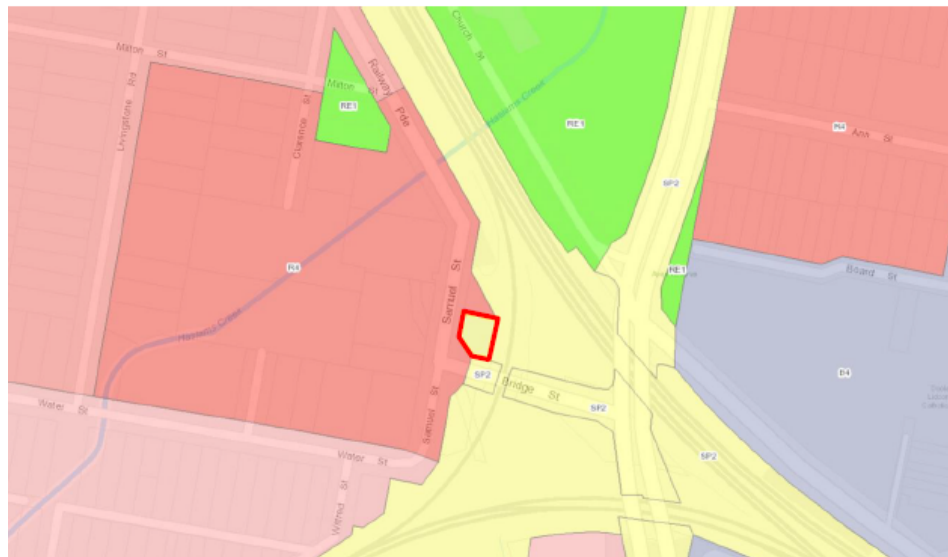
Proposed for inclusion in Cumberland LEP  
Private Landholdings





# Rezoning request – Lidcombe

## 3 Samuel Street, Lidcombe



### Recommendation:

Include in new Cumberland LEP

Description of Land	3 Samuel Street, Lidcombe	
Site area	Approximately 500 m <sup>2</sup>	
Proposal Summary	Existing (ALEP)	Proposed
	<b>Zone: SP2 Infrastructure</b>  <b>Height: N/A</b>  <b>FSR: N/A</b>	<b>Correct the ALEP 2010 zoning error. Rezone to R4 High Density Residential</b>
Submission	<p>In 1991, the owner purchased the site from the former State Rail (Sydney Trains) after the property was declared surplus to their requirement. Then State Rail informed the Auburn Council of the property no longer being required for railway use and to accordingly amend Council's LEP.</p> <p>In 2010, when the <i>Auburn LEP 2010</i> was gazetted, the whole area was rezoned to R4 but left out the subject site as SP2.</p>	