



Finalised Planning Proposals for Cumberland City Council

Planning Portal Reference Number	Address	Description	Stage	Planning Portal Link
PP-2022-2040	25 South Parade, Auburn	The Planning Proposal seeks to amend the Cumberland Local Environmental Plan (LEP) 2021 to introduce additional permitted uses for a medical centre and office premises to Schedule 1, and a maximum building height of 11m, at 25 South Parade, Auburn to facilitate the future use of the site.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2023-1924	Burnett Street Neighbourhood Centre	Burnett Street Planning Proposal seeks to amend the CLEP 2021 to support mixed-use development at the Burnett Street Neighbourhood Centre in Merrylands. The proposal request seeks to rezone land from R2 Low-Density Residential to E1 Local Centre, introduce a maximum building height of 17m, and introduce FSRs of 1.4:1, 1.5:1, and 1.8:1.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2023-158	Cumberland Heritage Study Proposal	Cumberland Heritage Planning Proposal seeks to amend the CLEP 2021 to amend the curtilage and listings and to add/remove heritage items to Part 1 of Schedule 5 of the LEP.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here

Planning Portal Reference Number	Address	Description	Stage	Planning Portal Link
PP-2022-2534	245-247 Great Western Highway, South Wentworthville	The Planning Proposal seeks to facilitate 4 and 6 storey hotel or motel accommodation use on the site's western part and the adaptive reuse of the existing wattles heritage building located on the eastern part of the site for a restaurant or cafe use. The site further proposes to introduce 27m maximum building height for the site's western land portion and apply a 1:1 FSR as a site-specific provision via the proposed Additional Use clause.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2022-2668	2-10 Victoria Street East, Lidcombe	The Planning Proposal seeks reclassify a council owned drainage easement from community to operational land which affects the subject site and the adjoining land at 49 East Street, Lidcombe.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2022-2295	80 Betty Cuthbert Drive, Lidcombe	The Planning Proposal seeks to facilitate redevelopment of the site for mix of health, education and residential uses. This is by amending the existing SP2 (Hospital) zone to SP2 Educational Establishment, SP2 Hospital, SP2 Drainage and R3 Medium Density Residential and by amending the existing Height of Building, FSR and applying the existing clause 4.1(3c) of the Cumberland LEP 2021 to the R3 Medium Residential zone only.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here

Planning Portal Reference Number	Address	Description	Stage	Planning Portal Link
PP-2021-6799	239 Merrylands Road, Merrylands	The Planning Proposal seeks to amend principal development controls (Height of Buildings and FSR) for the site's proposed Buildings D and E located within a large mixed-use precinct in Merrylands Town Centre.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2021-6839	327 Excelsior Street Guildford	The Planning Proposal seeks to implement changes to planning controls at Victor Brazier Park, Guildford. Amendments include reclassification of the site from 'Community' to 'Operational', and the amendment of zoning and height controls to discourage anti-social behaviour reported at the Site.	Refused	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-3702	2 Railway Street, Lidcombe 2141 3 East Street, Lidcombe 2141 5-7 East Street, Lidcombe 2141	The Planning Proposal seeks an amendment to the Auburn LEP 2010 which affects land at 2 Railway Street and 3-7 East Street Lidcombe to: <ul style="list-style-type: none"> - Rezone part of the site from IN2 Light Industrial to part B4 Mixed Use and retain existing RE1 zone over part of the site; - Amend the maximum height of buildings control on part of the site from no value to 32m; - Increase the maximum FSR on part of the site from 1.0:1 to 3.5:1; and - Identify land on part of the site for potential future road acquisition to enable an intersection upgrade. 	Refused	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here

Planning Portal Reference Number	Address	Description	Stage	Planning Portal Link
PP-2020-3379	37-39 Pavesi Street, Smithfield 2164	The Planning Proposal seeks to amend the land zoning, height of buildings, floor space ratio and minimum lot size provision to enable a development of 20 dual occupancy dwellings.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-3328	67-73 St Hilliers Road, Auburn	The Planning Proposal seeks to facilitate development of an educational establishment and office premises via Schedule 1 Additional Permitted Uses on land at 67-73 St Hilliers Road, Auburn.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-3223	459 Merrylands Road, Merrylands	The Planning Proposal seeks to permit the continued use of land at 459 Merrylands Road, Merrylands, for the purposes of a takeaway pizza establishment. This is to be achieved via addition of the site to Schedule 1 Additional Permitted Uses of Holroyd Local Environmental Plan 2013.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here

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PP-2020-3101	2 Bachell Avenue, Lidcombe	<ul style="list-style-type: none"> rezone the site from IN1 General Industrial to B5 Business Development. As the Auburn LEP does not contain the B5 Business Development zone the planning proposal seeks to add the B5 Business Development Zone to the Auburn LEP; amend the Floor Space Ratio control from 1:1 to 2.5:1; introduce a Height of Building control of 14m at the front of the site and 27 metres for a portion at the rear of the site; and remove the Foreshore Building Line that applies to this site. 	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-3061	92, 94 And 100 Woodville Road, Granville 63 And 65 Grimwood Street, Granville	The Planning Proposal seeks to amend Parramatta Local Environmental Plan 2011 by rezone land at Lansdowne Street, Highland Street and Woodville Road, Merrylands to B4 Mixed Use zone, increase the maximum height to 31m and increase the maximum FSR to 2:1 while introducing a site-specific provision to exclude gross floor area (GFA) for wintergardens.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-3021	55-57 Station Street and 6 Pritchard Street, Wentworthville	<p>The Planning Proposal seeks to amend the Holroyd LEP 2013 to allow:</p> <ul style="list-style-type: none"> Increase the Floor Space Ratio control from 2:1 and 2.2:1 to 3:1 across the site; Increase the Height of Building control from 10m, 17m and 20m to 41m at 55-57 Station Street, 17m and 23m at 6 Pritchard Street East; Amend Schedule 1 Additional Permitted Uses to permit a 100sqm ground floor private gymnasium for use by residential tenants only. <p>The proposal will facilitate the delivery of 12 additional dwellings (90 dwellings in total).</p>	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here

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PP-2020-2897	Land bounded by Alice Street, Queen Street, Mary Street and Park Road, Auburn	The Planning Proposal seeks to correct a floor space ratio mapping anomaly on the Auburn Local Environmental Plan 2010 map: FSR_002 - affecting land bounded by Alice Street, Queen Street, Mary Street and Park Road, Auburn.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-2845	2 Percy Street, Auburn	The Planning Proposal seeks to amend schedule 1 of the Auburn Local Environmental Plan 2010 to increase maximum height of building and introduce 'educational establishment' as an additional permitted use.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-2843	2 Railway Street and 3-7 East Street, Lidcombe	The Planning Proposal seeks an amendment to the Auburn LEP 2010 at 2 Railway Street and 3-7 East Street Lidcombe to: <ul style="list-style-type: none"> - Rezone part of the site from IN2 Light Industrial to B4 Mixed Use, and retain existing RE1 zone over part of the site; - To impose a maximum height of buildings control of 32m; - To increase FSR from 1.0:1 to 3.5:1; and - To identify land for potential future road acquisition. 	Refused	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-2801	Various locations across the Auburn LEP	The Planning Proposal seeks to correct mapping anomalies in Auburn LEP 2010. The mapping anomalies occur in various locations across the Local Government Area.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here

Planning Portal Reference Number	Address	Description	Stage	Planning Portal Link
PP-2020-2737	9-11 Gelibolu Parade, Auburn	The Planning Proposal seeks to amend the Schedule 1 of the Auburn Local Environmental Plan 2010 to introduce a 'Restaurant or Cafe' as an additional permitted use.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-2579	2 Byrne Street, Auburn 3 Belgium Street, Auburn Lot 18 Fraser Street, Auburn Lot 42 Fraser Street, Auburn	The Planning Proposal seeks to reclassify subject lands at 2 Byrne Street, 3 Belgium Street and Lots 18 and 42 Fraser Street, Auburn from Community to Operational Land.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-2568	1-17 Grey Street, Silverwater 32-48 Silverwater Road, Silverwater	The Planning Proposal seeks to rezone land at 1-17 Grey Street and 32-48 Silverwater Road, Silverwater from B6 Enterprise Corridor to B2 Local Centre by amending the Auburn LEP 20210 with amendments to FSR and building height.	Refused	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-2360	Eric Crescent, Lidcombe	The Planning Proposal seeks to amend Part 2, Schedule 4 Classification and Reclassification of Public Land of the Auburn LEP 2010 to reclassify Council land at Lot 22 DP 219238 Eric Crescent, Lidcombe from Community to Operational land.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here

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PP-2020-2264	4-12 Railway Street ,Lidcombe	<p>The Planning Proposal seeks an amendment to the Auburn LEP 2010:</p> <ul style="list-style-type: none"> - to increase the maximum height of buildings control from 32m to part 55m, part 45m and part 48m; - amend clause 4.4 to apply a minimum non-residential FSR of 0.4:1 to the site; and - a bonus FSR of 0.3:1 to the site, if a minimum non-residential FSR of 0.6:1 is provided. 	Approved	<p>Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal.</p> <p>Please click here</p>
PP-2020-2249	2-36 Church Street, Lidcombe	<p>The Planning Proposal seeks to amend the Auburn Local Environmental Plan 2010 by:</p> <ul style="list-style-type: none"> - increasing the Height of Building control from part 14.9 m, 16.9 m, 22.9 m, 27 m to part 22 m, 32m and 40 m; and - increasing the Floor Space Ratio from part 1.29:1, 1.49:1, 2.49:1 and 2.6:1 to 3.2:1. 	Approved	<p>Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal.</p> <p>Please click here</p>
PP-2020-2203	2-36 Church Street, Lidcombe and at the corner of Rawson Road and Macquarie Street, Auburn.	<p>The Planning Proposal seeks an amendment to the Auburn LEP 2010 to achieve:</p> <p>A) an increase in the Maximum Floor Space Ratio (FSR) from 3:1 and 3.6:1 to 5:1 for certain land zoned B4 Mixed Use in Auburn and Lidcombe Town Centres and</p> <p>B) an increase in the Maximum Floor Space Ratio (FSR) from 1.4:1 to 2:1 for all land zoned R4 High Density Residential, with the exception of land owned by Housing NSW at 2-36 Church Street, Lidcombe and at the corner of Rawson Road and Macquarie Street, Auburn.</p>	Approved	<p>Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal.</p> <p>Please click here</p>

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PP-2020-2191	N/A - Auburn LEP Amendment	This Planning Proposal seeks to update the Auburn Local Environmental Plan 2010 ("LEP 2010") to be consistent with the revised Standard Instrument (LEPs) Amendment Order 2011 and better translate the controls contained in LEP 2010 before the Amendment Order came into effect. Specifically, the proposed amendment will permit 'bulky goods premises' with consent in the B6 Enterprise Corridor zone; prohibit 'warehouse and distribution centres' in the R2, R3, R4 and RE2 zones; and delete the optional portion of the standard objective that refers to residential development in the B6 Enterprise Corridor zone.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-2177	116 Amy Street, Regents Park	The Planning Proposal seeks to amend Auburn Local Environmental Plan 2010 to rezone land bounded by Amy, Smith and Maunder Streets, Regents Park, from R2 Low Density Residential to R4 High Density Residential, and to amend the principal development controls for the land.	Refused	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-2120	N/A – Min Lot Size Provisions for Auburn and Holroyd LEP	The Planning Proposal seeks to amend both the Auburn Local Environmental Plan (LEP) 2010 and the Holroyd Local Environmental Plan 2013 to include 585m2 minimum lot area provisions for dual occupancies in the R2 Low Density Residential and R3 Medium Density Residential zones of the Cumberland local government area	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here

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PP-2020-2108	Land bounded by Macquarie Road, Simpson Street, St Hilliers Road and the Southern Boundary of the B6 Enterprise corridor fronting Parramatta Road	The Planning Proposal seeks to rezone the land bounded by Macquarie Road, Simpson Street, St. Hillier's Road and the southern boundary of the B6 enterprise Corridor zoned land (having frontage to Parramatta Road), from R3 Medium Density Residential to: . R4 High Density Residential and to increase: . the Height of Buildings (HoB) control from 9 metres to 18 metres; . the Floor Space Ratio (FSR) control from 0.75:1 to 1.7:1; and . to introduce a 20 metre HoB and 2:1 FSR control for 'corner sites'. The Proposal also seeks to add a new clause to Part 6 - Additional Local Provisions of the Auburn LEP 2010. This new clause identifies the site as a 'key site' (the North Auburn Precinct), for the inclusion of a 2500 square metre park (public open space), and in return provides bonus FSR and HoB provisions to encourage the development of a park within the precinct. The bonus provisions include a maximum 2:1 FSR (additional 0.3:1) and a maximum 25 metre HoB (additional 7 metres). These incentives offer a developer/applicant the opportunity to dedicate a proposed park within the North Auburn Precinct to Council, via a local voluntary planning agreement with Council, at the development application stage.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-2056	265 Parramatta Road, Auburn	The Planning Proposal seeks to amend Schedule 1 Additional Permitted Uses of the Auburn Local Environmental Plan 2010 to permit the site-specific additional use of up to 4,600 square metres of shops within the existing megamall building. The proposal does not seek to rezone any part of the site, which is currently zoned B6 Enterprise Corridor under the ALEP 2010.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here

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PP-2020-2028	2 Mark Street, Lidcombe	The Planning Proposal seeks to rezone land bounded by Railway, East, James and Mark Streets, Lidcombe, from IN2 Light Industrial and R4 High Density Residential to B4 Mixed Use and to rezone four sites from IN2 Light Industrial to RE1 Public Recreation. Land bounded by these streets is known as the Marsden Street Precinct.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-2024	N/A - Amendment to Strata and Community Title subdivision provisions contained in Auburn LEP	The Planning Proposal seeks to amend Auburn LEP 2010 to allow the subdivision of Torrens title land into strata and/or community title lots, and to exempt the subdivided lots from clause 4.1.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-2020	Cumberland Road, Auburn	The Planning Proposal seeks to rezone the mentioned lands from RE1 (Public Recreation) to R2 Low Density Residential under Auburn LEP 2010, to correct a zoning anomaly.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-1932	Lot 4 DP270668 Main Avenue, Lidcombe (17 Brooks Circuit, Lidcombe)	The Planning Proposal seeks to rezone land at Lot 4 DP270668 Main Avenue, Lidcombe, and introduce principal development standards under Auburn LEP 2010.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here

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PP-2020-1930	Auburn and Lidcombe Town Centres: Auburn Road, Auburn Joseph Street, Lidcombe	The Planning Proposal seeks to amend development standards for B4 Mixed Use zoned land in Auburn and Lidcombe Town Centres to permit a maximum building height of 57 metres and a maximum floor space ratio of 8.8:1.	Refused	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-1920	Wentworthville Town Centre The Area Bounded by: <ul style="list-style-type: none"> - The Kingsway to the North - Perry Street to the South - Lane Street to the East - The Cumberland Highway to the West. - It includes Additional Sites on the fringe namely, 79-81 and 88 Dunmore St to the West of Cumberland Highway - Library and Community Centre Site at 2-14 Lane Street. Wentworthville	Amendment 18 to Holroyd Local Environmental Plan 2013 - Implements the Wentworthville Planning and Place Making Strategy to revitalise the local centre and improve connectivity to the surrounding area and facilities. Includes a full traffic bypass of the Wentworthville town centre to enhance the pedestrian environment and improve amenity and urban design outcomes of Dunmore Street. Amendments include an increase to height of buildings and floor space ratio controls, introduce a commercial floor space bonus incentive and amend design excellence provisions.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-1756	4-10 Jenkins Street and 344-356 Park Road, Regents Park	The Planning Proposal seeks to rezone land at 4-10 Jenkins Street and 344-356 Park Road, Regents Park to enable redevelopment of the land for light industrial purposes.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here

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PP-2020-1643	Commercial Precinct on Parramatta Road, Auburn	The Planning Proposal seeks to permit development for the purposes of retail premises with an FSR of up to 1.5:1 in a defined precinct on Parramatta Road, Auburn.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-1542	2-10 Jenkins Street, Auburn 344-362 Park Road, Auburn	The Planning Proposal seeks to rezone land at 2-10 Jenkins Street and 344-362 Park Road, Regents Park, from IN2 Light Industrial to R4 High Density Residential, to remove the minimum lot size and amend the maximum building heights and floor space ratio provisions.	Refused	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-1527	1A and 1B Queens Street, Auburn	The Planning proposal seeks to rezone an area of industrial land (2.7ha) at 1A and 1B Queen Street, Auburn, adjacent to Auburn town centre, to allow redevelopment for high density residential purposes. It is also proposed to amend the maximum height and floor space ratio controls applying to the site, with appropriate controls to be established following detailed design studies.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here
PP-2020-1471	Main Avenue, Lidcombe	The Planning Proposal seeks to rezone land at Lot 802 Main Avenue, Lidcombe (former Lidcombe Hospital site) from R3 Medium Density Residential to R4 High Density Residential, to permit residential flat buildings.	Approved	Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal. Please click here

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PP-2020-1464	1-11 Neil Street, Merrylands	<p>The Planning Proposal seeks to amend Holroyd Local Environmental Plan 2013 as follows:</p> <ul style="list-style-type: none"> - Increase the maximum Height of Building control from 39 (12 storeys) to 50m (16 storeys) on the south-eastern portion of the site; and - Increase the Floor Space Ratio control from 3.5:1 to 3:66:1 on the eastern portion of the site 	Approved	<p>Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal.</p> <p>Please click here</p>
PP-2020-1874	2-22 William Street, Granville	<p>The Planning Proposal seeks to amend Parramatta Local Environmental Plan 2011 as follows:</p> <ul style="list-style-type: none"> - Increase the maximum Height of Building control from 14m to 16m; - Increase the Floor Space Ratio from 1:1 to 1.7:1 - Remove the local heritage item I205 (10 William Street, Granville) from schedule 5 of Parramatta LEP 2011 to facilitate demolition of item, and facilitate two residential flat developments on the broader site. <p>Note: Following notification for above, the proposed amendments were also incorporated into the Cumberland LEP 21 as Map Amendment No.1 on 12 November'2021.</p>	Approved	<p>Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal.</p> <p>Please click here</p>

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PP-2020-1858	45 Barcom Street, Merrylands West	<p>The planning proposal seeks to amend Holroyd Local Environmental Plan 2013 as follows:</p> <ul style="list-style-type: none"> - Rezone the site from R2 Low Density Residential to R4 High Density Residential - Increase the maximum Height of Building control from 9m to 15m (2 to 5 storeys across site); and - Increase the Floor Space Ratio control from 0.5:1 to 0.85:1 across the site - Insert a new clause under part 6 (Additional local provisions) limiting non-residential floor space (commercial/retail) to 1,480m². <p>Note: Following notification of above provisions under Holroyd LEP 2013 the proposed amendments were made effective under the Cumberland LEP 21 as (CLEP Amendment No.1) on 19 November'21.</p>	Approved	<p>Further information and related documentation in relation to planning proposal can be accessed from the NSW Planning Portal.</p> <p>Please click here</p>