CUMBERLAND
CITY COUNCIL

Council Meeting

Wednesday, 27 May 2026 at 6:30 PM

Note: This meeting was convened on 28 May 2026.

Cumberland City Council Chambers

Merrylands Service Centre, 16 Memorial Avenue, Merrylands

Councillor Contact Details

Granville Ward		
Clr Ola Hamed (Mayor)	0405 070 007	Ola.Hamed@cumberland.nsw.gov.au
Clr Steve Christou	0419 651 187	Steve.Christou@cumberland.nsw.gov.au
Clr Joseph Rahme	0418 995 471	Joseph.Rahme@cumberland.nsw.gov.au
Greystanes Ward		
Clr Nadima Kafrouni-Saba (Deputy Mayor)	0447 605 158	Nadima.KafrouniSaba@cumberland.nsw.gov.au
Clr Eddy Sarkis	0425 348 000	Eddy.Sarkis@cumberland.nsw.gov.au
Clr Dr Diane Colman	0400 279 200	Diane.Colman@cumberland.nsw.gov.au
Regents Park Ward		
Clr Enver Yasar	0497 428 929	Enver.Yasar@cumberland.nsw.gov.au
Clr Helen Hughes	0400 264 534	Helen.Hughes@cumberland.nsw.gov.au
Clr Steve Yang	0448 836 197	Steve.Yang@cumberland.nsw.gov.au
South Granville Ward		
Clr Paul Garrard	0414 504 504	Paul.Garrard@cumberland.nsw.gov.au
Clr Ahmed Ouf	0449 877 141	Ahmed.Ouf@cumberland.nsw.gov.au
Clr Glenn Elmore	0418 459 527	Glenn.Elmore@cumberland.nsw.gov.au
Wentworthville Ward		
Clr Michael Zaiter	0418 432 797	Michael.Zaiter@cumberland.nsw.gov.au
Clr Suman Saha	0419 546 950	Suman.Saha@cumberland.nsw.gov.au
Clr Sujan Selventhiran	0427 104 940	Sujan.Selventhiran@cumberland.nsw.gov.au

Statement of Ethical Obligations

Oath or Affirmation of Office
In taking the Oath or Affirmation of Office, each Councillor has made a commitment to undertake the duties of the office of councillor in the best interests of the people of Cumberland and Cumberland City Council and that they will faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act to the best of their ability and judgment.

Conflicts of Interest
A councillor who has a conflict of interest in any matter with which the council is concerned, and who is present at a meeting of the council when the matter is being considered, must disclose the interest and the nature of the interest to the meeting as soon as practicable. Both the disclosure and the nature of the interest must be recorded in the minutes of the Council meeting where the conflict of interest arises. Councillors should ensure that they are familiar with the Code of Conduct in relation to their obligations to declare and manage conflicts of interests.

For information on Council services and facilities please visit www.cumberland.nsw.gov.au

ORDER OF BUSINESS

All Council Meetings are livestreamed via Council's website. An audio/visual recording of the meeting is published following the meeting.

Note: This meeting was convened on 28 May 2026.

1 Opening of Meeting

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3 Confirmation of Previous Minutes

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5 Mayoral Minutes

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10 Motions to Alter or Rescind Council Resolution

Nil

11 Questions with Notice

Nil

12 Closed Session Reports

C05/26-59 Tender Evaluation Report - Granville Swim Centre - Re-lining of 50 Metre Pool (RFx1483)

Note: Included in Closed Council in accordance with Section 10A(2)(d)(i) of the Local Government Act as the information involves commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

C05/26-60 Tender Evaluation Report - Rfx1407 - Multifunction Devices and Print Management

Note: Included in Closed Council in accordance with Section 10A(2)(d)(i) of the Local Government Act as the information involves commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

C05/26-61 Tender Evaluation Report - Peter Hislop Park Fields 1 & 2 Floodlighting Upgrade (RFx1523)

Note: Included in Closed Council in accordance with Section 10A(2)(d)(ii) of the Local Government Act as the information involves information that would, if disclosed, confer a commercial advantage on a competitor of the council.

C05/26-62 Tender Evaluation Report - Granville Park Fields 1 and 2 Floodlighting Upgrade (RFx1530)

Note: Included in Closed Council in accordance with Section 10A(2)(d)(ii) of the Local Government Act as the information involves information that would, if disclosed, confer a commercial advantage on a competitor of the council.

C05/26-63 Tender Evaluation Report - Depot Office and Workshop Roof Renewals (RFx1518)

Note: Included in Closed Council in accordance with Section 10A(2)(d)(i) of the Local Government Act as the information involves commercial information of a confidential

nature that would, if disclosed prejudice the commercial position of the person who supplied it.

C05/26-64 Tender Evaluation Report - Seniors Units Roofing Works (RFx1521)

Note: Included in Closed Council in accordance with Section 10A(2)(d)(i) of the Local Government Act as the information involves commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

13 Confidential Attachments from Open Reports

C05/26-41 Legal Report

1. Litigation register

Note: Included in Closed Business Paper in accordance with Section 10A(2)(g) of the Local Government Act as the information involves advice concerning litigation, or advice as comprises a discussion of this matter, that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

C05/26-44 Community Grants - Round 2 2025/2026 Funding Recommendations

2. Community Grants Program Evaluation Report Round 2

Note: Included in Closed Business Paper in accordance with Section 10A(2)(c) of the Local Government Act as the information involves information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

14 Resolutions passed in Closed Session

15 Other Urgent \ General Matters

16 Close

Item No: C05/26-40

MINUTES OF THE ORDINARY MEETING OF COUNCIL - 25 MARCH 2026

Directorate:	Governance and Risk
Responsible Officer:	Director Governance and Risk

RECOMMENDATION

That Council confirm the minutes of the Ordinary Meeting of Council held on 25 March 2026.

ATTACHMENTS

1. Draft Council Minutes - 26 March 2026 ⇩

DOCUMENTS ASSOCIATED WITH REPORT C05/26-40

Attachment 1

Draft Council Minutes - 26 March 2026

CUMBERLAND CITY COUNCIL

Council Meeting
25 March 2026

Minutes of the Council Meeting 25 March 2026

Present:

Councillors

Ola Hamed (Mayor)	Councillor
Nadima Kafrouni-Saba (Deputy Mayor)	Councillor
Steve Christou	Councillor
Dr Diane Colman	Councillor
Glenn Elmore	Councillor
Paul Garrard	Councillor
Helen Hughes	Councillor
Ahmed Ouf	Councillor (Exited 9:09pm)
Joseph Rahme	Councillor (arrived 6:34pm) (Exited 9:11pm)
Suman Saha	Councillor (via Audio-Visual)
Eddy Sarkis	Councillor (via Audio-Visual – joined 6:36pm)
Sujan Selventhiran	Councillor (arrived 6:32pm)
Steve Yang	Councillor
Enver Yasar	Councillor
Michael Zaiter	Councillor

Officers

Peter Fitzgerald	General Manager
Melissa Attia	Director Corporate Performance (Deputy General Manager)
Daniel Cavallo	Director Environment & Planning
Brendan Govers	Director City Services
Nicole Byrn	Director Community & Culture
Charlie Ayoub	Director Governance & Risk
Colin McFadzean	General Counsel
Bianca Mourched	Acting Manager Governance
Paulette Maroon	Governance Officer

The Mayor, Councillor Hamed declared the meeting open at 6.30pm.

National Anthem

At this point in the meeting the Mayor, Councillor Hamed asked all of those in attendance to stand for the playing of the Australian National Anthem.

Acknowledgement of Country

The Mayor, Councillor Hamed read the following Acknowledgement of Country:

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"I would like to acknowledge the traditional owners of this land – the Darug People, and pay my respects to their elders past, present and emerging."

Min.1089 **Apologies / Requests for Leave of Absence/ Requests for Attendance by Audio-Visual Link**

Motion (Zaiter/Kafrouni-Saba)

That in accordance with Clause 5.24 of the Code of Meeting Practice, Council approve the attendance of Councillor Saha and Councillor Sarkis at this meeting via Audio/Visual Link due to unforeseen caring responsibilities.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion:	Christou, Colman, Elmore, Garrard, Hamed, Hughes, Kafrouni-Saba, Ouf, Saha, Selventhiran, Yang, Yasar and Zaiter.
Councillor(s) Against the Motion:	Nil.

Notice of Live Streaming of Council Meeting

The Mayor, Councillor Hamed advised that the Council meeting was being streamed live on Council's website and all in attendance must ensure their speech to the Council is respectful and use appropriate language.

Confirmation of Minutes

Min.1090 **C03/26-22 Minutes of the Ordinary Meeting of Council - 25 February 2026**

Motion (Garrard/Hughes)

That Council confirm the minutes of the Ordinary Meeting of Council held on 25 February 2026.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion:	Christou, Colman, Elmore, Garrard, Hamed, Hughes, Kafrouni-Saba, Ouf, Rahme, Saha, Selventhiran, Yang and Yasar.
Councillor(s) Against the Motion:	Nil.

Councillor Zaiter left the Meeting at 6:33pm during the consideration of this item.

Declarations of Pecuniary & Non Pecuniary Conflicts of Interest

There were no declarations of interest.

Min.1091 Mayoral Minute - International Women's Day 2026

Motion (Hamed)

That Council:

1. Wish all women and girls a Happy belated International Women's Day.
2. Formally recognises International Women's Day on 8 March and acknowledges the valuable contributions of women and girls across our community.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion: Christou, Colman, Elmore, Garrard, Hamed, Hughes, Kafrouni-Saba, Ouf, Rahme, Saha, Sarkis, Selventhiran, Yang, Yasar and Zaiter.

Councillor(s) Against the Motion: Nil.

Councillor Zaiter returned to the Meeting at 6:34pm during the consideration of this item.

Min.1092 Mayoral Minute - Wishing Our Community a Happy Eid Mubarak, Nowruz Mubarak and Happy Easter

Motion (Hamed)

That Council:

1. Note the Mayoral Minute;
2. Wish our community celebrating, Eid Mubarak, Nowruz Mubarak and Happy Easter; and
3. Congratulate Council's Events Team for planning fantastic events to mark these occasions.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion: Christou, Colman, Elmore, Garrard, Hamed, Hughes, Kafrouni-Saba, Ouf, Rahme, Saha, Sarkis, Selventhiran, Yang, Yasar and Zaiter.

Councillor(s) Against the Motion: Nil.

Min.1093 Items Resolved by Exception

Motion (Sarkis/Elmore)

That Council adopt items C03/26-23, C03/26-24, C03/26-29, C03/26-35, C03/26-36, C03/26-37, C03/26-38 and C03/26-39 on the Council Agenda as per the recommendations in the reports.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion:	Christou, Colman, Elmore, Garrard, Hamed, Hughes, Kafrouni-Saba, Ouf, Rahme, Saha, Sarkis, Selventhiran, Yang, Yasar and Zaiter.
Councillor(s) Against the Motion:	Nil.

C03/26-23 Legal report

Resolved by Exception

That the report be received.

C03/26-24 Investment Report - February 2026

Resolved by Exception

That Council receive the February 2026 Investment Report.

C03/26-29 Audit, Risk & Improvement Committee - Minutes of Meeting held on 17 February 2026

Resolved by Exception

That Council receive the Minutes of the Audit, Risk and Improvement Committee held on 17 February 2026.

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C03/26-35 Tender Evaluation Report - Mechanical Workshop and Fleet Maintenance (RFx1255)

Resolved by Exception

That Council:

1. Accept the Tender Evaluation Panel's recommendation to award the following contractors to the panel contract for Mechanical Workshop and Fleet Maintenance, in accordance with Clause 178(1)(a) of the *Local Government (General) Regulation 2021*, for a contract term of 3 years, with the option to extend the agreement for a further one plus one (1 + 1 year(s)) period at the sole option of the Council:

    a. A & D Motors Heavy Vehicle Repairs Pty Ltd

    b. B2S Auto Services Pty Ltd

    c. Crowe, Mark Thomas

    d. Farm City Pty Ltd

    e. South West Truck & Trailer Repairs Pty Ltd

2. Delegate to the General Manager the authority to execute the contract and any associated documents.

C03/26-36 Tender Evaluation Report - Supply and Delivery of Personal Protective Equipment (PPE) and Materials (RFx1256)

Resolved by Exception

That Council:

1. Accept the Tender Evaluation Panel's recommendation to include the following contractors to the panel contract for the Supply and Delivery of Personal Protective Equipment (PPE) and Materials in accordance with Clause 178(1)(a) of the *Local Government (General) Regulation 2021*, for a contract term of 3 years, with the option to extend the agreement for a further one plus one (1 + 1 year(s)) period at the sole option of Council:

    a) Allmakes Pty Ltd t/as Brandworx Australia

    b) Amare Safety Pty Ltd

    c) Ambassador Apparel Group Pty Ltd

    d) Artcraft Proprietary Ltd

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e) Barrier Signs Pty Ltd

f) Borger Safety and Workwear Pty Ltd

g) Bunnings Group Ltd

h) Bunzl Brands & Operations Pty Ltd

i) Complete Office Supplies Pty Ltd

j) Express Safety & Label Solutions Pty Ltd

k) Greenway Solutions Pty Ltd t/as Greenway Turf Solutions

l) GYC Pty Ltd

m) Howgadd Pty Ltd t/as My-T Signs

n) J Blackwood & Sons Pty Ltd

o) MDJ Group Pty Ltd

p) Onsite Safety Australia Pty Ltd

q) Primal Workwear Pty Ltd

r) The Trustee for the Adaptive Trust t/as Southland Supply Co

s) The Trustee for the Tower Mountain Trust

2. Delegate to the General Manager the authority to execute the contract and any associated documents.

C03/26-37 Tender Evaluation Report - Scheduled Hygiene Services (RFx1253)

Resolved by Exception

That Council:

1. Accept the Tender Evaluation Panel's recommendation to award the contract to The Trustee for Shea Group Trading Trust t/as Enviro-LCS Pty Ltd in accordance with Clause 178(1)(a) of the *Local Government (General) Regulation 2021*, for $582,422.81 excluding GST for a contract term of 3 years, with the option to extend the agreement for a further one plus one (1 + 1 year(s)) period at the sole option of the Council.

2. Delegate to the General Manager the authority to execute the contract and any associated documents.

C03/26-38 Tender Evaluation Report - Boom Gate & Carpark Operation (RFx1443)

Resolved by Exception

That Council:

1. Accept the Tender Evaluation Panel's recommendation to award the contract to Designa Australia Pty Ltd (ABN 87 160 442 062) in accordance with Clause 178(1)(a) of the *Local Government (General) Regulation 2021*, for a lump sum of $938,231.30 excluding GST for a contract term of 3 years, with the option to extend the agreement for a further one plus one (1 + 1 year(s)) period at the sole option of the Council:

    - Capital work of boom gate installation, CCTV commissioning, pay station installation and commissioning ($395,345.68 excl GST)
    - Operational costs for five (5) years ($542,885.62 excl GST)

2. Delegate to the General Manager the authority to execute the contract and any associated documents.

C03/26-39 Expressions Of Interest Evaluation Report - Hyland Road Landfill Cap (RFX1449)

Resolved by Exception

That Council:

1. Accept the Evaluation Panel's recommendation to proceed to a Selective Tender process for Hyland Road Landfill Cap project, inviting the top six (6) respondents to tender in accordance with Section 55(4)(a) of the Act and Clause 168 of the Local Government (General) Regulation 2021:
    a. Ford Civil Contracting Pty Ltd
    b. Daracon Contractors Pty Ltd
    c. Demolition Environmental Civil Contractors Pty Ltd T/a DECC Pty Ltd
    d. Enviropacific Services Pty Ltd
    e. Eco Line Solutions Pty Ltd
    f. Synergy Resources Management Pty Ltd
2. Receive a report detailing the outcome of the selective tender process to a future meeting.

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Min.1094 C03/26-25 Response to Notice of Motion - Increased Timing and Responsibility of Ranger Activity

Motion (Hughes/Garrard)

That Council include funding of $50,000 within the Draft Operational Budget to fund the trial of extended operating hours of Council's Rangers service for a trial period as outline within this report.

The Motion on being Put was declared **CARRIED** Unanimously.

Councillor(s) For the Motion: Christou, Colman, Elmore, Garrard, Hamed, Hughes, Kafrouni-Saba, Ouf, Rahme, Saha, Sarkis, Selventhiran, Yang, Yasar and Zaiter.

Councillor(s) Against the Motion: Nil.

Councillor Sarkis left the Meeting at 6:43pm and returned to the Meeting at 6:45pm during the consideration of this item.

Min.1095 C03/26-26 Draft Operational Plan 2026-2027 and Fees and Charges 2026-2027

Motion (Colman/Elmore)

That Council endorse the Draft Operational Plan 2026–2027 and Draft Fees and Charges 2026–2027 for public exhibition for a period of 28 days, with a report to be returned to Council following the exhibition period.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion: Colman, Elmore, Garrard, Hamed, Hughes, Kafrouni-Saba, Ouf, Saha, Sarkis, Selventhiran, Yang, Yasar and Zaiter.

Councillor(s) Against the Motion: Christou.

Councillor Ouf left the Meeting at 7:01pm and returned to the Meeting at 7:03pm during the consideration of this item.

Councillor Rahme left the Meeting at 7:18pm during the consideration of this item.

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Min.1096 C03/26-27 Cumberland Children and Families Strategy 2026-2030

Motion (Colman/Kafrouni-Saba)
That Council adopt the Cumberland Children and Families Strategy 2026 – 2030 as outlined in Attachment 1 of this report.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion: Christou, Colman, Elmore, Garrard, Hamed, Hughes, Kafrouni-Saba, Ouf, Rahme, Saha, Sarkis, Selventhiran, Yang, Yasar and Zaiter.

Councillor(s) Against the Motion: Nil.

Councillor Rahme returned to the Meeting at 7:21pm during the consideration of this item.

Councillor Rahme left the Meeting at 7:22pm and returned to the Meeting at 7:23pm during the consideration of this item.

Councillor Christou left the Meeting at 7:22pm and returned to the Meeting at 7:24pm during the consideration of this item.

Councillor Saha left the Meeting at 7:23pm and returned to the Meeting at 7:24pm during the consideration of this item.

Min.1097 Alteration of Order of Business

Motion (Colman/Kafrouni-Saba)

That in accordance with Clause 8.2 of the Code of Meeting Practice, Council alter the order of business to allow item **C03/26-28** Property Committee – Minutes of Meeting Held 9 March 2026 to be dealt with at the end of the Meeting in closed session.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion: Christou, Colman, Elmore, Garrard, Hamed, Hughes, Kafrouni-Saba, Ouf, Rahme, Saha, Sarkis, Selventhiran, Yang, Yasar and Zaiter.

Councillor(s) Against the Motion: Nil.

CUMBERLAND CITY COUNCIL

Min.1098 C03/26-30 Notice of Motion - Public Transparency and Approval for Councillor International Travel

Motion (Ouf/Selventhiran)

That Council resolve:

1. Any international travel undertaken by a Councillor, where Council funds or resources are used in whole or in part, must be approved by Council resolution in an open meeting before the travel takes place.

2. The approval must be supported by a report included in the public Business Papers. The matter is not to be treated as confidential unless it clearly falls within Section 10A of the Local Government Act 1993.

3. The report must clearly set out:

    a. The purpose of the travel

    b. The expected benefit to the Cumberland community

    c. The full itinerary and duration

    d. The names of all Councillors attending

    e. A full breakdown of all projected costs, including flights, accommodation, meals, transport, conference or event fees, insurance, visas and any other direct or indirect expense

4. Within 30 days of returning, a follow up report must be presented to Council in an open meeting outlining:

    a. What was achieved

    b. The actual benefit delivered to the community

    c. A full breakdown of final costs

    d. Any difference between the projected and actual expenditure

5. All reports relating to international travel are to be published on Council's website within 7 days of being presented to Council.

6. These requirements apply to any international travel undertaken in an official capacity on behalf of Council, including where Council branding, authority or representation is involved.

CUMBERLAND CITY COUNCIL

Amendment (Zaiter/ Colman)

That council note:

1. Council adopted its current Councillor Expenses and Facilities Policy (Policy) on 19 November 2025;
2. Clause 6.10 of the policy states “Any overseas travel will require a resolution of Council endorsing such travel and must demonstrate alignment with Council’s established policies”.
3. Clause 14.1 of the policy states “Council will report on the provision of expenses and facilities to Councillors as required in the Act and Regulations, including within the Annual Report”.
4. Clause 14.2 of the policy states “Detailed reports on the provision of expenses and facilities to Councillors will be publicly tabled at a Council meeting every six months and published in full on Council’s website. This information will include expenditure summarised by individual Councillor and as a total for all Councillors”.
5. Clause 15.1 of the policy states “The operation of this Policy is subject to Council’s audit program”.

The Amendment on being Put was declared **CARRIED**.

Councillor(s) For the Amendment:	Colman, Elmore, Hamed, Kafrouni-Saba, Rahme, Saha, Yang, Yasar and Zaiter.
Councillor(s) Against the Amendment:	Christou, Garrard, Hughes, Ouf, Sarkis and Selventhiran.

The Amendment then became the Motion as follows:

Motion (Zaiter/ Colman)

That council note:

1. Council adopted its current Councillor Expenses and Facilities Policy (Policy) on 19 November 2025;
2. Clause 6.10 of the policy states “Any overseas travel will require a resolution of Council endorsing such travel and must demonstrate alignment with Council’s established policies”.
3. Clause 14.1 of the policy states “Council will report on the provision of expenses and facilities to Councillors as required in the Act and Regulations, including within the Annual Report”.
4. Clause 14.2 of the policy states “Detailed reports on the provision of expenses and facilities to Councillors will be publicly tabled at a Council meeting every six months and published in full on Council’s website. This information will include expenditure summarised by individual Councillor and as a total for all Councillor”.

5. Clause 15.1 of the policy states "The operation of this Policy is subject to Council's audit program".

The Motion on being Put was declared **CARRIED**.

Councillor(s) For the Motion:	Colman, Elmore, Hamed, Kafrouni-Saba, Rahme, Saha, Yang, Yasar and Zaiter.
Councillor(s) Against the Motion:	Christou, Garrard, Hughes, Ouf, Sarkis and Selventhiran.

Note: At this point in the meeting, Councillor Colman raised a Point of Order regarding Councillor Ouf's remarks, stating that he was making unfounded allegations about the organisation. The Mayor, Councillor Hamed, cautioned Councillor Ouf regarding his comments.

Note: At this point in the meeting, Councillor Colman raised a further Point of Order regarding Councillor Ouf's remarks, stating that he continued to make unfounded allegations about the organisation despite being warned previously by the Mayor. The Mayor, Councillor Hamed, again cautioned Councillor Ouf regarding his comments.

Councillor Saha left the Meeting at 7:47pm and returned to the Meeting at 7:52pm during the consideration of this item.

Min.1099 C03/26-31 Notice of Motion - Implementation of a Shop Local Bonus Scheme for Tree Planting

Motion (Yasar/Elmore)

That Council:

1. Notes Cumberland's low urban tree canopy and the need to incentivise residents to plant and care for trees on private land and verges.

2. Endorses in principle a "Shop Local Bonus" incentive scheme whereby residents who plant a tree receive a local e-voucher redeemable at participating businesses, with Stage 1 focused on low canopy streets in the Regents Park Ward.

3. Authorises the General Manager to design the scheme and consult with the Environment Advisory Committee, the local Chamber of Commerce and traders to identify delivery options, governance and funding pathways using existing Council channels.

4. Requests that the design consider multilingual access, equity targeting, simple eligibility, and clear measures of success (plantings, survival and uptake).

5. Requires a report by 31 August 2026 with costed pilot options and recommendations for rollout across the LGA.

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The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion:	Colman, Elmore, Garrard, Hamed, Hughes, Kafrouni-Saba, Ouf, Rahme, Saha, Sarkis, Selventhiran, Yang, Yasar and Zaiter.
Councillor(s) Against the Motion:	Christou.

Councillor Ouf left the Meeting at 8:23pm and returned to the Meeting at 8:27pm during the consideration of this item.

Min.1100 C03/26-32 Notice of Motion - Lidcombe Town Centre Smart Parking Feasibility Study

Motion (Yasar/Selventhiran)

That Council:

1. Notes ongoing parking pressures in and around Lidcombe Town Centre and Lidcombe Station, including Bridge Street, nearby Council car parks and surrounding residential streets.
2. Notes that Council's Smart Places Strategy and Action Plan identifies smart and accessible parking as a priority, and that parking sensor technology has already been used elsewhere in Cumberland.
3. Endorses in principle a feasibility study into a targeted smart parking trial in Lidcombe Town Centre, focused on:
    a. Bridge Street car park and other Council-controlled parking near Lidcombe Station; and
    b. High-demand short-stay parking bays in the town centre.
    c. That the pick-up and drop off kiss and ride zones outside Lidcombe station on Tooheys Lane and Church Street be examined.
4. Requests that the study consider technology, locations, costs, integration with existing parking policies, accessibility, enforcement, and partnership or funding opportunities with Transport for NSW and relevant NSW programs.
5. Receives a report by 31 August 2026 with feasibility findings, potential trial locations and recommended next steps.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion:	Colman, Elmore, Garrard, Hamed, Hughes, Kafrouni-Saba, Ouf, Saha, Selventhiran, Yang, Yasar and Zaiter.
Councillor(s) Against the Motion:	Christou and Rahme.

Councillor Rahme left the Meeting at 8:30pm and returned to the Meeting at 8:35pm during the consideration of this item.

Councillor Sarkis left the Meeting at 8:37pm Meeting during the consideration of this item.

Councillor Selventhiran left the Meeting at 8:42pm and returned to the Meeting at 8:44pm during the consideration of this item.

Min.1101 C03/26-33 Notice of Motion - Recognising the 40 days of Lent

Motion (Rahme/Zaiter)

That:

1. Commencing in the Lenten period of 2027 and ongoing, Council install banners in all town centres in the period leading up to Easter, recognising the holy season of Lent in alignment with Council's existing street banner schedule; and
2. Council recognise the holy season of lent in their social media and print marketing campaigns for council's website and council facilities.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion:	Christou, Colman, Elmore, Hamed, Hughes, Kafrouni-Saba, Ouf, Rahme, Saha, Sarkis, Selventhiran, Yang, Yasar and Zaiter.
Councillor(s) Against the Motion:	Garrard.

Councillor Sarkis returned to the Meeting at 9:05pm during the consideration of this item.

Min.1102 C03/26-34 Notice of Motion - Recognition of Great Lent

This item was withdrawn by the Mover.

Councillor Ouf left the Meeting at 9.09pm and did not return.

CUMBERLAND CITY COUNCIL

Council Meeting
25 March 2026

Min.1103 Closed Session

At this stage of the meeting being 9:09pm, the Mayor advised that in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, it is proposed to move into Closed Session to consider the following item:

- C03/26-28 Property Committee - Minutes of Meeting Held 9 March 2026, as the item contained the following considerations under the Act: (2)(c) - information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Motion (Kafrouni-Saba/Zaiter)

That in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, Council enter into Closed Session to determine Item C03/26-28.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion:	Christou, Colman, Elmore, Garrard, Hamed, Hughes, Kafrouni-Saba, Rahme, Saha, Sarkis, Selventhiran, Yang, Yasar and Zaiter.
Councillor(s) Against the Motion:	Nil.

Min.1104 C03/26-28 Property Committee - Minutes of Meeting Held 9 March 2026

Motion (Zaiter/Saha)

That Council:

1. Receive the Minutes of the Cumberland Property Committee meeting held on 9 March 2026, and adopt the recommendations contained therein.

2. Include a copy of the resolutions of Council in the Minutes.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion:	Christou, Colman, Elmore, Garrard, Hamed, Hughes, Kafrouni-Saba, Saha, Sarkis, Yang, and Zaiter.
Councillor(s) Against the Motion:	Selventhiran and Yasar.

Min.1105 Open Session

Motion (Kafrouni-Saba/Colman)

That Council resume the public meeting.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion:	Christou, Colman, Elmore, Garrard, Hamed, Hughes, Kafrouni-Saba, Saha, Sarkis, Selventhiran, Yang, Yasar and Zaiter.
Councillor(s) Against the Motion:	Nil.

On resumption of the public meeting at 9:41pm, the Mayor, Councillor Hamed read out the resolution made in Closed Session.

Note: Councillor Garrard tabled a petition in relation to DA2026/0064 in General Business. The Mayor, Councillor Hamed advised that the tabled petition would be handled by the General Manager in accordance with the adopted Petition Guidelines.

The Mayor, Councillor Hamed closed the meeting at 9:42pm.

Chairperson_____

CUMBERLAND CITY COUNCIL

Appendix 1 Resolutions of the Council following consideration of the recommendations of the Property Committee Meeting held at Merrylands Administration Building, 16 Memorial Avenue, Merrylands NSW 2160 on Monday 9 March 2026.

ITEM PC001/26 - UPDATE ON COMMITTEE RESOLUTIONS

RESOLVED

That the Property Committee receive the status update on Committee resolutions.

ITEM PC003/26 - PROPOSED GRANTING OF DRAINAGE EASEMENT - HAMPDEN ROAD SOUTH WENTWORTHVILLE

RESOLVED

The Property Committee recommend that Council in accordance with Section 46 of the *Local Government Act 1993*, approve the creation of an easement in favour of the property located at 36 Hampden Road South Wentworthville (Lot 95 in DP 848384), to permit the legal disposal of stormwater through Council's Reserve known as Mujar Reserve (Lot 96 in DP 848384) subject to:

(a) an independent valuation report being obtained;

(b) the final easement location and design being in accordance with the expert advice of Council's Engineering team and Special Projects Manager;

(c) completion of the required 28-day public notification period in accordance with Section 47 of the Local Government Act 1993; and

(d) all associated costs regarding the granting of an easement, including compensation to be paid by the applicant.

ITEM PC004/26 - PROPOSED GRANTING OF DRAINAGE EASEMENT - MONTEREY STREET SOUTH WENTWORTHVILLE

RESOLVED

The Property Committee recommend that Council in accordance with Section 46 of the *Local Government Act 1993*, approve the creation of an easement in favour of the property located at 20 Monterey Street, South Wentworthville NSW 2145 (Lot 539 in DP11653), to permit the legal disposal of stormwater through Council's Reserve (Monterey Street Park, Lot 1 in DP1037917) subject to:

a) an independent valuation report being obtained;

b) the final easement location and design being in accordance with the expert advice of Council's Engineering Team;

c) completion of the required 28 day public notification period in accordance with *Section 47 of the Local Government Act 1993; and*

d) all associated costs including easement compensation to be paid by the applicant.

ITEM PC008/26 - OPTIONS FOR VACANT OPERATIONAL LAND – HOLROYD

RESOLVED

That the Property Committee consider the future use options for the vacant operational land at 1A Peel Street (Lot 76 and Lot 77 DP 12514 and Part Lot 2 DP 1308697) and 10 Robert Street, Holroyd (Lot 5 Section 5 DP 3642), and proceed with Option 1 outlined in the report.

ITEM PC009/26 - DRAFT PARKS PLAN OF MANAGEMENT

RESOLVED

That the Property Committee recommend that Council:

1. Endorse the Draft Parks Plan of Management for referral to the NSW Department of Planning, Housing and Infrastructure for Ministerial consent.
2. Upon receipt of Ministerial approval, place the Draft Parks Plan of Management on exhibition for a period of 42 days, inviting submissions throughout that time in accordance with Section 38 of the Local Government Act 1993.
3. Provide a further report to Council detailing the outcome of the public exhibition period.

ITEM PC010/26 - RESPONSE TO NOTICE OF MOTION - PARLIAMENTARY INQUIRY INTO METROPOLITAN MEMORIAL PARKS (CARNARVON GOLF COURSE)

RESOLVED

That the Property Committee and Council receive and note this report.

CUMBERLAND CITY COUNCIL

ITEM PC011/26 - ELECTRIC VEHICLE CHARGING INFRASTRUCTURE ON COUNCIL LAND - LICENCE PROPOSAL

RESOLVED

That the Property Committee recommend that Council:

1. Endorse the proposal by NRMA for Electric Vehicle (EV) charging infrastructure on Council land as outlined in this report; and
2. Delegate to the General Manager to negotiate and execute the necessary documentation to give effect to an agreement.

ITEM PC012/26 - PROPOSED EXPRESSION OF INTEREST FOR LEASE - GUILDFORD WEST SPORTSGROUND

RESOLVED

That the Property Committee recommend that Council:

1. Note the continued interest in Cumberland for expanding and emerging court sports.
2. Proceed to prepare an Expression of Interest process for the proposed lease, development and management of the Guildford West Sportsground Tennis Complex.

ITEM PC002/26 - UPDATE ON GENERAL PROPERTY LEASES/TRANSACTIONS

RESOLVED

The Property Committee recommend that Council:

1. Receive and note the update; and
2. Not proceed to progress a Planning Proposal for the re-classification of land to enable the proposed sale of Council land leased to Guildford Leagues Club Pty Ltd.

CUMBERLAND CITY COUNCIL

ITEM PC005/26 - PROPOSED COMPULSORY ACQUISITION - WENTWORTHVILLE

RESOLVED

The Property Committee recommend to Council that:

1. Lots 5 & 6 in Deposited Plan 32447 (48 & 50 Station St, Wentworthville 2145) be acquired by compulsory process under the *Land Acquisition (Just Terms Compensation Act) 1991* (NSW) by authority contained in section 177 of the *Roads Act 1993* (NSW) for the purpose of the Wentworthville Town Centre road bypass.
2. Minerals be excluded from the acquisition.
3. The acquisition not be for the purpose of resale.
4. Upon acquisition, Council dedicates the land as a public road in accordance with section 10 of the *Roads Act 1993* (NSW), including notice in the Government Gazette.
5. Council be responsible for all costs including landowner's reasonable costs such as valuation, survey, plan registration, transfer and legal costs in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991* (NSW).
6. Council pay compensation to the owners of Lots 5 & 6 in Deposited Plan 32447 in accordance with the Compensation Terms set out in the Attachments - Confidential (section 10A(2)(c) of the *Local Government Act 1993* (NSW)).
7. The General Manager be authorised to make all necessary applications to the NSW Minister for Local Government and the NSW Governor for the purpose of the acquisition, and to sign all necessary legal documents in relation to this matter.
8. Prior to progressing the above actions, Council write to the owner providing 14 days notice of Council's intention, and offer a meeting if required.

ITEM PC006/26 - UNSOLICITED PROPOSAL FOR PROPERTY ACQUISITION - AUBURN

RESOLVED

The Property Committee recommend that Council:

1. Receive the report and;
2. Authorise the general manager to undertake a formal valuation of the site and undertake an assessment of the public/community benefit offer; and
3. Receive a report to a future meeting with the above due diligence detailed.

ITEM PC007/26 - 27 MONITOR ROAD, MERRYLANDS - UPDATE ON PROPOSED LEASE

RESOLVED

The Property Committee recommend that Council:

1. Authorise the General Manager to dispose of 27 Monitor Road Merrylands (Lot 178 in DP 3425) through a public sale process, in accordance with an independent valuation report and legal advice.
2. Be updated on the sale outcome at a future meeting.
3. Confirm that proceeds from the sale of the site are returned to the Childcare Reserve.

ITEM PC013/26 - OUTCOME OF LEASING EXPRESSION OF INTEREST - AUBURN

RESOLVED

That the Property Committee receive the report and recommend that Council invite Australian Soccer School Pty Ltd (ABN: 55 606 575 446) to tender for the proposed lease, in accordance with Clause 168(4)(a) of the *Local Government (General) Regulation 2021*.

ITEM PC014/26 - VERBAL UPDATE ON GENERAL & STRATEGIC PROPERTY MATTERS

RESOLVED

The Property Committee recommend that Council:

1. Receive and note the update; and
2. Delegate authority to the General Manager to deal with items:

    a) 2/58 Auburn Rd, Auburn; and
    b) Transaction at McFarlane Street Carpark.

Item No: C05/26-41

LEGAL REPORT

Directorate: General Manager
Responsible Officer: General Counsel
Community Strategic Plan Goal: *Providing Local Leadership*

SUMMARY

This report provides Council with a summary of legal proceedings in which Council is involved.

RECOMMENDATION:

That the report be received.

REPORT

This report provides Council with a summary of the status of litigation for which Council is a party to. It does not include the following types of legal proceedings:

- Proceedings that are managed by Council's insurers;
- Local Court proceedings involving an appeal against a parking fine; and
- Proceedings for the recovery of debts where those proceedings are being run by Council's external debt collection agency.

The report is current to 13 May 2026. It does not capture changes that have occurred between that date and the date the report is considered by Council.

COMMUNITY ENGAGEMENT

There are no consultation processes for Council associated with this report.

POLICY IMPLICATIONS

There are no policy implications for Council associated with this report.

RISK IMPLICATIONS

There are no risk implications for Council associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications for Council associated with this report.

CONCLUSION

This litigation register provides advice on the status of current court proceedings for the information of the Council.

ATTACHMENTS

1. Litigation register (confidential)
   Note: Included in Closed Business Paper in accordance with Section 10A(2)(g) of the Local Government Act as the information involves advice concerning litigation, or advice as comprises a discussion of this matter, that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

Item No: C05/26-42

INVESTMENT REPORT - APRIL 2026

Directorate: Corporate Performance
Responsible Officer: Acting Director Corporate Performance
Community Strategic Plan Goal: *Delivering Sustainable Infrastructure and Services*

SUMMARY

This report provides an update on the performance and compliance of Council's investment portfolio for the month of April 2026.

RECOMMENDATION

That Council receive the April 2026 Investment Report.

REPORT

Included in this report are the following items that highlight Council's investment portfolio performance for April 2026.

Council Investments as at 30 April 2026

Council's investment portfolio has a current market value of $252,197,338 and has returned 4.81% in the last 12 months. The following table reflects Council's holding in various investment categories:

Categories	Face Value ($)	Purchase Price ($)	Current Value ($)	12 Month Return (%)
Bonds	5,400,000	5,400,000	5,562,875	4.50
Cash	13,684,097	13,684,097	13,684,097	3.84
Floating Rate Note	50,000,000	50,229,849	50,565,097	4.89
Managed Funds	15,051,446	12,000,000	15,051,446	8.65
Term Deposit	163,000,000	163,000,000	167,333,822	4.67
	247,135,543	**244,313,946**	**252,197,338**	**4.81**

Face Value = capital value to be repaid upon maturity

Purchase Price = capital value +/- premiums or discounts

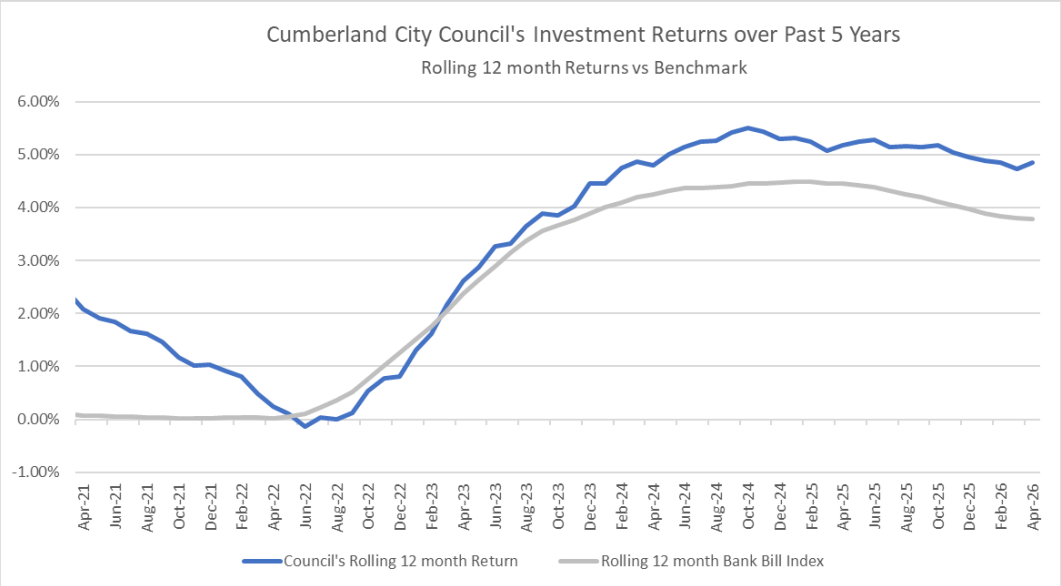
Current Value = current market value + accrued interest

Investment Portfolio Performance

Council's investment portfolio returned 0.48% (actual) for the month on a marked-to-market basis versus the bank bill index benchmark's 0.34% (actual) return. Council's managed fund investments may experience monthly volatility as financial markets undergo changes in outlook. However, such investments are expected to yield a favourable return over the long term. For the past 12 months, the investment portfolio has returned 4.84% versus the benchmark's 3.79%.

As at 30 April 2026 the cumulative interest earned was $10,530,471. This is $1,258,804 higher than the year-to-date budget of $9,271,667

The performance chart below shows Council's rolling 12 monthly return versus benchmark over the past 5 years. Each data point is the 12 month return for the stated month end:



COMMUNITY ENGAGEMENT

There are no consultation processes for Council associated with this report.

POLICY IMPLICATIONS

There are no policy implications for Council associated with this report.

RISK IMPLICATIONS

Preservation of capital is the prime objective of the investment portfolio. Investments are placed in a manner that seeks to ensure security and safeguarding of the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters that is both set in Council's Investment Policy and guided by the investment advisor.

FINANCIAL IMPLICATIONS

There are no financial implications for Council associated with this report.

CONCLUSION

Council hereby certifies that the investments listed within this report have been made in accordance with Section 625 of the *Local Government Act 1993*, Clause 212 of the *Local Government (General) Regulation 2021* and Council's Investment Policy.

ATTACHMENTS

1. Investment Report April 2026 ⇩
2. Invesment Commentary April 2026 ⇩

DOCUMENTS ASSOCIATED WITH REPORT C05/26-42

Attachment 1

Investment Report April 2026



Investment Summary Report
April 2026

Cumberland City Council
Investment Summary Report - April 2026

CUMBERLAND CITY COUNCIL

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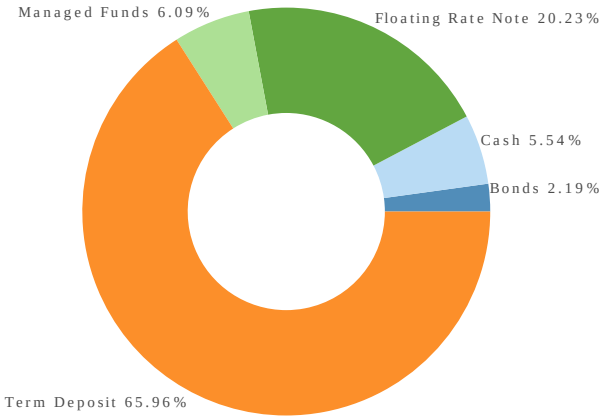
Cumberland City Council
Executive Summary - April 2026

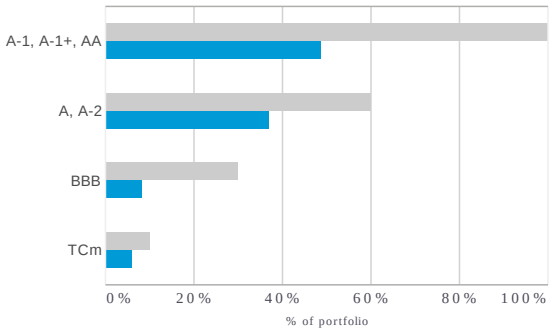
Investment Holdings

	Face Value ($)	Purchase Price ($)	Current Value ($)	12 Month Return (%)
Bonds	5,400,000	5,400,000	5,562,875	4.50
Cash	13,684,097	13,684,097	13,684,097	3.84
Floating Rate Note	50,000,000	50,229,849	50,565,097	4.89
Managed Funds	15,051,446	12,000,000	15,051,446	8.65
Term Deposit	163,000,000	163,000,000	167,333,822	4.67
	247,135,543	244,313,946	252,197,338	4.81

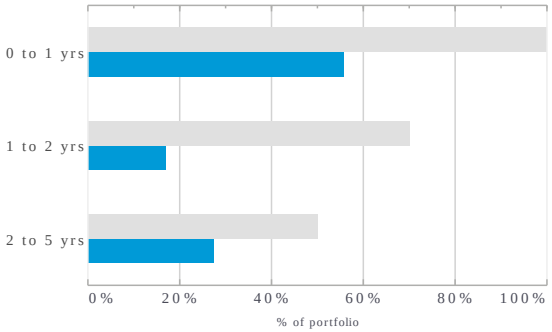


Investment Policy Compliance

Total Credit Exposure

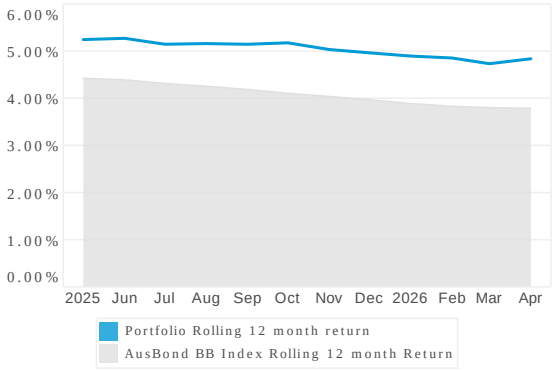


Term to Maturities





Investment Performance



PRUDENTIAL INVESTMENT SERVICES CORP

Cumberland City Council
Investment Holdings Report - April 2026

CUMBERLAND CITY COUNCIL

Cash Accounts

Face Value ($)	Current Rate (%)	Institution	Credit Rating	Current Value ($)	Deal No.
0.00	4.0500%	Commonwealth Bank of Australia	A-1+	0.00	533672
5,476,490.58	3.8500%	Commonwealth Bank of Australia	A-1+	5,476,490.58	250385
8,207,606.34	4.7500%	AMP Bank	A-2	8,207,606.34	546381
13,684,096.92	4.3898%			13,684,096.92	

Managed Funds

Face Value ($)	Monthly Return (%)	Institution	Credit Rating	Capital Base ($)	Current Value ($)	Deal No.	Funds Name
15,051,446.29	2.0755%	NSW T-Corp (MT)	TCm	12,000,000.00	15,051,446.29	538647	Medium Term Growth Fund
15,051,446.29	2.0755%				15,051,446.29		

Term Deposits

Purchase Date	Maturity Date	Term Days	Face Value ($)	Current Rate (%)	Institution	Credit Rating	Purchase Price ($)	Current Value ($)	Deal No.	Accrued Interest ($)	Coupon Frequency
6-May-25	12-May-26	371	4,000,000.00	4.2700%	Westpac Group	A-1+	4,000,000.00	4,168,460.27	546021	168,460.27	Annually
7-Oct-25	9-Jun-26	245	4,000,000.00	4.3000%	Suncorp Bank	A-1+	4,000,000.00	4,097,073.97	546656	97,073.97	At Maturity
25-Jun-25	23-Jun-26	363	4,000,000.00	4.1600%	Suncorp Bank	A-1+	4,000,000.00	4,141,326.03	546203	141,326.03	At Maturity
31-Jul-25	23-Jun-26	327	4,000,000.00	4.1800%	Westpac Group	A-1+	4,000,000.00	4,125,514.52	546295	125,514.52	Annually
20-Jul-23	21-Jul-26	1097	4,000,000.00	5.4000%	Bank of Queensland	A-2	4,000,000.00	4,168,065.75	544330	168,065.75	Annually
27-Jul-23	27-Jul-26	1096	4,000,000.00	5.4500%	AMP Bank	A-2	4,000,000.00	4,165,441.10	544341	165,441.10	Annually
31-Jul-25	28-Jul-26	362	4,000,000.00	4.1800%	Westpac Group	A-1+	4,000,000.00	4,125,514.52	546294	125,514.52	Annually
6-Aug-25	5-Aug-26	364	4,000,000.00	4.1500%	Westpac Group	A-1+	4,000,000.00	4,121,884.93	546310	121,884.93	At Maturity
6-Aug-25	12-Aug-26	371	4,000,000.00	4.1500%	Westpac Group	A-1+	4,000,000.00	4,121,884.93	546311	121,884.93	Annually
13-Aug-25	12-Aug-26	364	4,000,000.00	4.1000%	National Australia Bank	A-1+	4,000,000.00	4,117,271.23	546333	117,271.23	At Maturity
3-Sep-25	2-Sep-26	364	4,000,000.00	4.1300%	National Australia Bank	A-1+	4,000,000.00	4,108,624.66	546411	108,624.66	At Maturity
22-Jul-25	22-Sep-26	427	4,000,000.00	4.1600%	Rabobank Australia	A-1	4,000,000.00	4,129,016.99	546278	129,016.99	Annually
3-Dec-25	6-Oct-26	307	4,000,000.00	4.4300%	Westpac Group	A-1+	4,000,000.00	4,072,336.44	546910	72,336.44	At Maturity
23-Feb-26	27-Oct-26	246	3,000,000.00	4.8100%	Westpac Group	A-1+	3,000,000.00	3,026,487.95	547142	26,487.95	At Maturity
5-Nov-25	4-Nov-26	364	3,000,000.00	4.3500%	Westpac Group	A-1+	3,000,000.00	3,063,283.56	546791	63,283.56	At Maturity

PRUDENTIAL INVESTMENT SERVICES CORP

Cumberland City Council
Investment Holdings Report - April 2026

Purchase Date	Maturity Date	Term Days	Face Value ($)	Current Rate (%)	Institution	Credit Rating	Purchase Price ($)	Current Value ($)	Deal No.	Accrued Interest ($)	Coupon Frequency
22-Jul-25	24-Nov-26	490	4,000,000.00	4.1600%	Rabobank Australia	A-1	4,000,000.00	4,129,016.99	546279	129,016.99	Annually
3-Dec-25	2-Dec-26	364	4,000,000.00	4.4800%	Westpac Group	A-1+	4,000,000.00	4,073,152.88	546911	73,152.88	At Maturity
22-Jul-25	15-Dec-26	511	4,000,000.00	4.1600%	Rabobank Australia	A-1	4,000,000.00	4,129,016.99	546280	129,016.99	Annually
4-Mar-26	5-Jan-27	307	4,000,000.00	4.9800%	Westpac Group	A-1+	4,000,000.00	4,031,653.70	547183	31,653.70	At Maturity
3-Sep-25	6-Jan-27	490	4,000,000.00	4.0800%	Westpac Group	A-1+	4,000,000.00	4,107,309.59	546414	107,309.59	Annually
23-Feb-26	23-Feb-27	365	4,000,000.00	4.9200%	Rabobank Australia	A-1	4,000,000.00	4,036,124.93	547141	36,124.93	At Maturity
3-Sep-25	7-Apr-27	581	4,000,000.00	4.0500%	Westpac Group	A-1+	4,000,000.00	4,106,520.55	546415	106,520.55	Annually
8-Apr-26	7-Apr-27	364	4,000,000.00	5.3500%	Westpac Group	A-1+	4,000,000.00	4,013,484.93	547289	13,484.93	At Maturity
3-Sep-25	5-May-27	609	4,000,000.00	4.0400%	Westpac Group	AA-	4,000,000.00	4,106,257.53	546416	106,257.53	Annually
3-Sep-25	9-Jun-27	644	4,000,000.00	4.0300%	Westpac Group	AA-	4,000,000.00	4,105,994.52	546417	105,994.52	Annually
3-Dec-25	6-Jul-27	580	4,000,000.00	4.5400%	Westpac Group	AA-	4,000,000.00	4,074,132.60	546912	74,132.60	Annually
5-Aug-22	4-Aug-27	1825	3,000,000.00	4.6000%	Bank of Queensland	A-	3,000,000.00	3,101,704.11	543151	101,704.11	Annually
27-Aug-25	25-Aug-27	728	4,000,000.00	3.9500%	Westpac Group	AA-	4,000,000.00	4,106,920.55	546384	106,920.55	At Maturity
31-Aug-22	30-Aug-27	1825	4,000,000.00	5.0000%	Bank of Queensland	A-	4,000,000.00	4,134,246.58	543267	134,246.58	Annually
26-Nov-24	26-Nov-27	1095	4,000,000.00	5.0100%	Rabobank Australia	A	4,000,000.00	4,085,650.41	545650	85,650.41	Annually
15-Jan-25	18-Jan-28	1098	4,000,000.00	4.8700%	Rabobank Australia	A	4,000,000.00	4,056,572.05	545737	56,572.05	Annually
28-Jun-23	28-Jun-28	1827	4,000,000.00	5.4000%	Bank of Queensland	A-	4,000,000.00	4,180,493.15	544246	180,493.15	Annually
28-Aug-24	28-Aug-28	1461	2,000,000.00	4.7000%	Rabobank Australia	A	2,000,000.00	2,063,353.42	545411	63,353.42	Annually
29-Nov-23	22-Nov-28	1820	4,000,000.00	5.5300%	Bank of Queensland	A-	4,000,000.00	4,093,328.22	544676	93,328.22	Annually
3-Dec-24	5-Dec-28	1463	4,000,000.00	5.0000%	Rabobank Australia	A	4,000,000.00	4,081,643.84	545670	81,643.84	Annually
13-Aug-25	13-Aug-29	1461	4,000,000.00	4.4500%	Rabobank Australia	A	4,000,000.00	4,127,282.19	546334	127,282.19	Annually
28-Aug-24	21-Aug-29	1819	4,000,000.00	4.8500%	Rabobank Australia	A	4,000,000.00	4,130,750.68	545410	130,750.68	Annually
28-Aug-24	28-Aug-29	1826	4,000,000.00	4.8500%	Rabobank Australia	A	4,000,000.00	4,130,750.68	545409	130,750.68	Annually
3-Sep-24	3-Sep-29	1826	4,000,000.00	5.0000%	Rabobank Australia	A	4,000,000.00	4,131,506.85	545444	131,506.85	Annually
12-Dec-24	12-Dec-29	1826	4,000,000.00	4.9500%	Rabobank Australia	A	4,000,000.00	4,075,945.21	545701	75,945.21	Annually
24-Feb-25	19-Feb-30	1821	4,000,000.00	5.1500%	Rabobank Australia	A	4,000,000.00	4,037,249.32	545812	37,249.32	Annually
13-Aug-25	13-Aug-30	1826	4,000,000.00	4.6000%	Rabobank Australia	A	4,000,000.00	4,131,572.60	546335	131,572.60	Annually
			163,000,000.00	4.5921%			163,000,000.00	167,333,821.92		4,333,821.92	

PRUDENTIAL INVESTMENT SERVICES CORP

Cumberland City Council
Investment Holdings Report - April 2026

CUMBERLAND CITY COUNCIL

Floating Rate Notes

Purchase Date	Maturity Date	Term Days	Face Value ($)	Current Rate (%)	Security Name	Credit Rating	Purchase Price ($)	Current Value ($)	Deal No.	Accrued Interest ($)	Next Coupon Date
6-May-21	6-May-26	1826	2,000,000.00	4.5575%	BoQ Snr FRN (May26) BBSW+0.63%	A-2	2,000,000.00	2,020,948.57	541296	20,976.99	6-May-26
23-Jan-24	23-Oct-26	1004	1,800,000.00	5.9500%	GSB Snr FRN (Oct26) BBSW+1.60%	A-2	1,800,000.00	1,809,860.60	544802	2,347.40	23-Jul-26
27-Oct-21	27-Oct-26	1826	2,000,000.00	5.1677%	BoQ Snr FRN (Oct26) BBSW+0.80%	A-2	2,000,000.00	2,002,649.48	542003	849.48	27-Jul-26
17-Nov-23	17-Nov-26	1096	2,250,000.00	5.5142%	POL Snr FRN (Nov26) BBSW+1.55%	A-2	2,250,000.00	2,274,813.90	544638	24,813.90	18-May-26
14-Jan-22	14-Jan-27	1826	1,500,000.00	5.0366%	CBA Snr FRN (Jan27) BBSW+0.70%	A-1+	1,500,000.00	1,506,533.72	542234	3,518.72	14-Jul-26
26-Aug-24	8-Feb-27	896	2,000,000.00	5.5400%	HPC Snr FRN (Feb27) BBSW+1.60%	A-2	2,030,420.00	2,036,808.49	545392	24,588.49	8-May-26
25-Feb-22	25-Feb-27	1826	3,200,000.00	4.7131%	NAB Snr FRN (Feb27) BBSW+0.72%	A-1+	3,200,000.00	3,234,154.21	542353	26,858.21	25-May-26
27-Feb-25	5-Mar-27	736	3,000,000.00	5.6448%	RACQ Snr FRN (Mar27) BBSW+1.60%	A-2	3,031,320.00	3,042,555.50	545830	26,445.50	5-Jun-26
21-Jun-24	21-Jun-27	1095	1,000,000.00	5.6130%	TMB Snr FRN (Jun27) BBSW+1.30%	BBB+	1,000,000.00	1,011,787.45	545187	5,997.45	22-Jun-26
13-Sep-24	13-Sep-27	1095	1,500,000.00	5.5075%	AusW Snr FRN (Sep27) BBSW+1.33%	Baa2	1,500,000.00	1,519,520.45	545466	11,090.45	15-Jun-26
14-Dec-22	14-Dec-27	1826	1,600,000.00	5.4239%	SUN Snr FRN (Dec27) BBSW+1.25%	AA-	1,600,000.00	1,627,800.96	543632	10,936.96	15-Jun-26
22-Aug-25	21-Feb-28	913	1,500,000.00	5.6935%	BOz Snr FRN (Feb28) BBSW+1.70%	BBB+	1,524,825.00	1,535,299.62	546373	15,676.62	21-May-26
21-Mar-25	21-Mar-28	1096	2,500,000.00	5.4630%	BEY Snr FRN (Mar28) BBSW+1.15%	BBB+	2,500,000.00	2,521,842.95	545924	14,592.95	22-Jun-26
24-Jul-25	21-Mar-28	971	2,500,000.00	5.4630%	BEY Snr FRN (Mar28) BBSW+1.15%	BBB+	2,515,600.00	2,521,842.95	546281	14,592.95	22-Jun-26
3-Oct-25	3-Oct-28	1096	2,000,000.00	5.2673%	TMB Snr FRN (Oct28) BBSW+0.95%	BBB+	2,000,000.00	2,005,766.86	546606	6,926.86	3-Jul-26
3-Nov-25	3-Nov-28	1096	1,500,000.00	4.9150%	POL Snr FRN (Nov28) BBSW+1.05%	BBB+	1,500,000.00	1,515,001.81	546766	17,572.81	4-May-26
22-Aug-25	14-Feb-29	1272	2,150,000.00	5.8072%	NPBS Snr FRN (Feb29) BBSW+1.85%	BBB+	2,207,964.00	2,221,344.53	546372	25,313.03	14-May-26
9-Apr-26	9-Apr-29	1096	2,500,000.00	5.4743%	MYS Snr FRN (Apr29) BBSW+1.15%	Baa2	2,500,000.00	2,509,281.45	547269	8,248.95	9-Jul-26
29-Aug-24	30-Apr-29	1705	3,000,000.00	5.6531%	BoQ Snr FRN (Apr29) BBSW+1.28%	A-	3,033,630.00	3,038,384.64	545417	464.64	30-Jul-26
19-Sep-24	19-Sep-29	1826	2,500,000.00	5.1155%	WBC Snr FRN (Sep29) BBSW+0.85%	AA-	2,500,000.00	2,530,058.70	545487	15,066.20	19-Jun-26
17-Mar-25	21-Jan-30	1771	3,000,000.00	5.5920%	NPBS Snr FRN (Jan30) BBSW+1.25%	BBB+	3,036,090.00	3,019,356.16	545923	4,596.16	21-Jul-26
21-May-25	21-May-30	1826	1,400,000.00	4.9235%	SUN Snr FRN (May30) BBSW+0.93%	AA-	1,400,000.00	1,420,520.72	546056	12,652.72	21-May-26
13-Jun-25	13-Jun-30	1826	2,100,000.00	5.1275%	ING Snr FRN (Jun30) BBSW+0.95%	A	2,100,000.00	2,125,522.34	546124	14,455.34	15-Jun-26
12-Feb-26	12-Feb-31	1826	1,500,000.00	4.6364%	WBC Snr FRN (Feb31) BBSW+0.68%	AA-	1,500,000.00	1,513,441.38	547088	14,861.88	12-May-26
			50,000,000.00	5.3369%			50,229,849.00	50,565,097.44		323,444.66	

Fixed Rate Bonds

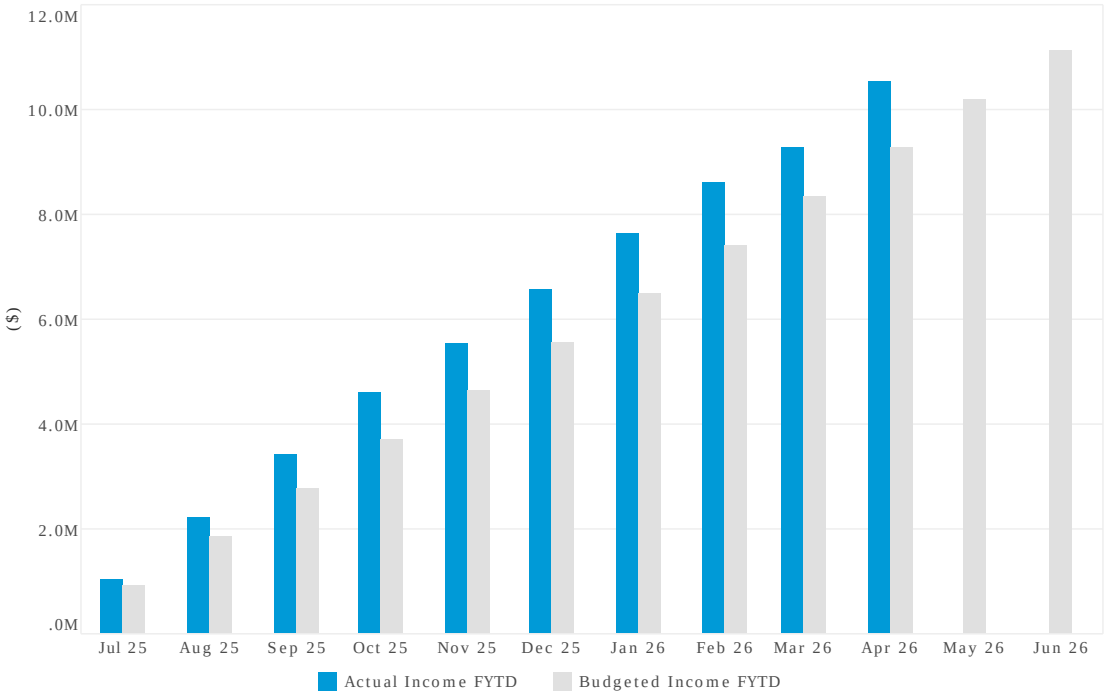
Cumberland City Council
Investment Holdings Report - April 2026

Purchase Date	Maturity Date	Term Days	Face Value ($)	Current Rate (%)	Security Name	Credit Rating	Purchase Price ($)	Current Value ($)	Deal No.	Accrued Interest ($)	Purchase Yield
14-Sep-23	14-Sep-26	1096	1,400,000.00	4.9460%	MAC Snr Bond (Sep26) 4.946%	A+	1,400,000.00	1,408,633.47	544493	8,750.62	4.9460%
29-May-25	15-Jun-28	1113	4,000,000.00	4.4000%	NT T-Corp Bond (Jun28) 4.40%	Aa3	4,000,000.00	4,154,241.76	546095	154,241.76	4.4000%
			5,400,000.00	4.5416%			5,400,000.00	5,562,875.23		162,992.38	4.5416%

Cumberland City Council
Investment Budget Report - April 2026

Budgeted vs Actual Returns

	Monthly Income ($)	YTD Actual ($)	YTD Budgeted ($)
July 2025	1,045,227	1,045,227	927,167
August 2025	1,167,840	2,213,067	1,854,333
September 2025	1,202,526	3,415,593	2,781,500
October 2025	1,184,298	4,599,891	3,708,667
November 2025	942,556	5,542,448	4,635,833
December 2025	1,020,416	6,562,864	5,563,000
January 2026	1,074,874	7,637,737	6,490,167
February 2026	976,289	8,614,027	7,417,333
March 2026	671,411	9,285,438	8,344,500
April 2026	1,245,033	10,530,471	9,271,667



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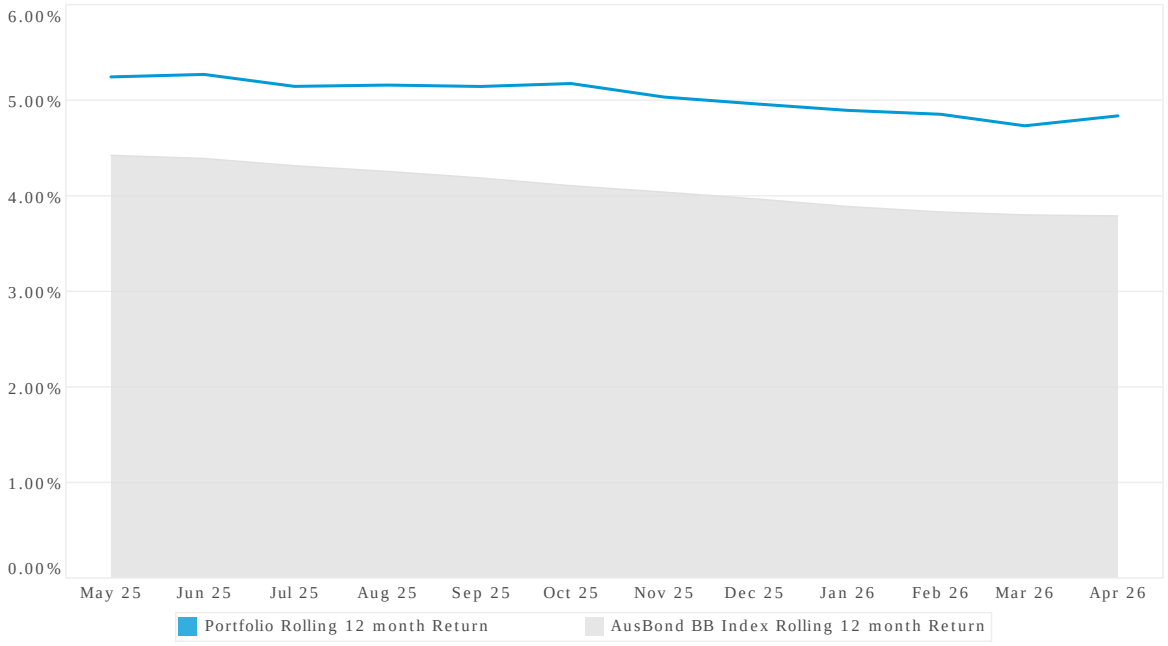
Cumberland City Council
Investment Performance Report - April 2026

CUMBERLAND CITY COUNCIL

Historical Performance Summary



Historical Performance Summary (Annualised)	1 month	3 months	6 months	FYTD	12 months
Portfolio Return (1)	6.01%	4.38%	4.38%	4.65%	4.84%
Index Return (2)	4.24%	3.94%	3.80%	3.74%	3.79%
Outperformance (3)	1.77%	0.44%	0.58%	0.91%	1.05%

(1) Portfolio Return is the annualised rate of return for the portfolio for the specified period
(2) The Index Return is the Bloomberg AusBond Bank Bill Index
(3) Outperformance is the excess of the Portfolio Return over the Index Return

Historical Performance Summary (Actual)	1 month	3 months	6 months	FYTD	12 months
Portfolio Return (1)	0.48%	1.05%	2.15%	3.86%	4.84%
Index Return (2)	0.34%	0.95%	1.87%	3.11%	3.79%
Outperformance (3)	0.14%	0.10%	0.28%	0.75%	1.05%

(1) Portfolio Return is the actual rate of return for the portfolio for the specified period
(2) The Index Return is the Bloomberg AusBond Bank Bill Index
(3) Outperformance is the excess of the Portfolio Return over the Index Return

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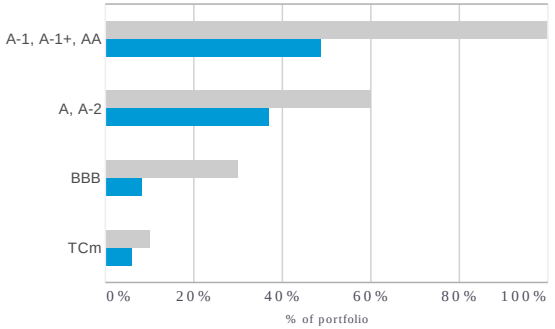
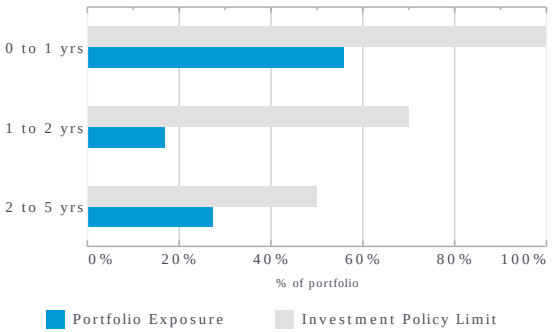
Cumberland City Council
Investment Policy Compliance Report - April 2026

Total Credit Exposure



Term to Maturities



Credit Rating Group		Face Value ($)		Policy Max	
Long Term	AA	27,000,000			
Short Term	A-1	17,400,000			
Short Term	A-1+	76,176,491			
		120,576,491	49%	100%	a
Long Term	A	62,100,000			
Short Term	A-2	29,257,606			
		91,357,606	37%	60%	a
Long Term	BBB	20,150,000			
		20,150,000	8%	30%	a
Short Term	TCm	15,051,446			
		15,051,446	6%	10%	a
		247,135,543			

Policy Minimum	Face Value ($)		Policy Min	
Between 0 and 0.25 years	58,735,543	24%	10%	a
Between 0.25 and 1 years	79,150,000	32%	20%	a

Policy Maximum	Face Value ($)		Policy Max	
Between 0 and 1 years	137,885,543	58%	100%	a
Between 1 and 2 years	41,600,000	17%	70%	a
Between 2 and 5 years	67,650,000	27%	50%	a
	247,135,543			

a = compliant
r = non-compliant

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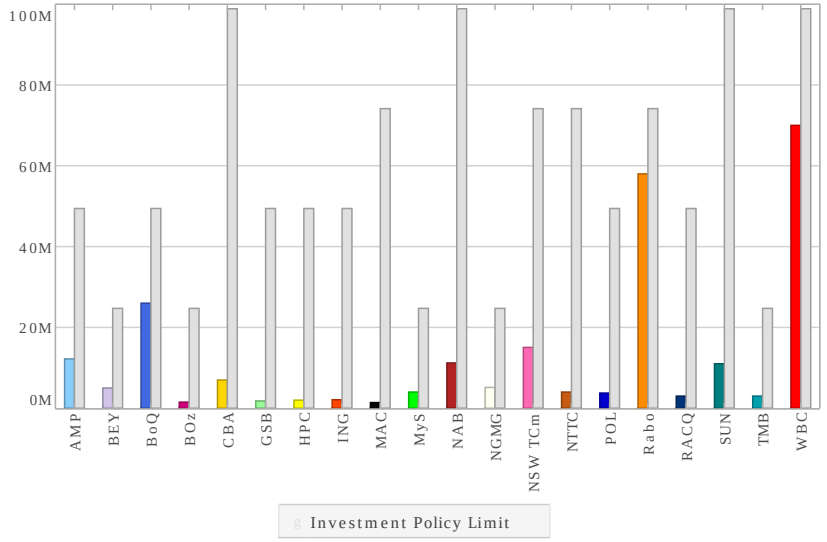
Cumberland City Council
Individual Institutional Exposures Report - April 2026

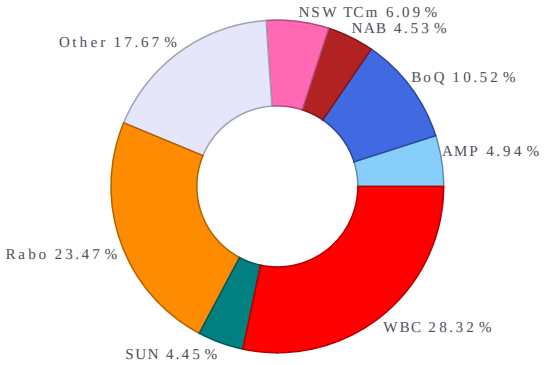
CUMBERLAND CITY COUNCIL

Individual Institutional Exposures

Parent Group	Portfolio Exposure ($)	% of portfolio
AMP Bank (A-2, BBB+)	12,207,606	5%
Bank Australia (LT) (BBB+)	1,500,000	1%
Bank of Queensland (A-2, A-)	26,000,000	11%
Beyond Bank (A-2, BBB+)	5,000,000	2%
Commonwealth Bank of Australia (A-1+, AA-)	6,976,491	3%
Great Southern Bank (A-2, BBB+)	1,800,000	1%
Heritage and People's Choice (A-2, BBB+)	2,000,000	1%
ING Bank (Australia) (A-1, A)	2,100,000	1%
Macquarie Bank (A-1, A+)	1,400,000	1%
Members Banking Group (BBB+, A-2)	3,000,000	1%
MyState Bank (P-2, Baa2)	4,000,000	2%
National Australia Bank (AA-, A-1+)	11,200,000	5%
Newcastle Greater Mutual Group (BBB+, A-2)	5,150,000	2%
NSW T-Corp (MT) (TCm)	15,051,446	6%
NT T-Corp (Aa3)	4,000,000	2%
Police Bank Ltd (BBB+, A-2)	3,750,000	2%
Rabobank Australia (A-1, A)	58,000,000	23%
Suncorp Bank (AA-, A-1+)	11,000,000	4%
Teachers Mutual Bank (BBB+, A-2)	3,000,000	1%
Westpac Group (A-1+, AA-)	70,000,000	28%
	247,135,543	

Individual Institutional Exposure Charts





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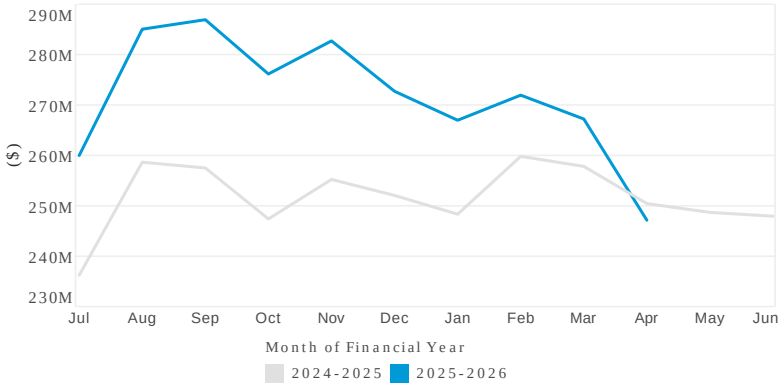
Cumberland City Council
Investment Cashflows Report - April 2026

Historical Portfolio Balance

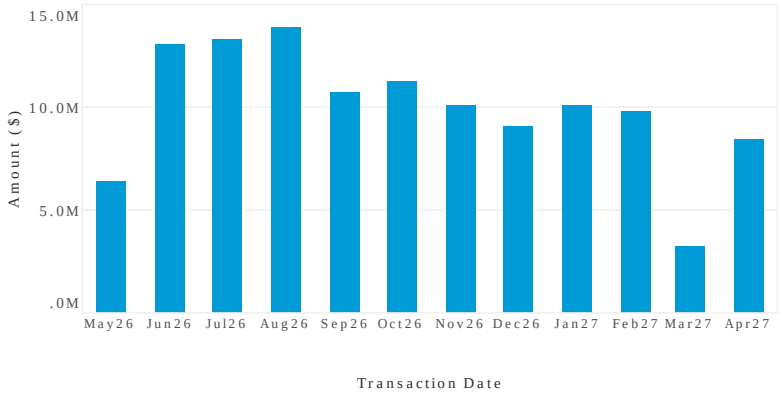


Historical Portfolio Balance

	2024-2025	2025-2026
July	236,218,824	259,975,660
August	258,641,685	285,029,797
September	257,509,028	286,911,566
October	247,398,611	276,143,442
November	255,230,243	282,706,809
December	252,052,736	272,709,888
January	248,332,491	266,967,833
February	259,807,605	271,942,099
March	257,816,716	267,217,534
April	250,439,608	247,135,543
May	248,691,209	
June	247,940,241	

Average 12 month Portfolio Balance	267,780,968

Upcoming Cashflow Summary



Upcoming Cashflow Summary

	Amount
May-26	6,391,597
June-26	13,049,797
July-26	13,312,788
August-26	13,886,571
September-26	10,703,355
October-26	11,265,042
November-26	10,066,773
December-26	9,051,231
January-27	10,083,356
February-27	9,776,066
March-27	3,222,834
April-27	8,452,190

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DOCUMENTS ASSOCIATED WITH REPORT C05/26-42

Attachment 2

Invesment Commentary April 2026

PRUDENTIAL INVESTMENT SERVICES CORP

Cumberland City Council
Economic and Investment Portfolio Commentary
April 2026

Investment Portfolio Commentary

Council's investment portfolio returned 0.48% (actual) for the month on a marked-to-market basis versus the bank bill index benchmark's 0.34% (actual) return. For the past 12 months, the investment portfolio has returned 4.84% versus the benchmark's 3.79%.

A rebound in the share and bond markets from March's poor performance resulted in the NSW TCorp Medium Term Fund logging a strong return for the month, up 2.08% (actual). Ongoing volatility is expected in the fund as the Middle East tensions and oil supply concerns continue.

During April, Council had maturities of $8m between two term deposits with original terms of 7 and 10 months yielding an average of 4.21%pa. For cashflow purposes, Council sold a $4m Suncorp FRN due to mature in September, locking in a small capital gain. Council invested $4m in a new 12 month Westpac term deposit at a rate of 5.35%pa.

For its long term portfolio, Council invested $2.5m in a new 3yr senior ranked floating rate note from MyState Bank paying quarterly interest of 3mo BBSW +1.15%pa, currently 5.47%pa.

Council's rolling 12 month return continues to exceed the benchmark's return as competitive rates on new term deposit and floating rate note quarterly rate resets have provided a solid base for the portfolio. Council's exposure to the TCorp Medium Term Growth Fund has also contributed good results over the past three years.

Council has a well-diversified portfolio invested among a range of term deposits, fixed and floating rate bonds from highly rated Australian ADIs as well as growth assets via holdings in the NSW TCorp Medium Term Growth Fund. It is expected that Council's portfolio will achieve above benchmark returns over the medium/long term with prudent investment selection and holding the securities for the recommended time horizons of their asset classes.

Global issues:

- The ongoing severe restriction of oil flow through the Strait of Hormuz and the risk of a re-escalation of the war, sprinkled with speculation of the war ending soon, resulted in Brent crude oil prices fluctuating between $US126 and $US90 per barrel through the month, ending the month near its wartime high.
- In the US, inventory data showed sharp declines in crude and fuel stockpiles, while exports surged to record highs above 6 million barrels per day, underscoring tightening global supply.
- The US Federal Reserve left the Fed Funds Rate unchanged at its April meeting. The Committee noted GDP was "expanding at a solid pace" and the unemployment rate "little changed in recent months" even as job gains "remained low". Members' views on the price outlook showed caution but not overt concern, with inflation simply characterised as "elevated".

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- Latest developed countries' business indicators are showing initial signs of stagflation with slightly weaker business conditions and higher price pressures. The weakness in activity is concentrated in Europe and Japan. Both input and output price pressures rose further to levels last seen in 2022.
- Global share markets ended higher for the month as optimism of a diplomatic end to the war in Iran managed to outpace concerns of a drawn out conflict. Good earnings results from US corporations helped the S&P 500 gain over 10%. European shares ended up 5.4% and Japanese and Chinese markets gained 6.7% and 8.5%, respectively. Australia's All Ords was up a modest 2.4% led by strong gains in the IT sector overcoming a sharp drop in Healthcare shares.

Domestic issues:

- Like other countries, Australian business conditions surveys are also showing signs of stagflation pressures with orders remaining well below historical averages and prices on the rise to levels not seen since 2022.
- The month ended with plenty of inflation data for the markets to sift through with both the March monthly and quarterly CPI results released. For the month, headline inflation has risen by 4.6% year over year with trimmed mean up 3.3%. For the March quarter, inflation was up 4.1%yoy and trimmed mean +3.5%yoy, all well over the RBA's 2-3% target range.
- Together with the spike in both consumer inflation expectations and business survey measures of costs and prices, the March inflation data is expected to raise plenty concerns at the RBA.
- Pass-through to other (non-fuel) prices is starting to impact everything from building products to takeaway food. Home-building and vehicle repair costs, along with downstream insurance inflation, also picked up in the month and quarter.

Interest rates

- With no meeting in April, the RBA's cash rate target remained at 4.10% through the month, with speculation running high that the central bank would raise rates again at its next meeting in early May, which subsequently proved accurate.
- Following the early May rate hike, the money market is pricing in at least one more RBA rate increase by late-2026:

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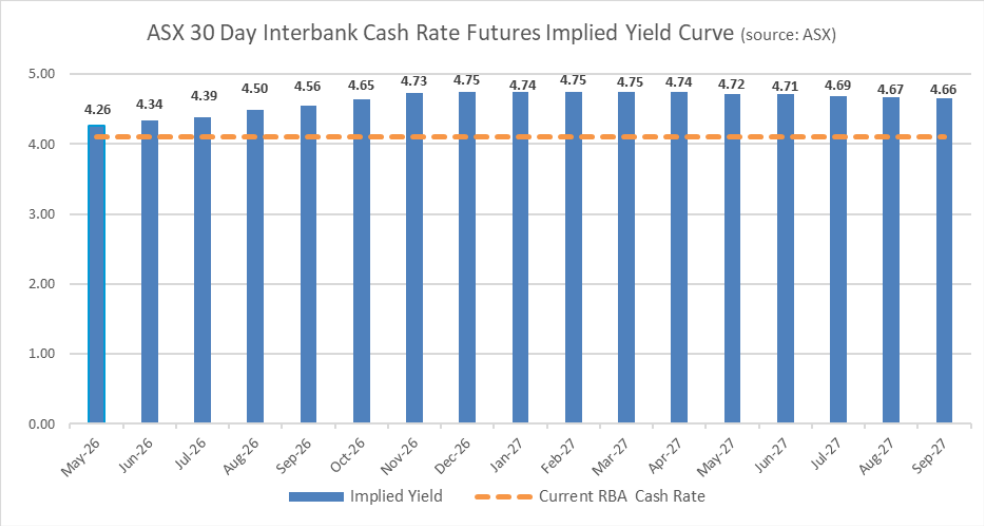
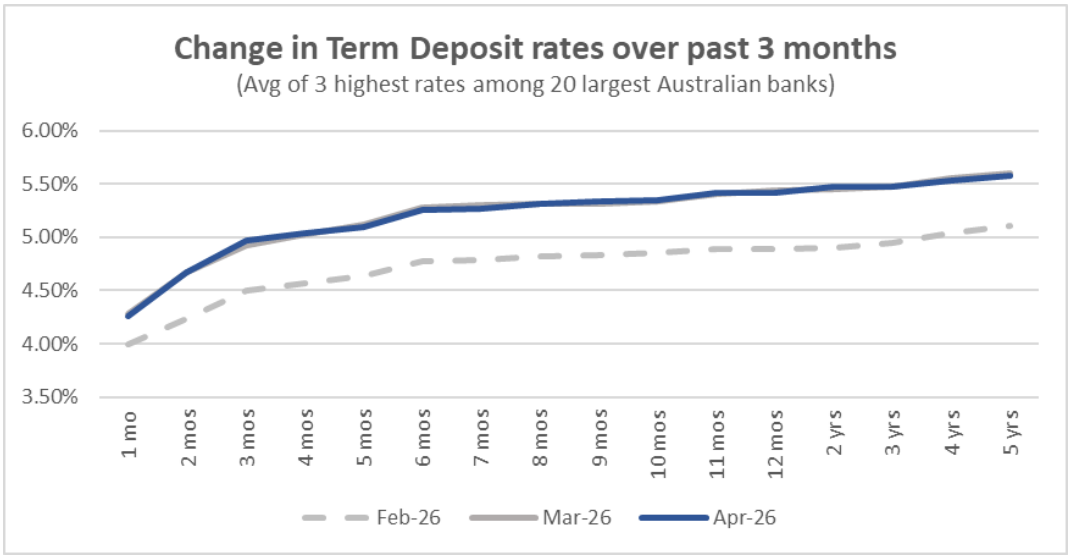


- With much of the inflation expectations already priced into the market and no material change to cash rate forecasts from March month end, term deposit rates ended April in line with March's month end levels:



Disclaimer: The statements and opinions contained in this report are based on currently prevailing conditions in financial markets and are so contained in good faith and in the belief that such statements and opinion are not false or misleading. In preparing this report, Prudential Investment Services Corp has relied upon information which it believes to be reliable and accurate. Prudential Investment Services Corp believes that this report and the opinions expressed in this report are accurate, but no warranty of accuracy or reliability is given. Prudential Investment Services Corp does not warrant that its investigation has revealed all of the matters which a more extensive examination might disclose. This report may not be reproduced, transmitted, or made available either in part or in whole to any third party without the prior written consent of Prudential Investment Services Corp. AFS Licence No. 468145.

Item No: C05/26-43

Q3 2025/26 BUDGET REVIEW STATEMENT

Directorate: Corporate Performance
Responsible Officer: Acting Director Corporate Performance
Community Strategic Plan Goal: *Providing Local Leadership*

SUMMARY

The attached Quarterly Budget Review Statement (QBRS) refers to the period ended 31 March 2026. The QBRS indicates that Council's overall financial position has remained sound.

RECOMMENDATION

That Council approve the revised estimates of income and expenditure for 2025/26 contained in the Quarterly Budget Review Statement.

REPORT

Clause 203(2) of *the Local Government (General) Regulation 2021* (the Regulation) requires that Council's Responsible Accounting Officer prepare and submit a QBRS that shows, by reference to the estimate of income and expenditure set out in the Operational Plan adopted by Council for the relevant year, a revised estimate of the income and expenditure for that year.

The QBRS, compiled for the information of Council and the community, provides a summary of Council's financial position at the end of each quarter as to its progress against both the original Operational Plan and the last revised budget, as well as any recommended revisions identified as part of the budget review process.

Quarterly Budget Review Statement
As at the end of Quarter 3, Council is forecasting a recurring budget surplus of $3.6m; this forecast assumes that realised cost savings measures continue, and that remaining income estimates are met.

There has been additional pressure on council expenditure due to the current high inflationary environment. Rising fuel prices driven by global instability, are creating significant cost pressures, particularly on essential services such as waste collection, asset maintenance, and construction costs. Council has been able to offset these costs for the remainder of the 2025/26 financial year from existing budget savings and cost mitigation measures.

Any additional expenditure amounts identified in this report have been through a business case assessment to ensure accurate calculations and value for money.

Council's accounting surplus as reported in the Operational Plan has remained at a $3.6m projected surplus, excluding capital income, as per the below table.

Report	Current Budget 000s	Revised Budget 000s	Budget Movements 000s
Operating Income	260,684	261,424	740
Capital Income	40,218	41,646	1,428
Total Revenue	300,902	303,070	2,168
Operating Expenses	257,117	257,856	739
Net Operating Result from Continuing Operations	**43,786**	**45,214**	**1,428**
Net Operating Result before Capital Items	**3,568**	**3,568**	**0**

Significant material Operational Plan revisions arising in the March 2026 quarter forecast are as follows:

Major movements in the quarter three budget were due to:

- Interest income increased by $390k, due to higher invested balance than forecast.
- Increase in rates and annual charges income of $100k, mainly attributable to additional residential and industrial rates.
- Increase in operating grants totalling $229k, mainly related to the Community Improvement District grant.
- Increase in employee costs of $188k, attributable to increase in casual salaries in the Pools area.
- Increase in borrowing cost of $190k relating to operating lease interest for plant and leasebacks.
- Increase in materials and services expenditure totalling $311k mainly attributable to fleet repair cost, impounding cost and an increase in event costs.

The projected total capital expenditure remains at $115m. The following reallocations and funding adjustments have been made to the program:

- Allocation of s.7.11 funds towards Webb Ave lighting upgrade $1.0m
- Allocation of grant and s7.11 funds towards traffic works at Newman Street Merrylands $700k
- Allocation of grant and s7.11 funds towards traffic works at Alfred Street Merrylands $650k
- Allocation of funds towards Pendle Way, Pendle Hill footpath $500k
- Allocation of funds towards Regents Park Library precinct upgrade $500k
- Allocation of grant funds towards traffic works at Guildford and Robertson, Guildford $436k

Cash Forecast
The projected Cash and Investments position of Council is forecast to decrease to $220.4m. Council's estimated unallocated cash balance is forecast to finish at $12.3m. The final unrestricted cash amount will be dependent on the movements council's payables and receivables balances at 30 June 2026. Any amount above $10m in unrestricted funds will be allocated to the community and infrastructure reserves per council's policy.

COMMUNITY ENGAGEMENT

There are no consultation processes for Council associated with this report.

POLICY IMPLICATIONS

There are no policy implications for Council associated with this report.

RISK IMPLICATIONS

There are no risk implications for Council associated with this report.

FINANCIAL IMPLICATIONS

The current budget maintains Council's forecast surplus to $3.6m and an unrestricted cash balance of above $10m. It should be noted that the $3.6m operational surplus will be distributed to the external waste and stormwater reserves as required under local government regulations.

Whilst budget and cash surpluses have been maintained, external pressures may continue to have ramifications for council income and expenditure. This will continue to be monitored and any changes to forecast will be reported to council.

CONCLUSION

As at the end of the third quarter, Council's net operating result before capital is projected to finish the year at a surplus of $3.6m. Council is forecast to finish the 2025/26 financial year in a positive cash position. Close monitoring of Councils income is required to ensure that Council's financial positioning in the medium to longer term remains on course to be achieved.

ATTACHMENTS

1. Q3 2025-26 Quarterly Budget Review Statement ⇩
2. Q3 2025-26 Major Project Update - Guildford Pool Upgrade ⇩
3. Q3 2025-26 Major Project Update - Auburn Basketball Centre ⇩
4. Q3 2025-26 Major Project Update - Granville Park Play space ⇩

DOCUMENTS ASSOCIATED WITH REPORT C05/26-43

Attachment 1

Q3 2025-26 Quarterly Budget Review Statement

Cumberland City Council

Quarterly Budget Review Statement
for the period 01/01/26 to 31/03/26

Report by responsible accounting officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2021:

31 March 2026

It is my opinion that the Quarterly Budget Review Statement for Cumberland City Council for the quarter ended 31/3/26 indicates that Council's projected financial position at 30/6/26 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: Tony Chahine **date:** 11/05/2026

Responsible Accounting Officer

QBRS FINANCIAL OVERVIEW

Cumberland Council

Budget review for the quarter ended 31/03/26

DESCRIPTION		Current Year Original Budget 2025/26 $000's	Approved Changes Review Q 1 $000's	Approved Changes Review Q 2 $000's	Revised Budget $000's	Recommended changes for council resolution $000's	Projected Year End (PYE) Result 2025/26 $000's	VARIANCE ORIGINAL budget v PYE 2025/26 $000's	ACTUAL YTD 2025/26 $000's
Net Operating Result before grants and contributions provided for capital purposes	General Fund	3,567	-0	0	3,568	-0	3,942	375	47,566
	Consolidated	3,567	-0	0	3,568	-0	3,568	0	47,566
Operating Result from continuing operations (with capital grants and contributions) excluding depreciation, amortisation and impairment of non financial assets	**Consolidated**	**92,368**	**439**	**3,561**	**96,368**	**1,428**	**97,796**	**5,428**	**109,258**
Borrowings	Total borrowings	10,375	0	0	0	0	10,375	0	13,895
Liquidity	External restrictions	154,374	4,319	-6,211	152,482	515	152,997	-1,376	174,443
	Internal Allocations	53,181	1,741	242	55,163	-153	55,010	1,830	56,319
	Unallocated	18,009	-3,708	-526	13,774	-1,425	12,349	-5,660	34,327
	Total Cash, Cash Equivalents and Investments	**225,563**	**2,352**	**-6,495**	**221,419**	**-1,063**	**220,356**	**-5,206**	**265,088**
Capital	Capital Funding	92,294	15,841	7,000	115,135	0	115,135	22,841	58,758
	Capital Expenditure	92,294	15,841	7,000	115,135	-0	115,135	22,841	58,758
	Net Capital	**0**	**0**	**-0**	**-0**	**0**	**0**	**0**	**-0**

Developer Contribution		Opening Balance As at 1 July 2025 $000's	Total Cash Contributions Received As at this Q $000's	Total Interest Earned As at this Q $000's	Total Expended As at this Q $000's	Total Internal Borrowings (to)/from As at this Q $000's	Held as Restricted Asset As at this Q $000's
	Total Developer Contributions	144,703	9,453	4,753	23,380	0	135,530

Income and Expenses Budget Review Statement

Cumberland Council

Budget review for the quarter ended 31/03/2026

Consolidated Fund

Description	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Approved Changes Review Q 1 $000's	Approved Changes Review Q 2 $000's	Revised Budget $000's	Recommended changes for council resolution $000's	Projected Year End (PYE) Result 2025/26 $000's	ACTUAL YTD 2025/26 $000's
INCOME								
Rates and Annual Charges	172,624	183,589	997	118	184,704	100	184,804	184,838
User Charges and Fees	34,537	33,857	-798	-214	32,845	20	32,865	25,251
Other Revenue	9,173	6,444	663	525	7,631	1	7,632	5,931
Grants and Contributions - Operating	16,228	17,911	1,412	1,532	20,855	229	21,085	12,433
Grants and Contributions - Capital	26,186	36,593	65	3,560	40,218	1,428	41,646	23,480
Interest and Investment Income	14,138	10,004	1,550	123	11,676	390	12,066	10,091
Other Income	4,246	2,656	-80	246	2,822	-1	2,821	2,124
Net gain from disposal of assets		150		0	150		150	47
Total Income from continuing operations	**277,133**	**291,204**	**3,809**	**5,889**	**300,902**	**2,168**	**303,070**	**264,195**
EXPENSES								
Employee benefits and on-costs	95,815	99,849	1,265	228	101,342	188	101,530	78,586
Materials & Services	92,112	92,936	2,479	2,101	97,516	311	97,827	72,045
Borrowing Costs	1,044	920	79	-1	998	191	1,189	835
Other Expenses	4,371	5,131	-453	0	4,678	50	4,728	3,470
Net Loss from Disposal of Assets	261			0	0		0	
Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**193,602**	**198,836**	**3,370**	**2,328**	**204,534**	**740**	**205,274**	**154,937**
Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**83,531**	**92,368**	**439**	**3,561**	**96,368**	**1,428**	**97,796**	**109,258**
Depreciation, amortisation and impairment of non financial assets	48,955	52,209	374		52,583	0	52,583	38,212
Operating result from continuing Operations	**34,575**	**40,160**	**65**	**3,561**	**43,786**	**1,428**	**45,214**	**71,045**
Net Operating Result before grants and contributions provided for capital purposes	**8,389**	**3,567**	**-0**	**0**	**3,568**	**-0**	**3,568**	**47,566**

Capital Budget Review Statement
Cumberland Council
Budget review for the quarter ended 31/03/2026

Description	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Approved Changes Review Q 1 $000's	Approved Changes Review Q 2 $000's	Revised Budget $000's	Recommended changes for council resolution $000's	Projected Year End (PYE) Result 2025/26 $000's	ACTUAL YTD 2025/26 $000's
CAPITAL FUNDING								
Rates & other untied funding	28,085	34,636	-1,640	-1,961	31,036	-617	30,418	13,609
Capital Grants & Contributions	19,028	24,035	-1,750	7,200	29,485	-552	28,933	16,693
Reserves - External Restrictions	2,624	30,623	17,043	1,761	49,426	1,169	50,596	24,447
Reserves - Internally Allocated	6,264	3,000	2,188	0	5,188	0	5,188	4,009
Total Capital Funding	**56,001**	**92,294**	**15,841**	**7,000**	**115,135**	**0**	**115,135**	**58,758**
CAPITAL EXPENDITURE								
New Assets	19,835	57,332	11,511	4,979	73,822	1,359	75,181	40,311
Asset Renewal	36,166	34,962	4,330	2,021	41,313	-1,359	39,954	18,447
Total Capital Expenditure	**56,001**	**92,294**	**15,841**	**7,000**	**115,135**	**-0**	**115,135**	**58,758**
Net Capital Funding - Surplus /(Deficit)	**0**	**0**	**0**	**-0**	**0**	**0**	**0**	**-0**

Cash and Investments Budget Review Statement

Cumberland Council

Budget review for the quarter ended 31/03/2026

Description	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Approved Changes Review Q 1 $000's	Approved Changes Review Q 2 $000's	Revised Budget $000's	Recommended changes for council resolution $000's	Projected Year End (PYE) Result 2025/26 $000's	ACTUAL YTD 2025/26 $000's
Total Cash, Cash Equivalents & Investments	255,608	225,563	2,352	-6,495	221,419	-1,063	220,356	265,088
EXTERNALLY RESTRICTED								
Developer contributions - *General*	144,703	122,905	496	-5,326	118,076	-53	118,023	135,530
Domestic waste management	15,407	14,488	4,149	-10	18,627	-253	18,374	19,451
Stormwater management	4,611	3,402	1,048	226	4,676	430	5,106	5,314
Other (please specify)	19,770	13,579	-1,374	-1,101	11,104	391	11,495	14,148
Total Externally Restricted	**184,491**	**154,374**	**4,319**	**-6,211**	**152,482**	**515**	**152,997**	**174,443**
Cash, cash equivalents & investments not subject to external restrictions	**71,117**	**71,189**	**-1,968**	**-284**	**68,937**	**-1,578**	**67,359**	**90,645**
INTERNAL ALLOCATIONS								
Employee entitlements	8,725	8,669	57	262	8,987	0	8,987	8,725
Property Reserve	7,457	7,293	63	0	7,357	0	7,357	7,370
Traffic & Transport Reserve	3,000	0	3,000	0	3,000	0	3,000	3,000
Childcare Reserve	2,000	0	2,000	0	2,000	0	2,000	2,000
Infrastructure Reserve	21,085	18,133	-1,048	0	17,085	0	17,085	18,241
Community Reserve	1,127	1,031	-644	-20	367	-153	214	588
Other	17,471	18,055	-1,687		16,367	0	16,367	16,394
Total Internally Allocated	**60,866**	**53,181**	**1,741**	**242**	**55,163**	**-153**	**55,010**	**56,319**
Unallocated	**10,251**	**18,009**	**-3,708**	**-526**	**13,774**	**-1,425**	**12,349**	**34,327**

Developer Contributions Summary

Cumberland Council

Budget review for the quarter ended 31/03/2026

Purpose	Opening Balance	Developer Contributions Received			Interest Earned	Interest Earned	Interest Earned	Amounts Expended	Amounts Expended	Amounts Expended	Held as Restricted Asset
		Cash	Cash	Cash							
	As at 1 July 2025	Q1	Q2	Q3	Q1	Q2	Q3	Q1	Q2	Q3	As at this Q
	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's
Drainage	-669				-8	-8	-8				**-693**
Traffic facilities	20,738	693	820	702	248	253	250	194	113	1,242	**22,154**
Parking	-1,654		25		-19	-19	-19				**-1,686**
Open space	52,994	977	1,129	973	593	462	435	3,186	11,959	3,870	**38,549**
Community facilities	29,273	349	425	351	345	343	344	94	223	641	**30,473**
Other	27,631	124	185	134	319	312	313	393	520	540	**27,566**
Total S7.11 Under plans	**128,314**	**2,144**	**2,583**	**2,160**	**1,478**	**1,343**	**1,315**	**3,867**	**12,815**	**6,293**	**116,363**
S7.12 Levies	16,244	945	357	1,210	200	199	215	100	215	12	**19,042**
Other	146	31		22	2	1	1	14	58	5	**126**
Total Developer Contributions	**144,703**	**3,121**	**2,940**	**3,392**	**1,679**	**1,543**	**1,531**	**3,981**	**13,089**	**6,310**	**135,530**

DOCUMENTS ASSOCIATED WITH REPORT C05/26-43

Attachment 2

Q3 2025-26 Major Project Update - Guildford Pool Upgrade

Project Summary Report – Guildford Pool Upgrade

Construction Commencement Date: October 2025

Total Project Budget: $31 million

Main Contractor: Lipman

Project Status: April 2026

Project Background and Scope

The project involves demolition of existing structures including indoor and outdoor pools, buildings, plant rooms and the construction of a new swim centre facility.

The new aquatic facilities include a new outdoor six-lane 25-metre pool with ramp access and a new indoor facility featuring a new 25-metre indoor pool, dedicated swim and program area along with provisions for a future zero-depth splash park next to the outdoor pool, modern family friendly change rooms, including a dry change area and pool deck showers to both pools. Additional supporting infrastructure will include a new plant room, an external storage building, a back-of-house service area with a turning circle for delivery and logistics vehicles, and a new substation to support the aquatic facility. The main building will also include front-of-house and administration areas such as reception, merchandising and foyer space, food and beverage areas, a multipurpose room, office administration space, and general seating areas.

Project Status

Construction works on the new Guildford Pool continue to progress well. The primary structural steel over the indoor pool has now been completed, and preparations for water testing are underway. Final concrete pours for the outdoor pool are being completed, the amenities building slab is progressing, and blockwork to the main building is advancing steadily.

In the upcoming period, works will focus on installation of the box guttering and roof structure over the indoor pool, along with ongoing water testing. Blockwork to the main building will continue, with the first-floor structure nearing completion. The slab to the rear of the amenities building will also be poured. Overall, the project remains on track with major structural and building elements progressing as planned.

Budget Summary

The total project budget for the life of this project is $31m.

To date total construction costs on this project is $12.1m (excluding GST).

A breakdown of the project expenditure for 2025/26 is in the following table (note all figures exclude GST):

Project Description	Actual 31 March 2026	Commitments	Approved Budget	Proposed Q3 budget	Uncommitted
Guildford Pool Upgrade	9,924,416	$20,794,432	$17,300,000	$17,300,000	$0

* Commitments will carry into 2026/27



DOCUMENTS ASSOCIATED WITH REPORT C05/26-43

Attachment 3

Q3 2025-26 Major Project Update - Auburn Basketball Centre

Project Summary Report – Auburn Basketball Centre

Project Commencement Date: July 2025

Total Project Budget (Includes Design and Negotiations): $25 million

Main Contractor: Grindley Construction Pty Ltd

Project Status: April 2026

Project Background and Scope

The subject site known as the Auburn Basketball Centre is located in Wyatt Park precinct at Auburn. The proposed centre's footprint covers an area of approximately 3000$m^{2.}$

The project scope includes groundworks, followed by the construction of a new dedicated indoor basketball centre featuring two International Basketball Federation (FIBA) -certified basketball courts, a dedicated gym, physio and treatment spaces, players' lounge, male and female change rooms with recovery areas, large storerooms, retractable spectator seating, sports administration spaces including offices, workstations and meeting rooms, front reception and kiosk for food and beverages, and plant to service the facility.

External works include readjustments and augmentation to the existing roads/car park adjacent to the facility and landscaping new electrical sub-station.

Project Status

The Project continues to encounter inground challenges including bonded asbestos, bricks, substantial concrete, glass, bitumen, metal and soft ground requiring substantial ground remediation works.

Current site works include slab pouring, installation of inground services, erection of retaining walls, construction of the lift pit and walls, waterproofing activities, and preparation for structural steel installation. Level 1 formwork and associated services installation are also progressing well. At Percy Street, the slab has been poured, and the precast panels have been fully installed.

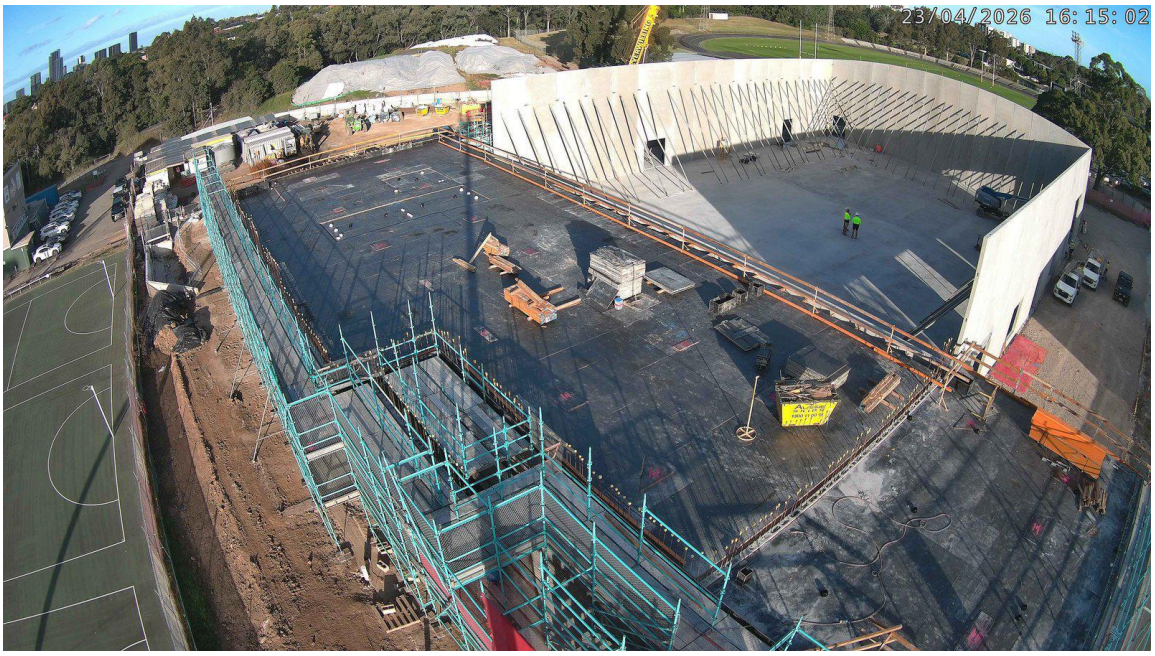
Budget Summary

The total project budget for the life of this project is $25m.

A breakdown of the project expenditure for 2025/26 is in the following table (note all figures exclude GST):

Project Description	Actual 31 March 2026	Commitments	Approved Budget	Proposed Q3 budget	Uncommitted
Auburn Basketball Centre	$5,619,385	$17,040,364	$15,000,000	$15,000,000	$0

* Commitments will carry into 2026/27





DOCUMENTS ASSOCIATED WITH REPORT C05/26-43

Attachment 4

Q3 2025-26 Major Project Update - Granville Park Play space

Project Summary Report – Granville Splash Park

Construction Commencement Date: June 2025

Total Project Budget (Includes Design and Negotiations): $5.7m

Main Contractor: CA&I Pty Ltd

Project Status: March 2026

Project Background and Scope

The Granville Splash Park is located within Granville Park, and the project involves removal of existing play equipment and installation of new waterplay and other play equipment.

Work aspects includes the installation of a range of different play zones, water play, adventure and nature play with soft fall and mulch surfaces. The play area includes installation of traditional play equipment like rockers, slides, swings, carousel and an accessible swing. The waterplay area has a rain circle, spray tunnel, misters and water pumps. Adventure play area includes embankment climbing, sliding items, fireman's poles, climbing walls, with a triple cube climbing tower. There is a nature play balance course consisting of recycled tree logs, sandstone rocks and carved animals.

The Splash Park will be serviced by two new amenity structures; one structure will include toilets and showers; the other structure will house change rooms. A picnic area with seats, shelters, and BBQ will be constructed as part of this project.

Project Status

The Granville Splash Park project reached full completion and officially opened to the public on 1 March 2026. All remaining works—including installation of playground and water-play equipment, soft-fall surfacing, and final landscaping—were finalised following the February construction update.

Earlier supply chain delays from late 2025 were successfully managed, and all infrastructure, amenities, and play elements are now fully operational. The project has transitioned into the standard defects and liability period.

Budget Summary

The total project budget for the life of this project is $5.7m.

A breakdown of the project expenditure for 2025/26 is in the following table (note all figures exclude GST):

Project Description	Actual 31 March 2026	Commitments	Approved Budget	Proposed Q3 budget	Uncommitted
Granville Park New Playground & Splash	$4,824,625	161,496	$4,800,000	$5,000,000	$13,879

Item No: C05/26-44

COMMUNITY GRANTS - ROUND 2 2025/2026 FUNDING RECOMMENDATIONS

Directorate: Community and Culture
Responsible Officer: Director Community and Culture
Community Strategic Plan Goal: *Supporting Community Health, Safety and Wellbeing*

SUMMARY

This report provides Round 2 funding recommendations under the five streams (Connected Communities, Education Access, Safer Communities, Event Support and Hardship Assistance for Children and Youth in Education and Sport) of the Community Grants Program for Council's consideration.

RECOMMENDATION

That Council:

1. **Adopt the 17 applications recommended for funding in Attachment 2 and allocate the $175,132.00 from the 2025/2026 Community Grants Program budget.**

2. **Delegate to the General Manager the authority to execute the grant dispersions and any associated documents.**

3. **Advise all successful applications of the funding allocations from the Community Grants Program Round 2 2025/2026 and provide feedback and assistance to applicants that were unsuccessful.**

4. **Attach a table of the successful applicants to the Minutes.**

REPORT

2025/2026 Community Grants Program Guidelines and Promotion

In accordance with the Community Grants and Donations Policy, detailed Guidelines for the Community Grants Program were made publicly available (included under Attachment 3 & 4).

The program was open from 2 February 2026 to 23 March 2026.

The Grants Program was promoted widely using the following methods:

- The Guidelines and Application form were available on Council's website.
- Promotion of the Grants Program through Council's social media channels.
- Emails were sent to community groups and key stakeholders.

Five streams of the Community Grants Program were offered:

- Connected Communities
- Education Access

- Safer Communities
- Event Support
- Hardship Assistance for Children and Youth in Education and Sport

In accordance with the Policy and the Guidelines, submitted applications were assessed against the published assessment criteria.

Grant Support Program

To assist applicants to develop their grant applications, Council provided the following opportunities:

- 16 one-on-one sessions with Council's Grants and Funding Officer.
- 1 online grants information session held on Wednesday, 11 February 2026, attended by 5 participants.
- 1 Grant Writing workshop held on Wednesday, 25 February 2026, attended by 13 participants.

Assessment Process

The Community Grants Program is a competitive process with applications assessed against the published criteria. Applications submitted for funding under the Program were assessed in two stages. This included:

Stage 1: Eligibility Assessment

Council's grant administrators conducted an eligibility assessment of all applications submitted. These included applications being submitted on time, being complete and meeting all eligibility criteria.

Stage 2: Assessment Panel

Internal assessment panels consisting of relevant Council staff were convened to review and rank eligible applications against the assessment criteria. The panels consisted of staff from a cross-section of service areas.

Assessment Outcomes

A total of $250,000.00 across five funding streams was available in Round 2 2025/2026. Council received a total of 39 applications.

Of the applications received, 17 are recommended for funding in this Round. Applications not recommended for this round of funding have either not met the eligibility criteria, have incomplete or insufficient information, or did not rate as highly against the assessment criteria.

The following table provides a summary of the assessment outcomes:

Funding Stream	**Number of Projects recommended**	**Total $ recommendation**
Connected Communities	7	$75,140

Education Access	1	$13,912
Safer Communications	0	$0
Event Support	8	$85,080
Hardship Assistance for Children and Youth in Education and Sport	1	$1,000
Total amount available in this round $250,000.00	17	$175,132

The full list of applications for Round 2, 2025/2026 is included in Attachment 1 'Community Grants Program 2025/2026 Applications Round 2'.

A detailed 'Community Grants Evaluation Report Round 2' is included in Attachment 2. Council staff will provide all unsuccessful applicants with an opportunity to receive tailored feedback on their grant application. This will provide applicants with an opportunity to improve their application and resubmit to future rounds of the Community Grants Program.

COMMUNITY ENGAGEMENT

Council will notify all applicants of the outcome of their application. Unsuccessful applicants will be offered feedback and supported to reapply for a subsequent round of funding.

Information about the Cumberland Community Grants Program including detailed guidelines will be widely promoted and made available to the community for the 2026/2027 Community Grants Program Round 1 (27 July 2026).

POLICY IMPLICATIONS

There are no policy implications for Council associated with this report.

RISK IMPLICATIONS

Successful applicants will be required to enter into a funding agreement with Council and meet all requirements of project delivery, reporting and acquittal.

FINANCIAL IMPLICATIONS

A total of $250,000.00 is available in the Community Grants Program 2025/2026 budget for Round 2 to fund the projects as recommended.

Community Grants Program	**Annual Budget**	**Budget Available Round 2**	**Recommended Round 2 funding in this report**
	$500,000.00	$250,000	$175,132

CONCLUSION

The Cumberland Community Grants Program aims to support the delivery of services and programs that build a vibrant and sustainable Cumberland. Funded projects should deliver increased participation in community activities and address identified social issues. The projects recommended aim to deliver significant community benefits across the Cumberland Local Government Area.

Council has put in place appropriate acquittal and accountability measures for recipients of the Community Grants Program to ensure funds are spent in accordance with the Guidelines.

ATTACHMENTS

1. Community Grants Program 2025/2026 Applications Round 2 (confidential) (Additional Attachment)
   Note: Included in Closed Business Paper in accordance with Section 10A(2)(c) of the Local Government Act as the information involves information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
2. Community Grants Program Evaluation Report Round 2 (confidential)
   Note: Included in Closed Business Paper in accordance with Section 10A(2)(c) of the Local Government Act as the information involves information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
3. Community Grants Program Guidelines ⇩
4. Community Grants and Donations Policy ⇩

DOCUMENTS ASSOCIATED WITH REPORT C05/26-44

Attachment 3

Community Grants Program Guidelines

CUMBERLAND
CITY COUNCIL

Cumberland City Council Community Grants

Connected Communities Grant Guidelines

Glossary:

Acquittal	The process of reporting back to Cumberland City Council via an online form, including the submission of evidence that the grant funds were used and the expected outcomes were achieved.
Beneficiaries	Individuals, groups, or communities who directly benefit from a project or initiative funded by a Cumberland City Council grant.
Council	Refers to Cumberland City Council, the local government entity responsible for administering the grants program and overseeing its funding decisions.
Donations Policy	A set of guidelines established by Cumberland City Council that governs the acceptance and management of donations, often in relation to non-profit or charitable organisations.
Eligibility Criteria	Specific conditions that applicants must meet to be considered for a grant or funding that are found in the grant program's guidelines.
General Eligibility	Broad or standard eligibility requirements set by Cumberland City Council that apply to all applicants.
Grant	A financial contribution provided by Cumberland City Council to an individual or organisation to support a project, program, or initiative that aligns with Council's priorities and objectives.
Grant Guidelines	A document or set of instructions provided by Cumberland City Council outlining the rules, procedures, eligibility, funding limits, and required documentation for applying for a specific grant.
Granter	Cumberland City Council, the organisation that provides grants and financial support to applicants.
Grantee	The individual or organisation that receives a grant from Cumberland City Council and is responsible for using the funds as agreed upon in their grant application and funding agreement.
Incorporated Entity	An organisation that is legally registered as a separate legal entity, typically a not-for-profit or charity.
In-Kind	Non-monetary contributions (such as goods, services, or volunteer hours) provided by an applicant, which can count towards match funding requirements for a Cumberland City Council grant.
Letters of Support	Letters from external organisations, partners, or stakeholders endorsing the grant application, demonstrating support for the project and its objectives, and highlighting the organisation's capacity to deliver the project.
Match Funding	The requirement for applicants to contribute a certain percentage of the project's total cost through their own funds or in-kind contributions.
Quotation	For the purposes of grant applications, quotations can include copies or links to online pricing and fees, receipts or invoices for previous similar services, emails from service providers or other organisations, and other documentation that clearly indicates an accurate cost for services. Please note that documents such as Word or Excel files created by the applicant for external sources are not accepted.
Selection Criteria	The set of standards or factors used by Cumberland City Council to evaluate and rank grant applications to determine which projects best align with funding priorities and are most likely to achieve the desired outcomes.
Vulnerable Groups	Communities or individuals who face additional challenges or risks, including but not limited to young people, children, First Nations people, women, the LGBTIQ+ community, seniors, people with disabilities, low socio-economic groups, Culturally and Linguistically Diverse (CALD) people, Culturally and Racially Marginalised (CARM) people, refugees and asylum seekers, homeless or at-risk individuals, formerly incarcerated individuals, low-income families and people with chronic illnesses.

General Eligibility:

1. **Application Limitations**

Applicants may only submit one application per grant round. This means they cannot apply for multiple grants within the same round (e.g. submitting applications for both the Connected Communities Grant and the Education Access Grant in the same open round).

2. **Eligibility Criteria**
   a. Businesses, schools, TAFEs, universities, state/territory governments, or for-profit entities are not eligible to apply for any program.
   b. Applicants with outstanding acquittals or Council debts are not eligible to apply.
   c. Applicants will be ineligible if their project can be readily assisted with another Government Grant or Scheme.
   d. Applicants cannot apply to cover costs of shortfalls in current projects.
   e. Applicants cannot apply for retrospective funding.
   f. Projects or organisations that are partisan in nature are ineligible.
3. **Compliance**
   a. Applicants must comply with all guidelines in the Donations Policy and the Cumberland City Council Community Grants guidelines.
   b. Applicants must adhere to the specific eligibility requirements of the grant program, including restrictions on catering and marketing or promotion costs. A maximum of 5% of the total requested funding may be allocated to catering, and up to 5% for marketing or promotion.
   c. Applicants will be ineligible if their project duplicates a service or program already being delivered by Cumberland City Council.
4. **Project Criteria**
   a. Projects must be new or a significant extension of an existing project, except for the Event Support Stream, which allows support to recurring events.
   b. General administrative costs, including rent, utilities, office supplies, and staff wages not directly related to project delivery, are ineligible for funding.
   c. Capital works will not be accepted in any Cumberland City Council Grant Program, including but not limited to:
      i. New or extensions or additions to existing facilities,
      ii. Refurbishments including structural repairs (e.g., fixing roofs, foundations, walls),
      iii. Accessibility upgrades (e.g., ramps, lifts, automatic doors), and
      iv. Operational costs (e.g., wages for installation, insurance, maintenance costs, painting etc.).
   d. Applicants are unable to request funding for insurance coverage.
5. **Insurance & Budget Requirements**
   a. All applicants must provide and retain appropriate and valid insurance coverage for the entirety of their project.
   b. Applicants must provide a budget breakdown and quotations for items over $500.
   c. Applicants can apply for an amount up to $15,000 per application and can choose if they wish to be partially funded. Applicants must confirm their ability to proceed with reduced funding prior to signing the Funding Agreement.
   d. Cash giveaways are not a permitted activity or eligible expenditure item.
   e. Fundraising activities are not permitted, except under the Event Support Stream. In such cases, applicants must clearly outline how any revenue raised will be used.
   f. Honorariums, awards, and similar gifts must not exceed $50 in value. These must not include alcohol, weapons, tobacco products, gambling-related items or activities, or assets intended for personal use or ownership (e.g. laptops gifted to individuals that will not remain the property of the organisation).
6. **Acquittal & Reporting**
   a. Successful applicants are required to provide an acquittal no later than 4 weeks after the completion of their project. Failure to do so may result in ineligibility to re-apply to any of Cumberland City Council's Grants Programs.

Cumberland City Council
Connected Communities Grant Guidelines

1. Grant Overview

Cumberland City Council is committed to fostering strong, inclusive, and resilient communities by addressing social inequalities, improving service accessibility, and enhancing community participation. The Connected Communities Grant provides financial support for projects that focus on early intervention, prevention, and the delivery of services that cater to marginalised communities in Cumberland. This includes initiatives that support underrepresented artists, creatives, and cultural groups, promote community engagement, improve health outcomes, and enhance overall wellbeing.

2. Grant Structure

- **Available Funding:** The program offers funding of up to **$15,000 per applicant.**
- Co-investment is encouraged but not required. Funding is competitive and subject to availability.
- **Project Delivery Timeline:** Projects must be delivered within 12 months of receiving funding. Funds will be released to successful applicants 2–3 months after the closure of the grant round.
- **Rounds:** 2 rounds per year (August - September and February - March).

3. Objectives

The grant aims to:

- **Support the establishment of new programs or services** that cater to marginalised groups, aimed at removing barriers faced in accessing essential resources and opportunities.
- **Improve early intervention strategies** that support at-risk individuals and families before they experience social exclusion or crisis.
- **Enhance community participation** by funding programs that foster social connections and reduce isolation.
- **Improve health and wellbeing** by increasing access to physical and mental health services, addressing preventable health conditions, and promoting healthier lifestyles.
- **Strengthen access to essential services** that support social inclusion, housing stability, mental health and overall community wellbeing.
- **Promote awareness, address misconceptions and reduce stigma** by supporting initiatives, campaigns, and programs that challenge negative perceptions of marginalised groups, including people experiencing homelessness, mental health challenges, or social isolation.

4. Eligibility Criteria

Applicants must:

- Be **not-for-profit and incorporated** entities, organisations who are a non-for-profit but not incorporated welcome to apply under auspice.
- Individual artists, creatives, or contractors may either apply under auspice or be engaged as a contractor by an eligible not-for-profit incorporated entity to deliver project activities.
- Deliver projects **within the Cumberland Local Government Area (LGA).**
- Align with one or more of the program objectives.
- Provide supporting documentation, including annual or financial reports and proof of entity type i.e. Incorporation number.
- Demonstrate the capacity to complete the proposed initiative within the funding timeframe.

Ineligible applicants include political groups, schools, government institutions, and businesses primarily for-profit.

5. Funding Priorities

Priority will be given to:

- Projects that support the development of new programs or services for marginalised communities, ensuring access to culturally appropriate programs and resources.
- Initiatives that address health disparities, including programs targeting chronic health conditions, mental health support, and health promotion activities.
- Programs that increase access to essential services and resources, ensuring vulnerable individuals and families receive the support they need.
- Community-led initiatives that foster social connections, participation, and reduce isolation.
- Health and wellbeing initiatives that deliver structured, outcomes-focused mental health support and improve overall quality of life through sustained engagement beyond one-off activities.
- Awareness campaigns and initiatives that reduce stigma and foster a more inclusive and supportive community.
- Projects that engage underrepresented artists, creatives, or cultural practitioners, in the design or delivery of community-focused activities.
- Projects that demonstrate sustainable long-term impact.

6. Eligible & Ineligible Costs

Eligible Costs:

- Project Coordinator: Labour costs for individuals managing the project, ensuring effective delivery and oversight of the program.
- Facilitators/Trainers/Artist Contractors: Qualified professionals or organisations providing expertise and delivering structured programs, workshops, or other organised activities.
- Program materials such as printed or digital resources, workbooks, or educational materials that support the delivery of the organised activities or campaigns.
- Venue/Facilities costs associated with hosting structured activities.
- Marketing and Promotion, such as costs for promoting the project, including flyers, advertisements, social media campaigns and other promotional activities that raise awareness of the program.
- Evaluation and Reporting costs associated with monitoring and evaluating the effectiveness of the program, including data collection, surveys, and the preparation of reports to demonstrate program outcomes.

Ineligible Costs:

- Ongoing operational costs (e.g., rent, utilities, salaries not linked to project delivery).
- Events primarily for fundraising purposes.
- Projects that duplicate existing services without demonstrated need.
- Retrospective funding (i.e., costs incurred before grant approval).
- One-off events without a sustained engagement plan.
- Requests for funding that would better align with another Cumberland City Council Grant.

7. Assessment Criteria

Applications will be assessed based on:

Project Planning and Alignment (25%) • The project has clear aims, objectives, and identified activities. • The project is achievable within the proposed timeframe. • There is a demonstrated community need for the project. • The project aligns with one or more funding outcomes of the grant stream (program).	**Community Benefit and Inclusion (25%)** • Primary beneficiaries are residents of Cumberland Local Government Area. • The project includes inclusive strategies that support the participation of priority or special needs groups. • Evidence of consultation or engagement with participants, partners, or stakeholders during project development. • The project demonstrates a strong potential for positive community impact.
Budget and Value for Money (25%) • The budget is realistic, clearly costed with supporting evidence, appropriate and financially viable. • The project demonstrates good value for money based on the number of people involved and scope of activities. • Co-funding, in-kind support, or partnerships enhance project viability (if applicable).	**Project Outcomes and Delivery Capacity (25%)** • Project outcomes are clearly defined, achievable, and linked to the identified need(s) and activities. • Suitable methods for measuring or evaluating project outcomes are provided. • The applicant has the capability and experience to manage the project or has engaged a reputable partner. • The applicant demonstrates the ability to effectively engage the target community.

8. Application Process

Applications must be submitted online via **Council's SmartyGrants platform**.

Applicants will be required to attach the following -

- Any supporting documents such as:
  - Annual report or financial statement
  - Statement of Aim and Objectives
  - Public Liability Certificate
  - Letters of Support
  - Any other supporting documentation
- Applicants must provide a quotations or supporting evidence for each expenditure item above $500 in their budget.

9. Reporting & Acquittal

Successful applicants must:

- Submit a **progress report** midway through project delivery if requested.
- Provide a **Cumberland City Council acquittal report** within four weeks of project completion, including evidence of outcomes and expenditure.
- **Acknowledge Cumberland City Council's support** through public recognition, such as on social media, the applicant's website, in speeches, or via promotional materials (e.g. flyers)—in accordance with Council's Logo Guidelines and provide evidence of this acknowledgment.

CUMBERLAND
CITY COUNCIL

Cumberland City Council Community Grants

Education Access Grant Guidelines

Glossary:

Acquittal	The process of reporting back to Cumberland City Council via an online form, including the submission of evidence that the grant funds were used and the expected outcomes were achieved.
Beneficiaries	Individuals, groups, or communities who directly benefit from a project or initiative funded by a Cumberland City Council grant.
Council	Refers to Cumberland City Council, the local government entity responsible for administering the grants program and overseeing its funding decisions.
Donations Policy	A set of guidelines established by Cumberland City Council that governs the acceptance and management of donations, often in relation to non-profit or charitable organisations.
Eligibility Criteria	Specific conditions that applicants must meet to be considered for a grant or funding that are found in the grant program's guidelines.
General Eligibility	Broad or standard eligibility requirements set by Cumberland City Council that apply to all applicants.
Grant	A financial contribution provided by Cumberland City Council to an individual or organisation to support a project, program, or initiative that aligns with Council's priorities and objectives.
Grant Guidelines	A document or set of instructions provided by Cumberland City Council outlining the rules, procedures, eligibility, funding limits, and required documentation for applying for a specific grant.
Granter	Cumberland City Council, the organisation that provides grants and financial support to applicants.
Grantee	The individual or organisation that receives a grant from Cumberland City Council and is responsible for using the funds as agreed upon in their grant application and funding agreement.
Incorporated Entity	An organisation that is legally registered as a separate legal entity, typically a not-for-profit or charity.
In-Kind	Non-monetary contributions (such as goods, services, or volunteer hours) provided by an applicant, which can count towards match funding requirements for a Cumberland City Council grant.
Letters of Support	Letters from external organisations, partners, or stakeholders endorsing the grant application, demonstrating support for the project and its objectives, and highlighting the organisation's capacity to deliver the project.
Match Funding	The requirement for applicants to contribute a certain percentage of the project's total cost through their own funds or in-kind contributions.
Quotation	For the purposes of grant applications, quotations can include copies or links to online pricing and fees, receipts or invoices for previous similar services, emails from service providers or other organisations, and other documentation that clearly indicates an accurate cost for services. Please note that documents such as Word or Excel files created by the applicant for external sources are not accepted.
Selection Criteria	Communities or individuals who face additional challenges or risks, including but not limited to young people, children, First Nations people, women, the LGBTIQ+ community, seniors, people with disabilities, low socio-economic groups, Culturally and Linguistically Diverse (CALD) people, Culturally and Racially Marginalised (CARM) people, refugees and asylum seekers, homeless or at-risk individuals, formerly incarcerated individuals, , low-income families and people with chronic illnesses.
Vulnerable Groups	Communities or individuals who face additional challenges or risks, including but not limited to young people, children, First Nations people, women, the LGBTIQ+ community, seniors, people with disabilities, low socio-economic groups, Culturally and Racially Marginalised (CARM) people, refugees and asylum seekers, homeless or at-risk individuals, formerly incarcerated individuals, immigrant and refugee communities, low-income families and people with chronic illnesses.

General Eligibility:

1. Application Limitations

Applicants may only submit one application per grant round. This means they cannot apply for multiple grants within the same round (e.g. submitting applications for both the Connected Communities Grant and the Education Access Grant in the same open round).

2. Eligibility Criteria

a. Businesses, schools, TAFEs, universities, state/territory governments, or for-profit entities are not eligible to apply for any program.
b. Applicants with outstanding acquittals or Council debts are not eligible to apply.
c. Applicants will be ineligible if their project can be readily assisted with another Government Grant or Scheme.
d. Applicants cannot apply to cover costs of shortfalls in current projects.
e. Applicants cannot apply for retrospective funding.
f. Projects or organisations that are partisan in nature are ineligible.

3. Compliance

a. Applicants must comply with all guidelines in the Donations Policy and the Cumberland City Council Community Grants guidelines.
b. Applicants must adhere to the specific eligibility requirements of the grant program, including restrictions on catering and marketing or promotion costs. A maximum of 5% of the total requested funding may be allocated to catering, and up to 5% for marketing or promotion.
c. Applicants will be ineligible if their project duplicates a service or program already being delivered by Cumberland City Council.

4. Project Criteria

a. Projects must be new or a significant extension of an existing project, except for the Event Support Stream, which allows support to recurring events.
b. General administrative costs, including rent, utilities, office supplies, and staff wages not directly related to project delivery, are ineligible for funding.
c. Capital works will not be accepted in any Cumberland City Council Grant Program, including but not limited to:
    i. New or extensions or additions to existing facilities,
    ii. Refurbishments including structural repairs (e.g., fixing roofs, foundations, walls),
    iii. Accessibility upgrades (e.g., ramps, lifts, automatic doors), and
    iv. Operational costs (e.g., wages for installation, insurance, maintenance costs, painting etc.).
d. Applicants are unable to request funding for insurance coverage.

5. Insurance & Budget Requirements

a. All applicants must provide and retain appropriate and valid insurance coverage for the entirety of their project.
b. Applicants must provide a budget breakdown and quotations for items over $500.
c. Applicants can apply for an amount up to $15,000 per application and can choose if they wish to be partially funded. Applicants must confirm their ability to proceed with reduced funding prior to signing the Funding Agreement.
d. Cash giveaways are not a permitted activity or eligible expenditure item.
e. Fundraising activities are not permitted, except under the Event Support Stream. In such cases, applicants must clearly outline how any revenue raised will be used.
f. Honorariums, awards, and similar gifts must not exceed $50 in value. These must not include alcohol, weapons, tobacco products, gambling-related items or activities, or assets intended for personal use or ownership (e.g. laptops gifted to individuals that will not remain the property of the organisation).

6. Acquittal & Reporting

a. Successful applicants are required to provide an acquittal no later than 4 weeks after the completion of their project. Failure to do so may result in ineligibility to re-apply to any of Cumberland City Council's Grants Programs.

Cumberland City Council
Education Access Grant Guidelines

CUMBERLAND CITY COUNCIL

1. Grant Overview

Cumberland City Council is committed to addressing barriers to education and skills development by providing equitable opportunities for individuals in our community. The Education Access Grant supports initiatives that aim to reduce educational disparities, focusing on providing access to quality education and skill-building opportunities for disadvantaged groups. This grant seeks to fund programs that enhance the educational outcomes of Cumberland residents and prepare them for future success in gainful employment.

2. Grant Structure

- **Available Funding:** The program offers funding of up to $15,000 per applicant.
- Co-investment is encouraged but not required.
- **Project Delivery Timeline:** Projects must be delivered within 12 months of receiving funding. Funds will be released to successful applicants 2–3 months after the closure of the grant round.
- **Rounds:** 2 rounds per year (August - September and February - March).

3. Objectives

The grant aims to:

- Improve access to education and skills training for individuals from disadvantaged backgrounds, including women, low-income families and people living with a disability.
- Provide educational resources, tutoring, mentorship, and structured programs designed to enhance academic achievement and vocational skills.
- Facilitate the development of programs that overcome financial barriers to education, ensuring equitable access to learning opportunities.
- Promote inclusive education through programs that address systemic barriers in formal and informal learning settings.
- Enhance educational engagement and achievement by focusing on sustainable skill development and long-term academic success.

4. Eligibility Criteria

Applicants must:

- Be not-for-profit and incorporated entities; organisations that are not incorporated but are non-for-profit may apply under auspice.
- Provide appropriate insurance coverage for the duration of the project.
- Government institutions and for-profit businesses that provide education-related services (e.g., educational service providers, training organisations) are not eligible to apply for funding, even under auspice, but may be hired as a professional service provider through a not-for-profit incorporated entity.
- Applicants must deliver projects within the Cumberland Local Government Area (LGA). If the project is located outside of Cumberland, applicants must demonstrate how they will effectively engage and benefit the primary target group of Cumberland residents.
- Align their project with one or more of the program objectives.
- Provide supporting documentation, including annual or financial reports and proof of entity type i.e. Incorporation number.
- Demonstrate the capacity to complete the proposed initiative within the funding timeframe.

Ineligible applicants include individuals, political groups, schools, educational or government institutions, and businesses primarily for-profit.

5. Funding Priorities

Priority will be given to:

- Initiatives that address financial barriers to education such as skill-building workshops.
- Vocational training programs that increase employment opportunities for individuals from marginalised communities.
- Programs that promote the inclusion of individuals with disabilities in educational settings.
- Projects that engage with underrepresented groups in education, including culturally diverse communities and individuals facing systemic barriers.
- Initiatives that provide long-term educational support and skill development beyond short-term activities or one-off events.

6. Eligible & Ineligible Costs

Eligible Costs:

- Project Coordinator: Labour costs for individuals managing the project to ensure effective delivery and oversight.
- Tutors/Facilitators: Qualified professionals or organisations providing expertise and delivering structured educational programs, tutoring sessions, or workshops.
- Learning Materials: Resources such as books, digital tools, software, or other educational materials necessary for delivering programs.
- Venue/Facility Costs: Associated with hosting structured educational activities.
- Marketing and Promotion: Costs for promoting the program, including flyers, advertisements, social media campaigns, and other promotional activities related to educational programs.
- Evaluation and Reporting: Costs associated with monitoring and evaluating the educational outcomes of the program, including data collection and reporting.

Ineligible Costs:

- Ongoing operational costs (e.g. rent, utilities, salaries not linked to project delivery).
- Events primarily for fundraising purposes.
- Projects that duplicate existing educational services without demonstrated need.
- Retrospective funding (i.e., costs incurred before grant approval).
- One-off events without sustained engagement or long-term educational impact.
- Requests for funding that would better align with another Cumberland City Council grant.

7. Assessment Criteria

Applications will be assessed based on:

Project Planning and Alignment (25%) • The project has clear aims, objectives, and identified activities. • The project is achievable within the proposed timeframe. • There is a demonstrated community need for the project. • The project aligns with one or more funding outcomes of the grant stream (program).	**Community Benefit and Inclusion (25%)** • Primary beneficiaries are residents of Cumberland Local Government Area. • The project includes inclusive strategies that support the participation of priority or special needs groups. • Evidence of consultation or engagement with participants, partners, or stakeholders during project development. • The project demonstrates a strong potential for positive community impact.
Budget and Value for Money (25%) • The budget is realistic, clearly costed with supporting evidence, appropriate and financially viable. • The project demonstrates good value for money based on the number of people involved and scope of activities. • Co-funding, in-kind support, or partnerships enhance project viability (if applicable).	**Project Outcomes and Delivery Capacity (25%)** • Project outcomes are clearly defined, achievable, and linked to the identified need(s) and activities. • Suitable methods for measuring or evaluating project outcomes are provided. • The applicant has the capability and experience to manage the project or has engaged a reputable partner. • The applicant demonstrates the ability to effectively engage the target community.

8. Application Process

Applications must be submitted online via **Council's SmartyGrants platform**.

Applicants will be required to attach the following -

- Any supporting documents such as:
  - Annual report or financial statement
  - Statement of Aim and Objectives
  - Public Liability Certificate
  - Letters of Support
  - Any other supporting documentation
- Applicants must provide a quotations or supporting evidence for each expenditure item above $500 in their budget.

9. Reporting & Acquittal

- Submit a **progress report** midway through project delivery if requested.
- Provide a **Cumberland City Council acquittal report** within four weeks of project completion, including evidence of outcomes and expenditure.
- **Acknowledge Cumberland City Council's support** through public recognition, such as on social media, the applicant's website, in speeches, or via promotional materials (e.g. flyers)—in accordance with Council's Logo Guidelines and provide evidence of this acknowledgment.

CUMBERLAND
CITY COUNCIL

Cumberland City Council Community Grants

Event Support Grant Guidelines

Glossary:

Acquittal	The process of reporting back to Cumberland City Council via an online form, including the submission of evidence that the grant funds were used and the expected outcomes were achieved.
Beneficiaries	Individuals, groups, or communities who directly benefit from a project or initiative funded by a Cumberland City Council grant.
Council	Refers to Cumberland City Council, the local government entity responsible for administering the grants program and overseeing its funding decisions.
Donations Policy	A set of guidelines established by Cumberland City Council that governs the acceptance and management of donations, often in relation to non-profit or charitable organisations.
Eligibility Criteria	Specific conditions that applicants must meet to be considered for a grant or funding that are found in the grant program's guidelines.
General Eligibility	Broad or standard eligibility requirements set by Cumberland City Council that apply to all applicants.
Grant	A financial contribution provided by Cumberland City Council to an individual or organisation to support a project, program, or initiative that aligns with Council's priorities and objectives.
Grant Guidelines	A document or set of instructions provided by Cumberland City Council outlining the rules, procedures, eligibility, funding limits, and required documentation for applying for a specific grant.
Granter	Cumberland City Council, the organisation that provides grants and financial support to applicants.
Grantee	The individual or organisation that receives a grant from Cumberland City Council and is responsible for using the funds as agreed upon in their grant application and funding agreement.
Incorporated Entity	An organisation that is legally registered as a separate legal entity, typically a not-for-profit or charity.
In-Kind	Non-monetary contributions (such as goods, services, or volunteer hours) provided by an applicant, which can count towards match funding requirements for a Cumberland City Council grant.
Letters of Support	Letters from external organisations, partners, or stakeholders endorsing the grant application, demonstrating support for the project and its objectives, and highlighting the organisation's capacity to deliver the project.
Match Funding	The requirement for applicants to contribute a certain percentage of the project's total cost through their own funds or in-kind contributions.
Quotation	For the purposes of grant applications, quotations can include copies or links to online pricing and fees, receipts or invoices for previous similar services, emails from service providers or other organisations, and other documentation that clearly indicates an accurate cost for services. Please note that documents such as Word or Excel files created by the applicant for external sources are not accepted.
Selection Criteria	The set of standards or factors used by Cumberland City Council to evaluate and rank grant applications to determine which projects best align with funding priorities and are most likely to achieve the desired outcomes.
Vulnerable Groups	Communities or individuals who face additional challenges or risks, including but not limited to young people, children, First Nations people, women, the LGBTIQ+ community, seniors, people with disabilities, low socio-economic groups, Culturally and Linguistically Diverse (CALD) people, Culturally and Racially Marginalised (CARM) people, refugees and asylum seekers, homeless or at-risk individuals, formerly incarcerated individuals, low-income families and people with chronic illnesses.

General Eligibility:

1. Application Limitations

Applicants may only submit one application per grant round. This means they cannot apply for multiple grants within the same round (e.g. submitting applications for both the Connected Communities Grant and the Education Access Grant in the same open round).

2. Eligibility Criteria

a. Businesses, schools, TAFEs, universities, state/territory governments, or for-profit entities are not eligible to apply for any program.
b. Applicants with outstanding acquittals or Council debts are not eligible to apply.
c. Applicants will be ineligible if their project can be readily assisted with another Government Grant or Scheme.
d. Applicants cannot apply to cover costs of shortfalls in current projects.
e. Applicants cannot apply for retrospective funding.
f. Projects or organisations that are partisan in nature are ineligible.

3. Compliance

a. Applicants must comply with all guidelines in the Donations Policy and the Cumberland City Council Community Grants guidelines.
b. Applicants must adhere to the specific eligibility requirements of the grant program, including restrictions on catering and marketing or promotion costs. A maximum of 5% of the total requested funding may be allocated to catering, and up to 5% for marketing or promotion.
c. Applicants will be ineligible if their project duplicates a service or program already being delivered by Cumberland City Council.

4. Project Criteria

a. Projects must be new or a significant extension of an existing project, except for the Event Support Stream, which allows support to recurring events.
b. General administrative costs, including rent, utilities, office supplies, and staff wages not directly related to project delivery, are ineligible for funding.
c. Capital works will not be accepted in any Cumberland City Council Grant Program, including but not limited to:
    i. New or extensions or additions to existing facilities,
    ii. Refurbishments including structural repairs (e.g., fixing roofs, foundations, walls),
    iii. Accessibility upgrades (e.g., ramps, lifts, automatic doors), and
    iv. Operational costs (e.g., wages for installation, insurance, maintenance costs, painting etc.).
d. Applicants are unable to request funding for insurance coverage.

5. Insurance & Budget Requirements

a. All applicants must provide and retain appropriate and valid insurance coverage for the entirety of their project.
b. Applicants must provide a budget breakdown and quotations for items over $500.
c. Applicants can apply for an amount up to $15,000 per application and can choose if they wish to be partially funded. Applicants must confirm their ability to proceed with reduced funding prior to signing the Funding Agreement.
d. Cash giveaways are not a permitted activity or eligible expenditure item.
e. Fundraising activities are not permitted, except under the Event Support Stream. In such cases, applicants must clearly outline how any revenue raised will be used.

6. Acquittal & Reporting

a. Successful applicants are required to provide an acquittal no later than 4 weeks after the completion of their project. Failure to do so may result in ineligibility to re-apply to any of Cumberland City Council's Grants Programs.

Cumberland City Council
Event Support Grant Guidelines

CUMBERLAND CITY COUNCIL

1. Grant Overview

Cumberland City Council recognises the power of festivals and events in bringing people together, celebrating diversity, and strengthening community connections. The **Event Support Grant** provides financial support for **one-off events** that foster **social cohesion** and **community participation**, ensuring all residents have equal opportunities to engage and connect.

This program aligns with the Cumberland Cultural Plan 2019–2029, supporting events that celebrate the area's rich cultural heritage while promoting inclusive participation across diverse communities.

2. Grant Structure

- The program offers funding of up to **$15,000 per applicant.** Funding is competitive and subject to availability.
- **Co-investment** Applicants must demonstrate match-funding (25%), which can include in-kind support.
- **Event Type:** One-off public events that take place within the Cumberland Local Government Area (LGA).
- **Project Delivery Timeline:** Events must take place within 12 months of receiving funding. Funding will be released to successful applicants 2-3 months after the closure of the grant round.
- **Rounds per Year:** 2 rounds per year (August - September and February - March).

3. Objectives

The grant aims to:

- **Foster social cohesion** by promoting understanding and meaningful interactions between Cumberland's diverse communities.
- **Encourage community participation** by supporting accessible, inclusive, and engaging events.
- **Enhance community connections** through shared cultural, recreational, and artistic experiences.
- **Support local creativity and cultural expression** by showcasing Cumberland's unique cultural identity.
- **Promote equity and accessibility** by ensuring events are welcoming and inclusive for all.

4. Eligibility Criteria

Applicants must:

- Be a legally incorporated not-for-profit entity or community group. Organisations that are not incorporated but are non-for-profit may apply under auspice.
- Deliver an event that is free or require participants to pay no more than a nominal fee to attend and open to the general public.
- Align with at least one of the program's key objectives.
- Have a clear plan for engaging diverse community groups.
- Demonstrate an ability to deliver the event successfully within the given timeframe and budget.
- Provide appropriate insurance and completed Risk Management Plan.
- Applicants must provide quotations or written evidence of cash sponsorship or in-kind donations that match at least 25% of the requested grant funds.

5. Funding Priorities

Social Cohesion:

- Promote cross-cultural exchange and foster greater understanding between diverse community groups.
- Provide opportunities for underrepresented or marginalised groups to share their cultural heritage.
- Encourage collaboration between different community groups, cultural organisations, and local businesses.

Community Participation

- Increase **community involvement and volunteering** in festivals and events.
- Strengthen **local identity** and pride through community-led celebrations.
- Support **interactive and engaging activities** that bring people together.
- Promote **intergenerational participation**, ensuring people of all ages can connect and engage.

6. Eligible & Ineligible Costs

Eligible Costs:

- Event programming and production (e.g., performers, guest speakers, cultural showcases).
- Marketing and promotions to ensure broad community engagement.
- Venue hire and event logistics (e.g., sound, staging, accessibility measures).
- Waste removal, security and costs associated with footpath, car park, or partial or complete road closures. For more information, please refer to forms here: https://www.cumberland.nsw.gov.au/works-within-roads-and-footpaths
- Community engagement activities (e.g., workshops, storytelling, cultural performances).

Ineligible Costs:

- Celebration of national or independence days of countries.
- Major Events already run by Cumberland City Council.
- General operational costs (e.g., rent, salaries not directly linked to the event).
- Events that have already occurred or expenses incurred before grant approval.
- To offset expenses of an existing or planned activation or event (Note: funds can however be used to extend the scope of an event (e.g. a daytime event into the night-time).
- Political events.
- Religious events that do not have a broader community focus.
- Events with a primarily commercial focus without clear community benefit.
- Insurances. No portion of the grant funding can be used towards insurance costs. Including, but not limited to, Public Liability Insurance, Workers Compensation Insurance and Volunteers Insurance.
- Capital Expenditure or Purchases. No portion of the grant funding can be used towards capital expenditure or purchase costs. Including, but not limited to, building costs (i.e. permanent seating) or maintenance and equipment purchase (i.e. laptops/devices).
- Cash Prizes or Gifts. No portion of the grant funding can be used towards cash prizes or gifts, including gift vouchers.
- Independent Audit Fees. No portion of the grant funding can be used towards financial independent audit fees.

7. Assessment Criteria

Applications will be assessed based on:

Event Planning and Strategic Fit (25%) • The event has clear objectives and planned activities. • The event is achievable within the proposed timeframe and budget. • The event aligns with the purpose and desired outcomes of the Event Support Grant. • The application demonstrates an understanding of the target audience and event context. • The event design reflects inclusive principles that support participation across different community groups.	**Community Impact and Participation (25%)** • Primary beneficiaries are residents of Cumberland LGA. • The event promotes social cohesion and encourages broad community participation. • There is evidence of strong community involvement and partnerships, including engagement with diverse groups and individuals. • Volunteers are meaningfully involved in the planning and/or delivery of the event, fostering community ownership. • The event demonstrates efforts to promote cross-cultural understanding and collaboration.
Budget and Value for Money (25%) • The budget is realistic, clearly costed with supporting evidence, appropriate and financially viable. • The project demonstrates good value for money based relative to its scale and expected outcomes. • Co-funding, in-kind support, or partnerships enhance project viability.	**Project Outcomes and Delivery Capacity (25%)** • Project outcomes are clearly defined, achievable, and linked to the identified need(s) and activities. • Suitable methods for measuring or evaluating project outcomes are provided. • The applicant has the experience and/or partnerships required to deliver the event successfully. • The applicant demonstrates the ability to effectively engage the target community.

8. Application Process

Applications must be submitted online via **Council's SmartyGrants platform**.

Applicants will be required to attach the following -

- Any supporting documents such as:
  - Annual report or financial statement
  - Statement of Aim and Objectives
  - Public Liability Certificate
  - Letters of Support
  - Any other supporting documentation
- Attach a completed Risk Management Plan
- Applicants must provide a quotations or supporting evidence for each expenditure item above $500 in their budget.

9. Reporting & Acquittal

- **Before submission:** Applicants are encouraged to refine their event ideas, consult with relevant Council teams, and adjust their plans as needed prior to submitting their application. Applicants must also adhere to the additional requirements of this program, including attaching a Risk Management Plan with their application and maintaining more frequent communication with Council once the project is underway.
- **After Signed Funding Agreement:** After signing the Funding Agreement, applicants are encouraged to contact Council's Community Grants Officer on how to accurately record information for the acquittal process.
- Submit a **progress report** if requested.
- Provide an **acquittal** within four weeks of project completion, including evidence of outcomes, for example qualitative and/or quantitative (e.g. surveys, participant feedback, media coverage)—as well as a breakdown of expenditure with supporting documentation.
- **Acknowledge Cumberland City Council's support** through public recognition, such as on social media, the applicant's website, in speeches, or via promotional materials (e.g. flyers)—in accordance with Council's Logo Guidelines and provide evidence of this acknowledgment.

CUMBERLAND
CITY COUNCIL

Cumberland City Council Community Grants

Hardship Assistance for Children and Youth in Education and Sport

Glossary:

Acquittal	The process of reporting back to Cumberland City Council via an online form, including the submission of evidence that the grant funds were used and the expected outcomes were achieved.
Beneficiaries	Individuals, groups, or communities who directly benefit from a project or initiative funded by a Cumberland City Council grant.
Council	Refers to Cumberland City Council, the local government entity responsible for administering the grants program and overseeing its funding decisions.
Donations Policy	A set of guidelines established by Cumberland City Council that governs the acceptance and management of donations, often in relation to non-profit or charitable organisations.
Eligibility Criteria	Specific conditions that applicants must meet to be considered for a grant or funding that are found in the grant program's guidelines.
General Eligibility	Broad or standard eligibility requirements set by Cumberland City Council that apply to all applicants.
Grant	A financial contribution provided by Cumberland City Council to an individual or organisation to support a project, program, or initiative that aligns with Council's priorities and objectives.
Grant Guidelines	A document or set of instructions provided by Cumberland City Council outlining the rules, procedures, eligibility, funding limits, and required documentation for applying for a specific grant.
Granter	Cumberland City Council, the organisation that provides grants and financial support to applicants.
Grantee	The individual or organisation that receives a grant from Cumberland City Council and is responsible for using the funds as agreed upon in their grant application and funding agreement.
Incorporated Entity	An organisation that is legally registered as a separate legal entity, typically a not-for-profit or charity.
In-Kind	Non-monetary contributions (such as goods, services, or volunteer hours) provided by an applicant, which can count towards match funding requirements for a Cumberland City Council grant.
Letters of Support	Letters from external organisations, partners, or stakeholders endorsing the grant application, demonstrating support for the project and its objectives, and highlighting the organisation's capacity to deliver the project.
Match Funding	The requirement for applicants to contribute a certain percentage of the project's total cost through their own funds or in-kind contributions.
Quotation	For the purposes of grant applications, quotations can include copies or links to online pricing and fees, receipts or invoices for previous similar services, emails from service providers or other organisations, and other documentation that clearly indicates an accurate cost for services. Please note that documents such as Word or Excel files created by the applicant for external sources are not accepted.
Selection Criteria	The set of standards or factors used by Cumberland City Council to evaluate and rank grant applications to determine which projects best align with funding priorities and are most likely to achieve the desired outcomes.
Vulnerable Groups	Communities or individuals who face additional challenges or risks, including but not limited to young people, children, First Nations people, women, the LGBTIQ+ community, seniors, people with disabilities, low socio-economic groups, Culturally and Linguistically Diverse (CALD) people, Culturally and Racially Marginalised (CARM) people, refugees and asylum seekers, homeless or at-risk individuals, formerly incarcerated individuals, low-income families and people with chronic illnesses.

General Eligibility:

1. Application Limitations

Applicants may only submit one application per grant round. This means they cannot apply for multiple grants within the same round (e.g. submitting applications for both the Connected Communities Grant and the Education Access Grant in the same open round).

2. Eligibility Criteria

a. Businesses, schools, TAFEs, universities, state/territory governments, or for-profit entities are not eligible to apply for any program.

b. Applicants with outstanding acquittals or Council debts are not eligible to apply.

c. Applicants will be ineligible if their project can be readily assisted with another Government Grant or Scheme.

d. Retrospective funding will only be considered in exceptional circumstances based on the dates of application related to the educational or sporting activity. Please find further information in the "Eligible Costs" of this document.

f. Projects or organisations that are partisan in nature are ineligible.

3. Compliance

a. Applicants must comply with all guidelines in the Donations Policy and the Cumberland City Council Community Grants guidelines.

b. Applicants must adhere to the specific eligibility requirements of the grant program, including restrictions on catering and marketing or promotion costs. A maximum of 5% of the total requested funding may be allocated to catering, and up to 5% for marketing or promotion.

c. Applicants will be ineligible if their project duplicates a service or program already being delivered by Cumberland City Council.

4. Insurance & Budget Requirements

a. All applicants, except for those applying for the Hardship Assistance for Children and Youth in Education and Sport, must provide and retain appropriate and valid insurance coverage for the entirety of their project.

b. Applicants must provide a budget breakdown and quotations, estimates or fee schedules for all requests in this stream.

c. Applicants can apply for an amount up to $1,000, per application based on the evidence of cost of participation in the activity, and can choose if they wish to be partially funded. Applicants must confirm their ability to proceed with reduced funding prior to signing the Funding Agreement.

d. Cash giveaways are not a permitted activity or eligible expenditure item.

e. Fundraising activities are not permitted, except under the Event Support Stream. In such cases, applicants must clearly outline how any revenue raised will be used.

5. Acquittal & Reporting

a. Applicants who are no longer able to participate due to injury, illness or any other unforeseen circumstances must promptly notify Cumberland City Council and return any grant funds received.

b. Successful applicants are required to provide an acquittal no later than 4 weeks after the completion of their project. Failure to do so may result in ineligibility to re-apply to any of Cumberland City Council's Grants Programs.

Cumberland City Council

Hardship Assistance for Children and Youth in Education and Sport

CUMBERLAND CITY COUNCIL

1. Grant Overview

Cumberland City Council is committed to supporting children and young people (25 years and under) who face barriers to participating in education, sport, and extracurricular opportunities due to financial hardship, ensuring equitable access to development and growth. The Hardship Assistance for Children and Youth in Education and Sport Grant supports families facing financial difficulties, helping to ensure their children can continue participating in community life. It also assists young athletes and academics who have been selected for major events, competitions, or professional development opportunities but may unable to attend due to financial hardship.

2. Grant Structure

- **Available Funding:** The program offers funding of up to **$1,000** per application. Funding is limited and assessed based on eligibility and demonstrated need.
- **Activity Timeline:** Funded activities must be undertaken within 12 months of receiving funding. Funds will be released to successful applicants 2–3 months after the closure of the grant round.
- **Rounds:** 2 rounds per year (August–September and February–March).

3. Objectives

The grant aims to:

- Support children and young people (25 years and under), who have demonstrated excellence in sports, education, or other fields and are representing Cumberland at significant events or opportunities.
- Provide targeted hardship assistance to remove financial barriers that prevent participation in school excursions, skills training, organised sport, and representative activities.
- Promote equity and inclusion by ensuring all children and young people, regardless of financial circumstance, can access enriching, formative, and developmental experiences.
- Strengthen Cumberland's identity as a place where all young people are supported to grow, participate, and succeed, whether on the field, in the classroom, or in community life.
- Encourage grant recipients to give back to the community by sharing their experiences, building local pride, and inspiring others to pursue their passions.

4. Eligibility Criteria

Applicants must:

- Be residents of the Cumberland Local Government Area (LGA).
- Individuals / families are eligible to apply for this grant; applications from organisations, schools or clubs will not be accepted.
- Applications must be for participants 25 years and under.
- Applicants must be able to demonstrate financial hardship that prevents participating in educational, sporting, or extracurricular activities.
- Applications must provide supporting documentation if selected to participate in competition, event or similar activity such as an invitation letter or proof of registration.
- Applications for participants under 18 years old must be submitted by a parent / guardian.
- Applicants must not have received a Hardship Assistance for Children and Youth in Education and Sport Grant within the same financial year.

5. Funding Priorities

Priority will be given to:

- Children and young people aged 25 and under who are experiencing financial hardship and would otherwise be unable to participate in educational, sporting, or extracurricular activities, organised sport, and critical skills training.

- Individuals selected to represent Cumberland in sport, academia, or other significant fields at a state, national or international level.
- Applicants from low-income or disadvantaged backgrounds, including those with limited access to other funding sources or support programs.
- Emerging academics or young professionals undertaking skill development, practical research, or leadership opportunities that benefit the Cumberland community or enhance its profile.Applicants who can clearly demonstrate how their participation will have a positive impact on their personal development, wellbeing, and connection to community, as well as inspire others.

6. Eligible & Ineligible Costs

Eligible Costs:

- Travel and accommodation expenses directly related to the approved event.
- Registration fees for competitions, conferences, or development programs.
- Equipment or uniforms required for participation.
- Costs associated with school excursions and extracurricular activities where financial hardship is a barrier to participation.
- Costs associated with registration or participation may be considered for retrospective funding, meaning funding for costs already incurred after the event or program has started, but only in exceptional circumstances. Applicants must provide supporting evidence, such as a letter of selection, and understand that funding is not guaranteed. If they choose to proceed, they do so knowing they may not receive retrospective funding.

Ineligible Costs:

- Travel and accommodation costs not related to the individual, i.e. costs for the guardian to attend the event.
- General living expenses (e.g., rent, food, utility bills).
- Regular academic tuition, course fees, or enrollment costs at educational institutions.
- Conference Registration for Established Scholars.
- Costs related to merchandise, incentives, and awards are ineligible unless specifically used for fundraising to support the project and do not exceed the value of $50.
- Purchasing general-use equipment not directly tied to the research, such as personal laptops, electronics, or office furniture unless explicitly needed for the project.
- Costs that could be covered by other available grants, sponsorships or funding bodies.
- Retrospective funding will only be considered in exceptional circumstances based on the evidence of the dates of application related to the educational or sporting activity.

7. Assessment Criteria

Applications will be assessed based on:

Merit of the Opportunity (20%)	**Community Benefit & Contribution (25%)**
• The applicant has been formally selected or invited to participate in an event, activity, or opportunity of significance (e.g. sporting competition, academic presentation, skill development program). • The opportunity is appropriate for the applicant's age and stage of development and contributes meaningfully to their growth. • Supporting documentation (e.g. selection letter, registration confirmation) is strong and clear.	• The applicant is a resident of the Cumberland LGA and will represent the community through their participation. • The applicant is aged 25 years and under, aligning to the grant's focus. • The activity helps raise the profile of Cumberland, reflects the diversity and talent of its community, or contributes to positive youth development. • The applicant outlines how they will share their experience and inspire others (e.g. mentoring, storytelling, school presentations, social media).

Financial Need and Equity of Access (30%) • The applicant demonstrates genuine financial hardship that would prevent participation without support. • The activity, event, or opportunity would otherwise be inaccessible due to cost. • The application provides clear supporting evidence of financial need (e.g. Centrelink documentation or caseworker support) • The individual is a child or young person aged 25 and under.	**Feasibility Readiness (25%)** • The application includes a clear and realistic budget with appropriate costing and supporting quotations or estimates. • Travel, logistics, and participation are well considered. • The applicant shows readiness to undertake the activity and meet grants conditions, including acquittal and acknowledgement of Council support.

8. Application Process

Applications must be submitted online via **Council's SmartyGrants platform**.

- Supporting documentation of applicant's financial hardship. This can include a:
  - Centrelink statement.
  - A health care card, pensioner concession card, low-income health card.
  - A letter from a social worker or caseworker.
  - Documentation from Department of Housing or housing provider.
  - Letter from a financial counsellor.
- Applicants must provide:
  - A personal statement outlining their achievements and the significance of the event.
  - Proof of selection or invitation.
  - A budget detailing anticipated costs and any other funding sources/ co-investments.
  - A plan for how they will share their experience with the community with acknowledgement of Cumberland City Council's funding support (e.g., school talks, community workshops, social media posts).

9. Reporting & Acquittal

Successful applicants must:

- Provide a **Cumberland City Council acquittal report** within four weeks of project completion, including evidence of outcomes and expenditure.
- **Acknowledge Cumberland City Council's support** through public recognition, such as on social media, the applicant's website, in speeches, or via promotional materials (e.g. flyers)—in accordance with Council's Logo Guidelines and provide evidence of this acknowledgment.

CUMBERLAND
CITY COUNCIL

Cumberland City Council Community Grants

Safer Communities Grant Guidelines

Glossary:

Acquittal	The process of reporting back to Cumberland City Council via an online form, including the submission of evidence that the grant funds were used and the expected outcomes were achieved.
Beneficiaries	Individuals, groups, or communities who directly benefit from a project or initiative funded by a Cumberland City Council grant.
Council	Refers to Cumberland City Council, the local government entity responsible for administering the grants program and overseeing its funding decisions.
Donations Policy	A set of guidelines established by Cumberland City Council that governs the acceptance and management of donations, often in relation to non-profit or charitable organisations.
Eligibility Criteria	Specific conditions that applicants must meet to be considered for a grant or funding that are found in the grant program's guidelines.
General Eligibility	Broad or standard eligibility requirements set by Cumberland City Council that apply to all applicants.
Grant	A financial contribution provided by Cumberland City Council to an individual or organisation to support a project, program, or initiative that aligns with Council's priorities and objectives.
Grant Guidelines	A document or set of instructions provided by Cumberland City Council outlining the rules, procedures, eligibility, funding limits, and required documentation for applying for a specific grant.
Granter	Cumberland City Council, the organisation that provides grants and financial support to applicants.
Grantee	The individual or organisation that receives a grant from Cumberland City Council and is responsible for using the funds as agreed upon in their grant application and funding agreement.
Incorporated Entity	An organisation that is legally registered as a separate legal entity, typically a not-for-profit or charity.
In-Kind	Non-monetary contributions (such as goods, services, or volunteer hours) provided by an applicant, which can count towards match funding requirements for a Cumberland City Council grant.
Letters of Support	Letters from external organisations, partners, or stakeholders endorsing the grant application, demonstrating support for the project and its objectives, and highlighting the organisation's capacity to deliver the project.
Match Funding	The requirement for applicants to contribute a certain percentage of the project's total cost through their own funds or in-kind contributions.
Quotation	For the purposes of grant applications, quotations can include copies or links to online pricing and fees, receipts or invoices for previous similar services, emails from service providers or other organisations, and other documentation that clearly indicates an accurate cost for services. Please note that documents such as Word or Excel files created by the applicant for external sources are not accepted.
Selection Criteria	The set of standards or factors used by Cumberland City Council to evaluate and rank grant applications to determine which projects best align with funding priorities and are most likely to achieve the desired outcomes.
Vulnerable Groups	Communities or individuals who face additional challenges or risks, including but not limited to young people, children, First Nations people, women, the LGBTIQ+ community, seniors, people with disabilities, low socio-economic groups, Culturally and Linguistically Diverse (CALD) people, Culturally and Racially Marginalised (CARM) people, refugees and asylum seekers, homeless or at-risk individuals, formerly incarcerated individuals, low-income families and people with chronic illnesses.

General Eligibility:

1. Application Limitations

Applicants may only submit one application per grant round. This means they cannot apply for multiple grants within the same round (e.g. submitting applications for both the Connected Communities Grant and the Education Access Grant in the same open round).

2. Eligibility Criteria

a. Businesses, schools, TAFEs, universities, state/territory governments, or for-profit entities are not eligible to apply for any program.
b. Applicants with outstanding acquittals or Council debts are not eligible to apply.
c. Applicants will be ineligible if their project can be readily assisted with another Government Grant or Scheme.
d. Applicants cannot apply to cover costs of shortfalls in current projects.
e. Applicants cannot apply for retrospective funding.
f. Projects or organisations that are partisan in nature are ineligible.

3. Compliance

a. Applicants must comply with all guidelines in the donations Policy and the Cumberland City Council Community Grant guidelines.
b. Applicants must adhere to the specific eligibility requirements of the grant program, including restrictions on catering and marketing or promotion costs. A maximum of 5% of the total requested funding may be allocated to catering, and up to 5% for marketing or promotion.
c. Applicants will be ineligible if their project duplicates a service or program already being delivered by Cumberland City Council.

4. Project Criteria

a. Projects must be new or a significant extension of an existing project, except for the Event Support Stream, which allows support to recurring events.
b. General administrative costs, including rent, utilities, office supplies, and staff wages not directly related to project delivery, are ineligible for funding.
c. Capital works will not be accepted in any Cumberland City Council Grant Program, including but not limited to:
    i. New or extensions or additions to existing facilities,
    ii. Refurbishments including structural repairs (e.g., fixing roofs, foundations, walls),
    iii. Accessibility upgrades (e.g., ramps, lifts, automatic doors), and
    iv. Operational costs (e.g., wages for installation, insurance, maintenance costs, painting etc.).
d. Applicants are unable to request funding for insurance coverage.

5. Insurance & Budget Requirements

a. All applicants must provide and retain appropriate and valid insurance coverage for the entirety of their project.
b. Applicants must provide a budget breakdown and quotations for items over $500.
c. Applicants can apply for an amount up to $15,000 per application and can choose if they wish to be partially funded. Applicants must confirm their ability to proceed with reduced funding prior to signing the Funding Agreement.
d. Cash giveaways are not a permitted activity or eligible expenditure item.
e. Fundraising activities are not permitted, except under the Event Support Stream. In such cases, applicants must clearly outline how any revenue raised will be used.
f. Honorariums, awards, and similar gifts must not exceed $50 in value. These must not include alcohol, weapons, tobacco products, gambling-related items or activities, or assets intended for personal use or ownership (e.g. laptops gifted to individuals that will not remain the property of the organisation).

6. Acquittal & Reporting

a. Successful applicants are required to provide an acquittal no later than 4 weeks after the completion of their project. Failure to do so may result in ineligibility to re-apply to any of Cumberland City Council's Grants Programs.

Cumberland City Council
Safer Communities Grant Guidelines

1. Grant Overview

Cumberland City Council is committed to fostering a safe and resilient community by supporting initiatives that address crime prevention and domestic and family violence (DFV). This grant aligns with Council's *Community Safety and Crime Prevention Plan* and *Domestic and Family Violence Action Plan* to fund innovative, evidence-based projects that enhance community safety, reduce crime, and support individuals affected by DFV.

2. Grant Structure

- **Available Funding:** The program offers funding of up to $15,000 per applicant.
- Co-investment is encouraged but not required. Funding is competitive and subject to availability.
- **Project Delivery Timeline:** Projects must be delivered within 12 months of receiving funding. Funds will be released to successful applicants 2–3 months after the closure of the grant round.
- **Rounds:** 2 rounds per year (August–September and February–March).

3. Objectives

The grant aims to:

- Support projects that reduce crime and antisocial behavior.
- Improve community safety through targeted prevention strategies.
- Strengthen early intervention and support services for DFV survivors.
- Foster collaboration between community organisations, service providers, and local law enforcement.
- Align with Council's strategic priorities on crime prevention and DFV response.

4. Eligibility Criteria

Applicants must:

- Be a legally incorporated organisation.
- Address at least one of the program's funding priorities.
- Demonstrate clear community benefit and project sustainability after funding.

5. Funding Priorities

Projects must align with at least one of the following:

- **Crime Prevention Initiatives:** Community-led safety programs, bystander intervention and crime prevention strategies, crime prevention through environmental design (CPTED), safety audits, and initiatives that address anti-social behaviour.
- **Youth & Early Intervention Programs:** Initiatives targeting at-risk youth to prevent criminal activity or DFV-related behaviours.
- **Domestic & Family Violence Prevention:** Awareness campaigns, intervention programs, and support services for survivors and their families.
- **Community Resilience & Capacity Building:** Training, workshops, or initiatives that educate the community on crime prevention and DFV responses.
- **Collaborative Approaches:** Multi-agency partnerships involving local law enforcement, community organisations, and social service providers to deliver integrated crime prevention and DFV support services.

6. Eligible & Ineligible Costs

Eligible Costs:

- Professional services (e.g., social workers, DV specialists, community safety consultants).
- Program delivery costs, including materials and equipment.
- Venue hire for community workshops, forums, or support groups.
- Awareness campaigns and outreach initiatives.
- Training and capacity-building workshops for community members.

Ineligible Costs:

- Routine operational costs (e.g., rent, utilities, insurance, administrative expenses not directly related to project delivery).
- Retrospective funding for projects that have already commenced.
- Capital works, renovations, or purchasing property.
- Projects primarily for commercial profit without clear community benefits.
- One-off events without a sustained engagement plan.

7. Assessment Criteria

Applications will be assessed based on:

Project Planning and Alignment (25%) • The project has clear aims, objectives, and identified activities. • The project is achievable within the proposed timeframe. • There is a demonstrated community need for the project. • The project aligns with one or more funding outcomes of the grant stream (program).	**Community Benefit and Inclusion (25%)** • Primary beneficiaries are residents of Cumberland Local Government Area. • The project includes inclusive strategies that support the participation of priority or special needs groups. • Evidence of consultation or engagement with participants, partners, or stakeholders during project development. • The project demonstrates a strong potential for positive community impact.
Budget and Value for Money (25%) • The budget is realistic, clearly costed with supporting evidence, appropriate and financially viable. • The project demonstrates good value for money based on the number of people involved and scope of activities. • Co-funding, in-kind support, or partnerships enhance project viability (if applicable).	**Project Outcomes and Delivery Capacity (25%)** • Project outcomes are clearly defined, achievable, and linked to the identified need(s) and activities. • Suitable methods for measuring or evaluating project outcomes are provided. • The applicant has the capability and experience to manage the project or has engaged a reputable partner. • The applicant demonstrates the ability to effectively engage the target community.

8. Application Process

Applications must be submitted online via **Council's SmartyGrants platform**.

Applicants will be required to attach the following -

- Any supporting documents such as:
  - Annual report or financial statement
  - Statement of Aim and Objectives
  - Public Liability Certificate
  - Letters of Support
  - Any other supporting documentation
- Applicants must provide a quotations or supporting evidence for each expenditure item above $500 in their budget.

9. Reporting & Acquittal

Successful applicants must:

- Submit a **progress report** midway through project delivery if requested.
- Provide a **Cumberland City Council acquittal report** within four weeks of project completion, including evidence of outcomes and expenditure.
- **Acknowledge Cumberland City Council's support** through public recognition, such as on social media, the applicant's website, in speeches, or via promotional materials (e.g. flyers)—in accordance with Council's Logo Guidelines and provide evidence of this acknowledgment.

DOCUMENTS ASSOCIATED WITH REPORT C05/26-44

Attachment 4

Community Grants and Donations Policy

CUMBERLAND
CITY COUNCIL

Community Grants and Donations Policy

AUTHORISATION & VERSION CONTROL

Policy Number	POL-019
Policy Owner	Director Community & Culture
Date Adopted	3 August 2022
Version No	*3*
Document ID	6473795
Review Date	September 2026

PURPOSE

This Policy outlines the framework under which all grants and donations made by Council to the community will be governed. It ensures Council meets legislative requirements prescribed in Section 356 of the *Local Government Act* as the decision-making authority for approval of the granting of funds. It also seeks to ensure all grants and donations deliver social, economic, cultural, recreational, and environmental benefits to local communities.

SCOPE

This Policy applies to all grant-making activity and donations provided by Cumberland City Council as per Section 356 of the Local Government Act and independent of the regular procurement of goods, works and services.

This Policy applies to all aspects of grant and donation programs, including their design, application processes, decision making, agreement making, monitoring and support services. It also covers requests and granting of fee waivers for the use and hire of Council facilities and open spaces, which are considered as a monetary contribution made by Council within the context of this Policy. It includes the Community Grants Program and Emergency Relief Fund.

This policy excludes:

- Incoming and outgoing funds for corporate sponsorship, which will be governed by the *Corporate Sponsorship Policy*.
- Subsidies for use of community facilities which are reflected in Council's Fees and Charges.
- Financial assistance programs classified as rebate schemes, which provide retrospective funding.
- Other fee for service arrangements with not-for-profit organisations.

All Councillors, Council employees, contractors and consultants are responsible for implementing this Policy.

DEFINITIONS

- **GRANT:** A sum of money given to an organisation or individual for a specified purpose. A grants program awards funds on a competitive basis using clear and accountable policies and procedures and the effectiveness of grants is measured through monitoring and evaluation processes.
- **AUSPICE:** An agreement where an incorporated organisation agrees to apply for funding or resources on behalf of an applicant that is not incorporated. If the application is successful, the auspicing organisation then administers the resources on behalf of the applicant and is legally responsible for ensuring that the terms of the agreement are met.
- **FINANCIAL ASSISTANCE:** Payment given to an individual or organisation which are not commensurate with a reciprocal benefit received by Council. Financial assistance includes both grants and donations.

POLICY STATEMENT

In administering grant and donation programs, Council is to ensure that it complies with *Section 356 of the Local Government Act 1993* which makes provisions for Council to grant financial assistance to others for the purpose of exercising its functions.

PRINCIPLES

The purpose of this Policy is to ensure the administration of Cumberland City Council's grants programs are guided by the following principles:

- **Robust planning and design** which underpins efficient, effective, economical, and ethical administration of financial assistance programs including the establishment of effective risk management processes.
- **Probity and transparency** in decision making which reflects ethical behaviour, in line with Council's Code of Conduct, and complies with public reporting requirements.
- **Governance and accountability** in which a robust governance framework is established that clearly defines the roles and responsibilities of all relevant stakeholders; establishes the policies, procedures and guidelines and administration processes that comply with all relevant legal and policy requirements; and supports public accountability for decision-making, financial assistance, and performance monitoring.
- **Access and equity** in administration of financial assistance programs to support the diverse needs, interests, and aspirations of the community.
- **Collaboration and partnership** in which effective consultation and a constructive and cooperative relationship between Cumberland City Council, financial assistance recipients and other relevant stakeholders contribute to achieving more efficient, effective, and equitable financial assistance administration.
- **Capacity building** which focuses on further developing existing skills, knowledge, and access to opportunities for residents and organisations.
- **Outcomes focussed** on which grants administration focuses on maximising the achievement of strategic directions and lasting outcomes rather than outputs.
- **Achieving value with public money** which involves the careful consideration of costs, benefits, options, and risks.
- **Proportionality** in which key program design features and related administrative processes are commensurate with the scale, nature, complexity, and risks involved in the granting activity.
- **Commitment to continual improvement** with regular review and evaluation of grant making processes to ensure legislative requirements are met, program objectives reflect Council's strategic directions and best practice innovations are utilised.

REQUIREMENTS

1. Cumberland City Council's grant programs must align with outcomes identified in Council's Community Strategic Plan, Delivery Program and Operational Plan and specific community priorities outlined in the guidelines for Community Grants Program and Emergency Relief Fund.
2. Detailed guidelines for Council's grant programs will be publicly available. The guidelines will outline the funding priorities, eligibility and assessment criteria, and administration practices, including application processes, decision making, agreement making, monitoring and support services.
3. Changes to the funding pool for all financial assistance programs must be approved by Council.
4. Council will actively promote and invite applications for all rounds of the funding programs. Applications will only be accepted during the advertised round dates for each funding program.
5. Applications will only be accepted by submission through Council's online grant management system and will not be accepted via hard copy or email.
6. All applicants must meet the requirements specified in the guidelines of Council's funding programs to be eligible for funding.

7. Council will not provide funding to an activity that has already been funded, or that can be readily assisted by any other existing Government funding program, or that is the core business of other Government departments.
8. Council will not fund activities that duplicate existing services or programs within the local area.
9. Assessment of applications will be undertaken by a panel of Council staff. Where appropriate, the assessment panel may seek the advice of external agencies to ensure projects funded meet proposed outcome areas and community priorities.
10. Recommendations for funding will be recorded with reference to the assessment criteria.
11. Recommendations for funding will be reported to a Council meeting for determination. Any variances to recommendations proposed by Councillors will be recorded in the minutes of the Council meeting and reflected in the final resolution of Council.
12. Allocations of all funding support will be included in Council's annual report.
13. Applications will be ineligible for funding if the applicant undertakes canvassing or lobbying of Councillors or employees of Cumberland City Council in relation to their application during the application and assessment process.
14. All applicants will be notified of the outcome of their application within a timely manner.
15. Successful applicants may only hold one grant at a time and must provide an acquittal for this grant and have no outstanding debts to Council, prior to applying for a subsequent round of funding.
16. Successful applicants must enter into a funding agreement with Council and meet all requirements of project delivery, reporting and acquittal. Applicants who do not complete an approved acquittal, will not be eligible to apply for any further funding with Council.
17. Council reserves the right to request return of funds should the funding recipient not use the funds for the specified purpose.
18. All funded activities must comply with relevant legislation and Council approvals. This includes meeting legislative requirements that ensure financial assistance recipients are delivering projects in an accessible and equitable manner.

RELATED LEGISLATION

- Section 356 of the *Local Government Act 1993.*
- Department of Local Government Circular - Ref. 06-32 - Provision of Financial Assistance under Section 356 of The Local Government Act - Developing a Financial Assistance Policy

RELATED DOCUMENTS AND COUNCIL POLICY

- Cumberland City Council Community Strategic Plan
- Cumberland Delivery Program and Operational Plan including Fees and Charges
- Cumberland City Council Sponsorship Policy and Guidelines
- Cumberland Community Grants Program Guidelines
- Emergency Relief Fund Guidelines
- Australian National Audit Office, Implementing Better Practice Grants Administration, 2013

Item No: C05/26-45

DRAFT DISABILITY INCLUSION ACTION PLAN (DIAP) 2026 - 2030

Directorate: Community and Culture
Responsible Officer: Director Community and Culture
Community Strategic Plan Goal: *Supporting Community Health, Safety and Wellbeing*

SUMMARY

The *Draft Disability Inclusion Action Plan (DIAP) 2026 - 2030* has been developed to outline Council's strategic approach to promoting inclusion, improving access and removing barriers for people with disability across the community over the next four years.

This report recommends that the *Draft Disability Inclusion Action Plan (DIAP) 2026 - 2030* be placed on public exhibition for consultation with the community.

RECOMMENDATION

That Council place the *Draft Disability Inclusion Action Plan (DIAP) 2026 - 2030* on public exhibition for a period of 28 days, with a report to be provided back to Council following the conclusion of the exhibition period.

REPORT

The Cumberland Disability Inclusion Action Plan (DIAP) has been developed to ensure that people with disability have full and equal access to the facilities, programs, services and information provided by Council. The Plan seeks to remove barriers and prevent discrimination, enabling equitable participation in all aspects of community life.

The Disability Inclusion Action Plan (DIAP) is required under the *Disability Inclusion Act 2014 (NSW)* and reflects Council's ongoing commitment to creating a more inclusive community. Over the next four years, the Plan guides how Council will improve its services and practices to better support people with disability, along with their carers, families and priority populations. Council will deliver the DIAP in partnership with the community to help ensure everyone can participate fully in community life.

The Draft Disability Inclusion Action Plan recognises the significant progress achieved under the 2022–2026 DIAP. Many actions from the previous Plan have been successfully integrated into Council's policies, procedures and day-to-day operations as business-as-usual practices.

Building on the strong foundation, the 2026–2030 DIAP adopts a strengthened and forward-looking approach to further advance disability inclusion across the organisation and the broader community.

Implementation of the *Draft Disability Inclusion Action Plan 2026 – 2030* has been incorporated into Council's *Operational Plan.* A detailed evaluation framework will support the delivery of the Plan. Progress will be reported to Council through the

Corporate Planning and Reporting Framework, including annual reporting. In accordance with legislative requirements, Council will also provide an annual progress report to Disability Council NSW outlining key achievements and outcomes.

COMMUNITY ENGAGEMENT

The *Draft Disability Inclusion Action Plan (DIAP) 2026-2030* will be placed on public exhibition for a period of 28 days, to enable the community to have an opportunity for further input.

The Draft Disability Inclusion Action Plan (DIAP) was developed through extensive engagement with residents, external stakeholders and Council staff over an extended period during 2024–2025. Community feedback was gathered through a range of accessible and inclusive engagement methods, including online surveys, face-to-face consultations, telephone surveys, forums and focus groups. This feedback played a central role in informing the priorities and actions outlined in the Plan.

Consultation activities included:

- Community Strategic Plan Survey – 2,500 responses
- Community Wellbeing Survey – 1,965 responses
- Community Satisfaction Survey – 615 residents participated
- Create Cumberland Consultations – 970 residents participated
- Focus Groups – 42 participants
- Easy Read Survey – 38 responses
- Council Staff Consultation – 105 participants.

POLICY IMPLICATIONS

Actions in the *Draft Disability Inclusion Action Plan (DIAP) 2026 – 2030* align with the *NSW Disability Inclusion Action Plan.*

RISK IMPLICATIONS

There are no risk implications for Council associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications for Council associated with this report.

CONCLUSION

The *Draft Disability Inclusion Action Plan 2026–2030* demonstrates Cumberland City Council's continued commitment to fostering a more inclusive, accessible and equitable community for people with disability. Building on the strong foundations established through the 2022–2026 DIAP, the Plan reflects extensive community and

stakeholder engagement and reinforces disability inclusion as a shared responsibility embedded across Council's policies, practices and service delivery.

Through this Plan, Council seeks not only to improve its own systems and services, but also to lead by example, setting clear expectations, modelling inclusive practice, and working collaboratively with the community, partners and stakeholders to drive positive change. Fostering an inclusive organisational culture and prioritising accessibility and participation, Council aims to play a leadership role in advancing disability inclusion across the Cumberland community.

The DIAP provides a clear, practical and forward-looking framework supported by established reporting and evaluation processes, ensuring accountability and continuous improvement over the four-year term. Implementation through Council's governance and planning frameworks will enable ongoing oversight and transparency.

Placing the Draft Disability Inclusion Action Plan on public exhibition will provide an important opportunity for the community and key stakeholders to contribute to shaping the final Plan. This collaborative approach will strengthen the relevance and impact of the DIAP and support Council's role in leading and championing disability inclusion for the benefit of all residents.

ATTACHMENTS

1. Draft Disability Inclusion Action Plan 2026–2030 ⇩

DOCUMENTS ASSOCIATED WITH REPORT C05/26-45

Attachment 1

Draft Disability Inclusion Action Plan 2026–2030



CUMBERLAND CITY COUNCIL

Disability Inclusion Action Plan

2026-2030



Acknowledgement of Traditional Custodians

Cumberland City Council acknowledges the Darug Nation and People as Traditional Custodians of the land on which the Cumberland Local Government Area (LGA) is situated and pays respect to Aboriginal Elders past, present and future.

We acknowledge Aboriginal and Torres Strait Islander Peoples as the First Peoples of Australia.Cumberland City Council also acknowledges other Aboriginal and Torres Strait Islander Peoples living in the Cumberland Local Government Area and reaffirms that we will work closely with all Aboriginal and Torres Strait Islander communities to advance reconciliation within the area.

Statement of Commitment

Council is working towards making Cumberland a great place for all by providing opportunities for everyone to **welcome**, **belong** and **succeed**.

This Plan sets forward Council's commitment to improve access to services, facilities and employment opportunities; create more liveable places and inclusive communities; recognise the rights and contributions of people with disability; and champion diversity in our community.

Welcome
Belong
Succeed

Message from the Mayor



As Mayor of Cumberland City Council, I am proud to introduce our Disability Inclusion Action Plan 2026–2030 — a renewed commitment to building a community where every person is valued, included, and able to participate fully.

This Plan reflects the voices, experiences, and aspirations of people with disability, as well as those of their families, carers, advocates, and the many community members and organisations who contributed their insights. Your feedback has shaped a roadmap that is practical, ambitious, and grounded in the belief that inclusion strengthens all of us.

Over the next four years, Council will focus on improving access to our facilities and public spaces, enhancing inclusive programs and services, strengthening employment pathways, and fostering a culture that celebrates diversity. These actions are not just obligations — they are opportunities to create a more connected, equitable, and welcoming Cumberland.

I want to thank everyone who played a role in developing this Plan. Your contributions ensure that our approach is informed, collaborative, and aligned with the needs of our community. This is both a shared responsibility and a shared opportunity.

Together, we will continue working toward a Cumberland where people of all abilities can thrive, participate, and belong.

Councillor Ola Hamed
Mayor

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Access and Inclusion

Governments, businesses, service providers and community members must work together to ensure all Australians are safe, included and can participate as equal members of society.[1]

We champion access because Council services, programs and facilities should be available to all members of our diverse community. We promote inclusion because all individuals and groups in our community should be able to participate fully and access the same opportunities to achieving and maintaining social, cultural and economic wellbeing.

The Social Model of Disability

Council acknowledges the social model of disability as the universally recognised view of 'disability' according to the United Nations Convention on the Rights of Persons with Disabilities.[2]

People with disability are not disabled by their impairment, but by the barriers in the community that prevent equal access to things like information, services, education and employment. The attitudes, practices and structures of our community, rather than an individual's impairment, are what restrict people with disability from enjoying economic participation, social inclusion and equality.



1. Australia's Disability Strategy 2021 - 2031
2. The United Nations Convention on the Rights of Persons with Disabilities (UNCRPD)

About this Plan

Disability impacts a significant proportion of the population. Cumberland City Council strives for a community in which all people can participate and live as independently as possible.

The purpose of the Cumberland Disability Inclusion Action Plan (DIAP) is to ensure, as far as possible, that people with disability have full and equal access to the facilities, programs, services and information that Council provides on an equitable basis without facing discrimination or barriers.

The Disability Inclusion Act 2014 (DIA) defines disability as:

"The long-term physical, mental, intellectual or sensory impairment which in interaction with various barriers may hinder the full and effective participation in society on an equal basis with others."

The Act also recognises that some people with disability experience multiple disadvantage and/or additional barriers to accessing services and supports. These priority populations include:

- Lesbian, gay, bisexual, transgender, intersex, queer (LGBTIQ+) people with disability
- Children and young people with disability
- Women with disability
- People with disability from culturally and linguistically diverse (CALD) backgrounds
- Aboriginal and Torres Strait Islander people with disability.

This Plan is a legislative requirement under the DIA. It outlines strategies to positively shape Council practices over the next four years, ensuring greater inclusion of people with disability, their carers, families and the priority populations. Council is responsible for delivering this Plan in partnership with our community.

The Plan will also benefit other community members who may not identify as having a disability but will gain from improved access. These include people with limited mobility or temporary illness or injury, older people and parents or carers of young children - particularly those with strollers or prams.

The Plan focuses on four key areas, which are derived from the NSW Disability Inclusion Plan. These four focus areas are:

Developing positive community attitudes and upholding the rights of people with disability

Creating liveable and safer communities

Supporting access to meaningful employment and independence

Improving access to mainstream services through better systems and processes.

The Cumberland Disability Inclusion Action Plan was developed through consultation with people with disability, carers, service providers, advocacy groups, Council staff and interagency networks. For 2026-2030, Cumberland City Council has developed a Disability Inclusion Action Plan (DIAP) that builds on the 2022-2026 DIAP. Many actions from the previous plan have become ongoing business-as-usual practices, now embedded across Council's operations. This new DIAP seeks to strengthen that foundation and further enhance Council's effectiveness in achieving outcomes across the four focus areas.

We believe our DIAP is a vital part of achieving Cumberland City Council's vision and delivering priorities outlined in our Community Strategic Plan:

- *Supporting a safe, healthy, creative and connected community*
- *Enhancing the natural and built environment*
- *Delivering sustainable, safe and accessible infrastructure and services*
- *Providing transparent, accountable and strong local leadership*

In accordance with the Disability Inclusion Act 2014 (DIA), this Plan will be lodged with the NSW Disability Council.

Council would like to sincerely thank and acknowledge all members of the community and Council staff for their valuable input and involvement in developing this Plan.



Categories of Disability Explained

Disability Discrimination Act (DDA) definition

The DDA legislation that protects Australians against discrimination based on disability provides a broad definition of disability including these eight types:

- Physical disability: Impacts mobility or dexterity
- Intellectual disability: Impacts ability to learn or process information
- Mental illness: Impacts thinking processes
- Sensory disability: Impacts the ability to hear or see
- Neurological disability: Impacts the brain and central nervous system
- Learning disability: Impacts acquisition, organisation, retention, and understanding of information
- Physical disfigurement: Impacts physical appearance
- Immunological disability: Impact due to the presence of organisms causing disease in the body.



Community Profile: Meet Courtney



Courtney has lived in the Auburn area for more than five years.

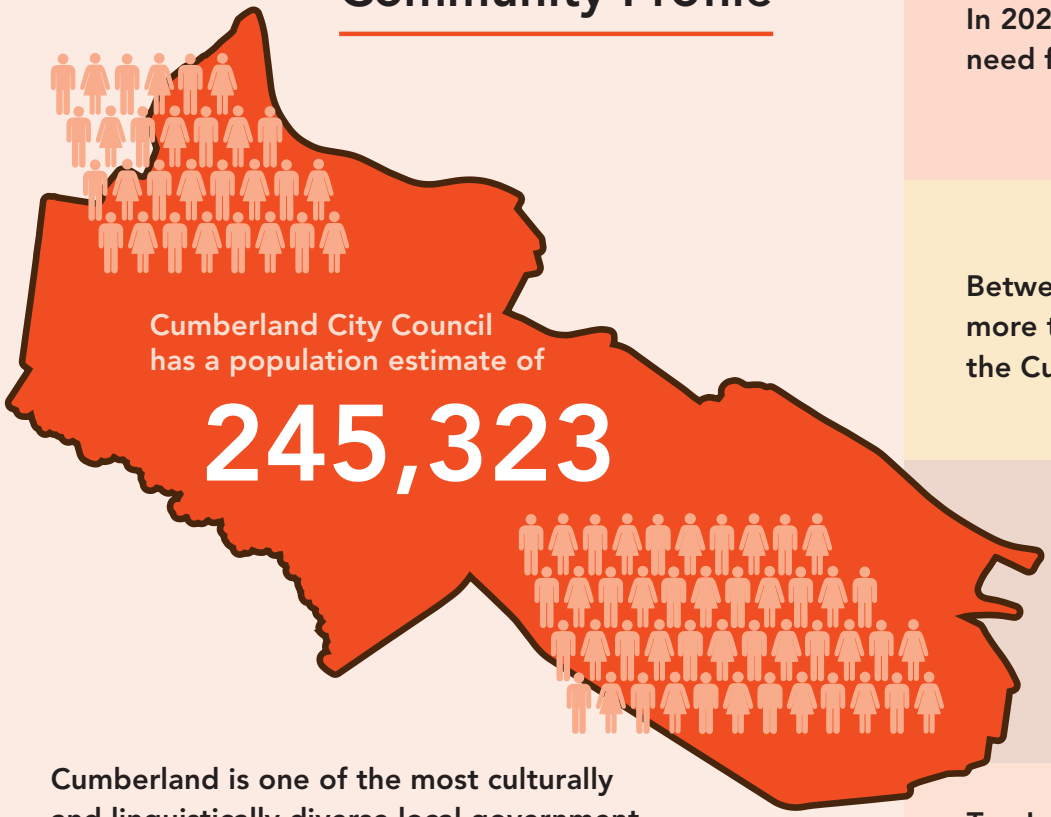
For her, inclusion means a "sense of belonging to a group and having friends to hang out with, it's not being excluded". Inclusion plays a central role in her life.

Some of Courtney's most positive experiences in Cumberland happen when she is out in the community and people make the effort to talk with her and involve her naturally in conversations.

Courtney believes the best way to remove barriers is simple: "not make anyone feel they are unwanted, not make anyone feel they don't belong, be kind, loving and respect everyone".

What matters most to her is being treated the same as anyone else. As she puts it, she wants to "fit in and not feel that just because I have a disability, I'm treated any different".

Community Profile



In 2021, over 14,000 people in Cumberland reported the need for some assistance in their day to day life.[3]

Between 1 January 2015 and 4 January 2025 more than 7,356 refugees have decided to call the Cumberland area home.[4]

The top 5 Countries of Birth in Cumberland
(other than Australia)[3]

8.5%	6.6%	4.8%	4.3%	2.6%
India	China	Lebanon	Nepal	Afghanistan

Cumberland is one of the most culturally and linguistically diverse local government areas in Australia:

53%	30,860	65.2%
of populations born overseas (112,749 people)	people arrived in Australia within 5 years prior to 2021	of residents speak a language other than English

Top Languages[3]

14.1%	6.7%	4.4%	4%	3.3%
Arabic	Mandarin	Nepali	Cantonese	Tamil

3. Australian Bureau of Statistics (2021), Census of Population and Housing 2021.
4. Department of Social Services (January 2025), Settlement Database www.data.gov.au/dataset/settlement-reports

Snapshot of Disability in Australia

People with disability represent a diverse group of people within our community. They include individuals born with a disability and those who acquire disability during their life through accident, ageing or illness. Disabilities vary in type and impact, and a person may also experience more than one form of disability.

1 in 5 people

(21.4%) in Australia have disability, this is approximately 5.5 million people.[5]

3 in 4 people

in Australia who have a disability say their main form of impairment is physical, while approximately 1 in 4 people say their main form of impairment is mental or behavioural.



In 2023-24, the most common areas of the Disability Discrimination Act under which people made complaints were:

33% Goods, Services, and Facilities

29% Employment

12% Disability Standards

11% Education[6]

People with disability are more than two times as likely than people without a disability to be unemployed.[7]

Only **57%** of LGBTQA+ young people with disability say they feel included in the LGBTQA+ community.[8]



5. Australian Institute of Health and Welfare. (2024, July 4). Disability, Ageing and Carers, Australia: Summary of Findings. Australian Government, Australian Institute of Health and Welfare. Based on the ABS definition of disability.
6. Australian Human Rights Commission. (2024). 2023-24 Complaint statistics. Table 15 Disability Discrimination Act – Complaints received by area, p. 16.
7. Australian Bureau of Statistics. (October 2019). 44300DO010 Disability, Ageing and Carers, Australia: Summary of Findings. Employment characteristics of people with disability – Unemployment.
8. Hill, AO., Lyons, A., Jones, J., McGowan, I., Carman, M., Parsons, M., Power, J., & Bourne, A., (2021). Writing Themselves In 4: The health and wellbeing of LGBTQA+ young people in Australia. Australian Research Centre in Sex, Health and Society, La Trobe University: Melbourne, p. 157. Young people = aged 14 – 21.

People with Disability Living in Cumberland

Disability statistics do not tell the full story. The definition of disability is limited and many residents are reluctant to disclose disability information in the Census.

Community consultations have highlighted that the term 'disability' does not have a universally understood definition, and in many cultures and languages, the word does not even exist. Attitudes towards people with disability also remain a significant barrier, impacting the availability of accuracy of data.

In 2021, there were 14,030 people with a need for assistance living in Cumberland City Council. This includes 6.3% of the non-English speaking population.

These statistics include people whose disability causes severe core activity limitation (i.e. people who require help or assistance in one or more of the three core activity areas; self-care, mobility and communication because of a disability, long-term health condition or old age).[9]

In March 2023, there were 769,000 people receiving the Disability Support Pension (DSP) in Australia.[10]

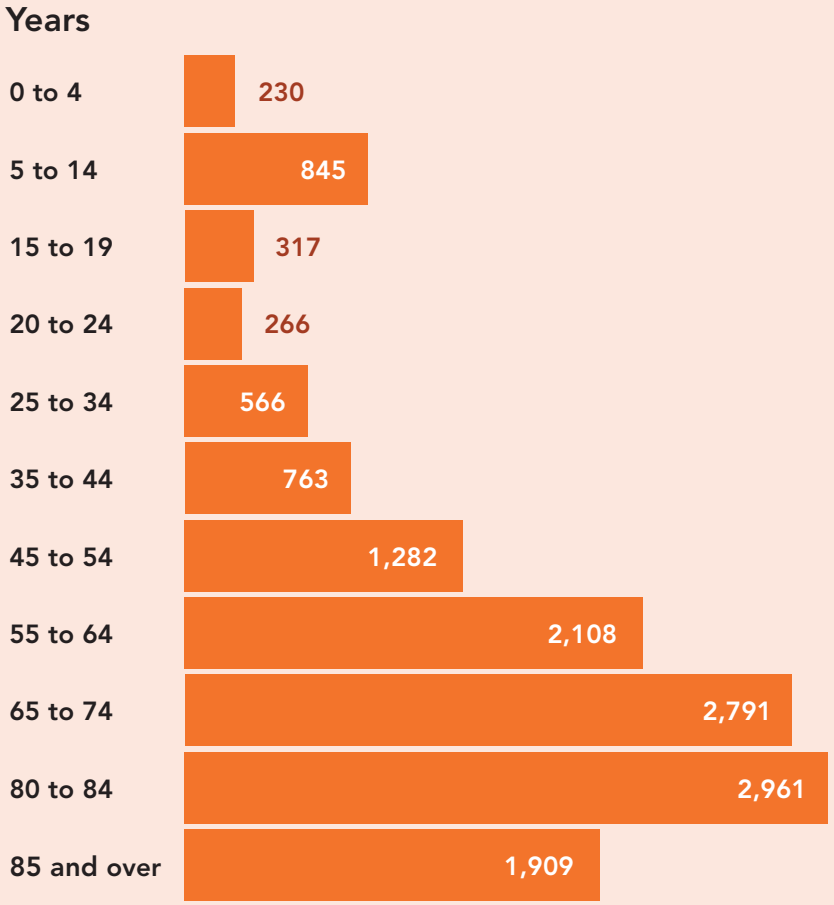
This includes 645,000 people aged 16-64 and 125,000 aged 65 and over who have a physical, intellectual, or psychiatric condition that prevents them from working or who are permanently blind. The DSP is a key income support payment for individuals with permanent physical, intellectual, or psychiatric impairments that prevent them from working.[10]

Council currently supports 54 adults with disability through its Seniors and Disability service area.

It is widely recognised that as people age, their experience of disability increases, particularly in areas such as mobility and physical function. With Cumberland's ageing population and, increasing longevity, the prevalence of disability is also expected to increase substantially over time.

9. Australian Bureau of Statistics (2021), Census of Population and Housing 2021.
10. Australian Government, Australian Institute of Health and Welfare, People with disability in Australia 2024.

Cumberland City Council - Need for assistance 2022

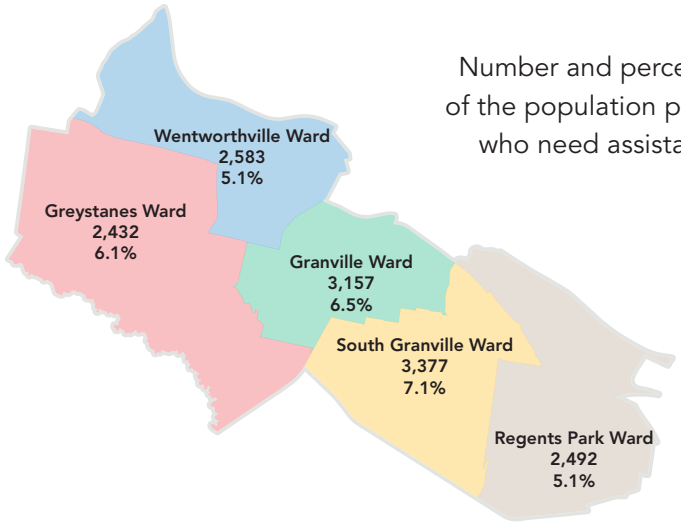


Unpaid Carers

Unpaid carers are the main providers of assistance to people with disability. Research has identified that carers and families of people with disability experience high rates of mental health problems, poorer physical health, employment restrictions, financial hardship and relationship breakdown.

18,093 Cumberland residents over the age of 15 provide unpaid care to a person with disability, with long-term illness, or due to old age.[9]

Assistance with Core Activities



Number and percentage of the population per ward who need assistance[9]

9. Australian Bureau of Statistics (2021), Census of Population and Housing 2021.

Community Profile: Meet Jared



Jared has a long-term connection to the Cumberland community through his association with Wentworthville Magpies (JRLFC). He has been a coach since 2002 and is the current coach for Wentworthville Try Time (Inclusive Rugby League Team). Wenty Magpies was the foundation Club for Try Time in 2013, and Cumberland City Council remains a home for Inclusive Rugby League.

Jared believes that inclusion is important in so many ways, it empowers people and gives people an identity. Through Try Time Inclusive Rugby League, people gain a sense of belonging, are welcomed to a team environment, earn a place in the team and discover their identity in the local area.

During his involvement, Jared has seen not only individual success, but also the positive impact it has on parents as they watch their child grow in confidence, skill, and build a genuine sense of belonging within the club and community.

Jared says “Inclusion is so important as it brings us together as a community and connects us to one another, how we respect each other holds great significance”. He remembers to this day how the ‘Try Time’ captain received his 10-year player jacket and commented that he never wanted to take it off.

The Plan in Context

The Disability Discrimination Act (1992) makes it unlawful to discriminate in the provision of goods, services or facilities against people on the basis that they have or may have a disability.

Council is committed to working in partnership to achieve greater outcomes of inclusion and equity for people with disability, their carers and networks.

National and Legislative Context

In 2008, all levels of Government across Australia committed to implementing the United Nations Convention on the Rights of Persons with Disabilities (CRPD) through the development of the National Disability Strategy (NDS). This Strategy sets out a national, unified approach to improving the lives of people with disability, their families and carers.

The National Disability Insurance Scheme (NDIS) and NSW Disability Inclusion Act 2014 (DIA) were introduced in NSW to provide greater individual choice and control for people with disability.

Council and the NSW Disability Inclusion Act

The NSW Disability Inclusion Act 2014 (DIA) recognises that disability results from barriers in society that prevent or limit inclusion.

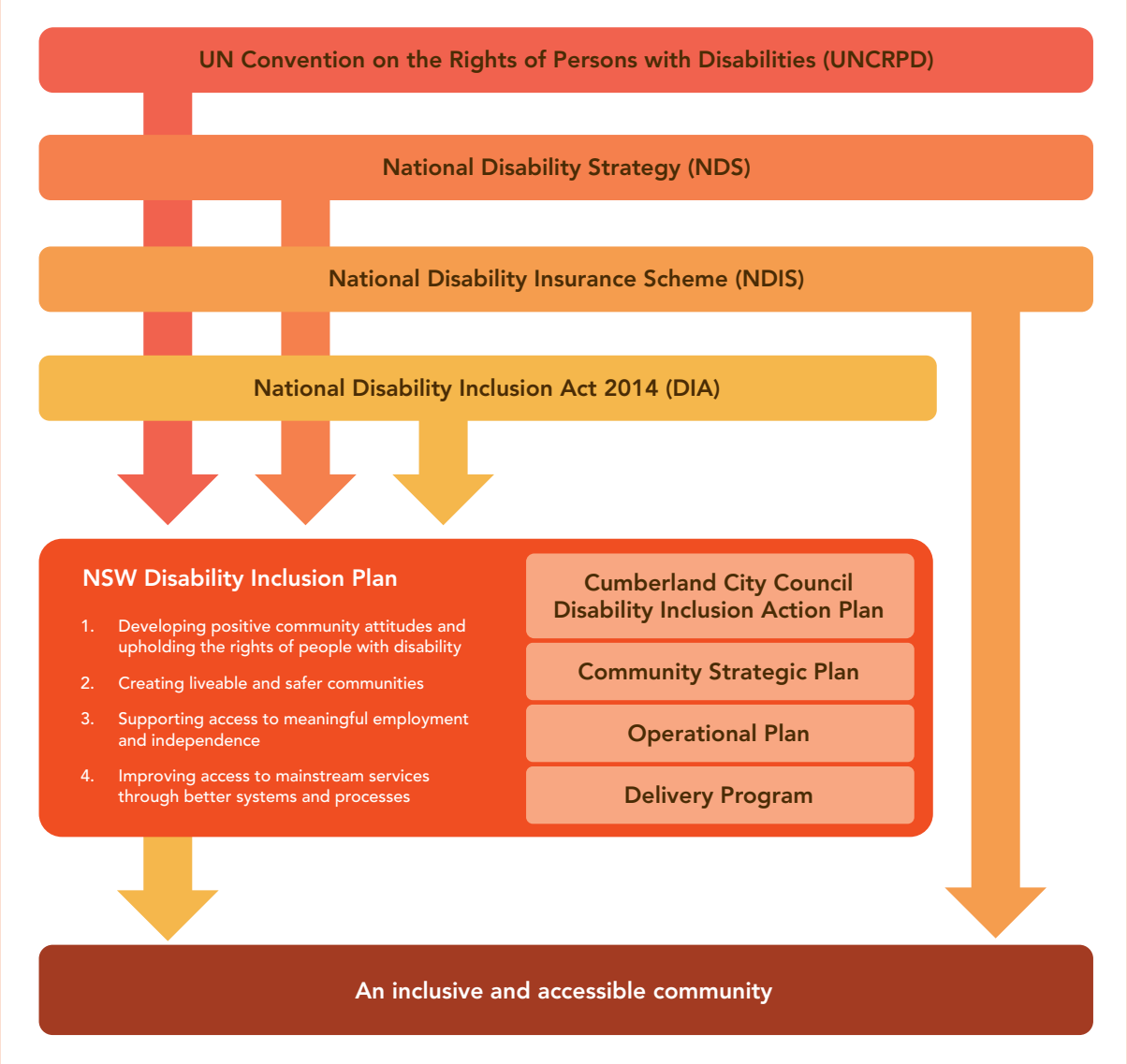
The DIA reinforces Council's general obligation to reduce barriers for people with disability. The DIA recognises that people with disabilities have a right to participate as fully as possible in the life of the community. Under the DIA, Council has an obligation to make its facilities and services accessible and inclusive.

Section 12 (3) of the NSW Disability Inclusion Act 2014 requires each government agency to prepare a Disability Inclusion Action Plan. The purpose of the Disability Inclusion Action Plan is to set out a series of principles and strategies to guide Council's actions over the next four years and to empower people with disability to have greater access to Council facilities, services and information.

Our Plan aligns with the intentions of:

- Australia's National Disability Strategy
- United National Convention on the Rights of Persons with Disability
- NSW Disability Inclusion Plan
- NSW DIAP Guidelines
- NSW Disability Inclusion Act 2014.

The Relationship Between the Relevant Policy and Legislative Instrument



Community Engagement

How We Engaged with the Community

The Disability Inclusion Action Plan was developed by listening to and engaging with residents, external stakeholders and staff over many months throughout 2024 – 2025. Feedback was provided by completing surveys, attending a face-to-face consultations, participating in telephone survey, or joining forums and focus groups, Their feedback played a central role informing the development of the Plan.

6,235 responses were received

Community Strategic Plan Survey

Council delivered a comprehensive engagement program to understand the community priorities, challenges and long-term vision for Cumberland over the next decade. Additional questions explored community awareness and attitudes of people with disability, as well as priority access issues to inform the DIAP.

2,500 responses were received

Community Wellbeing Survey

The Community Wellbeing Survey (PlaceScore) conducted in March 2024, gathered online feedback about what residents value in their community and how they rate the effectiveness of Council's community strategic plan indicators.

1,965 responses were received

Community Satisfaction Survey

In July 2024 Micromex conducted a telephone survey to assess community attitudes and perceptions towards Council's current and future services and facilities. In addition to the phone interviews, 15 online surveys were completed. Two questions specifically explored Council's performance in access and inclusion.

615 Residents participated

Create Cumberland Consultations

Council undertook a series of face-to-face consultations across the Cumberland LGA during October - November 2024. Seven sessions were delivered with participation from all Council departments, providing information and seeking feedback across a wide range of service areas. Local businesses, service providers and residents of all ages took part.

970 Residents participated

Focus Groups

Three focus groups were held in March 2025 with people with disability, their carers and families, schools, local disability service providers and Council staff. These sessions explored lived experiences, identified barriers and highlighted opportunities to strengthen access and inclusion across Cumberlands.

42 Participants

Easy Read Survey About Disability

An 'Easy Read Survey about Disability' was conducted between February and March 2025 with service providers, people with disability, their carers, families, staff and the broader community. The survey was made available during the 'Create Cumberland' face to face consultation sessions.

Of those who responded, 50% were people with disability and 40% were carers of a person with disability.
38 surveys completed

Consultation with Council Staff

An internal consultation session was held in November with representatives of Council DIAP Steering Committee, comprising staff from across departments in Council. This session provided valuable insights to inform the development of Council's proposed action plan.
105 Staff consulted



What Did We Hear from the Community

The following key findings and recommendations were identified through the community engagement process.

Strengths and What's Working Well

Participants acknowledged the meaningful progress Council has made toward becoming a more inclusive community. The cultural diversity of the Cumberland area was consistently highlighted as a key strength, with noting a strong sense of welcome, belonging and representation.

Council's inclusive programming, improvements to accessibility in selected parks and public spaces, and commitment to ongoing community engagement were all positively recognised. These existing strengths provide a solid foundation for Council to continue building on, as it works to embed access and inclusion more deeply across its operations, services and decision-making processes.

Key Recommendations

The Community Wellbeing Survey (PlaceScore) conducted in March 2024, gathered online feedback about what residents value in their community and how they rate the effectiveness of Council's Community Strategic Plan indicators.

1. **Raise Awareness and Promote Inclusion**
   Key focus area: Developing positive community attitudes and upholding the rights of people with disability
   Promote the benefits of inclusion across the community by sharing positive stories, highlighting lived experiences and encouraging local businesses and service to adopt inclusive practices. Strengthen community understanding of disability and the value of accessible, welcoming environments.

2. **Improve Physical Access Across the Built Environment**
   Key focus area: Creating liveable and safer communities
   Undertake a comprehensive access audit of Council-owned spaces and amenities. Apply universal design principles to all new infrastructure projects and upgrades to ensure equitable access to footpaths, playgrounds, crossings, public toilets and other community facilities.

3. **Embed Co-Design and Representation**
   Key focus area: Creating liveable and safer communities
   Actively involve people with disability and carers in the co-design of Council services, infrastructure, and policies. Shift from consultation to genuine collaboration, ensuring inclusion is considered from the outset rather than added later.

4. **Advance Inclusive Recruitment and Career Development**
   Key focus area: Supporting access to meaningful employment and independence
   Strengthen inclusive hiring practices by clearly promoting adjustment options throughout the recruitment process. Explore identified roles, traineeships, and mentoring opportunities for people with disability. Ensure career pathways are flexible and recognise the diverse strengths and experiences of the workforce.

5. **Establish a Clear and Supportive Adjustment Process**
   Key focus area: Supporting access to meaningful employment and independence
   Develop a consistent, streamlined process for workplace adjustments, supported by guidance materials and training for people managers. Encourage early conversations and normalise adjustments as part of everyday practice so all staff can perform at their best.

6. **Build Disability Confidence Across Council**
   Key focus area: Supporting access to meaningful employment and independence
   Provide ongoing, role-specific disability awareness training to all employees. Training should cover inclusive language, hidden disability, neurodiversity, and practical scenarios. Involve people with lived experience in delivery to ensure authentic, relevant content.

7. **Demonstrate Consistent Leadership on Inclusion**
   Key focus area: Improving access to mainstream services through better systems and processes
   Champion inclusive leadership at all levels of Council by embedding responsibility for accessibility and inclusion into team goals, KPIs, and strategic planning. Equip leaders with tools and training needed to confidently support disability inclusion shifting from individual goodwill to systemic accountability.

8. **Make Information and Services More Accessible**
   Key focus area: Improving access to mainstream services through better systems and processes
   Standardise accessible communication formats across Council, including Easy Read, translated materials, and printed alternatives. Create a public-facing accessibility hub that provides clear service information, support options and guidance to help residents to access services without barriers.

To make our community truly liveable, Council needs to:

- Promote benefits of disability inclusion across the community.
- Engage local businesses and services in meaningful inclusion efforts.
- Continue conducting access audits of public spaces to identify and address barriers.
- Ensure equitable access to all public amenities and facilities.
- Shift from consultation to genuine collaboration with people with disability and carers.
- Provide communication materials in accessible formats to support inclusive information access.



Community Profile: Meet Kerry



Kerry has lived most of her life in the Cumberland area, growing up in Lidcombe and now living in Toongabbie. Inclusion is deeply important to her — she believes everyone should be valued and have equal opportunity to participate fully in community life. With more than 20% of Australians living with disability, Kerry feels that society loses out when barriers prevent people from contributing their strengths and perspectives.

A moment that made Kerry feel a strong sense of belonging was seeing accessible playgrounds in Cumberland, such as the one at Central Gardens. As a child, many playgrounds were not accessible to her, so these inclusive spaces represent meaningful progress and that the rights and experiences of all children and adults are valued.

Kerry acknowledges that physical, systemic, communication and attitudinal barriers still exist, but believes they can be addressed by listening to people with lived experience and ensuring they are involved in policy and decision making. Her community connections include family, friends, colleagues and peers, and what matters most to her is enjoying life, nurturing relationships, and contributing through meaningful work that gives back.

Kerry says, "Inclusion means that everyone is valued and is given equal opportunity and access to participate fully in all areas of life".

Action Plan - Introduction

For 2026-2030, Cumberland City Council has developed a Disability Inclusion Action Plan (DIAP) that recognises the significant progress made under the 2022 - 2026 Plan. Many of the previous actions have now become ongoing business-as-usual activities and are embedded within Council's policies, procedures and day-to-day operations.

Building on this foundation, the 2026 – 2030 DIAP sets out a strengthened and forward-looking approach to further advance disability inclusion. The Plan focuses on developing positive community attitudes, creating liveable and accessible communities, supporting access to meaningful employment and improving access to mainstream services through more inclusive and effective Council systems and processes.



Our Ongoing Commitments

Focus Area 1 – Developing positive community attitudes and upholding the rights of people with disability

Strategy		Action	Responsibility
1.1	Improve capacity of Council staff to identify, understand and deliver inclusive practices	Provide disability awareness induction, training and support programs for staff and volunteers including annual disability awareness training for existing staff and volunteers.	• Human Resources • Community Wellbeing
		Incorporate disability awareness information into the Councillor Induction and Training Program for newly elected representatives.	• Governance & Risk
		Continually review, improve and deliver Council's community engagement framework to ensure participation by people with disability and their carers in all public participation programs including the development and delivery of Council plans and strategies.	• Strategic Communications & Engagement
		Regularly promote Council's Engaging Translators and Interpreter Guidelines and the Relay Service available to staff to promote awareness and use of these services.	• Customer Experience & Technology • Community Wellbeing • Human Resources
		Assign a staff Disability Champion within Cumberland City Council to develop and implement an Inclusion Committee within Council made up of employees across departments and oversee the DIAP implementation.	• Community Wellbeing

Strategy		Action	Responsibility
1.2	Continue to develop partnerships which promote and raise awareness of inclusive practices	Convene the Cumberland Access Committee (or similar) and promote awareness amongst staff, volunteers and residents.	• Community Wellbeing
		Support businesses and community organisations to implement and promote inclusive practices through membership with the Zero Barriers project.	• Place & Economy
		Support Council's access and inclusion objectives through the procurement and tendering process including asking suppliers and partners about their commitment and practices with regards to access and inclusion.	• Governance & Risk
		Provide accessibility support in the rollout of the Council's Community Grants Program.	• Community Development
		Continue to work with key community organisations, advocacy groups and government agencies and deliver initiatives to promote access and inclusion.	• Community Wellbeing • Community Development
1.3	Demonstrate leadership in inclusive and accessible communication and publications	Demonstrate leadership in inclusive and accessible communication and publications e.g. images of people with disability in Council publications and promotional material.	• Strategic Communications & Engagement
		Increase the delivery of public campaigns and activities that highlight inclusion and recognise the rights and contribution of people with disability in our community in Council's publications all year round focusing on both physical and non-physical disabilities.	• Strategic Communications & Engagement • Community Wellbeing • Education & Care • Community Development • Customer Experience & Technology

Focus Area 2 – Creating liveable and safer communities

Strategy		Action	Responsibility
2.1	Increase access to public places and facilities	Continuously upgrade recreational facilities (playgrounds, sports fields, golf courses, amenities, parks, etc) to incorporate access and inclusion provisions and to meet the requirements of the *Disability Discrimination Act* and the relevant Australian Building and Construction Codes.	• Environment & Planning • City Operations
		Undertake an audit of Council aquatic centres and develop a priority plan to incorporate access and inclusion provisions in priority locations and ensure compliance with accessibility standards.	• Assets, Capital & Facilities
		Undertake access appraisals of the Central Gardens, Holroyd Gardens and Auburn Botanic Gardens and promote as destinations for people with disability.	• City Operations
		Incorporate accessible play elements when renewing and installing playgrounds.	• Environment & Planning
		Advocate for accessible public transport hubs and infrastructure.	• City Planning & Development
		Continue to provide accessible transport to enable participation in Council programs, services and events.	• Community Wellbeing

Strategy		Action	Responsibility
2.2	Provide programs which aim to increase social inclusion, participation and community connections	Promote and support inclusion in all activities delivered by Council in community centres, youth centres, arts facilities and libraries.	• Customer Experience & Technology • Community Wellbeing • Education & Care
		Provide, resource and support education and care service for families with children with disability.	• Education & Care
		Operate quality and specialised services for people with disability that reflect the needs and requirements of people with disability.	• Customer Experience & Technology • Community Wellbeing • Community Development • Education & Care

Focus Area 3 – Supporting access to meaningful employment and independence

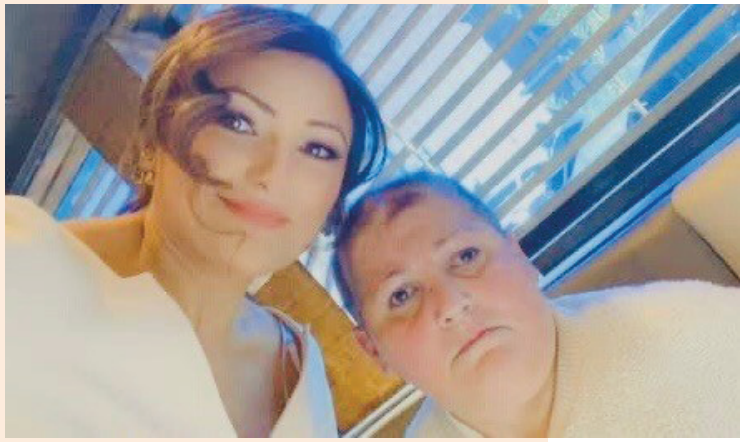
Strategy		Action	Responsibility
3.1	Increase the participation of people with disability	Partner with Disability Employment Providers to identify options under the DIAP to increase employment outcomes for people with disability.	• Human Resources
		Implement actions from the Workplace Management Plan to improve the inclusion and professional development of employees with disability.	• Human Resources
3.2	Provide volunteering and work placement opportunities for people of all abilities	Identify and provide volunteering opportunities for people with disability through Council's Volunteer Program.	• Community Wellbeing
		Provide work placement opportunities for people with disability within Council.	• Human Resources
3.3	Improve organisational capacity to support a diverse workforce	Conduct regular reviews of Council's HR, recruitment and workplace practices to identify barriers for people with disability and develop strategies to address them. Include channels such as the staff engagement survey to gather information and feedback.	• Human Resources
		Implement Reasonable Adjustment Guidelines and practices to improve equal access to employment for people with disability and provide a committed approach to promoting the Guidelines to staff and candidates seeking employment with Council.	• Human Resources
		Continue to implement a Carer's Policy to reflect the *Carer's Recognition Act* including being committed to providing flexible working arrangements for staff with disability.	• Human Resources

Focus Area 4 – Improving access to mainstream services through better systems and processes

Strategy		Action	Responsibility
4.1	Increase access to Council information and services	Provide information in a range of accessible formats and ensure that Council's website, print material and social media is accessible. Implement the use of QR codes to improve accessibility.	• Strategic Communication & Engagement
		Create a DIAP section on Council's external website to share news, updates and actions. Include content from Council as well as from the community.	• Community Wellbeing
		Include guidance on inclusive communication in Cumberland City Council's style guides and writing guides. Make guides available for all staff.	• Strategic Communication & Engagement
4.2	Review and continuously improve Council's service delivery	Undertake regular internal review of Council's systems and processes to identify barriers for people with disability.	• Strategy & Improvement
		Promote Council's DIAP outcomes to the community, ensuring use of a range of communication methods and accessible formats.	• Community Wellbeing
		Include Disability Inclusion Action Plan items in business plans for each department.	• Strategy & Improvement

Strategy		Action	Responsibility
4.3	Develop and implement staff procedures and practices that support the	Implement guidelines for making Council's publications and signage accessible, including 'Easy Read' publication.	• Strategic Communication & Engagement
		Develop an accessibility checklist for staff developing content for Council's website.	• Strategic Communication & Engagement
		Develop and implement accessible event management guidelines and toolkit for Council delivered events to promote access and inclusion.	• Community Wellbeing
		Support staff with disability to attend training and professional development opportunities.	• Human Resources
		Add DIAP action items to Council's formal reporting system allocating to specific departments within Council to provide feedback and updates.	• Community Wellbeing

Community Profile: Meet Margaret



Margaret has lived in Merrylands all her life, she is the legal guardian for her sister Suzy.

For both of them, inclusion is fundamental. As Margaret explains, "Inclusion is so important because it gives people dignity and a sense of belonging – your struggles, differences or limitations should not define your choices or quality of life. It means giving everyone a voice and allowing them to be heard."

Margaret recalls many positive experiences of inclusion within Cumberland, but one moment stands out. After a period away, Suzy wished to return to Council's Lifestyle and Leisure Links program. During the meeting to support her return, staff presented a collection of photographs and memories documenting Suzy's achievements over the years. These included moments where she had won races, overcome hesitation, and reached personal milestones.

For Margaret, this was deeply moving. Suzy's journey had been captured in a way that showed she was not just a participant, but a valued member of a community that celebrated her strengths and supported her individuality. Margaret shared that she never expected such care to be taken in preserving Suzy's story.

While acknowledging that unintentional barriers can arise in a diverse, multicultural community, Margaret emphasises the dedication of staff saying, "they continuously go beyond the call of duty to make Suzy feel comfortable and heard – it never ceases to amaze me - the level of care and support that Suzy is provided, and the hope and happiness this brings her".

Action Plan

In 2026-2030 Council will be focussing on the following actions to build on and strengthen the foundations of what has become our Business as Usual.

Focus Area	New Action	Outcome	Responsibility
1 Developing positive community attitudes and behaviours	Establish and convene the Community Wellbeing and Inclusion Advisory Committee ensuring meaningful representation from community members with disability.	Ensure Council initiatives reflect the advice and priorities identified by the Advisory Committee, demonstrating tangible improvements in inclusion and accessibility across the community.	• Community Development • Community Wellbeing
	Develop educational initiatives to increase community awareness of issues affecting people with disability, including the purpose of Braille trails, the impact of obstructed pathways, the correct usage of accessible parking, and the importance of recognising and reporting abuse.	People with disability experience safer, more accessible public spaces supported by a community that is informed, proactive and committed to inclusive practices.	• Strategic Communications & Engagement • Community Wellbeing
	Investigate the creation and implementation of an annual community award to mark the International Day of People with Disability, recognising individuals, groups or initiatives that promote inclusion and accessibility.	If deemed feasible, develop a framework for an annual award is enhances visibility, inclusion and community recognition of people with disability.	• Governance • Community Wellbeing

Focus Area	New Action	Outcome	Responsibility
1 Developing positive community attitudes and behaviours	Co-design a campaign with people with disability to share positive stories of their lived experience in Cumberland Local Government Area, celebrating inclusion, resilience and community pride.	Positive stories from people with disability are widely promoted, helping to challenge stereotypes and foster a culture of accessibility, inclusion and belonging across the LGA.	• Strategic Communications & Engagement • Community Wellbeing
	Identify and share opportunities for small businesses to access training on disability awareness, access and inclusion, supporting them to create more inclusive services and environments.	Small businesses in the area have increased access to high quality access and inclusion training, leading to stronger inclusive practices across the local business community.	• Place and Economy
	Provide and promote tools and resources that support small businesses to adopt inclusive practices, helping them create welcoming, accessible and equitable environments for all community members.	Small businesses have access to practical tools and resources that strengthen their capacity to adopt inclusive practices, leading to more welcoming, accessible and customer-centred services.	• Place and Economy
	Expand International Day of People with Disability celebrations by involving additional Council departments, fostering a whole-of-Council approach to access, inclusion and community engagement.	Council achieves a more coordinated and organisation wide commitment to inclusion by increasing participation from multiple departments in International Day of People with Disability celebrations.	• Community Wellbeing • Education & Care • Customer Experience & Technology

Focus Area	New Action	Outcome	Responsibility
1 Developing positive community attitudes and behaviours	Deliver an annual professional development program for Education & Care frontline staff to strengthen their capacity to support children and families with disability, promoting inclusive, responsive and high-quality service delivery.	Education & Care frontline staff strengthen their skills and confidence in supporting children and families with disability, resulting in more inclusive and responsive service delivery.	• Education & Care
2 Creating liveable communities	Utilise the audit of accessible public toilets across Cumberland to improve the accessibility of each facility, including entry, amenities and overall usability.	Improved accessibility and usability of public toilet facilities across Cumberland, ensuring safer, easier and more inclusive access through upgrades informed by the audit findings.	• Environment & Planning
	Conduct an audit of accessible parking across Cumberland and develop a prioritised plan to expand and better distribute accessible parking spaces, supported by an online accessible parking map for community use.	A more equitable and accessible distribution of compliant accessible parking across Cumberland, supported by a user friendly online map that improves community awareness and access to available spaces.	• Engineering & Building
	Monitor the existing planning controls for access to Class 2-9 buildings under the Development Control Plan (DCP) against the Disability (Access to Premises — Buildings) Standards 2010 and the latest trends.	Planning controls that remain aligned with the Disability (Access to Premises — Buildings) Standards 2010 and contemporary best practice trends, ensuring Class 2–9 buildings in Cumberland support consistent, compliant and accessible design outcomes.	• City Planning & Development

Focus Area	New Action	Outcome	Responsibility
2 Creating liveable communities	Deliver the actions outlined in the Cumberland Pedestrian Access and Mobility Plan (PAMP), ensuring all new Council road and transport infrastructure complies with current legislation and provides accessible travel routes between key facilities and services.	A connected and accessible pedestrian network across Cumberland, with new road and transport infrastructure consistently meeting legislative requirements and providing safe, inclusive travel routes between key facilities and services.	• Engineering & Building
	Use the findings of the bus stop accessibility audit undertaken to meet Disability Discrimination Act (DDA) requirements to develop and implement an action plan, with annual reporting on the number of bus stops brought into compliance.	Audit findings are translated into a staged improvement program, driving progressive annual growth in the number of bus stops that comply with the DDA.	• Engineering & Building
	Develop and implement a Sensory Storytime program in libraries to provide an inclusive, engaging and accessible literacy experience for children with disability and their families.	Libraries deliver accessible, sensory-friendly storytime sessions, increasing participation and creating positive experiences for children with disability.	• Community Wellbeing
	Develop and implement annual campaigns to promote awareness and uptake of MLAK keys and Companion Cards, supporting greater access and participation for people with disability.	Council demonstrates a proactive approach to accessibility by regularly informing the community about MLAK keys and Companion Cards, resulting in greater uptake and more equitable access to facilities and services.	• Community Wellbeing

Focus Area	New Action	Outcome	Responsibility
2 Creating liveable communities	Review policies and procedures for leasing and purchasing Council premises, ensuring they reference and align with relevant standards and legislation, including the Building Code of Australia and the Disability Discrimination Act 1992.	Updated policies and procedures guide Council in creating environments that are compliant, accessible, and welcoming for people with disability.	• Property Transactions
	Deliver a bi-annual Active Inclusion Sports Day to build capacity of local sporting groups to attract participants with disability, fostering more inclusive and accessible community sport.	Local sporting groups build their capacity and confidence to attract and include participants with disability, resulting in more inclusive and diverse sporting opportunities within the community.	• Community Wellbeing
	Apply the Everyone Can Play design principles in the development of new and upgraded playgrounds, and provide annual reporting to the community on progress and outcomes.	New and upgraded playgrounds are designed inclusively using Everyone Can Play principles, providing accessible and engaging play opportunities for children of all abilities.	• Environment & Planning
	Investigate funding opportunities through the Commonwealth Accessible Australia Initiative to support the delivery of Fixed Changing Places facilities and Inclusive Play Spaces cross Cumberland.	Council leverages Commonwealth funding opportunities to deliver inclusive and accessible spaces, enhancing community participation for people with disability.	• Environment & Planning

Focus Area	New Action	Outcome	Responsibility
2 Creating liveable communities	Support participation in the creative arts for producers, makers and audiences with disability, fostering inclusive opportunities for creative expression, collaboration and cultural engagement.	Council-supported initiatives enhance the skills, confidence, and visibility of artists with disability, promoting equity and inclusion in the arts sector.	• Community Wellbeing
	Provide high-quality, specialised programs and services that align with the diverse needs and requirements of people with disability, supporting meaningful participation, inclusion and wellbeing.	Council's programs and services are responsive to the diverse requirements of people with disability, enhancing equitable access and fostering meaningful engagement.	• Community Wellbeing • Customer Experience & Technology
	Undertake a refurbishment of Council's Merrylands Aquatic Centre, incorporating access and inclusion provisions to ensure full compliance with contemporary accessibility standards and improved usability for all community members.	A refurbished Merrylands Aquatic Centre meets contemporary accessibility standards, providing inclusive access for all community members, improving safety and usability of facilities, and enhancing overall visitor experiences through upgraded, compliant, and universally accessible infrastructure.	• Aquatics & Leisure City Services
3 Supporting access to meaningful employment	Maintain and renew Disability Confident Recruiter status through Australian Network on Disability (AND), ensuring ongoing commitment to accessible, inclusive and equitable recruitment practices.	Renewal and maintenance of the accreditation status ensures continuous improvement in accessible hiring practices, contributing to a more diverse and inclusive workforce.	• Human Resources

Focus Area	New Action	Outcome	Responsibility
3 Supporting access to meaningful employment	Enhance staff awareness of the Hidden Disabilities Sunflower initiative by providing ongoing training for frontline teams and ensuring Hidden Disability Sunflower items are consistently available across the organisation.	Council strengthens its culture of inclusion by embedding the Hidden Disabilities Sunflower initiative into frontline operations, improving accessibility and engagement for people with hidden disabilities both internally and externally.	• Community Wellbeing
	Strengthen Council's diversity, equity and inclusion initiatives and support a more equitable and inclusive workplace for staff.	Employee engagement in the Diversity, Equity and Inclusion (DEI) initiatives drives measurable improvements in workplace culture, policies, and initiatives that promote equality and inclusion.	• Human Resources
	Investigate the feasibility of implementing a 'Connecting Capability' Business Breakfast initiative to educate local businesses on the benefits of employing people with disability and to address common myths and stereotypes.	Investigation identifies actionable strategies to engage local businesses in educating them about the benefits of employing people with disability and in challenging common myths and stereotypes.	• Place and Economy

Focus Area	New Action	Outcome	Responsibility
3 Supporting access to meaningful employment	Enhance opportunities and retention of people with disability in Council's volunteer program by: • Providing targeted training and support • Reviewing position descriptions to ensure they are accessible and inclusive • Reviewing and improving the application process • Promoting volunteer opportunities through disability networks • Celebrating diverse volunteer contributions by sharing stories with the community (with permission).	People with disability have increased access to Council volunteer opportunities, supported by tailored measures that promote participation and retention.	• Community Wellbeing
	Collaborate with community organisations and agencies to deliver an inclusive Disability Employment Expo in Cumberland, creating opportunities for jobseekers with disability to connect with supportive employers and access tailored employment information.	Collaboration with community organisations and agencies results in a well-attended, accessible expo that promotes workforce participation for people with disability.	• Community Wellbeing

Focus Area	New Action	Outcome	Responsibility
4 Improving access to mainstream services through better systems and processes	Ensure Council's website complies with current Web Content Accessibility Guidelines (WCAG), meeting minimum accessibility standards and supporting equitable access requirements (vision and hearing impaired).	Online content is fully accessible, embedding all community members, including those with disability, to navigate and engage with Council's website independently.	• Strategic Communications & Engagement
	Review and install signage across Council's community centres including hearing loop indicators, braille and tactile signage, and Master Locksmiths Access Key (MLAK) access information, to support inclusive and independent use of facilities.	Council's community centres feature clear, accessible signage, improving navigation and enabling independent access for people with disability.	• Customer Experience & Technology
	Publish key Council strategies, plans and reports in Easy Read format to support accessible communication and ensure information is understandable for people with diverse literacy and cognitive needs.	Key Council strategies, plans and reports are available in Easy Read format, enabling people with disability to access, understand, and engage with Council plans and initiatives.	• Strategic Communications & Engagement • Community Wellbeing • Strategy & Improvement
	Create an easy-to-use system for community members to report access requests or concerns in the Cumberland local government area and promote this reporting pathway widely to ensure community awareness and engagement.	Community members can easily report access requests or concerns, enabling more timely and effective responses to accessibility issues across the Cumberland LGA.	• Strategic Communications & Engagement • Community Wellbeing

Focus Area	New Action	Outcome	Responsibility
4 Improving access to mainstream services through better systems and processes	Review Council's external complaints and feedback processes and implement improvements to enhance accessibility for people with disability, ensuring equitable, user-friendly and inclusive avenues for providing feedback.	Council's external complaint and feedback processes are accessible and user-friendly, enabling people with disability to provide input and raise concerns effectively.	• Customer Experience & Technology
	Review Council's Community Engagement Strategy 2025-2029 to embed and strengthen inclusive practices, ensuring meaningful participation from people with diverse backgrounds, abilities and community needs.	People with disability experience improved access to Council consultations and decision-making processes, strengthening representation and inclusion.	• Strategic Communications & Engagement
	Expand and embed disability inclusive practices across Education and Care Services, ensuring centre philosophies, staff resources and program delivery consistently reflect and uphold inclusive values.	Education and Care Services consistently integrate disability-inclusive practices, ensuring centre philosophies, staff resources, and programming reflect inclusive values.	• Education & Care
	Assess and refine Council's internal online DIAP reporting system to enhance the quality, clarity and accessibility of information reported back to the community.	Refinements to the reporting system improve accuracy, accessibility, and usability of data, supporting informed decision-making, accountability and transparent communication of progress to the community.	• Community Wellbeing

Focus Area	New Action	Outcome	Responsibility
4 Improving access to mainstream services through better systems and processes	Review Council's Emergency Management and Disaster Planning to ensure it adequately incorporates and responds to the needs of people with disability, supporting safe, inclusive and effective emergency preparedness and response.	Council's Emergency Management and Disaster Planning incorporates the needs of people with disability, ensuring accessible, safe, and inclusive emergency responses.	• Audit, Safety & Risk



Monitoring & Evaluation

This Disability Inclusion Action Plan (DIAP) is formally endorsed by Council and integrated into Council's Delivery Program and Operational Plan. This ensures that responsibilities, resources and timeframes for implementation are clearly defined.

Implementation, monitoring and evaluation of the Plan will be overseen by internal steering committee comprising of relevant Council teams responsible for delivering actions. Oversight will also be provided by the Community Wellbeing and Inclusion Advisory Committee, which includes community representatives and key stakeholders.

Progress on the DIAP will be reported through Council's standard reporting processes, including Cumberland Council's Annual Report. In accordance with legislative requirements, a summary of achievements will also be provided to the Disability Council NSW in an annual progress report.

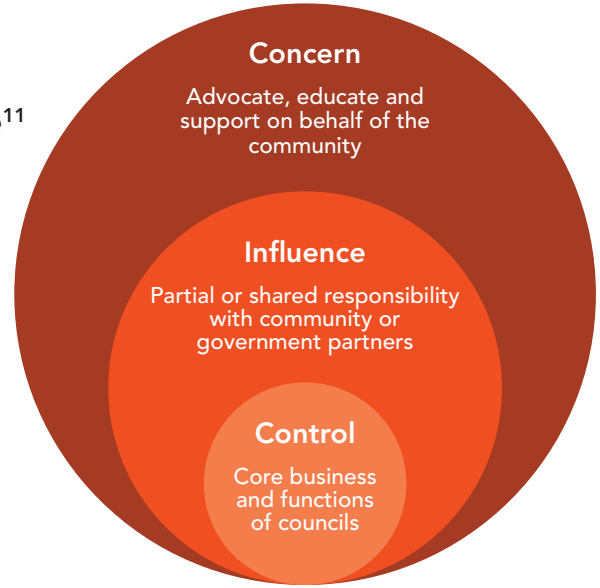
A comprehensive review and evaluation of the DIAP will be undertaken at the conclusion of the four-year term (2026 - 2030). Findings will be reported to Council, the NSW Disability Council and shared with the Cumberland community.

Performance Indicators

Indicators are a critical tool for assessing progress in implementing the DIAP and for maintaining Council's commitment to disability inclusion. They provide measurable benchmarks that help track outcomes and ensure accountability.

Council acknowledges that some issues may significantly impact people with disability yet fall outside its direct control. Despite these limitations, Council will monitor progress against the identified indicators to evaluate overall wellbeing and inclusion of people with disability in the community.

Spheres of Council Influence[11]



11. NSW Department of Family and Community Services and Local Government NSW (2015) NSW Disability Inclusion Action Planning Guidelines: Local Government

Focus Area	Indicators	Data Source	Council Influence
Positive Attitudes and Behaviours	Agreement that Cumberland is a harmonious, respectful and tolerant community.	Community Satisfaction Survey	Influence
	Level of satisfaction among community members with opportunities provided to participate in Council's decision-making process.	Community Satisfaction Survey	Control
	Number of Council departments that deliver programs and events to celebrate the International Day of People with Disability.	Council data	Control
	Satisfaction reported by people with disability regarding the outcomes of their participation in Council processes and initiatives.	DIAP panel	Influence
Liveable Communities	Level of agreement among residents that Cumberland is a good place to live.	Community Satisfaction Survey	Influence
	Level of satisfaction among people with disability regarding access to arts and cultural activities within the Cumberland community.	Community Satisfaction Survey	Control
	Level of satisfaction among people with disability regarding access to sporting and recreation activities within the Cumberland community.	Community Satisfaction Survey	Control
	Level of agreement among people with disability that transport in the Cumberland area is accessible.	Community Satisfaction Survey	Control
	Number of bus stops within Cumberland that comply with the Disability Discrimination Act (DDA) requirements.	Council data	Control
	Number of new or upgraded accessible parks in Cumberland that meet accessibility standards.	Council data	Control
	Level of satisfaction among people with disability regarding aged care services and support programs.	Community Satisfaction Survey	Influence

Focus Area	Indicators	Data Source	Council Influence
Employment	Successful renewal of Cumberland Council's Disability Confident Recruiter status through the Australian Network on Disability (AND).	Council data	Control
	Number of new volunteer placements filled by people with disability within Cumberland Council programs and services.	Council data	Influence
	Successful delivery of an inclusive Disability Employment Expo within Cumberland local government area.	Council data	Influence
System and Processes	Level of satisfaction among people with disability regarding the accessibility and availability of with transport options for Council events.	Council data	Control
	Level of satisfaction among people with disability regarding the accessibility, clarity and timeliness of Council information to the community.	Community Satisfaction Survey	Control
	Level of satisfaction among people with disability regarding the accessibility to Council facilities, services and programs.	Community Satisfaction Survey	Control
	Proportion of Council publications provided in accessible formats.	Council data	Control
System and Processes	Number of Council operated community centres with signage to promote accessibility features (e.g. hearing loop, braille tactile signs, Master Locksmiths Access key (MLAK) key access).	Council data	Control

CUMBERLAND CITY COUNCIL

DRAFT Disability Inclusion Action Plan 2026-2030

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Follow Us

Item No: C05/26-46

RESPONSE TO NOTICE OF MOTION - REVIEW OF THE CUMBERLAND LOCAL ENVIRONMENTAL PLAN AND CUMBERLAND DEVELOPMENT CONTROL PLAN

Directorate:	Environment and Planning
Responsible Officer:	Director Environment & Planning
Community Strategic Plan Goal:	*Enhancing the Natural and Built Environment*

SUMMARY

This report provides a response to the Notice of Motion – Review of the Cumberland Local Environmental Plan and Cumberland Development Control Plan resolved at the Ordinary Meeting of Council on 13 November 2024 (Min. 836).

The review identified a range of planning controls that should be updated to better align with updates to the NSW planning framework, to support effective planning and development outcomes in Cumberland, and to improve housing delivery. It is recommended that Council endorse in-principle the proposed amendments to the Cumberland LEP and DCP as outlined in this report and endorse the next steps to progress this work.

RECOMMENDATION

That Council:

1. **Endorse in-principle the proposed amendments to planning controls in the Cumberland Local Environmental Plan (LEP), as outlined in this report.**

2. **Endorse in-principle the proposed amendments to planning controls in the Cumberland Development Control Plan (DCP), as outlined in this report.**

3. **Endorse the preparation of a planning proposal on amendments to the Cumberland LEP, with the following activities to be undertaken prior to a further report being considered by Council:**

    a. **Completion of background analysis or technical studies, as required;**

    b. **Early community consultation;**

    c. **Preparation of a draft planning proposal; and**

    d. **Consideration of a draft planning proposal by the Cumberland Local Planning Panel.**

4. **Endorse the preparation of amendments to the Cumberland DCP, with the following activities to be undertaken prior to a further report being considered by Council:**

a. Early community consultation; and

b. Preparation of draft development controls.

REPORT

Background

At the Council Meeting of 13 November 2024, Council resolved the following (Min. 836, C11/24-23):

"With consideration of these factors, that Council:

1. Undertake a review of the Cumberland Local Environmental Plan and Development Control Plan.

2. Receive a report on the outcomes of the review for further consideration within 6 months."

The key planning controls for Cumberland – the Local Environmental Plan (LEP) and the Development Control Plan (DCP) – commenced in November 2021. Since this time, there has been a range of planning reforms by the NSW Government in response to housing and urban development, changing economic conditions and evolving community needs.

Further to Council's resolution, a review of Cumberland City Council's planning controls has been undertaken to ensure that these controls continue to support sustainable growth and development, as well as align with State and local policies and plans. This has also been informed by ongoing feedback received from landowners, Council officers, businesses and residents since the commencement of the Cumberland LEP and DCP. Council officers seek to undertake further detailed work to prepare draft amendments to Cumberland's planning controls, as outlined below.

Cumberland Local Environmental Plan (LEP)

Background

The Cumberland LEP provides the statutory framework for land use planning in Cumberland and comprises of a number of parts and schedules as shown in Figure 1.

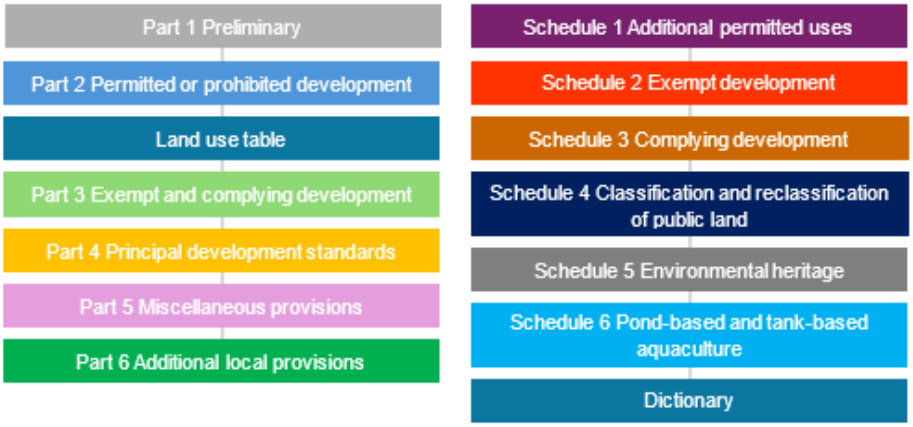


Figure 1: Components of the Cumberland Local Environmental Plan

Planning work undertaken to date identified the following approach as part of this review:

1. Administrative amendments to capture minor errors and anomalies.
2. Simplification and expansion of development standards to ensure appropriate application and place outcomes.
3. Review of clauses to ensure they reflect current circumstances.
4. Introduction of new development standards.

<u>Proposed Amendments</u>

Based on the review, the proposed amendments to the Cumberland LEP include:

- Introduce planning controls requiring a minimum percentage of dwellings in residential flat buildings or shop top housing to contain three or more bedrooms, to reinforce desired planning outcomes for greater housing diversity.
- Introduce exempt development provisions for public art by Council on public land and for advertising on bus shelters, making it easier to support Council functions and deliver desired planning outcomes in public spaces across Cumberland.
- Introduce planning controls that are consistent with the Transport Oriented Development controls in the SEPP (Housing) for selected sites within a 400m radius of Berala Station that were not included in the State provision.
- Refine the current heritage curtilage for 7 Memorial Avenue, Merrylands, to cover the heritage item only, subject to heritage advice.
- Review properties as heritage items at 24 Mary Street, Auburn, 286-288 Clyde Street, South Granville, and 6-8 Factory Street, Granville, with consideration of heritage advice or Land and Environment Court decision.

- Rezone the Sydney Water property at 76W Harris Street, Merrylands, from SP2 Infrastructure to R3 Medium Density Residential, with associated minimum lot size, height of building and floor space ratio, as the land is no longer required for utility operation.

- Rezone Endeavour Energy property at 33-35 Charlotte Street, Merrylands, 16 Cooper Street, Smithfield, 713A Merrylands Road, Greystanes, 17 Old Prospect Road, South Wentworthville, 120-130 McCredie Road, Guildford, 415-417 Blaxcell Street, South Granville, and 97-101 Elizabeth Street, Granville to SP2 Infrastructure, to support the current utility operation of the sites.

- Rezone the property at 106 Woodburn Road, Berala, from RE1 Public Recreation to R4 High Density Residential, with associated height of building and floor space ratio, to align with the current land use on the site.

- Rezone additional selected properties at identified locations along the Woodville Road Corridor, with associated height of building and floor space ratio, as resolved by Council during the finalisation of the planning proposal in August 2025.

- Introduce new permitted uses and associated controls for 40-44 and 46 Wellington Road, South Granville, to support premises currently operating onsite.

- Introduce veterinary hospital as a new permitted use for 469 Great Western Highway, Greystanes, to enable the continued operation and expansion of existing veterinary facility.

- Remove permitted uses and associated controls for 2 Bachell Avenue, Lidcombe, to align with the current zoning permissibility.

- Introduce new permitted uses and associated controls for 55-57 Station Street, Wentworthville, to enable the continued operation of vehicle repair station.

- Introduce new permitted uses and associated planning controls for the site at the intersection of St Hilliers Road and Rawson Road, Auburn, to allow for food and drink premises to operate on the site.

- Minor updates on some provisions to improve clarity of information and/or support desired planning outcomes, including clauses on minimum lot sizes and associated mapping, objectives for essential services, riparian land and watercourses, design excellence and allocation of zoning on unzoned land.

- Introduce zoning for small portion of land at Daruga Avenue, Pemulwuy, to C2 Environmental Conservation for clarity in planning outcomes.

- Introduce zoning for small portion of land at Clunies Ross Street, Pemulwuy, based on adjacent zoning and in consultation with Transport for NSW.

Further details of the proposed amendments to the Cumberland LEP are outlined in Table 1 and within this report.

Part of LEP	Proposed Amendment
Land Use Table	• Zone R2 Low Density Residential: Permit secondary dwellings as a permissible use to align with State provisions
Part 4: Principal Development Standards	• Clause 4.1 Minimum subdivision lot size: Nominate minimum lot size controls for semi-detached housing • Clause 4.1 Minimum subdivision lot size: Clarify clauses on requirements for different development types (e.g. dual occupancies)
Part 6: Additional Local Provisions	• Clause 6.4 Essential services: Insert new subclause to include 'suitable waste collection and disposal' to ensure waste management arrangements are fully considered in the planning process • Clause 6.6 Riparian Land and watercourses: Specify that this control applies to the development of a building on land for clarity in planning outcomes • Clause 6.14 Design Excellence: Fix inconsistency between the written clause and digital map for accuracy in planning controls • Proposed new clause: Introduce planning controls requiring a minimum percentage of dwellings in residential flat buildings or shop top housing to contain three or more bedrooms • Proposed new clause: Introduce planning controls that are consistent with the Transport Oriented Development controls in SEPP (Housing), for select sites within a 400m radius of Berala Station that were not included in the State provision
Map Only Amendments	• Rezone Sydney Water property at 76W Harris Street, Merrylands, from SP2 Infrastructure to R3 Medium Density Residential, with associated minimum lot size, height of building and floor space ratio, based on adjacent zoning and as requested by Sydney Water • Rezone Endeavour Energy property at 33-35 Charlotte Street, Merrylands, 16 Cooper Street, Smithfield, 713A Merrylands Road, Greystanes, 17 Old Prospect Road, South Wentworthville, 120-130 McCredie Road, Guildford, 415-417 Blaxcell Street, South Granville, Prospect Highway, Pemulwuy, and 97-101 Elizabeth

Part of LEP	Proposed Amendment
	Street, Granville to SP2 Infrastructure to support currently utility operations, as requested by Endeavour Energy • Introduce zoning for small portion of land at Daruga Avenue, Pemulwuy, to C2 Environmental Conservation for clarity in planning outcomes • Introduce zoning for small portion of land at Clunies Ross Street, Pemulwuy, based on adjacent zoning and in consultation with Transport for NSW • Rezone property at 106 Woodburn Road, Berala, from RE1 Public Recreation to R4 High Density Residential, with associated height of building and floor space ratio, to align with the current land use on the site • Rezone selected additional properties along the Woodville Road Corridor, with associated height of building and floor space ratio, as resolved by Council in August 2025 • Update mapping to ensure that minimum lot sizes are shown on all relevant lots
Schedule 1: Additional Permitted Uses	• Proposed new clause: Introduce new permitted uses and associated controls for 40-44 and 46 Wellington Road, South Granville, to support premises operating onsite • Proposed new clause: Introduce veterinary hospital as a new permitted use on for 469 Great Western Highway, Pendle Hill, to enable continued operation and expansion of existing facility • Proposed new clause: Introduce vehicle repair station as a new permitted use on 55-57 Station Street, Wentworthville, to enable the continued operation of vehicle repair station • Removal of existing clause: Remove permitted uses and associated controls for 2 Bachell Avenue, Lidcombe, to align with the current zoning permissibility • Proposed new clause: Introduce food and drink premises as a new permitted use on the site at the intersection of St Hillers Road and Rawson Road, Auburn, to allow this use at this location

Part of LEP	Proposed Amendment
Schedule 2: Exempt Development	• Schedule 2 Temporary use of land: Specify that this control applies to land owned by Council or managed by Council for clarity in planning outcomes **1.** • Proposed new clause: Allow public art to be undertaken by (or on behalf of) Council where certain requirements are met, which can support more effective place making through the planning system **2.** • Proposed new clause: Allow advertising on bus shelters by (or on behalf of Council) where certain requirements are met, which can support Council functions through the planning system
Schedule 5: Heritage	• Refine the current heritage curtilage for 7 Memorial Avenue, Merrylands, to cover the heritage item only, subject to heritage advice **3.** • Review heritage status of properties at 24 Mary Street, Auburn, 286-288 Clyde Street, South Granville, and 6-8 Factory Street, Granville, following landowner requests

Table 1: Proposed amendments to the Cumberland LEP

Further details on the proposed amendments to the Cumberland LEP are outlined below.

Semi-detached dwellings and dual occupancies

Changes are proposed to Clause 4.1A Exceptions to minimum subdivision lot sizes for certain residential development and 4.1B Minimum lot sizes for dual occupancies and semi-detached dwellings in Zones R2 and R3, to allow for dual occupancy and semi-detached dwellings to progress with greater clarity on desired planning outcomes.

Dwelling mix requirements

Council officers seek to introduce a new LEP clause relating to dwelling mix requirements in residential flat buildings and shop top housing in Cumberland. The clause seeks to elevate and amend the existing controls present in the Cumberland DCP, giving it more statutory weight and requiring thorough justification should these requirements not be met during the development assessment process.

This comes from an increasingly growing need to provide an appropriate dwelling mix in larger residential developments to provide the Cumberland community with housing choices. Recent residential developments in the LGA have provided limited dwellings

with three or more bedrooms, resulting in dwelling mix outcomes that are focused on studios or one to two-bedroom apartments. As an LGA where 53.1% of the population consists of couple families with children (ABS Census, 2021), there is a strong need for diverse housing options that can accommodate larger families. This also aligns with the recently introduced Healthy Higher Density Living for Families with Children by NSW Health.

Transport Oriented Development (TOD) in Berala

The potential amendments seek to change the extent of the TOD controls (under the SEPP (Housing)) in Berala to capture certain lots within the 400m radius of Berala Train Station, which have been excluded. The potential amendment seeks to include these missing lots to ensure they have the same controls outlined in the SEPP (Housing) in relation to Transport Oriented Development and support good place outcomes. The potential changes would apply to the affected lots as outlined in Figure 2.



Figure 2: Berala Transport Oriented Development (TOD) Map

Additional Permitted Uses

Council officers have conducted a site-specific review of certain properties across the LGA to ensure the ongoing prosperity of local businesses. This is particularly the case for the subject sites, being 40-44 and 46 Wellington Road, South Granville, zoned E4 General Industrial, and 469 Great Western Highway, Pendle Hill, zoned R3 Medium Density Residential.

The Wellington Road Business Centre at 40-44 and 46 Wellington Road, South Granville provides a range of goods and services for the local community. Council officers seek to consider the introduction of possible additional uses to support premises operating onsite. In the case of 469 Great Western Highway, Pendle Hill, the current veterinary hospital is well established and an essential service for many owners of companion animals in the community. As a way of preserving its use and accommodating continuous operation, expansion and alteration developments to the existing premises, Council officers seek to explore the potential of introducing additional permitted use (i.e. veterinary hospitals) on the applicable site.

Council officers have also received landowner requests regarding additional permitted uses for consideration. These include:

- The introduction of an additional permitted use at 55-57 Station Street, Wentworthville, to enable the continued operation of vehicle repair station next to the petrol station located on the site.

- The removal of additional permitted uses and associated controls for 2 Bachell Avenue, Lidcombe, regarding business premises and office premises, to align with current zoning permissibility.

- The introduction of an additional permitted use at the site located on the intersection of St Hillers Road and Rawson Road, Auburn, to allow for the operation of food and drink premises on the site.

Exempt Development

Council officers seek to introduce development standards in the Cumberland LEP to provide pathways for certain development by Council as exempt development, including public art and advertising on bus shelters by or on behalf of Council.

Public art contributes to an improved public domain by making spaces more inviting, visually appealing and unique. They have a particularly important role for local businesses as a means of attracting visitors and boosting the economy of an area. While sculptures and artworks are considered exempt development under the SEPP (Exempt and Complying Development Codes) 2008, there is a gap for the creation and display of murals and other related forms of public art. Council officers seek to include public art by Council under Schedule 2 Exempt Development of the Cumberland LEP, which allows for the specified development type to be carried out without the need for development consent, subject to certain conditions.

Under current planning controls, advertising on bus shelters is only allowed in specific land zones and requires a development application for approval. Council officers seek to include advertising on bus shelters under Schedule 2 Exempt Development of the Cumberland LEP, which will simplify the pathway to advertise on bus shelters by or on behalf of Council, subject to certain conditions, in the Cumberland LEP.

Heritage

Council officers have received landowner requests regarding heritage designation for selected sites. These include:

- A request for the removal of heritage designation at 24 Mary Street, Auburn (Item I14 Lea's Temperance Hall (former) in Schedule 5 of Cumberland LEP). The site was identified by Council's heritage consultant for removal as part of the original review of Cumberland's Heritage List in 2019, given the low heritage value of the current building; however, was retained as a heritage item by Council at the time. Specialist heritage advice has been provided by the landowner and sought by Council officers. Based on current and previous information provided, it is proposed that this site be removed as a heritage item as the building has low heritage value.

- A request for the removal of heritage designation at 286-288 Clyde Street, South Granville (Item I238 Clyde Street houses built for Housing Commission in Schedule 5 of Cumberland LEP). The item is also included within the Blaxcell Estate Conservation Area (Item C1 in Schedule 5 of Cumberland LEP). Specialist heritage advice has been provided by the landowner and sought by Council officers. Based on the information provided, it is proposed that this site be removed as a heritage item, as similar brick dwellings representative of 1940s style of public housing are included in the Blaxcell Estate Conservation Area and adjacent to the site as a heritage item (Item I241 Houses built for Housing Commission in Schedule 5 of Cumberland LEP).

- A request for the removal of heritage designation at 6-8 Factory Street, Granville (Item I35 in Schedule 5 of Cumberland LEP). The site received development consent from the Land and Environment Court for the demolition of the heritage item (DA2020/0036), and this work has been undertaken. It is proposed that this site be removed as a heritage item as the building no longer exists.

Council officers have also considered the heritage curtilage for a Council owned property at 7 Memorial Avenue, Merrylands (Item I206 in Schedule 5 of Cumberland LEP). As part of this review, specialist heritage advice was sought on the matter. Based on the information provided, Council officers propose that the heritage curtilage be refined to cover the original church structure only, rather than the entire site. This would ensure that the core element of the heritage item continues to be protected on the site.

Secondary dwellings

The Cumberland LEP does not currently permit secondary dwellings in areas zoned R2 Low Density Residential. However, this is permissible under the SEPP (Housing) 2021. It is proposed that a consistent approach be provided for secondary dwellings in low density residential zones by including secondary dwellings as a permissible use in R2 Low Density Residential zone.

Woodville Road Corridor

As part of the finalisation of the Woodville Road Corridor planning proposal, Council resolved in August 2025 to include additional selected sites at the following locations:

- Woodville North Precinct: Wallace Street (northern side), between Blaine Street and Union Street.

- Merrylands East Precinct: Kimberley Street to Linthorne Street transition zone (properties adjoining sites facing Woodville Road).

Minor rezoning of land

The following minor rezoning of land is proposed as part of this work:

- Sydney Water has requested a minor rezoning of an existing landholding at 76W Harris Street, Merrylands from SP2 Infrastructure to R3 Medium Density Residential to reflect ongoing uses. The location is shown in Figures 3 and 4. This rezoning will be accompanied by minimum lot size, height of building and floor space ratio map updates.

- Endeavour Energy has requested rezoning of existing landholdings at 33-35 Charlotte Street, Merrylands, 16 Cooper Street, Smithfield, 713A Merrylands Road, Greystanes, 17 Old Prospect Road, South Wentworthville, 120-130 McCredie Road, Guildford, 415-417 Blaxcell Street, South Granville, and 97-101 Elizabeth Street, Granville to SP2 Infrastructure, to reflect current and future utility operations. These locations are shown in Figures 5 to 18.

- Allocate zoning for a small portion of land at Daruga Avenue in Pemulwuy to C2 Environmental Conservation for clarity in planning outcomes. The location is shown in Figures 19 and 20.

- Allocate zoning for a small portion of land at Clunies Ross Street, Pemulwuy, based on adjacent zoning and in consultation with Transport for NSW. The location is shown in Figures 21 and 22.

- Rezone property at 106 Woodburn Road, Berala, from RE1 Public Recreation to R4 High Density Residential to align with the current land use on the site. The location is shown in Figures 23 and 24. This rezoning will be accompanied by height of building and floor space ratio map updates.

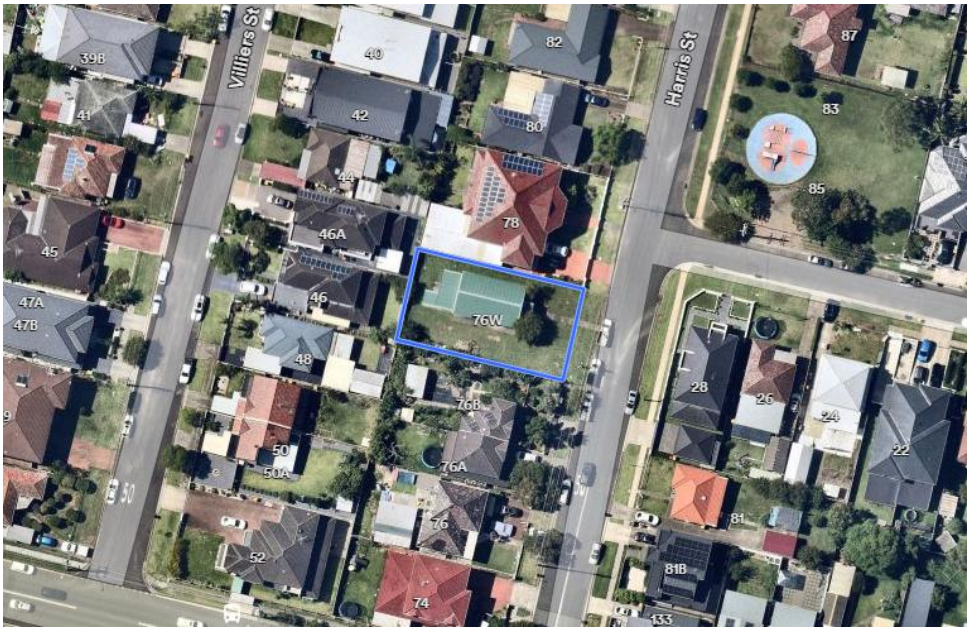


Figure 3: Aerial Photo of 76W Harris Street, Merrylands (Nearmap, 2026)



Figure 4: Current SP2 Water and Sewerage Zoning at 76W Harris Street, Merrylands



Figure 5: Aerial photo of 33-35 Charlotte Street, Merrylands (Nearmap, 2026)

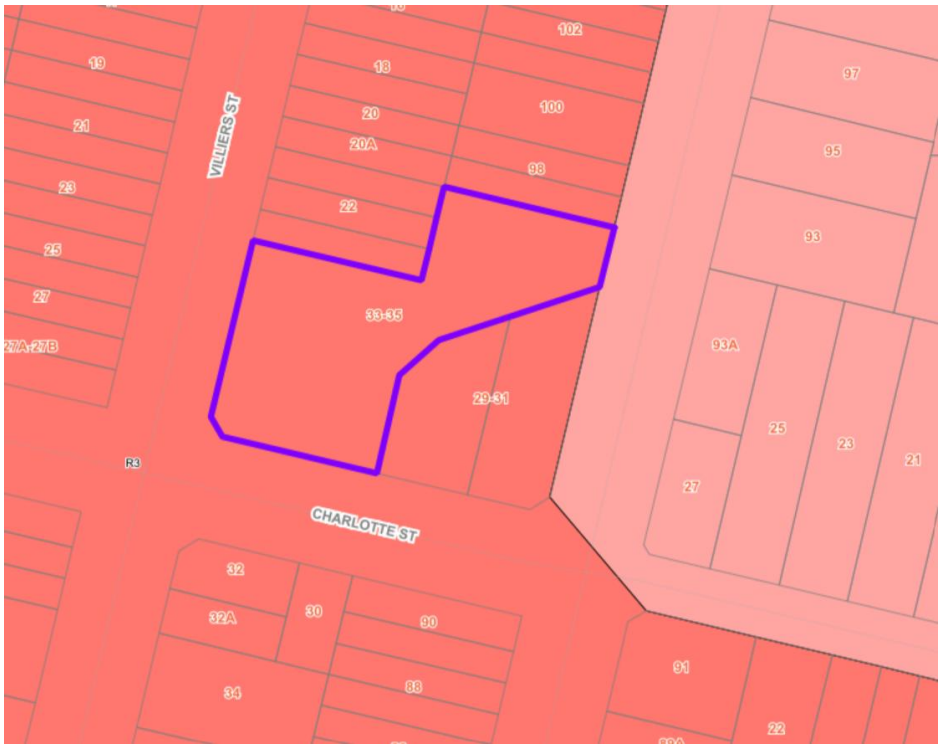


Figure 6: Current zoning at 33-35 Charlotte Street, Merrylands

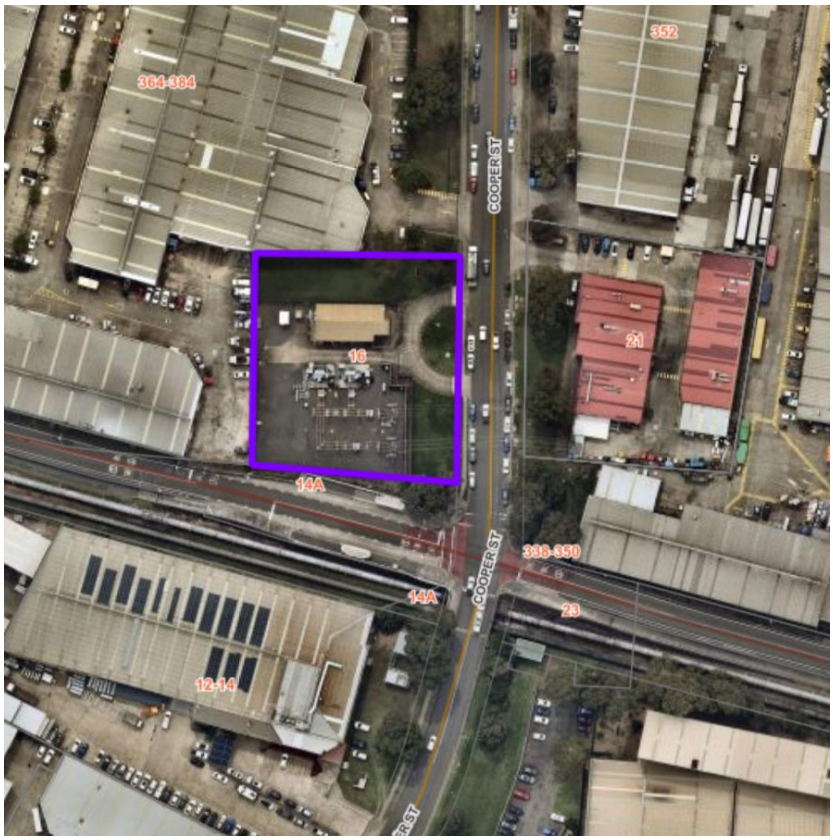


Figure 7: Aerial photo of 16 Cooper Street, Smithfield (Nearmap, 2026)

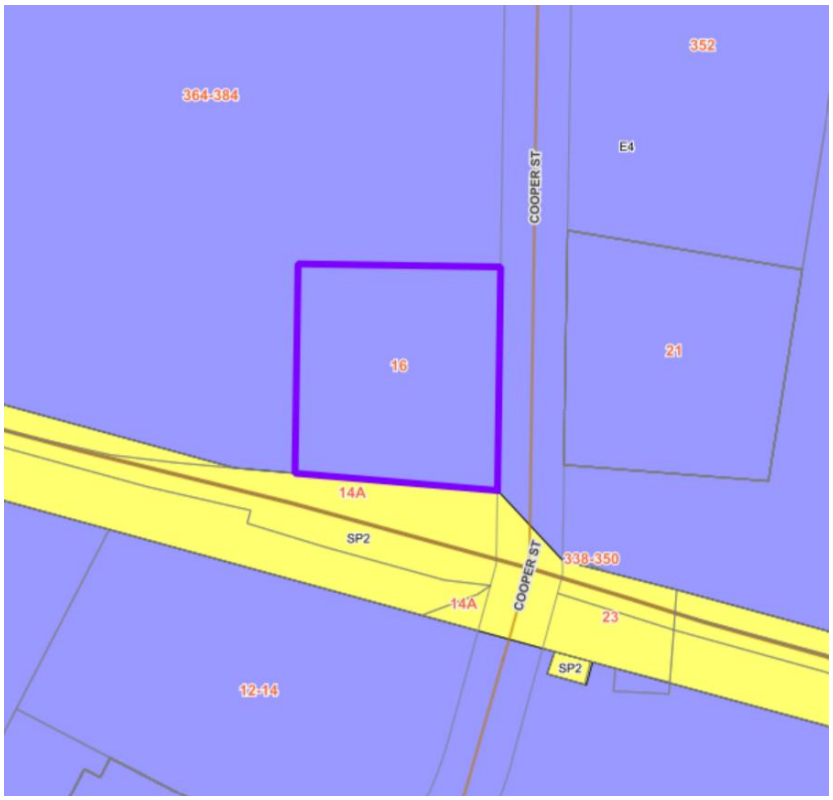


Figure 8: Current zoning at 16 Cooper Street, Smithfield



Figure 9: Aerial photo of 713A Merrylands Road, Greystanes (Nearmap, 2026)

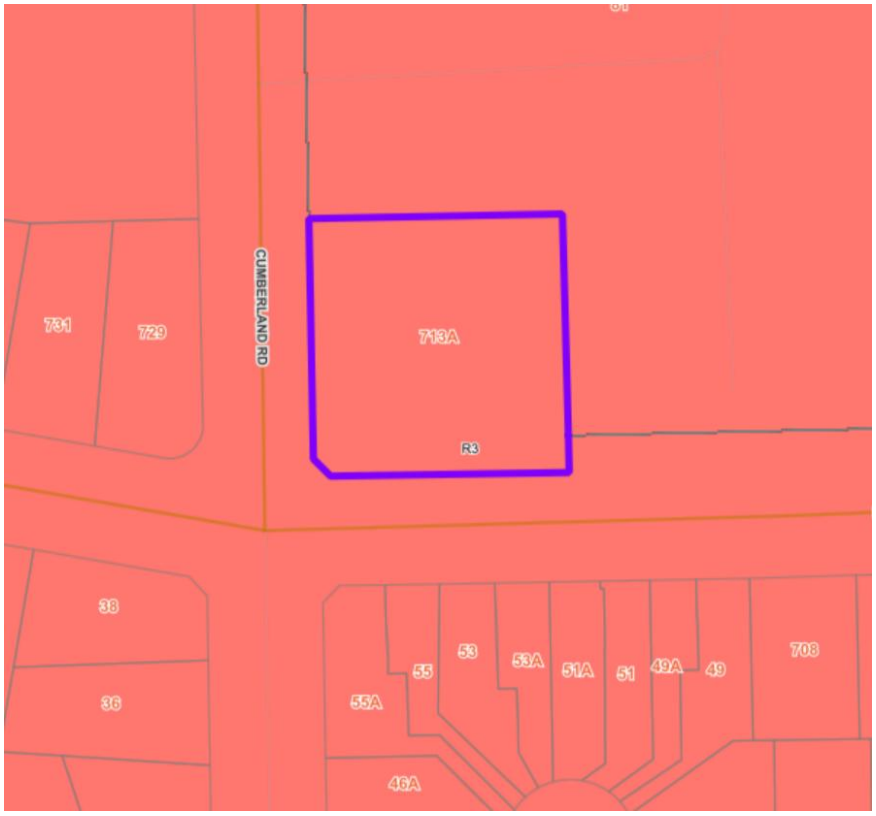


Figure 10: Current zoning at 713A Merrylands Road, Greystanes



Figure 11: Aerial photo of 17 Old Prospect Road, South Wentworthville (Nearmap, 2026)

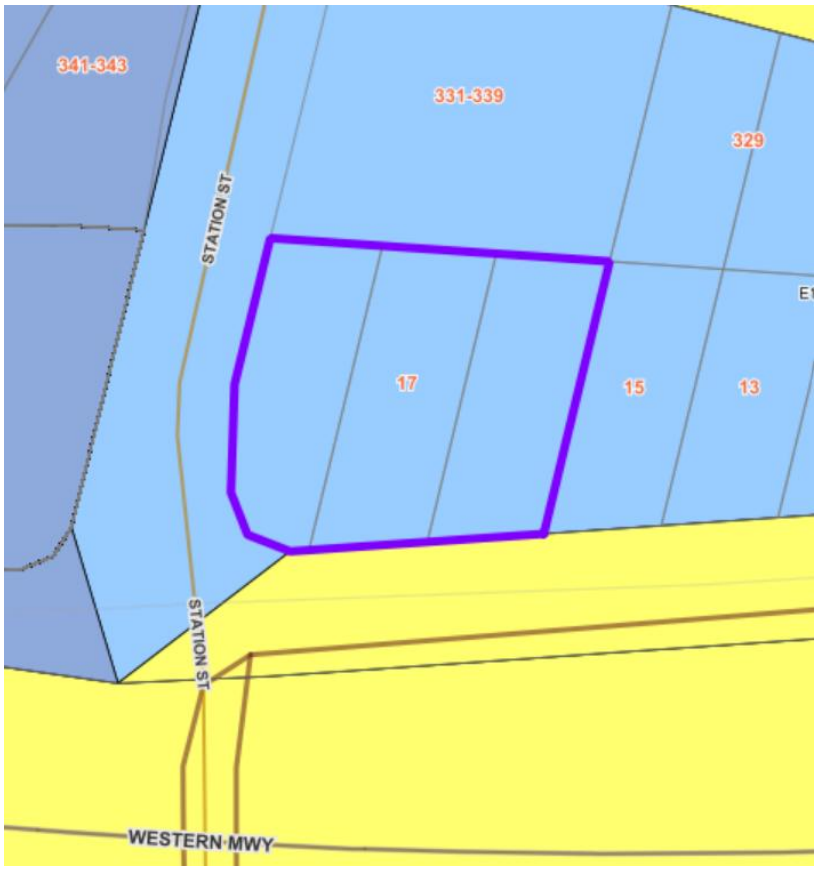


Figure 12: Current zoning of 17 Old Prospect Road, South Wentworthville

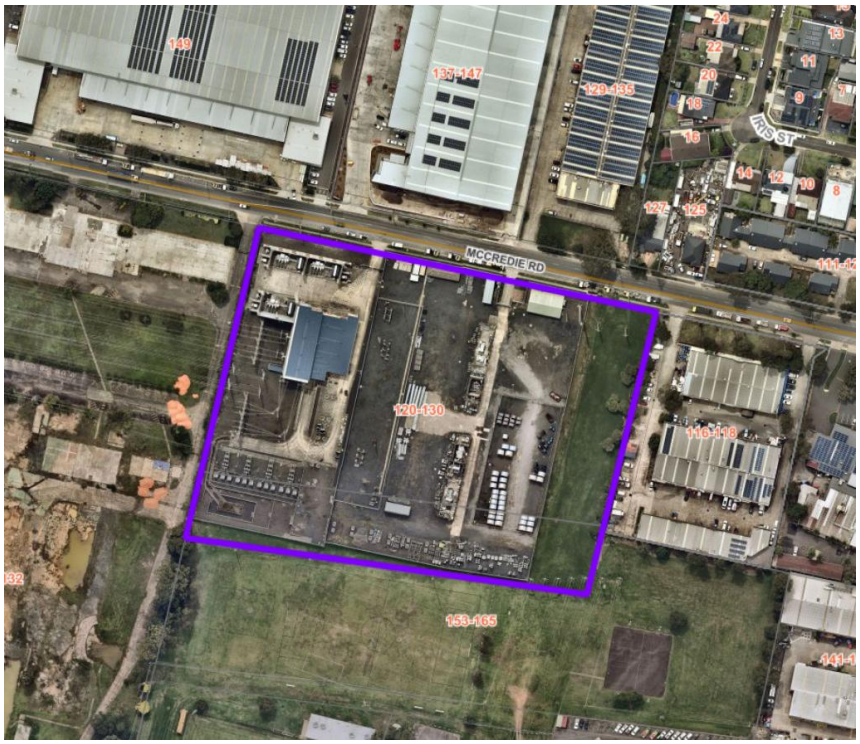


Figure 13: Aerial photo of 120-130 McCredie Road, Guildford (Nearmap, 2026)

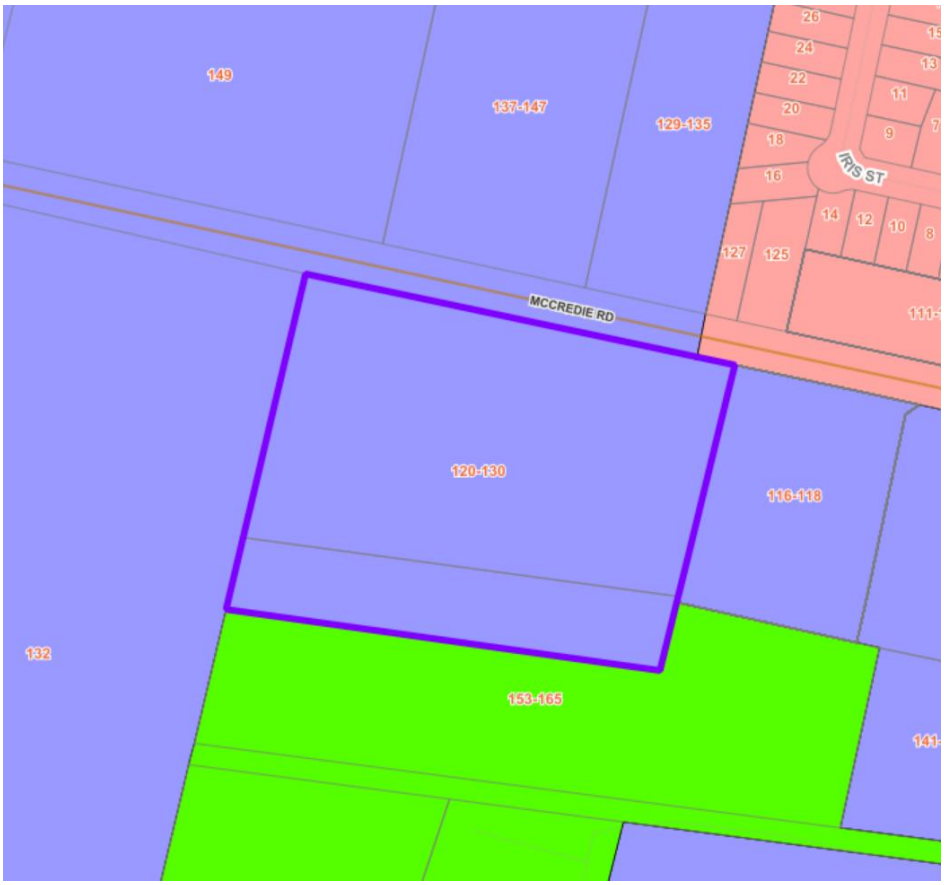


Figure 14: Current zoning of 120-130 McCredie Road, Guildford



Figure 15: Aerial photo of 415-417 Blaxcell Street, South Granville (Nearmap, 2026)

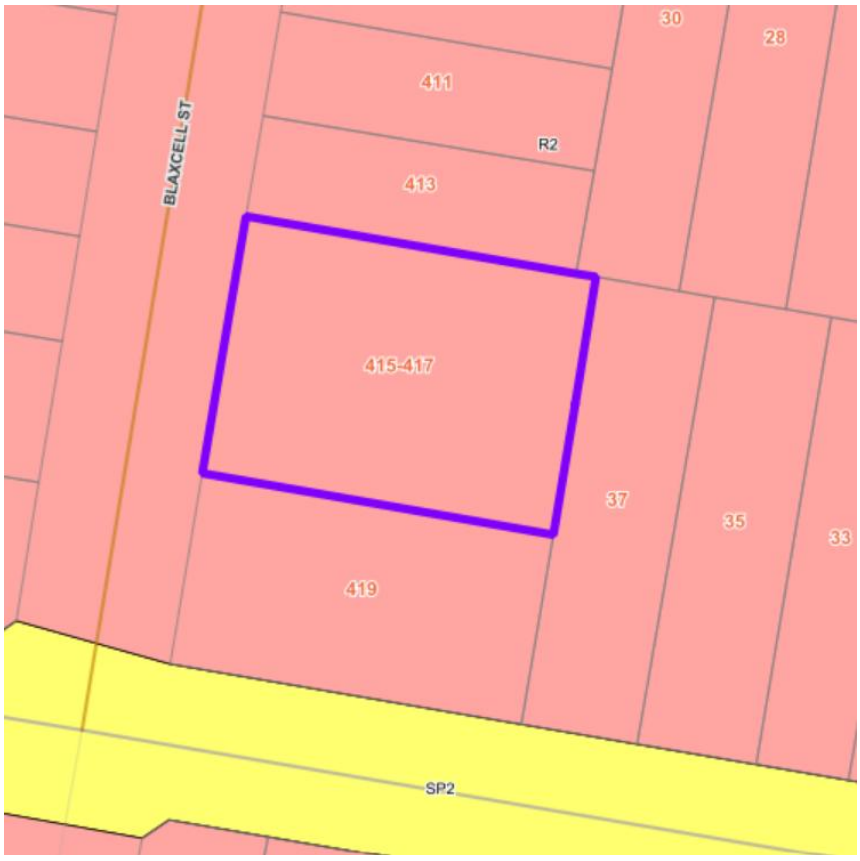


Figure 16: Current zoning of 415-417 Blaxcell Street, South Granville



Figure 17: Aerial photo of 97-101 Elizabeth Street, Granville (Nearmap, 2026)

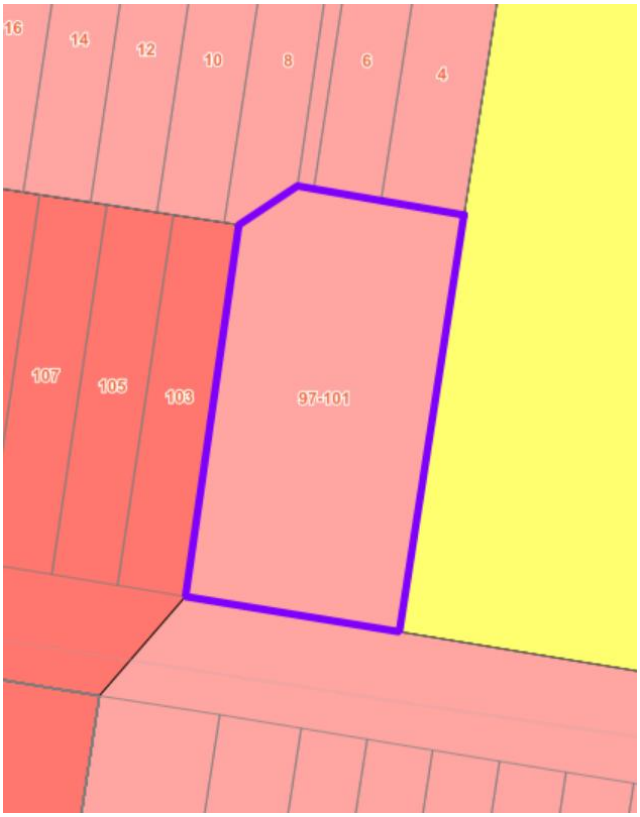


Figure 18: Current zoning of 97-101 Elizabeth Street, Granville



Figure 19: Aerial photo of unzoned portion of Daruga Avenue, Pemulwuy (Nearmap, 2026)

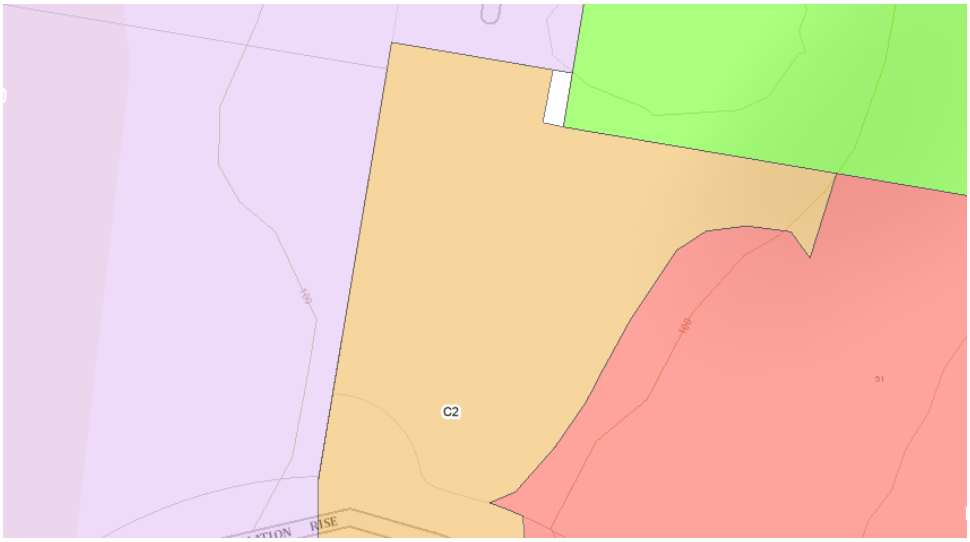


Figure 20: Current lack of zoning on portion of Daruga Avenue, Pemulwuy



Figure 21: Aerial photo of unzoned portion of Clunies Ross Street, Pemulwuy (Nearmap, 2026)

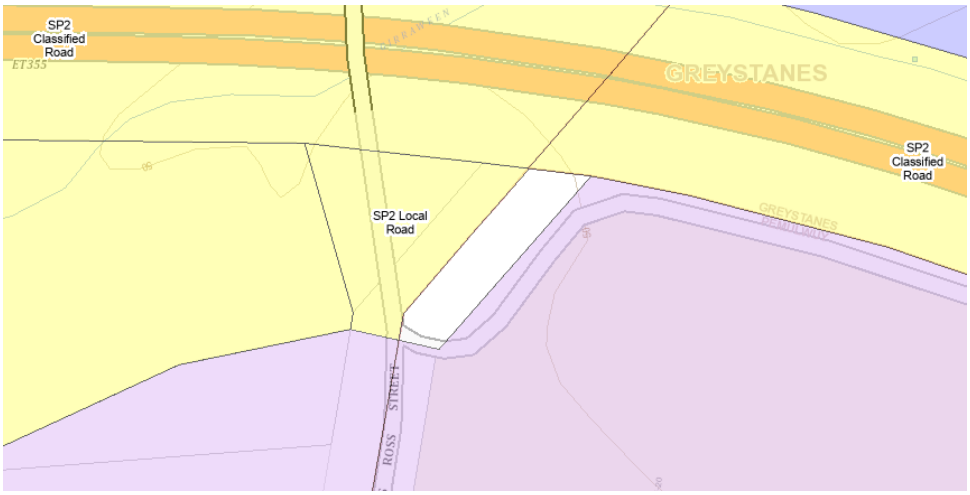


Figure 22: Current lack of zoning on portion of Clunies Ross Street, Pemulwuy



Figure 23: Aerial photo of 106 Woodburn Road, Berala (Nearmap, 2026)

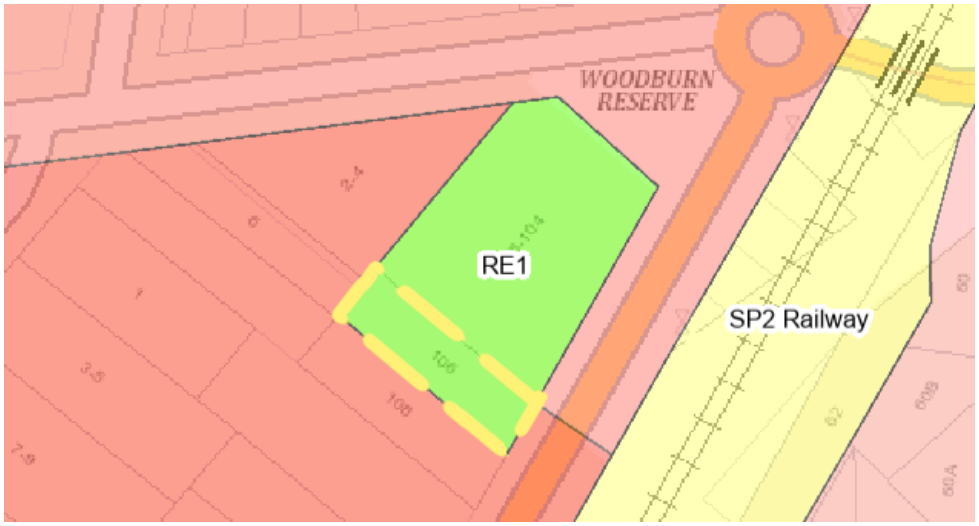


Figure 24: Current RE1 Public Recreation Zoning at 106 Woodburn Road, Berala

Cumberland Development Control Plan (DCP)

Background

The Cumberland DCP provides detailed guidance to support the delivery of land use planning in Cumberland and comprises of a number of parts as shown in Figure 25.

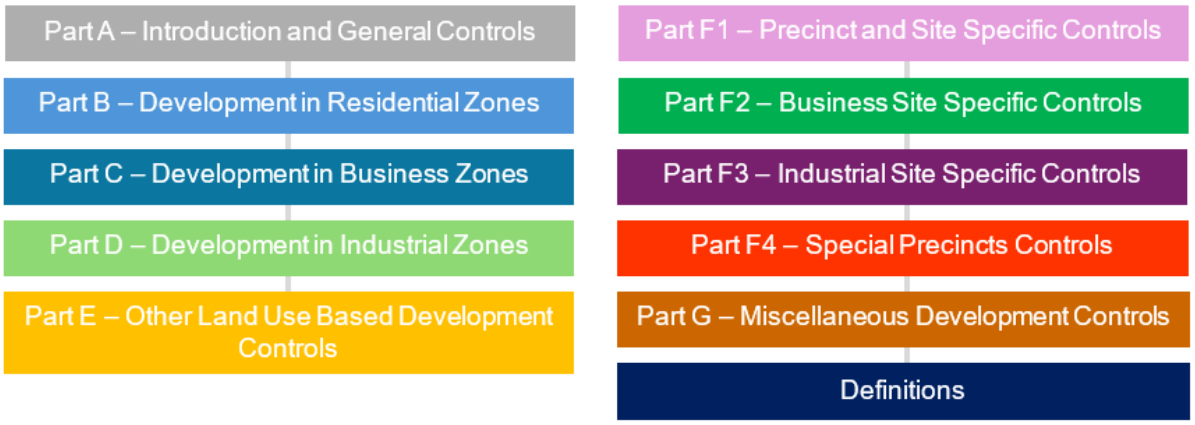


Figure 25: Components of the Cumberland Development Control Plan

Planning work undertaken to date identified the following approach as part of this review:

1. Administrative amendments to capture minor errors and anomalies in written controls, diagrams and tables.

2. Review of clauses to ensure they reflect recent changes in the NSW planning system.

3. Introduction of new development controls to capture gaps in the existing Cumberland DCP.

Proposed Amendments

Based on the review, the proposed amendments to the Cumberland DCP include:

- Introduce new planning controls for some types of residential development, including dual occupancy, semi detached dwellings, manor houses, small lot housing and multi dwelling housing, to align with legislative requirements and support desired planning outcomes.

- Introduce parking requirements for function centres to support desired planning outcomes.

- Update parking rate information for alterations and additions to existing approved developments.

- Update controls on electric vehicle charging points for residential and non-residential development, to align with legislative requirements and support desired planning outcomes.

- Update stormwater, drainage and flood management controls to ensure all relevant planning information can be found in one document.
- Remove on site detention stormwater requirements for dual occupancy and semi-detached dwellings across Cumberland to support housing delivery.
- Update controls on earthworks, to align with legislative requirements and support desired planning outcomes.
- Update controls on tree management, to align with legislative requirements and support desired planning outcomes.
- Update controls for business zones related to operating hours, built form and relevant content from Local Shops Study, to align with legislative requirements and support desired planning outcomes.
- Consider the provision of planning controls to encourage new residential and commercial development to be all-electric.
- Expand notification requirement for designated development applications to cover properties within 400m from the site.
- Remove requirement to notify objectors for minor modification applications.
- Minor updates on some provisions associated with residential, business and industrial development, to improve clarity of information, align with current legislative framework and support desired planning outcomes.

Further details of the proposed amendments to the Cumberland DCP are outlined in Table 2 and within this report.

Part of DCP	**Proposed Amendment**
Part A: Introduction and General Controls	• Part A1 Introduction, Clause 1.5.5 Public Domain Plans: Update to list all Council endorsed Public Domain Plans, with other plans adopted since the adoption of the Cumberland DCP • Part A1 Introduction, Clause 2.8.2 Notification Procedures: Specify notification requirements for designated developments to ensure that this includes all properties within a 400m radius, aligned with previous Council resolution on the matter • Part A2 Subdivision, Clause 2.6.2 Modified Applications: Remove reference to notification of Section 4.55 (1A) applications • Minor administrative changes across Part A to align with current legislative and policy requirements, and to improve clarity of information

Part of DCP	Proposed Amendment
Part B: Development in Residential Zones	• Part B1 Dwelling Houses and Secondary Dwellings, Clause 2.1 Setbacks: Clarify application of the corner dwelling house setback in Table 1 to support desired planning outcomes and fix inconsistent use of the terms dwelling housing and dwelling houses for clarity • Part B1 Dwelling Houses and Secondary Dwellings, Clause 2.2 Development Control Standards to Consider for Low Rise Housing Diversity Development: Remove requirement for storage within dual occupancies to improve housing delivery • Part B1 Dwelling Houses and Secondary Dwellings, Clause 2.7 Landscaping: Amend annotation in diagram to include privacy planting for clarity on planning outcomes • Part B1 Dwelling Houses and Secondary Dwellings, Clause 2.8 Private Open Space: Amend control to include orientation for clarity on planning outcomes • Part B1 Dwelling Houses and Secondary Dwellings, Clause 2.10 Visual and Acoustic Privacy: Introduce merit assessment of balconies and decks to support desired planning outcomes • Part B1 Dwelling Houses and Secondary Dwellings, Clause 2.13 Ancillary Site Facilities: Include mailbox controls to be consistent with exempt and complying development controls to improve clarity of control in achieving desired planning outcomes • Part B1 Dwelling Houses and Secondary Dwellings, Clause 2.14 Fencing: Amend wording to ensure alignment between front, side and rear fencing height controls to improve clarity of control in achieving desired planning outcomes • Part B1 Dwelling Houses and Secondary Dwellings, Clause 2.17 Cut and Fill: Update controls to align with legislative requirements and support desired planning outcomes • Part B1 Dwelling Houses and Secondary Dwellings, Clause 2.20 Outbuildings: Clarify control for floor-to-ceiling height to support desired planning outcomes • Part B1 Dwelling Houses and Secondary Dwellings, Clause 2.21 Secondary Dwellings: Update reference to

Part of DCP	Proposed Amendment
	National Construction Code and update wording in some areas to improve clarity • Part B1 Dwelling Houses and Secondary Dwellings: Introduce controls to guide the development of in-ground swimming pools, in line with current legislative framework • Part B2 Low Rise Medium Density Development, Clause 3.1 Site Frontage: Update minimum site frontage controls to improve planning outcomes • Part B2 Low Rise Medium Density Development: Introduce setback and cut and fill controls to improve desired planning outcomes • Part B2 Low Rise Medium Density Development, Clause 3.4 Landscaping: Introduce additional controls defining landscape area and deep soil area to improve clarity of control in achieving desired planning outcomes • Part B3 Residential Flat Buildings, Clause 2.2 Development Control Standards to Consider for Residential Flat Buildings: Reference the new NSW Healthy High Density Living for Families with Children Design Guide to provide further guidance to support desired planning outcomes • Part B6 Dual Occupancy and Semi-Detached Dwellings: Introduce controls for dual occupancies and semi-detached dwellings to support housing delivery • Part B7 Manor Houses: Introduce controls for manor houses to support housing delivery • Part B8 Small Lot Housing: Introduce controls for small lot housing to support housing delivery • Part B9 Multi Dwelling Housing: Introduce controls for multi dwelling housing to support housing delivery • Minor administrative changes across Part B to align with current legislative and policy requirements, and to improve clarity of information • Part C Development in Residential Zones: Consider the introduction of new development controls to encourage new residential development to be all-electric

Part of DCP	Proposed Amendment
Part C: Development in Business Zones	• Part C Development in Business Zones, Clause 3.10 Awnings: Introduce new controls to promote shading and glare control to support desired planning outcomes • Part C Development in Business Zones, Clause 3.12: Amend existing controls to be consistent with hours permitted under the SEPP (Exempt and Complying Development) 2008 • Part C Development in Business Zones, Clause 3.15 Building Maintenance: Amend objectives to be relevant to building maintenance • Part C Development in Business Zones: Various sections to incorporate outcomes of Local Shops Study as required • Part C Development in Business Zones: Consider the introduction of new development controls to encourage new commercial developments to be all-electric • Minor administrative changes across Part C to align with current legislative and policy requirements, and to improve clarity of information
Part D: Development in Industrial Zones	• Part D Development in Industrial Zones, Clause 2.3 External Materials: Include roofing colour as a consideration to support desired planning outcomes • Minor administrative changes across Part D to align with current legislative and policy requirements, and to improve clarity of information
Part E: Other Land Use Based Development Controls	• Part E1 Centre Based Child Care Facilities, Clause 2.2 Bulk and Scale: Update minimum side setbacks for new childcare centres to improve planning outcomes • Part E2 Community Facilities, Clause 2.3 Landscaping and Open Space: Update minimum percentage of landscaped area for community facilities in residential areas to improve planning outcomes • Minor administrative changes across Part E to align with current legislative and policy requirements, and to improve clarity of information
Part F: Precinct and Site-Specific Development Controls	• Minor administrative changes across Part F to align with current legislative and policy requirements, and to improve clarity of information

Part of DCP	Proposed Amendment
Part G: Miscellaneous Development Controls	• Part G1 Advertising and Signage: Review of controls to ensure there is a clear distinction between business identification signage and third-party advertising signage • Part G3 Traffic, Parking, Transport and Access, Clause 3 Parking Rates: Update parking rate information for function centres to provide greater clarity on requirements for these facilities • Part G3 Traffic, Parking, Transport and Access, Clause 3 Parking Rates: Update parking rate information for places of public worship to clarify requirements for existing approved facilities • Part G3 Traffic, Parking, Transport and Access, Clause 3 Parking Rates: Update parking rate information for community facilities to clarify requirements for existing approved facilities • Part G3 Traffic, Parking, Transport and Access, Clause 4.2 Garages and Carports (Dwellings and Dual Occupancies Only): Refine controls in relation to carports in instances where there may be locations in front of building line to support desired planning outcomes • Part G3 Traffic, Parking, Transport and Access, Clause 4.9 Electric Vehicle (EV) Charging Points: Refine controls for electric vehicle (EV) charging in residential and non-residential settings, aligned with current legislative framework and Council's resolution on EV charging infrastructure for new high density development to support desired planning outcomes • Part G3 Traffic, Parking, Transport and Access, Clause 4.4 Development in Business Zones: Include new control to reflect minimum required distance between new driveways and side property boundaries, to support desired planning outcomes • Part G3 Traffic, Parking, Transport and Access, Clause 4.5 Development in Industrial Zones: Include new control to reflect minimum required distance between new driveways and side property boundaries, to support desired planning outcomes • Part G3 Traffic, Parking, Transport and Access, Clause 4.7 Other Land Uses: Include new control to reflect minimum required distance between new driveways and

Part of DCP	Proposed Amendment
	side property boundaries, to support desired planning outcomes • Part G3 Traffic, Parking, Transport and Access, Clause 4.7 Other Land Uses: Refine controls on criteria where Council may grant a reduction in parking rate, to support desired planning outcomes • Part G4 Stormwater and Drainage, Clause 2.3 Application Requirements for Stormwater and Drainage: All minor residential developments require concept stormwater plans, aligned with legislative requirements • Part G4 Stormwater and Drainage, Clause 2.4 Types of Stormwater Systems: Remove on-site detention (OSD) requirement for dual occupancy and semi-detached dwellings to support housing delivery • Part G4 Stormwater and Drainage, Clause 2.6 Flood Risk Management: Integrate Flood Risk Management Policy into Cumberland DCP, ensuring all relevant planning considerations are in a single document • Part G5 Sustainability, Biodiversity and Environmental Management, Clause 2.3 Land Contamination: Clarify requirements for Remedial Action Plan (RAP) and Site Audit Statement (SAS) in development application process, to improve clarity of information • Part G5 Sustainability, Biodiversity and Environmental Management, Clause 2.10 Urban Heat Management: Include mitigation measures for industrial and commercial development, to support desired planning outcomes • Part G7 Tree Management and Landscaping: Include references to Cumberland Urban Tree Management Strategy and the NSW Government's Tree Canopy Guide for Low- and Mid-Rise Housing to ensure all relevant planning considerations are included in a single document, and aligned with Council's resolution on urban tree canopy • Minor administrative changes across Part G to align with current legislative and policy requirements, and to improve clarity of information
Definitions	• Change definition of frontage to width of allotment measured at the building line or at the street alignment,

Part of DCP	Proposed Amendment
	whichever is the greater, to support desired planning outcomes • Update wording in some areas to improve clarity and refer to the latest NSW Flood Risk Management Manual • Introduce definition of imperious surface to improve clarity of information

Further details on the proposed amendments to the Cumberland DCP are outlined below.

Semi-detached dwellings and dual occupancies

Council officers seek to explore the potential of introducing a new chapter in Part B of the Cumberland DCP, relating to semi-detached dwellings and dual occupancies. This is due to the absence of controls in the DCP. Due to the potential changes in the Cumberland LEP as well as policies by the NSW Government in relation to semi-detached dwellings and dual occupancies, it is considered appropriate to introduce a suite of development controls in the Cumberland DCP to guide the development of these housing types.

Diverse housing – Manor homes, small lot housing and multi dwelling housing

Following the consolidation and creation of SEPP (Housing), manor homes are now permitted in the R2 Low Density Residential Zone. While not a common housing typology, there are several manor homes across Cumberland. However, the Cumberland DCP currently does not have controls for manor homes. Council officers seek to introduce development controls for manor homes to guide the development of this housing typology.

Small lot housing is another low-rise housing typology that exists in areas across Cumberland. By way of preserving this housing typology, Council officers seek to introduce development controls for small lot housing to ensure that desired planning outcomes are achieved in a manner that can support improve housing delivery.

Multi-dwelling housing is also a form of housing that is being considered in the Cumberland area; however, there is limited guidance to support this type of permitted development. Council officers seek to introduce development controls for multi dwelling housing to ensure that desired planning outcomes are achieved in a manner that can support improve housing delivery.

Residential, business, industrial and other land use development

A range of refinements are proposed to current controls for residential, business and industrial development, as well as for centre based child care and community facilities. These relate to various technical items and inclusion of relevant information from studies or work undertaken by Council following the adoption of the Cumberland DCP in 2021. These refinements seek to align with current legislative requirements, support housing delivery and improve planning outcomes across Cumberland.

Parking rate information

Council officers are proposing updates to the car parking information within the DCP. This includes reference to the current policy document introduced after the adoption of the DCP, known as the Guide to Transport Impact Assessment.

Opportunities for all-electric infrastructure

With electric vehicles becoming a more common choice in vehicle for residents in Cumberland, Council officers have reviewed the associated development controls for electric vehicle (EV) charging points. Current controls in the Cumberland DCP 2021 are limited and do not fully support the provision of this infrastructure for all types of development. Council officers propose to include private EV charging controls for residential and non-residential development that is aligned with the current legislative framework. The controls will also consider and incorporate as far as possible the matters considered in Council's resolution in May 2025 regarding EV charging infrastructure for new high-density development.

In addition, there is also an opportunity to consider the introduction of planning controls for new residential and commercial development that encourage all-electric facilities and infrastructure. This approach would support opportunities to deliver on desired planning outcomes for some new development types in Cumberland.

Stormwater, drainage and flood management

Council officers are seeking to update planning provisions on stormwater and flood management. This is to ensure alignment with the new Flood Planning Manual, integrate the current Flood Risk Management Policy into the Cumberland DCP so that all planning provisions can be found in one document, and to remove the requirement for onsite detention (OSD) for dual occupancy and semi-detached dwellings to support housing delivery.

Tree management

Council officers are proposing to include references to the Cumberland Urban Tree Strategy and the NSW Government's Tree Canopy Guide for Low- and Mid-Rise Housing to ensure all relevant planning considerations are included in a single document. The controls will also align with the matters considered in Council's resolution in April 2025 regarding urban tree canopy.

Notification requirements

Council officers are proposing some minor amendments to notification requirements, including expanding the notification area for designated development applications to 400 metres for the subject site, as well as removing reference to notification of Section 4.55(1A) minor modification applications to objectors. These amendments seek to balance the important role of consultation with the need to support improved housing delivery.

Next Steps

It is recommended that Council endorse in-principle the proposed amendments to the Cumberland LEP and DCP as outlined in this report.

Subject to endorsement, Council officers will undertake early community consultation on proposed amendments to the Cumberland LEP and DCP, prepare a planning proposal for advice from the Cumberland Local Planning Panel prior to consideration by Council, and prepare a draft amendment to the Cumberland DCP for consideration by Council.

COMMUNITY ENGAGEMENT

Subject to endorsement, early community consultation will be undertaken for an amendment to the Cumberland LEP and DCP prior to a further report being provided to Council.

POLICY IMPLICATIONS

Policy implications are outlined in the main body of the report.

RISK IMPLICATIONS

There are minimal risk implications for Council associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications for Council associated with this report.

CONCLUSION

Council officers have conducted a review of both the Cumberland Local Environmental Plan (LEP) and Cumberland Development Control Plan (DCP) and identified amendments to planning controls to better align with updates to the NSW planning framework, to support effective planning and development outcomes in Cumberland, and to improve housing delivery. It is recommended that Council endorse in-principle the proposed amendments and the next steps to progress this work.

ATTACHMENTS

1. Summary of Proposed Amendments to the Cumberland Local Environmental Plan ⇩
2. Summary of Proposed Amendments to the Cumberland Development Control Plan ⇩
3. Heritage Reviews - 24 Mary Street, Auburn ⇩
4. Heritage Reviews - 286-288 Clyde Street, South Granville ⇩
5. Heritage Reviews - 7 Memorial Avenue, Merrylands ⇩

DOCUMENTS ASSOCIATED WITH REPORT C05/26-46

Attachment 1

Summary of Proposed Amendments to the Cumberland Local Environmental Plan

CUMBERLAND CITY COUNCIL

Cumberland Local Environmental Plan Review – Proposed Amendments

Land Use Table

R2 Low Density Residential	
Existing Clause (LEP 2021)	**Summary of Amendment**
• R2 Low Density Residential Zone	• Introduce secondary dwellings as a land use 'permitted with consent' in areas zoned R2 Low Density Residential, to align with State provisions.

Part 4 – Principal Development Standards

4.1 Minimum Lot Size	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Clause 4.1	• Nominate minimum lot size controls for semi-detached housing and refine controls for greater clarity on planning controls. • Clarify clauses on requirements for different development types (e.g. Dual Occupancies).

Part 6 – Additional Local Provisions

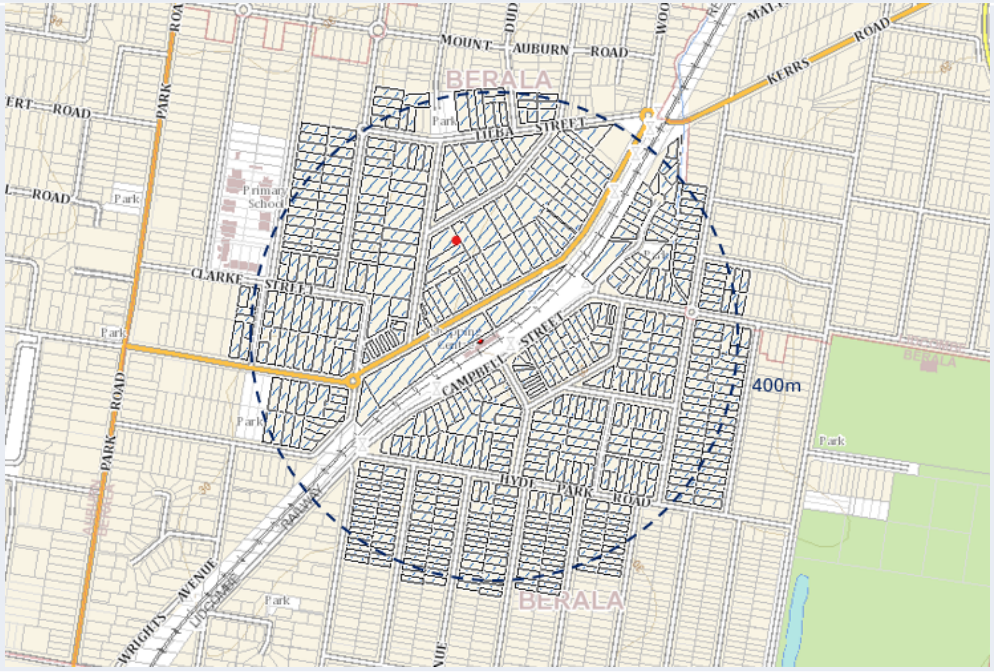
6.4 Essential Services	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Clause 6.4	• Insert new subclause to include 'suitable waste collection and disposal' to ensure waste management arrangements are fully considered in the planning process.

6.6 Riparian Land and Watercourses	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Clause 6.6 (3)	• Specify that this control applies to the development of a building on land for clarity in planning outcomes.

6.14 Design Excellence	
Existing Clause (LEP 2021)	**Summary of Amendment**
• 6.14 (2)	• Fix inconsistency between the written clause and Digital EPI map for accuracy in planning controls.

Promoting Dwelling Mix – 3 Bedroom (New)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• No existing controls in the CLEP 2021.	• Introduce planning controls requiring a minimum percentage of dwellings in residential flat buildings or shop top housing to contain three or more bedrooms

Part 6 – Additional Local Provisions

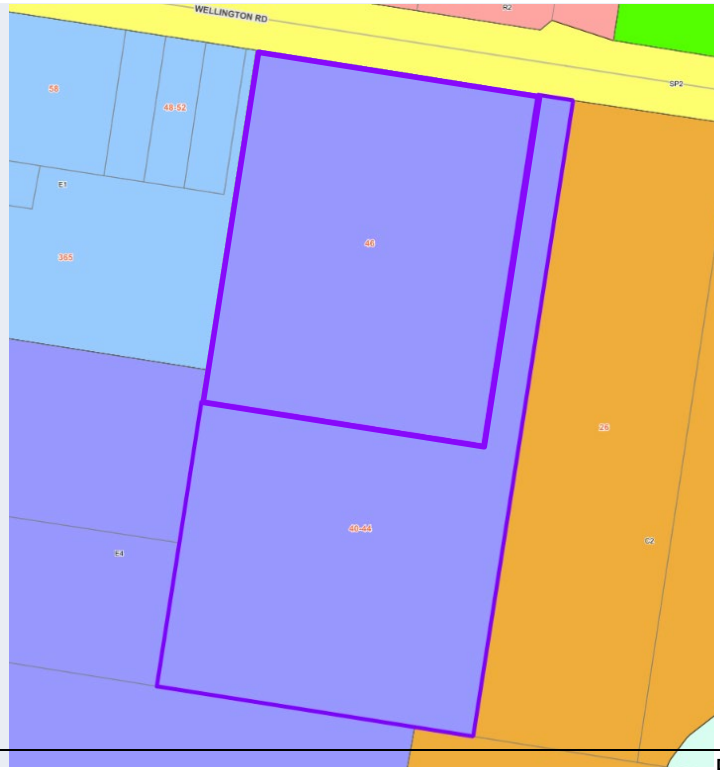
Development of certain lots in Berala (New)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• No existing controls in LEP	• Introduce planning controls that are consistent with the Transport Oriented Development controls in SEPP (Housing), for select sites within a 400m radius of Berala Station that were not included in the State provision.
Berala Transport Oriented Development (TOD) Map	

Schedule 1 – Additional Permitted Uses

40-44 and 46 Wellington Road, South Granville (New)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• No existing controls in LEP	• Introduce new permitted uses and associated controls for 40-44 and 46 Wellington Road, South Granville to support premises' currently operating onsite.

40-44 and 46 Wellington Road, South Granville

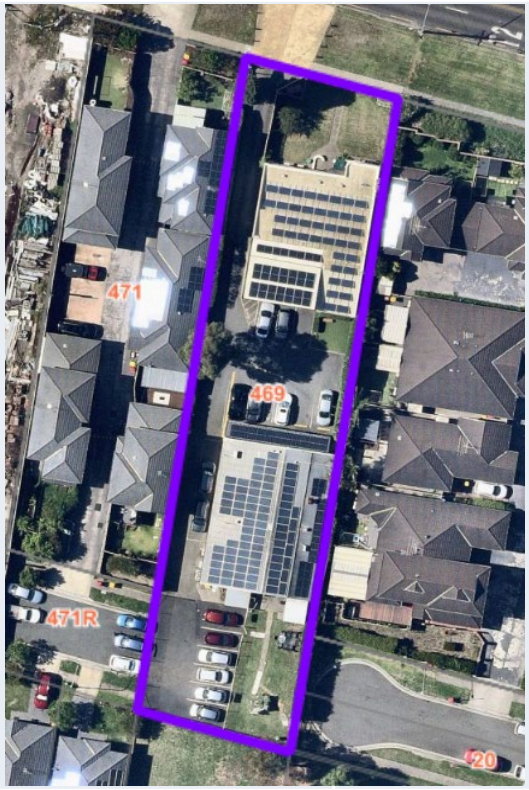


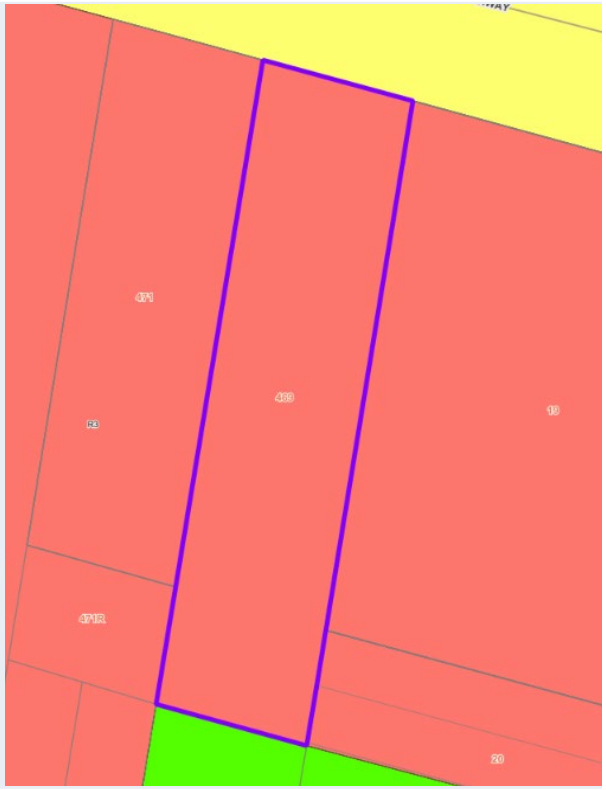


Schedule 1 – Additional Permitted Uses

469 Great Western Highway, Greystanes	
• No existing controls in LEP	• Introduce veterinary hospital as a new permitted use on fo 469 Great Western Highway, Greystanes to enable continued operation and expansion of existing facility.

469 Great Western Highway, Greystanes





Schedule 1 – Additional Permitted Uses

55-57 Station Street, Wentworthville

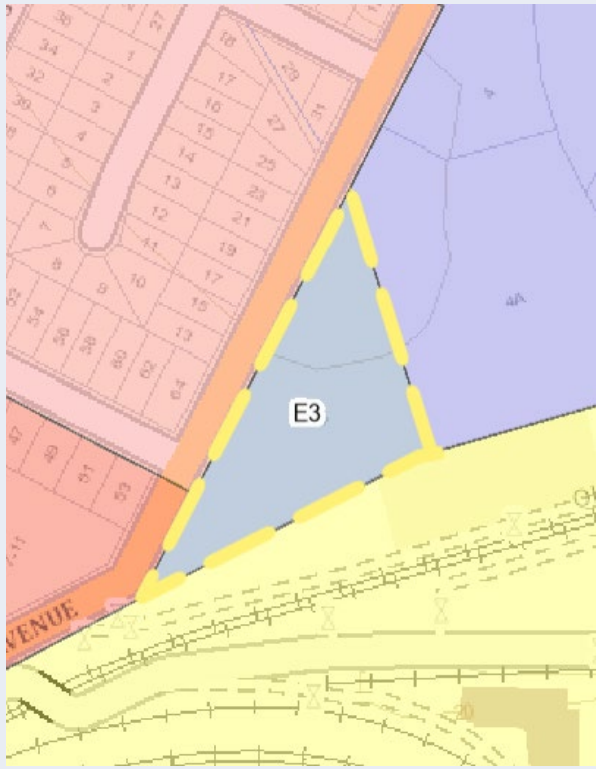
• No existing controls in LEP	• Introduce vehicle repair station as a new permitted use for 55-57 Station Street, Wentworthville, to enable continued operation of vehicle repair station .

55-57 Station Street, Wentworthville



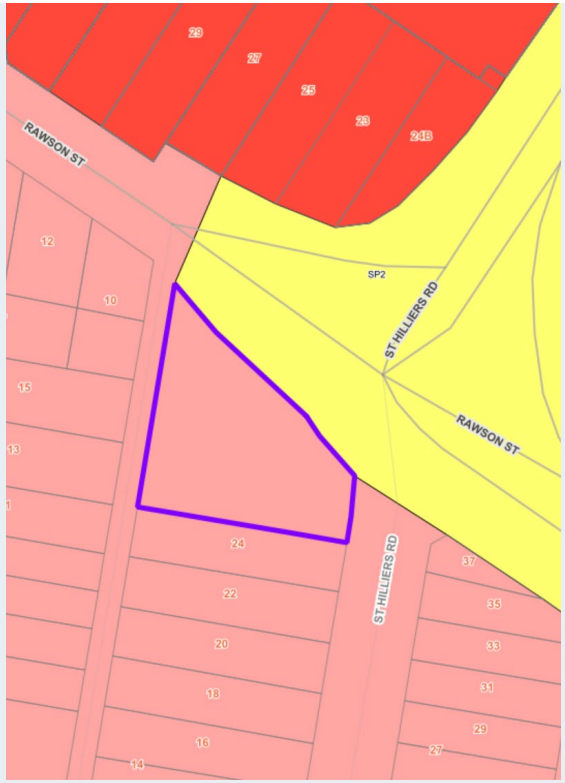


Schedule 1 – Additional Permitted Uses

2 Bachell Avenue, Lidcombe	
• Existing Additional Permitted Uses for site	• Removal of existing APU controls, which permits development for the purposes of business premises and office premises, with development consent. These uses are now permissible under the current land use zone following employment lands reform.
2 Bachell Street, Lidcombe	 

Schedule 1 – Additional Permitted Uses

2 Bachell Avenue, Lidcombe

• No existing controls in LEP	Introduce new permitted use and associated controls for Lot 10 / DP868881 St Hilliers Road, Auburn for food and drink premises.
Lot 10 / DP868881 St Hilliers Road, Auburn	 

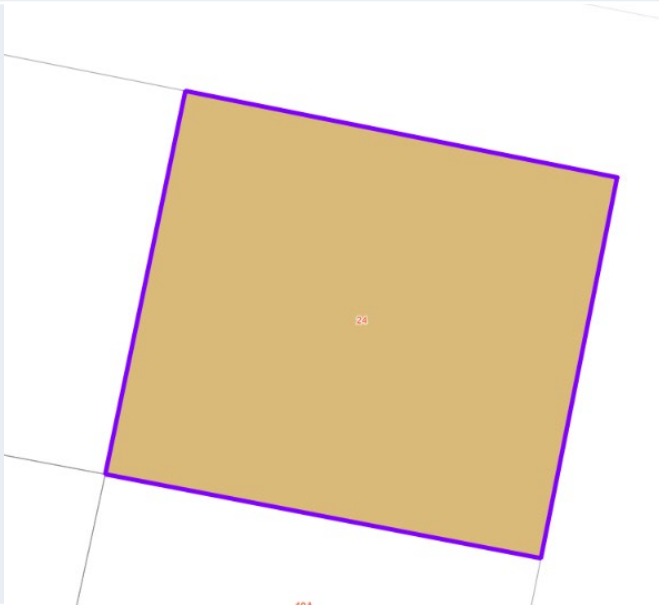
Schedule 2 – Exempt Development

Exempt Development - Temporary use of land	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Temporary use of land for community events and fundraising events (1)	• Specify that this control applies to land owned by Council or managed by Council for clarity in planning outcomes.

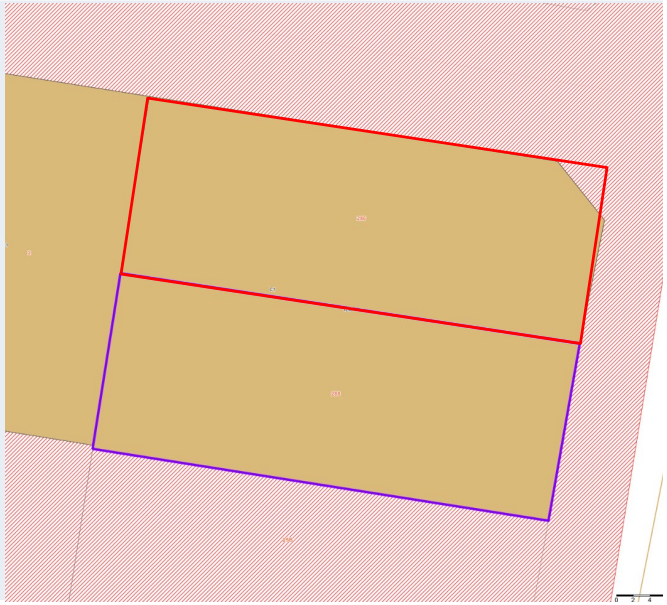
Exempt Development - Public art (New)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• No existing controls in LEP	• Allow public art to be undertaken by Council where certain requirements are met, which can support more effective place making through the planning system.

Exempt Development – Advertising on bus shelters (New)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• No existing controls in LEP	• Allow advertising on bus shelters to be installed by or on behalf of Council where certain requirements are met, to simplify development pathway and support Council functions.

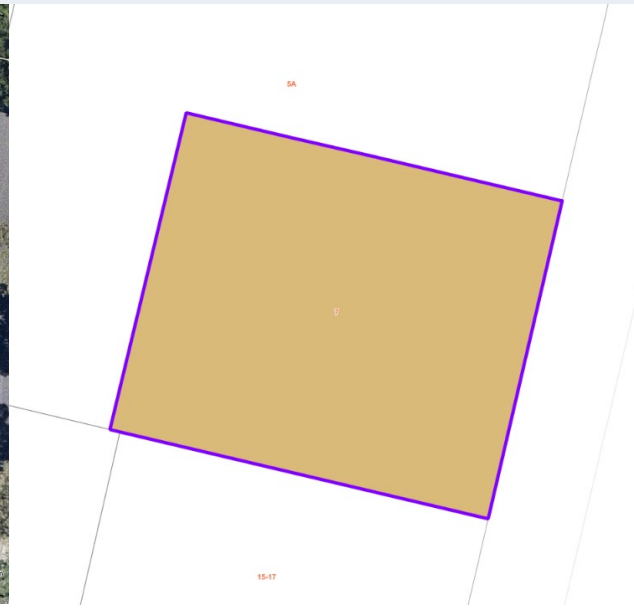
Schedule 5 – Environmental Heritage

Part 1 Heritage Items	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Identified as local heritage item.	• Review heritage status of locally listed heritage item at 24 Mary Street, Auburn, following landowner request.
24 Mary Street, Auburn  	

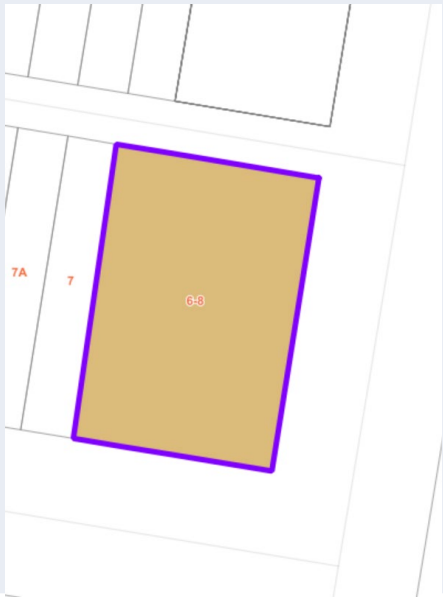
Schedule 5 – Environmental Heritage

Part 1 Heritage Items	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Identified as local heritage item.	• Review heritage status of locally listed heritage item at 286-288 Clyde Street, South Granville, following landowner request.
286-288 Clyde Street, South Granville	 

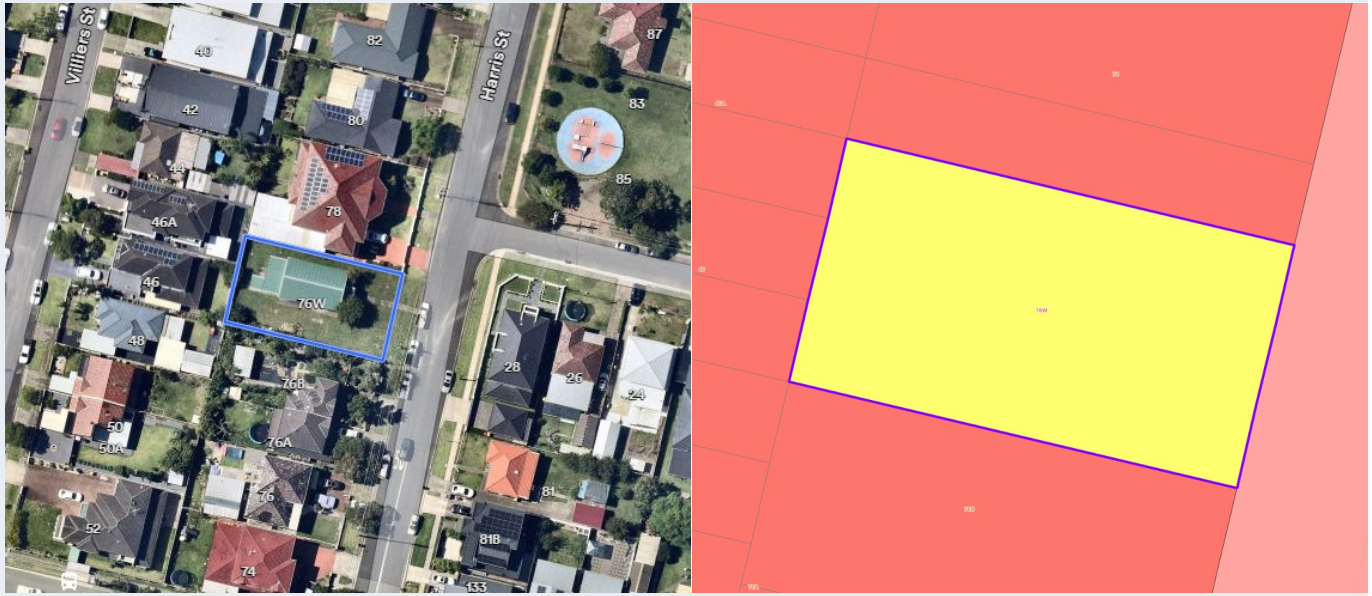
Schedule 5 – Environmental Heritage

Part 1 Heritage Items	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Identified as local heritage item.	• Review heritage status and potential alteration of heritage curtilage for Council owned site at 7 Memorial Avenue, Merrylands, to support desired planning outcomes for site as part of Merrylands Town Centre.
7 Memorial Avenue, Merrylands	 

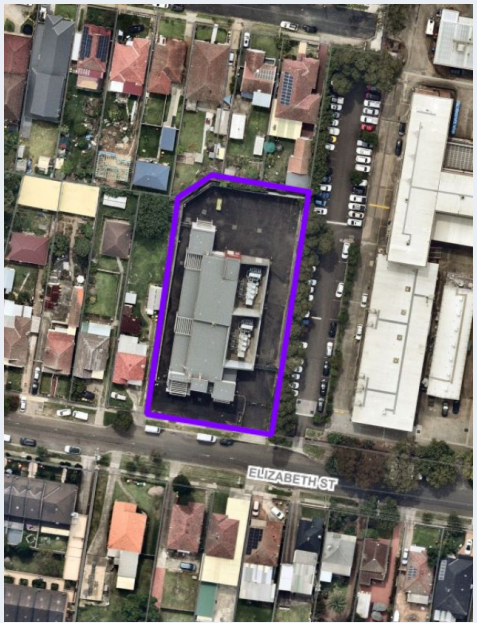
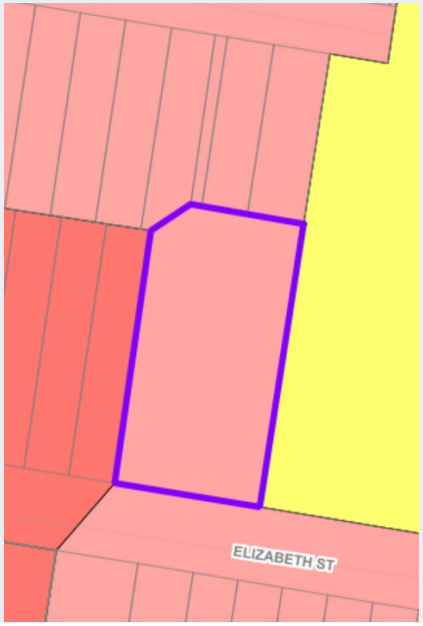
Schedule 5 – Environmental Heritage

Part 1 Heritage Items	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Identified as local heritage item.	• Review heritage status of locally listed heritage item at 6-8 Factory Street, Granville, following Land and Environment Court decision and landowner request.
6-8 Factory Street, Granville	 

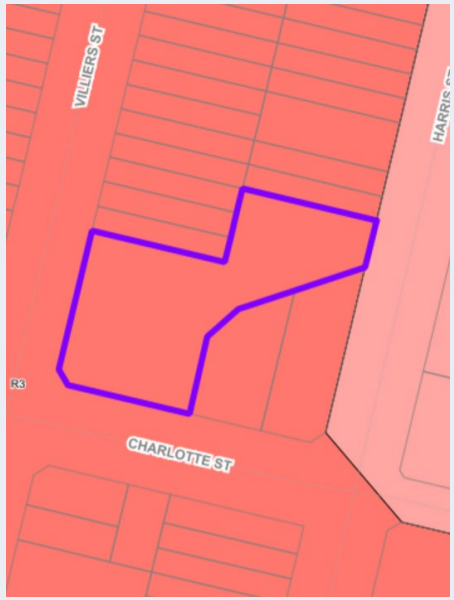
Map Only Amendments

Land Zoning (Map Only)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Map only	• Rezone subject lot from SP2 Infrastructure to R3 Medium Density Residential, based on adjacent zoning and as requested by Sydney Water.
76W Harris Street, Merrylands	

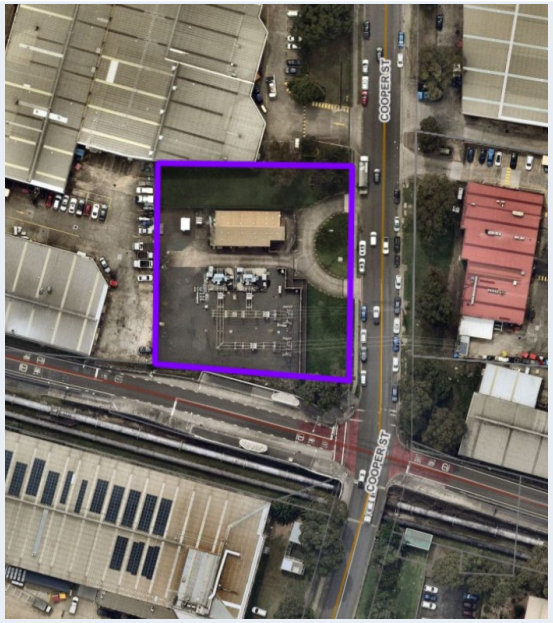
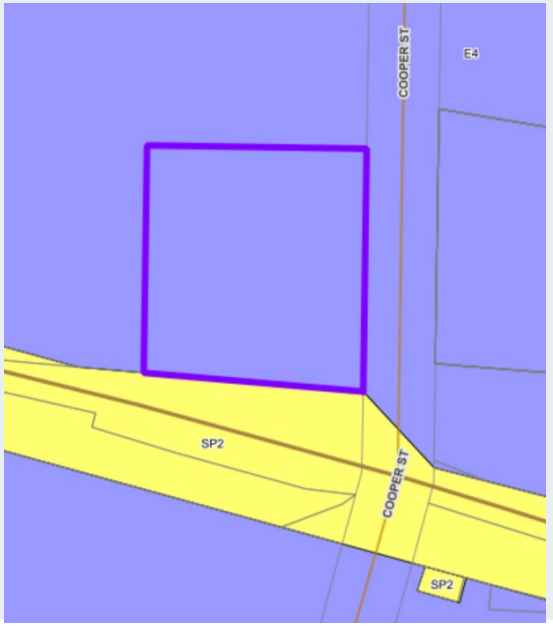
Map Only Amendments

Land Zoning (Map Only)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Map only	• Rezone subject lot to SP2 Infrastructure to support curren utility operations, as requested by Endeavour Energy.
97-101 Elizabeth Street, Granville	 

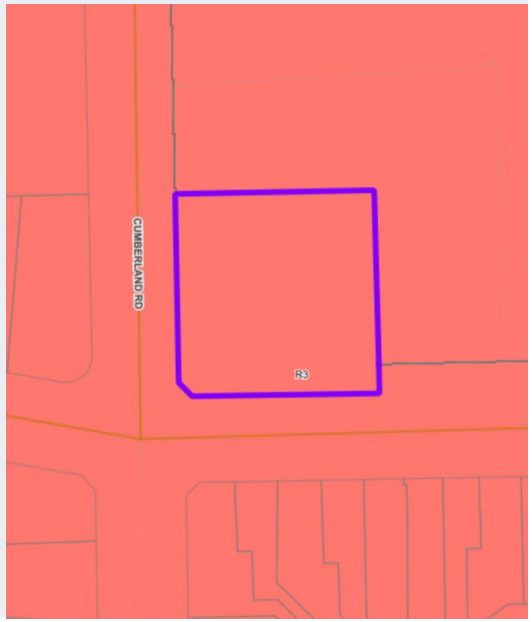
Map Only Amendments

Land Zoning (Map Only)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Map only	• Rezone subject lot to SP2 Infrastructure to support curren utility operations, as requested by Endeavour Energy.
33-35 Charlotte Street, Merrylands	 

Map Only Amendments

Land Zoning (Map Only)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Map only	• Rezone subject lot to SP2 Infrastructure to support curren utility operations, as requested by Endeavour Energy.
16 Cooper Street, Smithfield  	

Map Only Amendments

Land Zoning (Map Only)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Map only	• Rezone subject lot to SP2 Infrastructure to support curren utility operations, as requested by Endeavour Energy.
713A Merrylands Road, Greystanes	 

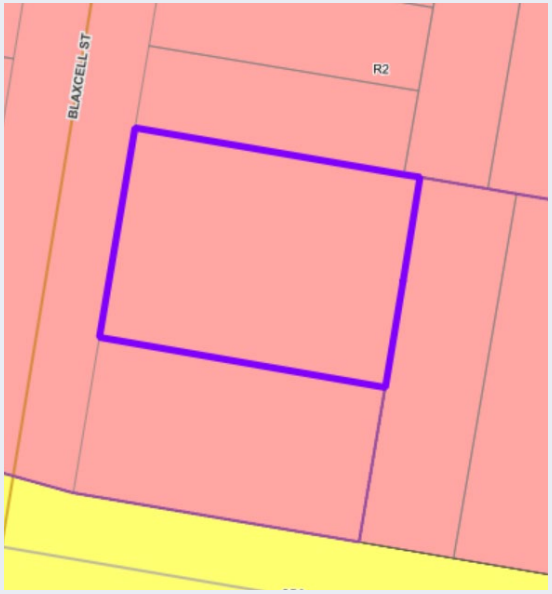
Map Only Amendments

Land Zoning (Map Only)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Map only	• Rezone subject lot to SP2 Infrastructure to support curren utility operations, as requested by Endeavour Energy.
17 Old Prospect Road, South Wentworthville	 

Map Only Amendments

Land Zoning (Map Only)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Map only	• Rezone subject lot to SP2 Infrastructure to support curren utility operations, as requested by Endeavour Energy.
120-130 McCredie Road, Guildford	 

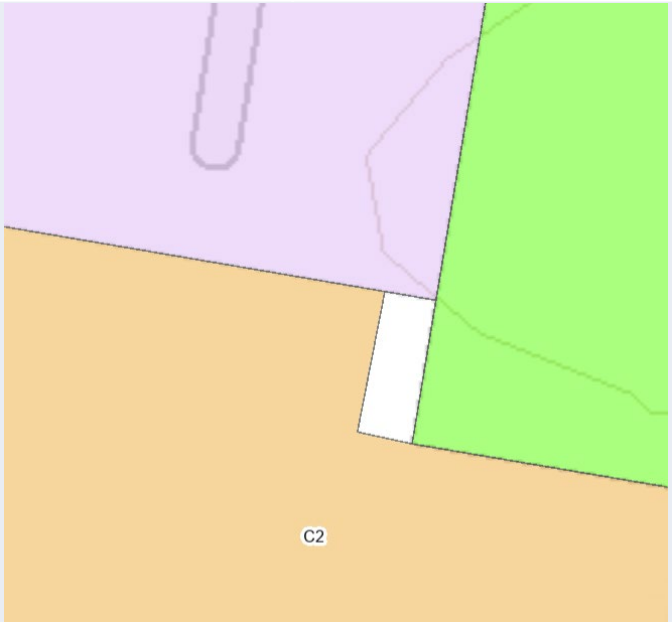
Map Only Amendments

Land Zoning (Map Only)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Map only	• Rezone subject lot to SP2 Infrastructure to support curren utility operations, as requested by Endeavour Energy.
415-417 Blaxcell Street, South Granville	 

Map Only Amendments

Land Zoning (Map Only)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Map only	• No current zoning exists on portion of subject lot. Introduc C2 Environmental Conservation zoning for clarity in planning outcomes.

Portion of
Lot 202/ DP1121844,
Daruga Avenue,
Pemulwuy

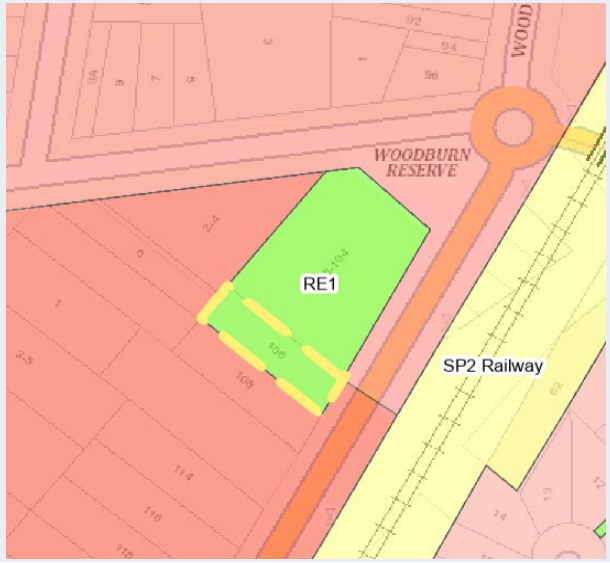




Map Only Amendments

Land Zoning (Map Only)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Map only	• Portion of lot has no zoning and is not captured under SEPP (Industry and Employment) 2021. Assign appropriate zoning in consultation with Transport for NSW
Lot 10/ /DP802753, Clunies Ross Street (towards Quarry Road), Pemulwuy	 

Map Only Amendments

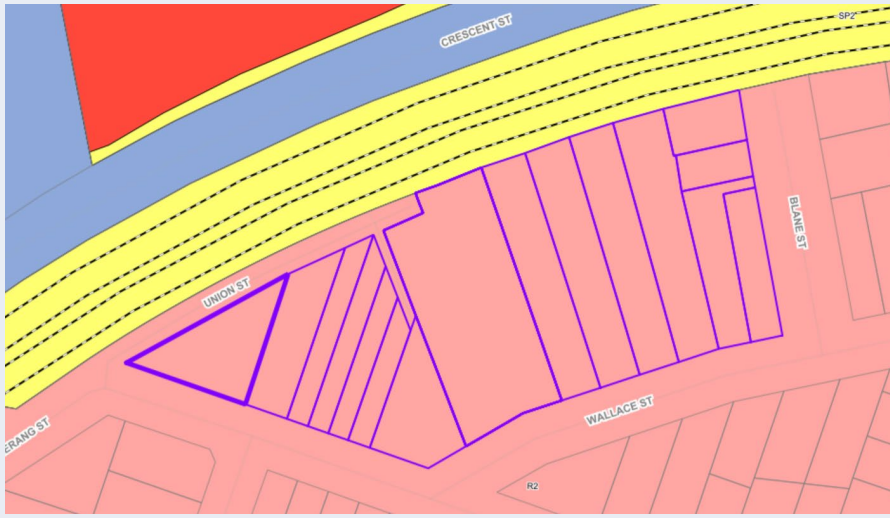
Land Zoning (Map Only)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Map only	• Lot is currently zoned RE1 Public Recreation under CLEP 2021. The zoning was allocated at the time of the Auburn LEP 2010, with the intention of acquiring and constructing the [now] Berala Community Centre. The lot was not purchased by Council, and the Community Centre is already built. Council has no intention of acquiring the site and it is recommended that the site be rezoned to R4 High Density Residential in line with the current land use.
Lot 0/ /SP17675, 106 Woodburn Road, Berala	 

Map Only Amendments

Land Zoning (Map Only)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Map only	• Rezone subject lots to R4 High Density Residential, with associated height of building of 31m and floor space ratio of 1.8:1 in accordance with Council's resolution in August 2025 on the Woodville Road Corridor Planning Proposal.

Wallace Street lots – 5, 7, 9, 11, 13, 15, and 17-19 Wallace Street, 4 Blane Street, and 19, 21, 23, 25 and 27 Union Street, Granville.





Map Only Amendments

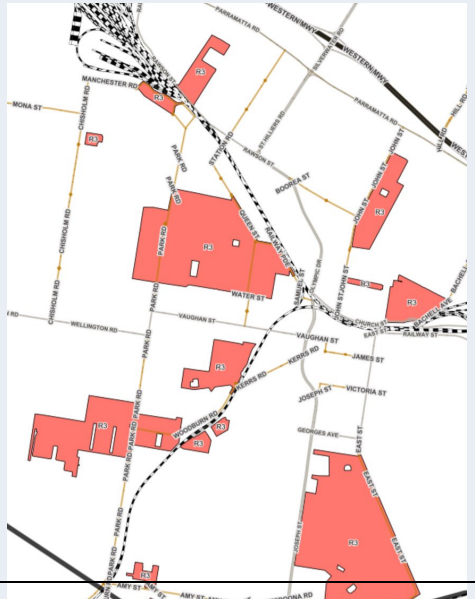
Land Zoning (Map Only)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Map only	• Rezone subject lots to R4 High Density Residential, with associated height of building of 14m and floor space ratio of 1:1 in accordance with Council's resolution in August 2025 on the Woodville Road Corridor Planning Proposal.

Kimberley Street to Linthorne Street lots – 30-38 Kimberley Street, Merrylands, 25-31 and 28-34 Kenelda Avenue, 27-33 and 36-48 Osgood Street, and 45 and 49 Linthorne Street, Guildford.





Map Only Amendments

Minimum Lot Size (Map Only)	
Existing Clause (LEP 2021)	**Summary of Amendment**
• Map only	• R3 Medium Density Residential Zone lots in the former Auburn LGA are not mapped on the Lot Size Map, meaning that no minimum lot size controls apply to future development on the site under CLEP 2021 Clause 4.1(2). Council officers seek to introduce minimum lot size controls suitable to these lots.
R3 Zoned lots	

DOCUMENTS ASSOCIATED WITH REPORT C05/26-46

Attachment 2

Summary of Proposed Amendments to the Cumberland Development Control Plan

CUMBERLAND CITY COUNCIL

Cumberland Development Control Plan Review – Proposed Amendments

Part A – Introduction and General Controls

Part A1 - Introduction	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 1.5.2 Cumberland Local Environmental Plan 2021	• Update SEPP reference to SEPP (Precincts - Central River City) 2021.
• 1.5.5 Public domain plans	• Update to list all Council endorsed Public Domain Plans, with other plans adopted since the adoption of the Cumberland DCP.
• 2.1 Application of this Part	• Update reference to 'Community Engagement Strategy' for consistency purposes.
• 2.5.2 Development applications requiring notification and advertising	• Update SEPP reference to SEPP (Industry and Employment) 2021. • Amend title in Table 1 to state 'Notification requirements' and heading in Table 1 to state 'Letters to adjoining/ opposite owners'. • Include notification requirements for designated development within a 400m radius.
• 2.7.3 Public notification of development consents	• Update reference of 'principal author' to 'head petitioner'.
• 2.8.2 Notification Procedures	• Specify notification requirements for designated developments to ensure that this includes all properties within a 400m radius, aligned with previous Council resolution on the matter.

Part A – Introduction and General Controls

Part A2 - Subdivision	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 1.1 Land to which this part applies	• Fix text alignment.
• 2.3 General residential	• Remove duplicate development controls. • Update wording in some areas to improve clarity.
• 2.6 Roads	• Update reference to TfNSW.
• 2.6.2 Modified applications	• Remove reference to notification of Section 4.55 (1A) applications.
Part A3 - Site Amalgamation and Isolated Sites	
• 1 Introduction	• Update wording in some areas to improve clarity.

Part B – Development in Residential Zones

Part B1 - Dwelling Houses and Secondary Dwellings	
Existing Control (CDCP 2021)	**Summary of Amendment**
• Contents	• Realign Table of Contents.
• 2.1 Setbacks	• Fix inconsistent use of the terms dwelling housing and dwelling houses for clarity. • Clarify application of the corner dwelling house setback in Table 1.
• 2.2 Height	• Update wording in some areas to improve clarity.
• 2.4 Streetscape	• Remove duplicate development controls.
• 2.6 Site Coverage	• Fix inconsistent use of the terms dwelling housing and dwelling houses for clarity.
• 2.7 Landscaping	• Correct description of Table 3. • Amend annotation in diagram to include privacy planting for clarity on planning outcome.
• 2.8 Private open space	• Amend control to include orientation for clarity on planning outcome.

Part B – Development in Residential Zones

Part B1 - Dwelling Houses and Secondary Dwellings	
Existing Control (CDCP 2021)	**Summary of Amendment**
2.10 Visual and acoustic privacy	• Introduce merit assessment of balconies and decks to support desired planning outcomes • Update SEPP reference to SEPP (Transport and Infrastructure) 2021.
2.13 Ancillary site facilities	• Include mailbox controls to be consistent with exempt and complying development controls to improve clarity of control in achieving desired planning outcomes.
2.14 Fencing	• Amend wording to ensure alignment between front, side and rear fencing height controls to improve clarity of control in achieving desired planning outcomes. • Update SEPP reference to SEPP (Transport and Infrastructure) 2021. • Minor text alignment to improve formatting.
2.17 Cut and Fill	• Update controls to align with legislative requirements and support desired planning outcomes
2.20 Outbuildings	• Clarify control for floor-to-ceiling height to support desired planning outcomes.
2.21 Secondary dwellings	• Update reference to National Construction Code. • Update wording in some areas to improve clarity.
No existing controls	• Introduce controls to guide the development of in-ground swimming

Part B – Development in Residential Zones

Part B2 - Low Rise Medium Density Development	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 2.2 Development Control Standards to consider for Low Rise Housing Diversity Development	• Remove requirement for storage within dual occupancies to improve housing delivery. • Update wording in some areas to improve clarity.
• 3.1 Site frontage	• Update minimum site frontage controls to improve planning outcomes. • Update wording in some areas to improve clarity.
• No control	• Introduce setback and cut and fill controls to improve desired planning outcomes.
• 3.3 Site layout	• Update wording in some areas to improve clarity.
• 3.4 Landscaping	• Introduce additional controls defining landscape area and deep soil area to improve clarity of control in achieving desired planning outcomes.

Part B – Development in Residential Zones

Part B3 - Residential Flat Buildings	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 2.1 Relationship to SEPP 65/ NSW Apartment Design Guide	• Update SEPP reference to SEPP (Housing) 2021.
• 2.2 Development control standards to consider for Residential Flat Buildings	• Reference the new NSW Healthy High Density Living for Families with Children Design Guide to provide further guidance to support desired planning outcomes. • Update SEPP reference to SEPP (Housing) 2021.
• 3.1 Building envelope	• Update wording in some areas to improve clarity.
Part B4 - Boarding House	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 2.2 Character and amenity	• Update to include new employment zone designations introduced in 2023.
Part B6 - Dual Occupancy and Semi-Detached Dwellings (New)	
Existing Control (CDCP 2021)	**Summary of Amendment**
• No current controls for dual occupancies or semi-detached dwellings	• Introduce controls for dual occupancies and semi-detached dwellings to support housing delivery.

Part B – Development in Residential Zones

Part B7 - Manor Houses (New)	
Existing Control (CDCP 2021)	**Summary of Amendment**
• No current controls for manor houses.	• Introduce controls for manor houses to support housing delivery.
Part B8 - Small Lot Housing (New)	
Existing Control (CDCP 2021)	**Summary of Amendment**
• No current controls for small lot housing.	• Introduce controls for small lot housing to support housing delivery.
Part B9 - Multi-Dwelling Housing (New)	
Existing Control (CDCP 2021)	**Summary of Amendment**
• NA	• Introduce controls for multi dwelling housing to support housing delivery.
New Control	
Existing Control (CDCP 2021)	**Summary of Amendment**
• N/A	• Consider the introduction of new development controls to encourage new residential development to be all-electric.

Part C – Development in Business Zones

Part C - Development in Business Zones	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 1.1 Land covered by this Part	• Update to new employment zone designations.
• 2 Relationship with SEPP 65 and Apartment Design Guide	• Update SEPP references to SEPP (Housing) 2021. • Update wording in some areas to improve clarity.
• 3.1 Lot size and frontage	• Update to new employment zone designations. • Update wording in some areas to improve clarity.
• 3.2 Setbacks and separation	• Update to new employment zone designations. • Incorporate Local Shops Study outcomes into planning controls.
• 3.3 Landscaping	• Incorporate Local Shops Study outcomes into planning controls.
• 3.7 Façade design, shopfront and materials	• Incorporate Local Shops Study outcomes into planning controls.
• 3.10 Awnings	• Introduce new controls to promote shading and glare control to support desired planning outcomes.
• 3.11 Visual and acoustic privacy	• Update to reflect latest State documents. • Incorporate Local Shops Study outcomes into planning controls.
• 3.12 Hours of operation	• Amend existing controls to be consistent with hours permitted under the SEPP (Exempt and Complying Development) 2008.
• 3.15 Building Maintenance	• Amend objectives to be relevant to building maintenance.

Part C – Development in Business Zones

Part C - Development in Business Zones	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 3.16 Energy efficiency	• Reference the National Construction Code (NCC).
• 3.19 Food and drink premises	• Update wording in some areas to improve clarity.
• 3.21 Pedestrian access and building entry	• Incorporate Local Shops Study outcomes into planning controls
• 3.22 Pedestrian links, arcades, laneways and new streets	• Update wording in some areas to improve clarity.
• 3.23 B6 Enterprise Corridor Zone	• Update to new employment zone designations.
• N/A	• Consider the introduction of new development controls to encourage new commercial development to be all-electric.

Part D – Development in Industrial Zones

Part D - Development in Industrial Zones	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 2.1 Setbacks and streetscape character	• Update wording in some areas to improve clarity. • Reflect new employment zone designations.
• 2.3 External materials	• Include roofing colour as a consideration to support desired planning outcomes.
• 2.6 Pedestrian and cyclist facilities	• Update wording in some areas to improve clarity.
• 2.10 Safety and security	• Update wording in some areas to improve clarity.
• 2.12 Operational management	• Update SEPP reference to SEPP (Resilience and Hazards) 2021. • Update wording in some areas to improve clarity.
• 2.13 Environmental management	• Update SEPP reference to SEPP (Resilience and Hazards) 2021. • Update wording in some areas to improve clarity.

Part E – Other Land Use Based Development Controls

Part E - Other Land Use Based Development Controls	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 1.1 Land to which this part applies	• Update SEPP reference to SEPP (Transport and Infrastructure) 2021.
• 1.2 Relationship to other documents	• Update SEPP reference to SEPP (Transport and Infrastructure) 2021.
• 2.2 Bulk and scale	• Update minimum side setbacks for new childcare centres to improve planning outcomes.
• 2.3 Landscaping and open space	• Update minimum percentage of landscaped area for community facilities in residential areas to improve planning outcomes.

Part F1 – Precinct and Site Specific Controls

Part F1 - Precinct and Site Specific Controls	
Existing Control (CDCP 2021)	**Summary of Amendment**
• Table of contents	• Update table of contents.
Part F1-2 - 37-39 Pavesi Street, Smithfield	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 3.4 Acoustic amenity	• Update SEPP reference to SEPP (Transport and Infrastructure) 2021.
• 3.8 Heritage	• Remove reference to Conservation Management Plans.
• 2 Specific objectives and controls	• Update diagram to reflect current lot layout.
Part F1-10 - Guildford Pipehead Precinct	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 4 Appendix A – Greystanes Creek	• Update wording in some areas to improve clarity.
Part F1-13 - Holroyd Gardens	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 2 Specific objectives and controls	• Update wording in some areas to improve clarity. • Update diagram to reflect current subdivision pattern

Part F1 – Precinct and Site Specific Controls

Part F1-14 - Pemulwuy Residential	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 3.5.1 Height Limits	• Reference height limits.
• 3.6 Transport Plan	• Update SEPP reference to SEPP (Industry and Employment) 2021.

Part F1-17 - 45 Barcom Street, Merrylands West	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 1.3 Relationship to Cumberland Development Control Plan 2021	• Update SEPP reference to SEPP (Housing) 2021.
• 2 Specific objectives and controls	• Update wording in some areas to improve clarity.
• 3 Appendix A – Guidelines for Development	• Update wording in some areas to improve clarity.

Part F1-18 - Fresh Hope Care, Dunmore Street, Pendle Hill	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 3.9 Heritage	• Amend diagram to be consistent with curtilage in Cumberland LEP 2021.

Part F1 – Precinct and Site Specific Controls

Part F1-19 - 80 Betty Cuthbert Drive, Lidcombe	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 3.1 Land Use	• Update legend in diagram for clarity of desired planning outcomes.
• 3.2 Movement Network and Street Layout	• Update diagram to include missing intersection information for clarity of desired planning outcomes.
• 3.5 Landscape and public domain	• Update SEPP reference to SEPP (Biodiversity and Conservation) 2021.

Part F2 – Business Site Specific Controls

Part F2-2 - Granville Town Centre	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 1. Desired Future Character	• Update wording in some areas to improve clarity.
• 2.1 Setbacks	• Update to new employment zone designations introduced in 2023.
Part F2-4 - Guildford Town Centre (West)	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 1.1 Land to which this part applies	• Update diagram to high resolution image.
Part F2-5 - Lidcombe Town Centre	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 1. Introduction	• Update to new employment zone designations introduced in 2023.
• 2.3 Laneways	• Update figure description to improve clarity of desired planning outcomes.
• N/A	• Removal of blank page.

Part F2 – Business Site Specific Controls

Part F2-6 - Merrylands Town Centre	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 1.1 Land to which this part applies	• Update diagram to a high-resolution image.
• 3.2.1 Roads and circulation	• Reference other relevant parts of the DCP. • Update diagram to improve clarity of desired planning outcomes.
• 3.2.3 Landscaping and open space	• Update diagram to improve clarity of desired planning outcomes.
• 3.3.3 Street setbacks, road widening and street frontage heights	• Update diagram to improve clarity of desired planning outcomes.
Part F2-10 - Merrylands East Neighbourhood Centre	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 2.16 Noise and vibration	• Update SEPP reference to SEPP (Transport and Infrastructure) 2021.

Part F2 – Business Site Specific Controls

Part F2-13 - Toongabbie Town Centre	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 2.1 Site Consolidation	• Update diagram to reflect current lot layout with recommended subdivision pattern on the remainder lots to support desired planning outcomes.
• 2.2 Rear laneways, land dedication, access and vehicular entries	• Update diagram to reflect current lot layout to support desired planning outcomes.
Part F2-14 - Wentworthville Town Centre	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 2.3 Design Excellence	• Update diagram to align with Cumberland LEP 2021 mapping.

Part F3 – Industrial Site Specific Controls

Part F3 - Industrial Site Specific	
Existing Controls (CDCP 2021)	**Summary of Amendment**
• 1.1 Land to which this Part applies • 1.2 Relationship to other Parts • 2.3 Building and siting requirements • 2.4 Transport • 2.5 Heritage • 2.6 Biodiversity	• Update SEPP references to SEPP (Industry and Employment) 2021.

Part F4 – Special Precincts Controls

Part F4 - Special Precincts	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 1. Introduction Mays Hill Transitway Precinct	• Update diagram to reflect all applicable sites to support desired planning outcomes.

Part G – Miscellaneous Development Controls

Part G1 - Advertising and Signage	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 1.3 Relationship to other Documents	• Update SEPP reference to SEPP (Industry and Employment) 2021.
• 2.1 General	• Update wording in some areas to improve clarity.
• N/A	• Review of controls to ensure there is a clear distinction between business identification signage and third-party advertising signage.

Part G2 - Heritage	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 2.1 Development requirements for environmental heritage	• Reference the NSW Government Guidelines for preparing a statement of heritage impact.
• 2.2 Conservation and development works on heritage items	• Remove repetitive control.

Part G – Miscellaneous Development Controls

Part G3 - Traffic, Parking, Transport and Access	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 3 Parking rates	• Update clause to reference the current policy document - Guide to Transport Impact Assessments. • Update parking rate information for function centres to provide greater clarity on requirements for these facilities. • Update parking rate information for places of public worship and community facilities to clarify requirements for existing approved facilities.
• 4.1 Development in residential zones	• Update wording of clause to provide clearer guidance.
• 4.2 Garages and carports (dwellings and dual occupancies only) (New)	• Refine controls in relation to carports in instances where there may be locations in front of building line to support desired planning outcomes.
• 4.4 Development in business zones	• Include new control to reflect minimum required distance between new driveways and side property boundaries
• 4.5 Development in industrial zones	• Include new control to reflect minimum required distance between new driveways and side property boundaries

Part G – Miscellaneous Development Controls

Part G3 - Traffic, Parking, Transport and Access	
Existing Control (CDCP 2021)	**Summary of Amendment**

• 4.7 Other land use –
  • Centre based childcare facilities
  • Community facilities
  • Educational establishments
  • Place of public worship
  • Sex service premises
	• Include new control to reflect minimum required distance between new driveways and side property boundaries.

• 4.7 Other land use	• Refine existing control to capture criteria where Council may grant a reduction in car parking rate. • Update wording in some areas to improve clarity.
• 4.2 Garages and carports (dwellings and dual occupancies only) (New)	• Refine controls in relation to carports in instances where there may be locations in front of building line to support desired planning outcomes.
• 4.9 Electric vehicle charging points	• Refine controls for electric vehicle (EV) charging in residential and non- residential settings, aligned with current legislative framework.

Part G – Miscellaneous Development Controls

Part G4 - Stormwater and Drainage	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 2 Objectives and Controls	• Update references to 100 years and 20 years ARI, in alignment with Australian Rainfall Runoff.
• 2.3 Application requirements for stormwater and drainage	• All minor residential developments require concept stormwater plans, aligned with legislative requirements.
• 2.4 Types of stormwater systems	• Remove on-site detention (OSD) requirement for dual occupancy and semi-detached dwellings to support housing delivery.
• 2.5 Technical details of stormwater and drainage systems	• Update controls to improve clarity of development controls relating to stormwater and drainage systems.
• 2.6 Flood risk management	• Integrate Flood Risk Management Policy into Cumberland DCP, ensuring all relevant planning considerations are in a single document.

Part G – Miscellaneous Development Controls

Part G5 - Sustainability, Biodiversity and Environmental Management	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 2.3 Land Contamination	• Update SEPP reference to SEPP (Resilience and Hazards) 2021. • Introduce new controls clarifying requirement for Remedial Action Plan (RAP) and Site Audit Statement (SAS) in development application process.
• 2.8 Development on land abutting the E2 Environmental Protection zone and W1 Natural Waterways zone	• Update to new employment zone designations introduced in 2023.
• 2.10 Urban heat management	• Expand existing controls to include mitigation measures to reduce urban heat island effect in industrial and commercial developments.

Part G – Miscellaneous Development Controls

Part G7 – Tree Management and Landscaping	
Existing Control (CDCP 2021)	**Summary of Amendment**
• 2.1 Preservation of trees	• Update SEPP reference to SEPP (Resilience and Hazards) 2021.
• 2.2 Tree management and proposed development	• Update wording in some areas to improve clarity.
• 2.5 Tree removal and/or pruning	• Update SEPP reference to SEPP (Resilience and Hazards) 2021.
• 3.2 Commercial development	• Update to reference latest organisation name. • Update wording in some areas to improve clarity.
• No current controls	• Include references to Cumberland Urban Tree Management Strategy and the NSW Government's Tree Canopy Guide for Low and Mid Rise Housing to ensure all relevant planning considerations are included in a single document.

Definitions

Definitions	
Existing Definition (CDCP 2021)	**Summary of Amendment**
Frontage - The width of allotment measured at the street alignment.	• Change definition to width of allotment measured at the building line or at the street alignment, whichever is the greater.
Administrative changes to flood related definitions	• Update wording in some areas to improve clarity and refer to the latest NSW Flood Risk Management Manual • Introduce definition of imperious surface to provide clarity

DOCUMENTS ASSOCIATED WITH REPORT C05/26-46

Attachment 3

Heritage Reviews - 24 Mary Street, Auburn

HERITAGE ASSESSMENT REPORT



No. 24 Mary Street, Auburn, New South Wales

March 2025 | J7365_01

Weir Phillips Heritage

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Report Details

Revisions

Revision	Date	Prepared by	Reviewed by
Draft	27.03.2025	EN	PS
Final	31.03.2025	EN	N/A

We acknowledge that the land on which we live, learn and work as the traditional country of the Gadigal people of the Eora Nation. We acknowledge these traditional owners of this land and acknowledge their living cultures and the unique roles they have played in maintaining life, language, and culture in this region. We pay respect to their Elders past, present and emerging and all aboriginal people.

Cover photo: The site as viewed from Park Road (February 2025)
Weir Phillips Heritage

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1 INTRODUCTION

1.1 Preamble

This Heritage Assessment Report (HAR) has been prepared for the site at No. 24 Mary Street, Auburn, New South Wales.

The site is located within the Cumberland City Council area. The principal environmental planning instrument for the site is the *Cumberland Local Environmental Plan 2021* (*LEP 2021)*. The subject site is listed as a heritage item under Schedule 5 Part 1 of the *LEP 2021*, where it is identified as 'Two-Storey Californian Bungalow and Former Site of Lea's Temperance Hall' and is in the vicinity of another heritage item listed by this Schedule.

1.2 Heritage Listings

The following table addresses the relevant heritage listings for the site. For further information refer to Section 4.

Table 1: Statutory and Non-Statutory Heritage Listings

Listing Type	Item Name and Details	Listing Number
State Heritage Register under the *Heritage Act 1977* (NSW).	N/A	N/A
In the vicinity of items on the State Heritage Register under the *Heritage Act 1977* (NSW).	N/A	N/A
Listed as an item of local heritage significance by Schedule 5 of the *Cumberland LEP 2021*.	'Two-Storey Californian Bungalow and Former Site of Lea's Temperance Hall', No. 24 Mary Street, Auburn	Item No. I14
Located within the vicinity of local heritage items by Schedule 5 of the *Cumberland LEP 2021.*	'Dwelling', No. 8 Mary Street, Auburn	Item No. I13
Located within a heritage conservation area by Schedule 5 of the *Cumberland LEP 2021.*	N/A	N/A
Located within the vicinity of a heritage conservation area by Schedule 5 of the *Cumberland LEP 2021.*	N/A	N/A

1.3 Methodology

A site inspection was undertaken in February 2025 for the preparation of this HAR by Weir Phillips Heritage. All photographs of the site were taken at this time unless otherwise noted.

1.4 Limitations

Section 3 of this HAR provides the established history and significance of the site. This was compiled from readily available sources.

An assessment of archaeological potential and archaeological significance, Aboriginal or historical, is outside the scope of this HAR.

2 SITE DESCRIPTION

2.1 Site Location

The site is located on the south side of Mary Street and has frontage to Park Street. The site is identified as Lot A, Deposited Plan 73573.



Figure 1: No. 24 Mary Street. The site location is outlined in red.
SIX Maps, 2025

2.2 General Setting

For the following, refer to Figure 2, an aerial photograph of the site and its surrounds.

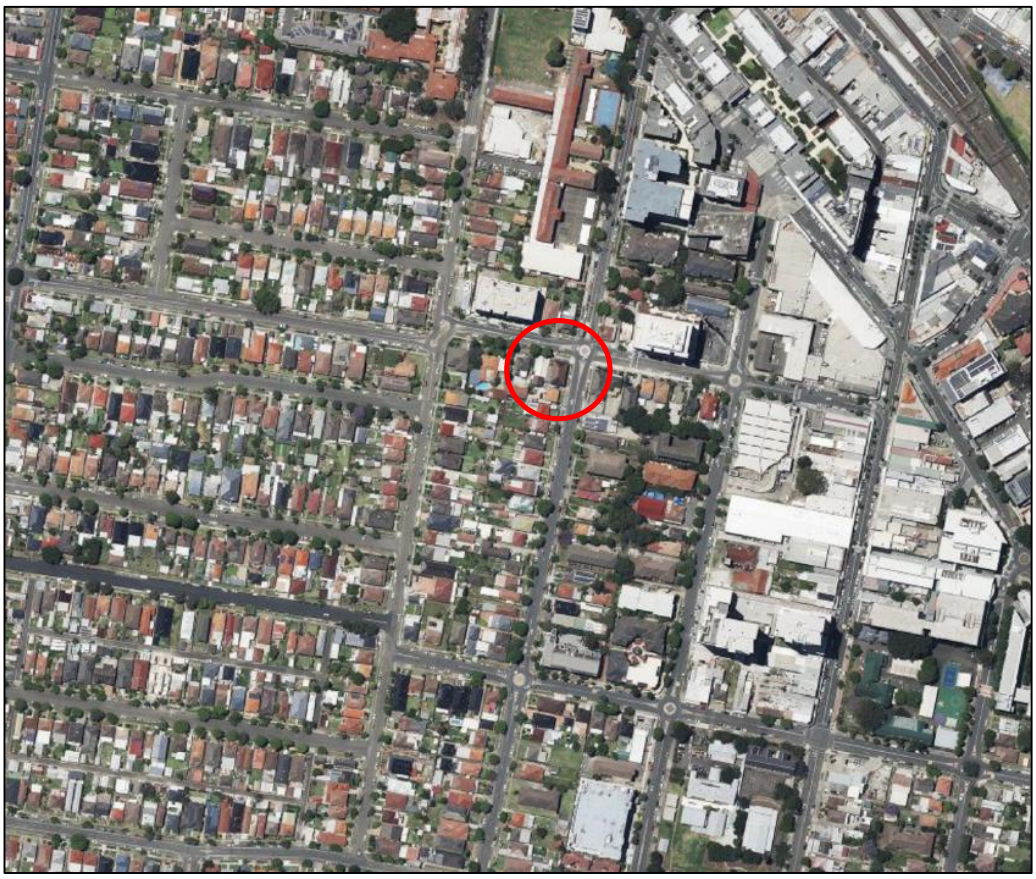


Figure 2: Aerial photograph of surrounding area. The site location is outlined in red.
SIX Maps, 2025; overlay by WPH

The site is in a mixed-use area characterised by residential and commercial uses. The street layout is regular with north-south running streets. The residential housing is primarily one and two-storeys dating from the Victorian, Federation and Interwar and Post-World War II periods interspersed with multi-storey contemporary apartments. Some dwellings have been adapted for commercial uses. Most dwellings are located on large rectangular allotments with generous garden areas to the rear, as well as driveway access.

2.2.1 Mary Street

Mary Street runs east-west between Alice Street and Auburn Street. The road carries two-way traffic with provision for car parking on both sides. There are concrete footpaths with grass verges and established trees either side, with concrete kerbs. This section of Mary Street is characterised by Victorian, Federation and Interwar and Post-World War II period dwellings interspersed with multi-storey contemporary apartments.

To the west of the site is No. 26 Mary Street, a single-storey somewhat modified Victorian period dwelling, now used as an office.

To the north are Nos 25 and 25A Mary Street, single-storey Victorian and Post-World War II dwellings respectively. Also to the north is No. 27 Mary Street, a nine-storey contemporary residential flat building.

Refer to Figures 3 to 5 which illustrate the streetscape.



Figure 3: Looking west on Mary Street from outside the subject site.
Google Maps



Figure 4: Looking east on Mary Street from outside the subject site.
Google Maps

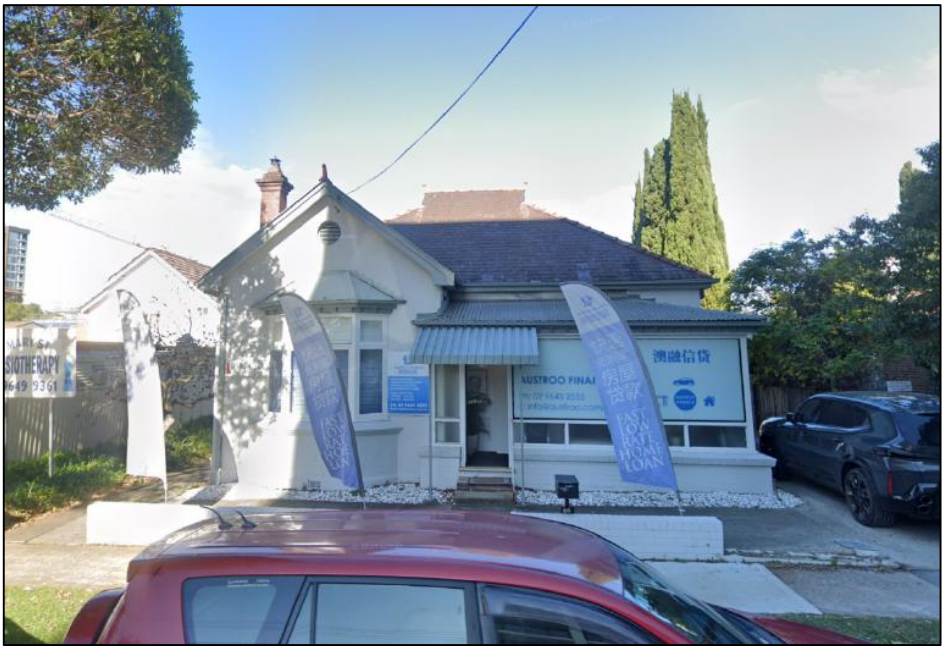


Figure 5: No. 26 Mary Street to the west of the site, a single-storey modified Victorian period dwelling
Google Maps



Figure 6: Left, No. 27 Mary Street, a nine-storey contemporary residential flat building; right, No. 25A Mary Street, a single-storey Post-World War II dwelling, both located to the north of the site.
Google Maps

2.2.2 Park Road

Park Road runs north-south between South Parade and Carlingford Road. The road carries two-way traffic with provision for car parking on both sides. There are concrete footpaths with grass verges and established trees either side, with concrete kerbs. This section of Park Road is characterised by Victorian, Federation and Interwar and Post-World War II period dwellings interspersed with late 20th century period dwellings.

To the south of the site are Nos 19A and 21 Park Road, both single-storey Interwar period dwellings. To the southeast is No. 26 Park Road, a single-storey Federation/Interwar period shop building.

Refer to Figures 7 to 9 which illustrate the streetscape.



Figure 7: Looking south on Park Road from outside the subject site.
Google Maps



Figure 8: Nos 19A and 21 Park Road to the south of the site, both single-storey Interwar period dwellings.
Google Maps



Figure 9: No. 26 Park Road to the southeast of the site, a single-storey Federation/Interwar period shop building.
Google Maps

2.3 The Site

For the following, refer to Figure 10, an aerial photograph over the site.



Figure 10: Aerial photograph of No. 24 Mary Street. The site is outlined in red and shaded yellow. SIX Maps 2025; overlay by WPH

KEY:

1 = Building 1 – Primary Building – former Interwar House
2 = Building 2 – Secondary Building – Former garage
3 = Building 3 - Covered outdoor area.

For the purposes of the following description, Mary Street is designated as the northern boundary.

The site is a square shaped predominantly flat allotment with frontage to Mary Street and Park Road. The site boundaries are approximately as follows: north and south, 28; east and west, 24m. The total site area is approximately 669m^2. The site is bound to the northwest by a metal panel fence on a brick base; to the northeast and east by a low rendered brick fence with a decorative metal balustrade; and to the south and west by a metal panel fence. There is a concrete driveway access on the east side via Park Road. There is no landscaping or vegetation on the site, all the open space is covered in concrete and mostly concealed under metal roofs.

The site contains the primary building ('Building 1' in Figure 10) and the secondary building, formerly a garage ('Building 2' in Figure 10), as well as a covered outdoor area ('Building 3' in Figure 10). All are described separately below.

Refer to Figures 11 to 15 which illustrate the site.



Figure 11: The site as viewed from Park Road. Building 1 is in the immediate foreground, while Building 2 is to the rear.



Figure 12: A view of the boundary fencing to Mary Street. Building 3 is above and behind the fence.



Figure 13: A view of the boundary fencing to Park Road.



Figure 14: Entry to Building 3 as viewed from the driveway off Park Road.



Figure 15: The covered outdoor area (Building 3), looking west.

2.4 Building 1

Building 1 includes the principal building, comprised of the two-storey former Interwar dwelling and single storey hipped roof wing, and a contemporary skillion addition. The following is best understood with reference to Figure 16, an aerial photograph of Building 1. The principal building is outlined in red, while the contemporary side skillion is outlined in green.



Figure 16: Aerial photograph showing different built components of Building 1.
SIX Maps 2025; overlay by WPH
Key: Red Outline = Principal Building with Side Hipped Roof Wing
Green Outline = Side Skillion

2.4.1 Exterior of Building 1

The exterior of Building 1 is comprised of the principal building, a two-storey highly modified Interwar former dwelling with a single-storey side hipped roof wing, and a contemporary skillion addition.

Principal Building – Former Interwar dwelling

The principal building, former Interwar dwelling, is constructed of rendered and painted masonry and has a low hipped roof clad in a combination of glazed terracotta tiles and concrete tiles, with exposed timber eaves.

The front (northern) elevation to Mary Street contains the entry to the principal building via a covered porch with timber-framed fixed glazing and a timber panelled door behind. Next to it is a diamond shaped window and, further along, a group of timber-framed casement windows with coloured glass. The first-floor has two groups of three timber-framed casement windows with similar coloured glass. The eastern elevation is plain of detailing but generally has timber-framed casement, fixed or sliding windows, some of which have coloured glass. It is noted that the coloured glazing was relocated from another site and installed by the current owner.

The southern elevation has a secondary entry via a pair of timber panelled doors accessed by a tiled porch with a steel balustrade, with a contemporary steel-framed canvas awning

over. Windows to this elevation comprise a timber-framed double hung plain windows on the ground-floor, with timber-framed casement coloured glazing on the first-floor.

The western elevation has similar detailing to the eastern, particularly with regards to windows, and is generally concealed from view by the side wing and side skillion. The side hipped roof wing is located on the northwest side and is constructed of rendered and painted masonry and has a half-hipped roof clad in glazed terracotta tiles. Openings are typically timber-framed.

Skillion Addition

The contemporary side skillion is located on the west side and is constructed of rendered and painted masonry and has a flat roof clad in corrugated iron. Openings are aluminium-framed. Refer to Figures 17 to 23 which illustrate the exterior of Building 1.



Figure 17: View of the northern and eastern elevations of Building 1.



Figure 18: Oblique view of the northern (front) elevation.



Figure 19: Eastern elevation, with a partial view of the southern elevation and Building 2 beyond.



Figure 20: Eastern elevation, looking south.



Figure 21: Southern elevation.



Figure 22: Left, side skillion attached to the western elevation.



Figure 23: View of the side hipped roof wing attached to the northwestern elevation of Building 1.

2.4.2 Interior of Building 1

The following is best understood with reference to Figures 24 and 25 which reproduce the only available floorplans. The plan has been colour coded to delineate between the principal building including the side hipped roof wing (shaded orange) and the contemporary side skillion (shaded blue).

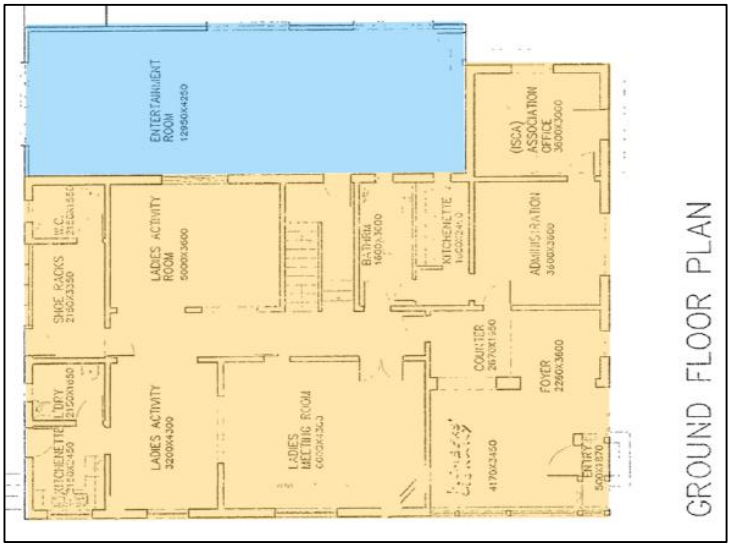


Figure 24: Ground floor plan from DA-116 02 (2002).
Cumberland City Council Archives; overlay by WPH

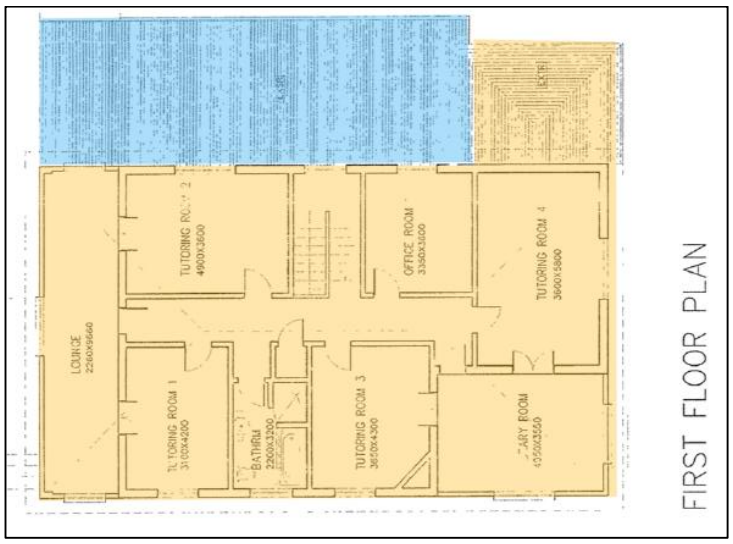


Figure 25: First floor plan from DA-116 02 (2002).
Cumberland City Council Archives; overlay by WPH

The interior of Building 1 is split between the principal building/side hipped roof wing and contemporary side skillion.

The principal building is characterised by rendered and painted masonry walls, plain gyprock ceilings or decorative plaster ceilings, carpeted floors or contemporary tiled floors and timber joinery including plain profiled architraves, skirting boards, plate rails and panelled doors. The two floors are connected by a timber staircase with carpeted treads and timber railing. There are two fireplaces, one on the ground-floor and the other on the first-floor. Both have brick hearths and timber mantlepieces. The side skillion is finished with plain gyprock ceilings and walls and low timber skirting boards.

Refer to Figures 26 to 31 which illustrate the interior of Building 1.



Figure 26: A view of the ground-floor of the principal building showing contemporary finishes in the entry foyer.



Figure 27: The Ladies Meeting Room on the ground-floor with a decorative plaster ceiling and fireplace in the principal building.

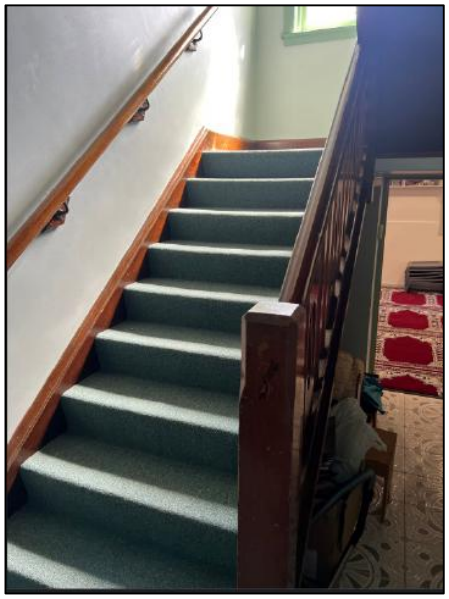


Figure 28: Ground-floor principal building showing staircase.



Figure 29: Staircase as viewed from the first-floor.

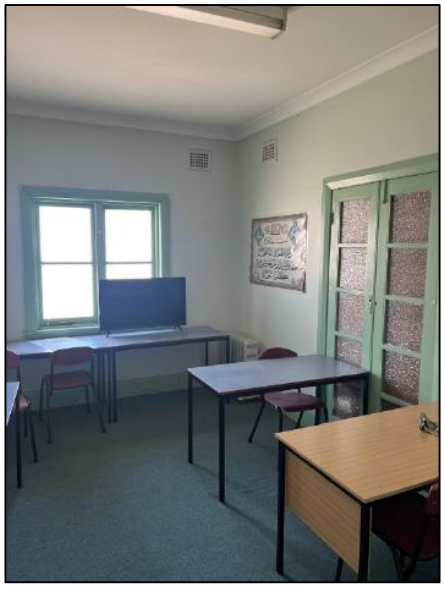


Figure 30: Ladies Activity Room on the ground-floor showing a plain gyprock ceiling in the principal building.



Figure 31: The entertainment room within the contemporary side skillion.

2.5 Building 2 - Former Single Storey Garage

2.5.1 Exterior of Building 2

Building 2 is a two-storey structure, possibly originally constructed as a single storey garage for the former Interwar dwelling. It is constructed of rendered and painted masonry and has a gabled roof clad in terracotta tiles with exposed timber eaves. The entry to the building is on the eastern elevation via an aluminium-framed sliding door. Windows to this

building are typically aluminium-framed sliding windows set within unadorned rectangular openings. Refer to Figure 32 which illustrates the exterior of Building 2.



Figure 32: Eastern front elevation towards Park Road.

2.5.2 Interior of Building 2

The following is best understood with reference to Figures 33 and 34 which reproduce the only available floorplans.

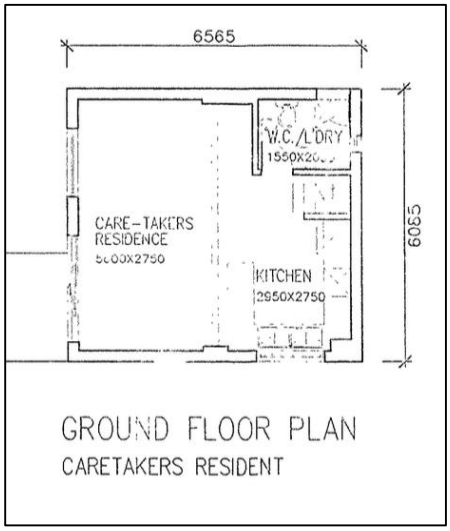


Figure 33: Ground floor plan from DA-116 02 (2002).
Cumberland City Council Archives; overlay by WPH

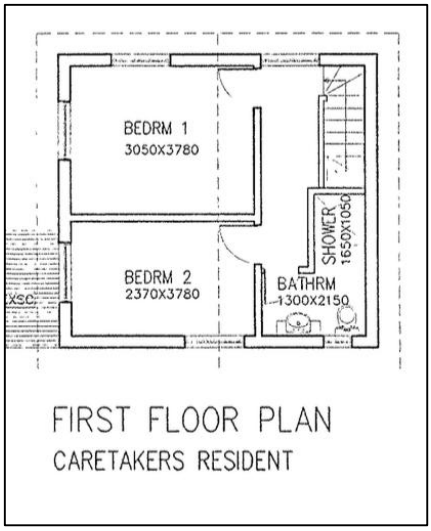


Figure 34: First floor plan from DA-116 02. (2002).
Cumberland City Council Archives; overlay by WPH

The interior is set across two floors accessed internally by a timber staircase. The interior is characterised by gyprock ceilings and walls, carpeted floors and timber skirting boards

and architraves. There is a kitchen and WC on the ground-floor and a bathroom on the first-floor. Both have contemporary fit-outs and finishes.

Refer to Figures 35 and 36 which illustrate the interior of Building 2.



Figure 35: Ground-floor of Building 2.
Realestate.com.au



Figure 36: First-floor of Building 2.
Realestate.com.au

2.6 Building 3- Covered Outdoor Area

Building 3 is a large covered outdoor area with a flat metal roof supported by metal posts. The roof extends between Mary Street and Building 2 to the south, as well as Building 1 to the east. There is a metal WC and a shed on the western side of this area.

Refer to Figures 37 and 38.

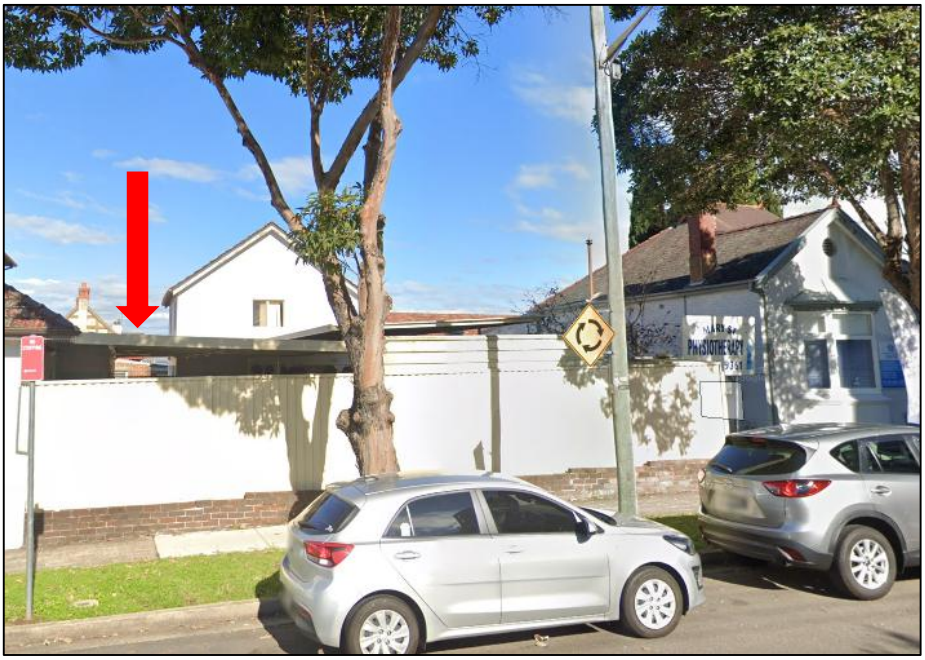


Figure 37: Exterior of Building 3 (indicated by the red arrow) with the former garage (Building 2) in the background.
Google Maps; overlay by WPH



Figure 38: View of Building 3 from within the site.

3 HISTORICAL ANALYSIS

3.1 Aboriginal History

While an Aboriginal history is not provided for, it is acknowledged that the traditional custodians of the Cumberland Council area are the Dharug peoples of the Eora nation.

3.2 Early European History

The British Colony of New South Wales was formally established in 1788. In February 1788, Captain John Hunter led a party up what is now the Parramatta River as far as Homebush Bay. Ten days later, a second party, led by Governor Phillip, traced the river to its meeting point with the Duck River. This river was named when the party misidentified Eastern Swan Hens as ducks. The result of these and later expeditions within the immediate area, was the establishment of Rose Hill, later Parramatta, in late 1788. Parramatta was linked to the distant town of Sydney from an early date by a track, later Parramatta Road. By the early 1790s, regular ferry services were operating between Sydney and Parramatta.

The first land grants in the neighbouring Parramatta were made in 1791 and within the City of Auburn in 1792-93. The grants in Auburn were made to free settlers, giving the area its first European name, the 'Liberty Plains.' The soils of the Liberty Plains, however, proved disappointing; by 1828, only eight of the twenty-six grants made in the area since 1793 were occupied. No land was taken up in the southern part of Auburn until 1823. The site lies on a grant of 80-acres originally given to Thomas Bates in 1823. Refer to Figure 39.

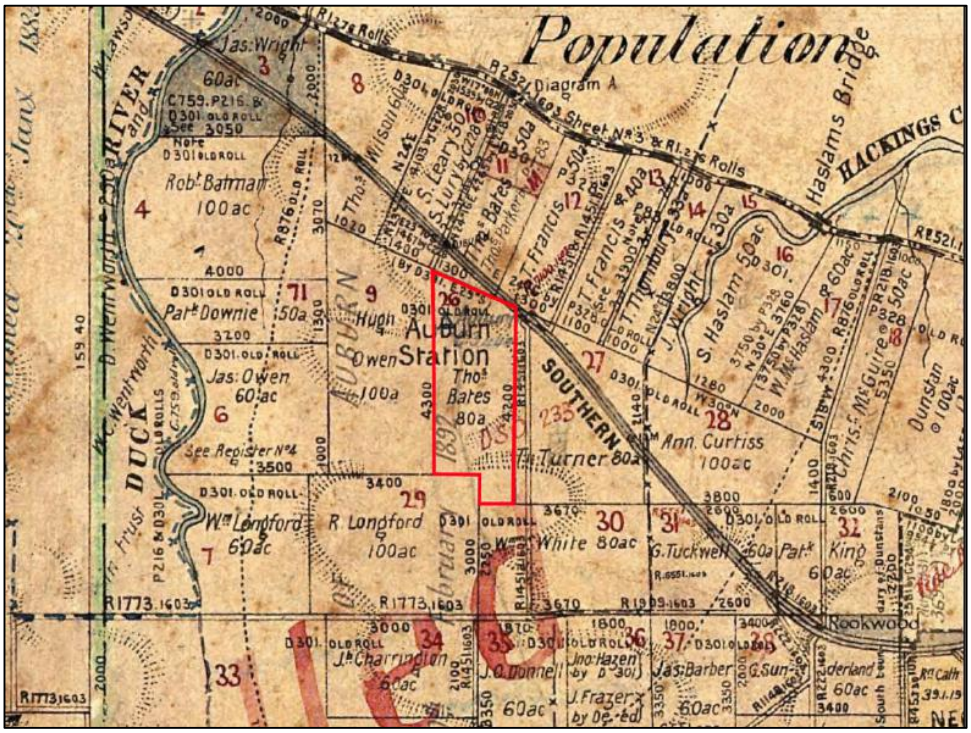


Figure 39: Detail, *Parish Map of Liberty Plains, County of Cumberland* (n.d.). Thomas Bates' grant is outlined in red.
NSW LPI; overlay by WPH

The census of 1851 records that there were only 270 people living in the area now covered by the suburbs of Granville, Auburn, Lidcombe and Homebush. Most were engaged in timber getting, small farming, grazing and charcoal burning.

The construction of the first railway line in the Colony, connecting Sydney to Parramatta (later Parramatta Junction, later Granville), was completed in 1855 and duplicated in 1856.

When the railway was extended to Parramatta in 1856 it was decided to locate Sydney's new cemetery at Haslams Creek, close by the new railway. Residents lobbied to have the name of the free cemetery changed to Rookwood.

From the 1850s through to the 1890s, the population of Sydney expanded. During this period, suburban growth radiated outwards from railway and tramlines. From around the mid-1870s onwards, no doubt encouraged by the railway, landowners and speculators began to subdivide land in modern day Granville and Auburn.[1]

The Municipality of Auburn was proclaimed on 20 February 1906. The Municipality merged with Lidcombe Council on 1 January 1949 and later became known as Auburn City Council in 1993. This Council was then abolished to merge with Cumberland Council in 2016.

3.3 Historical Timeline for No. 24 Mary Street

The following timeline summarises the history of the site.

Table 2: Timeline of the development of the site.

Year	Event
1888 Construction of earlier building on the site	Elizabeth Lea and Henry Lea purchase Lots 1 and 2, Section 8, of a re-subdivision of the Township of Auburn, and on which the subject site lies. The Leas construct the first building on the site which was used as a boarding house, named 'Lea's Temperance Hall'. It was used as the meeting place for the Committee of the Auburn Progress Association in 1888.[2] A temperance hall was a place in which people could meet, talk and socialise in an environment where the consumption of alcohol was heavily moderated. Many such halls were established around the world as part of the temperance movement, which aimed for either moderation or abstinence from alcoholic beverages. Figure 40 shows the original building on the site.

[1] Dictionary of Sydney, https://dictionaryofsydney.org/entry/auburn, accessed 11 March 2025.

[2] *Cumberland Mercury*, 'County Intelligence', 17 November 1888.

	 **Figure 40:** ***Photograph of the 1888 building prior to demolition in 1928.*** Cumberland City Council Library
1892	The first weekly meeting of the Auburn Borough Council is held in 'Lea's Temperance Hall'.[3]
1900	Henry Lea dies at the age of 69.[4]
1900-1908	Elizabeth, Henry's widow, continues to live in the boarding house which appears in later editions of the *John Sands' Sydney and Suburban Directories* under the name 'Clifton'.
1909-1921	Alfred Forster, among others, is listed in the *Sands' Directories* as the occupant. His wife Ella Forster later purchases the subject site in 1913.
1922	Dr. Eric Hyam Freidman purchases the subject site for use as a medical practice. A Certificate of Title is issued in his name.[5]
1928 Construction of the former Interwar dwelling on the site	The original 1888 building is demolished in March 1928. The construction of the former Interwar dwelling follows.[6]

[3] *Cumberland Argus and Fruitgrowers Advocate*, 'Election of Mayor', 16 April 1892.

[4] *Sydney Morning Herald*, 'Death Notice', 4 July 1900.

[5] NSW LPI, Certificate of Title, Volume 3365-Folio 163.

[6] *Cumberland Argus and Fruitgrowers Advocate*, 'Lidcombe – Auburn News. Historical Building. First Council Chamber. Demolished at Auburn', 5 April 1928.

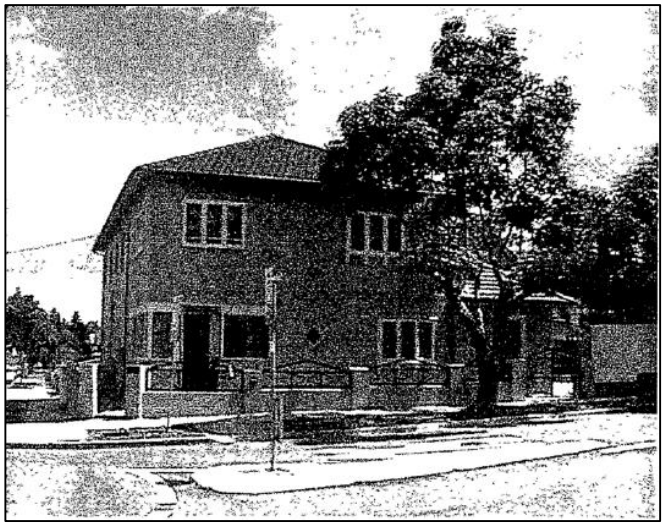
1937	Approval is granted for 'alterations and additions' to No. 24 Mary Street.[7] This may be Building 2, likely originally constructed as a single storey garage.
1978	Dr. Freidman dies at the age of 80.[8] Ownership of No. 24 Mary Street passes to the Permanent Trustee Company Limited. The subject site is put up for sale and advertised as: *Doctor's former surgery-residence in choice location near heart of commercial centre. Spacious full brick/tile two-storey property ideal for doctor, dentist, medical use, professional services, etc. Easy division into smaller units if desired. Accommodation comprises 7-8 bedrooms, numerous living rooms, kitchen and 2 bathrooms.*[9]
1979	The subject site is sold to Peter Hudson and Aulis Aho, both medical practitioners, as tenants in common. A Development Application to use the residence as a 'radiology clinic providing X-ray and ultrasonic services' was approved.[10]
1996	The *Auburn Heritage Study Draft Final Report* (1996) is finalised and includes the site as a potential local heritage item. Figure 41 shows the existing Building 1, the former Interwar dwelling, at the time of its inclusion in the *Heritage Study*.  **Figure 41: *Photograph of No. 24 Mary Street* (c. 1996). Note front gabled ends, timber shingles and windows to the northeast elevation, all since removed or highly modified.** *Auburn Heritage Study Draft Final Report 1996*
2000	The subject site is gazetted as a local heritage item under Schedule 2 of the *Auburn LEP 2000*.

[7] *Construction and Real Estate Journal*, 'Buildings and Works Approved', 15 September 1937.

[8] *Sydney Morning Herald*, 'Death Notice', 27 March 1978.

[9] *Sydney Morning Herald*, 'Auburn – 2 Storey Res.', 28 October 1978.

[10] Cumberland City Council Archives, DA-35 1979.

2002	DA-116 02 is approved for a change of use from 'X-Ray Centre to Community Centre for Islamic Science, Culture & Art Ass'.[11] Figure 42 is a photograph of the existing Building 1 as reproduced from the DA files.  **Figure 42: *Photograph of No. 24 Mary Street* (c. 2002). Note the appearance of the building is consistent with existing.** Cumberland City Council Archives, DA-116 02

3.4 Development of the Site illustrated in Aerial Photographs

The earliest aerial photograph over the site dates from c. 1943. Refer to Figure 43.

[11] Cumberland City Council Archives, DA-116 02.



Figure 43: *Aerial photograph over Auburn* (c. 1943). The site is indicated by the red arrow.
NSW Historical Imagery; overlay by WPH

Figure 43 shows the original form of Building 2 including the side hipped roof wing on the northwest elevation. Note also the skillion roof to the rear of Building 1 as well as the chimney, both since removed. The area now occupied by the covered outdoor area appears to have had lawn. Building 2 is visible to the southwest.

Figure 44 shows the site in c. 1965.



Figure 44: *Aerial photograph over Auburn* (c. 1965). The red arrow indicates the site.
NSW Historical Imagery; overlay by WPH

The site appears generally unchanged up to at least 1965, however, there is evidence of further landscaping in the side yard.

Figure 45 is an aerial photograph dated c. 1986.



Figure 45: *Aerial photograph over Auburn* (c. 1986). The red arrow indicates the site.
NSW Historical Imagery; overlay by WPH

Again, the site was generally unchanged up to at least 1986, excluding the side yard which appears to have been concreted over.

Figure 46 is from c. 1996.



Figure 46: *Aerial photograph over Auburn* (c. 1996). The red arrow indicates the site.
NSW Historical Imagery; overlay by WPH

The aerial photograph in Figure 46 was taken when the site was under consideration for listing as a heritage item. The photograph shows little noticeable difference between 1996 and the earlier 1986 imagery.

As evidenced by Figure 42 in Section 3.3, the works to modify Building 1 to its current form had evidently taken place by 2002.

The last available aerial photograph is in Figure 47 below and dates from 2005.



Figure 47: *Aerial photograph over Auburn* (c. 2005). The red arrow indicates the site.
NSW Historical Imagery; overlay by WPH

This photograph shows further alterations took place by no later than 2005, including the construction of the contemporary side skillion and the covered outdoor area (if these had not already taken place by 2002).

4 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Statutory Heritage Listings

For the following, refer to Table 3, a summary of the statutory heritage listings for the site.

Table 3: Summary of statutory heritage listings.

Listing Type	Item Name and Details	Listing Number
State Heritage Register under the *Heritage Act 1977* (NSW).	N/A	N/A
Listed as an item of local heritage significance by Schedule 5 of the *Cumberland LEP 2021*.	'Two-Storey Californian Bungalow and Former Site of Lea's Temperance Hall', No. 24 Mary Street, Auburn	Item No. I14
Located within a heritage conservation area by Schedule 5 of the *Cumberland LEP 2021.*	N/A	N/A

4.1.1 Statement of Significance for No. 24 Mary Street

Cumberland City Council provides the following Statement of Significance (dated 2019) for No. 24 Mary Street:

> *The Former Lea's Temperance Hall at 24 Mary Street, Auburn has some local historic, associative, aesthetic and rarity significance. The site was the former Lea's Temperance Hall (otherwise known as Clifton Boarding House). Lea's Temperance Hall was built in the 1890s and was the venue for the first meeting of Auburn Council in 1892 in lieu of the first Auburn Council Chambers which was not erected until 1896. Lea's Temperance Hall was built by Henry Lea in support of the Temperance movement which was popular around the world in the from the mid-1880s to WWI. The Hall was also used as a boarding house and hotel until its demolition in 1922. In 1922 the former Hall was replaced with the current structure, a two-storey Californian Bungalow style home which was owned by Dr Eric Hyam Freidman, and prominent local Doctor in the local community. While modified, the building still retains some key aesthetic features. This building is rare are multi-storey example of its type in the Auburn area.*

4.2 Additional Information Relating to the Site's Significance

4.2.1 Views

The principal view corridor towards the site is from directly outside on either Mary Street, where the northern and western elevations to Building 1 can be seen, or from Park Road, where the eastern and southern elevations are visible. Building 2 is also visible in these view corridors. Due to its corner position, the site and its structures retain a high degree of visibility on approach from the east and west and from the north and south.

Refer to Figures 48 to 50 which illustrate view corridors towards the site.

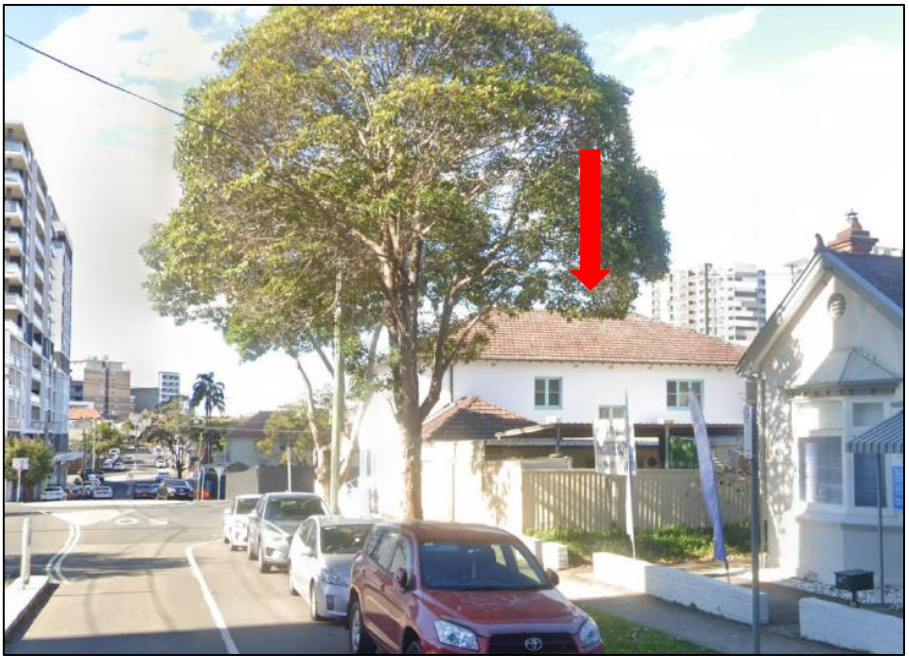


Figure 48: Looking towards the site on approach from the west on Mary Street.
Google Maps; overlay by WPH



Figure 49: Looking towards the site on approach from the east on Mary Street.
Google Maps; overlay by WPH



Figure 50: Looking towards the site on approach from the south on Park Road.
Google Maps; overlay by WPH

4.2.2 Integrity

No. 24 Mary Street, Auburn is an example of a highly modified Interwar period building. The following is noted:

Building 1

- The front gabled ends including their decorative timber shingle inserts have been removed and the roof structure modified to create a hipped end with replacement tiles.
- The two-storey skillion roof on the southern elevation has been replaced with an extension of the hipped roof with concrete tiles.
- The chimney(s) have been removed.
- The side skillion to the western elevation is a later addition, constructed between 1996 and 2005.
- The two-storey ground floor entry porch with first floor verandah on the northeast corner of the building has been enclosed with windows and doors on both levels and the timber shingle cladding replaced with masonry and render.
- The window awnings have all been removed.
- The windows and doors are replacement. This includes the coloured glass windows to the north and northeastern elevations which were relocated from another site and installed by the current owner.
- The original face brick elevations have been rendered and painted.
- The stair and awning to the rear of the building are contemporary additions.
- Contemporary signage has been added to the exterior.
- Intrusive services such as air conditioning units have been added to the exterior.
- Some of the internal finishes have been replaced including ceilings and floors.

Refer again to Figure 51 showing Building 1 prior to the changes, as well as Figure 52 showing Building 1 as it is now.



Figure 51: ***Photograph of No. 24 Mary Street*** **(c. 1996).**
Auburn Heritage Study Draft Final Report 1996



Figure 52: Building 1 as of 2025.

Building 2

- Building 2 was originally a single storey garage possibly constructed with the former Interwar period dwelling.
- It was later modified with a first-floor addition.
- Removal of garage doors and replacement with new openings, windows and doors.
- Reconfiguration of the ground floor interior and stair for first floor access.

Building 3/The Site

- The covered outdoor area in the side yard is a contemporary addition.
- The landscaping in the rear side yard has been removed and replaced with concrete.
- The brick fence has been rendered and painted with later metal inserts.
- The other metal structures are contemporary.

4.3 Heritage Items and Conservation Areas in the Vicinity of the Site

For the following, refer to Figure 53, a detail of a map from the NSW Planning Portal showing heritage items in the vicinity of the site. In this map, heritage items are coloured brown and numbered. The subject site is coloured brown and numbered 'I14'.



Figure 53: Map showing heritage items in relation to the site. The site is coloured brown, numbered 'I14' and indicated by the red arrow.
NSW Planning Portal; overlay by WPH
Local Heritage Items – Coloured brown and numbered

4.3.1 Defining 'Vicinity'

For the items near to the subject site, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works. Refer to Table 4.

Table 4: All heritage items within 100 metres of the site are shown in the table below.

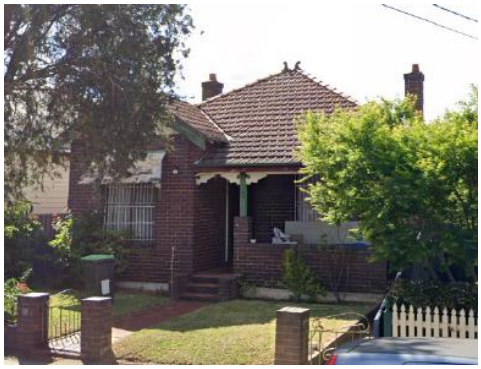
Place ID		Name and Description	Address	Listing	Relationship to the site
Local Heritage items within 100m of subject site					
Local ID	**State ID**				
I13		'Dwelling'	No. 8 Mary Street	*Cumberland LEP 2021*	This item is located to the east of the site.

Other items and Conservation Areas further away are not listed above. Further information regarding their individual significance can be found on the NSW State Heritage Inventory.

4.4 Comparative Analysis

The following is a list of six dwellings constructed in the Interwar period that are in the Cumberland City Council area and show the key characteristics associated with this period. Refer to Table 5.

Table 5: List of examples.

'Dwelling', No. 3 Kihila Road, Auburn Listed as a heritage item under the *Cumberland LEP 2021.*	
Date: 1926 **Description:** This is a single-storey Interwar period dwelling. It is constructed of face brick and has a hipped and gabled roof clad in terracotta tiles with a pair of chimneys surmounted by terracotta pots. The main roof extends over the verandah with timber posts and brackets supported by brick piers linked by a brick balustrade. The front gable has decorative timber bargeboards with an awning hanging over a pair of timber-framed casement windows. A second set of windows is located behind the verandah. The dwelling is separated from the street by a low brick fence with metal gate. **Integrity/Condition:** The dwelling appears to have a high degree of integrity based on its appearance from the street. Key elements associated with the Interwar period, including the face brick and decorative timber joinery, are intact.	
No. 6 Paul Street, Auburn No statutory heritage listings.	
Date: 1920s **Description:** This is a single-storey Interwar period dwelling. It is constructed of timber-framed weatherboard cladding and has a gabled roof clad in corrugated iron. The front elevation has a projecting gable to the street with vertical half-timbering. There is an enclosed verandah clad with fibre cement sheeting. Windows appear to be aluminium-framed. The dwelling is separated from the street by a metal wire fence.	

Integrity/Condition: This dwelling has been substantially modified with the replacement of windows and the enclosure of the front verandah, however, retains some key elements including the vertical half-timbering and the street facing gable ends.	
No. 13 Kihila Road, Auburn No statutory heritage listings under the *Cumberland LEP 2021*.	
Date: 1920s/1930s **Description:** This is a single-storey modified Interwar Californian Bungalow dwelling. It is constructed of brick (now rendered and painted) and has a gabled roof clad in terracotta tiles. The front elevation has two street facing gables, the ends of which are detailed in vertical half-timbering. There is a verandah with a separate corrugated iron skillion roof hanging over timber posts supported by rendered brick piers. Visible openings include aluminium-framed sliding windows. The dwelling is separated from the street by a rendered and painted brick fence with a metal balustrade infill. **Integrity/Condition:** The dwelling has been substantially modified, with the application of render and paint to the face brick, replacement of windows and the removal of chimneys, however, the roof form and the front gables are relatively intact.	
'Interwar Bungalow' No. 16 Veron Street, Wentworthville Listed as a heritage item under the *Cumberland LEP 2021.*	
Date: 1924 **Description:** This is a single-storey Interwar Californian Bungalow dwelling constructed of timber-framed weatherboard. It has a low pitched wide gabled roof clad in profile steel sheeting with a single rendered masonry chimney. The veranda has a separate gabled roof with timber shingles at each end and is supported by timber posts on tapered rendered masonry piers with infill timber paling balustrade in between. Timber-framed casement windows sit either side of the central door opening. **Integrity/Condition:** The dwelling has a high degree of integrity based on its appearance from the street. Key elements associated with the period include the wide gabled roof, open verandah and tapered rendered masonry piers.	

'Interwar bungalow' No. 15 Austral Avenue, Westmead Listed as a heritage item under the *Cumberland LEP 2021.*	

Date: 1920s

Description: This is a single-storey Interwar period dwelling. It is constructed of face brick and has a wide gabled roof clad in terracotta tiles with a brick chimney. The front elevation has a projecting gable to the street with clad in weatherboard and half-timbering. The front verandah has a broken back roof that extends the width of the elevation and is supported by tapered rendered masonry piers on brick columns. The front elevation features timber-framed casements with leadlight glazing. The dwelling is separated from the street by a low brick fence. There is an Interwar period garage at the rear with a gabled roof and metal roller door.

Integrity/Condition: The dwelling has a high degree of integrity based on its appearance from the street. Key elements that are retained include the vertical half-timbering, leadlight windows and face brick materiality.

'Interwar bungalow' No. 5 Moree Avenue, Westmead Listed as a heritage item under the *Cumberland LEP 2021.*	

Date: 1920s

Description: This is a single-storey Interwar period dwelling. It is constructed of face brick and has a gabled roof clad in terracotta tiles. The front gabled ends face the street and have wide timber bargeboards and vertical half-timbering. The front verandah has a broken back roof that extends the width of the elevation and is supported by tapered rendered masonry piers on brick columns. The front elevation features timber-framed casements with leadlight glazing. The dwelling is separated from the street by a Colorbond fence. There is an Interwar period garage at the rear with a gabled roof and metal roller door.

Integrity/Condition: The dwelling has a high degree of integrity based on its appearance from the street. Key elements that are retained include the vertical half-timbering, leadlight windows and face brick materiality.

4.4.1 Discussion

This Comparative Analysis has listed six examples of Interwar period dwellings in the Cumberland City Council area. Four of these are listed as local heritage items, while two have no statutory heritage listings. To varying degrees, they demonstrate characteristics of the period, including the use of face brick or weatherboard, front gabled ends with bargeboards and/or vertical half-timbering, timber-framed casements (sometimes with leadlight), open verandahs, chimneys and awnings. Some of the examples retain their original Interwar period garages which appear largely intact.

Building 1 has undergone substantial alterations which have reduced its design integrity. These changes include the construction of an intrusive skillion addition to the western elevation, the application of render and paint to the face brick; the removal of the front gable ends; the enclosure of the verandah in masonry; the replacement of windows and doors; and the removal of awnings and the chimney. While the interior to Building 1 appears to be moderately intact, it is these now lost external elements that were significant in determining the original architectural period of the building.

Building 2 was originally built as a garage but has undergone extensive modifications, including alterations to openings and the reconfiguration of the internal layout. Where those examples in Table 5 retain their garages, they demonstrate a greater degree of integrity.

Although, overall, Building 1 at No. 24 Mary Street is unusual in the Council area for being a two-storey Interwar period structure, this quality is diminished because of its previous modifications. The listed dwellings in Table 5 are all better examples of the period as they retain their original features.

It is further noted that the heritage listing sheet defines Building 1 as a 'Californian bungalow'. This is contrary to the accepted definition of a bungalow which is used to mean a single, not two-storey, dwelling. Apperly et al define bungalows as:

> *Free-standing single-storey houses on suburban blocks.*[12]

4.5 Assessment against NSW Heritage Guidelines

The significance of the site is assessed under the seven criteria provided by the recent Department of Planning and Environment guidelines *Assessing heritage significance* (2023). The following sets out:

1. Each of the criterion, being (a) – (g).
2. The assessment provided by Cumberland City Council (dated 2019).
3. Weir Phillips Heritage response.

4.5.1 Criterion (a) Historic Significance

An item is important in the course, pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Cumberland City Council provides the following assessment under this criterion:

[12] Richard Apperly, Robert Irving and Peter Reynolds, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present* (Sydney: Angus and Robertson, 1988), p. 209.

The site was the former Lea's Temperance Hall (otherwise known as Clifton Boarding House). Lea's Temperance Hall was built in the 1890s and was the venue for the first meeting of Auburn Council in 1892 in lieu of the first Auburn Council Chambers which was not erected until 1896. Lea's Temperance Hall was built by Henry Lea in support of the Temperance movement which was popular around the world in the from the mid-1880s to WWI. The Hall was also used as a boarding house and hotel until its demolition in 1922. In 1922, the former Hall was replaced with the current structure, a two-storey Californian Bungalow style home which was owned by Dr Eric Hyam Freidman who was an eminent local Doctor in the local community.

Weir Phillips Heritage response:

As set out by this SoHI, the first building on the site was constructed c. 1888 by Henry Lea, as a boarding house. It was the venue for the first meeting of Auburn Borough Council in 1892. It was later purchased by Dr. Eric Hyam Freidman in 1922, however, was not in fact demolished until 1928, after which the existing Building 1 was constructed. There is no extant fabric associated with the 1888 building.

Dr. Eric Hyam Freidman was one of many individuals who would have been eminent in their local community at the time. While he owned and occupied the site from 1928 through to his death in 1978, there is no evidence of his tenure.

The site does not fulfill the guidelines for listing under this criterion.

4.5.2 Criterion (b) Historical association

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural historical the local area).

Cumberland City Council provides the following assessment under this criterion:

The former Hall on this property was associated with the Auburn Council, being the site of the first meeting of Council in 1892. The current building is associated with Dr Eric Hyam Freidman who was an eminent local Doctor in the local community.

Weir Phillips Heritage response:

The original building on the site was constructed as a boarding house in c. 1888 and was the site of the first meeting of Auburn Borough Council in 1892. The association was fleeting and lasted until only 1896 when Auburn Council Chambers was built. This first building was then demolished in 1928 and was replaced by the current Building 1. There is no tangible evidence of the original building on site.

Dr. Eric Hyam Freidman was a doctor who lived and worked in the local area, however, there is no surviving evidence of his occupation of the site.

The site does not fulfill the guidelines for listing under this criterion.

4.5.3 Criterion (c) Aesthetic/creative/technical achievement

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative and technical achievement in NSW (or the local area).

Cumberland City Council provides the following assessment under this criterion:

While modified, the two-storey Californian Bungalow building still retains some key aesthetic features.

Weir Phillips Heritage response:

It is generally accepted that the term 'bungalow' refers to a single, not two-storey, structure, notwithstanding, Building 1 has undergone substantial alterations and additions, which has resulted in the irreversible erasure of any association with the Californian Bungalow Style.

These changes include the removal of the front gable ends and alterations to the front roof; the application of render and paint to the once face brickwork; the removal of the timber shingles and the enclosure of the front verandah; and the removal of the chimneys. These elements are integral to understanding the Interwar Californian Bungalow Style. Their removal has eroded and confused the fabric record.

Building 2 has also undergone major alterations including the removal or insertion of openings and the reconfiguration of the interior. It no longer reads as an Interwar period garage.

The site does not fulfill the guidelines for listing under this criterion.

4.5.4 Criterion (d) Social, cultural and spiritual

An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

Cumberland City Council provides the following assessment under this criterion:

The item does not meet this criterion.

Weir Phillips Heritage response:

The site does not fulfill the guidelines for listing under this criterion.

4.5.5 Criterion (e) Research potential

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural historical of the local area).

Cumberland City Council provides the following assessment under this criterion:

The site may have archaeological potential.

Weir Phillips Heritage response:

An archaeological assessment was not part of the brief for this assessment, however, given Building 1 occupies the equivalent footprint of the earlier building, the site is unlikely to have any archaeological potential.

4.5.6 Criterion (f) Rare

An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Cumberland City Council provides the following assessment under this criterion:

This building is a rare multi-storey example of this building type in the Auburn area.

Weir Phillips Heritage response:

Building 1 is an example of a two-storey Interwar period building constructed in the local area. Its significance has been dramatically reduced by the loss or modification of much of its original fabric, including the front gabled ends; the chimneys; the timber shingles; and the face brickwork.

Building 2, the former garage, has also been highly altered with the removal or insertion of openings and the reconfiguration of the interior, such that it no longer reads as a garage.

The site does not fulfill the guidelines for listing under this criterion.

4.5.7 Criterion (g) Representative

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

Cumberland City Council provides the following assessment under this criterion:

The item does not meet this criterion.

Weir Phillips Heritage response:

The site does not fulfil the guidelines for listing under this criterion.

4.6 Discussion

No. 24 Mary Street does not meet the threshold for listing as a local heritage item. While the site is associated with 'Lea's Temperance Hall' which housed the first meeting of the Auburn Borough Council, this building was demolished in 1928 and replaced with the current Building 1. A garage (now Building 2) was likely constructed in 1937.

Building 1 has undergone substantial alterations which have reduced its integrity. These changes include the construction of an intrusive skillion addition to the western elevation, the application of render and paint to the face brick; the removal of the front shingled gable ends; the enclosure of the shingled verandahs in masonry; the removal of window openings; and the removal of awnings and the chimney. While the interior appears to be moderately intact, it is these now lost external elements that were significant in determining the original architectural period of the building.

The design integrity of a building is a significant consideration for a heritage item. In this instance, while the original form of Building 1 remains legible, much of its original fabric has been removed. Its significance is overall substantially diminished because of previous alterations.

Building 2 has also undergone changes. Originally constructed as a garage, both exterior and interior have been highly altered to adapt it to its current use.

4.7 Statement of Significance for No. 24 Mary Street

Cumberland City Council provides the following Statement of Significance for No. 24 Mary Street (dated 2019):

The Former Lea's Temperance Hall at 24 Mary Street, Auburn has some local historic, associative, aesthetic and rarity significance. The site was the former Lea's Temperance Hall (otherwise known as Clifton Boarding House). Lea's Temperance Hall was built in the 1890s and was the venue for the first meeting of Auburn Council in 1892 in lieu of the first Auburn Council Chambers which was not erected until 1896. Lea's Temperance Hall was built by Henry Lea in support of the Temperance movement which was popular around the world in the from the mid-1880s to WWI. The Hall was also used as a boarding house and hotel until its demolition in 1922. In 1922 the former Hall was replaced with the current structure, a two-storey Californian Bungalow style home which was owned by Dr Eric Hyam Freidman, and prominent local Doctor in the local community. While modified, the building still retains some key aesthetic features. This building is rare are multi-storey example of its type in the Auburn area.

4.7.1 Discussion

The following is noted:

- The Statement of Significance is inaccurate. Based on research in this SoHI, the earlier building was in fact constructed c. 1888 and then demolished in 1928.
- There is no longer any tangible physical evidence of the earlier 1888 structure because this building and associated landscaping was demolished in 1928.
- The significance of the existing Building 1 hinges on the retention of 'some key aesthetic features'. The Statement may be referring to the coloured glazing to the north and northeastern elevations, which were relocated from another site and

installed by the current owner and have no heritage significance. All other features have been modified or replaced.

- It is further noted that the term 'bungalow' is, by accepted definition, used to describe a single, not two-storey, dwelling.

- The overall significance of Building 1 is severely diminished due to previous alterations.

5 CONCLUSION

This Heritage Assessment Report (HAR) has been prepared for the site at No. 24 Mary Street, Auburn, New South Wales.

The site is located within the Cumberland City Council area. The principal environmental planning instrument for the site is the *Cumberland Local Environmental Plan 2021* (*LEP 2021)*. The subject site is listed as a heritage item under Schedule 5 Part 1 of the *LEP 2021*, where it is identified as 'Two-Storey Californian Bungalow and Former Site of Lea's Temperance Hall' and is in the vicinity of another heritage item listed by this Schedule.

Building 1 at No. 24 Mary Street was constructed c. 1928 and replaced an earlier 1888 building. A garage (Building 2) was likely built in c. 1937. Both buildings have been highly altered. The site does not meet the threshold for listing as a heritage item under any of the criteria as follows:

1. The site does not have any historic significance with regards to the original 1888 building, which occupied the site for only 40 years before its demolition in 1928 to make way for the existing building. Nor does it have any historic significance with respect to Dr. Eric Hyam Freidman as there is no evidence of his long tenure of the site.

2. The site does not have any tangible historical association with the original 1888 building for its use as the first meeting place of the Auburn Borough Council in 1892. This earlier building was demolished in 1928 and the existing Building 1 constructed. Dr. Eric Hyam Freidman was a doctor who worked in the local area, however, there is no evidence of his occupation of the site.

3. The site does not have any aesthetic significance. Both Buildings 1 and 2 have been highly modified with the removal or modification of many external elements associated with the Interwar period.

4. The site is unlikely to have any archaeological potential given the existing Building 1 occupies the equivalent footprint of the earlier building.

5. Any significance Building 1 may once have had has been dramatically eroded by previous modifications.

For the above reasons, the site at No. 24 Mary Street should be removed from listing as a local heritage item under Schedule 5 Part 1 of the *Cumberland LEP 2021*.

6 REFERENCES AND DEFINITIONS

6.1 Definitions

Term	Meaning
Consent authority	The person or body with whose approval that act, matter or thing may be done or without whose approval that act, matter or thing may not be done.
Conservation	Conservation means all the processes of looking after a place so as to retain its cultural significance (as defined in *The Burra Charter*).
Development	The erection of a building, carrying out work, use of or subdivision of land.
Heritage significance	Term used in the assessment and understanding of heritage items that have significance in relation to their historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.
Moveable heritage	A moveable object that is not a relic.
National Construction Code	A code that sets minimum requirements for design, construction and performance of buildings, as well as plumbing and drainage systems throughout Australia.
Relic	Any deposit, artefact, object or material evidence that is of state or local heritage significance.
Setting	The area around an item, which may include the visual catchment.
State Heritage Inventory	An online database containing heritage items and conservation areas on statutory lists in NSW. This includes the State Heritage Register and local government items.
State Heritage Register	The NSW State Heritage Register. A list of places and items of importance to the people of NSW. Only places of state heritage significance are listed on the State Heritage Register. The State Heritage Register protects these items and their significance.
State Heritage Register item	A term to describe a heritage item that is of state heritage significance and is listed on the State Heritage Register.

6.2 Documentary Evidence

6.2.1 General References

6.2.1.1 Guidelines

Australia ICOMOS Inc (2013a) 'The Burra Charter: the Australia ICOMOS charter for places of cultural significance', Australian ICOMOS (International Council on Monuments and Sites) Inc, Burwood, accessed 9 June 2023.

DPE (Department of Planning and Environment) (2023) Assessing heritage significance, DPE, NSW Government, accessed 9 June 2023.

6.2.1.2 General References

Apperly, R., Irving, R. and Reynolds, P., *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present* (Sydney: Angus & Robertson, 1988).

Construction and Real Estate Journal, 'Buildings and Works Approved', 15 September 1937.

Cumberland Argus and Fruitgrowers Advocate, 'Election of Mayor', 16 April 1892.

Cumberland Argus and Fruitgrowers Advocate, 'Lidcombe – Auburn News. Historical Building. First Council Chamber. Demolished at Auburn', 5 April 1928.

Cumberland Mercury, 'County Intelligence', 17 November 1888.

Dictionary of Sydney, https://dictionaryofsydney.org/entry/auburn, accessed 11 March 2025.

Sydney Morning Herald, 'Death Notice', 4 July 1900.

Sydney Morning Herald, 'Death Notice', 27 March 1978.

Sydney Morning Herald, 'Auburn – 2 Storey Res.', 28 October 1978.

6.2.1.3 Historic Maps, Plans and Photographs

Aerial Photograph over Auburn (1943). NSW Historical Imagery.

Aerial Photograph over Auburn (1965). NSW Historical Imagery.

Aerial Photograph over Auburn (1986). NSW Historical Imagery.

Aerial Photograph over Auburn (1996). NSW Historical Imagery.

Aerial Photograph over Auburn (2005). NSW Historical Imagery.

Parish Map of Liberty Plains, County of Cumberland (n.d.). NSW LPI.

Photograph of the 1888 Building (c. 1928). Cumberland City Council Library.

Photograph of the 1928 Building (c. 1996?). *Auburn Heritage Study Final Draft Report*.

6.2.1.4 NSW LPI

Certificate of Title, Volume 3365-Folio 163.

6.2.1.5 Planning Documents

Cumberland Local Environmental Plan 2021.

7 APPENDIX 1

Community Feedback on Cumberland's Heritage List

CUMBERLAND COUNCIL

Council Meeting
4 September 2019

Item No: C09/19-190

COMMUNITY FEEDBACK ON CUMBERLAND'S HERITAGE LIST

Responsible Division:	Environment & Planning
Officer:	Director Environment & Planning
File Number:	SC604
Community Strategic Plan Goal:	*A resilient built environment*

SUMMARY

As part of strategic planning work to support the preparation of the Cumberland Local Environmental Plan (LEP), a heritage consultant has been engaged by Council to undertake a study to inform the Cumberland Heritage List. The first stage involved a review of existing heritage items to confirm that these items continue to meet the NSW heritage criteria for assessing heritage significance. The second stage will involve consideration of potential new heritage items or places for inclusion in the Cumberland Heritage List.

This report outlines the community feedback received by Council on the Cumberland Heritage List. The feedback received will be used to inform the scope of heritage items to be included in the new Cumberland LEP.

RECOMMENDATION

That Council:

1. **Note that seven submissions were received regarding the 10 items identified as no longer meeting the NSW heritage criteria for assessing heritage significance.**

2. **Note that 23 submissions were received regarding nominations of items and places for future heritage consideration.**

3. **Note that the community feedback received will be used to inform the scope of heritage items to be included in the new Cumberland Local Environmental Plan.**

REPORT

Cumberland Heritage Study

As part of the broader strategic work currently underway to support the preparation of a comprehensive Local Environmental Plan (LEP) for Cumberland, Council has engaged Extent Heritage to undertake a Local Government Area (LGA) wide Cumberland Heritage Study (Study). The Study consists of two stages:

- Stage 1 – Prepare a history of the LGA and review all existing heritage items (January – August 2019)
- Stage 2 – Identify and assess potential new heritage items (September 2019 – May 2020)

The first stage of the Study involved a review of all existing heritage items (including conservation areas) listed in the Auburn, Holroyd or Parramatta LEPs and located in the Cumberland LGA, and update the listing information as appropriate. Out of the more than 350 heritage items located within the Cumberland LGA and listed on the three LEPs, ten (10) properties were identified as no longer meeting the NSW heritage criteria for assessing heritage significance (Attachment 1). These were:

1. Lea's Temperance Hall (former), 24 Mary Street, Auburn
2. Conjoined Residences, 36 and 38 Jamieson Street, Granville
3. William Street Cottages Group, 10 William Street, Granville
4. Conjoined Residences, 9-11 Woodville Road, Granville
5. Federation Period Cottage, 4 Myall Street, Merrylands
6. Guildford Railway Station, Railway Terrace, Guildford
7. Millmaster Feeds Sites, 1-7 Neil Street, Merrylands (archaeological)
8. Federation Period Bungalow, 34 Garfield Street, Wentworthville
9. Former Shop and Dwelling, 15 Abbott Street, Merrylands
10. Late Victorian Cottage, 70 Jersey Road, South Wentworthville

The second stage of the study seeks to identify, assess, and make recommendations about potential new heritage items or places for future listing on the Cumberland Local Environmental Plan.

Community Feedback

Stage 1: Ten heritage items no longer meeting the NSW heritage criteria for heritage significance

Seven (7) submissions were received on the ten (10) heritage items currently listed in the Auburn, Holroyd and Parramatta LEPs but identified as no longer meeting the NSW heritage criteria for heritage significance. Four (4) submissions received were from the owners or on behalf of the owners of the identified heritage items.

Three (3) submissions were received on 24 Mary Street, Auburn. Out of these, one provided further information on the site, a submission on behalf of the owner supported the removal of the property as a local heritage item, and one submission recommended that the property be retained as a local heritage item.

The remaining four (4) submissions to other items supported the conclusions of the heritage consultant that these items are no longer of heritage significance. Three (3) of these submissions were received from the owners or on behalf of the owners of the identified heritage items.

Stage 2: Properties nominated for Council's consideration for heritage listing

A total of 23 submissions were received providing nominations for heritage listing as part of Stage 2 of the heritage study. A list of the nominations made can be found in Attachment 2. These nominations will be considered by the heritage consultant as part of the Stage 2 component of the study.

Next Steps

Following a review of the submissions and receipt of additional information, no change to the heritage significance of the former Lea's Temperance Hall at Auburn is proposed.

The work undertaken on Stage 1 of the Cumberland Heritage Study will inform the preparation of a new Local Environmental Plan (LEP) for the Cumberland area, which will bring together the three existing LEPs into a consolidated set of planning controls.

The outcomes of the work undertaken on Stage 2 of the Cumberland Heritage Study will be used to provide a report to Council. Any future heritage items that supported by Council can be included in the new Cumberland LEP through the preparation of a Council initiated planning proposal.

COMMUNITY ENGAGEMENT

A 28 day period for community feedback on the Cumberland Heritage List was provided from 8 July 2019 to 4 August 2019.

Information on the public consultation along with related documents was made available on Council's Have Your Say page, at Council's Auburn and Merrylands Services Centres, and at all Council libraries. Newspaper advertisements were also placed in the Council Corporate Page of the Auburn Review on 9 July 2019 and in the Parramatta Advertiser on 10 July 2019.

Letter notifications were sent to owners of all ten (10) properties identified as no longer meeting the NSW heritage criteria for heritage significance, to seek their feedback on the proposal.

A nomination form was also developed to allow the community to easily nominate items for Council's consideration for potential heritage listing.

POLICY IMPLICATIONS

Policy implications are outlined in the main body of the report.

RISK IMPLICATIONS

There are minimal risk implications for Council associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications for Council associated with this report.

CONCLUSION

As part of strategic planning work to support the preparation of the Cumberland LEP, a heritage consultant has been engaged by Council to undertaken a study to inform the Cumberland Heritage List. This report outlines the community feedback received by Council on the Cumberland Heritage List. The feedback received will be used to inform the scope of heritage items to be included in the new Cumberland LEP.

ATTACHMENTS

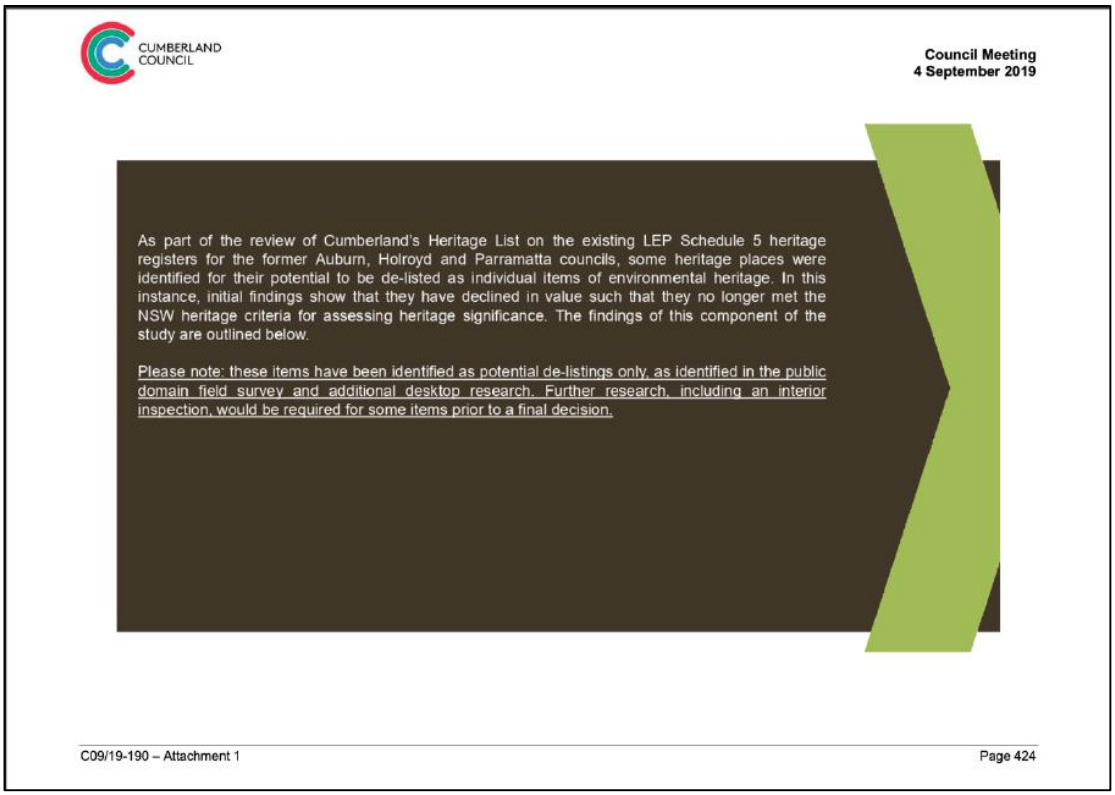
1. Heritage items identified as no longer meeting the NSW heritage criteria for heritage criteria for heritage significance
2. Nominations received for potential heritage listing

DOCUMENTS ASSOCIATED WITH REPORT C09/19-190

Attachment 1

Heritage items identified as no longer meeting the NSW heritage criteria for heritage criteria for heritage significance


CUMBERLAND COUNCIL
Council Meeting
4 September 2019
EXTENT
HERITAGE ADVISORS
TO AUSTRALIA AND
THE ASIA PACIFIC
Cumberland Heritage List
Items identified as no longer meeting the NSW heritage criteria for assessing heritage significance
July 2019
C09/19-190 – Attachment 1
Page 423


CUMBERLAND COUNCIL
Council Meeting
4 September 2019
As part of the review of Cumberland's Heritage List on the existing LEP Schedule 5 heritage registers for the former Auburn, Holroyd and Parramatta councils, some heritage places were identified for their potential to be de-listed as individual items of environmental heritage. In this instance, initial findings show that they have declined in value such that they no longer met the NSW heritage criteria for assessing heritage significance. The findings of this component of the study are outlined below.
Please note: these items have been identified as potential de-listings only, as identified in the public domain field survey and additional desktop research. Further research, including an interior inspection, would be required for some items prior to a final decision.
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CUMBERLAND COUNCIL

Council Meeting
4 September 2019

LEA'S TEMPERANCE HALL (FORMER)

Address: 24 Mary Street, Auburn

Former LEP ID & LGA: I17 (Auburn)

Site Type – Level 1: Built

Statement of Significance / Comment:

Current findings show that 24 Mary Street, Auburn is not considered to be of local or State heritage significance.

The original building, called Lea's Temperance Hall which was built in the 1890s, is now demolished. This site was the venue for the first meeting of Auburn Council in 1892 in lieu of the first Auburn Council Chambers which was not erected until 1896. Lea's Temperance Hall was built by Henry Lea in support of the Temperance movement which was popular around the world in the from the mid-1880s to WWI. The hall was also used as a boarding house and hotel until its demolition in 1922.

The hall was replaced with the current building in 1922. It appears to be of low heritage value, being a highly modified two-storey Californian bungalow apartment building. From the public domain, it appears that original features are limited to the overall form of the structure as well as leadlight windows. An interior inspection would be required to ascertain if the property holds any additional value.

Considering the substantial size of the current structures on site, the archaeological potential of the site with respect to Lea's Temperance Hall is considered to be low.

The current listing sheet, which speaks to the former Lea's Temperance Hall, is a confusing listing sheet particularly with respect to the management of the sites values. While the later structure may have some significance which warrants individual listing, this is not currently evident and would require further research.

The history and significance of the site can be celebrated through appropriate and publicly accessible heritage interpretation, such as on the footpath adjacent to the site.







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8 APPENDIX 2

Heritage Inventory Sheet

Heritage Inventory Sheet

Item Name	Lea's Temperance Hall (former)		
Recommended Name	Two-Storey Californian Bungalow and Former Site of Lea's Temperance Hall		
Site Image			
Address	24 Mary Street, Auburn NSW 2144		
Lot/Section/DP	A	-	73573
Draft Cumberland LEP ID	I19		
Former LEP ID	I17 (Auburn LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Community Facilities	

Heritage Study 2019 – Extent Heritage Pty Ltd

	Bungalow style home which was owned by Dr Eric Hyam Freidman who was an eminent local Doctor in the local community.
b) Associative	The former Hall on this property was associated with the Auburn Council, being the site of the first meeting of Council in 1892. The current building is associated with Dr Eric Hyam Freidman who was an eminent local Doctor in the local community.
c) Aesthetic/Technical	While modified, the two-storey Californian Bungalow building still retains some key aesthetic features.
d) Social	The item does not meet this criterion.
e) Scientific	The site may have archaeological potential.
f) Rarity	This building is a rare multi-storey example of this building type in the Auburn area.
g) Representativeness	The item does not meet this criterion.

Physical Description

The current building on site is a two-storey residence on the corner of Park Road and Mary Street. It is modelled on the Californian Bungalow style, although it is a rare multi-storey example of its type. The building has a simple, rectangular massing with a visually prominent, low pitched, street facing, hipped roof. It has wide, exposed timber eaves with what appears to be a cement tile roof. The building is rendered brick. The corner façade has been heavily modified to remove the original timber shingle façade treatment, replacing it with a fully rendered treatment. The whole façade is painted in a pink colour scheme. Only one row of timber sliding and casement windows that wraps around the corner remains. A number of the stained-glass timber framed windows with corbelled sills remain intact however, the individual awnings per window have been removed. A small, diamond shaped window is also situated in this facade, on the ground floor. The side and rear walls feature a number of single and grouped casement windows, similar to those mentioned above. An air-condition unit, as well as modern signage have been attached to the façade.

The site is bounded by a low rendered wall with modern powder-coated steel fence and gate elements that terminates at driveways on both Mary and Park Streets. Most of the rear of the property is covered with a large carport. There is a detached two-storey rendered building to the rear that appears to be a second occupancy.

The front ground floor of the building appears to be used as a professional office/occupancy.

The condition of the building is good.

Condition	**Good**	Fair	Poor

Alterations and Additions

- Facade rendered*
- Timber shingle cladding has either been removed, post 2004 based on description on former listing sheet*
- Verandah enclosed*
- Air-conditioning unit added to façade*
- Modern signage fixed to facade*
- The roof cladding appears to have been replaced
- There is a substantial detached building and large carport structure to the rear*

The integrity of the building is low, as most of its original Californian Bungalow features are no longer evident as viewed from the street.

Integrity	High	Moderate	**Low**

** element detracts from the overall cultural significance of the place*

Heritage Study 2019 – Extent Heritage Pty Ltd

Historical Notes	
Construction years	1922

The land which forms part of the modern suburb of Auburn was first developed the 1790s when a track from Sydney to Parramatta was first developed and early land grants were given to free settlers and ex-convicts in the area. Most early land grants were small, measuring between 30-100 acres and were awarded to people such as Edward Gould, Henry Marr, Thomas Bates and John O'Donnell. Larger grants were given to established merchants and officials, such as James Chisholm, a merchant, who received a 600-acre grant, and Joseph Hyde Potts, who was given 410 acres.

In 1855, the first railway line from Sydney to Parramatta Junction allowed for suburban development around the area. The suburb of Auburn developed in the 1860s-80s from the subdivisions by John Yelverton Mills near the railway station. Mills named the suburb after the village in Oliver Goldsmith's poem 'The Deserted Village'. During this period, several main roads were built through the area and by 1880 it was reported that there were about 40 residences and a population of 200 people living in Auburn. By 1912–13, Auburn had established itself as suburb with the 11th largest number of new buildings in the metropolitan area for that year, with 268 approvals.

From the 1870s, industrial development had a significant impact on the Auburn's development. This process began in the 1860s when the New South Wales government began buying small lots of railway rolling stock locally. Some notable industries that came to Auburn include Henry Vale & Co. who built locomotives around Auburn, car and tractor maker Caldwell Vale, and Purcell Engineering. As the area was known for its clay-based soil, pottery and brickmakers flourished in the area, such as the Auburn Brick, Tile & Pottery Company who took over Duck River Brickworks.

The site on which the current building stands was the site of the former Lea's Temperance Hall (otherwise known as Clifton Boarding House). Lea's Temperance Hall was built in the 1890s and was the venue for the first meeting of Auburn Council in 1892 in lieu of the first Auburn Council Chambers which was not erected until 1896. The hall was built by Henry Lea in support of the Temperance movement which was popular around the world in the from the mid-1880s to WWI. The hall was also used as a boarding house and hotel, containing 11 rooms, until its demolition in 1922.

In 1922 the hall was replaced with the current structure, a two-storey Californian Bungalow style home which was owned by Dr Eric Hyam Freidman, an eminent local Doctor in the local community. The dwelling is now in used as a cultural centre.

Heritage Study 2019 – Extent Heritage Pty Ltd

Recommendations					
Heritage Management		**Existing Built and Landscape Elements**		**Future Development and Planning**	
1. Maintain this item's heritage listing on the LEP.	X	**6.** Original fabric is highly significant and should be maintained.	X	**12.** Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		**7.** Unsympathetic alterations that detract from the cultural significance of the item should be removed.		**13.** New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		**8.** Maintain heritage landscape elements and schemes.		**14.** Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		**9.** Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		**10.** Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Given the highly modified nature of the site, as viewed from the street, it is recommended that a detailed fabric analysis of the built elements is prepared to better understand the heritage integrity of the site. This should include interiors. This will assist owners in the appropriate future planning and management of the property. The results of this assessment should be integrated into the heritage listing sheet for the item, when made available.
- Heritage interpretation should be implemented in the vicinity (e.g. the footpath) of the property, to identify its former history as the venue for the first meetings of the Auburn Council.

Heritage Study 2019 – Extent Heritage Pty Ltd

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Lea's Temperance Hall (former)	I19
Heritage Study	Lea's Temperance Hall (former)	I19
National Trust Australia Register	N/A	-

Previous Studies			
Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	DPC	2007	Auburn Town Centre Heritage Review
Heritage Study	Neustein & Associates	1996	Auburn Heritage Study
Heritage Study	Terry Kass	1995	Draft Historical Context Report: Auburn Heritage Study

Other References

- "The Roof Over Our Heads", a Bicentenary project of the (former) Auburn District Historical Society.
- Kass, T 2008, *Auburn,* retrieved 27 March 2019, https://dictionaryofsydney.org/entry/auburn
- Jervis, J 1933, *The story of Parramatta and district*, Sydney.
- New South Wales Real Estate Annual, 12 Nov 1913, p 9.
- Post Office file, *Auburn Part 1*, National Archives of Australia, CRS SP 32/1

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

CUMBERLAND CITY COUNCIL

Additional Images



Detail of signage on hall.


View to fencing.


View to fencing on northern elevation.


View to eastern elevation.

Heritage Study 2019 – Extent Heritage Pty Ltd

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21 March 2025

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Cumberland City Council
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Heritage Significance Review | Item I14: 24 Mary Street Auburn NSW 2144

Sue Rosen Associates were commissioned by Cumberland City Council to establish whether the above property still has merit as a heritage item under the *Cumberland Local Environmental Plan 2021*.

METHODOLOGY

In my review of heritage significance, the following was undertaken:

Review of available documentation/literature

- State Heritage Inventory listings
- Cumberland City Council Heritage Inventory Sheets
- Cumberland Comprehensive Heritage Study and Peer Review
- Historical Building Application and Development Application files for the properties

Site visit

On 25 February 2025, I attended the site with Council Officers and the property owner(s)/their representative(s), to perform an external and internal inspection of the property and its allotment. The site inspection was undertaken to establish the relative integrity of the property and identify form, fabric, detailing etc that contributes to the identified heritage significance. Condition assessment was limited to a visual inspection only.

Analysis and conclusions

Evaluation of the heritage significance of the item against the NSW heritage assessment criteria, considering the relative integrity and intactness of the place, and its ability to demonstrate heritage significance.

THE SITE

The site principally contains a double and single storey Interwar-era brick and tile residence, which is currently in use as a community/study centre. It is currently painted white, with window trims etc in aqua green.

A selection of historic and contemporary photos of the place follow. Council have been provided with the electronic files of my site photos taken on the day.



Figure 1 | View of the front corner of the building. Park Rd is at left, Mary St at right. This is the general view/state of the place as observed at the site visit in Feb 2025. [Google Maps June 2024]



Figure 2 | 1995 photo of study site showing an earlier form of the place. [CCC: Schwager Brooks, Auburn Heritage study, 'Lea's Temperance Hall (former)' Ref 8-3-3-100, Survey date 10.9.95]



Figure 3 | 1943: Roof form and site layout of study site. Double gable to Mary St, skillion-roofed verandahs to Mary Street and the rear driveway elevation. [SIX Maps]



Figure 4 | 1970: Roof form and site layout of study site. Double gable to Mary St, skillion roofed verandahs to Mary Street and the rear driveway elevation. [NSW Spatial Services]



Figure 5 | Ground floor lounge room with fireplace and decorative ceilings/cornicing



Figure 6 | Stairwell with original timber straircase and original casement windows.



Figure 7 | First floor bathroom



Figure 8 | First floor bathroom shower tiling



Figure 9 | Ground floor decorative ceiling, cornicing and picture rail



Figure 10 | First floor original casement window

Modifications (non-exhaustively)

- Change of roof form to a single hip. Was previously a pair of gables to Mary St, with a hip roof at the rear, and with a skillion roofed verandah at Mary Street, and at the now-driveway.
- Removal of the chimney at roof-level.
- Solid infill of the front and side verandahs
- Rendering of the exterior
- Removal of the window awnings at Mary Street
- Modification of the ground floor front room/corridor to include the ground floor porch space in the internal footprint.
- Addition of non-original leadlight windows to first floor at Mary St, Park Rd and driveway elevations.
- Addition of a ground floor extension to the rear, with awning & concrete paving etc in the rear garden.
- Modification and rendering of the boundary wall

Extant significant form, fabric and detailing (non-exhaustively)

- Original building footprint including double and single storey elements of the house.
- Timber staircase, newel posts and balustrade
- Doors and door furniture at ground and first floor
- Original internal layout at first floor
- Skirting boards at ground and first floor
- Decorative ceilings and cornicing at ground floor
- Timber picture railings at ground floor
- Original leadlight windows at ground and first floor
- Bathrooms at both ground and first floor: both look to have original or early tiling, fixtures, fittings and layout.

SIGNIFICANCE ASSESSMENT

There is no State Heritage Inventory entry for the item currently.

Cumberland City Council Heritage Inventory Sheet [Extent, 2019]	**Comments and significance updates**
Statement of Significance: *The Former Lea's Temperance Hall at 24 Mary Street, Auburn has some local historic, associative, aesthetic and rarity significance. The site was the former Lea's Temperance Hall (otherwise known as Clifton Boarding House). Lea's Temperance Hall was built in the 1890s and was the venue for the first meeting of Auburn Council in 1892 in lieu of the first Auburn Council Chambers which was not erected until 1896. Lea's Temperance Hall was built by Henry Lea in support of the Temperance movement which was popular around the world in the from the mid-1880s to WWI. The Hall was also used as a boarding house and hotel until its demolition in 1922. In 1922 the former Hall was replaced with the current structure, a two-storey Californian Bungalow style home which was owned by Dr Eric Hyam Freidman, an prominent local Doctor in the local community. While modified, the building still retains some key aesthetic features. This building is rare are multi-storey example of its type in the Auburn area.*	Concur.

NSW Heritage Significance Assessment Criteria [Extent]	Comments and significance updates
(a) Historic *The site was the former Lea's Temperance Hall (otherwise known as Clifton Boarding House). Lea's Temperance Hall was built in the 1890s and was the venue for the first meeting of Auburn Council in 1892 in lieu of the first Auburn Council Chambers which was not erected until 1896. Lea's Temperance Hall was built by Henry Lea in support of the Temperance movement which was popular around the world in the from the mid-1880s to WWI. The Hall was also used as a boarding house and hotel until its demolition in 1922. In 1922, the former Hall was replaced with the current structure, a two-storey Californian Bungalow style home which was owned by Dr Eric Hyam Freidman who was an eminent local Doctor in the local community.*	Concur with this. Nothing has changed or adversely impacted the ability of the place to demonstrate its historical significance.
(b) Associative *The former Hall on this property was associated with the Auburn Council, being the site of the first meeting of Council in 1892. The current building is associated with Dr Eric Hyam Freidman who was an eminent local Doctor in the local community.*	Concur with this. Nothing has changed or adversely impacted the ability of the place to demonstrate its associative significance.
(c) Aesthetic *While modified, the two-storey Californian Bungalow building still retains some key aesthetic features*	Concur with this. Add that it is now (crucially) the substantially intact footprint, interior fabric, finishes and layout, that this significance hinges on. They put it over the threshold for this criterion. The floorplan and interiors demonstrate the interior design and decoration styles of the Interwar period. The surviving bathroom is particularly exceptional.
(d) Social *The item does not meet this criterion.*	Community consultation is required to establish significance under this criterion. In the place's contemporary use, it may be that it now holds significance with its users, who are an identified social/cultural/religious group/community.
(e) Scientific/research *The site may have archaeological potential.*	Don't disagree. Condition any approved alterations/additions works with an Unexpected Finds protocol.
(f) Rarity *This building is a rare multi-storey example of this building type in the Auburn area.*	Concur, having a basic understanding of the nature of the surrounding built environment.
(g) Representativeness *The item does not meet this criterion.*	I agree that with the large number of external modifications, the place is not able to be a good intact example of its type, being an Interwar bungalow. **However**, the 2 storey scale, intact internal layout, fabric and detailing could demonstrate the tastes and aspirations of the middle-upper classes of the area of the time; being commissioned and occupied by a well-known local doctor.

CONCLUSIONS & RECOMMENDATIONS

Despite modifications, 24 Mary Street Auburn is still capable of demonstrating the significance it was first valued for. There is opportunity to restore form, fabric and detailing to the place, there being documentary and physical evidence to guide this process.

Crucially, it is now the substantially intact footprint, interior fabric, finishes and layout, that puts it over the threshold for the aesthetic and representative criterions. The floorplan and interiors demonstrate the interior design and decoration styles of the Interwar period. The surviving bathroom is particularly exceptional. As such, the conservation of these elements is integral as the physical evidence that demonstrates its aesthetic and representative significance.

Maintain 24 Mary Street Auburn as a locally significant item of environmental heritage under Schedule 5 of the Cumberland LEP.

Yours sincerely,

Elizabeth Gorman BA, MA, M.ICOMOS
Associate Director
Sue Rosen Associates

DOCUMENTS ASSOCIATED WITH REPORT C05/26-46

Attachment 4

Heritage Reviews - 286-288 Clyde Street, South Granville

HERITAGE ASSESSMENT REPORT



Nos 286-288 Clyde Street, South Granville, New South Wales

March 2025 | J7365_01

Weir Phillips Heritage

Level 19, 100 William Street Woolloomooloo NSW 2011
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Report Preparation	
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Report Details

Revisions

Revision	Date	Prepared by	Reviewed by
Draft Issue	28.03.25	AM	JP
Final Issue	31.03.25	AM	JP

We acknowledge that the land on which we live, learn and work as the traditional country of the Gadigal people of the Eora Nation. We acknowledge these traditional owners of this land and acknowledge their living cultures and the unique roles they have played in maintaining life, language, and culture in this region. We pay respect to their Elders past, present and emerging and all Aboriginal people.

Cover photo: No. 286 Clyde Street, South Granville
Realestate.com.au

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www.weirphillipsheritage.com.au

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1 INTRODUCTION

1.1 Preamble

This Heritage Assessment Report (HAR) has been prepared for the site at Nos 286-288 Clyde Street, South Granville, New South Wales.

The site is located within the Cumberland City Council area. The principal environmental planning instrument for the site is the *Cumberland Local Environmental Plan 2021* (*LEP 2021)*. The subject site is listed as a heritage item under Schedule 5 Part 1 of the *LEP 2021*, where it is identified as 'Clyde Street houses built for Housing Commission'. The site is also adjacent to, and in the vicinity of, other heritage items, as well as located in the 'Blaxcell Estate Conservation Area' by this Schedule.

1.2 Heritage Listings

The following table addresses the relevant heritage listings for the site. For further information refer to Section 4.

Table 1: Statutory and Non-Statutory Heritage Listings

Listing Type	Item Name and Details	Listing Number
State Heritage Register under the *Heritage Act 1977* (NSW).	N/A	N/A
In the vicinity of items on the State Heritage Register under the *Heritage Act 1977* (NSW).	N/A	N/A
Listed as an item of local heritage significance by Schedule 5 of the *Cumberland LEP 2021*.	'Clyde Street houses built for Housing Commission', Nos 286-288 Clyde Street, South Granville	Item No. I238
Located within the vicinity of local heritage items by Schedule 5 of the *Cumberland LEP 2021.*	'Houses built for Housing Commission', Nos 2-24 and 7-29 Montgomery Avenue, South Granville 'Houses built for Housing Commission', Nos 6-16 and 26 Oakleigh Avenue, South Granville 'Chiswick Road houses built for Housing Commission', Nos 29, 33-43 and 47 Chiswick Road, South Granville	Item No. I241. Item No. I243. Item No. I237

Located within a heritage conservation area by Schedule 5 of the *Cumberland LEP 2021.*	'Blaxcell Estate Conservation Area', Granville	Item No. C1.
Located within the vicinity of a heritage conservation area by Schedule 5 of the *Cumberland LEP 2021.*	N/A	N/A

1.3 Methodology

A site inspection was undertaken in February 2025 for the preparation of this HAR by Weir Phillips Heritage. All photographs of the site were taken at this time unless otherwise noted.

1.4 Limitations

Section 3 of this HAR provides the established history and significance of the site. This was compiled from readily available sources.

An assessment of archaeological potential and archaeological significance, Aboriginal or historical, is outside the scope of this HAR.

2 SITE DESCRIPTION

2.1 Site Location

The site is located on the west side of Clyde Street and has frontage to Montgomery Avenue. The site is identified as Lots 53 and 54, Deposited Plan 35007.



Figure 1: Nos 286-288 Clyde Street. The site location is outlined in red.
SIX Maps, 2025; overlay by WPH

2.2 General Setting

For the following, refer to Figure 2, an aerial photograph of the site and its surrounds.

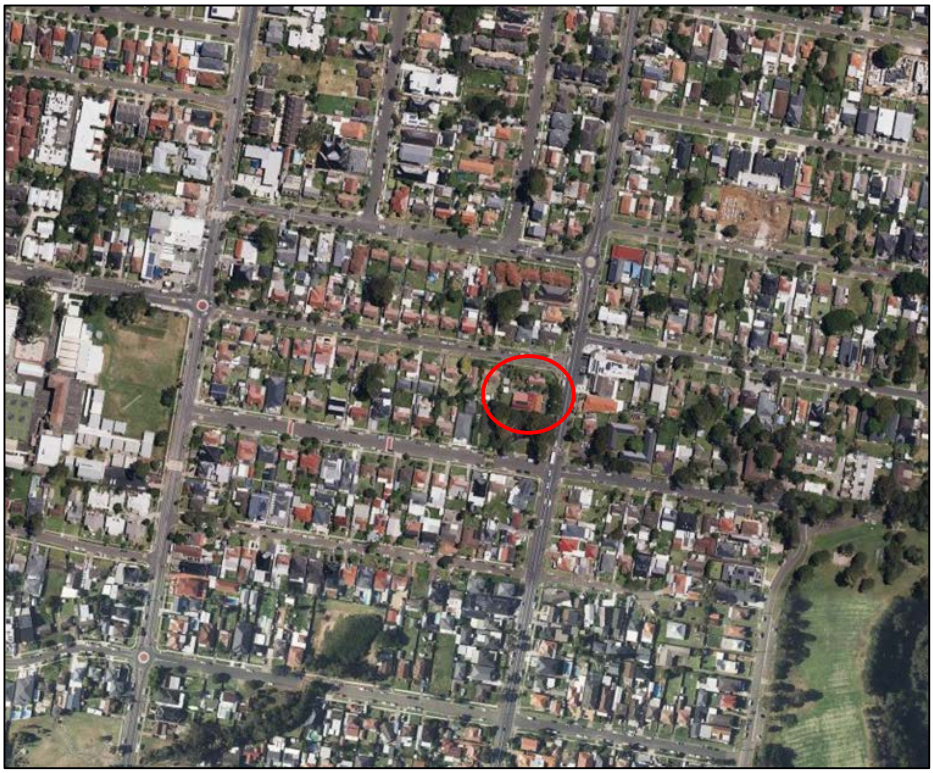


Figure 2: Aerial photograph of surrounding area. The site location is outlined in red.
SIX Maps, 2025; overlay by WPH

2.2.1 *Blaxcell Conservation Area*

Cumberland Council provides the following description of the Blaxcell Conservation Area, of which the site forms part:

Distinctive characteristics of the conservation area include:

- *Flat to gently undulating clay land which drains slowly to the east and Duck Creek*
- *Regular sized allotments, mostly 20m x 34m*
- *Single storey freestanding houses separated from the street and neighbours by large garden space, with lawn and shrubs*
- *Spaciousness of the area created by:*
- *width of each allotment*
- *wide side boundaries*
- *background view to large remaining eucalypts located in various spaces throughout the conservation area, particularly in backyards*
- *backyard placement of garages and carports*
- *houses standing parallel to the street*
- *Intact street character and a remarkable number of the houses, most of which have very few alterations or additions*
- *Consistent age of the houses - almost all date from 1944 – 1950, with a few from the 1960s*
- *Uniform building form, scale and setbacks*
- *One chimney per house*
- *Uniform building materials - bricks and tiles to Montgomery Street and fibro and tiles to the other street, with the occasional timber clad house and brick corner*

houses in Oakleigh Avenue. Uniform brick fences to Montgomery Street and throughout the rest of the area.

2.2.2 Clyde Street and Chiswick Street

The secondary frontage of the site is to Clyde Street. Clyde Street is one of the main north-south running roads through South Granville. It is two lanes wide, with provision for parking to either side. There are nature strips and concrete footpaths to either side and irregularly spaced street trees. There are no street trees outside of the subject site.

Clyde Street, in the vicinity of the site, is mixed commercial and residential in character. Buildings are one and two storey in height and mixed in date and style.

To the north of the site lies No. 280 Clyde Street. The dwelling on this site is a free standing single storey fibre-cement clad dwelling (c.1940s) with tiled low hipped roofs and aluminium framed windows. The dwelling is set to its common boundary with the subject site and slightly forward of the subject dwelling. There is no front fence. Two recent brick dwellings complete the block.

To the south west of the site along Chiswick Road (within the Blaxcell Estate HCA) is a new development demolished a NSW Housing Commission dwelling and constructed a new semi-detached dwelling. See Figure 5.



Figure 3: Looking north up Clyde Street showing native trees planted on the verge.



Figure 4:Chiswick Park to the south of the site.



Figure 5: New semi-detached dwelling to the south west of the site at Chiswick Road.

2.2.3 Montgomery Avenue

Montgomery Avenue runs east off Blaxcell Street. The road once ran through to Street; it is now blocked off at this end. The street falls very gently to the east. It is wide, with nature strips and concrete footpaths to either side. There are no street trees in the immediate vicinity of the site.

The dwellings along the street are free standing, single storey face brick dwellings with hipped or gabled roofs. These dwellings were predominately erected by the Housing Commission in the c.1940s, with some later infill development. There is a consistent pattern of front and side setbacks along the street. Most dwellings have low front fences and limited planting in the front yards, allowing open views towards the dwellings.

The immediately adjoining property to the west of the site is No. 3 Montgomery Avenue. The dwelling on this lot is similar in size, date and style to the subject dwelling. There is a flat roofed carport close to its common boundary to the site. It has no front fence and no vegetation within the front yard. Continuing west, No. 5 Montgomery Avenue is a recent single storey face brick dwelling with a hipped tiled roof. West of No. 5 Montgomery Avenue, the dwellings are predominately 1940s Housing Commission built.



Figure 6: Looking west down Montgomery Avenue showing the regularly spaced post-war dwellings on the northern side of the street.



Figure 7: Looking west down Montgomery Avenue showing the regularly spaced post-war dwellings on the southern side of the street.



Figure 8: Looking east down Montgomery Avenue towards the commercial buildings at Clyde Street.

2.3 The Site

For the following, refer to Figure 9, an aerial photograph over the site.



Figure 9: Aerial photograph of Nos 286-288 Clyde Street. The site is outlined in red.
SIX Maps 2025

For the purposes of the following description, Clyde Street is designated as the eastern boundary.

2.4 No. 286 Clyde Street

2.4.1 Exterior

The dwelling on site is free standing face brick with gabled hipped with a dichromatic gabled roof with single brick chimney. As the dwelling is on a corner site the dwelling has two gable verges fronting both Clyde Street and Montgomery Avenue. The entrance to the dwelling is located on the northern side of the building but is accessed from the east. There is a small flight of stairs leading to an elevated front porch framed by a metal balustrade, the front door is framed by a projecting brick portico. Windows are groupings of timber framed double hung sashes with some of the two of the windows with corrugated metal awnings. There is a small skillion lean to at the rear (west) of the site. There is a small garage accessed via Montgomery Avenue on the western boundary of the site.



Figure 10: View of the northern elevation showing the entrance to the dwelling.



Figure 11: View from Montgomery Street showing the projecting gable bay with metal awning.



Figure 12: View of the rear elevation.



Figure 13: View of the rear yard.

2.4.2 *Interior*

The following interior layout has been sourced from Realestate.com.au.

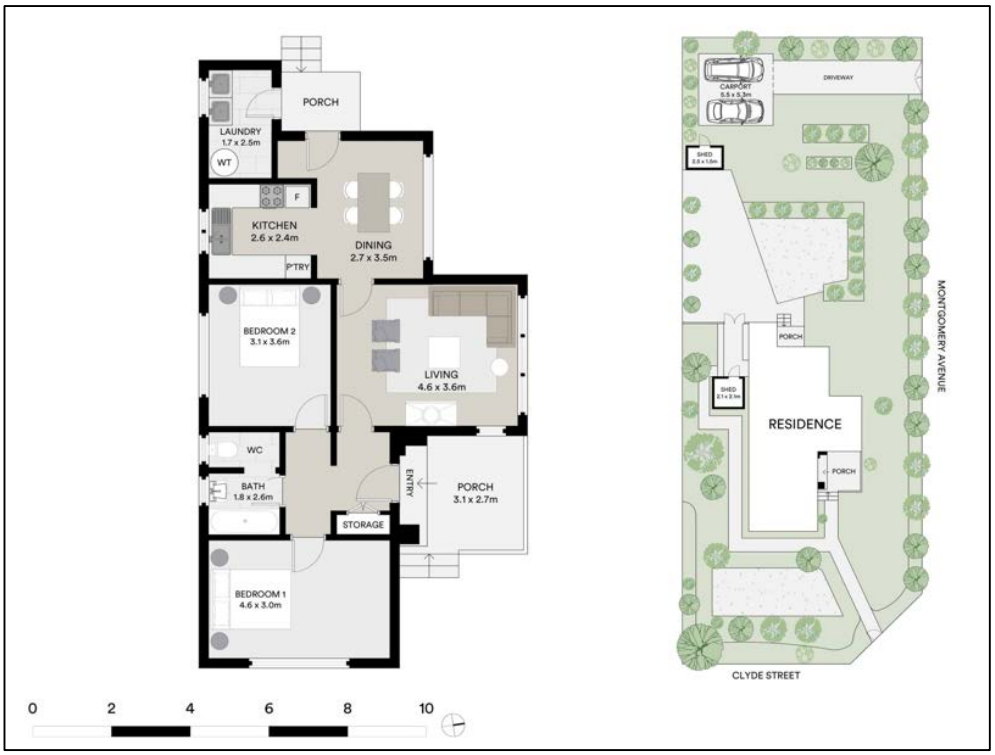


Figure 14: Interior layout of the dwelling and layout of the site. Realestate.com.au

The dwelling has two bedrooms with a living, dining and kitchen. There is a separate bathroom and laundry. The walls are rendered and painted masonry or framed plasterboard; the ceilings are fibrous plaster or plasterboard with deep cove or quad cornices; the floors are polished timber. There is a brick fireplace with rendered chimney breast.



Figure 15: Brick fronted fireplace with rendered chimney breast.
Realestate.com.au



Figure 16: View of the timber framed double hung sash windows and timber floor.
Realestate.com.au



Figure 17: View of the contemporary kitchen.
Realestate.com.au

2.5 No. 288 Clyde Street

2.5.1 Exterior

This dwelling, now used as a community centre is a freestanding single storey building constructed from textured red brick with a dichromatic terracotta tile gabled roof. There is a low corbelled brick fence with hedge behind at the Clyde Street frontage.

There is a chimney at the northern gabled end of the building there is timber bargeboard cladding on the gabled verges. There is a projecting bay with a on the southern side of the primary elevation which continues on the existing gabled roof slope. The entry to the dwelling is at the centre of the elevation via a recessed porch. Windows are groupings of timber framed double hung sashes with aluminium screens.

To the rear of the site is the is a large steel framed structure with gabled roof with



Figure 18: View of the primary elevation from Clyde Street.



Figure 19: View of the northern elevation showing the chimney breast.

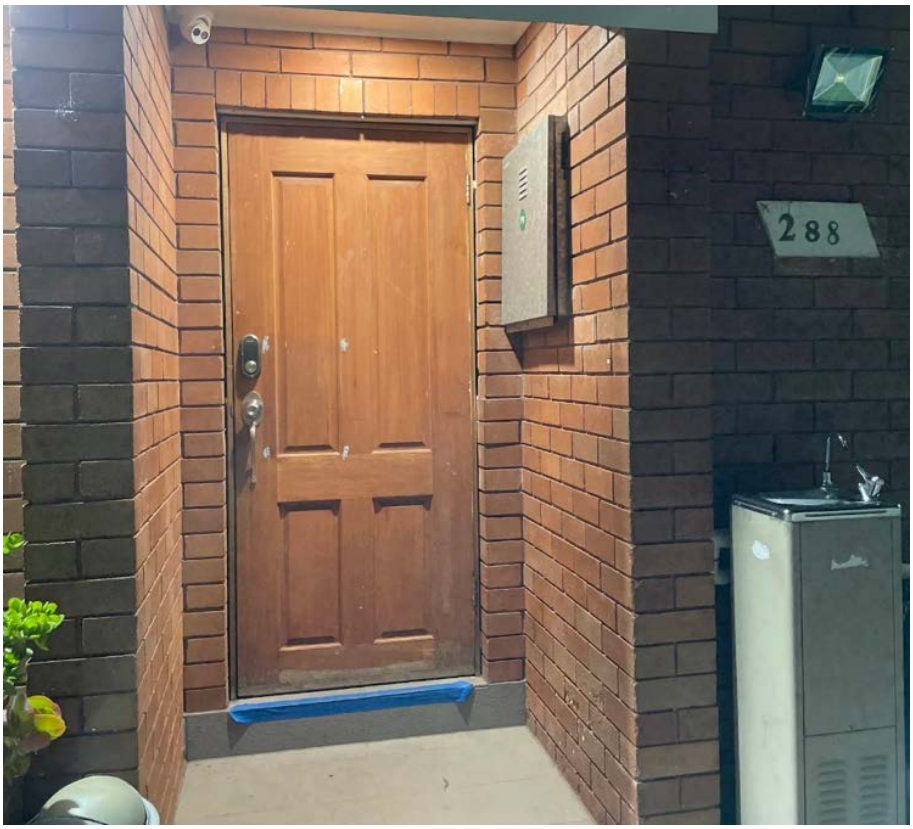


Figure 20: View of the front entry porch.



Figure 21: View of the new addition to the rear of the site.

2.5.2 Interior

The interior of the building has had most of the interior walls and finishes removed to facilitate its use as a community centre. There are no identifiable features associated with the post war era internally within this building.

See Figure 22and Figure 23.



Figure 22: View internally of the rear addition.



Figure 23: View internally of the front room of the building showing the open floorplate with no features associated with the site's 1944 construction.

3 HISTORICAL ANALYSIS

3.1 Aboriginal History

While an Aboriginal history is not provided for, it is acknowledged that the traditional custodians of the Cumberland Council area are the Dharug peoples of the Eora nation.

3.2 Early European History

The British Colony of New South Wales was officially established at Sydney Cove in January 1788. Ignoring the presence of the Aboriginal people, all land was declared to be Crown Land. In December 1792, Governor Arthur Phillip established the official boundaries of the Township of Sydney. From January 1793, successive governors granted land outside the boundaries to open up the Colony to settlement and augment food supplies. Granville lies well outside of these boundaries.

The size of the early land grants depended on the status of the aspiring landowner, with the largest land grants being made to military and government officials and the smallest to emancipated convicts.

European associations with Western Sydney date from late April 1788, when Governor Phillip led a party along the upper reaches of the Parramatta River to explore the country around present-day Parramatta and Prospect Hill. A settlement, named Rose Hill, was established in the newly explored region in November 1788. Communication between Rose Hill and Sydney was by the Parramatta River. Even when a rough track developed between the two settlements, the river remained the preferred mode of travel for some time to come. The track, later Parramatta Road, was poorly maintained; travellers faced the threat of attack from Aborigines and escaped convicts.

By June 1790, the prospects at Rose Hill looked brighter than those at Sydney. Within eighteen months, faced with increasing numbers of time expired convicts, Phillip established farming settlements at Prospect Hill, The Ponds and the Northern Boundary (North Parramatta). On 2 June 1791, Phillip renamed Rose Hill, 'Parramatta', the name given to the area by its traditional owners.

Cultivation at Farm Cove in Sydney was soon abandoned, and all efforts focused on the new settlements and the government farm established at Toongabbie. The present Granville district lay to the south of Parramatta. The use of this heavily timbered country for hunting is reflected in the naming of Duck River and Duck Creek and, at a later date, the Dog Trap Road (now Woodville Road). Thus formed the core of present-day Granville.

Present-day Granville was alienated from the Crown as a result of a number of grants made to James Ruse, John Macarthur, Lieutenant Thomas Davies, Thomas Keele, John Harris, Garnham Blaxcell, James Smith, John Thomas Campbell, W.C. Wentworth and William Lawson.

The earliest of these grants was the 100-acre grant made on 9 February 1798 to Lieutenant Thomas Davies of the New South Wales Corps. This grant was bounded on the north by Parramatta Road and was located near to the road leading south-west to Liverpool, later known as the Dog Trap Road. Davis' grant, together with the adjoining grant to the west, being Keele's 25-acre grant, was purchased by Garnham Blaxcell, to whom a consolidated grant of 1,125 acres was issued on 1 January 1806. Blaxcell's grant was the largest Crown grant in the area. The grant was bordered to the east by present-day Clyde Street, on the south by Rawson Road and on the west by Woodville Road, thus forming the 'core' of present-day Granville.[1] It is on this grant that the subject property lies.

Blaxcell was 'a man as equally unscrupulous as (John) Macarthur himself.'[2] Arriving in 1802 as an assistant bursar aboard the *HMS Buffalo*, he was appointed to a number of important political posts, including that of deputy commissioner and occasional secretary to Governor King. Blaxcell supported the rebel New South Wales Corps in the 'Rum Rebellion' of 1808, becoming one of eight magistrates appointed by Major Johnston. Blaxcell was engaged in numerous commercial ventures and owned whole or part shares in a number of trading vessels. He was one of John Macarthur's many speculative partners and was one of three contractors who later built Governor Macquarie's 'Rum

[1] T. Fowlie, *The History of Granville 1919* (Granville: Granville Historical Society, 2001), p. 18.
[2] Fowlie, *The History of Granville 1919*, p. 18.

Hospital'. Blaxcell appears to have used his vast grant for little more than raising money for his other commercial ventures. In 1809, he obtained a loan using his grant as security from Surgeon Thomas Jamison. In 1817, following the failure of a number of these ventures, Blaxcell fled the Colony, dying en-route to England in April 1817. Blaxcell no longer owned his Granville grant at the time of his death, the Estate having been conveyed to Surgeon Jamison's son and heir, Sir John Jamison, presumably in default of payment, on 21 April 1815.[3]

3.3 Early Subdivisions

Sir John Jamison used Blaxcell's grant as a grazing run. He is said to have made several improvements to the land, including fencing and the erection of a stockyard and cottage for the employees placed in charge. The extensive timber on this and other grants in the immediate area was harvested and sent to Parramatta and Sydney. After Jamison's death, the land was conveyed to his widow and thence to her daughter and, by default, to her husband, Captain William Russell. Russell mortgaged the land three times – in 1851, 1853, and 1856. Russell also sold part of the grant, on the eastern side of the Dog Trap Road.

The extent to which the Blaxcell grant was mortgaged and under-developed was not an isolated phenomenon. Local property values were generally depressed until the opening of the Sydney to Parramatta rail line in 1855. The station where the Great Southern and Great Western Lines met, now Granville Station, was originally known as Parramatta Junction. Part of Blaxcell's grant was advertised for sale in February 1855, albeit with little success.

In the early 1860s, the mortgagees Morehead and Young, of the Scottish Australian Investment Company, commissioned Richardson,and Wrench to market a new subdivision of the Blaxcell grant, now commonly referred to as the 'Drainwell Estate', with suggested uses including farms, villa estates and orchards. While some settlement did result, the railway also attracted land speculators and investors who did little to further the development of a community. The site forms part of the 'Drainwell Estate'.

3.4 Foundations of Present-Day Granville

Land sales and subdivision in the Granville area was carried out in bursts during the period 1875 to 1883. The Dog Trap Road was renamed Woodville Road in 1879 for the nearby family home of the Lackey family, one of early Granville settler's families. The original name, however, would remain in popular usage into the 1950s.

As subdivision progressed, the population increased and important institutions were established, including a post office (1878), a school (1881), a bank (1883), a newspaper (1884), a School of Arts (1884) and a police station (1885). Hotels, businesses, shops and industries, most notably brickworks, also opened at this time. There was an active local progress association. The name Granville came into usage in 1880 and was to honour then British Foreign Minister, Lord Granville. Granville benefited from the opening of the Hudson Brothers engineering works (1882) and the establishment of mills and tanneries on Duck River and Duck Creek. In recognition of the growing local identity of the area, the Borough of

[3] City of Parramatta, 'Granville – A Brief History', https://historyandheritage.cityofparramatta.nsw.gov.au/research-topics/suburbs/granville-brief-history, accessed 7 March 2025.

Granville was declared in 1885 and the first town hall erected in 1889. The location of Granville Station was later moved east along the line to accommodate a rail interchange at the intersection of Parramatta Road and Woodville Road.

The new Municipality benefited from the rates of the recently subdivided Harris Park and Elizabeth Farm Estates, a large part of which lay within the municipal area. By 1888, the Borough of Granville boasted 787 houses, 3 hotels, 6 factories and 2 banks. Growth slowed, however, with the onset of the economic depression of the 1890s.

Development during this period was never even across the area. Much of what is now South Granville remained vacant land; there was little settlement south of William Street or west of Woodville Road. Although some market gardening and fruit growing was carried out, the soils of South Granville were found to be less suitable for agriculture than land in the north. The grasslands that replaced the felled timber of the past were primarily used for grazing cattle for the Parramatta markets and for dairy herds.

By 1901, there were 1,027 houses and 5,094 people within the Granville Municipality. Houses were almost equally divided between brick and timber construction. The population of Granville Municipality continued to grow steadily in the early twentieth century as further industries were attracted to the area. In 1906, the Municipality was enlarged with the addition of Guildford. Two hundred and eighty homes were constructed in 1911, 267 in 1912 and 310 the following year.

3.5 Inter-War Granville and Government Housing Schemes

The growth of Granville in the period from 1918 onwards is discussed below in conjunction with the role that the Government played in housing construction. This work laid the foundations for the work of the Housing Commission from 1941 and hence informs on the significance of the Blaxcell Street Conservation Area, in which the subject site lies.

Domestic construction slowed during World War I (1914-1918) with the effect that there was a housing shortage when the war ended in 1918, particularly in areas where there were sizable working populations, such as Granville. Following the end of World War I, a new phase of industrial development commenced in Parramatta and surrounding municipalities. Tariff protection and government contracts encouraged a wave of industrialisation. Local employment opportunities, in turn, encouraged population growth, exacerbating the housing shortage.

It was initially assumed that private industry would be able to meet the demand for housing. The situation in Granville, however, was serious enough by 1920 for Granville Council to discuss the possibility of building houses themselves. In an attempt to overcome the shortage, the Federal Government had established the War Service Homes Commission in March 1919 to build and finance homes for returned service men and war workers. The Commission were active in Granville, where group schemes were built in Woodville Road, The Trongate and Membrey and Clyde Streets. The population of Granville doubled between 1921 and 1933, outstripping that of Parramatta to the extent that in 1933, the population of the Municipality exceeded that of Parramatta for the first time. As it had in the 1890s, however, growth slowed once again with the onset of the Great Depression in the early 1930s.

By 1933, 21% of the local male population were unemployed, with many others in part time work only. The building industry was deeply affected. As the Depression eased, the Government formed the Homes for the Unemployed Trust to enable people to acquire their own homes. The Trust built cottages to a minimum standard for sale to the unemployed or provided them with the materials necessary to build their own homes. Sixty-seven of the

436 cottages built around the State by the Trust between 1934 and 1937 were built in Granville. The Trust continued to build cottages in Granville until 1941.

The outbreak of war in the Pacific slowed housing development. The domestic real estate market was strictly regulated during the war (1939-1945). As domestic construction slowed and all but ceased in 1941, housing shortage once again became acute. By 1945, there was an estimated shortage of 69,000 homes.

The role of the state in social welfare, and in particular in the provision of affordable, good quality housing, had been a major concern of the Commonwealth Government prior to the outbreak of war. This concern was mirrored in the rhetoric of the NSW Labor Party, who had been elected to power in 1941 with a pledge to not only build houses in the required number, but also to lift the standard of small house construction:

> *(Labor's) first duty to the State is to give the peoples home in which they can live with dignity, in which they can take pride, and in which they will feel willing to undertaken the social obligations of citizenship.*[4]

The ideal of the detached home had been steadily promoted as the Australian ideal from the 1900s onwards. The Annual Report of the Housing Commission in 1946 described the cottage as the 'most popular type of dwelling in this country.' The small, detached, cottage was thus the 'mainstay' of public housing throughout the 1940s-1960s. Granville Council were adamant that, despite the housing shortage, it was 'entirely wrong to have semis in our municipality.'[5]

The result of political agitation was the establishment of the Housing Commission of New South Wales under the *Housing Act, 1941* (Act. no.65, 1941) to co-ordinate public housing. The majority of the Commission activities were carried out under the provisions of the Commonwealth and State Housing Agreement, whereby the Commonwealth advanced the necessary funds, which were then paid back by the States over time. The Commission acquired land, subdivided it, provided essential services and the design and supervised construction:

> *'The Housing Commission re-constituted the Housing Improvement Board which had been established under the Housing Improvement Act (No.59, 1936) This Board had the role of raising the standard and availability of housing by clearing unsatisfactory housing lands and following a negotiation process with local government erecting housing at an acceptable standard. In addition the Commission administered the Housing of the Unemployed Act, 1934 - 1941 and continued to give assistance for the purchase, rent, erection or additions to dwellings to people eligible under that Act.*
>
> *In June 1942 the Commission was declared an agency of the Commonwealth War Workers Housing Trust and its energies were diverted into the construction of accommodation for munitions workers. Although the activities of the Housing Commission (which commenced in earnest in 1945) were administered by the NSW Government, it was largely financed by loan funds made available through the Commonwealth-State Housing Agreements. Tenants were selected according to their needs including their former house being condemned or*

[4] William McKell in his main policy speech at Waterloo Town Hall on 21 April, 1941 cited in David Pettigrew, *Homes for the People*, NSW, Department of Housing, 2005, p.33.

[5] Alderman of Granville Council in 1946, cited in Terry Kass, *op.cit.*, 1996, p.362.

overcrowded, the rental being outside their means or simple inability to afford any acquire any property on the rental market.[6]

The *Housing Act 1941* incorporated various past housing initiatives into a single authority to improve co-ordination. The Housing Commission was not the first instance of the Government intervening into the housing market. As early as 1912, a Royal Commission into housing had concluded that private developers and/or landlords were not satisfying either the demand for housing or providing adequate standards. The Housing Board was established with a brief to build good quality, affordable housing for workers. This experiment in public housing was abandoned in 1924, when only 315 of a proposed 1,437 houses had been built at Dacey Gardens. The Housing Improvement Board, commenced in 1936, likewise achieved limited success.

The activities of the new Commission were severely curtailed by the intensification of World War II, which limited their early activities to the construction of urgently needed houses for war workers in country centres. It was not until the end of 1943, that the Commonwealth Government felt that the war situation had eased sufficiently for a limited home building programme to begin. Work began on the first dwellings in June 1944.

The proposed 475 cottages were allocated as follows:

Location		***Total***
Granville-Blaxcell Street		76
Granville- Woodville Road		60
Bankstown- Greenacre Park		14
Lakemba- Parry Park		60
Westmead		55
Cabramatta-Station Road		13
Liverpool		22
Belmore- North Rudd Park		40
Port Kembla and Newcastle		135
Total		***340***[7]

As set out below, Montgomery Avenue, and the majority of dwellings along it, was created by the NSW Housing Commission.

[6] *Agency Detail 41. Housing Commission of New South Wales.* State Records

[7] Report of the *Housing Commission of New South Wales for the Year Ended 30* June, 1944. Government Printer, February 1946, p.2.

3.6 The Subject Site During the Interwar Period

By 1921, the subject site formed part of a larger parcel of land (19 acres, 0 roods and 28 ½ perches in size; Lots 5 and 6 of Lackey's subdivision) that was brought under the provisions of the *Real Property Act* by Charles Edward Robertson Murray, a retired district court judge. Murray described the land at this time as being 'unoccupied.' [8] The land was transferred to Charles O'Connor Murray (solicitor) and Mary Dorothea Leonie Murray (spinster) on 13 July, 1923.[9] In 1923, the land was subdivided. Lots in this subdivision ran from Oakleigh Avenue through to Chiswick Road; there was no Montgomery Avenue. Refer to Figure 3.

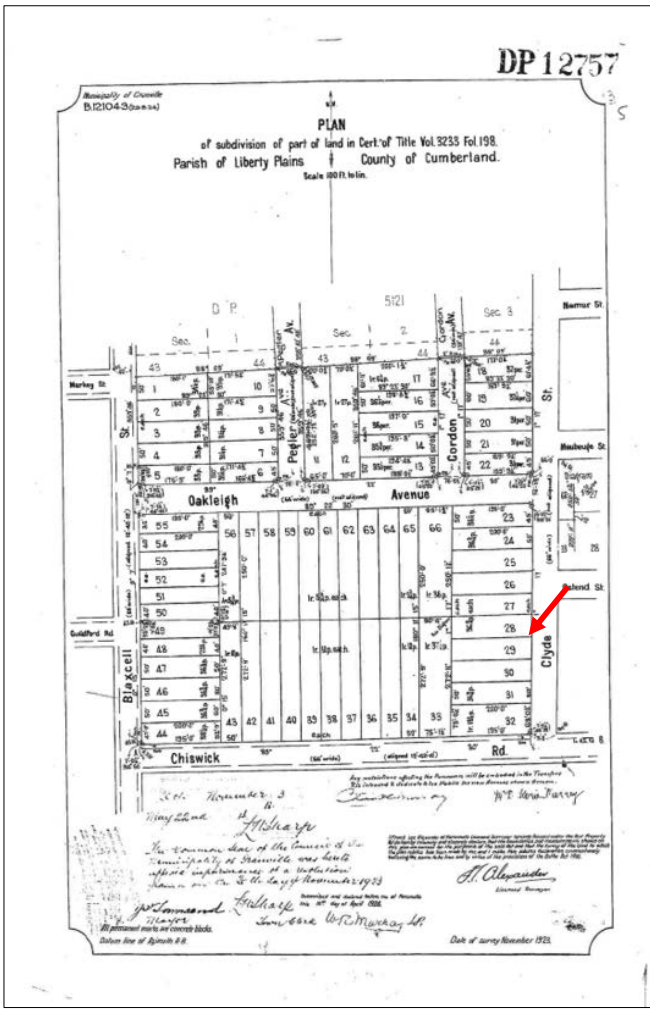


Figure 24: F.L. Alexander, *Plan of Subdivision of Part of Land in Cert. of Title Vol. 3233 Folio 198, Parish of Liberty Plains, County of Cumberland.*

NSW LPI D.P. 12757

The majority of the subject site formed part Lot 26 of this subdivision (D.P. 12757; see Figure 3 above). The southern-most part of the site formed part of Lot 27 of D.P. 12757(see Figure 3 above). An aerial photograph over the site and the surrounding area, dated 1943, shows the sites undeveloped at this time. Montgomery Avenue had yet to be created.

[8] Primary Application No. 23275. NSW LPI.

[9] Certificate of Title Volume 3233 Folio 198. NSW LPI.



Figure 25: NSW Lands Department, Aerial Photograph over South Granville, 1943.

SIX Maps

3.7 Post War II Granville, the Housing Commission and Montgomery Avenue

The Housing Commission purchased/resume the private lands now contained within the Blaxcell Estate Conservation Area, retaining the proposed street pattern but re-subdividing the lots. Montgomery Avenue was created as a result of this subdivision. The plan of this subdivision, Figure 26, includes much of the land bounded by Chiswick Road, Clyde Street, Blaxcell Street and Oakleigh Avenue, together with a number of lots north of Oakleigh Avenue. The lots fronting Clyde Street to the north were not part of this subdivision, having previously been sold.

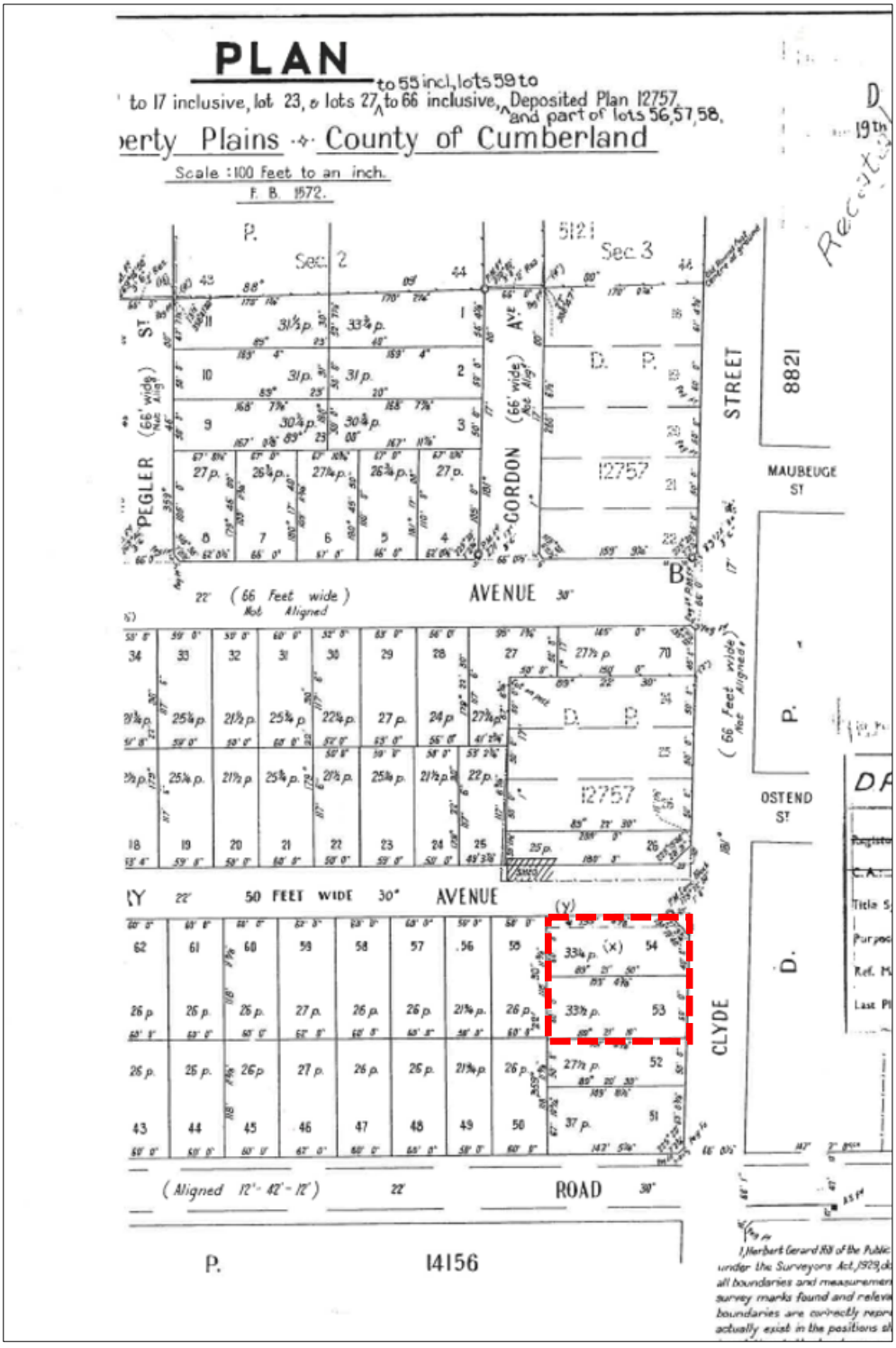


Figure 26: Herbert G. Hill, *Plan of subdivision of Lots 11 to 17 inclusive, Lot 23 and Lots 27 to 55 inclusive, Lots 59 to 66 inclusive and part of lots 56, 57, 58 D.P. Plan 12757*, December 1945. Note: Hill was a Public Works Department Surveyor.
D.P. 20131. Detail only.

While the Commission evidently had difficulty in obtaining materials, by June 1944, they had commenced work on 20 dwellings on what was referred to as the 'Blaxcell Street site' using day labour.

The first cottages built as part of the South Granville scheme were the full brick cottages with tile roofs completed in Montgomery Avenue by December 1944. The persistent shortage of materials meant that many of the public housing projects of the 1940s and 1950s were built using fibro.[10] Fibro cottages and cottages in nearby Chiswick and Oakleigh Avenues and Blaxcell Street, also formed part of this project. Figure 27 provides an aerial view over part of what is now the Blaxcell Estate Conservation Area. The arrow points to the site which shows both dwellings constructed at this time. An enlarged version of the image is contained in Figure 28. It shows No. 286 Clyde Street without the substantial rear addition.



Figure 27: Aerial Photograph, c.195? showing the subject site.

Achievements of the Housing Commission of NSW, c.195?

State Library of NSW.

[10] *A Short History of Public Housing in New South Wales*, 2004.



Figure 28: An enlarged version of the image showing both sites.

The above project was one of many the Housing Commission were engaged in as they purchased or resumed large areas of vacant land in Granville, Ermington, Rydalmere, Toongabbie, Parramatta and Holyrod. By November 1945, the Commission had erected 139 dwellings in Granville and had approval to build another 814. The Commission continued to develop their programme of works. Materials were supplied first by the Commission's prefabricated depot at Granville and later by a larger unit operated by the Public Works Department at Villawood. The designs of the first dwellings were further 'refined' in 1944-45 to eliminate any details which experience had shown to be 'non-essential.'[11] Minimum site requirements were set in 1946, to ensure a minimum frontage of 55 feet, a 'most desirable depth' of 120 feet, a minimum of 14 feet between houses, a minimum distance between the property and the building line of 25 feet and a maximum coverage of allotments by buildings of 20%.[12]

In 1948, Granville became part of the Parramatta Council area. In 1957 ownership of No. 286 Clyde Road was transferred from the Housing Commission of NSW to Edward Lawrence and Lily Leonie Cummins, a haulage contractor.[13] There appears to have been limited changes to this building other than alteration to the interior for modern usage following sale from the Housing commission.

No. 288 Clyde Road has been utilised as a community centre as the Granville Youth Association (since 2004). One of the significant approvals occurred on 9 May 2005, when application A/774/2004 was granted under delegation. This approval allowed for various alterations and additions to the existing building, ensuring its suitability as a youth community centre. However, not all applications met with approval. On 20 June 2006, DA/95/2006 was refused under delegation. This proposal aimed to modify the existing multi-

[11] Report of the *Housing Commission of New South Wales for the Year Ended 30* June, 1945. Government Printer, February, 1946, p.2.

[12] *Ibid*.

[13] NSW LPI Vol. 7437 Fol. 202

purpose hall located at the rear of the heritage-listed building, but it did not meet the necessary requirements. **Appendix 1** includes details of these plans.

Further modifications were sought through DA/774/2004/A, which proposed an increase in floor area, changes to external finishes, and adjustments to the internal configuration and doors. Unfortunately, this Section 96 application was also refused under delegation on 20 June 2006. Despite these setbacks, progress was made with DA/774/2004/B, which was approved on 30 June 2008. This modification allowed for a change in window materials, replacing timber frames with aluminium frames in the rear hall.

The below aerial photographer over both sites illustrates the general development of each site.

Year	Photograph
1947 The dwellings soon after construction.	
1955 Little change to the sites.	

1965 Construction of garage to the rear of No. 286 Clyde Road.	
1978 New landscaping to the rear of No. 288.	
1986 Limited changes to both sites.	

1994 Major landscaping to the rear of 286 Clyde Road.	
2004 Rear addition to 286 Clyde Road approved via DA/774/2004.	
Today. The site today showing the increased landscaping around 288 Clyde Road.	

4 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Statutory Heritage Listings

Table 2: Summary of statutory heritage listings.

Listing Type	Item Name and Details	Listing Number
State Heritage Register under the *Heritage Act 1977* (NSW).	N/A	N/A
Listed as an item of local heritage significance by Schedule 5 of the *Cumberland LEP 2021*.	'Clyde Street houses built for Housing Commission', Nos 286-288 Clyde Street, South Granville	Item No. I238
Located within a heritage conservation area by Schedule 5 of the *Cumberland LEP 2021.*	'Blaxcell Estate Conservation Area', Granville	Item No. C1.

4.1.1 Statement of Significance for Nos 286-288 Clyde Street

Cumberland Council provides the following Statement of Significance for the heritage item at Nos 286-288 Clyde Street:

> *The houses at 286 and 288 Clyde Street, South Granville are of significance for the local area for historic and social reasons, and as a representative example of Government provision of housing undertaken by the Housing Commission. Alongside the houses in Montgomery Avenue, Oakleigh Avenue, Chiswick Road and Blaxcell Street, this group of cottages were the first group development constructed by the newly formed Housing Commission in 1944. This group of houses show the standard of early Housing Commission development. The item is socially significant for its connection to the Government Housing Commission, who built the cottages.*

This Statement is adopted for the purposes of this assessment.

4.1.2 Statement of Significance for Blaxcell Conservation Area

Cumberland Council provides the following Statement of Significance for the Blaxcell Conservation Area, of which the site forms part:

> *The Blaxcell Estate Conservation Area is locally significant for its historic, social, aesthetic and representative values. The Conservation Area comprises of the first group of public housing built in NSW by the then newly formed Housing Commission in 1944. The brick houses within this estate demonstrate the ideals of the Housing Commission which was established to build comfortable and well-appointed dwellings within the resources and capacity of the state. The inclusion of fibro houses is reflective of the cost-effective measures undertaken by the Housing Commission to produce the quantity of houses when post war shortages of labour and materials threatened the building program. The Conservation Area retains its aesthetic values through a consistent scale, siting, materiality and fencing treatment which provides a cohesive 1940s suburban*

character. The area is remarkable for its totally intact core area of Montgomery Street which has kept all its fencing and all original houses without second storey additions. The fibro housing is a particularly good example of an extensive public housing development by the Housing Commission extant throughout Western Sydney.

This Statement is adopted for the purposes of this assessment.

4.2 Additional Information Relating to the Site's Significance

4.2.1 Views

Due to the height of the fence at No. 286 Clyde Road there are limited views towards the dwelling, however, the upper portion of the dwelling is visible on close approach from Clyde Street and Montgomery Avenue.

Given the front setback and hedging at No. 288 Clyde Road is generally only visible from the public domain when directly in front of the building.



Figure 29: View from the opposite side of Clyde Road looking towards No. 286 Clyde Road.



Figure 30: View from the opposite side of Clyde Road showing No. 288 which is generally obscured from the public view.

4.2.2 Integrity

No. 286 Clyde Road – The dwelling has a moderate degree of integrity owning the the few alterations and additions to the building. It is still identifiable as a post-war NSW Housing Commission construction.

No. 288 Clyde Road – This dwelling has a low degree of integrity. The various alterations and additions to the exterior, including large rear addition and various other modification have reduced the understanding of the site post-war NSW Housing Commission construction. Almost all interior fabric relating to the post-war construction era has been removed to facilitate the building's use as a community centre.

Both buildings are in good condition.

4.3 Heritage Items and Conservation Areas in the Vicinity of the Site

For the following, refer to Figure 31, a detail of a map from the NSW Planning Portal showing heritage items in the vicinity of the site.

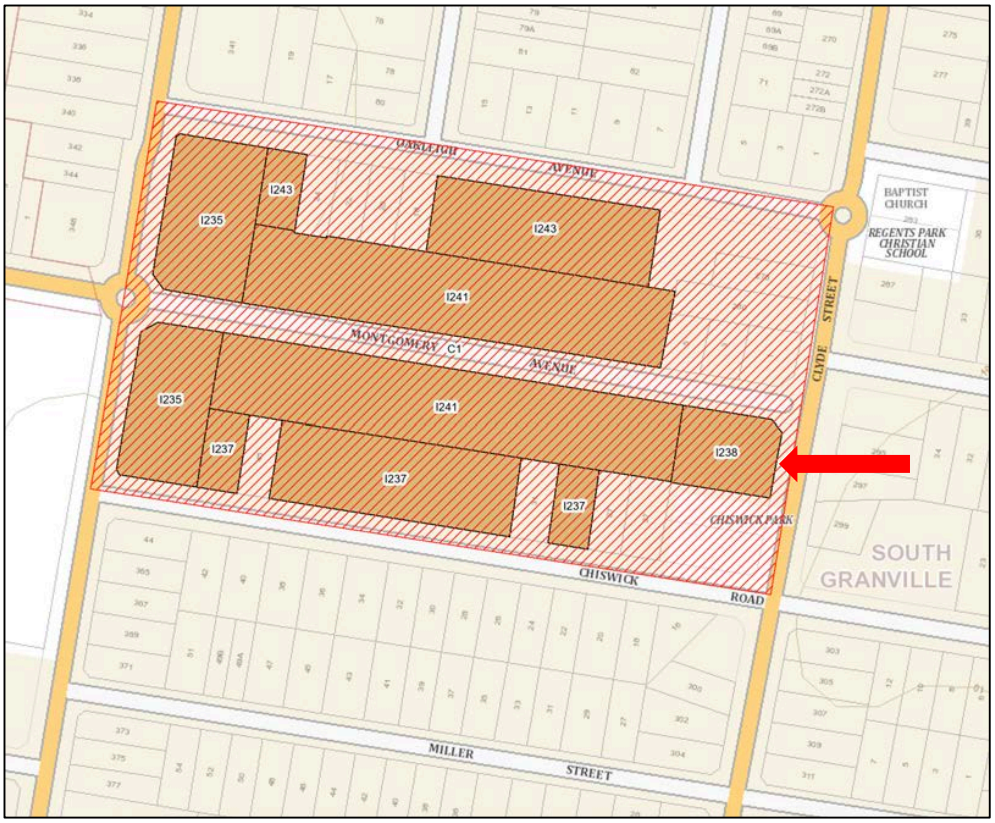


Figure 31: Map showing heritage items in relation to the site. The site is coloured brown, numbered 'I238' and indicated by the red arrow.
NSW Planning Portal; overlay by WPH
Local Heritage Items – Coloured brown and numbered
Local Conservation Areas – Hatched red and numbered

Figure 31 above illustrates No. 286 Clyde Street, which lies opposite the subject site. No. 278 Clyde Street is separated from the site by one dwelling. It is noted that the original dwelling on this site has been demolished and replaced with a modern dwelling.

The State Heritage Inventory provides the following statement of significance for this group:

> *'Clyde Street group is of significance for Parramatta LGA for historical reasons and as a representative example of the Housing Commission cottages of the 1940s in the Parramatta area.'*[14]

The principal view corridors towards the group are obtained from directly outside of them on Clyde Street. Depending on the viewing angle, there are angled views towards them on approach along Clyde Street. No. 286 Clyde Street is visible on approach from the north because it is a corner property.

Each property within the group as a lot boundary curtilage.

[14] *Houses Built for Housing Commission*, Nos. 276, 278, 282-288 Clyde Street, South Granville, NSW. State Heritage Inventory Database No.: 2240132.

- ***Houses built for Housing Commission*, Nos. 2-24 and 7-29 Montgomery Avenue, South Granville (I608).**

The State Heritage Inventory describes this group as follows:

'The houses at 7-29 and 2-24 Montgomery Avenue are of significance for the local area for historical reasons, and as a representative example of Government provision of housing undertaken by the Housing Commission. This group of cottages was the first group development constructed by the newly formed Housing Commission in 1944. Combined with the houses in Blaxcell Street, Oakleigh Avenue and Chiswick Road, these houses show the standard of early Housing Commission development.'[15]

Figure 32 below illustrates typical dwellings within this group.



Figure 32: View of the intact row of NSW Housing Commission dwellings.

The State Heritage Inventory provides the following statement of significance for this group:

'The houses at 7-29 and 2-24 Montgomery Avenue are of significance for the local area for historical reasons, and as a representative example of Government provision of housing undertaken by the Housing Commission. This group of cottages was the first group development constructed by the newly formed Housing Commission in 1944. Combined with the houses in Blaxcell Street, Oakleigh Avenue and Chiswick Road, these houses show the standard of early Housing Commission development.'

The principal view corridors towards the group are obtained from directly outside of them. There are also significant view corridors on approach in either direction along Montgomery Avenue. The nearest properties part of this group to the subject site are Nos. 7 (which is separated from the site by Nos. 3 and 5) and Nos. 2, 4, 6, which are located on the opposite side of the street and to the north west.

Each property within the group as a lot boundary curtilage.

[15] *Houses Built for Housing Commission*, Nos. 2-24 and 7-29 Montgomery Avenue, South Granville. NSW State Heritage Inventory Database No.: 2240400.

- ***Houses built for Housing Commission,* Nos. 6-16 and 26 Oakleigh Avenue, South Granville (I610).**

This group of dwellings is noted as being in the vicinity of the site but are further removed. There are no existing view corridors to/from these items and the site. Works of the proposed nature will not be visible from these items or in conjunction with them. They are not further considered for the purposes of this statement.

4.4 Comparative Analysis

Table 3: List of examples.

The below examples demonstrate similar buildings in the immediate vicinity within the Blaxcell Estate Heritage Conservation Area.

Address and details	Photograph
11 Montgomery Avenue	
8 Montgomery Avenue	

1 Oakleigh Street	
20 Montague Avenue	
22 Montague Avenue	

4.4.1 Discussion

The NSW Housing Commission-built houses from around 1944, all of which are heritage-listed, demonstrate a consistent scale, materiality, and overall design in line with other similar sites in the immediate vicinity.

No. 286 Clyde Street has undergone minimal alterations or additions since its construction in 1944. However, as it faces north towards Clyde Road—a street with fragmented architectural development—rather than Montgomery Avenue, it does not visually integrate with the cohesive group of Housing Commission dwellings.

In contrast, No. 288 Clyde Road has undergone significant alterations and additions, altering its original modest post-war Housing Commission character. As a result, it no longer reads as an example of the original building typology. Its location on Clyde Road further separates it, both visually and physically, from the more cohesive groups of purpose-built dwellings along Montgomery Avenue and Chiswick Road.

4.5 Assessment against NSW Heritage Guidelines

The significance of the site is assessed under the seven criteria provided by the recent Department of Planning and Environment guidelines *Assessing heritage significance* (2023). The following sets out:

1. Each of the criterion, being (a) – (g).
2. The assessment provided by Cumberland Council.
3. Weir Phillips Heritage response.

4.5.1 Criterion (a) Historic Significance

An item is important in the course, pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Cumberland City Council provides the following assessment under this criterion:

> *The item is of significance as part of the first group development constructed by the newly formed Housing Commission in 1944.*

Weir Phillips Heritage response:

Both sites are examples of this development by the NSW Housing Commission constructed in 1944. Given the extent and widespread nature of the development of public housing in South Granville both sites are not unique to the LGA.

The site does not fulfill the guidelines for listing under this criterion.

4.5.2 Criterion (b) Historical association

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural historical the local area).

Cumberland City Council does not provide an assessment under this criterion.

Weir Phillips Heritage response:

The site does not fulfill the guidelines for listing under this criterion.

4.5.3 Criterion (c) Aesthetic/creative/technical achievement

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative and technical achievement in NSW (or the local area).

Cumberland City Council does not provide an assessment under this criterion.

Weir Phillips Heritage response:

The site does not fulfill the guidelines for listing under this criterion.

4.5.4 Criterion (d) Social, cultural and spiritual

An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

Cumberland City Council provides the following assessment under this criterion:

> *The item is socially significant for its connection to the Government Housing Commission, who built the cottages.*

Weir Phillips Heritage response:

Neither building has been occupied by public housing tenants for some time. No. 286 Clyde Road was transferred from public to private ownership in 1958, while No. 288 Clyde Road has operated as a public youth center for over 20 years. As a result, their social significance and connection to the NSW Government Housing Commission are limited, extending only to their original purpose and construction.

The site does not fulfill the guidelines for listing under this criterion.

4.5.5 Criterion (e) Research potential

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural historical of the local area).

Cumberland City Council does not provide an assessment under this criterion.

Weir Phillips Heritage response:

The site does not fulfill the guidelines for listing under this criterion.

4.5.6 Criterion (f) Rare

An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Cumberland City Council does not provide an assessment under this criterion.

Weir Phillips Heritage response:

The site does not fulfill the guidelines for listing under this criterion.

4.5.7 Criterion (g) Representative

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

Cumberland City Council provides the following assessment under this criterion:

The item meets the local criteria as a representative example of Government provision of housing undertaken by the Housing Commission.

Weir Phillips Heritage response:

While both sites reflect the original Housing Commission building typology, No. 288 Clyde Road has undergone significant alterations and additions, compromising its integrity as a representative example. Additionally, No. 286 Clyde Road is visually separated from the more intact group of NSW Housing Commission homes, diminishing its ability to contribute to a cohesive representation of government-provided housing.

Given these factors, neither site meets the objectives or guidelines for listing under this criterion

5 DISCUSSION AND RECOMMENDATIONS

Based on an assessment against the NSW Heritage Guidelines, neither No. 286 nor No. 288 Clyde Road demonstrates sufficient heritage significance to warrant listing. While both dwellings were originally constructed as part of the NSW Housing Commission's 1944 development, their ability to contribute meaningfully to the historical narrative of public housing in the area has been significantly diminished.

No. 286 Clyde Road, despite retaining much of its original built form, is visually and physically separated from the more intact cluster of Housing Commission dwellings, limiting its contextual significance. Conversely, No. 288 Clyde Road has undergone extensive alterations and additions, eroding its integrity as an example of the original building typology. Neither site retains strong historical associations with public housing tenants, as No. 286 was transferred to private ownership in 1958 and No. 288 has functioned as a public youth centre for over two decades.

An evaluation against the NSW Heritage Guidelines confirms that the sites do not fulfill the necessary criteria for historic, aesthetic, social, research, or representative significance. Given the broader and more intact examples of Housing Commission developments within the local area, the contribution of these two dwellings to the overall heritage value of South Granville is minimal. Therefore, their inclusion on a heritage register is not supported under the current assessment framework.

For the above reasons, the sites at No. 286-288 Clyde Street, Granville should be removed from listing as a local heritage item under Schedule 5 Part 1 of the *Cumberland LEP 2021*.

6 REFERENCES AND DEFINITIONS

6.1 Definitions

Term	Meaning
Consent authority	The person or body with whose approval that act, matter or thing may be done or without whose approval that act, matter or thing may not be done.
Conservation	Conservation means all the processes of looking after a place so as to retain its cultural significance (as defined in *The Burra Charter*).
Development	The erection of a building, carrying out work, use of or subdivision of land.
Heritage significance	Term used in the assessment and understanding of heritage items that have significance in relation to their historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.
Moveable heritage	A moveable object that is not a relic.
National Construction Code	A code that sets minimum requirements for design, construction and performance of buildings, as well as plumbing and drainage systems throughout Australia.
Relic	Any deposit, artefact, object or material evidence that is of state or local heritage significance.
Setting	The area around an item, which may include the visual catchment.
State Heritage Inventory	An online database containing heritage items and conservation areas on statutory lists in NSW. This includes the State Heritage Register and local government items.
State Heritage Register	The NSW State Heritage Register. A list of places and items of importance to the people of NSW. Only places of state heritage significance are listed on the State Heritage Register. The State Heritage Register protects these items and their significance.
State Heritage Register item	A term to describe a heritage item that is of state heritage significance and is listed on the State Heritage Register.

6.2 Documentary Evidence

6.3 Guidelines

Australia ICOMOS Inc (2013a) 'The Burra Charter: the Australia ICOMOS charter for places of cultural significance', Australian ICOMOS (International Council on Monuments and Sites) Inc, Burwood, accessed 9 June 2023.

DPE (Department of Planning and Environment) (2023) Assessing heritage significance, DPE, NSW Government, accessed 9 June 2023.

6.4 Documentary Evidence

6.4.1 Main Reference

Achievements of the Housing Commission of NSW, c.195? State Library of NSW.

Agency Detail 41. Housing Commission of New South Wales. State Records of NSW.

Fowlie, T., *The History of Granville 1919*. Typeset of original manuscript, Granville: Granville Historical Society Inc., 2001.

Granville History. http://www.granvillehistorical.org.au/granville-history.php

Kass, Terry et al, *Parramatta: A Past Revealed*, NSW, Parramatta City Council, 1996.

Pettigrew, David, *Homes for the People*, NSW, Department of Housing, 2005.

'Property Sales', *The Sydney Morning Herald*, 16 August, 1879.

Report of the Housing Commission of New South Wales for the Year Ended 30 June, 1944. Government Printer, February, 1946.

Report of the Housing Commission of New South Wales for the Year Ended 30 June, 1945. Government Printer, February, 1946.

A Short History of Public Housing in New South Wales, 2004.

6.4.2 Historic Maps and Photographs

Alexander, F.L., *Plan of Subdivision of Part of Land in Cert. of Title Vol. 3233 Folio 198, Parish of Liberty Plains, County of Cumberland*. NSW LPI D.P. 12757.

Hill, H.G., *Plan of subdivision of Lots 11 to 17 inclusive, Lot 23 and Lots 27 to 55 inclusive, Lots 59 to 66 inclusive and part of lots 56, 57, 58 D.P. Plan 12757*, December 1945. D.P. 20131

NSW Lands Department, *Aerial Photograph over South Granville*, 1943. SIX Maps

Reuss and Browne, *The Drainwell Estate including the Eastern Division of Parramatta South : for sale by Messrs. Richardson & Wrench Pitt Street*, Sydney, 1863. National Library of Australia.

6.4.3 NSW LPI Records (in date order)

Original Grant: Series 3 Folio 190.

Primary Application No. 23275. NSW LPI.

Certificate of Title Volume 3233/198; 3940/200; 9880/218; and 1, 7437/Fol. 202

6.4.4 State Heritage Inventory Listing Sheets

Houses Built for Housing Commission, Nos. 276, 278, 282-288 Clyde Street, South Granville, NSW. State Heritage Inventory Database No.: 2240132.

Houses Built for Housing Commission, Nos. 2-24 and 7-29 Montgomery Avenue, South Granville. NSW State Heritage Inventory Database No.: 2240400.

6.4.5 Planning Documents

Cumberland LEP 2021.

Cumberland Development Control Plan (DCP) 2021

7 APPENDIX 1 – GRANVILLE YOUTH ASSOCIATION PLANS

Sbac
Building Consultants & Certifiers

Sydney Building Approvals Centre Pty Ltd.
ABN 96 081 945 904
Unit 34/ 25 - 33 Alfred Road,
Chipping Norton, NSW, 2170
Phone 9724 4404 Fax 9724 4180,
DX 5037 Liverpool.
www.sbac.com.au

26 August 2009

SCANNED
07 SEP 2009
PCC

[redacted]

Parramatta City Council
DX 8279 PARRAMATTA

Dear Sir/Madam

Premises: Lot 53, DP 35007, 288 Clyde Street, SOUTH GRANVILLE
Proposal: Alterations & additions to existing building for Youth Community Centre
Development Application No: DA/774/2004
Construction Certificate No: CC309/05

With reference to the above, I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979 and state that the inspections listed below have been completed.

The approved building under Development Application No DA/774/2004 dated 9 May 2005 has been constructed in a satisfactory manner.

Inspections carried out

	Type of Inspection	Date
1.	Stormwater drainage connection	14/3/06
2.	Frame	28/11/05
3.	Wet area	14/3/06
4.	Final	17/9/06 & 21/9/06

Should you require any further information please do not hesitate to contact the writer on (02)9724 4404.

Yours faithfully
Sydney Building Approvals Centre Pty Ltd

Joe Krinelos
GRAD. DIP. Build. Surv. (UWS), ASS. DIP H & B, Cert. Arch. Draft
MBA (NSW), AIBS
Accredited Certifier. Building Surveyor Grade 1
Accredited ABSA Assessor

RECEIVED
THE AMOUNT OF
$ 30
DATE 08-09-09
RBC No. 29997846

sbac
Building Consultants & Certifiers

Sydney Building Approvals Centre Pty Ltd.
ABN 96 081 945 904
Unit 34/ 25 - 33 Alfred Road,
Chipping Norton, NSW, 2170
Phone 9724 4404 Fax 9724 4180,
DX 5037 Liverpool.
www.sbac.com.au

FINAL OCCUPATION CERTIFICATE

Environmental Planning & Assessment Act 1979 Section 109C(1) and 109H

Applicant	
Name	Granville Youth Association
Address	288 Clyde Street GRANVILLE NSW 2142
Owner of building	
Name	Granville Youth Association
Address	288 Clyde Street GRANVILLE NSW 2142
Development Consent	
DA Number	DA/774/2004
Determination Date	9 May 2005
Construction Certificate	
Certificate No	CC309/05
Date of issue	6 September 2005
Subject land	
Address	Lot 53, DP 35007, 288 Clyde Street,
Description of development	Alterations & additions to existing building for Youth Community Centre
BCA Classification	Class 9b
Date of receipt	26 August 2009

Final Occupation Certificate

I certify that I have been appointed as the Principal Certifying Authority under s109E. I have taken into consideration the health and safety of the occupants of the building. A development consent / complying certificate is in force with respect to the building. A construction certificate has been issued with respect to the plans and specification for the building. The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia. Where required, a final fire safety certificate has been issued for the building, or an interim fire safety certificate has been issued for the relevant part of the building. Where required, a report from the Commissioner of fire brigade has been considered.

Date of determination	26 August 2009

Principal Certifying Authority

	Sydney Building Approvals Centre
Name	Joe Krinelos
Accreditation No	BPB 0217

Signature

Date of endorsement 26 August 2009

Attachments

Refer to attached Certificates relied upon and letter of inspections carried out dated 26 August 2009

JOHN K. WICKS & ASSOCIATES
CONSULTING SURVEYORS

JOHN K. WICKS
REGISTERED SURVEYOR
NSW

PHONE: 02 9708 0177
FAX: 02 9708 0255

SUITE 6
14 FRENCH AVENUE
BANKSTOWN 2200
NSW AUSTRALIA

Surveyor's Certificate

Granville Youth Association
288 Clyde Street
Granville NSW 2142

COPY ONLY

Ref: 8955
June 02, 2006

PROPERTY: 288 CLYDE STREET GRANVILLE.

Land in the Local Government Area of Parramatta having a frontage of 18.29 metres to Clyde Stree being Lot 53 of a subdivision as shown on Deposited Plan 35007 and being the whole of the lan comprised in Folio Identifier 53/35007.

----OOOOOO----

In accordance with your instructions I have surveyed the above land, which is further shown on th sketch herewith.

On the land stands a single storey brick and clad building roofed with tile and metal together wit improvements known as 288 Clyde Street Granville.

The position of the building, overhangs and fences with respect to the boundaries is as shown upo the sketch.

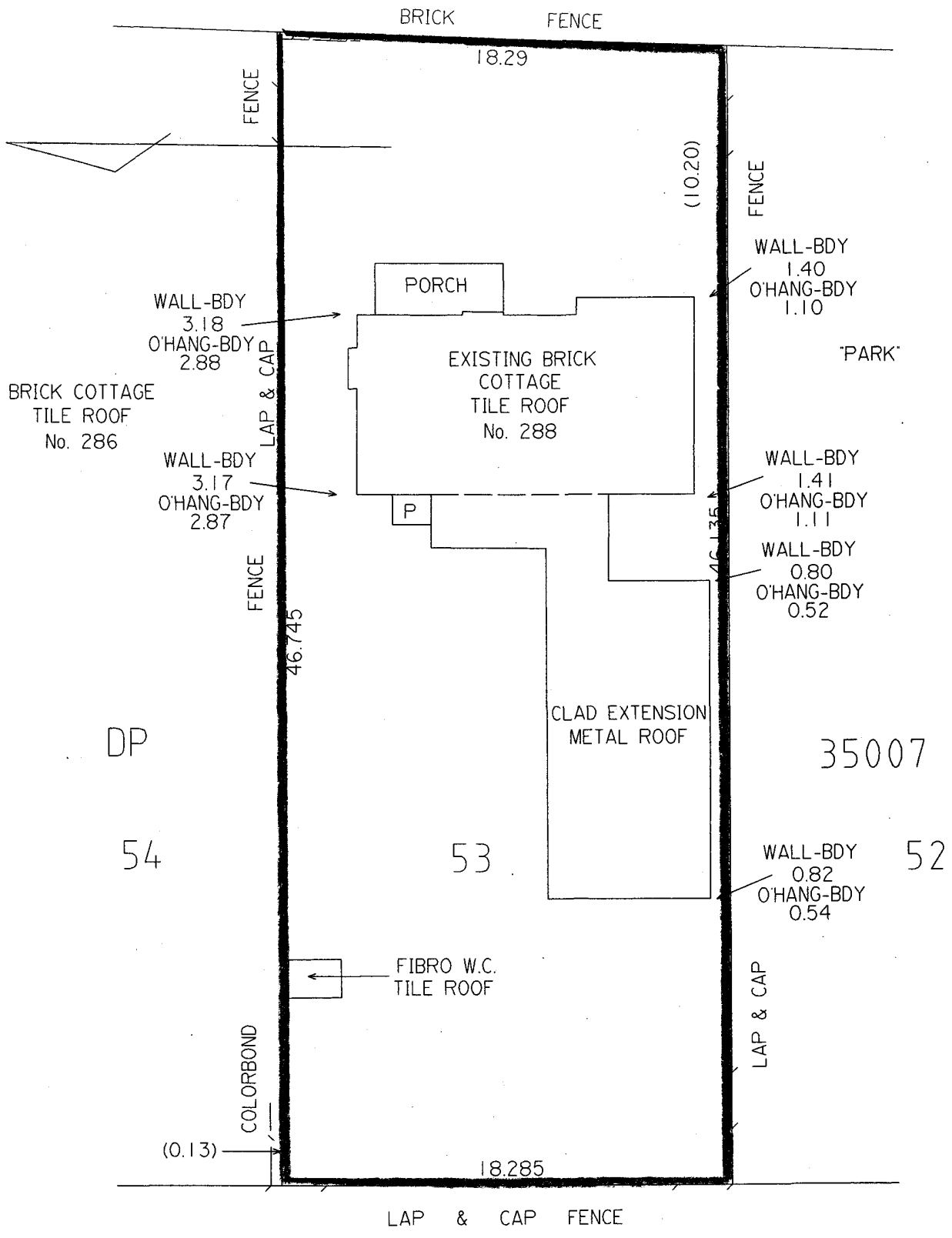
The land is affected by a covenant created by B384459 and the subject property complies with tl relevant clauses contained therein.

Other than as shown or stated there are no other encroachments of any consequence by or upon th property and the full complement of land is available.

John K Wicks

Registered Surveyor

Sketch


CLYDE STREET
BRICK FENCE
18.29
FENCE
(10.20)
FENCE
WALL-BDY
1.40
O'HANG-BDY
1.10
PORCH
WALL-BDY
3.18
O'HANG-BDY
2.88
LAP & CAP
"PARK"
BRICK COTTAGE
TILE ROOF
No. 286
EXISTING BRICK
COTTAGE
TILE ROOF
No. 288
WALL-BDY
3.17
O'HANG-BDY
2.87
P
WALL-BDY
1.41
O'HANG-BDY
1.11
WALL-BDY
0.80
O'HANG-BDY
0.52
FENCE
46.745
CLAD EXTENSION
METAL ROOF
DP
35007
54
53
52
WALL-BDY
0.82
O'HANG-BDY
0.54
FIBRO W.C.
TILE ROOF
LAP & CAP
COLORBOND
(0.13)
18.285
LAP & CAP FENCE

92

24 August 2009

Re: Compliance Certificate for No. 288 Clyde Road, Granville.

TO WHOM IT MAY CONCERN:

I carried out a site inspection at the above-mentioned address on 14 August 2009 and observed the work that was carried out.

This is to certify that the vehicular access at the above mentioned address is in compliance with AS/NZS 2890.1:2004. The driveway contains a speed hump with sloped concrete ramps on both sides of the speed hump that reduce the height of the speed hump as a vehicle drives over it. Therefore, eliminating any contact between the vehicle and the speed hump.

If you have any further queries, please do not hesitate to contact me as soon as possible.

Kind regards,

Alex Madi
BArch., Dip. Arch. Tech

office address
suite 2, level 1,
9-11 bankstown city plaza
bankstown nsw 2200

postal address
po box 660
artarmon nsw 1570

telephone
(02) 9796 1511

facsimile
(02) 9796 1577

mobile
0404 604 640

email

Our Ref: 09 021 01

ADVANCE WATERPROOFING SPECIALIST CERTIFICATE&WARRANTY

FROM DUROTHEC BY THE ACS& POLURETHANE WATERPROOFING MEMBRANE SYSTEM AS USED AT : 288 CLYDE ST GRANVILLE

THIS SYSTEM IS GUARANTEED TO MAITAIN ITS WATERPROOFING INTEGRY WHEN INSTALLED TO DO MANUFACTURER'S SPECIFICATION FOR SEVEN(7)YEARS FROM THE DATE OF INSTALLATION.

THIS SYSTEM IS CARRIED OUT IN ACCORDANCE WITH REQUIREMENTS AND CONSTRUCTION TECHNIQUES PER AS3740 AND APPENDIX FOR WALL /FLOOR COMBINATIONS.

WARRANTLY EXCLUDES STRUCTURAL DEFECTS IN THE BUILDING AND DAMAGE TO MEMBRANE BY OTHER TRADES.

JOB DESCIPTION : 2 BATHROOM, 2 Toilet, laundry.

THIS INSTALLATION WAS CARRIED OUT BY ADVANCE WATERPROOFING SPECIALIST

LICENSE#166518C
MOB:0409 99 66 42

DATE: 01/04/2006

SIGNED:

EW SOUTH WALES

Local Authority's Copy

LICENSEE'S CERTIFICATE OF COMPLIANCE

- for Plumbing and Drainage Work

Serial No D 412529

Please supply requested information fully and neatly to ensure the prompt issue of the permit.

PROPERTY & OWNER DETAILS

House No: 288 | Lot No: | Street: Clyde St | Suburb: Granville.

Municipality: | Postcode: | Nearest Cross Street:

Owner's Name: Granville Youth Centre | Full Address:

LICENSEE'S DETAILS

Full Name: Tarek Hussein | Address for Notices: 24 Dorothy st Chester Hill 2162 | Phone No.: 0416337991

Licence No.: 179081C | Expiry Date: 24/1/07 | Contractors Authority No.: | Expiry Date: ../../..

WORK OF WATER SUPPLY / METER DETAILS

Size of Drilling/No. | Size of Pipework Main to Meter | OR | Main Size-Size of Tee to be cut into Main | Size of Valve

Reference No. | Size of Meter | Meter No. | Drilling Date/Time ../../.. | Office Issued From

Full Description of Work/Affixed Meter or Return Meter and List the Number of Fittings to be Connected:

- Carry out work of Water supply ☑
- Install/Commission/Maintenance of Thermostatic Mixing Valve ☐
- Draw water from Water Authorities Supply, stand pipe or sell water so drawn ☑
- Install, alter disconnect or remove a meter connected to service pipe ☑
- Install, alter disconnect or remove a backflow prevention device ☐

Fittings to be Connected	Number Existing	Number Proposed
W.C.	1	5
Basin	1	2
Bath	1	0
Shower	1	0
Kitchen	1	0
Laundry	1	0
Other	—	

WORK OF SANITARY PLUMBING/DRAINAGE AND STORMWATER

Give Full Description of Work and List The Number of Fittings to be Connected

- Carry out work of sanitary plumbing/drainage ☑
- Carry out work of Stormwater drainage ☑
- Connection to Sewer ☑
- Connection to stormwater system ☑

Fittings to be Connected	Number Existing	Number Proposed
W.C.	1	5
Basin	1	2
Bath	1	0
Shower	1	0
Kitchen	1	0
Laundry	1	1
Other (Specify)	6	—

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid ../../.. | Amount $ | Receipt No. | Building Fee $ | Receipt No.

Authorising Officer ../../.. | Office | Drainage No./Date

Date of Commencement of Work: 20/11/05 | Estimated Date of Completion: 30/5/06 | Signature of Licensee: Tarek Hus 15/5/06

In respect of authorised work carried out by me at the abovementioned property I certify that:

(i) The work has been completed in accordance with the Permit issued, or deemed given by the Local Authority;

(ii) The work has been installed using only authorised pipes, fittings and fixtures;

(iii) The completed work has been tested as required by the Local Authority and has passed such tests;

(iv) In my opinion the work complies with the relevant Local authorities Act, Regulations, By-Laws and Codes of Practice.

(v) Meter No. _____ that was fixed.

(vi) The work was completed on ../../..

If any defect is found in the work carried out by me within a period of twelve (12) months or within the time specified by Local Authorities, from the date of completion, and the Local Authorities Inspector for Plumbing and Drainage certifies that in his opinion the defect is due to faulty workmanship or defective materials, then I undertake to rectify such work at my sole expense, if so directed by the Local Authorities Inspector/or any time specified by the Local Authority.

This copy is to be forwarded to the Owner/Agent within 2 working days of being completed.

Signature of Licensee ../../..

AS 3660 Supp1—1993

STANDARDS AUSTRALIA

No. 324

PROTECTION OF BUILDINGS FROM SUBTERRANEAN TERMITES—PREVENTION, DETECTION AND TREATMENT OF INFESTATION—

CERTIFICATE OF TERMITICIDE APPLICATION

AUSTRALIAN STANDARD AS 3660—1993

This certificate refers to Clauses 3.7 and 5.5 of AS 3660 and that Standard should be read in conjunction with this certificate.

NAME OF OWNER: Granville Youth Centre

SITE ADDRESS: 288 Clyde St Granville

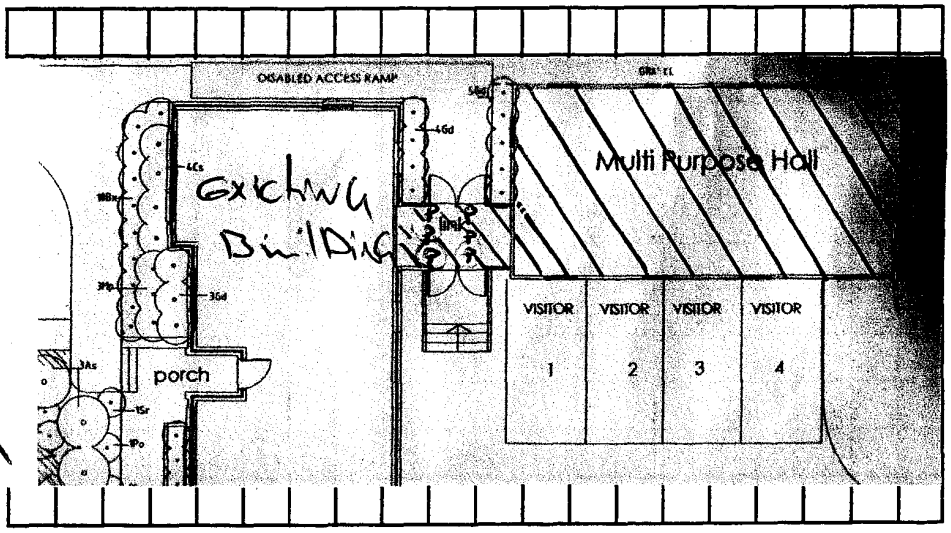
POSTCODE 2142

TYPE OF TREATMENT PRECONSTRUCTION ☐ EXISTING BUILDING ☑

TERMITICIDE USED Bifenthrin	DEVIATION(S) FROM
CONCENTRATION OF EMULSION 1L/100L g/L	STANDARD APPLICATION DB6.01
VOLUME OF EMULSION USED 380 L	GIVE REASONS Extension on
AREA PROTECTED 76 m^2	Exciting Building
TOTAL GROUND AREA OF BUILDING m^2	PRICE OF APPLICATION (PEST CONTROL FIRM) $5.00 m2

PLAN OF BUILDING SITE SHOWING TREATED AREAS

(Use of Legend codes to indicate plumbing, piers, steps, treated areas)



LEGEND:

Plumbing line

Pier (P)

Steps

Treated areas

SITE PREPARATIONS—CERTIFICATION BY BUILDER

I certify that site preparations have been carried out in accordance with the requirements of AS 3660 (see overleaf).

Limitations (please specify) .....

The builder warrants to provide this certificate to the purchaser as part of the contract of sale.

Builder's name ..... Authorized signatory .....

TERMITICIDE APPLICATION CERTIFICATION BY PEST CONTROL FIRM

I certify that termiticide application has been carried out in accordance with the requirements of AS 3660.

Limitations (please specify) .....

PEST CONTROL FIRM—NAME. Pest Stop P/C NAME OF APPLICATOR W. CHAKER

Address P.O. Box 691 Licence No. 3491

Granville 2142 Authorized signatory

Phone No. 041733555 25 Date 28-11-05

A certificate of completion referring to this termiticide application is required to confirm that the treatment for prevention of infestation by chemical methods has been completed.

PLEASE NOTE THAT THERE NO WARRANTY OR GUARANTY IF ANY TERMITES ATTACK OCCUR UNLESS A COMPLETE

COPYRIGHT

EVOLUTION ELECTRICAL

ADDRESS: P O BOX 301, GRANVILLE NSW 2142 MOBILE: 0414 165 172 Lic. No: 1429550C

Dear Sir/Madam,

288 CLYDE STREET, GRANVILLE – EXIT LIGHT CERTIFICATE

We herby certify that the emergency lights installed at the above mentioned address have been installed in accordance with AS2293 to the requirements of the building code of Australia.

Yours truly,

Sam Echkintana

HAPPY ECOSYSTEM LANDSCAPING

Landscape consultant – design and application in all aspects
Qualified horticulturist, Landscape structural and design.
License No. 121 308C

288 Clyde St Granville, NSW

Date: 13 December 2007

RE: Certificate for Landscaping section for residential development, No.288 Clyde St NSW . Drawing No. 20164A

Gardens – Front gardens to the east are well presented, show strong establishment and are well maintained.
Along western boundaries, good establishment and vigorous growth.
Garden area has extended along the drive-way with large number of additional plants.

Overall appearance of gardens is a well established condition. It is however recommended that weeds are kept well under control as a more regular maintenance.

Lawns are well established and maintained.

Yours truly,
Nayef Taouk

41 Pegler Ave, Granville, N.S.W. 2142. Ph: 0413 450 393 / (02) 9897 1998

Ibrahim Siddiq-Conlon
IMSC
Islamic Architecture
Ibrahim Muhammad Siddiq-Conlon
Consulting Architecture, Planning
Landscape + Engineering Design
Project Management
PO Box 1524 Auburn, NSW 2144
imspers@yahoo.com.au
p/f: 02 9749 7181
M: 0404 459 916

23rd August, 2007
The Manager
Sydney Building Approvals

RE: 288 CLYDE STREET, GRANVILLE NSW: DISABLED ACCESS CERTIFICATION

To whom it may concern,

This letter is to certify that I visited the premises at 288 Clyde Street Granville, being the premises of the community centre for the Granville Youth Association (GYA), today Thursday 23rd August 2007.

As a requirement of the certifying authority's occupation approval, I have inspected the premises, notably the disabled ramp and found it to be generally in compliance with:

- ***AS 1428.1-2001 Design for access and mobility-General requirements for access-New building work***
- ***AS 1428.2-1992 Design for access and mobility-Enhanced and additional requirements-Buildings and facilities***
- ***AS 1428.3-1992 Design for access and mobility-Requirements for children and adolescents with physical disabilities***
- ***AS/NZS 1428.4: 2002 Design for access and mobility-Tactile indicators***

I have inspected the side disabled ramp and handrail and found it to be satisfactorily installed. The ramp consists of two unequal lengths broken in the centre with a landing. The ramp changes direction 90 degrees. Both sloping sections of the ramp have been measured to have a gradient of 1:17 (maximum 1:14). The ramp is 1200mm clear width and the handrail height is 970mm (1000 desirable). Therefore the ramp and disabled access to the premises is in compliance with the relevant Australian standards as stated above.

If there are any enquiries to this fax or the content within it, please do not hesitate in contacting me in my office 9am to 5pm Monday to Thursday and 9am-12 noon Friday on **(02) 9749 7181** or on mobile **0404 459 916**

Kind regards

Ibrahim Siddiq-Conlon
BA Arch(UTS) ADAD (CIT) RAIA
Member of Royal Australian Institute of Architects (RAIA)
Member No. 31824

ARCHITECTURAL DOCUMENTATION CONSULTANT
Architectural Design, Documentation, Representation & Administration
IMSC Islamic Design + Education
PO Box 1524 Auburn Central NSW 2144
p/f: 02 9749 7181 m: 0404 459 916
imspers@yahoo.com.au

HIGH CLASS GYPROCKING

INTERIOR LININGS & PLASTERBOARDS Lic No. 93547c

Address: 126 Mona Street Granville 2142 N.S.W

Mobile: 0416118316 Phone: 88127433 Fax: 98850105

E-mail Address: hcgyprocking@optusnet.com.au

Wednesday 21ST March 2007

Job: 288 Clyde Street Granville 2142 N.S.W

To: Granville Youth Association

This is to certify that all fire rating of plasterboard work completed at the above-mentioned job is done so in accordance with **AS 1530.4-1990 or 1997 Fire Resistance Tests of Elements of Building Construction.**

Inside walls has been completed with 2 layers of 13mm fire check.

Outside walls has been completed with 2 layers of 13 mm mr/fire check

Yours Sincerely, Mohamed Hassan
(Director of HIGH CLASS GYPROCKING)

CUMBERLAND CITY COUNCIL

NEW SOUTH WALES

Local Authority's Cop

LICENSEE'S CERTIFICATE OF COMPLIANCE

- for Plumbing and Drainage Work

Serial No D 412529

Please supply requested information fully and neatly to ensure the prompt issue of the permit.

PROPERTY & OWNER DETAILS

House No	Lot No.	Street	Suburb
288		Clyde St	Granville

Municipality	Postcode	Nearest Cross Street

Owner's Name	Full Address
Granville Youth Centre	

LICENSEE'S DETAILS

Full Name	Address for Notices	Phone No.
Tarik Hussein	24 Dorothy St Chester Hill 2162	0416337991

Licence No.	Expiry Date	Contractors Authority No.	Expiry Date
179081C	24/1/07		/ /

WORK OF WATER SUPPLY / METER DETAILS

Size of Drilling/No.	Size of Pipework Main to Meter		Main Size-Size of Tee to be cut into Main	Size of Valve
		OR		

Reference No.	Size of Meter	Meter No.	Drilling Date/Time	Office Issued From
			/ /	

Full Description of Work/Affixed Meter or Return Meter and List the Number of Fittings to be Connected:

- Carry out work of Water supply ☑
- Install/Commission/Maintenance of Thermostatic Mixing Valve ☐
- Draw water from Water Authorities Supply, stand pipe or sell water so drawn ☑
- Install, alter disconnect or remove a meter connected to service pipe ☑
- Install, alter disconnect or remove a backflow prevention device ☐

Fittings to be Connected	Number Existing	Number Proposed
W.C.	1	5
Basin	1	2
Bath	1	0
Shower	1	0
Kitchen	1	0
Laundry	1	0
Other	—	

WORK OF SANITARY PLUMBING/DRAINAGE AND STORMWATER

Give Full Description of Work and List The Number of Fittings to be Connected

- Carry out work of sanitary plumbing/drainage ☑
- Carry out work of Stormwater drainage ☑
- Connection to Sewer ☑
- Connection to stormwater system ☑

Fittings to be Connected	Number Existing	Number Proposed
W.C.	1	5
Basin	1	2
Bath	1	0
Shower	1	0
Kitchen	1	0
Laundry	1	1
Other (Specify)	6	—

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid	Amount	Receipt No.	Building Fee	Receipt No.
/ /	$		$	

Authorising Officer	Office	Drainage No./Date
/ /		

Date of Commencement of Work	Estimated Date of Completion	Signature of Licensee
20/11/05	30/5/06	15/5/06

1 In respect of authorised work carried out by me at the abovementioned property I certify that:

(i) The work has been completed in accordance with the Permit issued, or deemed given by the Local Authority;

(ii) The work has been installed using only authorised pipes, fittings and fixtures;

(iii) The completed work has been tested as required by the Local Authority and has passed such tests.

(iv) In my opinion the work complies with the relevant Local authorities Act, Regulations, By-Laws and Codes of Practice.

(v) Meter No. _____ that was fixed.

(vi) The work was completed on / /

2 If any defect is found in the work carried out by me within a period of twelve (12) months or within the time specified by Local Authorities, from the date of completion, and the Local Authorities Inspector for Plumbing and Drainage certifies that in his opinion the defect is due to faulty workmanship or defective materials, then I undertake to rectify such work at my sole expense, if so directed by the Local Authorities Inspector/or any time specified by the Local Authority.

This copy is to be forwarded to the Owner/Agent within 2 working days of being completed

Signature of Licensee / /

DOMESTIC
COMMERCIAL
INDUSTRIAL

DeSABRÉ
ELECTRICAL
ABN: 45 552 535 765

27 Grove Street,
Guildford NSW 2161
Ph: 0411 094 801

Excellence in Quality and Service

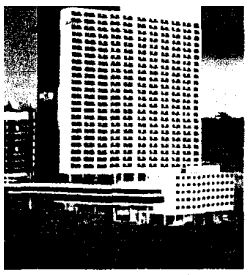
Dear Sir/Madam

Re: ***Smoke Detectors Certificate*** **- 288 Clyde Street GRANVILLE**

We hereby certify that the smoke detectors have been installed in accordance with AS3786 1998 to the requirements of the Building Code of Australia E2.2 Amendment No.4 under licence number 149853C

Yours truly,

TARIQ SABRA



FAR WEST CONSULTING ENGINEERS

ABN 28 002 890 333

** INVESTIGATION * FEASIBILITY STUDIES * DESIGN DOCUMENTATION * CERTIFICATION*
*MAINTENANCE MANAGEMENT * ENERGY MANAGEMENT * PROJECT MANAGEMENT * CONSTRUCTION SUPERVISION*
** COMMERCIAL * INDUSTRIAL * RESIDENTIAL*

LDING SERVICES
GINEERS & MANAGERS

'ONDITIONING ENGINEERS

ACOUSTIC ENGINEERS

MUNICATION ENGINEERS

CIVIL ENGINEERS

LECTRICAL ENGINEERS

FIRE ENGINEERS

'YDRAULIC ENGINEERS

LIGHTING ENGINEERS

LIFT ENGINEERS

ECHANICAL ENGINEERS

INTENANCE ENGINEERS

POWER ENGINEERS

SECURITY ENGINEERS

STRUCTION MANAGEMENT

'ESTMENT CONSULTANTS

USINESS MANAGEMENT

TERNATIONAL BUSINESS

Our Reference: 081950

4/05/2009

CERTIFICATE OF COMPLIANCE

BULDING TYPE: COMMERCIAL/ (Extension Hall)

RE: 288 CLYDE STREET GRANVILLE

This is to certify that the construction and acoustic treatment of the Community Centre at 288 Clyde Street, Granville complies with the Development Consent in DA-774/2004 & acoustic recommendations stated in section 7.0 of the Noise Report prepared by ANA Civil & Structural Engineers P/L dated October 19, 2004. Accordingly complies with the Environment Noise Control Manual – *noise emission from the source not exceeds the background noise by more than 5dBA.*

Shony Toma. A.A.A.S.
Acoustic Engineer
MS. Env. Eng. Mgt.
B.Sc.

140 Good Street, Harris Park NSW 2150 **PO Box** 6063 Parramatta NSW 2150
PHONE: (02) 8843 0100 **FACSIMILE:** (02) 9897 0152
Email: admin@farwestconsulting.com

Department of Lands

1 Prince Albert Rd
Sydney NSW 2000
Ph 1300 0LANDS
Fax (02) 9233 4357
www.lands.nsw.gov.au

TALAT QAZZAZ
27 MONS ST,
GRANVILLE 2142

Date: 23/9/2008

REGISTRATION NOTICE

THE UNDERMENTIONED DEALING(S) WERE REGISTERED/RECORDED ON 23/9/2008

DEALING NUMBERS: AE229682 PC
AE229683 R

LODGMENT INVOICE NUMBER: B699394

LODGING PARTY REFERENCE: --

TITLE REFERENCE(S): 53/35007

WARWICK WATKINS
REGISTRAR GENERAL

11-05-2009 20:52 TALAT QAZZAZ 0296371152 PAGE1

On Time Plumbing Australia Pty Ltd

11 MAY 2009

288 CLYDE ST
SOUTHGRANVILLE

To whom it may concern

We inspected the tap ware at the above address and found that all taps and toilets have pressure limiting washers and are AAA rated

Licence 212 605c

Yours sincerely

Hassan

On Time Plumbing Australia Pty Ltd
Mobile: 0410 502 128 Fax: 0410 169 742
Address: 49 Merle Street Chester Hill NSW 2162
Tel: (02) 9708 2483
Email: ontimeplumbingaustralia@hotmail.com
ABN: 25 129 939 359

PARRAMATTA CITY COUNCIL

ENGINEERS DIRECTIONS TO OWNERS/CONTRACTORS
VEHICULAR CROSSING INSPECTION

2881

UOTE or BA/DA No. LA/115/09. CUSTOMER NAME Granville Youth Ass.

OCATION 288 Clyde St Granville

IRECTIONS AT FORMWORK / FINAL INSPECTION

The Owner/Owner's Representative has read and understands Council's specification for construction or reconstruction of a Standard Footpath Crossing.

Owner understands Council's policy for paving bricks or colour/stencilled concrete footpath crossings. The Owner does not hold Council responsible for:

- **matching shape, size, colour or texture of paving bricks following disturbance by Public Utility Authority or Council;**
- **restoration of coloured / stencilled concrete footpath crossing following disturbance by Public Utility Authority or Council. I understand that Council will restore my Footpath Crossing in plain concrete only and that I must pay any additional costs required to match the original work.**

Date: _____ **Property Owners Signature Only** _____

Place expansion joints at the back of layback and at intersection with existing footpath. Place expansion joint, cracker joint or saw cut at the property boundary.

Adjust layback wings to 600mm with back of layback 40mm below top of kerb.

Place steel mesh as per standard drawing SD31.

Insert Y12 dowels every 600mm in the existing concrete gutter.

Restore Bitumen strip parallel with new layback / kerb & gutter to a distance of _____ by replacing removed road base with DGB 20 compacted to 100% MMDD and finished with a 50mm layer of A/C 10 residential hot-mix bitumen compacted and crack sealed with rubberised bitumen around the edges.

OK TO POUR. Dain

STAMPING IS NOT PERMITTED ON ANY PART OF THE FOOTPATH CROSSING

)MMENTS: _____

_____ DATE 28-5-09 TIME 9.00

FORE REQUESTING FINAL INSPECTION the following work must be completed.

Footpath Crossing has been constructed to Council's specification and complies with all instructions issued at formwork inspection.

Nature strip is topsoiled next to the new crossing / kerb / footpath so that no trip hazard is present and gradients do not exceed 4%.

Nature strip has been turfed / reseeded next to the new crossing/kerb/footpath.

Road has been restored in accordance with Council's specifications and complies with all instructions issued at formwork inspection.

)MMENTS: _____

_____ DATE _____ TIME _____

Final inspection passed; your refund is approved and will be mailed to you after appropriate processing. Signature.....

SUPERINTENDANTS REPRESENTATIVE _____

FOOTPATH WIDTH 1.2m GATE WIDTH _____

LAYBACK WIDTH _____ CROSSFALL _____

White 1: Owner White 2: Owner Blue: File Yellow: Book Form PCC 0008

REJUVESCAPE LANDSCAPING PTY LTD

A.B.N 26 096 965 733

LIC. NO. 88552C
Retaining Walls
Paving
Water Features
Landscaping

10 Villiers Street
Merrylands NSW 2160
Telephone: BH.0417 492 322
0414 552 956
AH. & FAX: (02) 9632 6102

TO: GRANVILLE YOUTH ASS (TALAT)
288 CLYDE STREET
GRANVILLE

DATE: 29 OCT 2008
REF NO: 2549
CONTACT: JOHN.

TAX INVOICE / QUOTATION

	COST
PAYMENT FOR WORK CARRIED OUT AT ABOVE ADRESS - IRRIGATION - LANDSCAPING. MATERIALS & LABOUR	
CHQ Nº 674 PAID 29/10/2008	
PLUS GST.....%	

PAYMENT

- [x] COD
- [ ] .....% DEPOSIT BALANCE COD
- [ ] TERMS DAYS

SPECIAL INSTRUCTIONS

TOTAL $ 2046-00

NOTE:
ALL MATERIALS REMAIN THE POSSESSION OF REJUVESCAPE LANDSCAPING PTY LTD UNTIL INVOICE HAS BEEN PAID IN FULL.

Chubb
A UTC Fire & Security Company

Chubb Fire Safety
120 Silverwater Road
Silverwater, NSW 2128
Tel: +61 (0)2 8748 7264
Fax: +61 (0)2 8748 506
www.chubb.com.au

29th September, 2008

Ph: 0414 445 953

Granville Youth Association
288 Clyde St.
Granville, Sydney
NSW 2142

Re: Granville Youth Association

Attention: Mr Ismail Serdah.

We wish to confirm that the following measures, installed at the above noted building, have been maintained and serviced by Chubb Fire Safety.

The tests were conducted, to the best of our knowledge, in accordance with the relevant Statutory Codes and Australian Maintenance Standards.

Essential Fire Safety measures	Measure	Maintenance Measure	Standards of Performance	Last Test Date
	• Portable Fire Extinguishers.	AS 1851.1	AS 2444	27.09.08
	• Fire Blanket.	AS 1851.1	AS 2444	27.09.08

Notes:

- This certificate is subject to any outstanding defects being rectified.
- For Chubb Fire Safety to provide an Annual Fire Safety Statement (Standards of Performance), a full building survey must be conducted.

Should you require any further information or assistance, please contact our office on 0401 779 006.
Yours faithfully,

Wahib Hadid
Portable Territory Manager
Chubb Fire Safety

HIGH CLASS GYPROCKING

INTERIOR LININGS & PLASTERBOARDS Lic No. 93547c

Address: 126 Mona Street Granville 2142 N.S.W

Mobile: 0416118316 Phone: 88127433 Fax: 98850105

E-mail Address: hcgyprocking@optusnet.com.au

Wednesday 21ST March 2007

Job: 288 Clyde Street Granville 2142 N.S.W

To: Granville Youth Association

This is to certify that all fire rating of plasterboard work completed at the above-mentioned job is done so in accordance with **AS 1530.4-1990 or 1997 Fire Resistance Tests of Elements of Building Construction.**

Inside walls has been completed with 2 layers of 13mm fire check.

Outside walls has been completed with 2 layers of 13 mm mr/fire check

Yours Sincerely, Mohamed Hassan
(Director of HIGH CLASS GYPROCKING)

ADVANCE WATERPROOFING SPECIALIST CERTIFICATE&WARRANTY

FROM DUROTHEC BY THE ACS& POLURETHANE WATERPROOFING MEMBRANE SYSTEM AS USED AT : 288 CLYDE ST GRANVILLE

THIS SYSTEM IS GUARANTEED TO MAITAIN ITS WATERPROOFING INTEGRY WHEN INSTALLED TO DO MANUFACTURER'S SPECIFICATIO FOR SEVEN(7)YEARS FROM THE DATE OF INSTALLATION.

THIS SYSTEM IS CARRIED OUT IN ACCORDANCE WITH REQUIREMENT AND CONSTRUCTION TECHNIQUES PER AS3740 AND APPENDIX FOR WALL /FLOOR COMBINATIONS.

WARRANTLY EXCLUDES STRUCTURAL DEFECTS IN THE BUILDING AN DAMAGE TO MEMBRANE BY OTHER TRADES.

JOB DESCIPTION : 2 BATHROOMS, 2 TOILETS, laundry.

THIS INSTALLATION WAS CARRIED OUT BY ADVANCE WATERPROOFING SPECIALIST

LICENSE#166518C
MOB:0409 99 66 42

DATE: 01/04/2006

SIGNED:

TALAL EL-ZAGHIR /DIRECTOR

Bowdens GROUP

"the outcome managers"

19 May 2006

Granville Youth Association
288 Clyde Street
GRANVILLE NSW 2142

Attention: Bass Adasi

Our Ref: 71436 / Clyde

Dear Sir,

RE: 288 CLYDE STREET, GRANVILLE - SECTION 73 CERTIFICATE

Please find enclosed the Section 73 certificate for the above mentioned development.

Bowdens would like to thank you for this opportunity in providing your Sydney Water requirements.

Should you have any further development requirements, please do not hesitate to contact Bowdens.

Yours faithfully,
Bowdens Group

K. Hall

Krystal Hall
Water Servicing Coordinator

Tel: 61 2 8838 5999
Fax: 61 2 8838 5900
DX8216 Parramatta
PO Box 387 Parramatta 2124
8-10 Palmer Street Parramatta 2150
Bowdens Group Australia Pty Ltd
(ACN 092 904 357)
Email: wedeliver@bowdens.net.au
Website: www.bowdens.net.au

DEVELOPMENT CONSULTANTS
• Project Management • Planning • Urban Design • Environmental Planning • Water & Wastewater • Civil • Surveying •

Sydney WATER

Case No. 85382

SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE

(A certificate under Division 9 Section 73 of the Sydney Water Act, 1994)

DESCRIPTION OF SUBDIVISION/DEVELOPMENT							
Council	Parramatta City Council						
Street	288 Clyde Street, Granville						
Lot No. (s)	53	DP	35007	Lot No. (s)	-	DP	-
Lot No. (s)	-	DP	-	Lot No. (s)	-	DP	-
Development	Alterations & Additions To The Existing Building To Use As A Youth Community Centre						
NAME OF APPLICANT	Granville Youth Association						
APPLICANT'S ADDRESS	C/- Bowdens Group Australia Pty Ltd P.O. Box 387 PARRAMATTA NSW 2124						

Sydney Water Corporation certifies that the above named applicant has complied with the requirements, relating to the plan of Subdivision/Development described above, of Division 9 of the Sydney Water Act, 1994.

THE FOLLOWING ITEMS 2 AND 5 APPLY TO LOT 53 IN THE DEVELOPMENT:

~~1. Water facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements.~~

2. **Water facilities are available.**

~~3. Water facilities cannot be provided within a reasonable time from the date of this certificate.~~

~~4. Sewerage facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements.~~

5. **Sewerage facilities are available.**

~~6. Sewerage facilities are under the control of the local council.~~

~~7. Sewerage facilities cannot be provided within a reasonable time from the date of this certificate.~~

~~8. Sydney Water's requirements for future subdivision of this dual occupancy development have NOT been met. On subdivision an additional certificate will be required.~~

~~THE FOLLOWING ITEMS AND APPLY TO LOT/S IN THE SUBDIVISION/ DEVELOPMENT:~~

~~9. Water facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection.~~

~~10. Sewerage facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection.~~

~~11. Sewerage facilities are under the control of the local council.~~

Applicant Reference No. **71436/Clyde** Council Reference No. **DA/774/2004**

Name **Tracy Sutherland** (Approving Officer for and on behalf of Sydney Water) Signature T Sutherland

Name **Kelly Quigley** (Approving Officer for and on behalf of Sydney Water) Signature .....

Development Services Office **Sydney** Dated: **17th May 2006**

THIS CERTIFICATE IS ONLY VALID WHEN SIGNED BY TWO AUTHORISED SYDNEY WATER OFFICERS
A signed copy is held by Sydney Water

The original of this certificate must be presented to the appropriate consent authority, usually Council, with which the plan of subdivision/development was lodged so that you can satisfy the relevant condition of consent.

Sydney Water Corporation ABN 49 776 225 038
115-123 Bathurst Street Sydney NSW 2000 Australia PO Box A53 Sydney South NSW 1232 Australia
Telephone 132 092 Facsimile (02) 9350 6814 DX 14 Sydney Internet www.sydneywater.com.au

SUE ROSEN ASSOCIATES
HISTORY HERITAGE RESEARCH

Sue Rosen and Associates Pty Ltd ABN 42 053 393 598
srosen@suerosenassociates.com
+61 2 9876 1655
www.suerosenassociates.com
14 Crown Street, Epping NSW 2121, Australia

2 May 2025

Amruta Kumbhari
Senior Strategic Planner
Cumberland City Council
amruta.kumbhari@cumberland.nsw.gov.au

Peer Review Response | Item I1238: 286 and 288 Clyde Street, South Granville NSW 2142

CONTEXT

Sue Rosen Associates were commissioned by Cumberland City Council to establish whether the above two properties still have merit as heritage items under the *Cumberland Local Environmental Plan 2021*. The above properties are both listed under Item I238 and are located in the Blaxcell Estate Conservation Area; this item is one of several group heritage items that make up the Oakleigh Estate Housing Commission of NSW development of 1944.

In February 2025 our review concluded that both 286 and 288 Clyde Street are still capable of demonstrating the significance they were first valued for, despite internal and external modifications at the properties. It was recommended that both properties **be retained as a heritage item** under the *Cumberland LEP 2021*.

SCOPE

As part of the scope of the heritage item review, Council requested that SRA peer review a submission from the owner/community in this respect. This submission has now been received by way of Heritage Assessment Report by Weir Phillips Heritage on behalf of the owner of 286 and 288 Clyde Street.

METHODOLOGY

In our peer review of the owner's submission, the following was undertaken:

Review of available documentation/literature

- State Heritage Inventory listings
- Cumberland City Council Heritage Inventory Sheets
- Land Title Certificates and transfer history for the properties [NSW Land Registry Services]
- Dr Terry Kass & Dr Carol Liston, *An Assessment of Historical Data Regarding Six Heritage Properties in the City of Parramatta, for City of Parramatta*, September 2011
- Museums of History NSW [State Archives]: AGY-41 Housing Commission of New South Wales, Agency description, and photographs in the Government Printing Office Series NRS-4481, NRS-3-[7/16132], *Government Printing Office 1 - Housing Commission, Granville [From NSW Government Printer series: Housing Commission]*
- *Carolyn Allport,* 'The unrealised promise: plans for Sydney housing in the forties' in Jill Roe (Ed.), *Twentieth Century Sydney; Studies in urban and social history,* The Sydney History Group, Marrickville, 1980, pp.48-68

Peer Review mark-up/comments variously throughout the submission report

- Weir Phillips Heritage, *Heritage Assessment Report, Nos 286-288 Clyde Street, South Granville, New South Wales*, March 2025

Significance Assessment

- Peer Review and commentary on the significance assessment of the study sites, with conclusions.

SOURCES

Oakleigh Estate, South Granville

Pertinent points from Dr Kass & Dr Liston assessment of 'Montgomery Avenue South Granville', pp.20-25

During the Second World War, the NSW Housing Commission built emergency housing for war workers, mainly in country centres but was unable to initiate its public housing programme. [p.20]

30 June 1944
Housing Commission Annual Report stated that, 'At the close of the year [i.e. 30 June 1944], commencement had been made on the housing project situated at Blaxcell-street, Granville, and construction had been commenced on 20 of the dwellings allocated to this site.'
(Housing Commission of New South Wales, Annual Report, 1944, p 2) [p.21]

December 1944
Water Board Survey plan shows the brick buildings along Montgomery Ave, plus others in fibro on Clyde St, Blaxcell St, Chiswick Road, Oakleigh Ave, Pegler St and Gordon Ave. (Detail Sheet DTS 2222, Sydney Water) [p.23]

It is notable that there appear to be about 30 fibro houses on the Oakleigh Estate on the Housing Commission land and about 20 brick houses mainly along Montgomery Avenue, suggesting that a decision was made by the Commission to build some in brick. Five weatherboard cottages that appear on the 1943 aerial photo facing Oakleigh Street and Clyde Street pre-date the Housing Commission development and can be excluded in these calculations. Housing Commission Plan Card shows 'Montgomery Ave, Clyde St, Blaxcell St, Chiswick Road, Oakleigh Ave, Pegler St and Gordon Ave' as Jobs 1, 17, 18, 19. [pp. 23-24]

GRANVILLE & STH GRANVILLE

LOCALITY / STREET	PLAN	JOB	REMARKS
MONTGOMERY AVE, CLYDE ST.			
BLAXCELL ST, CHISWICK RD	L 165.	1, 17, 18, 19.	
OAKLEIGH AVE, PEGLER ST.			
GORDON AVE.			
OSGOOD ST, KENELDA AVE.	L 160.	5 & 5A.	
WOODVILLE RD, EXCELSIOR ST			
BLAXCELL ST, PEGLER ST.			
GORDON AVE, CLYDE ST.	L 177	42	Site 42.
DELLWOOD ST.			
BLAXCELL ST, CHISWICK ST.	L 191.	43	
CHISWICK ST.	A 191.	43	
BANKSIA ST, BORONIA ST.			
BYRNES ST, MONS ST.	L 231.	93	
BRUSSELS ST, CLYDE ST			
BORONIA ST, CLYDE ST.	A 231.	93	
BRUSSELS ST, DIXMUDE.	L 251.	93	
DIXMUDE ST, NAMUR ST	L 252.	93A.	
MAUBEUGE, OSTEND, CLYDE STS.			

[p.24]

The Housing Commission Annual Report of 1945 showed that Job 1 at Granville was for 42 timber- framed houses, which were complete by June 1945. Job 17 at Granville was for 11 brick houses, which had been completed and Job 18 was for 22 brick houses also complete. Job 19 was for one timber framed house also utilising steel at Granville then also complete. (Housing Commission of New South Wales, Annual Report, 1945, p 4) [p.24]

Conclusion
The Montgomery Avenue/Blaxcell Street/ Chiswick Road/Oakleigh Avenue group was the first Housing Commission group development in NSW that commenced its public housing programme for NSW.

Apart from the brick cottages in Montgomery Avenue, the houses at 347 to 361 Blaxcell Street, 29, 33 to 47 Chiswick Road and 6 to 16 and 26 Oakleigh Avenue were part of the same scheme clad in fibro cement. The house at 27 Chiswick Road was not part of the 1944 scheme.

The brick houses in Montgomery Avenue, plus the identified fibro cottages at 347 to 361 Blaxcell Street, 29, 33 to 47 Chiswick Road and 6 to 16 and 26 Oakleigh Avenue were all part of the first Housing Commission group scheme in NSW. They possess State Significance. [p.25]

The NSW Housing Commission in the 1940s

Pertinent points from *Carolyn Allport,* 'The unrealised promise: plans for Sydney Housing in the forties' in Jill Roe *(Ed.) Twentieth Century Sydney; Studies in urban and social history,* The Sydney History Group Marrickville, 1980, pp.48-68

NSWHC = New South Wales Housing Commission

> *With the planning of large estates the NSWHC brought together all the influences for reform, order and social betterment within the context of a deep commitment to suburbanism. Suburban development coupled with home ownership was considered to be the answer to the 'social blight' of the inner city 'slums'….The NSWHC seemed committed to creating a community rather than a housing estate; unfortunately in an economic climate beset by shortages of material, labour, and finance, it was these community facilities which were to bear the brunt of the restriction. Yet none of this was to sap the enthusiasm of the public servants, many of them young, who worked energetically and tirelessly to better social order…* [p.57]
>
> *These idealistic visions for planned housing communities often clashed with the necessity of quickly providing homes which could be built at the cheapest possible cost by predominately unskilled labour. Rather than enlarge living areas, homes were built on smaller blocks with lower ceilings and standardised construction methods. It was this more practical consideration which determined the monotony later associated with Housing Commission developments.* [p.59]

Ownership

Title and transfer history searches have established that 288 Clyde Street (Lot 53/35007) was owned by the NSW Housing Commission until the 9th January 2004. On this date it was transferred to its current owner.[1]

BA/DA files and other documents supplied by Informal GIPA

A Parramatta City Council File Note dated Tuesday 19 May 2004 (File 0011750) documents the discussion undertaken in a Pre-Lodgement Meeting 'to discuss the issues in relation to the proposed demolition of the existing heritage listed dwelling house', following the purchase of 288 Clyde Street by its current owner. The file note documents:

> ***Discussion:***
> *Applicant* [Ibrahim Siddiq – architect] *gave his opinion of the heritage significance of the site. He said that the site is significant since it is part of one of the earliest constructed estates for public housing in the area. He suggested it may even have state significance. Despite this, he attempted to justify the demolition on the basis that the dwelling house is not a good example within the estate or have any significant architectural merit. He also raised the structural stability and dilapidated state of the building.*
>
> *Janine* [Parramatta City Heritage Advisor] *advised that heritage significance may also be social or cultural and not just architectural. Advised that before we can assess the significance of the site and whether or not we would consider the demolition of the dwelling house, he would need to submit a Statement of Heritage Significance prepared by a suitably qualified person. A structural report and dilapidation report are also required. Advised that the report prepared by Mr. Siddiq for the prelodgement application does not raise insurmountable problems with the restoration of the dwelling house and did not justify the demolition of the heritage item.*
>
> *Janine also advised that even if these reports are submitted to Council with the application for demolition, we can obtain our own advice regarding the structural stability and she would assess the heritage significance herself.*
>
> *Mr. Siddiq himself questioned whether there was sufficient justification for the demolition. He then advised that the owner purchased the site cheap and did not investigate the development potential of the land and was unaware that the site was a heritage item.*

1 NSWLRS: CT Vol. 13862 Fol. 40, Historical Search: Folio 53/35007

PEER REVIEW

In examining the heritage assessment report, we identified numerous deficiencies that have significant implications on the conclusions and recommendations made in respect of the heritage significance of the study sites. As such, we have offered comment throughout the marked-up copy of Weir Phillip's report (appended).

Below we offer long form comment on the Weir Phillips significance assessment as it is the crux of the argument for/against the heritage significance of the study sites.

Significance Assessment

Evaluation of the heritage significance of the item is against the NSW heritage assessment criteria, considering the relative integrity and intactness of the places, and their ability to demonstrate heritage significance. Our assessment is guided by the recently updated standard guideline by the NSW Department of Planning and Environment, *Assessing heritage significance, Guidelines for assessing places and objects against the Heritage Council of NSW criteria,* 2023.

286 and 288 Clyde Street South Granville are part of a group heritage item, I238: '*Houses Built For Housing Commission'*, State Heritage Inventory ID 2240132. Along with the following group items, they make up the NSW Housing Commission's Oakleigh Estate development.

I235: Blaxcell Street Houses Built for Housing Commission
1237: Chiswick Road Houses built for Housing Commission
I241: Montgomery Street Houses Built for Housing Commission
I243: Oakleigh Avenue Houses Built for Housing Commission

Criterion A: Historic **An item is important in the course, pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)**		
Cumberland Council [Extent Heritage] significance assessment	**Weir Phillips significance assessment**	**SRA Peer Review and significance comments**
The item is of significance as part of the first group development constructed by the newly formed Housing Commission in 1944.	Both sites are examples of this development by the NSW Housing Commission constructed in 1944. Given the extent and widespread nature of the development of public housing in South Granville both sites are not unique to the LGA. The site does not fulfill the guidelines for listing under this criterion.	Both properties are an example of the 1944 Oakleigh Estate development by the NSW Housing Commission. The properties, along with the rest of the associated group items, demonstrate importance beyond the ordinary. They are associated with, and demonstrate evidence of, a notable event/phase/period/process or movement in both the LGA, and the State of NSW, being the first social housing scheme by the NSW Housing Commission in New South Wales, which was designed for and completed in South Granville. Nothing has changed or adversely impacted the ability of the places to demonstrate this historical significance. The assertion that public housing is widespread in South Granville so these properties do not have historic

		significance, firstly doesn't belong under this criterion – it should be under Rarity, and secondly is unfounded when no comparative analysis of contemporaneous comparable Housing Commission developments in the LGA was undertaken as part of the WP study. Weir Phillips has not identified the NSW Historical Themes which the place demonstrates. Non-exhaustively, these are: **Towns, Suburbs and Villages**: demonstrated in the historic subdivision pattern of the Oakleigh Estate. **Land tenure**: consistent front brick wall marking parts of the Oakleigh Estate, especially in Montgomery Ave and Clyde St. **Accommodation:** Extant 1944 houses and outbuildings demonstrating the design and implementation of the first social housing project by the NSW Housing Commission. **Welfare:** Extant 1944 houses and outbuildings demonstrating the implementation of the first social housing project by the NSW Housing Commission. **Domestic life:** Design of houses and outbuildings, materials, internal floorplan and external design/ features and landscape features demonstrate the creation/maintaining/living and working around houses at the time **Creative endeavour:** Design, detailing and materiality of the houses, outbuildings and landscape features such as the front walls, which demonstrate the particular creative, stylistic or design response implemented at the place by the architects appointed by the NSW Housing Commission **Significant to both Cumberland and the State of NSW.**

Criterion B: Associative **An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural historical the local area).**		
Cumberland Council [Extent Heritage] significance assessment	**Weir Phillips significance assessment**	**SRA Peer Review and significance comments**
The item does not meet this criterion.	Cumberland City Council does not provide an assessment under this criterion. The site does not fulfill the guidelines for listing under this criterion.	Both the existing and WP assessment are flawed. The place has an extraordinarily strong historical association with the NSW Housing Commission, being the first social housing estate in NSW commissioned and implemented by the newly formed Housing Commission. It was not until 2004 that No. 288 passed out of Housing Commission ownership; a proprietorship of 60 years. If the original plans/correspondence/annual reports for the properties are in the Housing Commission file at State Archives or at the Department of Public Works plan room, it may also be possible to attribute the design to particular architect(s). Further research required to establish this detail. **Significant to both Cumberland and the State of NSW.**

Criterion C: Aesthetic/Creative/Technical **An item is important in demonstrating aesthetic characteristics and/or a high degree of creative and technical achievement in NSW (or the local area).**		
Cumberland Council [Extent Heritage] significance assessment	**Weir Phillips significance assessment**	**SRA Peer Review and significance comments**
The item does not meet this criterion.	Cumberland City Council does not provide an assessment under this criterion. The site does not fulfill the guidelines for listing under this criterion.	Both the existing and WP assessment are flawed. WP has not attempted to undertake an assessment of significance of the aesthetic and or creative and technical achievement of the study sites, so they cannot justify their conclusion of it not fulfilling the guidelines. The study sites of 288 and 286 Clyde Street are a product of the 1944 Montgomery Avenue stage of the Oakleigh Estate which employed distinctive brick and terracotta tile construction, with particularly fine detailing and use of pattern, two (and more) tone, and use of bullnose profile bricks. The houses (including the study sites) have been designed with thoughtful details including the use of bullnose brick in both the house, and for the coping bricks in the front walls, and built-in planter boxes at the houses, which elevated the design from purely functional and cost-effective to a solid, enduring and pleasant home for its residents. The study sites, and the associated houses in the estate, are the FIRST, and particularly fine exemplars of NSW government social housing design and construction by the NSW Housing Commission. **Significant to both Cumberland and the State of NSW.**

Criterion D: Social **An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.**		
Cumberland Council [Extent Heritage] significance assessment	**Weir Phillips significance assessment**	**SRA Peer Review and significance comments**
The item is socially significant for its connection to the Government Housing Commission, who built the cottages.	Neither building has been occupied by public housing tenants for some time. No. 286 Clyde Road was transferred from public to private ownership in 1958, while No. 288 Clyde Road has operated as a public youth center for over 20 years. As a result, their social significance and connection to the NSW Government Housing Commission are limited, extending only to their original purpose and construction. The site does not fulfill the guidelines for listing under this criterion.	Both the existing and WP assessment are flawed. Community consultation needs be undertaken to further establish significance under this criterion. The primary social significance would be to the former residents of the Oakleigh Estate and their families, who benefited from the initially balloted public housing program offered by the NSW Housing Commission. The amount of time that has elapsed from the time people lived there does not matter. The significance can also be generational; it can be special to members of the extended family, and through time. There are also other groups like the 'Friends of Public Housing', and organisations such as the National Trust of NSW, Royal Australian Institute of Architects, Royal Australian Historical Society, along with the local historical societies who should also form part of the consultation process. The WP assessment makes an erroneous statement that the connection to the Housing Commission extended to only their original purpose and construction; this is false, as 288 was owned and operated by the Housing Commission until its sale in 2004. Also makes comments on historical association, which are misplaced and not relevant to social significance. Thought to reach threshold for local significance, and depending on the outcome of the consultation at a wider level and at organisation-level such as the RAHS and the RAIA, it could have State significance.

Criterion E: Scientific/Research **An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural historical of the local area).**		
Cumberland Council [Extent Heritage] significance assessment	**Weir Phillips significance assessment**	**SRA Peer Review and significance comments**
The item does not meet this criterion.	Cumberland City Council does not provide an assessment under this criterion. The site does not fulfill the guidelines for listing under this criterion.	Both the existing and WP assessment are flawed. WP has not attempted to undertake an assessment of significance of the research/scientific value of the study sites, so they cannot justify their conclusion of it not fulfilling the guidelines. The houses of the Oakleigh Estate, including the study sites, have research value to demonstrate the design and building techniques and overall methodology/master planning that piloted and shaped public housing design and materiality in New South Wales. They are the product of the scheme, and work hand-in-hand with documentary evidence to provide an understanding of the development of public housing policy. The houses of the Estate look to be unique and not 'cookie cutter'; i.e. repeated, so there may not be another house of its type in the Estate, or indeed ANYWHERE, if the designs and materials were pared back for future constructions as suggested in the 1945 Housing Commission Annual Report. **Primarily significant to the State of NSW.**

Criterion F: Rarity **An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).**		
Cumberland Council [Extent Heritage] significance assessment	**Weir Phillips significance assessment**	**SRA Peer Review and significance comments**
The item does not meet this criterion.	Cumberland City Council does not provide an assessment under this criterion. The site does not fulfill the guidelines for listing under this criterion.	Both the existing and WP assessment are flawed. WP has not attempted to undertake an assessment of significance of the rarity value of the study sites, so they cannot justify their conclusion of it not fulfilling the guidelines. As noted in peer review comments against the 'Comparative Analysis' section of the WP report, they have failed to undertake a valid comparative analysis per the Heritage NSW guidelines. The purpose of the comparative analysis section is to look at similar examples of its type to identify unique aspects of the place to inform the rarity significance assessment, as well as identify particular aspects such as aesthetic or associative that are significant. In this case, the category is NSW Housing Commission developments from the early-mid 1940s onward. If research had identified the architect(s), it could also look at exemplars of their body of work to judge another aspect of the place's rarity or creative/technical achievement. The analysis should seek to compare examples from the LGA, and then state-wide. It should not compare itself to itself, as it achieves no understanding of its relative rarity on a wider basis. The only use an internal comparison would be is to determine if there are matching examples of the particular house designs in the Estate. Demonstrates that the author does not understand the significance assessment process, and has not read or used the publicly available guide to *Assessing*

		heritage significance (2023) available on the environment.nsw.gov.au site This was the first social housing estate by the NSW Housing Commission. It is rare for this very fact. There is only one first. While it was the 'flagship' of social housing estate design, and other estate were implemented shortly afterward at places such as Westmead and Dundas, historical photos from the Government Printing Office (State Archives: https://search.records.nsw.gov.au/permalink/f/1e5kcq1/ADLIB_RNSW110004724) indicate that the level of detailing and materiality was not as fine as the Oakleigh Estate. Further comparative research and analysis should investigate this point. The level of integrity of the Montgomery Avenue/Clyde Street brick buildings, and the Estate as a whole is also another point of rarity to be established by comparison – either not surviving by passing out of state ownership and being demolished or by undergoing a re-development by the owning agency. **Significant to both Cumberland and the State of NSW.**

Criterion G: Representativeness

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

Cumberland Council [Extent Heritage] significance assessment	Weir Phillips significance assessment	SRA Peer Review and significance comments
The item meets the local criteria as a representative example of Government provision of housing undertaken by the Housing Commission.	While both sites reflect the original Housing Commission building typology, No. 288 Clyde Road has undergone significant alterations and additions, compromising its integrity as a representative example. Additionally, No. 286 Clyde Road is visually separated from the more intact group of NSW Housing Commission homes, diminishing its ability to contribute to a cohesive representation of government-provided housing.	Suggest that its representative significance is higher than local. The WP comments here demonstrate a lack of understanding of this criterion. The assertion that 286 is 'visually separated' thus diminishing its representative value is nonsensical. 288 retains sufficient fabric, form and detailing at the site to be readily recognisable as being of the HC development. The assessment guidelines for the Representative Criterion state that: *Types of places or objects that meet this criterion might include those that:* • *demonstrate the stages of development of a class of cultural places, including experimentation* • *are recognised as an example of a type, style, taxonomic group, etc.* • *demonstrate land-use influence on the geographical, financial, etc. development of an area* • *demonstrate in their fabric the impact of an ideology, value or philosophy or association with a custom* • *include complexes where more than one building or structure survives, demonstrating a way of life, often with associated furniture, fittings and other objects.* The study sites, and the Estate at large, demonstrate all of the above in their fabric, form, detailing and siting. They are all, '*A particularly fine example of the class in a state-wide context, demonstrating a broad range of characteristics that are typical of the class.'*

		The class being social housing by the NSW Housing Commission. They are: *Representative of a class of places that demonstrate a construction method, engineering design, technology, or use of materials, of historical importance.* *Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance* The study sites and the Oakleigh Estate, have an outstanding degree of distinctiveness within the class.[2] **Significant to both Cumberland and the State of NSW.**

[2] Heritage NSW: NSW Department of Planning and Environment, *Assessing heritage significance, Guidelines for assessing places and objects against the Heritage Council of NSW criteria,* 2023, pp. 48-51

CONCLUSIONS

The Heritage Assessment Report by Weir Phillips (2025) contains significant deficiencies in the assessment of the heritage significance of the site against the NSW significance assessment criteria, including but not limited to, a lack of basic understanding of how to undertake comparative research to establish value primarily for Criterion F (Rarity), but also Criterion B (Associative) and Criterion C (Aesthetic/Technical), along with a lack of understanding about how to analyse and use the historical and physical evidence to assess significance at a local and or state level under any of the criterions. Community consultation is required to rule out significance under Criterion D (social), which has not been undertaken.

These fundamental deficiencies and flawed methodology/reasoning render the conclusions of the Weir Phillips significance assessment invalid, as are the resulting recommendations.

The report analysis fails to demonstrate an understanding of the part that the study sites have to the play in maintaining their relationship to, and consistency with, the rest of the Oakleigh Estate Housing Commission development; the first, and potentially, the finest of its kind.

Eminent historians Dr Terry Kass and Dr Carol Liston, and heritage professionals at Extent Heritage have also independently assessed the places as having at least local, if not state, significance.

The de-listing of the properties **would not** achieve the objectives of the *Cumberland LEP* Part 5.10 chiefly 1 (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.*

De-listing these two properties would impose an unacceptably adverse impact not only on their own significant qualities, but on the remainder of the Oakleigh Estate Housing Commission development; eroding its cohesion and remarkable intactness – any in doing this, its ability to demonstrate its heritage significance.

Yours sincerely,



Elizabeth Gorman BA, MA, M.ICOMOS
Associate Director
Sue Rosen Associates

HERITAGE ASSESSMENT REPORT



Nos 286-288 Clyde Street, South Granville, New South Wales

March 2025 | J7365_01

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Report Details

Revisions			
Revision	**Date**	**Prepared by**	**Reviewed by**
Draft Issue	28.03.25	AM	JP
Final Issue	31.03.25	AM	JP

We acknowledge that the land on which we live, learn and work as the traditional country of the Gadigal people of the Eora Nation. We acknowledge these traditional owners of this land and acknowledge their living cultures and the unique roles they have played in maintaining life, language, and culture in this region. We pay respect to their Elders past, present and emerging and all Aboriginal people.

Cover photo: No. 286 Clyde Street, South Granville
Realestate.com.au

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1 INTRODUCTION

1.1 Preamble

This Heritage Assessment Report (HAR) has been prepared for the site at Nos 286-288 Clyde Street, South Granville, New South Wales.

The site is located within the Cumberland City Council area. The principal environmental planning instrument for the site is the *Cumberland Local Environmental Plan 2021* (*LEP 2021)*. The subject site is listed as a heritage item under Schedule 5 Part 1 of the *LEP 2021*, where it is identified as 'Clyde Street houses built for Housing Commission'. The site is also adjacent to, and in the vicinity of, other heritage items, as well as located in the 'Blaxcell Estate Conservation Area' by this Schedule.

1.2 Heritage Listings

The following table addresses the relevant heritage listings for the site. For further information refer to Section 4.

Table 1: Statutory and Non-Statutory Heritage Listings

Listing Type	Item Name and Details	Listing Number
State Heritage Register under the *Heritage Act 1977* (NSW).	N/A	N/A
In the vicinity of items on the State Heritage Register under the *Heritage Act 1977* (NSW).	N/A	N/A
Listed as an item of local heritage significance by Schedule 5 of the *Cumberland LEP 2021*.	'Clyde Street houses built for Housing Commission', Nos 286-288 Clyde Street, South Granville	Item No. I238
Located within the vicinity of local heritage items by Schedule 5 of the *Cumberland LEP 2021*.	'Houses built for Housing Commission', Nos 2-24 and 7-29 Montgomery Avenue, South Granville	Item No. I241.
	'Houses built for Housing Commission', Nos 6-16 and 26 Oakleigh Avenue, South Granville	Item No. I243.
	'Chiswick Road houses built for Housing Commission', Nos 29, 33-43 and 47 Chiswick Road, South Granville	Item No. I237

Commented [EG1]: Yes in vicinity, but fails to note that a the item groups form the Oakleigh Housing Commission development

Located within a heritage conservation area by Schedule 5 of the *Cumberland LEP 2021.*	'Blaxcell Estate Conservation Area', Granville	Item No. C1.
Located within the vicinity of a heritage conservation area by Schedule 5 of the *Cumberland LEP 2021.*	N/A	N/A

1.3 Methodology

A site inspection was undertaken in February 2025 for the preparation of this HAR by Weir Phillips Heritage. All photographs of the site were taken at this time unless otherwise noted.

1.4 Limitations

Section 3 of this HAR provides the established history and significance of the site. This was compiled from readily available sources.

An assessment of archaeological potential and archaeological significance, Aboriginal or historical, is outside the scope of this HAR.

2 SITE DESCRIPTION

2.1 Site Location

The site is located on the west side of Clyde Street and has frontage to Montgomery Avenue. The site is identified as Lots 53 and 54, Deposited Plan 35007.



Figure 1: Nos 286-288 Clyde Street. The site location is outlined in red.
SIX Maps, 2025; overlay by WPH

2.2 General Setting

For the following, refer to Figure 2, an aerial photograph of the site and its surrounds.

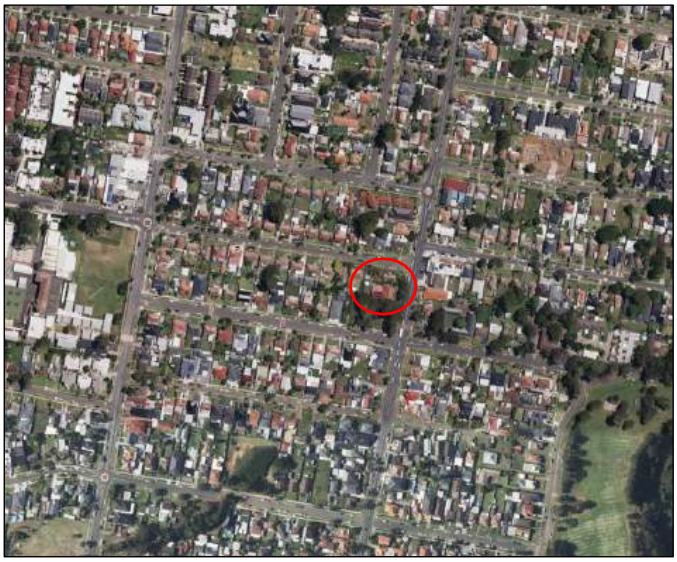


Figure 2: Aerial photograph of surrounding area. The site location is outlined in red.
SIX Maps, 2025; overlay by WPH

2.2.1 Blaxcell Conservation Area

Cumberland Council provides the following description of the Blaxcell Conservation Area, of which the site forms part:

Distinctive characteristics of the conservation area include:

- *Flat to gently undulating clay land which drains slowly to the east and Duck Creek*
- *Regular sized allotments, mostly 20m x 34m*
- *Single storey freestanding houses separated from the street and neighbours by large garden space, with lawn and shrubs*
- *Spaciousness of the area created by:*
- *width of each allotment*
- *wide side boundaries*
- *background view to large remaining eucalypts located in various spaces throughout the conservation area, particularly in backyards*
- *backyard placement of garages and carports*
- *houses standing parallel to the street*
- *Intact street character and a remarkable number of the houses, most of which have very few alterations or additions*
- *Consistent age of the houses - almost all date from 1944 – 1950, with a few from the 1960s*
- *Uniform building form, scale and setbacks*
- *One chimney per house*
- *Uniform building materials - bricks and tiles to Montgomery Street and fibro and tiles to the other street, with the occasional timber clad house and brick corner*

houses in Oakleigh Avenue. Uniform brick fences to Montgomery Street and throughout the rest of the area.

2.2.2 Clyde Street and Chiswick Street

The secondary frontage of the site is to Clyde Street. Clyde Street is one of the main north-south running roads through South Granville. It is two lanes wide, with provision for parking to either side. There are nature strips and concrete footpaths to either side and irregularly spaced street trees. There are no street trees outside of the subject site.

Clyde Street, in the vicinity of the site, is mixed commercial and residential in character. Buildings are one and two storey in height and mixed in date and style.

To the north of the site lies No. 280 Clyde Street. The dwelling on this site is a free standing single storey fibre-cement clad dwelling (c.1940s) with tiled low hipped roofs and aluminium framed windows. The dwelling is set to its common boundary with the subject site and slightly forward of the subject dwelling. There is no front fence. Two recent brick dwellings complete the block.

To the south west of the site along Chiswick Road (within the Blaxcell Estate HCA) is a new development demolished a NSW Housing Commission dwelling and constructed a new semi-detached dwelling. See Figure 5.



Figure 3: Looking north up Clyde Street showing native trees planted on the verge.



Figure 4:Chiswick Park to the south of the site.



Figure 5: New semi-detached dwelling to the south west of the site at Chiswick Road.

2.2.3 Montgomery Avenue

Montgomery Avenue runs east off Blaxcell Street. The road once ran through to Street; it is now blocked off at this end. The street falls very gently to the east. It is wide, with nature strips and concrete footpaths to either side. There are no street trees in the immediate vicinity of the site.

The dwellings along the street are free standing, single storey face brick dwellings with hipped or gabled roofs. These dwellings were predominately erected by the Housing Commission in the c.1940s, with some later infill development. There is a consistent pattern of front and side setbacks along the street. Most dwellings have low front fences and limited planting in the front yards, allowing open views towards the dwellings.

The immediately adjoining property to the west of the site is No. 3 Montgomery Avenue. The dwelling on this lot is similar in size, date and style to the subject dwelling. There is a flat roofed carport close to its common boundary to the site. It has no front fence and no vegetation within the front yard. Continuing west, No. 5 Montgomery Avenue is a recent single storey face brick dwelling with a hipped tiled roof. West of No. 5 Montgomery Avenue, the dwellings are predominately 1940s Housing Commission built.

Commented [EG2]: Montgomery Avenue, including the 2 Clyde St properties are from the 1944 Housing Commission development. Generally highly intact and consistently displaying their original form, fabric, detailing.



Figure 6: Looking west down Montgomery Avenue showing the regularly spaced post-war dwellings on the northern side of the street.



Figure 7: Looking west down Montgomery Avenue showing the regularly spaced post-war dwellings on the southern side of the street.



Figure 8: Looking east down Montgomery Avenue towards the commercial buildings at Clyde Street.

2.3 The Site

For the following, refer to Figure 9, an aerial photograph over the site.



Figure 9: Aerial photograph of Nos 286-288 Clyde Street. The site is outlined in red.
SIX Maps 2025

For the purposes of the following description, Clyde Street is designated as the eastern boundary.

2.4 No. 286 Clyde Street

2.4.1 Exterior

The dwelling on site is free standing face brick with gabled hipped with a dichromatic gabled roof with single brick chimney. As the dwelling is on a corner site the dwelling has two gable verges fronting both Clyde Street and Montgomery Avenue. The entrance to the dwelling is located on the northern side of the building but is accessed from the east. There is a small flight of stairs leading to an elevated front porch framed by a metal balustrade, the front door is framed by a projecting brick portico. Windows are groupings of timber framed double hung sashes with some of the two of the windows with corrugated metal awnings. There is a small skillion lean to at the rear (west) of the site. There is a small garage accessed via Montgomery Avenue on the western boundary of the site.



Figure 10: View of the northern elevation showing the entrance to the dwelling.



Figure 11: View from Montgomery Street showing the projecting gable bay with metal awning.



Figure 12: View of the rear elevation.



Figure 13: View of the rear yard.

2.4.2 Interior

The following interior layout has been sourced from Realestate.com.au.



Figure 14: Interior layout of the dwelling and layout of the site. Realestate.com.au

The dwelling has two bedrooms with a living, dining and kitchen. There is a separate bathroom and laundry. The walls are rendered and painted masonry or framed plasterboard; the ceilings are fibrous plaster or plasterboard with deep cove or quad cornices; the floors are polished timber. There is a brick fireplace with rendered chimney breast.



Figure 15: Brick fronted fireplace with rendered chimney breast.
Realestate.com.au



Figure 16: View of the timber framed double hung sash windows and timber floor.
Realestate.com.au



Figure 17: View of the contemporary kitchen.
Realestate.com.au

2.5 No. 288 Clyde Street

2.5.1 Exterior

This dwelling, now used as a community centre is a freestanding single storey building constructed from textured red brick with a dichromatic terracotta tile gabled roof. There is a low corbelled brick fence with hedge behind at the Clyde Street frontage.

There is a chimney at the northern gabled end of the building there is timber bargeboard cladding on the gabled verges. There is a projecting bay with a on the southern side of the primary elevation which continues on the existing gabled roof slope. The entry to the dwelling is at the centre of the elevation via a recessed porch. Windows are groupings of timber framed double hung sashes with aluminium screens.

To the rear of the site is the is a large steel framed structure with gabled roof with



Figure 18: View of the primary elevation from Clyde Street.



Figure 19: View of the northern elevation showing the chimney breast.

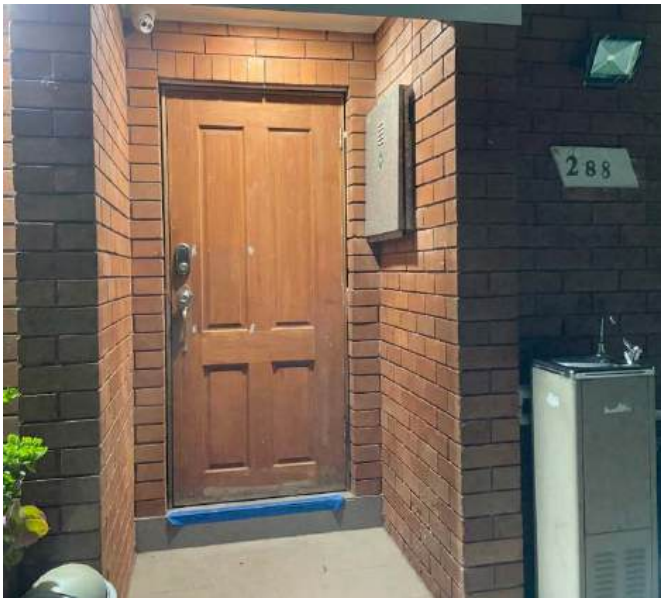


Figure 20: View of the front entry porch.



Figure 21: View of the new addition to the rear of the site.

2.5.2 Interior

The interior of the building has had most of the interior walls and finishes removed to facilitate its use as a community centre. There are no identifiable features associated with the post war era internally within this building.

See Figure 22and Figure 23.



Figure 22: View internally of the rear addition.



Figure 23: View internally of the front room of the building showing the open floorplate with no features associated with the site's 1944 construction.

3 HISTORICAL ANALYSIS

3.1 Aboriginal History

While an Aboriginal history is not provided for, it is acknowledged that the traditional custodians of the Cumberland Council area are the Dharug peoples of the Eora nation.

3.2 Early European History

The British Colony of New South Wales was officially established at Sydney Cove in January 1788. Ignoring the presence of the Aboriginal people, all land was declared to be Crown Land. In December 1792, Governor Arthur Phillip established the official boundaries of the Township of Sydney. From January 1793, successive governors granted land outside the boundaries to open up the Colony to settlement and augment food supplies. Granville lies well outside of these boundaries.

The size of the early land grants depended on the status of the aspiring landowner, with the largest land grants being made to military and government officials and the smallest to emancipated convicts.

European associations with Western Sydney date from late April 1788, when Governor Phillip led a party along the upper reaches of the Parramatta River to explore the country around present-day Parramatta and Prospect Hill. A settlement, named Rose Hill, was established in the newly explored region in November 1788. Communication between Rose Hill and Sydney was by the Parramatta River. Even when a rough track developed between the two settlements, the river remained the preferred mode of travel for some time to come. The track, later Parramatta Road, was poorly maintained; travellers faced the threat of attack from Aborigines and escaped convicts.

By June 1790, the prospects at Rose Hill looked brighter than those at Sydney. Within eighteen months, faced with increasing numbers of time expired convicts, Phillip established farming settlements at Prospect Hill, The Ponds and the Northern Boundary (North Parramatta). On 2 June 1791, Phillip renamed Rose Hill, 'Parramatta', the name given to the area by its traditional owners.

Cultivation at Farm Cove in Sydney was soon abandoned, and all efforts focused on the new settlements and the government farm established at Toongabbie. The present Granville district lay to the south of Parramatta. The use of this heavily timbered country for hunting is reflected in the naming of Duck River and Duck Creek and, at a later date, the Dog Trap Road (now Woodville Road). Thus formed the core of present-day Granville.

Present-day Granville was alienated from the Crown as a result of a number of grants made to James Ruse, John Macarthur, Lieutenant Thomas Davies, Thomas Keele, John Harris, Garnham Blaxcell, James Smith, John Thomas Campbell, W.C. Wentworth and William Lawson.

The earliest of these grants was the 100-acre grant made on 9 February 1798 to Lieutenant Thomas Davies of the New South Wales Corps. This grant was bounded on the north by Parramatta Road and was located near to the road leading south-west to Liverpool, later known as the Dog Trap Road. Davis' grant, together with the adjoining grant to the west, being Keele's 25-acre grant, was purchased by Garnham Blaxcell, to whom a consolidated grant of 1,125 acres was issued on 1 January 1806. Blaxcell's grant was the largest Crown grant in the area. The grant was bordered to the east by present-day Clyde Street, on the south by Rawson Road and on the west by Woodville Road, thus forming the 'core' of present-day Granville.[1] It is on this grant that the subject property lies.

Blaxcell was 'a man as equally unscrupulous as (John) Macarthur himself.'[2] Arriving in 1802 as an assistant bursar aboard the *HMS Buffalo*, he was appointed to a number of important political posts, including that of deputy commissioner and occasional secretary to Governor King. Blaxcell supported the rebel New South Wales Corps in the 'Rum Rebellion' of 1808, becoming one of eight magistrates appointed by Major Johnston. Blaxcell was engaged in numerous commercial ventures and owned whole or part shares in a number of trading vessels. He was one of John Macarthur's many speculative partners and was one of three contractors who later built Governor Macquarie's 'Rum

[1] T. Fowlie, *The History of Granville 1919* (Granville: Granville Historical Society, 2001), p. 18.
[2] Fowlie, *The History of Granville 1919*, p. 18.

Hospital'. Blaxcell appears to have used his vast grant for little more than raising money for his other commercial ventures. In 1809, he obtained a loan using his grant as security from Surgeon Thomas Jamison. In 1817, following the failure of a number of these ventures, Blaxcell fled the Colony, dying en-route to England in April 1817. Blaxcell no longer owned his Granville grant at the time of his death, the Estate having been conveyed to Surgeon Jamison's son and heir, Sir John Jamison, presumably in default of payment, on 21 April 1815.[3]

3.3 Early Subdivisions

Sir John Jamison used Blaxcell's grant as a grazing run. He is said to have made several improvements to the land, including fencing and the erection of a stockyard and cottage for the employees placed in charge. The extensive timber on this and other grants in the immediate area was harvested and sent to Parramatta and Sydney. After Jamison's death, the land was conveyed to his widow and thence to her daughter and, by default, to her husband, Captain William Russell. Russell mortgaged the land three times – in 1851, 1853, and 1856. Russell also sold part of the grant, on the eastern side of the Dog Trap Road.

The extent to which the Blaxcell grant was mortgaged and under-developed was not an isolated phenomenon. Local property values were generally depressed until the opening of the Sydney to Parramatta rail line in 1855. The station where the Great Southern and Great Western Lines met, now Granville Station, was originally known as Parramatta Junction. Part of Blaxcell's grant was advertised for sale in February 1855, albeit with little success.

In the early 1860s, the mortgagees Morehead and Young, of the Scottish Australian Investment Company, commissioned Richardson,and Wrench to market a new subdivision of the Blaxcell grant, now commonly referred to as the 'Drainwell Estate', with suggested uses including farms, villa estates and orchards. While some settlement did result, the railway also attracted land speculators and investors who did little to further the development of a community. The site forms part of the 'Drainwell Estate'.

3.4 Foundations of Present-Day Granville

Land sales and subdivision in the Granville area was carried out in bursts during the period 1875 to 1883. The Dog Trap Road was renamed Woodville Road in 1879 for the nearby family home of the Lackey family, one of early Granville settler's families. The original name, however, would remain in popular usage into the 1950s.

As subdivision progressed, the population increased and important institutions were established, including a post office (1878), a school (1881), a bank (1883), a newspaper (1884), a School of Arts (1884) and a police station (1885). Hotels, businesses, shops and industries, most notably brickworks, also opened at this time. There was an active local progress association. The name Granville came into usage in 1880 and was to honour then British Foreign Minister, Lord Granville. Granville benefited from the opening of the Hudson Brothers engineering works (1882) and the establishment of mills and tanneries on Duck River and Duck Creek. In recognition of the growing local identity of the area, the Borough of

[3] City of Parramatta, 'Granville – A Brief History', https://historyandheritage.cityofparramatta.nsw.gov.au/research-topics/suburbs/granville-brief-history, accessed 7 March 2025.

Granville was declared in 1885 and the first town hall erected in 1889. The location of Granville Station was later moved east along the line to accommodate a rail interchange at the intersection of Parramatta Road and Woodville Road.

The new Municipality benefited from the rates of the recently subdivided Harris Park and Elizabeth Farm Estates, a large part of which lay within the municipal area. By 1888, the Borough of Granville boasted 787 houses, 3 hotels, 6 factories and 2 banks. Growth slowed, however, with the onset of the economic depression of the 1890s.

Development during this period was never even across the area. Much of what is now South Granville remained vacant land; there was little settlement south of William Street or west of Woodville Road. Although some market gardening and fruit growing was carried out, the soils of South Granville were found to be less suitable for agriculture than land in the north. The grasslands that replaced the felled timber of the past were primarily used for grazing cattle for the Parramatta markets and for dairy herds.

By 1901, there were 1,027 houses and 5,094 people within the Granville Municipality. Houses were almost equally divided between brick and timber construction. The population of Granville Municipality continued to grow steadily in the early twentieth century as further industries were attracted to the area. In 1906, the Municipality was enlarged with the addition of Guildford. Two hundred and eighty homes were constructed in 1911, 267 in 1912 and 310 the following year.

3.5 Inter-War Granville and Government Housing Schemes

Commented [EG3]: This section sets out the background of the formation of the NSW Housing Commission as a public welfare agency, who facilitated the building of affordable, quality housing. Funded by the Commonwealth, administered by the NSW State Government.

The growth of Granville in the period from 1918 onwards is discussed below in conjunction with the role that the Government played in housing construction. This work laid the foundations for the work of the Housing Commission from 1941 and hence informs on the significance of the Blaxcell Street Conservation Area, in which the subject site lies.

Domestic construction slowed during World War I (1914-1918) with the effect that there was a housing shortage when the war ended in 1918, particularly in areas where there were sizable working populations, such as Granville. Following the end of World War I, a new phase of industrial development commenced in Parramatta and surrounding municipalities. Tariff protection and government contracts encouraged a wave of industrialisation. Local employment opportunities, in turn, encouraged population growth, exacerbating the housing shortage.

It was initially assumed that private industry would be able to meet the demand for housing. The situation in Granville, however, was serious enough by 1920 for Granville Council to discuss the possibility of building houses themselves. In an attempt to overcome the shortage, the Federal Government had established the War Service Homes Commission in March 1919 to build and finance homes for returned service men and war workers. The Commission were active in Granville, where group schemes were built in Woodville Road, The Trongate and Membrey and Clyde Streets. The population of Granville doubled between 1921 and 1933, outstripping that of Parramatta to the extent that in 1933, the population of the Municipality exceeded that of Parramatta for the first time. As it had in the 1890s, however, growth slowed once again with the onset of the Great Depression in the early 1930s.

By 1933, 21% of the local male population were unemployed, with many others in part time work only. The building industry was deeply affected. As the Depression eased, the Government formed the Homes for the Unemployed Trust to enable people to acquire their own homes. The Trust built cottages to a minimum standard for sale to the unemployed or provided them with the materials necessary to build their own homes. Sixty-seven of the

436 cottages built around the State by the Trust between 1934 and 1937 were built in Granville. The Trust continued to build cottages in Granville until 1941.

The outbreak of war in the Pacific slowed housing development. The domestic real estate market was strictly regulated during the war (1939-1945). As domestic construction slowed and all but ceased in 1941, housing shortage once again became acute. By 1945, there was an estimated shortage of 69,000 homes.

The role of the state in social welfare, and in particular in the provision of affordable, good quality housing, had been a major concern of the Commonwealth Government prior to the outbreak of war. This concern was mirrored in the rhetoric of the NSW Labor Party, who had been elected to power in 1941 with a pledge to not only build houses in the required number, but also to lift the standard of small house construction:

> *(Labor's) first duty to the State is to give the peoples home in which they can live with dignity, in which they can take pride, and in which they will feel willing to undertaken the social obligations of citizenship.*[4]

The ideal of the detached home had been steadily promoted as the Australian ideal from the 1900s onwards. The Annual Report of the Housing Commission in 1946 described the cottage as the 'most popular type of dwelling in this country.' The small, detached, cottage was thus the 'mainstay' of public housing throughout the 1940s-1960s. Granville Council were adamant that, despite the housing shortage, it was 'entirely wrong to have semis in our municipality.'[5]

The result of political agitation was the establishment of the Housing Commission of New South Wales under the *Housing Act, 1941* (Act. no.65, 1941) to co-ordinate public housing. The majority of the Commission activities were carried out under the provisions of the Commonwealth and State Housing Agreement, whereby the Commonwealth advanced the necessary funds, which were then paid back by the States over time. The Commission acquired land, subdivided it, provided essential services and the design and supervised construction:

> *'The Housing Commission re-constituted the Housing Improvement Board which had been established under the Housing Improvement Act (No.59, 1936) This Board had the role of raising the standard and availability of housing by clearing unsatisfactory housing lands and following a negotiation process with local government erecting housing at an acceptable standard. In addition the Commission administered the Housing of the Unemployed Act, 1934 - 1941 and continued to give assistance for the purchase, rent, erection or additions to dwellings to people eligible under that Act.*
>
> *In June 1942 the Commission was declared an agency of the Commonwealth War Workers Housing Trust and its energies were diverted into the construction of accommodation for munitions workers. Although the activities of the Housing Commission (which commenced in earnest in 1945) were administered by the NSW Government, it was largely financed by loan funds made available through the Commonwealth-State Housing Agreements. Tenants were selected according to their needs including their former house being condemned or*

[4] William McKell in his main policy speech at Waterloo Town Hall on 21 April, 1941 cited in David Pettigrew, *Homes for the People*, NSW, Department of Housing, 2005, p.33.
[5] Alderman of Granville Council in 1946, cited in Terry Kass, *op.cit.*, 1996, p.362.

overcrowded, the rental being outside their means or simple inability to afford any acquire any property on the rental market.[6]

The *Housing Act 1941* incorporated various past housing initiatives into a single authority to improve co-ordination. The Housing Commission was not the first instance of the Government intervening into the housing market. As early as 1912, a Royal Commission into housing had concluded that private developers and/or landlords were not satisfying either the demand for housing or providing adequate standards. The Housing Board was established with a brief to build good quality, affordable housing for workers. This experiment in public housing was abandoned in 1924, when only 315 of a proposed 1,437 houses had been built at Dacey Gardens. The Housing Improvement Board, commenced in 1936, likewise achieved limited success.

The activities of the new Commission were severely curtailed by the intensification of World War II, which limited their early activities to the construction of urgently needed houses for war workers in country centres. It was not until the end of 1943, that the Commonwealth Government felt that the war situation had eased sufficiently for a limited home building programme to begin. Work began on the first dwellings in June 1944.

The proposed 475 cottages were allocated as follows:

Location		***Total***
Granville-Blaxcell Street		76
Granville- Woodville Road		60
Bankstown- Greenacre Park		14
Lakemba- Parry Park		60
Westmead		55
Cabramatta-Station Road		13
Liverpool		22
Belmore- North Rudd Park		40
Port Kembla and Newcastle		135
Total		***340***[7]

As set out below, Montgomery Avenue, and the majority of dwellings along it, was created by the NSW Housing Commission.

[6] *Agency Detail 41. Housing Commission of New South Wales.* State Records

[7] Report of the *Housing Commission of New South Wales for the Year Ended 30* June, 1944. Government Printer, February 1946, p.2.

3.6 The Subject Site During the Interwar Period

By 1921, the subject site formed part of a larger parcel of land (19 acres, 0 roods and 28 ½ perches in size; Lots 5 and 6 of Lackey's subdivision) that was brought under the provisions of the *Real Property Act* by Charles Edward Robertson Murray, a retired district court judge. Murray described the land at this time as being 'unoccupied.' [8] The land was transferred to Charles O'Connor Murray (solicitor) and Mary Dorothea Leonie Murray (spinster) on 13 July, 1923.[9] In 1923, the land was subdivided. Lots in this subdivision ran from Oakleigh Avenue through to Chiswick Road; there was no Montgomery Avenue. Refer to Figure 3.

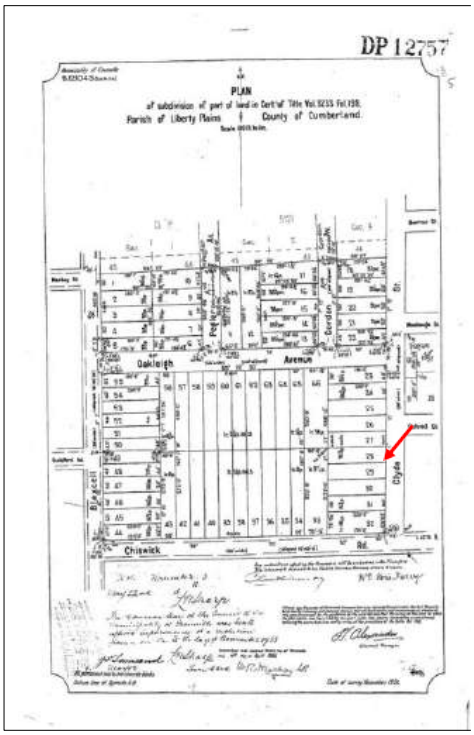


Figure 24: F.L. Alexander, *Plan of Subdivision of Part of Land in Cert. of Title Vol. 3233 Folio 198, Parish of Liberty Plains, County of Cumberland.*

NSW LPI D.P. 12757

The majority of the subject site formed part Lot 26 of this subdivision (D.P. 12757; see Figure 3 above). The southern-most part of the site formed part of Lot 27 of D.P. 12757(see Figure 3 above). An aerial photograph over the site and the surrounding area, dated 1943, shows the sites undeveloped at this time. Montgomery Avenue had yet to be created.

[8] Primary Application No. 23275. NSW LPI.

[9] Certificate of Title Volume 3233 Folio 198. NSW LPI.



Figure 25: NSW Lands Department, Aerial Photograph over South Granville, 1943.

SIX Maps

3.7 Post War II Granville, the Housing Commission and Montgomery Avenue

The Housing Commission purchased/resume the private lands now contained within the Blaxcell Estate Conservation Area, retaining the proposed street pattern but re-subdividing the lots. Montgomery Avenue was created as a result of this subdivision. The plan of this subdivision, Figure 26, includes much of the land bounded by Chiswick Road, Clyde Street, Blaxcell Street and Oakleigh Avenue, together with a number of lots north of Oakleigh Avenue. The lots fronting Clyde Street to the north were not part of this subdivision, having previously been sold.

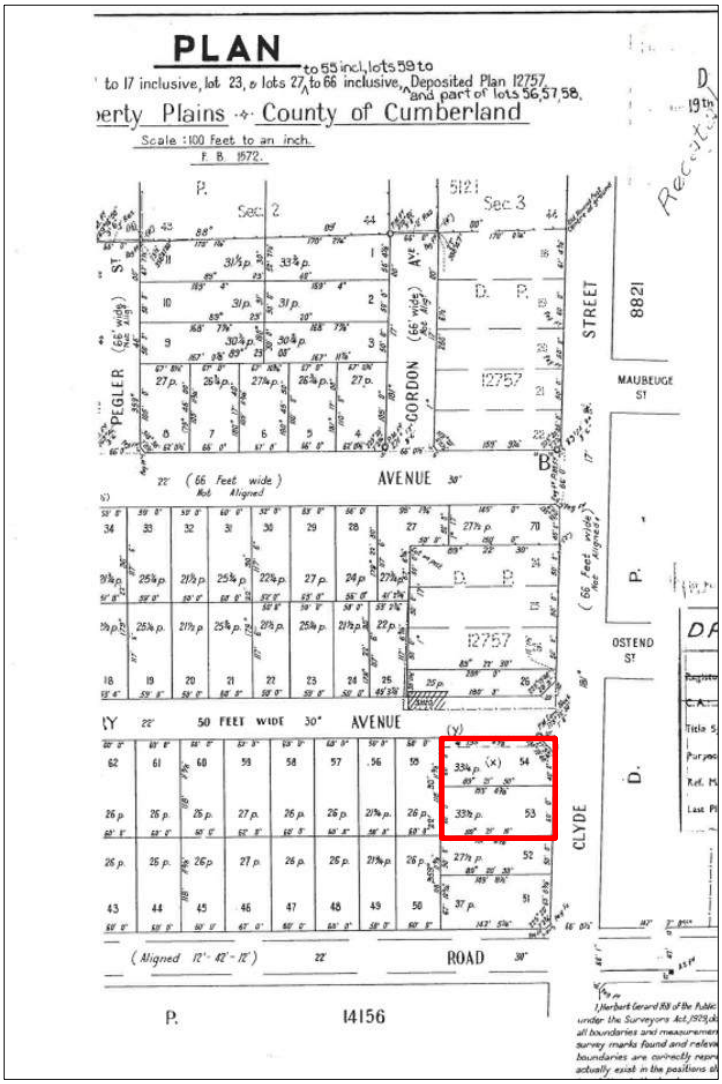


Figure 26: Herbert G. Hill, *Plan of subdivision of Lots 11 to 17 inclusive, Lot 23 and Lots 27 to 55 inclusive, Lots 59 to 66 inclusive and part of lots 56, 57, 58 D.P. Plan 12757*, December 1945. Note: Hill was a Public Works Department Surveyor.
D.P. 20131. Detail only.

While the Commission evidently had difficulty in obtaining materials, by June 1944, they had commenced work on 20 dwellings on what was referred to as the 'Blaxcell Street site' using day labour.

The first cottages built as part of the South Granville scheme were the full brick cottages with tile roofs completed in Montgomery Avenue by December 1944. The persistent shortage of materials meant that many of the public housing projects of the 1940s and 1950s were built using fibro.[10] Fibro cottages and cottages in nearby Chiswick and Oakleigh Avenues and Blaxcell Street, also formed part of this project. Figure 27 provides an aerial view over part of what is now the Blaxcell Estate Conservation Area. The arrow points to the site which shows both dwellings constructed at this time. An enlarged version of the image is contained in Figure 28. It shows No. 286 Clyde Street without the substantial rear addition.

Commented [EG4]: The brick houses are significant for their use of a material that was in very short supply at the time. Not only that, the Commission designs in Montgomery and Clyde St use of curved bricks and different colours to provide interest and detailing, as well as for the construction of built-in planter boxes.



Figure 27: Aerial Photograph, c.195? showing the subject site.

Achievements of the Housing Commission of NSW, c.195?

State Library of NSW.

[10] *A Short History of Public Housing in New South Wales*, 2004.



Figure 28: An enlarged version of the image showing both sites.

The above project was one of many the Housing Commission were engaged in as they purchased or resumed large areas of vacant land in Granville, Ermington, Rydalmere, Toongabbie, Parramatta and Holyrod. By November 1945, the Commission had erected 139 dwellings in Granville and had approval to build another 814. The Commission continued to develop their programme of works. Materials were supplied first by the Commission's prefabricated depot at Granville and later by a larger unit operated by the Public Works Department at Villawood. The designs of the first dwellings were further 'refined' in 1944-45 to eliminate any details which experience had shown to be 'non-essential.'[11] Minimum site requirements were set in 1946, to ensure a minimum frontage of 55 feet, a 'most desirable depth' of 120 feet, a minimum of 14 feet between houses, a minimum distance between the property and the building line of 25 feet and a maximum coverage of allotments by buildings of 20%.[12]

Commented [EG5]: Yes, but this one was the first. AND it design and materiality etc was unique as it could be described as the 'pilot' program; afterwards, the quality o materials, detailing and inclusions were refined to bring future developments back to basics.

In 1948, Granville became part of the Parramatta Council area. In 1957 ownership of No. 286 Clyde Road was transferred from the Housing Commission of NSW to Edward Lawrence and Lily Leonie Cummins, a haulage contractor.[13] There appears to have been limited changes to this building other than alteration to the interior for modern usage following sale from the Housing commission.

No. 288 Clyde Road has been utilised as a community centre as the Granville Youth Association (since 2004). One of the significant approvals occurred on 9 May 2005, when application A/774/2004 was granted under delegation. This approval allowed for various alterations and additions to the existing building, ensuring its suitability as a youth community centre. However, not all applications met with approval. On 20 June 2006, DA/95/2006 was refused under delegation. This proposal aimed to modify the existing multi-

[11] Report of the *Housing Commission of New South Wales for the Year Ended 30* June, 1945. Government Printer, February, 1946, p.2.

[12] *Ibid.*

[13] NSW LPI Vol. 7437 Fol. 202

purpose hall located at the rear of the heritage-listed building, but it did not meet the necessary requirements. **Appendix 1** includes details of these plans.

Further modifications were sought through DA/774/2004/A, which proposed an increase in floor area, changes to external finishes, and adjustments to the internal configuration and doors. Unfortunately, this Section 96 application was also refused under delegation on 20 June 2006. Despite these setbacks, progress was made with DA/774/2004/B, which was approved on 30 June 2008. This modification allowed for a change in window materials, replacing timber frames with aluminium frames in the rear hall.

Commented [EG6]: Why is the author making judgement on a historical fact?

Commented [EG7]: Further indication of bias. Should just be a statement of facts, as this section is dealing with the development sequences of the places.

The below aerial photographer over both sites illustrates the general development of each site.

Year	Photograph
1947 The dwellings soon after construction.	
1955 Little change to the sites.	

1965 Construction of garage to the rear of No. 286 Clyde Road.	
1978 New landscaping to the rear of No. 288.	
1986 Limited changes to both sites.	

1994 Major landscaping to the rear of 286 Clyde Road.	
2004 Rear addition to 286 Clyde Road approved via DA/774/2004.	
Today. The site today showing the increased landscaping around 288 Clyde Road.	

4 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Statutory Heritage Listings

Table 2: Summary of statutory heritage listings.

Listing Type	Item Name and Details	Listing Number
State Heritage Register under the *Heritage Act 1977* (NSW).	N/A	N/A
Listed as an item of local heritage significance by Schedule 5 of the *Cumberland LEP 2021*.	'Clyde Street houses built for Housing Commission', Nos 286-288 Clyde Street, South Granville	Item No. I238
Located within a heritage conservation area by Schedule 5 of the *Cumberland LEP 2021*.	'Blaxcell Estate Conservation Area', Granville	Item No. C1.

4.1.1 Statement of Significance for Nos 286-288 Clyde Street

Cumberland Council provides the following Statement of Significance for the heritage item at Nos 286-288 Clyde Street:

> *The houses at 286 and 288 Clyde Street, South Granville are of significance for the local area for historic and social reasons, and as a representative example of Government provision of housing undertaken by the Housing Commission. Alongside the houses in Montgomery Avenue, Oakleigh Avenue, Chiswick Road and Blaxcell Street, this group of cottages were the first group development constructed by the newly formed Housing Commission in 1944. This group of houses show the standard of early Housing Commission development. The item is socially significant for its connection to the Government Housing Commission, who built the cottages.*

This Statement is adopted for the purposes of this assessment.

4.1.2 Statement of Significance for Blaxcell Conservation Area

Cumberland Council provides the following Statement of Significance for the Blaxcell Conservation Area, of which the site forms part:

> *The Blaxcell Estate Conservation Area is locally significant for its historic, social, aesthetic and representative values. The Conservation Area comprises of the first group of public housing built in NSW by the then newly formed Housing Commission in 1944. The brick houses within this estate demonstrate the ideals of the Housing Commission which was established to build comfortable and well-appointed dwellings within the resources and capacity of the state. The inclusion of fibro houses is reflective of the cost-effective measures undertaken by the Housing Commission to produce the quantity of houses when post war shortages of labour and materials threatened the building program. The Conservation Area retains its aesthetic values through a consistent scale, siting, materiality and fencing treatment which provides a cohesive 1940s suburban*

character. The area is remarkable for its totally intact core area of Montgomery Street which has kept all its fencing and all original houses without second storey additions. The fibro housing is a particularly good example of an extensive public housing development by the Housing Commission extant throughout Western Sydney.

This Statement is adopted for the purposes of this assessment.

4.2 Additional Information Relating to the Site's Significance

4.2.1 Views

Due to the height of the fence at No. 286 Clyde Road there are limited views towards the dwelling, however, the upper portion of the dwelling is visible on close approach from Clyde Street and Montgomery Avenue.

Given the front setback and hedging at No. 288 Clyde Road is generally only visible from the public domain when directly in front of the building.



Figure 29: View from the opposite side of Clyde Road looking towards No. 286 Clyde Road.



Figure 30: View from the opposite side of Clyde Road showing No. 288 which is generally obscured from the public view.

4.2.2 Integrity

Commented [EG8]: Omits the extant front wall that is consistent with the Montgomery properties, as well as th recognisable original front and side exterior elevations, materials and detailing of 288.

No. 286 Clyde Road – The dwelling has a moderate degree of integrity owning the the few alterations and additions to the building. It is still identifiable as a post-war NSW Housing Commission construction.

No. 288 Clyde Road – This dwelling has a low degree of integrity. The various alterations and additions to the exterior, including large rear addition and various other modification have reduced the understanding of the site post-war NSW Housing Commission construction. Almost all interior fabric relating to the post-war construction era has been removed to facilitate the building's use as a community centre.

Both buildings are in good condition.

4.3 Heritage Items and Conservation Areas in the Vicinity of the Site

For the following, refer to Figure 31, a detail of a map from the NSW Planning Portal showing heritage items in the vicinity of the site.



Figure 31: Map showing heritage items in relation to the site. The site is coloured brown, numbered 'I238' and indicated by the red arrow.
NSW Planning Portal; overlay by WPH
Local Heritage Items – Coloured brown and numbered
Local Conservation Areas – Hatched red and numbered

Figure 31 above illustrates No. 286 Clyde Street, which lies opposite the subject site. No. 278 Clyde Street is separated from the site by one dwelling. It is noted that the original dwelling on this site has been demolished and replaced with a modern dwelling.

The State Heritage Inventory provides the following statement of significance for this group:

> *'Clyde Street group is of significance for Parramatta LGA for historical reasons and as a representative example of the Housing Commission cottages of the 1940s in the Parramatta area.'*[14]

The principal view corridors towards the group are obtained from directly outside of them on Clyde Street. Depending on the viewing angle, there are angled views towards them on approach along Clyde Street. No. 286 Clyde Street is visible on approach from the north because it is a corner property.

Each property within the group as a lot boundary curtilage.

[14] *Houses Built for Housing Commission*, Nos. 276, 278, 282-288 Clyde Street, South Granville, NSW. State Heritage Inventory Database No.: 2240132.

- ***Houses built for Housing Commission*, Nos. 2-24 and 7-29 Montgomery Avenue, South Granville (I608).**

The State Heritage Inventory describes this group as follows:

> *'The houses at 7-29 and 2-24 Montgomery Avenue are of significance for the local area for historical reasons, and as a representative example of Government provision of housing undertaken by the Housing Commission. This group of cottages was the first group development constructed by the newly formed Housing Commission in 1944. Combined with the houses in Blaxcell Street, Oakleigh Avenue and Chiswick Road, these houses show the standard of early Housing Commission development.'*[15]

Figure 32 below illustrates typical dwellings within this group.



Figure 32: View of the intact row of NSW Housing Commission dwellings.

The State Heritage Inventory provides the following statement of significance for this group:

> *'The houses at 7-29 and 2-24 Montgomery Avenue are of significance for the local area for historical reasons, and as a representative example of Government provision of housing undertaken by the Housing Commission. This group of cottages was the first group development constructed by the newly formed Housing Commission in 1944. Combined with the houses in Blaxcell Street, Oakleigh Avenue and Chiswick Road, these houses show the standard of early Housing Commission development.'*

The principal view corridors towards the group are obtained from directly outside of them. There are also significant view corridors on approach in either direction along Montgomery Avenue. The nearest properties part of this group to the subject site are Nos. 7 (which is separated from the site by Nos. 3 and 5) and Nos. 2, 4, 6, which are located on the opposite side of the street and to the north west.

Each property within the group as a lot boundary curtilage.

[15] *Houses Built for Housing Commission*, Nos. 2-24 and 7-29 Montgomery Avenue, South Granville. NSW State Heritage Inventory Database No.: 2240400.

- ***Houses built for Housing Commission,* Nos. 6-16 and 26 Oakleigh Avenue, South Granville (I610).**

This group of dwellings is noted as being in the vicinity of the site but are further removed. There are no existing view corridors to/from these items and the site. Works of the proposed nature will not be visible from these items or in conjunction with them. They are not further considered for the purposes of this statement.

4.4 Comparative Analysis

Table 3: List of examples.

The below examples demonstrate similar buildings in the immediate vicinity within the Blaxcell Estate Heritage Conservation Area.

Address and details	Photograph
11 Montgomery Avenue	
8 Montgomery Avenue	

Commented [EG9]: This is not a true comparative analysis per the Heritage NSW guidelines.

The purpose of the comparative analysis section is to loo at similar examples of its type to identify unique aspects of the place to inform the RARITY significance assessmen In this case, the category is NSW Housing Commission developments from the early-mid 1940s onward. It should seek to compare examples from both the LGA, and then state-wide
It should not compare itself to itself, as it achieves no understanding of its relative rarity.

Demonstrates that the author does not understand the significance assessment process, and has not read or use the publicly available guide to *Assessing Significance* (2023) available on the environment.nsw.gov.au site

1 Oakleigh Street	
20 Montague Avenue	
22 Montague Avenue	

4.4.1 Discussion

The NSW Housing Commission-built houses from around 1944, all of which are heritage-listed, demonstrate a consistent scale, materiality, and overall design in line with other similar sites in the immediate vicinity.

Commented [EG10]: This is a valid statement. But again, of little use to establish rarity as no comparison to other housing commission developments was undertaken.

No. 286 Clyde Street has undergone minimal alterations or additions since its construction in 1944. However, as it faces north towards Clyde Road—a street with fragmented architectural development—rather than Montgomery Avenue, it does not visually integrate with the cohesive group of Housing Commission dwellings.

In contrast, No. 288 Clyde Road has undergone significant alterations and additions, altering its original modest post-war Housing Commission character. As a result, it no longer reads as an example of the original building typology. Its location on Clyde Road further separates it, both visually and physically, from the more cohesive groups of purpose-built dwellings along Montgomery Avenue and Chiswick Road.

Commented [EG11]: This is the author's opinion, and is not valid since it has no basis in the significance assessment criteria. Demonstrates a failure to understand the significance assessment criterions as a whole

Commented [EG12]: As above. These assertions have no place/purpose here.

Commented [EG13]: A response to this is included in the SRA Peer Review Letter.

4.5 Assessment against NSW Heritage Guidelines

The significance of the site is assessed under the seven criteria provided by the recent Department of Planning and Environment guidelines *Assessing heritage significance* (2023). The following sets out:

1. Each of the criterion, being (a) – (g).
2. The assessment provided by Cumberland Council.
3. Weir Phillips Heritage response.

4.5.1 Criterion (a) Historic Significance

An item is important in the course, pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Cumberland City Council provides the following assessment under this criterion:

> *The item is of significance as part of the first group development constructed by the newly formed Housing Commission in 1944.*

Weir Phillips Heritage response:

Both sites are examples of this development by the NSW Housing Commission constructed in 1944. Given the extent and widespread nature of the development of public housing in South Granville both sites are not unique to the LGA.

The site does not fulfill the guidelines for listing under this criterion.

4.5.2 Criterion (b) Historical association

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural historical the local area).

Cumberland City Council does not provide an assessment under this criterion.

Weir Phillips Heritage response:

The site does not fulfill the guidelines for listing under this criterion.

4.5.3 Criterion (c) Aesthetic/creative/technical achievement

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative and technical achievement in NSW (or the local area).

Cumberland City Council does not provide an assessment under this criterion.

Weir Phillips Heritage response:

The site does not fulfill the guidelines for listing under this criterion.

4.5.4 Criterion (d) Social, cultural and spiritual

An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

Cumberland City Council provides the following assessment under this criterion:

> *The item is socially significant for its connection to the Government Housing Commission, who built the cottages.*

Weir Phillips Heritage response:

Neither building has been occupied by public housing tenants for some time. No. 286 Clyde Road was transferred from public to private ownership in 1958, while No. 288 Clyde Road has operated as a public youth center for over 20 years. As a result, their social significance and connection to the NSW Government Housing Commission are limited, extending only to their original purpose and construction.

The site does not fulfill the guidelines for listing under this criterion.

4.5.5 Criterion (e) Research potential

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural historical of the local area).

Cumberland City Council does not provide an assessment under this criterion.

Weir Phillips Heritage response:

The site does not fulfill the guidelines for listing under this criterion.

4.5.6 Criterion (f) Rare

An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Cumberland City Council does not provide an assessment under this criterion.

Weir Phillips Heritage response:

The site does not fulfill the guidelines for listing under this criterion.

4.5.7 Criterion (g) Representative

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

Cumberland City Council provides the following assessment under this criterion:

The item meets the local criteria as a representative example of Government provision of housing undertaken by the Housing Commission.

Weir Phillips Heritage response:

While both sites reflect the original Housing Commission building typology, No. 288 Clyde Road has undergone significant alterations and additions, compromising its integrity as a representative example. Additionally, No. 286 Clyde Road is visually separated from the more intact group of NSW Housing Commission homes, diminishing its ability to contribute to a cohesive representation of government-provided housing.

Given these factors, neither site meets the objectives or guidelines for listing under this criterion

5 DISCUSSION AND RECOMMENDATIONS

Based on an assessment against the NSW Heritage Guidelines, neither No. 286 nor No. 288 Clyde Road demonstrates sufficient heritage significance to warrant listing. While both dwellings were originally constructed as part of the NSW Housing Commission's 1944 development, their ability to contribute meaningfully to the historical narrative of public housing in the area has been significantly diminished.

Commented [EG14]: There is no evidence to support this assertion.

No. 286 Clyde Road, despite retaining much of its original built form, is visually and physically separated from the more intact cluster of Housing Commission dwellings, limiting its contextual significance. Conversely, No. 288 Clyde Road has undergone extensive alterations and additions, eroding its integrity as an example of the original building typology. Neither site retains strong historical associations with public housing tenants, as No. 286 was transferred to private ownership in 1958 and No. 288 has functioned as a public youth centre for over two decades.

An evaluation against the NSW Heritage Guidelines confirms that the sites do not fulfill the necessary criteria for historic, aesthetic, social, research, or representative significance. Given the broader and more intact examples of Housing Commission developments within the local area, the contribution of these two dwellings to the overall heritage value of South Granville is minimal. Therefore, their inclusion on a heritage register is not supported under the current assessment framework.

Commented [EG15]: The WP significance assessment wa so fundamentally flawed in its understanding and execution to render it invalid.

For the above reasons, the sites at No. 286-288 Clyde Street, Granville should be removed from listing as a local heritage item under Schedule 5 Part 1 of the *Cumberland LEP 2021*.

Commented [EG16]: As the significance assessment was invalid, so are the recommendations for its de-listing.

6 REFERENCES AND DEFINITIONS

6.1 Definitions

Term	Meaning
Consent authority	The person or body with whose approval that act, matter or thing may be done or without whose approval that act, matter or thing may not be done.
Conservation	Conservation means all the processes of looking after a place so as to retain its cultural significance (as defined in *The Burra Charter*).
Development	The erection of a building, carrying out work, use of or subdivision of land.
Heritage significance	Term used in the assessment and understanding of heritage items that have significance in relation to their historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.
Moveable heritage	A moveable object that is not a relic.
National Construction Code	A code that sets minimum requirements for design, construction and performance of buildings, as well as plumbing and drainage systems throughout Australia.
Relic	Any deposit, artefact, object or material evidence that is of state or local heritage significance.
Setting	The area around an item, which may include the visual catchment.
State Heritage Inventory	An online database containing heritage items and conservation areas on statutory lists in NSW. This includes the State Heritage Register and local government items.
State Heritage Register	The NSW State Heritage Register. A list of places and items of importance to the people of NSW. Only places of state heritage significance are listed on the State Heritage Register. The State Heritage Register protects these items and their significance.
State Heritage Register item	A term to describe a heritage item that is of state heritage significance and is listed on the State Heritage Register.

6.2 Documentary Evidence

6.3 Guidelines

Australia ICOMOS Inc (2013a) 'The Burra Charter: the Australia ICOMOS charter for places of cultural significance', Australian ICOMOS (International Council on Monuments and Sites) Inc, Burwood, accessed 9 June 2023.

DPE (Department of Planning and Environment) (2023) Assessing heritage significance, DPE, NSW Government, accessed 9 June 2023.

6.4 Documentary Evidence

6.4.1 Main Reference

Achievements of the Housing Commission of NSW, c.195? State Library of NSW.

Agency Detail 41. Housing Commission of New South Wales. State Records of NSW.

Fowlie, T., *The History of Granville 1919*. Typeset of original manuscript, Granville: Granville Historical Society Inc., 2001.

Granville History. http://www.granvillehistorical.org.au/granville-history.php

Kass, Terry et al, *Parramatta: A Past Revealed*, NSW, Parramatta City Council, 1996.

Pettigrew, David, *Homes for the People*, NSW, Department of Housing, 2005.

'Property Sales', *The Sydney Morning Herald*, 16 August, 1879.

Report of the Housing Commission of New South Wales for the Year Ended 30 June, 1944. Government Printer, February, 1946.

Report of the Housing Commission of New South Wales for the Year Ended 30 June, 1945. Government Printer, February, 1946.

A Short History of Public Housing in New South Wales, 2004.

6.4.2 Historic Maps and Photographs

Alexander, F.L., *Plan of Subdivision of Part of Land in Cert. of Title Vol. 3233 Folio 198, Parish of Liberty Plains, County of Cumberland*. NSW LPI D.P. 12757.

Hill, H.G., *Plan of subdivision of Lots 11 to 17 inclusive, Lot 23 and Lots 27 to 55 inclusive, Lots 59 to 66 inclusive and part of lots 56, 57, 58 D.P. Plan 12757*, December 1945. D.P. 20131

NSW Lands Department, *Aerial Photograph over South Granville*, 1943. SIX Maps

Reuss and Browne, *The Drainwell Estate including the Eastern Division of Parramatta South : for sale by Messrs. Richardson & Wrench Pitt Street*, Sydney, 1863. National Library of Australia.

6.4.3 NSW LPI Records (in date order)

Original Grant: Series 3 Folio 190.

Primary Application No. 23275. NSW LPI.

Certificate of Title Volume 3233/198; 3940/200; 9880/218; and 1, 7437/Fol. 202

6.4.4 State Heritage Inventory Listing Sheets

Houses Built for Housing Commission, Nos. 276, 278, 282-288 Clyde Street, South Granville, NSW. State Heritage Inventory Database No.: 2240132.

Houses Built for Housing Commission, Nos. 2-24 and 7-29 Montgomery Avenue, South Granville. NSW State Heritage Inventory Database No.: 2240400.

6.4.5 Planning Documents

Cumberland LEP 2021.

Cumberland Development Control Plan (DCP) 2021

7 APPENDIX 1 – GRANVILLE YOUTH ASSOCIATION PLANS

Sbac
Building Consultants & Certifiers

Sydney Building Approvals Centre Pty Ltd.
ABN 96 081 945 904
Unit 34/ 25 - 33 Alfred Road,
Chipping Norton, NSW, 2170
Phone 9724 4404 Fax 9724 4180,
DX 5037 Liverpool.
www.sbac.com.au

26 August 2009

SCANNED
07 SEP 2009
PCC

[redacted]

Parramatta City Council
DX 8279 PARRAMATTA

Dear Sir/Madam

Premises: Lot53, DP 35007, 288 Clyde Street, SOUTH GRANVILLE
Proposal: Alterations & additions to existing building for Youth Community Centre
Development Application No: DA/774/2004
Constructlon Certificate No: CC309/05

With reference to the above, I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979 and state that the inspections listed below have been completed.

The approved building under Development Application No DA/774/2004 dated 9 May 2005 has been constructed in a satisfactory manner.

Inspections carried out

^**	*."'*I	
1.	| Stormwater drainage connection	14/3/06
2.	| Frame	28/11/05
3.	| Wet area	14/3/06
4.	| Final	17/9/06 & 21/9/06

Should you require any further information please do not hesitate to contact the writer on (02)9724 4404.

Yours faithfully
Sydney Building Approvals Centre Pty Ltd

Joe Krinelos
GRAD. DIP. Build. Surv. (UWS), ASS. DIP H & B, Cert. Arch. Draft
MBA (NSW), AIBS
Accredited Certifier. Building Surveyor Grade 1
Accredited ABSA Assessor

RECEIVED
rHE AM UNT OW
$ 30
DATE 03-09-09
RBC No. 2999784

OCL3[illegible]905.doc/lc

Accredited Certifying Authority • **Principle Certifying Authority** • **Building Regulations Consultants**

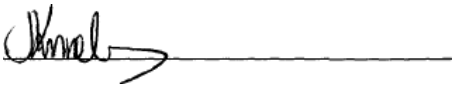
Building Consultants & Certifiers

Sydney Building Approvals Centre Pty Ltd.
ABN 96 081 945 904
Unit 34/ 25 - 33 Alfred Road,
Chipping Norton, NSW, 2170
Phone 9724 4404 Fax 9724 4180,
DX 5037 Liverpool.
www.sbac.com.au

FINAL OCCUPATION CERTIFICATE

Environmental Planning & Assessment Act 1979 Section 109C(1) and 109H

Applicant	
Name	Granville Youth Association
Address	288 Clyde Street GRANVILLE NSW 2142
Owner of building	
Name	Granville Youth Association
Address	288 Clyde Street GRANVILLE NSW 2142
Development Consent	
DA Number	DA/774/2004
Determination Date	9 May 2005
Construction Certificate	
Certificate No	CC309/05
Date of issue	6 September 2005
Subject land	
Address	Lot 53, DP 35007, 288 Clyde Street,
Description of development	Alterations & additions to existing building for Youth Community Centre
BCA Classification	Class 9b
Date of receipt	26 August 2009

Final Occupation Certificate	
I certify that I have been appointed as the Principal Certifying Authority under s109E. I have taken into consideration the health and safety of the occupants of the building. A development consent / complying certificate is in force with respect to the building. A construction certificate has been issued with respect to the plans and specification for the building. The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia. Where required, a final fire safety certificate has been issued for the building, or an interim fire safety certificate has been issued for the relevant part of the building. Where required, a report from the Commissioner of fire brigade has been considered.	
Date of determination	26 August 2009
Principal Certifying Authority	
	Sydney Building Approvals Centre
Name	Joe Krinelos
Accreditation No	BPB 0217
Signature	
Date of endorsement	26 August 2009
Axachments	
Refer to attached Certificates relied upon and letter of inspections carried out dated 26 August 2009	

JOHN K. WICKS & ASSOCIATES

€0NSU£TING SURVEYORS

JONkW ñ
4WSf?EDSURVEYOR
NfW

?M0N:0Z)f0801£
fV:02?Z080ZSS

SUITE 6
14 FRENCH AVENUE
BANKSTOWN&OO
NIWAUITMtlA

Surveyor's Certificate

Granville Youth Association
288 Clyde Street
Granville NSW 2142

Ref: 8955
June 02, 200d

COPY ONLY

PROPERTY: 288 CLYDE STREET GRANVILLE.

Land in the Local Government Area ofParramatta having a frontage of 18.29 metres to Clyde Street being Lot 53 of a subdivision as shown on Deposited Plan 35007 and being the whole of the land comprised in Folio Identifier 53/35007.

----OOOOOO----

In accordance with your instructions I have surveyed the above land, which is further shown on the sketch herewith.

On the land stands a single storey brick and clad building roofed with tile and metal together with improvements known as 288 Clyde Street Granville.

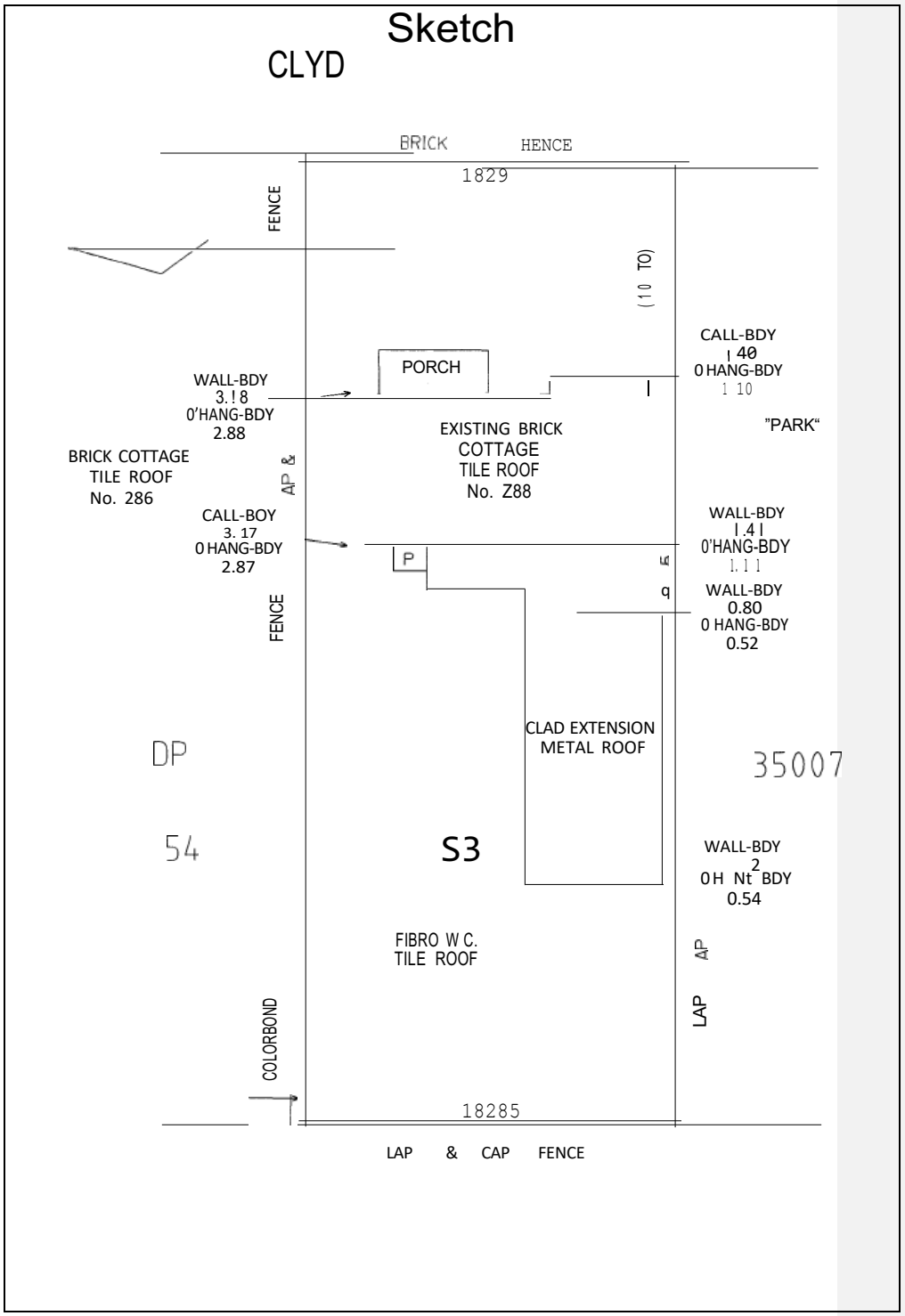
The position of the building, overhangs and fences with respect to the boundaries is as shown upon the sketch.

The land is affected by a covenant created by B384459 and the subject property complies with the relevant clauses contained therein.

Other than as shown or stated there are no other encroachments of any consequence by or upon this property and the full complement of land is available.

John K Wicks

Registered Surveyor


Sketch
CLYD
BRICK
HENCE
1829
FENCE
(10 TO)
CALL-BDY
40
0 HANG-BDY
1 10
PORCH
WALL-BDY
3.18
0'HANG-BDY
2.88
"PARK"
EXISTING BRICK
COTTAGE
TILE ROOF
No. Z88
BRICK COTTAGE
TILE ROOF
No. 286
AP &
CALL-BOY
3. 17
0 HANG-BDY
2.87
WALL-BDY
1.41
0'HANG-BDY
1.11
P
WALL-BDY
0.80
0 HANG-BDY
0.52
FENCE
CLAD EXTENSION
METAL ROOF
DP
35007
54
S3
WALL-BDY
2
0H Nt BDY
0.54
FIBRO W C.
TILE ROOF
AP
LAP
COLORBOND
18285
LAP & CAP FENCE

[redacted]
a2

24 August 2009

Re: **Compliance Certificate for No.** 288 **Clyde** Road, **Granville.**

TO WHOM IT MAY CONCERN:

I carried out a site inspection at the above-mentioned address on 14 August 2009 and observed the work that was carried out.

This is to certify that the vehicular access at the above mentioned address is in compliance with AS/NZS 2890.1:2004. The driveway contains a speed hump with sloped concrete ramps on both sides of the speed hump that reduce the height of the speed hump as a vehicle drives over it. Therefore, eliminating any contact between the vehicle and the speed hump.

If ysu have any further queries, please do not hesitate to contact me as soon as possible.

Kind regards,

Arex Madi
BArch., Dip. Arch. Tech

office.apldreee
suite 2, level 1,
9-11 bankstown city plaza
bankstown nsw 2200

postal address
po box 660
artarmon nsw 1570

.te"lephofw "
(02) 9796 1511

facsimile
(02) 9796.1577

mobile
0404 604 640

Our Ref: 09 021 01

ADVANCE WATERPROOFING SPECIALIST CERTIFICATE&WARRANTY

FROM DUROTHEC BY THE ACS& POLURETHANE WATERPROOFING MEMBRANE SYSTEM AS USED AT ¿ 2 Q c I I S F Jâ *h*

TnIS SYSTEM IS GUARANTEED TO MAITAIN ITS WATERPROOFING INTEGRY WHEN INSTALLED TO DO MANUFACTURER'S SPECIFICATION FOR SEVEN(7)YEARS FROM THE DATE OF INSTALLATION.

T£fIS SYSTEM IS CARRIED OUT IN ACCORDANCE WITH REQUIREMENTS AND CONSTRUCTION TECHNIQUES PER AS3740 AND APPENDIX FOR WALL /FLOOR COMBINATIONS.

WARRANTLY EXCLUDES STRUCTURAL DEFECTS IN THE BUILDING AND DAMAGE TO MEMBRANE BY OTHER TRADES.

JOB DESCIPTION : 2 BATHROOM, 2 Toilet, laundry.

THIS INSTALLATION WAS CARRIED OUT BY
ADVANCE WATERPROOFING SPECIALIST

LICENSE#166518C
MOB:0409 99 66 42

DATE: 01/04/2006

SIGNED:

SOUT WALES

LocalAuthority's Copy

LICENSEE'S CERTIFICATE OF COMPLIANCE

- for Plumbing and Drainage Work Serial No D 4 2.5.2.9

Please supply requested information fully and neatly to ensure the prompl issue of the permit

PROPERTY & OWNER DETAILS

House'No	Lot No.	Street	Suburb
		Clyde st	Granville.

Municipality	Postcode	Nearest Cross Street

Owner's Name	Full Address
Granville Youth Centre	

LICENSEE'S DETAILS

Full Name	Address for Notices	Phone No.
Tarek Hussein	24 Dorothy st Chester Hill 2162	0416337991

Licence No.	Expiry Date	Contractors Authority No.	Expiry Date
179081C	2/1/07		/ /

WORK OF WATER SUPPLY / METER DETAILS

Sizé of Drilling/No.	Size of Pipewotk Main to Meter	OR	Main Size-Size of Tee to be cut into Main	Size of Valve

Reference No.	Size of Meter	Meter No.	Drilling Date/Time	Office Issued From

Full Description of Work/Affixed Meter or Return Meter and List the Number of Fittings tp be Connected:		Fittings (o be Connected	Number Existing	Number ,roposed
Carry out work of Water supply	✓	W.C.	1	5
Install/Commission/Maintenance ot Thermostatic Mixing Valve		Basin	1	2
Draw water from Water Authorities Supply, stand pipe or sell water so drawn	✓	Bath	1	0
Install, alter clisconnect or remove a meter connected to service pipe	✓	Shower	1	0
'Install, alter disconnecl or remove a backfJow prevention device		Kitchen	1	0
		Laundry	1	0
		Other		

WORK OF SANITARY PLUMBING/DRAINAGE AND STORMWATER

GiVé Full Description of Work and List The Number of Fittings to be Connected		Fittings to be Connected	Number Existing	Number Proposed
Carry out won of sanitary plumbing/drainage	✓	W.C.	1	5
Carry out work of Stormwater drainage	✓	Basin	1	2
Collection *ta* Sewer	✓	Bath	1	0
Connection to stormwater system	✓	Shower	1	0
		Kitchen	1	0
		Laundry	1	1
		Other (Specify)	6	—

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid	Amount	Receipt Mo.	Building Fee	Receipt No.
/ /	$		$	

Authorising Officer	Office	Drainage No./Date
/ /		

Date of Commencement of Work	Estimated Date of Completion	Signature of Licensee
/ /	/ /	15.5.06

(n respect of authorised work carmed out by me at tne abovemant;oned property cenify thai

tt) The work has been completed \n accordance w th the Permlt issued, or deemed given by the Local Author \t/

fii) The *worfi teas* been installed using only *auilnorised* pipec, f hangs and *(ixlures,*

(HI) The completed worh has been tested as required by tfie Local Authority and has passed such tests

{cv) In my opinion the work complies with the relevant Local authorities Acl, Regulations, By-Laws and Codes of Practice

(v) fvfeter No _____ thai was fixed

(vi) The work was completed on / /

'If any defect is found in the work carried out by me wkhin a period of twelve (12) months or w·thin lhe tjme specified by Local Authorities, from the date of completion, and thetoca1 Authorities Inspector for Plumbing and Drainage certifies that ·n his opinion the defect is due to faulty workmanship or defectivematerials, then I undertake to rectify such work at my sole expense, if so directed by the Local Authorities Inspector/or any time specified by the Local Authority

Thus copy is to be forwarded lo the Owner/Agent withjn 2 working days of being cpiinpleted

S\gnatura of Licensee

AS 3660 Suppl—1993

STANDARDS AUSTRALIA

PROTECTION OF BUILDINGS FROM SUBTERRANEAN TERMITES—PREVENTION, DETECTION AND TREATMENT OF INFESTATION—

CERTIFICATE OF TERMITICIDE APPLICATION

AUSTRALIAN STANDARD AS 3660—1993

*** 324

This certificate refers to Clauses 3.7 and 5.5 of AS 3660 and that Standard should be read in conjunction with this certificate.

NAME OF OWNER: Granville Youth Centre

SITE ADDRESS: 288 Clyde St Granville POSTCODE 2142

TYPE OF TREATMENT PRECONSTRUCTION0 EXISTING BUILDING

TERMITICIDE USED Bifenthrin	DEVIATION(S) FROM .....
CONCENTRATION OF EMULSION 1 L / 100 L g/L	STANDARD APPLICATION 366.01
VOLUME OF EMULSION USED . N ... L	GIVE RE}ASONS Extension on existing building
AREA PROTECTED ...J@ ..... m*	
TOTAL GROUND AREA OF BUILDING ..... m*	PRICE OF APPLICATION (PEST CONTROL FIRM) . $ •

PLAN OF BUILDING SITE SHOWING TREATED AREAS

(Use of Legend codes to indicate plumbing, piers, steps, treated areas)

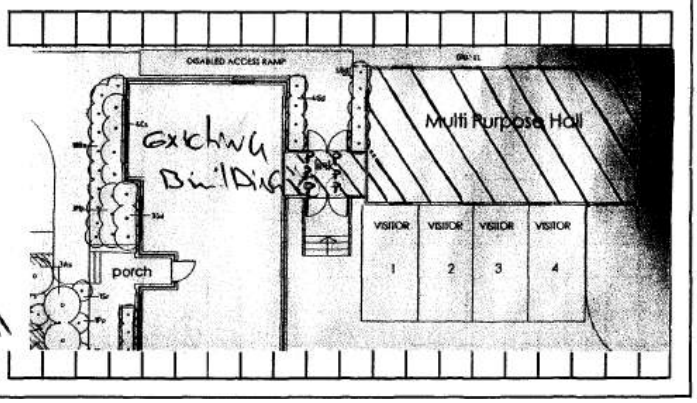
LEGEND:

Plumbing line

Pier

Steps

Treated areas



SITE PREPARATIONS—•-CERTIFICATION BY BUILDER

I certify that site preparations have been carried out in accordance with the requirements of AS 3660 (see overleaf).

Limitations (please specify) ... .. .

The builder warrants to provide this certificate to the purchaser as part of the contract of sale.

Builder's name ..... Authorizedsignatory

TERMITICIDE APPLICATION CERTIFICATION BY PEST CONTROL FIRM

I certify that temiticide application has been carried out in accordance with the requirements of AS 3660.

Limitations (please specify) ....

PEST CONTROL FIR NAME.. . .@ ... / NAME OF APPLICATOR ... .•.. . 0

Address . P.O. Box 691 ..... Licence No. .... .@ ...

Granville 2142 ..... Authorized signatory

Phone No... W .\ .. . . Da'te 28-11-05 .....

A certificate of completion referring to this termiticide application is required to confirm that the treatment for prevention of infestation by chemical methods has been completed.

PLEASE NOTE NO WARRANTY OR GUARANTY IF ANY TERMITES ATTACK OCCUR UNLESS A COMPLETE BARRIER IS COMPLETED. EXT: PORTA & B

COPYRIGHT

EVOLUTION ELECTRICAL

ADDRESS: P O BOX 301, GRANVILLE NSW 2142 MOBILE: 0414 466 172 Lic. No: 149886C

Dear Sir/Madam,

8 CL E STREET GRANVILLE - EXIT LIGHT CERTIF CATE

We herby certiJ that the emergencylights install d at the above mentioned address have been installed in accordance with AS2293 to the requirements of the building code of Austraila

Yours truly

Sam Echkintana

HAPPY ECOSYSTEM LANDSCAPING

Landscape consultant— design and application in alt aspects
Qualified horticiiiturist, Landscape structural and design.
License No. UI 30fiC

288 Clyde St Granville, NSW

Date: 13 December 2007

CtydeSt i¥SW. Draæing No. Z0164A

œzaens-Frontgardemetheeastare'«ellprœented, showstrorig
estabBhmemand are web mainBiœd.
Alongwestem baedaias, gœdestablishoæntandvipxousg‹ovrtti.
Garden area Iras extem/ed ak›ng the drive-way with large numberofadi8éixiaf

Overali appearanoe of gardens is a well estabkslæd condition. it is æcommended that weeds are kept neil under control as a more reguiar

Lauæs are cell established and maintaîned.

Yours truiy,
MayefTaouk

41 Pegler Ave, Granville, N.S.W. 2142. Ph: 0413 450 393 / (02) 9897 1998

Ibrahim Siddiq-Conion
IMSC
Islamic Architecture
M: 0404 459 916

23 A JgUsJ, 2007
The M znoger
Sydns y Building Approvals

AE: 2 I C17DG 5T8FEF GRANYI1£E NSW: *DISABLED* ACCE < *CERTIFICATION*

To wh ›m M may concern.

Tlds ie ter b **to cert¥y that I visited the premises at 288 Clyde** Streef **Granvi0e, being fhe prembes of the community centre for the Grawille 'f'outh Association (GYA), today Tfzxsday 2W Auguzf 2007.**

As a equirement of the certifying authority's occupation approval, I have inspected the premi es. notably the disabled ramp and found it to be generally in compliance with:

- AS f428.I-200J Design fbr occeu *and* mobiltYy-General requfremenfs for access-Nem budding mark
- *AS I428.2-t992* Design for access *and mo6#ity-Enhanced and addlltonal requk'emez#s• Buildings* and faci/iffes
- *AS 1438.3-1992* Design for access oncf moDrlffy-eequfremezds for cfzitdfen ond ocfo/escenfs wifh *physical* disoDi/i1es
- AS/NZS f428.4: J002 *Oeslgzifor* access and *rnob5fiy-Tactile Indicators*

I have inspected fhe side disabled ramp ono handrail and founcl it fo De *satisIacto‹ty* installed. The r‹ mp consists of fwo unequal lengths broken in the cenfre with a landing. The ramp chan‹ es direction 90 degrees. 8oth sloping sections of the ramp hove been measured to hove a gro ient of 1:17 (maximum 1:\4). The romp is 1200mm clear width oncl the handrail height is 970mm (1000 desirable). Therefore the ramp and disabled *access* fo the premises is in comp ance with tne relevant Australian standards as stated above.

If ther‹ are any enquiries to 1his fax or the content within if, please do not hesitate in contacting me in ny office 9am fo Spm Monday fo Thursday and 9arn-J2 noon Friday on (02) 9 49 7J8\ or on mob ie 0404 459 974

Kind r‹ gords

Ibrahl n Siddlq-Conion
BA Arch JT5j ADAD (CIT) RAIA
Membe of Royal Ausfroftan lnsfiMe of qrchltecfs(eAIA)
Mem›n tgo. 31824

ARCH fECTURAL DOCUMENTATION CONSULTANT
Archit cturol Design. Documentotlon, Representatlon & Administration
IMSC I lomlc Design + Education
PO Bo 1524 Auburn CenFal NSW 2144
p/f: 02 9749 7181 m: 0404 459 9]6
imsper›@yohoo.com.au

23 Aug 07 05:09p Ibrahim Siddiq-Conion 1s1 02 9749 7181 p.2

HIGH CLASS GYPROCKING

INTERIOR LININGS & PLASTERBOARDS Lic No. 93547c

Address: 126 Mona Street Granville 2142 N.S.W

Mobile: 0416118316 Phone: 88127433 Fax: 98850105

E-mail Address: hcgyprocking@optusnet.com.au

Wednesday 21ST March 2007

Job: 288 Clyde Street Granville 2142 N.S.W

To: Granville Youth Association

This is to certify that all fire rating of plasterboard work completed at the above-mentioned job is done so in accordance with AS 1530.4-1990 or 1997 Fire Resistance Tests of Elements of Building Construction.

Inside walls has been completed with 2 layers of 13mm fire check.

Outside walls has been completed with 2 layers of 13 mm mr/fire check

Yours Sincerely, Mohamed Hassan
(Director of HIGH CLASS GYPROCKING)

NC.'1SOUTH V\"*.I. S

LICENSEE'S CERTIFiCATE OF COMPLIANCE

"o cai Auihoritys Lopy

- for Plumbing and Drainage Work

Serial No D 4 2 5 2 9

Please supply requested inform,ation I<I//y and neatly tc ensuie tfie prompt issue of the permit.

PROPERTY & OWNER DETAILS

House No: w ZÊ
LOt NO.:
Street: Glyd St
Suburb: G-nville
Municipality:
Postcode:
Nearest Cross Street:
Owner*s Name: Gr. 'le Youth Centre
Full Address:

LICENSEE'S DETAILS

Full Name: Tarek Hussein
Address for Notices: 24 Dorothy St Chester Hill 2162
Phone No.: 041633
Licence No.: 1790816
Expiry Date: 2 / / 07
Contractors Autflority No.:
Expiry Date: / /

WORK OF WATER SUPPLY / METER DETAILS

S,ize of Drilling/No.:
Size of Pipeworh Main to Metër:
OR
Main Size-Size of Tee to be eut into Main:
Size of Valve:
Reference No.:
Size of Meter:
Meter No.:
Drilling Date/Time: / /
Office Issued From:

FUll Description of Work/Affixed .Meter or Return Meter and List the Number of Fittings to be Connected:

- Carry out work of Water supply ☑
- Install/Commission/Maintenance of Thermostatic Mixing Valve ☐
- Draw water from "Water Authorities Supply, stand pipe or sell water so drawn ☑
- Instal!, alter disconnect or *remove* a meter connected to service pipe ☑
- install, alter disconnect or rsmova a backflow prevention device ☐

Fit(ings to be Connected	Number Existing	Number Proposed
W.C.	1	5
Basin	1	2
Bath	1	0
Shower	1	0
Kichen	1	0
Laundry	1	0
Other	—	

WORK OF SANITARY PLUMBING/DRAINAGE AND STORMWATER

Give Full Description of Work and List The Number of Fittings to be Connected

- Carry out work of sanitary plumbing/drainage ☑
- Carry out work of Stormwater drainage ☑
- Connection to Server ☑
- Connection to stormwater system ☑

Fittings to be Connected	Number Existing	Number Proposed
W.C.	1	5
Basin	1	2
Bath	1	0
Shower	1	0
Kichen	1	0
Laundry	1	1
Other (Specify)	6	—

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid: / /
Amount: $
Receipt No.:
Building Fee: $
Receipt No.:
Authorising Officer: / /
Office:
Orainage No./Date:

Date of Commencement of Work: / /
Estimated Date of Completion: 30 / 5 / 06
Signature_of.{ icenye9: [signature] 15 / 5 / 06

° In respect of autlorised worl< carried out by me al the abövemeniioned property I certify that:

/)| Tne work has been completed in accordance with !he Permi* issued. or deemed given by the Local Author*ty:
(ii) The wark has been installed usr1g only authorised pipes, fittings and fixlures:
(ii:') The rcmpleted work has been !ested as required Gy the Looa' Auihorify and has passed such tests
div) In my opinion <he work compiies with lhe relevant Local auihor<ies Act, Regulations, By-Laws and Cooes of Practice
iv) Metor No. _____ that was fixeo
{v<) The work was completed on / /.

" If any de'ect ts found ,rt iha work carried cu! b,' i e within a per'od o! twelve \12) months or with!< the H>ne specif<ad h¿ Lot;al 1u\hor'uas, lrcm the 4ate of completcn, and time Lccai Aulhor*ti+* Inspector for Plumbing and Drainage certifies :hat ><J h s opinion the defect is due to faulty workmanship or defective materials, lhen I undertake tc rectify such work at my sole expense. *f so *drecteo* by the Local Authorities Inspector/or any time specified by the Local Authority

This copy is to be forwarded to the Owner/Agent within 2 working days of being completed

Signature of Licensee: / /

DOMESTIC
COMMERCIAL
INDUSTRIAL

DeSABRÉ
ELEGTRIGAL
ABN: 45 552 535 765

27 Grove Street,
ord NSW 2161
Ph: 0411 094 801

Excellence in Quality and Service

Dear Sir/Madam

Re: *Smoke Detectors Certificate* - 288 Ciyde Street GRANYILLE

We hereby certify that the smoke detectors have been installed in accordance with AS3786 1998 to the requirements of the Building Code of Australia E2.2 Amendment No.4 under licence number 149853C

Yours truly,

TARIQ SABRA



FAR WEST CONSULTING ENGINEERS

ABN 2c? 002 890 333

•-! INVESTIGATION FEASIBILITY STUDIES ! DESIGN DOCUMENTATION• CERTIFICATION*
MAINTENANCE MANAGEMENT ' ENEPGY MANAGEMENT ' PROJECT MANAGEMENT •' CONSTRUCTION SUPERVISION
' COMMEPCIAL " INDUSTRIAL '" RESIDENTIAL

L D ING S E R V I C E S
INEERS & MANAGERS
ONDITIONING ENGINEERS
ICOUSTIC F IGINEERS
MUNICATION ENGINEERS
CIVIL ENGINEERS
.ECTR,ICAL ENGINEERS
fi'IRE ENCINEEIfiI
YDRAULIC ENGINEERS
:IGHTING ENGINEERS
DIET £fiIGINEERS
:CfiANfCA ENCINEERS
INTENANCE ENGINEERS
POWER ENGINEERS
:ECURITY ENGINEERS
STRUCTION MANAGEMENT
ESTMENT COTSULTAMTS
ISINESS MANAGEMENT
'ERNATIONAL BHSINESS
PROJECT MANAGERS

Our Referenc e. 081950

4105/2009

CERTIFICATEOFCOWPLIANGK

BULDING TYPE: COMMERCIALS (Extension Hall)

RE: 288 CL*7DE STREET GRARK'I! ~~I F~~

This is to certify that the construction and acoustic treatment of the Community Centre at 288 C!/Je Street, C•ranville complies ,with the Development Consent in DA-774i2004 & acoustic recommendations stated in section 7.0 of the Noise Report prepared by ANA Civil & Structural E.ngineers P/L dated October 19, 2004. Accordingly complies °.v:Cth the En›/ironment ñc'sra Control Mariual - *noise emissicr. from the snurcc not exceeds t'ne background noise by more than 5dBA.*

Shony Toma. A.A.A.S.
Acoustic Engineer
MS. Env. Eng. Mgt.
B.Sc.

140 Good Street, Harris Park NSW 2150 PO Box 6063 Parramatta NSW 2150
PHONE: (02) 8843 0100 FACSIMILE: (02) 9897 0152
Email: adminAfarwestconsulting.Gom
Web: wwww.farwestconsulting.com

Department of Lands

1 Prince Albert Rd
Sydney NSW 2000
Ph 1300 OLANDS
Fax (02) 9233 4357
www.lands.nsw.gov.au

TALAT QAZZAZ
27 MONS ST,
GRANVILLE 2142

Date: 23/9/2008

REGISTRATION NOTICB

THE UNDERMENTIONED DEALING(S) WRRE REGISTERED/RECORDED ON 23/9/2008

DEALING NUMBERS: AE229682 PC
AS2296g3 R

LODGMENT INVOICE NUMBER: B699394

LODGING PARTY RRPERENCR: --

TITLB REFERENCE(S): 53/35007

WARWICK WATKINS
REGISTRAR GENERAL

11-05-2009 20:52 TALAT QAZZAZ 0296371152 PAGE1

«m TimP PiumDimq

strale ... Ltd

11 MAY 2009

28B C£YDE ST
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limitiogws*hemsndsreA-AArBied

O x2l2MA

Yours sincerely

Hassan

On Time Plumbing Australia Pty Ltd

Kamal: 0410 502 129 Hassan: 0410 169 742
Address: 49 Merle Street Chester Hill NSW 2162
Fax: (02) 9788 2483
Email: ontimeplumbingaustralia@hotmail.com
ABN: 25 129 939 359

10-JUL-Z009 (FPI) i3:0Z P, 00 I /00 I

PARRAMATTA CITY COUNCIL

ENGINEERS DIRECTIONS TO OWNERS/CONTRACTORS
VEHICULAR CROSSİNG INSPECTION 2881

JOTEorBA/DANo. - USTOMER NAME Granville Youth Ass.

)CAT]ON Ä Clyde St Granville

RBCTIONS AT PORMWORK / PINAL INSPECTION

The Owner/Owner's Representative has read and understands Council's specification for construction or reconstruction of a

O 'her undørstandz Countll'a polley for pavlng bricks or colour/ctøncllłcd concrete tt›otpath ceoæbi The Owner dæs øot hold Conduit rfopoøgi' lø fler:

- o møtclilng atiape, elzc, eoloor or tœturc of paving beklu tollowlng dlstmbanm by Pabllc Utlltt Authority w Coøndl;
- • røetoration of eoloøral/ støiiøllled concrete fbotpnth crœang tottering dløturbøneo by Poblĵ¢ Stiffly Authority or Connell I underhand that Connell wlll rætorø my Pootpttii Crpadng in plaln concrete only ønd thgt I must pøy

Place expansion joints at the baøk of Payback ønd at lntøtieoßon wlth existing f ath. Place cxpanslonJolnt, crunkfr)olot œ snw
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Adjuatsytactwingatø6œassdtkłackorpłæokæaabs)ow æp ąæ.

Ineert Yl2 dowøls every 600mm in täø exisdng conomæ gutted.

Restore Bitumen strip parallel with new layback / kerb & gutter to a distance of by replacing removed road bare with DOB 20 compacted to 100a MMDD ønd ßelshod wltä a S0mm layer of All 10 teiidentlål Łot-mtx bitumen compacted sod crsck atałcd wttk rnhb«rt«ed Xaimsn srouod tic ożgos.
OR TCi POUI

srazœxsou sœraøuzrrunoNáwvpan›ornzs rooxi•aæ œosszsu

)MMENTS:

DATE 28-5-09 TIME 9.00

:FORE REQUESTING FINAL INSPECTION the following work must be completed.

Footpath Croistng has been constructed tø Council's spøciBcation rind complies wlth a1¡ in¢tructlons issuød ct formwork iarpeødoœ
Nature strip is topiollcd next to the new crossing / kørb / footpath œ thit no trip hazøtd 1s present md gradients do not exceed 4R.
Nature strip haa bee i turfed f reiendcd next to the new ctosslng/Łerb/footpath.
Road has been restored in accordance wlth Counei1'i speoifioadons and complies with all inctructioøi turned at fömwork inşpectløæ

)MMENTS:

DATE TIME

Pioal lospscüœ ; yoar refund [8 apptoYcd **ßaé** 9gł be Øailed Ø **you azter ağpropriafe** ptocæstag: Stgn8tuzc.....

SUPHRINTRNDANTS REPRBSENTA2'IVB ..

FOOTPATH WIDTH Ż* care wzozu

LAYBACK WIDTH CROSSFALL

White 1: Owner White 2: Owner Blue: File Yellow: Book Form PCC 0008

10-07-2009 12:07 TALAT QAZZAZ 0296371152 PQGE1

IC. NO. 88552C

A.B.N 26 096 965 733

etaining Walls
aving
/ater Features
andscaping

10 Villiers Street
Merrylands NSW 2160
Telephone: BH.0417 492 322
0414552 936
AH. &£AX: (02) 9632 6102

'O! .. .' . ,, , w,,,,t

288 CLYDE STREET
GRANVILLE

DATE: 29 OCT 2008
REF NO: 2549
CONTACT: JOHN.

TAX INVOICE / QUOTATION **COST**

PAYMENT FOR WORK CARRIED OUT AT ABOVE ADRESS - IRRIGATION - LANDSCAPING.
MATERIALS & LABOUR

CHQ Nº 674
PAID 29/10/2008

PLUS G ST.....%

PAYMENT
COD
....% DEPOSIT
BALANCE COD
TERMS DAYS

SPECIAL INSTRUCTIONS

TOTAL $ 2046-00

NOTE:
ALL MATERIALS REMAIN THE Possession or ncJuvcscnPE LANDSCAPING PTY LTD UNTIL INVOICE HAS BEEN PAID IN FULL.

N.B. Contracts apply to all work carried out

Chubb

Chubb Fire Safety
120 Silverwater Road
Silverwater, NSW 2128
Tel: +61 (0)2 8748 7264
Fax: +61 (0)28748 506
www.chubb.com.au

29" September, 2008

Ph: 0414 445 953

Granvllle Youth Association
2@ Clyda St.
Granville, Sydney
NSW 2J42

Re: Granville Youth Association

Attention: Mr Ismail Serdah.

We wish to confirm that the following measures, installed at the above noted building, have been maintained and serviced by Chubb Fire Safety.

The tests were conducted, to the best of our knowledge, in accordance with the relevant Statutory Codes and Australian Maintenance Standards.

Essential Fire Safety measures	Measure	Maintenance Measure	Standards of Performance	Last Test Date
	• Portable Fire Extinguishers.	AS 1851.1	As 2444	27.09.08
	• Fire Blanket.	AS 1851.1	AS 2444	27.09.08

Notes:

- This certificate is subject to any outstanding defects being rectified.
- For Chubb Fire Safety to provide an Annual Fire Safety Statement (Standards of Performance), a full building survey must be conducted.

Should you require any further information or assistance, please contact our office on 0401 779 006.
Yours faithfully,

Wahib Hadid
Portable Territory Manager
Chubb Fire Safety

HIGH CLASS GYPROCKING

INTERIOR LININGS & PLASTERBOARDS Lie No. 93547c

Address: 126 Mona Street Granville 2142 N.S.W

- Mobile: 0416118316 Phone: 88127433 Fax: 98850105

E-mail Address: hcgyprocking@optusnet.com.an

Wednesday 21st March 2007

Job: 288 Clyde Street Granville 2142 N.S.W

To: Granville Youth Association

This is to certify that all fire rating of plasterboard work completed at the above-mentioned job is done so in accordance with AS 1530.4-1990 or 1997 fire Resistance Tests of Elements of Building Construction.

Inside walls has been completed with 2 layers of 13mm fire check.

Outside walls has been completed with 2 layers of 13 mm mr/fire check

Yours Sincerely, Mohamed Hassan
(Director of HIGH CLASS GYPROCKING)

ADVANCE WATERPROOFING SPECIALIST CERTIFICATE&WARRANTY

FROM DUROTIIEC BY THE ACS& POLURETHANE WATERPROOFING MEMBRANE SYSTEM AS USED AT Z Q c c) m S it 6M i

THIS SYSTEM IS GUARANTEED TO MAITAIN ITS WATERPROOFING INTEGRY WHEN INSTALLED TO DO MANUFACTURER'S SPECIFICATION FOR SEVEN(7)YEARS FROM THE DATE OF INSTALLATION.

THIS SYSTEM IS CARRIED OUT IN ACCORDANCE WITH REQUIREMENTS AND CONSTRUCTION TECHNIQUES PER AS3740 AND APPENDIX FOR WALL /FLOOR COMBINATIONS.

WARRANTLY EXCLUDES STRUCTURAL DEFECTS IN THE BUILDING AST DAMAGE TO MEMBRANE BY OTHER TRADES.

JOB DESCIPTION : 2 BATHROOM, 2 Toilet, laundry

THIS INSTALLATION WAS CARRIED OUT BY
ADVANCE WATERPROOFING SPECIALIST

LICENSE#166518C
MOB:0409 99 66 42

DATE: 01/04/2006

SIGNED:

Bowdens GROUP

'the o«tcome managers"

19 May 2006

Granville Youth Association
288 Clyde Street
GRANVILLE NSW 2142

AfYentian•Boas Adesi

Our Ref: 71436/ Clyde

Dear Sir,

RE: 288 CLYDE STREET, GRANVILLE - SECTION 73 CERTIFICATE

Please find enclosed the Section 73 certificete for the above mentioned development.

Bowdens would IIKe to thanK you for this opponunity in providinp your Sydney Water requlrements.

Should you have any further development requirements, please do nnt hesitate to contact Bowdens.

Yours faithfully,
Bowdens Group

Crystal Hall
Water Servicîn9 Coordinator

Tel: 01 2 0038 5999
Fax
DX8218 Parramatta
PO Box 387 Parramatta 2124
&f0 Palltter Sbœt P¥rfsfn¥ltg 2150
Bowdens Group Australie Pty Ltd
Email: wedeliver@bowdens.net.au
Website: www.bowdens.net.au

19/05/2006 12:10 0288385900 BOWDENS GROUP PAGE 02/B2

Sydney WATER

Case No. 853'82

SU 131V11)4i,2t/l)EVELOPER COMPLIANCE CERTIFICATE
(A certificate undor Division 9 Smfion 73 0f1o Sydixy Water Act, t994)

DESCRIPTION OF SU8OIVIS1DN/DE?2?@PM?N7							
Council	Parramatta City Council						
Street	288 Clyde Street, Granville						
Lot No. (s)	53	DP	35007	Lot No. (s)	-	DP	
Lot No. (s)	-	DP	-	Lot No, (s)	-	PP	-
Development	Alterations & Additions To The Existhig Building To Use As A Youth Commnni ty Centre						
DADIE OF ^	Granville Youth Assoclation						
APPLICANTS ADDRESS	JJ- Bowdeus Group Australia Pty Ltd P.u. box 3fl7 PARRAMATTA NSW 2124						

Sydney Water Corporation certifies that the above named applicant has complied with the requirements, relating to the plan of Subdivision/Development described above, of Division 9 of the Sydney Water Act, 1994.

THE POU-OWTNG ITEMS 2 AND 5 APPLY TO LOT 53 IN THE DEVELOPMEHT:

~~1. Water facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's~~

2.

~~3. Water facilities cannot be provided within a reasonable time from the date of this certificate.~~

~~4. Sewerage facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements.~~

5. **Sewerage facilities are available.**

~~6. Sewerage facilities are under the control of the local council.~~

~~7. Sewerage facilities cannot be provided within a reasonable time from the date of this certificate.~~

~~8. Sydney Water's requirements for future subdivision of this dual occupancy development have NOT been met. On subdivision an additional certificate will be required.~~

~~THE FOLLOWING ITEMS AND APPLY TO LOT/S IN THE SUBDIVISION/ DEVELOPMENT:~~

~~9. Water facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection.~~

~~10. Sewerage facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection.~~

~~11. Sewerage facilities are under the control of the local council.~~

Applicant Reference No. **71436/Clyde** Council Reference No. **DA/774/2004**

Name **Tracy Sutherland** (Approving Q{ficer for and on behalf of S rib cy Water) Signature TSutherland

Name **Kelly Quigley** (Approving Officer for and on behalf of Sydney Water) Signature

Development Services Office: **Sydncy** : 27*hIWw 2006

TBIS CERTIFICATE IS ONLY VALIO WBEN SIGNED BY TWO AUT ttIRISED SYDNEY WATT'.R OF£"ICERE
A iian•d expr i• h• d br Srd••r >•>•

'ent authorit
nt condition

sydnsy Water Corpofatlofl ABN 49 776 Z25 D38
71f•123 Bathurst Strret Sydney NSW 2000 Australia PO tox Ass sydney South NSW 1232 Australia
nlephone 132 092 Fa•afmlle (02) 9350 69a' DX 14 Sydney Incernc't www.sydncywatcr.com.au

19 MAY 2006 12:01 0288385900 page 2

SUE ROSEN ASSOCIATES
HISTORY HERITAGE RESEARCH

Sue Rosen and Associates Pty Ltd ABN 42 053 393 598
srosen@suerosenassociates.com
+61 2 9876 1655
www.suerosenassociates.com
14 Crown Street, Epping NSW 2121, Australia

21 March 2025

Amruta Kumbhari
Senior Strategic Planner
Cumberland City Council
amruta.kumbhari@cumberland.nsw.gov.au

Heritage Significance Review | Item I1238: 286 and 288 Clyde Street, South Granville NSW 2142

Sue Rosen Associates were commissioned by Cumberland City Council to establish whether the above two properties still have merit as a heritage item under the *Cumberland Local Environmental Plan 2021*. The above properties are both listed under Item I238 and are located in the Blaxcell Estate Conservation Area.

I understand that the item including the above two properties is one of several group heritage items that make up the Oakleigh Estate NSW Housing Commission development of 1944.

METHODOLOGY

In my review of heritage significance, the following was undertaken:

Review of available documentation/literature

- State Heritage Inventory listings
- Cumberland City Council Heritage Inventory Sheets
- Cumberland Comprehensive Heritage Study and Peer Review
- Dr Terry Kass, Dr Carol Liston, *An Assessment of Historical Data Regarding Six Heritage Properties in the City of Parramatta, for City of Parramatta*, September 2011
- Historical Building Application and Development Application files for the properties

Site Visit

On 25 February 2025, I attended the sites with Council Officers and the property owner/their representative, to perform an external and internal inspection of the properties and their allotments. The site inspection was undertaken to establish the relative integrity of the properties and identify form, fabric, detailing etc that contributes to their identified heritage significance. Condition assessment was limited to a visual inspection only.

Analysis and conclusions

Evaluation of the heritage significance of the items against the NSW heritage assessment criteria, considering the relative integrity and intactness of the places, and their ability to demonstrate heritage significance.

THE SITES

No.286 Clyde Street is on the corner of Clyde Street and Montgomery Avenue. The site contains a single storey c.1944 stretcher bond brick house with a terracotta tiled roof. The house has an east-west oriented gable roof form, with a north-south projecting gable that addresses Montgomery Ave. The house has an external brick chimney, with corresponding internal fireplace, as well as built-in brick planter boxes. The house contains timber-framed windows and doors. It is intact to the original footprint, including the original 'commons' brick walls to rear skillion-roofed porch, and outbuilding in the rear garden. This outbuilding, constructed with fibro walls and a terracotta tile roof, is built across the boundary and is 'shared' with No. 288; evidence of their relationship as part of the same public housing estate. Street frontages contain the original low brick fence with bullnose brick coping and detailing below; which has been modified by the addition of a horizontal aluminium slat fence to the top of wall.

288 Clyde Street addresses Clyde Street. It contains a single storey c.1944 stretcher bond brick and terracotta tiled roofed house. It has a north-south oriented gable roof form with weatherboard-boxed ends and an external brick chimney with steps and string line. The original low brick fence with bullnose brick coping and detailing below is extant, with a contemporary aluminium pedestrian and driveway gate added. There is a complex of additions to the rear of the brick house. The driveway has been extended into the rear yard along the northern side boundary. There is a paved hardstand car spot in the front yard.

A selection of historic and contemporary photos of the place follow. Council have been provided with the electronic files of my site photos taken on the day.



Figure 1 | Views of 286 Clyde Street (top) and 288 Clyde St (bottom). This is the general view/state of the places as observed at the site visit in Feb 2025. [Google Maps August 2024]



Figure 2 | 1947: Aerial showing 286 and 288 Clyde Street and neighbouring properties in the Oakleigh Estate development [NSW Spatial Services]



Figure 3 | 1951: Aerial showing 286 and 288 Clyde Street and neighbouring properties in the Oakleigh Estate development [NSW Spatial Services]



Figure 4 | No. 286 front entrance porch, showing decorative brickwork to walls and chimney, built-in planter boxes.



Figure 5 | No. 286 rear porch showing original use of commons bricks on a less visible elevation



Figure 6 | No. 286 original milk delivery hatch in rear wall.



Figure 7 | No. 286 original fireplace, modified with later gas(?) heater insert.



Figure 8 | No. 288 Planter boxes and chimney



Figure 9 | No. 288 Detail of chimney



Figure 10 | No. 288 Original fireplace.

Intactness

No. 286 is highly intact, possessing its original footprint and detailing, including many internal features as fireplaces, cabinetry, ceilings etc.

The front boundary wall has had aluminium fencing panels added to the top of it, and some of the brick garden bed edging has been removed. Suspect that the aluminium sun awnings are an addition. Overall, it is highly consistent with its original form, materials, finishes and detailing.

No. 288 has undergone a number of internal modifications which has seen the loss of the integrity of its original residential layout. It is being used as a community facility by the Granville Youth Association. There is a single storey gable roofed addition to the rear, and an enclosed skillion-roofed 'verandah' at the side of that and to the rear of the house. The front and sides of the house are quite intact, possessing its original form, fabric and detailing, including timber windows, brick planter boxes, chimney and corresponding fireplace. It also has the rear walls constructed out of commons brick at the back porch. The front boundary wall has had new gates added to it. Despite modifications, the property displays a high level of integrity with its original form and presentation to the street and is still recognisable as a modest residential house connected with the Oakleigh Estate development.

SIGNIFICANCE ASSESSMENT

286 and 288 Clyde Street South Granville are part of a group heritage item, '**Houses Built For Housing Commission',** State Heritage Inventory ID 2240132

Statement of Significance
Clyde Street group is of significance for Parramatta LGA for historical reasons and as a representative example of the Housing Commission cottages of hte (sic) *1940s in the Parramatta area.*

Criterion A: This item historically significant.

Criterion G: This item is representative.

Cumberland City Council Heritage Inventory Sheet [Extent, 2019]	**Comments and significance updates**
Statement of Significance: *The houses at 286 and 288 Clyde Street, South Granville are of significance for the local area for historic and social reasons, and as a representative example of Government provision of housing undertaken by the Housing Commission. Alongside the houses in Montgomery Avenue, Oakleigh Avenue, Chiswick Road and Blaxcell Street, this group of cottages were the first group development constructed by the newly formed Housing Commission in 1944. This group of houses show the standard of early Housing Commission development. The item is socially significant for its connection to the Government Housing Commission, who built the cottages.* *Government provision of housing undertaken by the Housing Commission.*	Concur. Some tweaks will be required to the statement based on the following advice.
NSW Heritage Significance Assessment Criteria [Extent]	**Comments and significance updates**
(a) Historic *The item is of significance as part of the first group development constructed by the newly formed Housing Commission in 1944.*	Concur. Nothing has changed or adversely impacted the ability of the place to demonstrate its historical significance. Add to this that both properties demonstrate the historic subdivision pattern of the Estate.

(b) Associative *The item does not meet this criterion.*	This requires amendment. The place has strong historical association with the NSW Housing Commission, being the first public housing estate commissioned and implemented by the newly formed Housing Commission. If the original plans/correspondence/annual reports for the properties are in the Housing Commission file at State Archives or at the Department of Public Works plan room, it may also be possible to attribute the design to particular government architect(s). Further research required to establish this detail.
(c) Aesthetic The item does not meet this criterion.	This requires amendment. 288 and 286 Clyde Street are a product of the 1944 Montgomery Avenue stage of the estate which employed distinctive brick and terracotta tile construction, with particularly fine detailing and use of pattern, two (and more) tone, and use of bullnose profile bricks. The houses (including the study sites) have been designed with thoughtful details including the use of bullnose brick in both the house, and for the coping bricks in the front walls, and built-in planter boxes at the houses, which elevated the design from purely functional and cost-effective to a solid, enduring and pleasant home for its residents.
(d) Social *The item is socially significant for its connection to the Government Housing Commission, who built the cottages.*	This requires amendment. The social significance would be to the former residents of the Oakleigh Estate and their families, who benefited from the public housing program offered by the NSW Housing Commission. Community consultation could be undertaken to further establish significance under this criterion.
(e) Scientific/research The item does not meet this criterion.	Disagree. The houses of the Oakleigh Estate have research value to demonstrate the design and building techniques and overall methodology/master planning that piloted and shaped public housing design and materiality in New South Wales. They are the product of the scheme, and work hand-in-hand with documentary evidence to provide an understanding of the development of public housing policy.
(f) Rarity The item does not meet this criterion.	Disagree. This was the first public housing estate by the NSW Housing Commission. It is rare for this very fact.

	While it was the 'flagship' of public housing estate design, and other estate were implemented shortly afterward at places such as Westmead and Dundas, historical photos from the Government Printing Office (State Archives: https://search.records.nsw.gov.au/permalink/f/1e5kcq1/ADLIB_RNSW110004724) indicate that the level of detailing and materiality was not as fine as the Oakleigh Estate. Further comparative research and analysis should investigate this point. The level of integrity of the Montgomery Avenue /Clyde Street brick buildings, and the estate as a whole is also another point of rarity to be established by comparison – either not surviving though passing out of state ownership and being demolished or by undergoing a re-development by the owning agency.
(g) Representativeness *The item meets the local criteria as a representative example of Government provision of housing undertaken by the Housing Commission.*	Concur.

CONCLUSIONS & RECOMMENDATIONS

Despite internal modifications and external rear additions to 288 Clyde Street, both 288 and 286 Clyde Street South Granville are still capable of demonstrating the significance they were first valued for. They also remain significant contributors to the Blaxcell Estate Conservation Area.

As such, maintain 286 and 288 Clyde Street South Granville as a locally significant item of environmental heritage under Schedule 5 of the Cumberland LEP.

Yours sincerely,



Elizabeth Gorman BA, MA, M.ICOMOS
Associate Director
Sue Rosen Associates

An Assessment of Historical Data Regarding Six Heritage Properties in the City of Parramatta

For City of Parramatta

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September 2011

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Abbreviations

C T	Certificate of Title
DP	Deposited Plan
GPO1	Government Printer Photo Collection
LPI	Land and Property Information
ML	Mitchell Library
NSWGG	*New South Wales Government Gazette*
RPA	Real Property Application
SMH	*Sydney Morning Herald*
SRNSW	State Records of New South Wales
SIX	Spatial Information Exchange website, LPI
ZSP	Subdivision Plan [Mitchell Library]

Executive Summary

Item	Issue to be investigated	Conclusion
213 Victoria Road, Rydalmere	If this cottage was built by the private railway company for the stationmaster and its degree of significance	There is no firm evidence this building was extant before 1900 when the government bought the private railway line, though the configuration of the land purchased by the government suggests there was a building there before that time. The building appears to have been used as a gatehouse for the gates on Victoria Road. It is an item of **local significance**.
2 Union Street, Eastwood	If this house has historical significance	This cottage was erected on a large parcel of land that passed down through the Spurway family, who were noted orchardists in the Eastwood area. Members of the Spurway family were noted local citizens in nineteenth century Dundas/Eastwood. The house appears to have been erected shortly before the land was subdivided and remained in the hands of the family for some years. The cottage has a strong association with the Spurway family and its descendants.

Item	Issue to be investigated	Conclusion
		It is an item of **local significance**.
Roadway and structures, Moxham Park and John Curtin Reserve, Winston Hills	Whether structures are convict built and if they are historically significant	There is no evidence that the tracks and bridge were built by convicts. There is no evidence for their existence before the survey of the land on either side of the creek for sale by the Crown in 1861 and 1864. The track and bridge from the quarry behind the Northmead Bowling Club appear to be part of a network of tracks that served the quarries of the area as well as local orchardists. They are a important aspect of the history of this locality and possesses **local significance**. It is recommended that a comprehensive on-ground survey be undertaken by personnel with heritage qualifications and experience to record the full extent of these remnants. They must be carefully recorded using GPS technology to record precise locations for each element of the network of tracks and the bridge remnants.
Steps, Toongabbie Creek	Whether the steps are convict built and if they are historically significant	There is no definite evidence when these steps were cut, possibly as access to water. They may date from any time in the nineteenth century. They are likely to be an item of **local significance**.
Dellwood Shopping Centre, 12 Dellwood Street, South Granville	Whether this was the first planned shopping centre built by the NSW Housing Commission	The Dellwood Shopping Centre was the first planned shopping centre erected by the NSW Housing Commission. It is an item of **state significance**.
7-29, 2-24 Montgomery Avenue, South Granville	A. Whether these were the first group development built by the NSW Housing Commission B. Whether the Housing Commission cottages at 347-361 Blaxcell Street, 6-16 and 26 Oakleigh Avenue and 27-29, 33-47 Chiswick Road were also part of the first	A. The Montgomery Avenue/Blaxcell Street/ Chiswick Road/Oakleigh Avenue group was the first Housing Commission group development in NSW that commenced its public housing programme for NSW. B. The houses at 347 to 361 Blaxcell Street, 29, 33 to 47

Item	Issue to be investigated	Conclusion
	group development built by the NSW Housing Commission	Chiswick Road and 6 to 16 and 26 Oakleigh Avenue were part of the same scheme clad in fibro cement. The house at 27 Chiswick Road was not part of the 1944 scheme. The group including 7-29, 2-24 Montgomery Avenue, 347-361 Blaxcell Street, 6-16 and 26 Oakleigh Avenue and 29, 33-47 Chiswick Road is of **state significance**.

213 Victoria Road, Rydalmere

Outline of Historical Data

January 1895
Platform built at Carlingford with weatherboard buildings. No mention of stationmaster's cottage or gatehouse on Victoria Road.

14 August 1900
Deed of conveyance by Bank of New Zealand, as mortgagee to Her Majesty Queen Victoria and Government of NSW, of the Rosehill to Carlingford railway, also contained sketch maps showing this small parcel of land next to Victoria Road and Rydalmere platform. (LPI, Old System Deed, No 985 Bk 672)

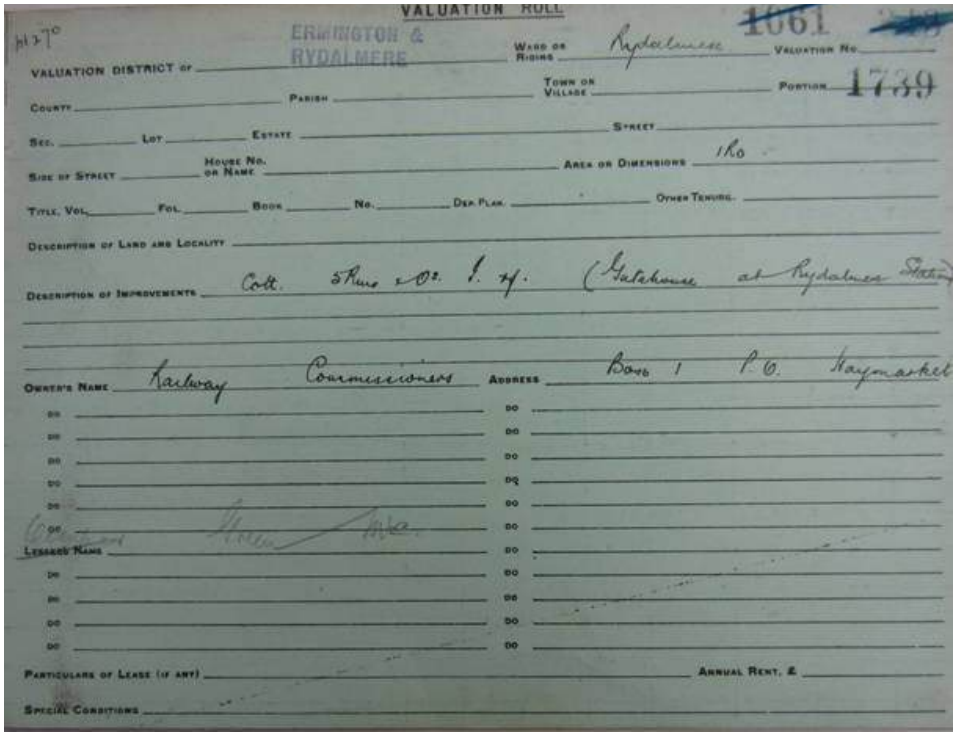
Though there is no specific mention of this cottage nor does it appear on any earlier plans, the configuration of the land with this small odd parcel on Victoria Road and on later plans tends to imply that the cottage was there by 1900. Its later description as a gatehouse, where Victoria Road crosses the railway line, suggests that its purpose was different to what has been assumed in the past.

Undated railway alignment plan shows small piece of land with building on it in this position. (Dundas Subd, ML, ZSP:D13/6)

Plan for RPA 24096 of 1926 has same area shown

1 October 1923
Valuation of Ermington and Rydalmere by Valuer-General listed a cottage of 5 rooms and outbuildings with an iron roof owned by the Railway Commissioners as 'Gatehouse at Rydalmere Station'. The unimproved capital value was £30 and the improved capital value was £300. The occupier was 'Mrs Green'. (Valuer-General, Valuation Cards, Ermington & Rydalmere, SRNSW 13/7588, 'Railway lands', No 1739)

IMAGE BELOW


VALUATION ROLL

ERMINGTON & RYDALMERE

1061

VALUATION DISTRICT OF _____ WARD OR RIDING Rydalmere VALUATION NO. _____

COUNTY _____ PARISH _____ TOWN OR VILLAGE _____ PORTION 1739

SEC. _____ LOT _____ ESTATE _____ STREET _____

SIDE OF STREET _____ HOUSE NO. OR NAME _____ AREA OR DIMENSIONS 1 Ro

TITLE, VOL. _____ FOL. _____ BOOK _____ NO. _____ DEP. PLAN. _____ OTHER TENURE _____

DESCRIPTION OF LAND AND LOCALITY _____

DESCRIPTION OF IMPROVEMENTS Cott. 5 Rms & Oz. I. xf. (Gatehouse at Rydalmere Station)

OWNER'S NAME Railway Commissioners ADDRESS Box 1 P.O. Haymarket

LESSEE'S NAME _____

PARTICULARS OF LEASE (IF ANY) _____ ANNUAL RENT, £ _____

SPECIAL CONDITIONS _____

July 1929
Building as currently in situ shown on this site in photo of level crossing (GPO1 14616)

1943
Aerial photo shows this cottage in this position. Site of current 213 Victoria Road is vacant. (SIX Image, NSW LPI)

Construction of the bridge taking Victoria Road over the railway has meant that the roadway is north of its original alignment but this small part of Victoria Road is still named 'Victoria Road'.

Conclusion

If the cottage was erected for the private railway company, it is not a standard NSW railways design. There is no firm evidence this building was in position before 1900 when the government bought the private railway line, though the configuration of the land suggests there was a building there before that time. If the building was built and used as a gatehouse for the gates on Victoria Road then the purpose of the building will need to be re-assessed. It is an item of local significance.

2 Union Street, Eastwood

Outline of Historical Data

17 June 1861
Large parcel of land conveyed by Rebecca Gladden who had been devised the land by her father William Mobbs to George Spurway.

George Spurway served on the first Dundas municipal council.

11 November 1878
Area of 14 acres 31 perches conveyed to Eliza Hughes by her father George Spurway.

This was the site of Hughes' orchard.

1899
Death of Eliza Hughes.

The land was the occupied by her widower Thomas Hassell Hughes until his death in July 1908. His children George Henry Hughes and Eliza Hughes then occupied the property. (RPA 15786)

1908. It was then in his occupation. (RPA 15786)

1 March 1913
Sale plan of Signal Hill Estate showed House on lot 53 Union St (excluded from sale). (Sydney Subdivision Plans, Eastwood, ML, ZSP:E3/4)

IMAGE BELOW



Lots 53 and 47 were transferred to Thomas Hughes, Ryde, orchardist after the auction sale. (CT 2361 f 200-2; C T 2405 f 206)

Conclusion

This cottage was erected on a large parcel of land that had been passed down through the Spurway family. The Spurways were noted orchardists in the Eastwood area and the land has a long association with that family. Members of the Spurway family were noted local citizens in nineteenth century Dundas/Eastwood. The house appears to have been erected shortly before subdivision and remained in the hands of the family for some years. The cottage has a strong association with the Spurway family and its descendants.

Roads and structures, Moxham Park and John Curtin Reserve, Winston Hills

Location of Extant Physical Evidence

The former quarry, extant road surface and the bridge abutments on both side of Quarry Creek were visited by Dr Terry Kass and Dr Carol Liston on 14 September 2011 in conjunction with Judy Dunn who knew the location of this evidence. The road is difficult to discern in many places but there is sufficient man-made road edging to confirm that a made road once existed in this area leading from the north-west corner of the former quarry behind the Northmead Bowling Club to the bridge remnants across Quarry Creek. The bridge abutments and some timbers survive demonstrating that the bridge was a major work capable of withstanding heavy loads.



Figure 1 Road edging.



Figure 2 Retaining wall along Quarry Creek.



Figure 3 Extant bridge timbers.



Figure 4 Bridge abutment on west side of Quarry Creek.

Outline of Historical Data

Portions between Windsor Road & Quarry Creek

25 November 1863
Daniel Kennedy of Isabella Street wrote to the Surveyor-General asking for the land near Windsor Road to be auctioned to allow people to build homes. Surveyor J H Knapp stated the land was very inferior. The Mayor of Parramatta agreed land needed to be opened up. Neither J H Knapp nor the Mayor made any mention of quarries or stone working. (At SG 64/7152, Surveyor-General, Correspondence, SRNSW 5/5677)

c. 1864

notation can be discerned across Portion 37, which was a Reserve that reads 'Corporation quarry'. (C.842.690)

27 June 1864
Surveyor John Armstrong sent in his plan noting that the land was 'much crowded with scrub and undergrowth'. He made no mention of quarries on the land. (At SG 64/7152, Surveyor-General, Correspondence, SRNSW 5/5677)

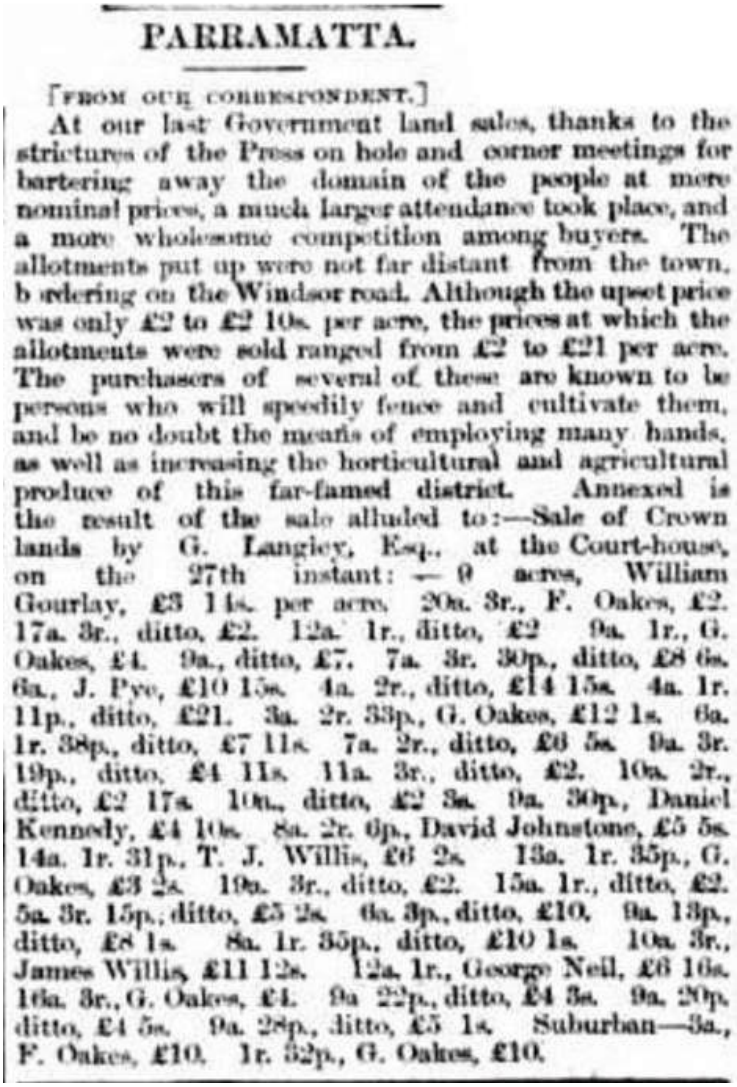
His plan was lithographed for the sale but no copy has been located.

23 December 1864
The sale notice for these lots does not list any improvements such as quarries on the land. (*NSWGG*, 23 Dec 1864, pp 2957-8)

27 January 1865
Auction of Crown lots at Parramatta.
Por 32 to George Oakes for £30/10/0; Por 35 to George and Frederick Oakes for £75/2/4; Por 36 to George and Frederick Oakes for £85/10/3; Por 38 to James Willis for £124/14/0; Por 39 to George Neil for £83/6/9.

1 February 1865
Report that parts of Parramatta Domain near the Windsor Road were sold. 'The purchasers of several of these are known to be persons who will speedily fence and cultivate them, and be no doubt the means of employing many hands, as well as increasing the horticultural and agricultural produce of this far-famed district.' (*Empire*, 1 Feb 1865, p 3)

IMAGE BELOW



PARRAMATTA.

[FROM OUR CORRESPONDENT.]

At our last Government land sales, thanks to the strictures of the Press on hole and corner meetings for bartering away the domain of the people at mere nominal prices, a much larger attendance took place, and a more wholesome competition among buyers. The allotments put up were not far distant from the town, bordering on the Windsor road. Although the upset price was only £2 to £2 10s. per acre, the prices at which the allotments were sold ranged from £2 to £21 per acre. The purchasers of several of these are known to be persons who will speedily fence and cultivate them, and be no doubt the means of employing many hands, as well as increasing the horticultural and agricultural produce of this far-famed district. Annexed is the result of the sale alluded to:—Sale of Crown lands by G. Langley, Esq., at the Court-house, on the 27th instant: — 9 acres, William Gourlay, £3 14s. per acre. 20a. 3r., F. Oakes, £2. 17a. 3r., ditto, £2. 12a. 1r., ditto, £2 9a. 1r., G. Oakes, £4. 9a., ditto, £7. 7a. 3r. 30p., ditto, £8 6s. 6a., J. Pye, £10 15s. 4a. 2r., ditto, £14 15s. 4a. 1r. 11p., ditto, £21. 3a. 2r. 33p., G. Oakes, £12 1s. 6a. 1r. 38p., ditto, £7 11s. 7a. 2r., ditto, £6 5s. 9a. 3r. 19p., ditto, £4 11s. 11a. 3r., ditto, £2. 10a. 2r., ditto, £2 17s. 10a., ditto, £2 3s. 9a. 30p., Daniel Kennedy, £4 10s. 8a. 2r. 0p., David Johnstone, £5 5s. 14a. 1r. 31p., T. J. Willis, £6 2s. 13a. 1r. 35p., G. Oakes, £3 2s. 19a. 3r., ditto, £2. 15a. 1r., ditto, £2. 5a. 3r. 15p., ditto, £5 2s. 6a. 3p., ditto, £10. 9a. 13p., ditto, £8 1s. 8a. 1r. 35p., ditto, £10 1s. 10a. 3r., James Willis, £11 12s. 12a. 1r., George Neil, £6 16s. 16a. 3r., G. Oakes, £4. 9a 22p., ditto, £4 3s. 9a. 20p. ditto, £4 5s. 9a. 28p., ditto, £5 1s. Suburban—3a., F. Oakes, £10. 1r. 32p., G. Oakes, £10.

Note that no mention was made of quarries in this report either

Portion 37

c. 1864
Crown plan for these lots – copy from LPI is almost illegible in this part of the plan. However, a notation can be discerned across Portion 37, which was a Reserve that reads 'Corporation quarry'. (C.842.690)

There is no notification of the establishment of this Reserve in *NSWGG* from June 1864 to December 1865.

27 June 1864
Surveyor John Armstrong sent in his plan noting that the land was 'much crowded with scrub and undergrowth'. He made no mention of quarries on the land. (At SG 64/7152, Surveyor-General, Correspondence, SRNSW 5/5677)

11 November 1865
Parramatta Municipal Council received a tender from James M Mahon [McMahon] applying to lease 'the municipal quarry situate in the Domain'. (*Empire*, 14 Nov 1865, p 3)

16 June 1866
Letter received by Parramatta Council from 'James McMahon, quarryman, applying for permission to work the Corporation quarry in the Domain, under certain conditions.' Referred to Improvement Committee. (*Empire*, 19 June 1866, p 5)

4 July 1866
Parramatta Council resolved to let the Corporation quarry by tender. (*SMH*, 7 July 1866, p 8)

18 December 1866
James McMahon's tender to supply 'Building stone for Parramatta Gaol' was accepted by the colonial government. (*SMH*, 19 Dec 1866, p 7)

20 October 1868
Parramatta Council meeting reported receipt of a letter from the 'Acting Town Surveyor, informing the Council that he had visited the Corporation quarry in the Domain, and found that a large quantity of stone had been quarried and removed therefrom: five men were at work when he was there, and from them he learned that they were employed by Mr James McMahon. He afterwards saw Mr McMahon, who informed him that he had authority from the Minister for Lands to work the quarry, that it was let to him, and he was paying rent for it. From what the Acting Town Surveyor could ascertain, there never were so many as twenty men at work in the quarry.' (*SMH*, 26 Oct 1868, p 2)

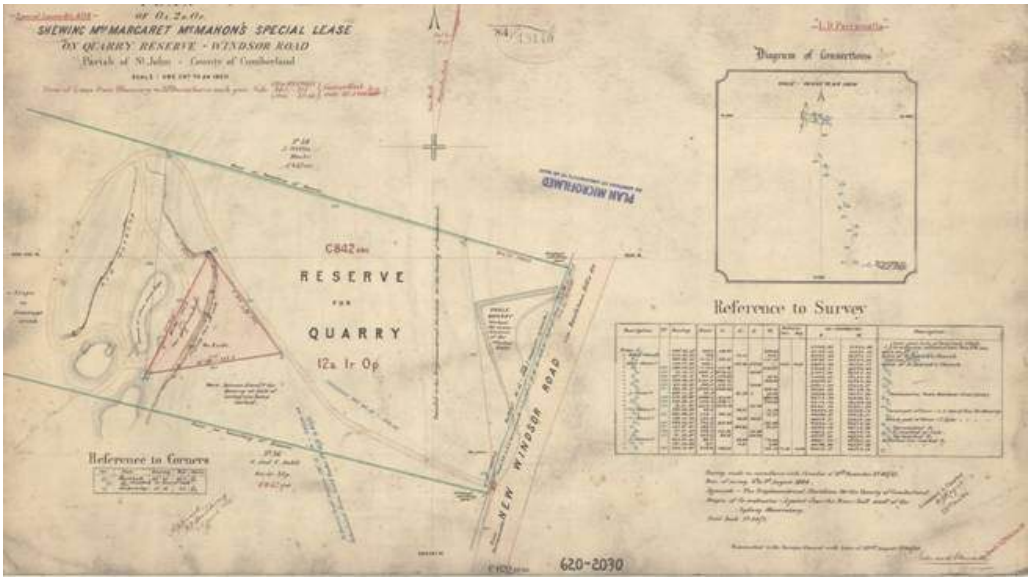
At that time, the Lands Department had a section or branch that dealt with leases but none of the correspondence, registers or files from that branch has survived. Most appear to have been destroyed in the Garden Palace fire of 22 September 1882.

29 July 1875
James McMahon, aged 39, died at Parramatta and was buried at St Patrick's cemetery. (J Dunn, *The Parramatta Cemeteries: St Patrick's*, Parramatta and District Historical Society, Parramatta, 1988, p 36)

1 January 1879
Special Lease to Margaret McMahon of 2 roods in 'Parramatta Reserve' used as quarry. (*NSWGG*, 29 Nov 1878, p 4769)

6-9 August 1884
Survey by Edward Ebsworth of 2 roods on Portion 37 worked as quarry by Margaret McMahon. Survey shows larger area than the quarry including quarry on Windsor Road used to dig shale to repair that road. The old quarry workings are shown west of the current leased area, though not as far as the creek. (Crown Plan, C.620.2030)

IMAGE BELOW

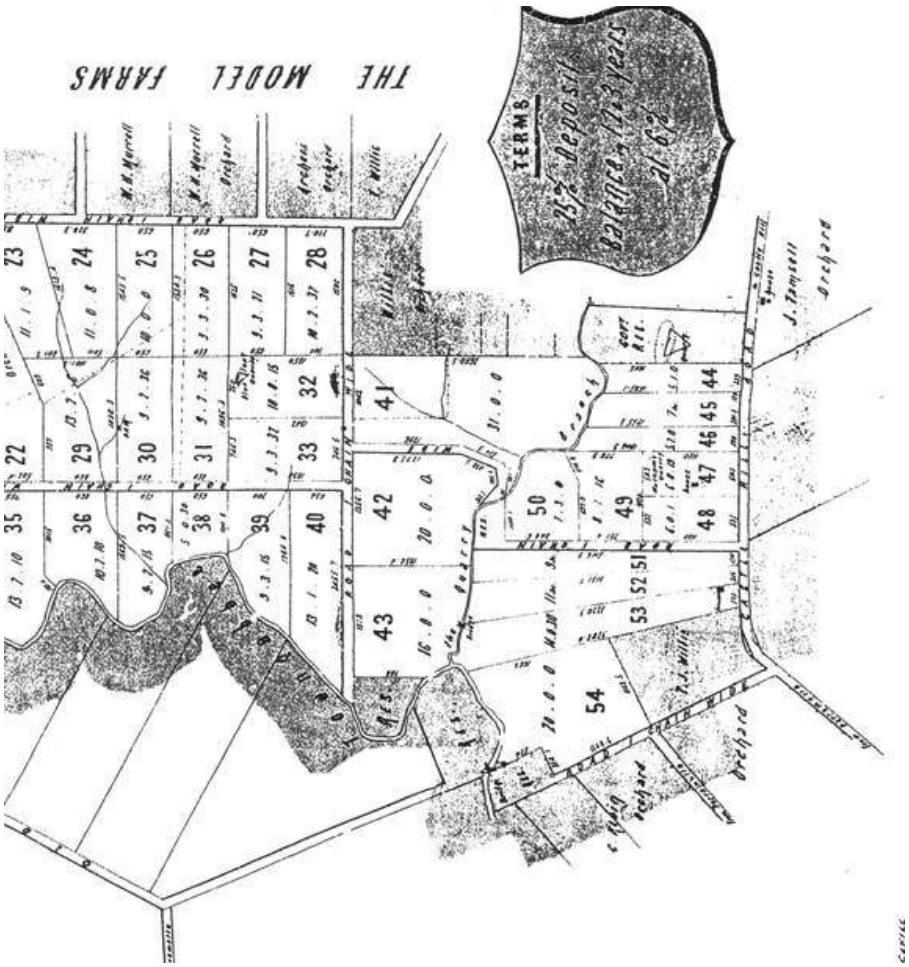


7 October 1885
Margaret McMahon's Special Lease was cancelled for non-payment of rent on Quarry Reserve Parramatta. (*NSWGG,* 7 October 1885 p 6573; 27 October 1885 p 6969)

23 February 1888
Margaret McMahon, aged 43, widow of James McMahon, died at Parramatta and was buried at St Patrick's cemetery. (J Dunn, *The Parramatta Cemeteries: St Patrick's*, Parramatta and District Historical Society, Parramatta, 1988, p 36)

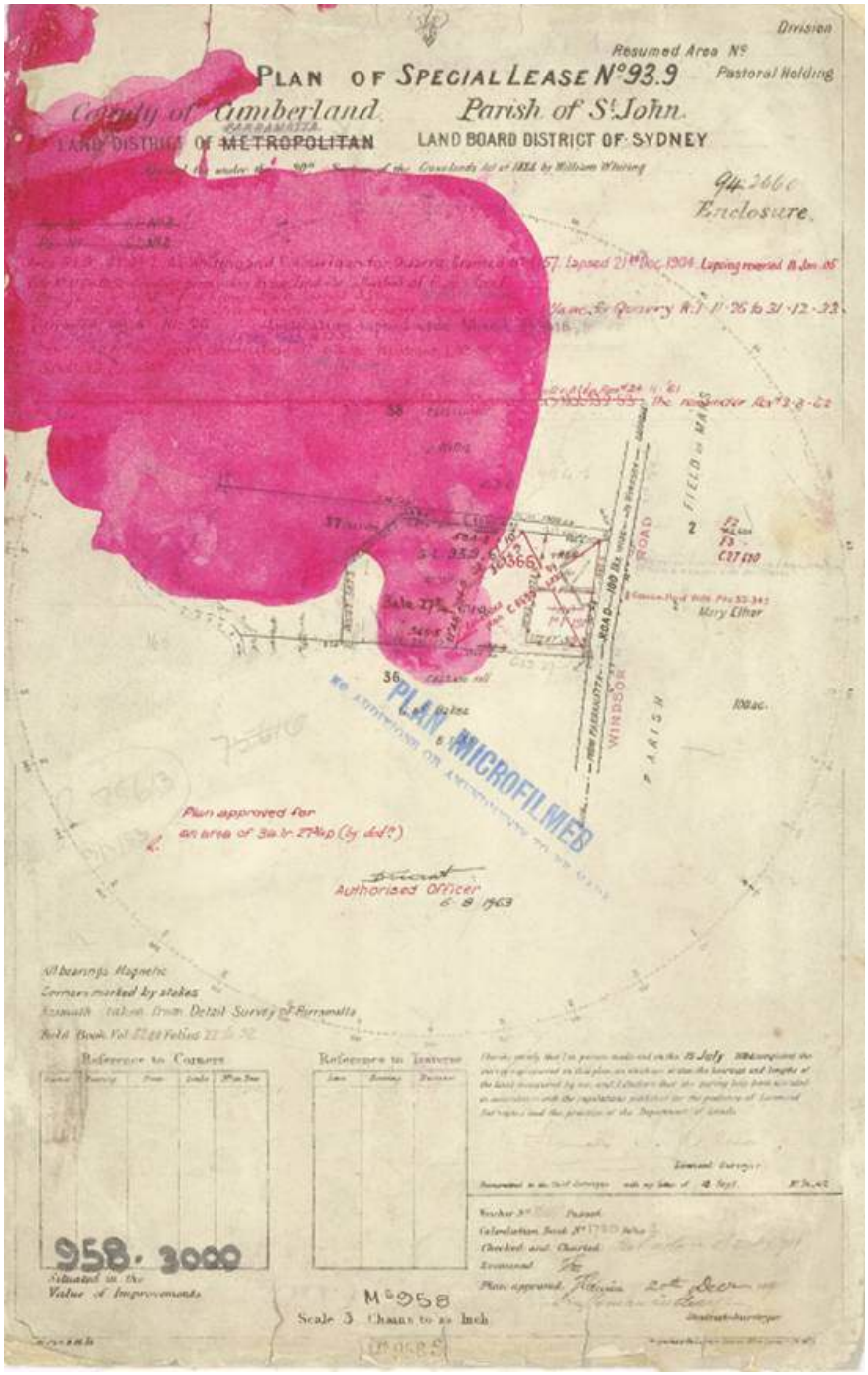
13 June 1892
A 'quarry' was shown on the government reserve on what was Portion 37 on an auction sale plan. (Oakes Estate auction litho ML, ZSP:T6/25)

IMAGE BELOW



15 July 1894
New survey of the quarry in portion 37 for Special Lease 93/9. (Crown Plan Ms.958.3000) Notations show a lease was not granted until 1904.

IMAGE BELOW



Portions 29, 30, 31, 32, 33, 34, 35, 36, 159 and 160

20 November 1873
George Oakes leased Portion 34 to Squire William Pye, contractor of Parramatta for quarrying purposes. (LPI, Old System deed, No 329 Bk 139)

1 January 1887
Arthur William Oakes and Walter Lawry Oakes leased Portions 29, 30, 31, 32, 33, 34, 35, 36, 159 and 160 to Thomas and William Moxham for five years from 1 January 1888 for £70 pa. The lease was extended for another three years. (C T 1058 f 5)

This was the site of the Moxham quarry.

13 June 1892
Quarry shown on lot 47 with house (originally part of Portion 34) on subdivision plan of 13 June 1892. (Oakes Estate auction litho ML, ZSP:T6/25)

Moxhams bought the land they had earlier leased. (C T 1058 f 5)

Portion 38

27 January 1865
Auction of Crown lots at Parramatta.
Portion 38 sold to James Willis for £124/14/0. (C T 27 f 212)

James Willis was a contractor undertaking repairs to the Orphan School at Parramatta in 1867. (*Empire*, 21 Nov 1867, p 8)

James Willis was later an undertaker in Parramatta.

8 October 1884
Transfer to Thomas James Willis, Parramatta, orchardist. (C T 27 f 212)

1 June 1912
Transfer to Frank Willis, Baulkham Hills, orchardist. (C T 27 f 212)

March 1930
Track across this land to the bridge between Portions 39 and 161 is faintly visible on aerial photo but there is little sign of an orchard near Windsor Road. (SR Map 32241)

13 May 1930
Transfer of part to Frank Barnett Willis. (C T 27 f 212)

Residue to C T 4408 f 227

Frank Willis retained this land till his death on 30 October 1944. There were no details in his Deceased Estate File about the road, embankment or bridge. (Stamp Duties Office, Deceased Estate File, A74689, SRNSW 20/3442)

1943
Aerial photo shows track across this land leading from quarry on Portion 37 plus an extensive orchard on Portion 38. (SIX, LPI)

Portion 39

27 January 1865
Auction of Crown lots at Parramatta.
Portion 39 sold to George Neil for £83/6/9. (C T 22 f 241)

George Neil was a contractor undertaking work to the courthouse, barracks, Orphan School and gaol at Parramatta in 1860s. (*SMH*, 22 Aug 1860, p 4; 20 July 1861, p 13; 24 May 1862, p 4; 21 Oct 1864, p 10; 11 Nov 1865, p 6)

27 November 1866
Transfer to James Pye, Parramatta, publican. (C T 22 f 241)

20 March 1880
Transfer to Elizabeth Smith, Burwood, widow. (C T 36 f 134)

28 March 1882
Transfer to John Yelverton Mills, esquire and Ebenezer Bowden, solicitor, both Parramatta. (C T 36 f 134)

1 December 1888
Transfer to Thomas Robert Moxham and William Dick Moxham. (C T 36 f 134)

8 January 1889
Tenancy in common, to Thomas Robert Moxham and William Dick Moxham, quarry masters, Parramatta. (C T 908 f 61-2)

11 January 1916
Thomas Robert Moxham died.

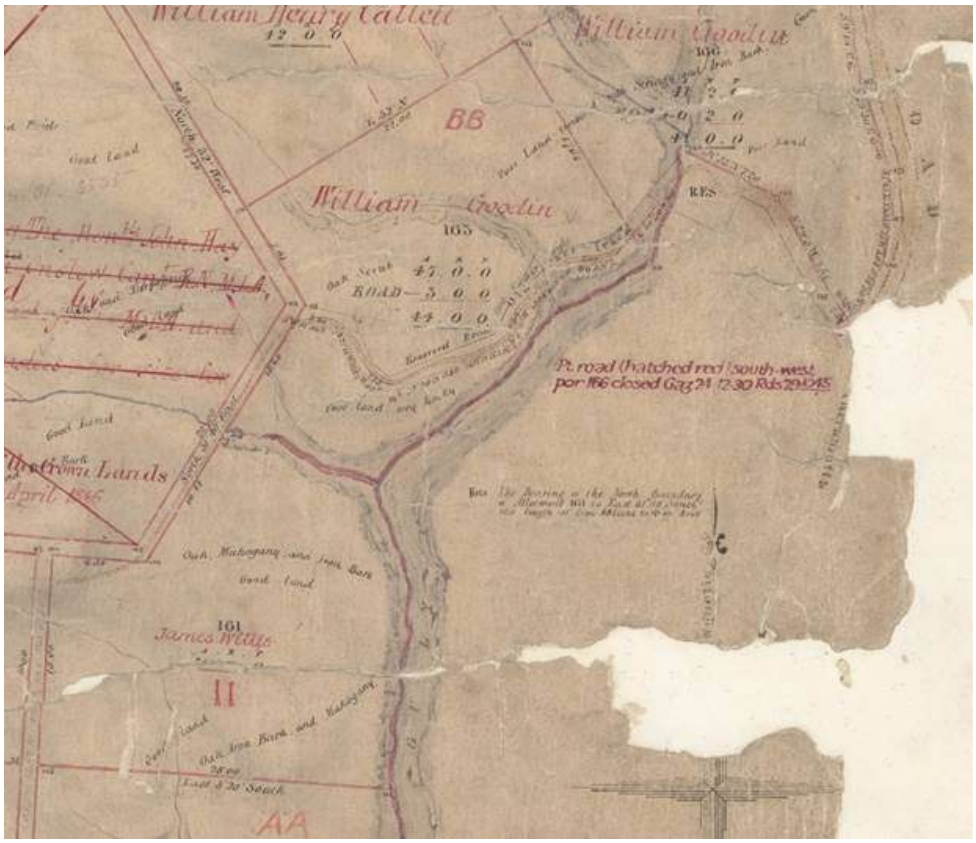
22 June 1926

1943
Aerial photo shows track across this land leading from quarry on Por 37 leading to bridge site. There is also another quarry on this land.

Portion 161

1861
Crown Survey showed no quarry or other workings on Portions 160 and 161, now part of Curtin Reserve west of creek.
NB At the northern extremity of Portion 161 where the road/track on the Curtin Reserve is reported to come out there is a Crown Reserve labelled 'waterhole'. (SR Map 53; C.764.690)

IMAGE BELOW



7 December 1861
Grant to James Willis of Portion 161. (RPA 43085)

6 October 1884
Conveyed to Thomas James Willis. (RPA 43085)

13 June 1892
'Willis' orchard' was shown on Portion 161 on an auction sale plan. (Oakes Estate auction litho ML, ZSP:T6/25)

1 June 1912
Conveyed to Frank Willis. (RPA 43085)

March 1930
Orchard still extant. (SR Map 32241)

18 March 1938
Conveyed to Edgar Norman Swane. (RPA 43085)

There is no evidence for the tracks and bridge before the time when the land on either side of the creek was surveyed for sale by the Crown in 1861 and 1864. (C.764.690 & C.842.690) Both plans show various tracks and crossing points in other places but none were shown in this area. A track leading from Windsor Road north of the eastern arm of Quarry Creek was shown on the 1861 plan (roughly the line of Model Farms Road) provided access into the area known as the Model Farm.

The quarry which survives as a water filled wetland behind the Northmead Bowling Club was the Parramatta Council Quarry in the 1860s, though it was usually leased to private individuals who used it to draw stone for work in Parramatta. A separate quarry at the front of the portion under what is now the Northmead Bowling Club provided shale for repairing Windsor Road. The extant sandstone quarry is a significant site that previously supplied stone for building work in Parramatta.

The track that is extant on the ground can be seen in the 1943 aerial photo as leading from the quarry on Portion 37 across Portion 38 and 39 where a bridge had been constructed across Quarry Creek connecting Portion 39 with Portion 161. At that time, (and previously), there was no direct access between Portions 38 and 161 which were in the same ownership and used as orchards. The track shown on the 1861 crown auction survey north of the eastern arm of Quarry Creek was further north. The track across Portions 38 and 39 that is the subject of this assessment connected two parcels of land in the same ownership used as orchards from the 1880s at least. The track was built across Portion 39, which was in the ownership of the Moxham family for many years. There may have been an unrecorded agreement permitting the Willis family to use this track. The quarry on Portion 39 in 1943 seems to be too small to warrant such a track.

However, a wider series of tracks also lead north into Portion 37 from the Whitehaven quarry, which was conducted by the Moxham family. Some of them connect with the track from the quarry in Portion 37 that leads to the bridge across the creek.

The tracks and bridge appear to relate to the quarrying activity in this area. They provided easier access across the creek without the difficulty of going north to the existing road or south to other crossing points. Most pertinently, the track and bridge provided direct access between two parcels of land in the same ownership (Portions 38 and 161) on either side of the creek. However, the track also crosses Portions 37 and 39 that were in different ownership to Portions 38 and 161.

The track to the bridge appears to be part of a network of tracks that served the quarries of the area as well as other landowners. Whilst there is no evidence this track, the bridge and the sandstone retaining wall along Quarry Creek are convict built, they are a significant aspect of the history of this locality.

It is recommended that a comprehensive on-ground survey be undertaken by personnel with heritage qualifications and experience to record the full extent of these remnants. They must be carefully recorded using GPS technology to record precise locations for each element of the network of tracks and the bridge remnants.

Steps off Oakes Road, Toongabbie Creek

Location of item

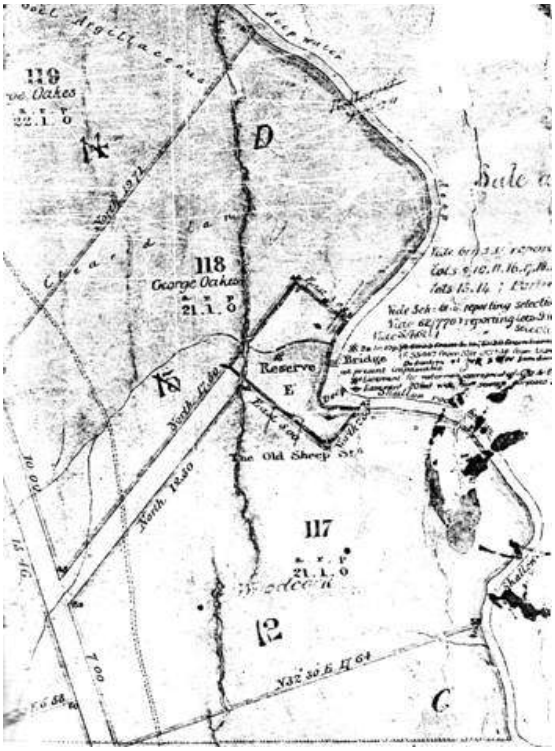
Sandstone steps are cut into the bedrock on the eastern side of the creek in the reserve. (Public Reserve in DP 230547, approximately in line with lots 15 and 14)

Outline of Historical Data

No evidence of steps in this position on original plan of Toongabbie. ('The Plan of Toongabby', 1792, ML, PRO, CO 700, 5)

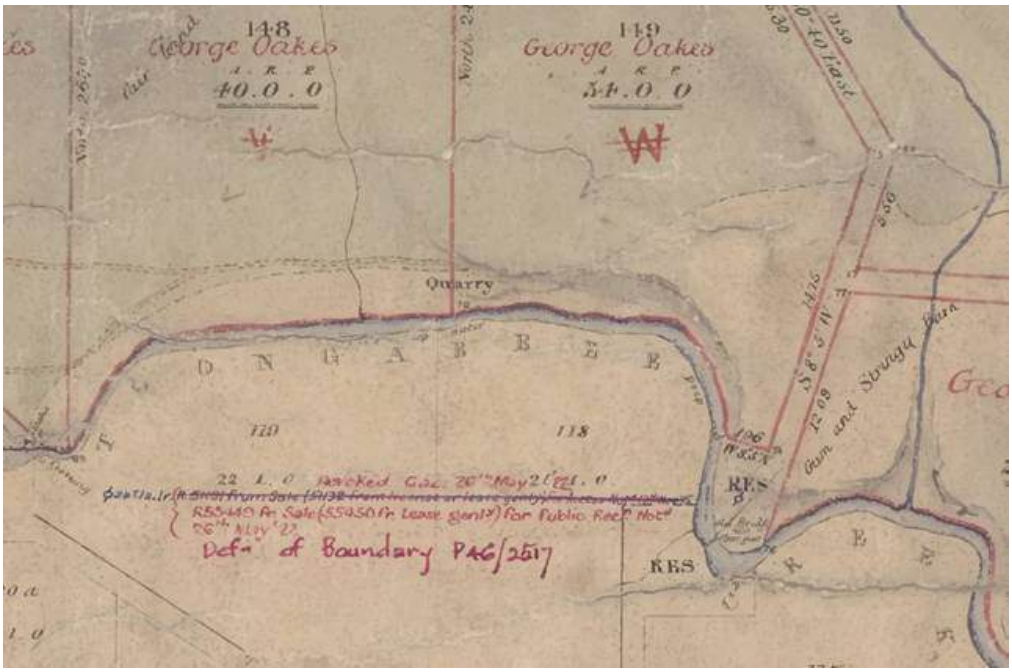
July 1860
Crown survey by E J Knapp shows reserve at bridge on south side of creek. A marked line is shown along the river. No steps are shown on the opposite side of the creek. (C.750.690)
The litho sale plan shows the same detail. (NSW – Lands, Plan of Portions Near Parramatta in the Parish of St John, County of Cumberland being part of the Old Domain, 1860, ML Map M2 811.1324/1860/1)

IMAGE BELOW



12 November 1861
No dam or steps shown in this position on 1861 Crown survey plan. (SR Map 53; C.764.690)

IMAGE BELOW



Conclusion

There is no definite evidence to when these steps were cut. They do not appear to relate to any of the likely workplaces of the convicts at Toongabbie. They may date from any date in the nineteenth century, possibly as access to water. They are likely to be items of local significance.

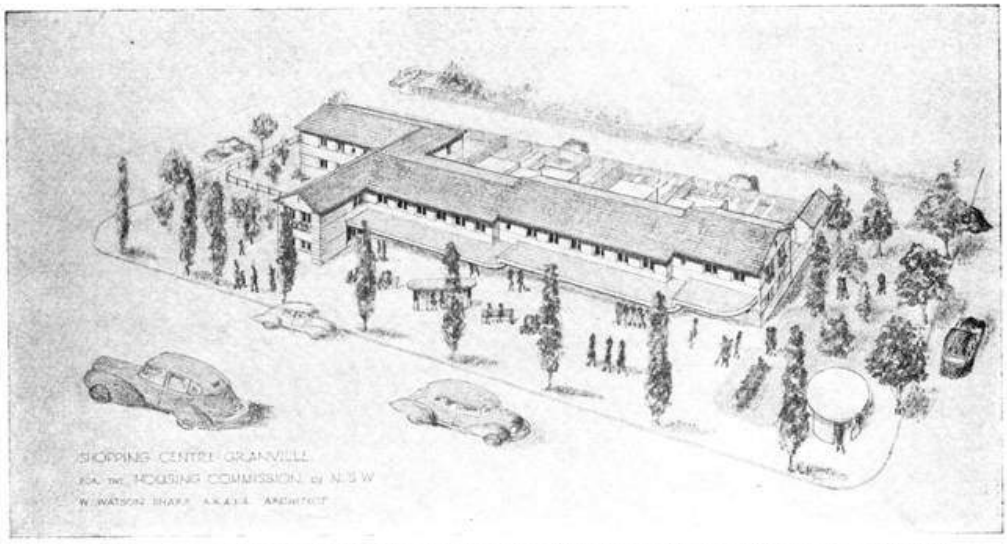
Dellwood Shopping Centre, Dellwood Street, Granville

1946
Housing Commission *Annual Report* stated that 'The Commission has planned modern shopping centres which will provide for day-to-day needs and will be of a very high standard of construction … It was decided that the first projects of this nature should be located at Granville and Westmead.' (Housing Commission of New South Wales, *Annual Report*, 1946, p 18)

1946
Perspective view of the Dellwood shopping centre included. Housing Commission of New South Wales, *Annual Report*, 1946, p 19)

IMAGE BELOW

19



This block of shops being erected by the Housing Commission at South Granville has been designed to harmonise with the residential tone of the surrounding area. In all, ten shops with ten flats overhead will be provided.

8 November 1947
Minister for Housing, Clive Evatt, laid the foundation stone 'of the first block of permanent shops built by the Housing Commission. The new block, to be known as the Dellwood Shopping Centre, is at the corner of Blaxcell and Delwood [sic] Streets.' (*SMH*, 10 Nov 1947, p 5)

IMAGE BELOW



NEW SHOPPING BLOCK

State Housing Project

At South Granville on Saturday the Minister for Housing, Mr. Clive Evatt, laid the foundation stone of the first block of permanent shops built by the Housing Commission.

The new block, to be known as the Dellwood Shopping Centre, is at the corner of Blaxcell and Delwood Streets.

Mr. Evatt said that the Government's policy was to provide all requirements for new communities.

While the accent primarily remained on the building of homes, provision of shops in built-up areas was essential.

The new block consists of 10 shops, each with a flat dwelling above.

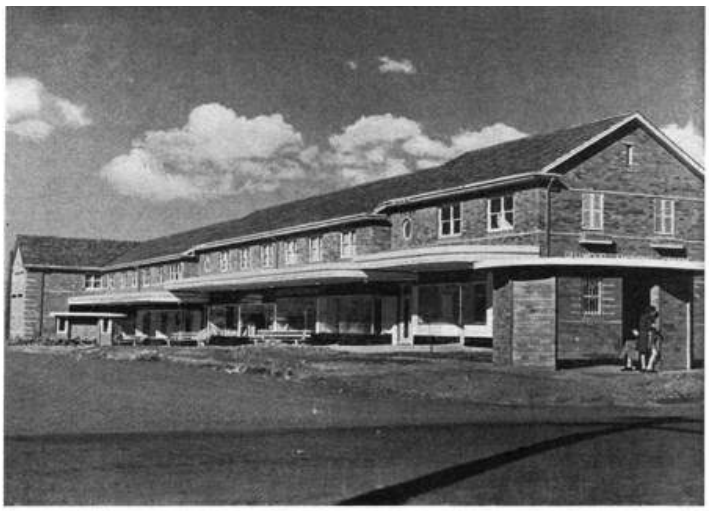
The centre is planned to provide a covered-in rest and shelter alcove which will also serve as a bus waiting-room. Built-in seating, under cover, will be provided between adjoining telephone booths. Lawns and gardens will surround the centre, and the area facing it has been allotted as a park.

Seventy-seven persons were in the ballot for possession of the shops on completion.

A ballot was conducted for nine of the ten shops. There was only one applicant for the tenth shop, a hairdressing saloon.

1947
Annual Report of the Housing Commission published photos of the first shopping centre at South Granville i.e. Dellwood shopping centre. (Housing Commission of New South Wales, *Annual Report*, 1947, p 14-15)

IMAGES BELOW



A view of the Housing Commission's first modern shopping centre, situated at South Granville, which has been designed to harmonise with the tone of the surrounding area.



This photograph indicates that the shops at Granville are of the most modern design. Ten shops and ten flats overhead are included in the building.

1948
Annual Report of the Housing Commission stated that, 'Already a most attractive block of 10 shops and 12 flats overhead has been completed at South Granville. Good progress has also been made upon a centrally located Shopping Centre at Westmead, which will contain 12 shops with 18 individual flats above. (Housing Commission of New South Wales, *Annual Report*, 1948, p 26)

Conclusion

The Dellwood Shopping Centre was the first planned shopping centre erected by the NSW Housing Commission. It is an item of State Significance.

Montgomery Avenue, South Granville

Outline of Historical Data

During the Second World War, the NSW Housing Commission built emergency housing for war workers, mainly in country centres but was unable to initiate its public housing programme.

April 1944
Housing Commission arranged to build forty to fifty fibro cement homes in South Granville on the 'Oakleigh Estate, near Blaxcell Street'. (*SMH*, 15 April 1944, p 1)



WORK BEGUN ON STATE HOUSES

50 Homes To Be Built at Granville

Forty to 50 fibro cement homes will be built at South Granville for the State Housing Commission, and preparatory work has already begun.

It has not yet been decided who will be eligible to apply for tenancies of the houses.

The secretary of the Commission, Mr. K. W. Britton, said yesterday that the houses would be built by day labour by the Commission for rental and not for sale.

The Commission was now negotiating with the Commonwealth about the persons who would be eligible to apply for occupation of the homes. Until details were decided the Commission was not inviting applications, he said.

Mr. Britton said that the houses would be erected under an arrangement between the State and Federal Governments.

Materials and labour would be used as they could be diverted from essential work without interference to the war effort. The initial programme called for the erection of 1,285 homes in Australia.

The houses at Granville will be the first of the initial programme which provides for the erection of 340 homes in Sydney, 100 in Newcastle, and 35 at Port Kembla.

The Granville houses are expected to cost about £ 800 each, exclusive of the cost of land and services. They will be timber-framed and fibro-cement sheathed. The designs will vary to suit the needs of different-sized families, but they will provide either two or three bedrooms.

The houses will be built on the Oakleigh Estate, near Blaxcell Street. This is about a mile and a half from the station, but is served by bus.

The Mayor of Granville, Alderman Adams, said last night that Granville had become a very congested industrial area, and a number of homes housed up to four families.

He expressed his appreciation of the choice of Granville as the site for the first homes under the Government scheme.

"I hope the Government will allow the council to levy the usual rates for services rendered to these new homes," he said. "We have had experience in the past of both the Federal and State Governments disclaiming liability for municipal rates on land they have resumed."

Alderman Adams said that no plans for the houses had come before the council. They should be provided with a refrigeration service.

The Oakleigh Estate was surveyed in November 1923 and then subdivided about April 1924. Montgomery Ave was not one of the roads laid out on that plan. (DP 12757)

30 June 1944
Housing Commission *Annual Report* stated that, 'At the close of the year [i.e. 30 June 1944], commencement had been made on the housing project situated at Blaxcell-street, Granville, and construction had been commenced on 20 of the dwellings allocated to this site.' At Westmead, only preliminary work had commenced on the site at Austral Avenue. (Housing Commission of New South Wales, *Annual Report*, 1944, p 2)

7 December 1944
Ballots were to be held for 'the first 76 houses built under the State Government's Housing Scheme at Granville'. The article went on to note that 'At South Granville the State Housing Commission is erecting 42 fibro houses, 33 of brick and one of steel. At Westmead, 74 brick houses have been started…' (*SMH*, 6 Dec 1944, p 2)

IMAGE BELOW

Two Ballots For Homes In The State Housing Scheme

BY A STAFF CORRESPONDENT

So fierce is the competition for homes that it has been decided to ballot for the first 76 built under the State Government's Housing Scheme at Granville. The ballot will be held to-morrow, in the Auditorium, Dymock's Buildings, at 2.30 p.m. Meanwhile, a special committee has reduced the 1,600 applications to 500.

The Minister for Housing, Mr. McGirr, said yesterday that there would be two separate ballots—one for Servicemen and one for civilians. Between 40 and 50 of the homes would go to Servicemen. Within the next two weeks a second ballot would be held for about 34 homes in the Lakemba and Westmead areas.

Persons who are unsuccessful in the ballots on Thursday will be entitled to go to the next ballot, the Minister stated.

At South Granville the State Housing Commission is erecting 42 fibro houses, 33 of brick, and one of steel. At Westmead, 74 brick houses have been started, and approximately another 100 will be built on the estate. The plan makes provision also for park reserves, playfields, community and shopping centres.

The work in hand on these two suburban projects represents portion of the 1,065 houses in the Commonwealth's first two quarterly allocations to the State. Of this number, 495 houses will be built in country towns—Newcastle, Port Kembla, Cowra, Wagga, Leeton, Dubbo, Werris Creek, and on the South Coast in an area between Bulli Shire and North Illawarra and Wollongong municipalities—and the balance in the metropolitan area. As further allocations are made by the Commonwealth Government the relative housing needs of various centres will be considered.

VARYING DESIGNS

The designs for houses being built at Westmead and South Granville have been prepared by the Commission's architects in eight or nine different styles. Winning designs in the architectural section of a recent nation-wide competition have not been used because the competition was announced before there was any suggestion that war-time housing would be proceeded with. A spokesman for the Commission said that the winning designs were at present of comparatively little value to the Commission in developing war-time housing projects, because the cottages would not necessarily conform to the war-time restrictions laid down by the Commonwealth Government.

Cottages have been planned in three grades—with two bedrooms, two bedrooms and sleep-out, and three bedrooms. The same designs have been used for both brick and fibro houses. Building materials for future houses will be determined by the area and the availability of materials having regard to current demands for war purposes.

REBATES SYSTEM

The rentals for the fibro cottages at Granville have been determined at 26/3 per week (two bedrooms); 27/6 (two bedrooms and sleep-out); and 28/6 (three bedrooms). The need of the family to be given accommodation will be the governing factor in selecting occupants. An agreement has been reached in principle with the Commonwealth Government under which a system of rebates will operate so that people in need will be assured of a house at a rental they can afford. Rent will be restricted to one-fifth of the family income, where such income is the equivalent of the basic wage and the rebate will vary in relation to income. Where the family income falls below the basic wage the rebate will be increased by one-quarter of the deficiency; if the family income exceeds the basic wage, the rebate will be reduced by one-third of the amount in excess.

Although the brick houses at Westmead, for which rents have not yet been determined, are solidly built on reinforced concrete foundations, the fibro houses which are serving an immediate need—do not show evidence of such solid construction. At Westmead the houses have an average area of land of approximately 62ft 6in by 150ft; at Granville the land is approximately 60ft by 120ft. There are low brick fences and concrete front paths in the Westmead homes, already completed, and chain fences will be erected at Granville. Outside sanitation is on both projects, but provision has been made for sewerage connections as soon as they are available.

ROOMS SMALL

Although designs for the houses have been determined by the basic floor areas prescribed by the Commonwealth Government, and those designs admit of extensions to the houses, the lay-outs can be

ment, and those designs admit of extensions to the houses, the lay-outs can be criticised by the practical working housewife.

Economy has been exercised in dealing with the floor area permitted, and the rooms are adequate if small. The living unit in all the homes is the same—lounge dining-room, and self-contained kitchen. The front door, in most instances, opens straight from the porch into the lounge. The bedroom unit, close to the bathroom, varies only according to the number of bedrooms provided.

A spacious linen cupboard and coat cupboard, with box cupboards above, open into a narrow hall. Doors of the cupboards when open almost touch the opposite wall of the hall. When both doors are open at once the light is blocked from either end of the hall.

The kitchen unit is compact, and has plenty of cupboard space. With stove and sink there is a continuous bench around three sides. The only furnishings necessary are the ice chest or refrigerator—for which a recess is provided—and floor coverings. There is no door between the kitchen and the dining-room, and when curtains are on dining-room and kitchen windows, and another curtain is drawn across the kitchen door space, there will be little light. The aspect of some of the houses is such that when the housewife is standing at the stove she blocks the light from the dining-room windows.

The back door opens from the narrow covered back verandah straight into the dining-room, which will take practically all the traffic from the rear. The laundry opens on the back verandah, and also opens on to the hall. Unless the door from laundry into hall is kept shut on washing days, clouds of steam will drift past the linen cupboard into the front of the house.

FAMILY PROBLEM

Except in the house with the sleep-out, the only place where children can play on wet days is in the dining-room, lounge, or bedroom. Once the furniture and two beds are placed in the smaller bedroom, there will be little space for play. The question arises, what will happen when two children of opposite sex grow to adolescence in the two-bedroom house, or if a third child arrives? Does the selection committee see that in the beginning the two children are of the same sex? Does the householder apply for an extension to his house or a larger house when a third or fourth child arrives?

The houses have plenty of windows, power points in every room, plain cream walls, gas stove and bath-heater, and a brick fireplace in the lounge, the average size of which is 16ft 3in by 11ft. But the finish of the fibro houses is inferior to that in the brick houses.

The Sydney County Council will equip ten of the homes at Westmead with all-electric services, and instal a storage hot-water system to supply the kitchen, laundry, and three points in the bathroom. An electric range and wash boiler will also be supplied. The S.C.C. estimates that the cost of running these utilities, as well as lighting, electric iron, radio, toaster, and other small electric amenities, will be approximately £10/10/ per annum.

Westmead homes are less than ten minutes from the railway station and the school. Granville houses are opposite the school, and about 10 minutes by hourly bus service (half-hourly in peak periods) from the shopping centre near Granville Station.

December 1944
Water Board Survey plan shows the brick buildings along Montgomery Ave, plus others in fibro on Clyde St, Blaxcell St, Chiswick Road, Oakleigh Ave, Pegler St and Gordon Ave. (Detail Sheet DTS 2222, Sydney Water)

IMAGE SUPPLIED SEPARATELY

The Fieldbook of surveyor H E Lanyon who completed the survey is dated 29 December 1944 showed the cottages as in the final plan. (FB 3975, Sydney Water)

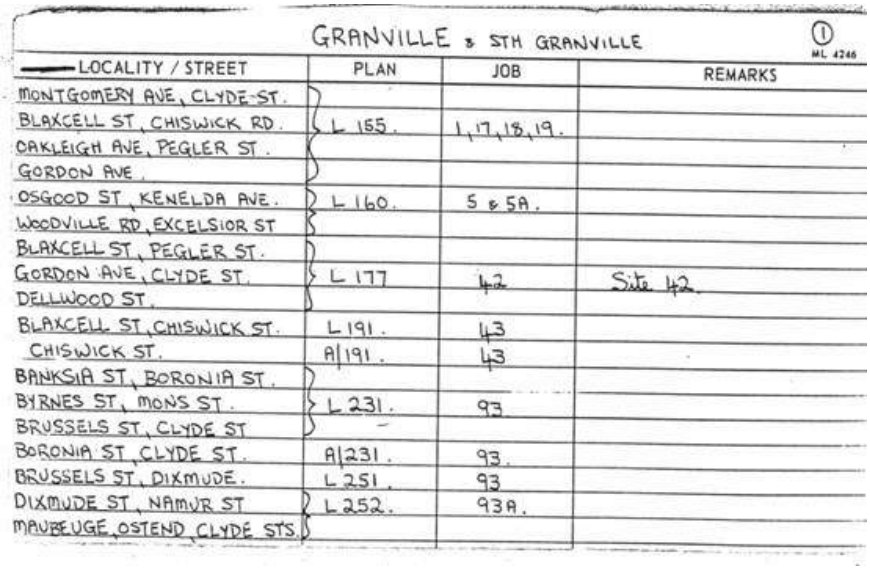
IMAGE SUPPLIED SEPARATELY

It is notable that there appear to be about 30 fibro houses on the Oakleigh Estate on the Housing Commission land and about 20 brick houses mainly along Montgomery Avenue, suggesting that a decision was made by the Commission to build some in brick. Five weatherboard cottages that appear

development and can be excluded in these calculations.

Housing Commission Plan Card shows 'Montgomery Ave, Clyde St, Blaxcell St, Chiswick Road, Oakleigh Ave, Pegler St and Gordon Ave' as Jobs 1, 17, 18, 19.

IMAGE BELOW



GRANVILLE & STH GRANVILLE ① ML 4246

LOCALITY / STREET	PLAN	JOB	REMARKS
MONTGOMERY AVE, CLYDE ST.			
BLAXCELL ST, CHISWICK RD.	L 165.	1, 17, 18, 19.	
OAKLEIGH AVE, PEGLER ST.			
GORDON AVE.			
OSGOOD ST, KENELDA AVE.	L 160.	5 & 5A.	
WOODVILLE RD, EXCELSIOR ST			
BLAXCELL ST, PEGLER ST.			
GORDON AVE, CLYDE ST.	L 177	42	Site 42.
DELLWOOD ST.			
BLAXCELL ST, CHISWICK ST.	L 191.	43	
CHISWICK ST.	A 191.	43	
BANKSIA ST, BORONIA ST.			
BYRNES ST, MONS ST.	L 231.	93	
BRUSSELS ST, CLYDE ST			
BORONIA ST, CLYDE ST.	A 231.	93.	
BRUSSELS ST, DIXMUDE.	L 251.	93	
DIXMUDE ST, NAMUR ST	L 252.	93A.	
MAUBEUGE, OSTEND, CLYDE STS.			

The Housing Commission *Annual Report* of 1945 showed that Job 1 at Granville was for 42 timber-framed houses, which were complete by June 1945. Job 17 at Granville was for 11 brick houses, which had been completed and Job 18 was for 22 brick houses also complete. Job 19 was for one timber framed house also utilising steel at Granville then also complete. (Housing Commission of New South Wales, *Annual Report*, 1945, p 4) NB The single partially steel house appears to be in Oakleigh Street, on lot 5 DP 35007. This seems to be No 9 Oakleigh Avenue, which has been considerably altered.

August 1946
Photos taken of Oatley [sic i.e. Oakleigh] Street show the fibro cottages along the street. (SLNSW, GPO1, Nos 38183, 38184)

Montgomery Avenue South Granville Housing Commission Group
Identification of Houses in the 1944 Development

Current Street Address	Cadastral Identifier	Extant in 1943 Aerial Photo?	Extant in December 1944 Water Board Detail Survey	Assessment if Property was Part of 1944 Housing Commission scheme
BLAXCELL STREET				
347	13/35007	NO	YES	YES
349	14/35007	NO	YES	YES
351	15/35007	NO	YES	YES
353	16/35007	NO	YES	YES
355	35/35007	NO	YES	YES
357	36/35007	NO	YES	YES
359	37/35007	NO	YES	YES
361	38/35007	NO	YES	YES

Current Street Address	Cadastral Identifier	Extant in 1943 Aerial Photo?	Extant in December 1944 Water Board Detail Survey	Assessment if Property was Part of 1944 Housing Commission scheme
CHISWICK ROAD				
27	49/35007 50/35007	NO	NO	NO
29	48/35007	NO	YES	YES
33	46/35007	NO	YES	YES
35	45/35007	NO	YES	YES
37	44/35007	NO	YES	YES
39	43/35007	NO	YES	YES
41	42/35007	NO	YES	YES
43	41/35007	NO	YES	YES
45	40/35007	NO	YES	YES
47	39/35007	NO	YES	YES
OAKLEIGH AVENUE				
6	28/35007	NO	YES	YES
8	29/35007	NO	YES	YES
10	30/35007	NO	YES	YES
12	31/35007	NO	YES	YES
14	32/35007	NO	YES	YES
16	33/35007	NO	YES	YES
26	12/35007	NO	YES	YES

Conclusion

The Montgomery Avenue/Blaxcell Street/ Chiswick Road/Oakleigh Avenue group was the first Housing Commission group development in NSW that commenced its public housing programme for NSW.

Apart from the brick cottages in Montgomery Avenue, the houses at 347 to 361 Blaxcell Street, 29, 33 to 47 Chiswick Road and 6 to 16 and 26 Oakleigh Avenue were part of the same scheme clad in fibro cement. The house at 27 Chiswick Road was not part of the 1944 scheme.

The brick houses in Montgomery Avenue, plus the identified fibro cottages at 347 to 361 Blaxcell Street, 29, 33 to 47 Chiswick Road and 6 to 16 and 26 Oakleigh Avenue were all part of the first Housing Commission group scheme in NSW. They possess State Significance.

[redacted]FICATE OF TITLE

NEW SOUTH WALES

[redacted]L PROPERTY ACT, 1900

Vol. 13862 Fol. 40

Appln. No.23275

Prior Title Vol.5477 Fol.129

EDITION ISSUED

30 5 1979

(Page 1) Vol. 13862 Fol. 40

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

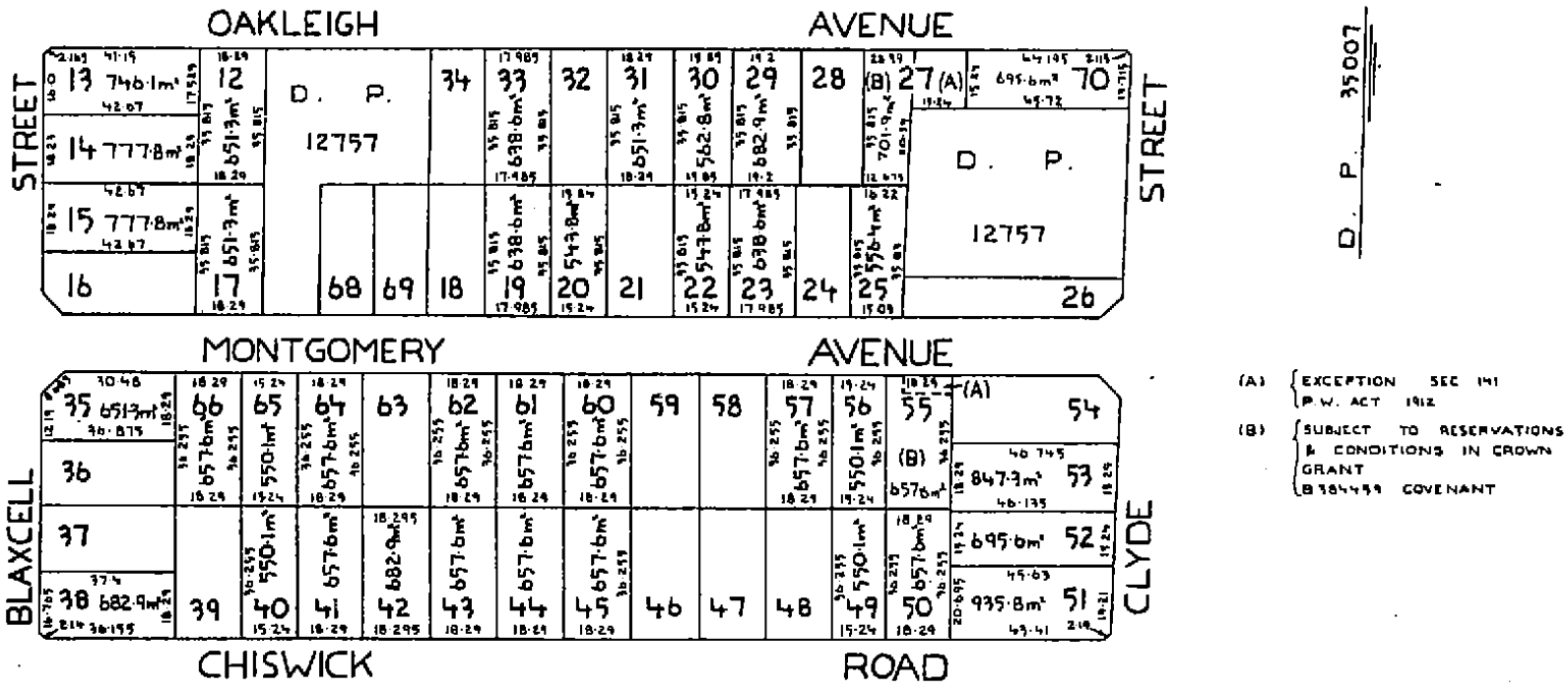
CANCELLED

Registrar General.

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



Q895115

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 53 in Deposited Plan 35007 in the City of Parramatta Parish of Liberty Plains and County of Cumberland being part of Portion 1 granted to Garnham Blaxcell on 1-1-1806.

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. B384459 Covenant.

Vol. 13862 Fol. 40

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	Signature of Registrar General
CANCELLED SEE AUTO FOLIO				

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION	

(Page 2 of 2 pages)

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

LAND REGISTRY SERVICES

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
23/4/2025 12:00PM

FOLIO: 53/35007

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13862 FOL 40

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/1/2004	AA310412	TRANSFER	EDITION 1
21/3/2004	AA501351	DEPARTMENTAL DEALING	
23/9/2008	AE229682	POSITIVE COVENANT	
23/9/2008	AE229683	REQUEST	
15/5/2014	AI580195	DEPARTMENTAL DEALING	
15/6/2016	AK509587	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

Sue Rosen Associates PRINTED ON 23/4/2025

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D&D Terrain

PARRAMATTA CITY COUNCIL
FILE NOTE

File:	0011750	**Date:**	Tuesday 19 May 2004
Address:	288 Clyde Street, Granville	**Subject:**	Pre-lodgement Meeting

Time: Meeting arranged for 11am.
Applicant arrived 12:15pm.

Purpose: Applicant requested meeting to discuss the issues in relation to the proposed demolition of the existing heritage listed dwelling house.

Attendees: Kate Lafferty (PCC Senior Town Planner)
Janine Harkness (PCC Heritage Advisor)
Ibrahim Siddiq (Architect)

Discussion:

Applicant gave his opinion of the heritage significance of the site. He said that the site is significant since it is part of one of the earliest constructed estates for public housing in the area. He suggested it may even have state significance. Despite this, he attempted to justify the demolition on the basis that the dwelling house is not a good example within the estate or have any significant architectural merit. He also raised the structural stability and dilapidated state of the building.

Janine advised that heritage significance may also be social or cultural and not just architectural. Advised that before we can assess the significance of the site and whether or not we would consider the demolition of the dwelling house, he would need to submit a Statement of Heritage Significance prepared by a suitably qualified person. A structural report and dilapidation report are also required. Advised that the report prepared by Mr. Siddiq for the prelodgement application does not raise insurmountable problems with the restoration of the dwelling house and did not justify the demolition of the heritage item.

Janine also advised that even if these reports are submitted to Council with the application for demolition, we can obtain our own advice regarding the structural stability and she would assess the heritage significance herself.

Mr. Siddiq himself questioned whether there was sufficient justification for the demolition. He then advised that the owner purchased the site cheap and did not investigate the development potential of the land and was unaware that the site was a heritage item.

We discussed the options available for extending the existing building by basically constructing a new building at the rear and attaching it to the front via a "link" thereby retaining the integrity of the dwelling house and maintaining the streetscape. This would be the most suitable option for development other than restoring the house and/or selling the property and purchasing a more suitable site for the proposed use. We may be supportive of a "modern" design for the addition and do not encourage replication. The new should be distinguishable from the old.

I advised that irrespective of any approval which may or may not be granted for demolition or sensitive alterations and additions to retain the house, all other issues raised within my

letter dated 21 April 2004 must still be addressed. The permissibility of the use was questionable and the suitability of the site for the proposed use was also raised. Mr. Siddiq was not forthcoming when questioned about the activities which would be carried out on site.

We discussed the provision of car parking on site and Mr. Siddiq was unsure what Council's car parking requirements were under Parramatta Development Control Plan 2001. I advised that based on the information available to me, the car parking demand would be calculated on the "commercial" use rates, however he should use the rates provided within the RTA Guidelines for Traffic Generating Developments to give a realistic indication of the traffic generated and parking requirements for the site. These are the rates I will use to determine the likely impact of the proposal.

There is limited opportunity to provide off street car parking. Basement car parks will not be supported as it is not conducive to Residential 2(a) zones. Perhaps some car parking (2 spaces?) may be provided within the front setback if designed in a sensitive manner and perhaps a couple of spaces can be provided within the driveway. Stacked parking is not a preferred option given the proposed use and inconvenience which may be caused by moving vehicles for other drivers to leave the site. He may be able to look at the opportunity for arguing the waiver of a couple of spaces if the community benefit outweighs the provision of parking. He can also consider on street and any public parking available nearby. I questioned whether many people currently drive to the youth centre and he advised that they did.

I asked for an estimation of the likely number of people who could be accommodated on the site at any one time. Mr. Siddiq advised 300. I advised that this type of use would be unsuitable for the site given the residential nature of the site and the area (eg. traffic generation, parking and noise). He then advised that the number was probably closer to 60. I advised that this is even a high number particularly if a significant number of people drive and park nearby to access the centre. Mr. Siddiq did not believe that the community have any objections to the proposal since they would send their children there. I asked what type of consultation had been carried out with the neighbours and he advised none had been carried out. I advised that in that case he could not be certain that the neighbours would be supportive of the proposal, particularly when considering the potential impacts.

Janine and myself advised that this may not be a suitable site for the Youth Association to carry out its activities, particularly at the scale they wish to operate. Mr. Siddiq acknowledged this however advised that his client will still be lodging a DA as the next step. I strongly advised Mr. Siddiq that he should at least fax or email some concept plans to me for consideration before lodging the DA if they were serious about working with Council officers for an approvable application. He said he will advise his clients.

.....

Kate Lafferty
Senior Town Planner
DA Assessment Team

DOCUMENTS ASSOCIATED WITH REPORT C05/26-46

Attachment 5

Heritage Reviews - 7 Memorial Avenue, Merrylands

Weir Phillips Heritage

18th June 2025 J7288_02

Attention: Amruta Kumbhari
Cumberland City Council
PO Box 42
Merrylands NSW 2160

Peer Review of the Heritage Significance Review by Sue Rosen Associates | No. 7 Memorial Avenue, Merrylands, New South Wales

1 Introduction

Dear Amruta,

This heritage letter has been prepared at the request of Cumberland City Council to provide a Peer Review of the Heritage Significance Review (2025) by Sue Rosen Associates, for the site at No. 7 Memorial Avenue, Merrylands. The site is located in the Cumberland City Council. The principal environmental planning instrument for the site is the *Cumberland Local Environmental Plan 2021* (*LEP 2021*). The site is listed as a local heritage item by Schedule 5 Part 1 of the *LEP 2021*, where it is identified as 'Merrylands Uniting Church, inter-war church, circa 1928' (Item No. I206).

This report considers the information in the Heritage Significance Review and whether the conclusions found in the review are sufficiently supported. This report also considers two questions from Cumberland City Council which are as follows:

1. *Whether the existing heritage item on 7 Memorial Avenue, Merrylands should be removed or retained under Schedule 5 of CLEP 2021.*

2. *If this heritage item is to be retained, whether the curtilage of this heritage item should be amended reflecting the site conditions and different heritage significance grading.*

The following peer review has been prepared in accordance with the NSW Department of Planning and Environment *Peer Review Policy* (October 2022) and examines the following with regard to the Heritage Significance Review prepared by Sue Rosen Associates:

- Structure
- Content
- Use of documentary evidence
- Use of physical evidence
- Assessment of significance.

A detailed breakdown of the assessment against the *Peer Review Policy* (October 2022) checklist is contained in **Appendix 1.**

A site visit was not undertaken by WPH for this Peer Review. The following documents were reviewed for the preparation of this letter:

1. Building Application (BA) and Development Application (DA) Files for No. 7 Memorial Avenue as available from Cumberland Council.

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T 02 8076 5317
E info@weirphillipsheritage.com.au | www.weirphillipsheritage.com.au

Astragal Heritage t/a
Weir Phillips Heritage
ABN 40 600 197 859

2. Cumberland LGA Comprehensive Heritage Study prepared by Extent Heritage (2020).
3. Heritage Inventory Sheet, 'Merrylands Uniting Church, inter-war church, circa 1928' prepared by Extent Heritage (2019).
4. Heritage Significance Review | Item 1206: 7 Memorial Avenue, Merrylands NSW 2160 prepared by Sue Rosen Associates (2025).
5. Review of Comprehensive Heritage Study Proposed Cumberland Heritage List Not Including Westmead Locality for Cumberland City Council prepare by Nimbus Architecture and Heritage (2022).

2 The Site

The site is located on the west side of Memorial Avenue. The site is identified as Lot 98, Deposited Plan 321738. The site contains four buildings:

1. The original c.1928 church, a weatherboard building on the south side of the site ('1' in Figure 1).
2. A weatherboard kindergarten hall, c.1950's, located to the northwest of the 1928 church ('2' in Figure 1).
3. A rear skillion, c. 1960's, located to the west of the 1928 church ('3' in Figure 1).
4. The replacement c. 1975 church, a brick building located to the north of the 1928 church and joined to it by a skillion roofed link ('4' in Figure 1).

Refer to Figures 1 and 2.



Figure 1: Aerial photograph of No. 7 Memorial Avenue. The site is outlined in blue and shaded yellow.
NSW Explorer Map 2025; overlay by WPH
Key: 1 = C. 1928 church.
2 = C. 1950s kindergarten.

3 = C. 1960s rear skillion.
4 = C. 1975 church.

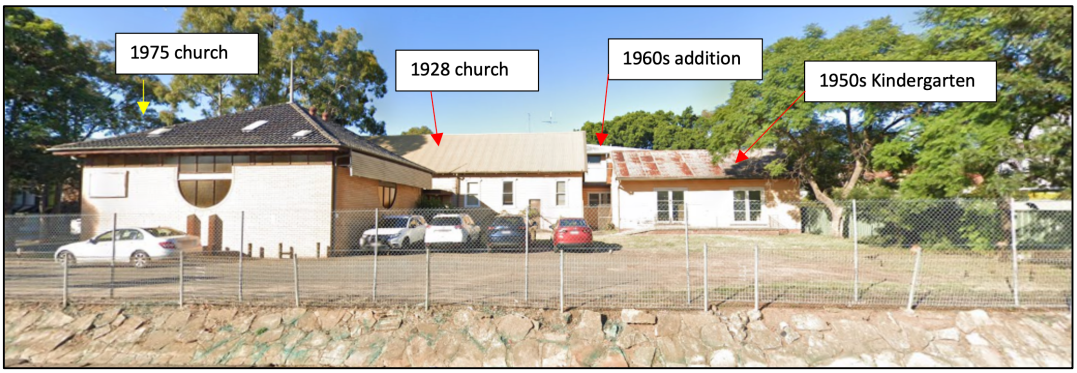

Figure 2: The site as viewed from the adjacent parking lot.
Reproduced from Sue Rosen Associates, *Heritage Significance Review* (March 2025).

3 Significance

The Heritage Inventory Sheet prepared by Extent Heritage provides the following Statement of Significance for the site:

> *The Merrylands Uniting Church at 7 Memorial Avenue has local significance for its historic, associative, aesthetic and social values. Historically, the church is significant being purpose-built in 1928 to service the spiritual needs of the Methodist and Uniting Church in the community. It further has associative and social value through its association with the Methodist and Uniting Church Community particularly as it was constructed by voluntary labour in 1928. The Church has aesthetic value as a largely intact example of an Inter-War period church with Federation influences and is a prominent element in the streetscape. It is a good representative example of churches of its kind in the local area and provides evidence of the needs and growth of religious activity in the area.*[1]

4 Summary of Findings

4.1 General Discussion

The Heritage Significance Review (2025) prepared by Sue Rosen Associates provides an assessment of the heritage item on the site, No. 7 Memorial Avenue, Merrylands. The assessment is based on a site visit and information provided by Council to Sue Rosen Associates, as well as additional research which includes historic aerial photographs.

The review has a limited number of photographs of the site. Ideally, the exterior elevations of all four structures should be illustrated, as well as photographs showing their interiors, to help inform discussion on their relative integrity and condition. The emphasis is instead on the c. 1928 church and the c. 1975 church.

There are historic aerial photographs included which show the development of the site. The discussion on these photographs is brief and confined to notes about the approximate erection of structures.

The review provides an assessment of the existing heritage inventory sheet. The review generally concurs with the existing assessment, noting a few minor considerations as follows:.

[1] Extent Heritage, *Heritage Study 2019*, 'Merrylands Uniting Church, inter-war church, circa 1928'.

- A grading of significance is included in the review. The justification given for the gradings is largely with regards to the retention of their original footprints and finishes and the way in which they show the development of the site, however, the evidence for this is not properly established in the preceding body of the report.

- Little consideration is given to how the later built elements may have impacted on the significance of the c. 1928 church. For example, the c. 1975 linking corridor, which resulted in significant modification to, and concealment of, the northern elevation of the c. 1928 church, is graded by Sue Rosen Associates as 'Moderate'.

- The grading is also sometimes contradictory. The on-site carparking is viewed as being detracting from the church and setting but remains graded as 'Little', which under Heritage NSW criteria, implies it at least has some significance. In both instances, a grading of 'Intrusive' would be more appropriate.

- The review provides a list of recommendations for the management and conservation of the heritage item, as well as guidelines for any new development. These are standard recommendations, however, the review would have been strengthened if it was more targeted with regards to each structure.

4.2 Assessment of Significance

The following table reproduces in the left-hand-column, the existing heritage inventory sheet criteria assessment by Extent Heritage, Sue Rosen Associates' comments in the middle column and Weir Phillips Heritage's response in the right-hand-column.

Note that only the c. 1928 church is mentioned in the heritage inventory sheet and Sue Rosen Associates' comments. The other structures on the site are not referred to, or regarded as having significance.

Table 1: Review of assessment of significance.

Cumberland City Council Heritage Inventory Sheet [Extent, 2019]	Sue Rosen Associates Comments and Significance Updates	Weir Phillips Heritage response
Statement of Significance: The Merrylands Uniting Church at 7 Memorial Avenue has local significance for its historic, associative, aesthetic and social values. *Historically, the church is significant being purpose-built in 1928 to service the spiritual needs of the Methodists and Uniting Church in the community. It further has associative and social value through its association with the Methodist and Uniting Church Community particularly as it was constructed by voluntary labour in 1928. The*	*Concur.* *Update to correct that there was no Uniting Church in 1928; it should refer primarily to the Methodists – and throughout rest of assessment criteria. See suggested markups in yellow.*	We concur that the heritage item continues to fulfil the threshold for listing, insofar as the weight of its significance lies in the original c. 1928 church.

Church has aesthetic value as a largely intact example of an Inter-War period church with Federation influences and is a prominent element in the streetscape. It is a good representative example of churches of its kind in the local area and provides evidence of the needs and growth of religious activity in the area.		
NSW Heritage Significance Assessment Criteria [Extent]	**Sue Rosen Associates Comments and Significance Updates**	**Weir Phillips Heritage response**
(a) Historic *The item has historic significance as a purpose-built church constructed in the early twentieth century to service the spiritual needs of the Methodists and Uniting Church in the community.*	*Concur. Nothing has changed or adversely impacted the ability of the place to demonstrate its historical significance.*	We concur. The item continues to fulfil this criteria with regards to the c. 1928 church.
(b) Associative *The item is associated with the growth of the Methodist Church, now part of the Uniting Church in Sydney, as well as with the Church and Schools land grants scheme which was important in the development of areas as they provided critical community services.*	*Concur with this. Nothing has changed or adversely impacted the ability of the place to demonstrate its associative significance.*	We concur. While no longer an active church, the item retains associative significance with the Methodist Church (now Uniting Church).
(c) Aesthetic *The item is a good, intact example of a simple Inter-War period local church*	*Concur with this, despite dilapidation and modifications. There is sufficient original/early form, fabric, finishes and detailing to guide the repair/restoration and reconstruction of the 1928 church building.*	We concur. The c. 1928 church retains a high degree of external and internal integrity despite alterations.
(d) Social *The item has social significance as a place of worship for Methodist and Uniting Church goers.*	*Despite no longer being an active church, the former congregation would value the place for its social and cultural significance. They are a recognised group with whom to undertake community consultation to further establish significance under this criterion.*	It is unlikely that the former congregation holds any great value for the place given the closure and sale of the church in 2016.

(e) Scientific/research *The item does not meet this criterion.*	*Further research is required to establish significance under this criterion.*	The former c. 1928 church is a fairly standard and common early timber-framed structure and is unlikely to yield any further scientific/research value.
(f) Rarity *The item does not meet this criterion.*	*Further comparative research and analysis is required to establish significance under this criterion.* *Search would be for timber weatherboard churches of a similar build date, then architectural style and level of detailing in the LGA, then Sydney/statewide.*	The former c. 1928 is a fairly standard and common early timber-framed structure. A comparative analysis would need to be undertaken to establish its significance, if any under this criteria.
(g) Representativeness *The item is good, intact example of a simple Inter-War period local church.*	*Despite dilapidation/damage, agree.*	We concur that the c. 1928 church is a good, relatively intact example of a simple Inter-War period local church.

4.3 Grading of Significance

The following table reproduces the grading of significance of each element on the site by Sue Rosen Associates and includes a response below by Weir Phillips Heritage.

Table 2: Review of grading of significance.

Grading of Item I1206: 7 Memorial Avenue, Merrylands			
Site Feature/Element	**Description/Comment**	**Date**	**Grading by Sue Rosen Associates**
Curtilage of Item: Lot 9B DP321378	*Original footprint of the allotment purchased for the church*	*1928*	*Exceptional*
WPH Response			
We disagree. The allotment is highly altered with the construction of new buildings, landscaping and fencing. The curtilage of the c. 1928 church and its original setting are gone. A grading of **High** would be more appropriate.			
Site Feature/Element	**Description/Comment**	**Date**	**Grading by Sue Rosen Associates**
1928 Methodist Church	*Original building and overall footprint remain, some internal elements have been altered. Sufficient detail remains to repair and reconstruct missing details.*	*1928*	*High*
WPH Response			
We concur that the c. 1928 church should be graded **High**. The gabled roof form, symmetrical layout, and timber weatherboard cladding continue to express the architectural language of modest church buildings of the Inter-War period. Despite later alterations made to the northern elevation to facilitate			

the addition of the c. 1975 church, these changes have not irreversibly compromised the ability to interpret the original church building.			
Site Feature/Element	**Description/Comment**	**Date**	**Grading by Sue Rosen Associates**
Rear kitchen/store addition to 1928 church	*Original footprint remains.*	*1960s*	*Moderate*
WPH Response			
We disagree. The c. 1960s rear skillion was constructed well after the c. 1928 church. It is a simple structure that has no architectural merit and is otherwise largely concealed from public view. Its siting to the rear of the c. 1928 church indicates it was a utilitarian structure that was likely built to meet the pragmatic needs of the church at the time. Moreover, the siting detracts slightly from an understanding of the original form of the church as it partly conceals the rear elevation. Given its scale, location and lack of visibility, a grading of **Little** would be more appropriate.			
Site Feature/Element	**Description/Comment**	**Date**	**Grading by Sue Rosen Associates**
Veness Memorial Kindergarten Hall	*Original footprint and finishes remain. It is interpretable evidence of the development sequence of the site, which grew to include a kindergarten/hall alongside the church.*	*1950s*	*Moderate*
WPH Response			
We disagree. This hall was constructed long after the c. 1928 church. It is a modest, utilitarian structure that lacks any architectural distinction. Its siting to the rear means it does not contribute meaningfully to the significance of the c. 1928 church. Furthermore, any potential associative value with educational uses is limited, given the lack of distinctive fabric or evidence of this use. While it may offer some value in understanding the development of the site, a grading of **Little** would be more appropriate.			
Site Feature/Element	**Description/Comment**	**Date**	**Grading by Sue Rosen Associates**
Uniting Church building	*Original space and finishes remain. It is interpretable evidence of the development sequence of the site purpose built and used as a Methodist (then Uniting) Church from 1928 to 2016*	*1975*	*Moderate*
WPH Response			
We disagree. The c. 1975 church is a much later structure that postdates the more significant c. 1928 church. Its construction during the 1970s is reflective of a period of widespread utilitarian church building which was often characterised by simplified built forms and less refined detailing. It lacks the aesthetic and architectural qualities that would otherwise warrant a higher grading. It also detracts from the prominence and visual setting of the c. 1928 church, which is the principal significance of the site. Rather than contributing to a layered evolution of the site, the later church competes with, and diminishes an appreciation of the earlier building. A grading of **Little** would be more appropriate.			
Site Feature/Element	**Description/Comment**	**Date**	**Grading by Sue Rosen Associates**
Linking corridor	*Original space and finishes remain. It is interpretable evidence of the*	*1975*	*Moderate*

	development sequence of the site, purpose built and used as a Methodist (then Uniting) Church from 1928 to 2016.		

WPH Response

We disagree that the linking corridor should be graded as Moderate. It detracts from the c. 1928 church as it conceals the northern elevation from view.

A grading of **Intrusive** would be more appropriate.

Site Feature/Element	Description/Comment	Date	Grading by Sue Rosen Associates
On-site carparking	*Carparking detracts from the setting and views of the church site.*	*1970s*	*Little*

WPH Response

We disagree that the on-site carparking should be graded as Little. A grading of Little under Heritage NSW criteria implies it has some significance. It is acknowledged by Sue Rosen Associates that the carparking 'detracts from the setting and views'.

A grading of **Intrusive** would be more appropriate.

4.4 Response to Cumberland City Council Questions

1. *Whether the existing heritage item on 7 Memorial Avenue, Merrylands should be removed or retained under Schedule 5 of CLEP 2021.*

The c. 1928 Methodist Church should be retained as a heritage item under Schedule 5 of the *CLEP 2021* due to its substantial physical integrity and clear representation of an Inter-War period weatherboard church. Based on the photographic evidence provided to Weir Phillips Heritage and supported by the available historical building and development applications, the c. 1928 church remains highly intact in terms of its original form, scale, and materiality. The gabled roof form, symmetrical layout, and timber weatherboard cladding continue to express the architectural language of modest church buildings of the Inter-War period. Despite later alterations made to the northern elevation to facilitate the addition of the c. 1975 church, these changes have not irreversibly compromised the ability to interpret the original church building.

Internally, the church retains a significant portion of its original fabric and detailing, including ornate plaster ceilings, timber floorboards, fine timber joinery, and decorative floor tiling. These interior features are consistent with the period of construction. Overall, both externally and internally, the building continues to demonstrate the principal characteristics of an Inter-War church and plays an important role in the history of the site. Its retention is warranted on the basis of its aesthetic, historic, and representative values.

The other structures on the site are not included in the existing heritage listing, nor are they proposed to be.

2. *If this heritage item is to be retained, whether the curtilage of this heritage item should be amended reflecting the site conditions and different heritage significance grading.*

There is strong potential for a reduced curtilage that more accurately reflects the heritage values of the site, which are centred on the c. 1928 church. This building remains the most historically and

architecturally significant element on the site, demonstrating the characteristic features of Inter-War ecclesiastical architecture in its scale, materials, form, and detailing. In contrast, the other structures on the site - including the c. 1975 church, the c. 1950s kindergarten hall, and the c. 1960s rear skillion addition - are of considerably lower significance.

The c. 1975 church, in particular, is a substantially larger and more visually dominant structure that has disrupted the original spatial relationship and setting of the c. 1928 church. The 1950s and 1960s structures are modest, utilitarian buildings that make minimal contribution to the history of the site. Their removal would support a clear and positive heritage outcome by allowing the reinstatement of the original form and setting of the c. 1928 church. This would enhance its visibility, legibility, and interpretive potential - particularly when considered within a reduced curtilage that focuses on the retention and conservation of the most significant building on the site.

The cumulative impact of these later additions has diminished the original curtilage and weakened the ability to understand and appreciate the c. 1928 church in its original context. Moreover, the site exists within an urban area subject to increasing development pressure and land use change. A rationalised and focused curtilage would facilitate more responsive integration of the site into its contemporary urban setting, while ensuring that the primary heritage values are not only preserved but strengthened through improved presentation and interpretation.

A reduced curtilage may be possible, therefore, for the following reasons:

- The significance of the item is focused on the c. 1928 church, which remains largely intact in form, scale and materiality.
- The later structures are of little significance and do not contribute meaningfully towards understanding the original c. 1928 church. The curtilage has been compromised by these later additions, which obscure the original setting of the c. 1928 church.
- A reduced curtilage would enhance legibility of the item by removing these elements, reinstating the setting of the c. 1928 church, and enable appreciation of its three-dimensional form and volume.
- There is existing precedent in the Cumberland LGA for heritage items to have a curtilage limited to their built form and immediate surrounds. See, for example: 'Baby health care centre, circa 1947', Nos 10-15 Military Road, Merrylands (Item No. I213) and 'Electricity substation', No. 285 Merrylands Road, Merrylands (Item No. I209).

4.5 Recommendations

Weir Phillips Heritage concur, overall, with the recommendations made by Sue Rosen Associates but have the following additional recommendations:

1. The c. 1928 church should be retained.
2. The c. 1950s kindergarten, c. 1960s rear skillion and c. 1975 church are encouraged to be removed as they are modest, architecturally indistinct structures that do not make a meaningful contribution to the significance of the c. 1928 church. Their removal would help reinstate the earlier setting and curtilage of the site.

Weir Phillips Heritage

3. The existing open setting should be retained with any new structures sensitively sited outside of the existing boundaries. This would provide a physical and visual buffer and enable legibility of the c. 1928 church in its original setting, as well as significant view corridors to and from it.

5 Conclusion

This letter has been prepared at the request of Cumberland City Council to provide a Peer Review of the Heritage Significance Review (2025) by Sue Rosen Associates, for the site at No. 7 Memorial Avenue, Merrylands. The site is in the Cumberland City Council. The principal environmental planning instrument for the site is the *Cumberland Local Environmental Plan 2021* (*LEP 2021*). The site is listed as a local heritage item by Schedule 5 Part 1 of the *LEP 2021*, where it is identified as 'Merrylands Uniting Church, inter-war church, circa 1928' (Item No. I206).

The Heritage Significance Review provides an updated assessment of the heritage item on the site and concludes that it should be retained as a heritage item because it continues to fulfil the threshold for listing under most of the criteria. The review grades each built element with regards to its significance and provides general recommendations for the ongoing management and conservation of the item, as well as guidelines on future alterations and additions.

Weir Phillips Heritage agree with the findings of Sue Rosen Associates, that the significance of the heritage item lies predominantly in the c. 1928 church and not the later built structures, which although they help illustrate later development of the site, are of little significance and are not integral towards understanding the original church. It is further noted that previous heritage studies and the inventory sheet clearly focus on the c. 1928 church as the significant structure in the group. A checklist of the review against the guidelines provided by the *Peer Review Policy* (October 2022) is located below in **Appendix 1**.

The authors of this report agree that the heritage item, comprising the c. 1928 church, should remain listed under Schedule 5 Part 1 of the *Cumberland LEP 2021*. There is potential for a reduced curtilage which retains the c. 1928 church within its open setting and allows for the reinstatement of significant view corridors towards it. As demonstrated by examples nearby, there are precedents for this type of reduced curtilage elsewhere in the LGA.

Please do not hesitate to contact me on 02 8076 5317 if you have any questions.

Yours faithfully,



James Phillips | Principal

Weir Phillips Heritage

Appendix 1 – Peer Review of the Heritage Assessment

The comments below will follow the order of the *Peer Review Policy* (October 2022) Checklist and respond to the findings and recommendations in relation to heritage significance. The column titled as 'Comments' provides both explanation on the respective checklist consideration and component.

Table 1: Peer Review Policy (October 2022) checklist

Checklist	Component	Comments	Status
Structure	*Has the document under review been structured in accordance with the foundational documents to which it refers?*	The review, which is titled as a Heritage Significance Review (HSR) does not refer to any foundational documents other than a brief reference to Heritage NSW assessment criteria.	Insufficient
	Have the report authors been clearly identified, along with their qualifications and expertise to provide the advice contained within the document (including a short CV)?	The author is noted at the end of the HSR.	Sufficient
	Has the location of the item been clearly identified (on plan as well as its real property description), together with any pertinent curtilage?	The location of the item has not been identified on plan with regards to its curtilage or real property description.	Insufficient
	Has the surrounding context been illustrated with plans/maps and photographs?	The surrounding context has not been illustrated in any way.	Insufficient
Content	*Has the research of the documentary and physical evidence been undertaken by the appropriately qualified experts?*	The research of the documentary and physical evidence has been undertaken by Elizabeth Gorman, an Associate Director with Sue Rosen Associates, as well as a member of ICOMOS.	Sufficient
	Is the authorship limited? If so, those limitations must be identified.	The authorship is not limited.	Sufficient
Documentary Evidence	*Are all sources of information used cited? If not, the material in the report cannot be verified and therefore does not pass. Material used in the investigation of documentary*	Yes, noting the only sources of information are historic aerial photographs.	Sufficient.

Checklist	Component	Comments	Status
	evidence must be able to be scrutinized by a peer review process to ascertain that the information quoted has not been misconstrued or taken out of context.		
	Have all the appropriate sources been used?	The range of sources reproduced in the HSR is limited to historic aerial photographs. The HSR notes that historic building application and development application files were sighted but these are not referred to in the body of the review. Given the brief for Sue Rosen Associates was to determine whether the property still has merit as a heritage item, a wider range of sources including street level photographs, newspaper articles and land title records to assess its significance, would be appropriate.	Sufficient but could be improved.
	Are all the sources secondary sources?	No. There are only primary sources referenced as noted above.	Sufficient
	Have primary sources been used (e.g., land title records)? Primary sources should take precedence over secondary sources as the basis for factual information.	The only primary sources used have been historic aerial photographs.	Sufficient but could be improved.
	Have relevant aerial and contemporary photographs been sourced, examined and their evidence explained in the report?	There are several historic aerial photographs of the site which have been appropriately sourced, examined and explained in the Heritage Significance Review. This is supported by contemporary street level photographs which explain the site.	Sufficient.
	Have the current statutory planning controls (LEP) and non-statutory controls (DCPs, Area Character Statements, etc.) been examined and their constraints/opportuniti	While the site is noted as being listed as a heritage item by the *Cumberland Local Environmental Plan 2021*, no reference is made to non-statutory controls or their relevant constraints/opportunities. A summary of the planned future context of the area would be helpful	Sufficient but could be improved.

Checklist	Component	Comments	Status
	es been cited and assessed?	in determining whether the existing curtilage is appropriate.	
	Have all statutory and non-statutory Registers and lists been consulted and the results of that consultation stated (i.e. is the place on the list or not on the list)? If these elements are missing, the peer review would note such omissions, misinterpretations or misconstructions.	There is no overall summary of statutory and non-statutory listings for the site. This would have been beneficial for understanding if any other organisations have recognised the heritage significance of the site.	Insufficient.
Physical Evidence	*Does the document include an analysis of important views to, from and within the site or landscape?*	No analysis of view corridors was undertaken.	Insufficient.
	Have accurate documents been prepared to inform the inspection and recording of the physical evidence? *Such documents may include measured drawings for built structures or sketches of the site showing significant vegetation, site hard works, and other site features.* *Are all rooms shown accurately in terms of size and placement?* *Are there elevations of the exterior of the building and relevant cross-sections through the building?* *Are all building elements shown accurately (e.g. window and door openings, wall thicknesses, roof and*	No, however, it is unlikely that these documents were available to be provided to Sue Rosen Associates and, given it is only a preliminary heritage assessment, the production of such documents would be outside their scope.	N/A

Checklist	Component	Comments	Status
	floor construction and sizes, joinery details such as architraves, skirtings and cornices, materials of construction – where visible)?		
	Is there a site plan that shows the buildings in relation to the boundaries of the site, the main trees and shrubs as well as any garden beds, paths, retaining walls, etc?	No site plan is provided. See above.	N/A
	Are there current, comprehensive photographs of the site and its important elements? *Have these photographs been appropriately cited with regard to photographer and date as well as being indexed to the site and floor plans in terms of their location?*	There are some photographs of the site, including exterior and interior photographs, however, they are largely limited to the c. 1928 church and the c. 1975 church. While the photographs are appropriately cited, it would have been good if the HSR included more photographs of the c. 1950s kindergarten and the c. 1960s rear skillion to help determine their existing condition.	Sufficient but could be improved.
	Is there an analysis of critical relationships within the broader setting, particularly in a conservation area?	No such analysis is provided.	Insufficient.
	If these elements are missing, the peer review would note such omissions, misinterpretations, or misconstructions.	See above.	N/A
Assessment of significance	*Have the recommended processes and procedures to assess significance been followed? These are:* • *based on an impartial assessment of the documentary and physical*	The Statement of Significance used in the review is cited as being obtained from the Cumberland City Council Heritage Inventory Sheet prepared by Extent Heritage (2019). The assessment made is restricted by the limited range of sources which Sue Rosen Associates accessed, as well as by a comparative analysis of other similar sites not	Sufficient but could be improved.

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Checklist	Component	Comments	Status
	evidence of a place or item, the synthesis of that evidence; and • *the production of a succinct statement of significance from which policies for the management of the place flow.* *If the assessment has not demonstrated use of NSW criteria or has not demonstrated them in the Statement of Significance, the peer review would note this.*	being undertaken. While changes are suggested to the existing assessment of significance, supporting evidence is not properly synthesized and conveyed, nor is a revised Statement of Significance provided.	
	Is the assessment of significance a dispassionate assessment of significance having been undertaken without being prejudiced by supporting a particular development?	WPH was not privy to the brief for from the proponent to Sue Rosen Associates. As such we cannot comment on the impartiality of the assessment.	N/A
	Has the document thoroughly synthesized the documentary and physical evidence into an understanding of the significance and functioning of the place?	As discussed above, the HSR utilises a limited range of documentary sources and physical evidence. A more thorough assessment of both historic sources, as well as existing site conditions and the wider setting is required to determine the significance of the place.	Sufficient but could be improved.
	Has the evidence enabled an understanding of the growth and development of the place?	While it is noted elsewhere that the evidence in the review is limited, the historic aerial photographs included do provide an understanding of the growth and development of the place from the construction of the original c. 1928 church to the erection of the later c. 1975 church.	Sufficient.
	Does the analysis follow the method in the NSW Heritage Manual with respect to assessment against the standard	The analysis follows the method provided by the NSW Heritage Manual.	Sufficient.

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Checklist	Component	Comments	Status
	NSW assessment criteria?		
	Have the assessment criteria been aggregated to form a succinct Statement of Significance?	A revised Statement of Significance is provided.	Sufficient.
	Has the physical fabric of the place been examined in order to assess its level of significance and to determine its condition?	The physical fabric of the place is examined and each exterior component graded. A more thorough assessment that included site elements other than the carpark, as well as interior fabric, would be useful.	Sufficient but could be improved.
Curtilage	*Has a curtilage review been undertaken, which considers the existing curtilage and determines whether it is appropriate and includes all of the significant elements?*	No curtilage review was undertaken. The only reference made to its curtilage was in grading it as Exceptional.	N/A

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21 March 2025

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Heritage Significance Review | Item I1206: 7 Memorial Avenue, Merrylands NSW 2160

Sue Rosen Associates were commissioned by Cumberland City Council to establish whether the above property still has merit as a heritage item under the *Cumberland Local Environmental Plan 2021*. I understand that the property is a Council-owned asset.

METHODOLOGY

In my review of heritage significance, the following was undertaken:

Review of available documentation/literature

- Cumberland City Council Heritage Inventory Sheets
- Cumberland Comprehensive Heritage Study and Peer Review
- Historical Building Application and Development Application files for the property

Site Visit

On 25 February 2025, I attended the site with Council Officers to perform an external and internal inspection of the property and its allotment. The site inspection was undertaken to establish the relative integrity of the property and identify form, fabric, detailing etc that contributes to its identified heritage significance. Condition assessment was limited to a basic visual inspection only.

Analysis and conclusions

Evaluation of the heritage significance of the items against the NSW heritage assessment criteria, considering the relative integrity and intactness of the places.

THE SITE

The site contains the c.1928 former Merrylands Uniting Church; a timber weatherboard 'hall' style building with an E-W oriented gable roof. It has a small gable-roofed entry vestibule at Memorial Avenue. The timber framed windows have decorative timber pediment detailing above them at the exterior façade. A skillion roofed addition is to the rear of the original church building; housing a store room and a kitchen. The form and style are typical of such buildings of the period which were once common in the outer suburbs of Sydney as they developed across early decades of the Twentieth Century.

A c.1975 modern brick and tile church building is located to the north of the 1928 church, and is joined to it by a skillion-roofed linking corridor, which is the entrance to the combined 'complex' from Memorial Avenue.

The rear of the 1928 church near the western boundary is a smaller timber weatherboard, gable-roofed 'Veness Memorial Kindergarten Hall' building with brick base, and concrete slab entrance porch.

The remainder of the site along the northern boundary and at the NW corner is a driveway/carpark area.

Internally, the 1928 church contains decorative ceilings, extant windows decorative floor tiling in the vestibule area, along with original timber floorboarding, architraves, skirting etc. An internal mezzanine level has been added which has a sacristy room and bathrooms underneath it at ground floor.

Internally and externally all buildings are dilapidated, being damaged by vandalism and damage by weather events, water and animal ingress, and general lack of ongoing cyclical maintenance due to is being vacant since its purchase in 2016.

A selection of historic and contemporary photos of the place follow. Council have been provided with the electronic files of my site photos taken on the day.



Figure 1 | Views of 7 Memorial Avenue - front elevation Memorial Ave (top) and side elevation looking south (bottom). This is the general view/state of the places as observed at the site visit in Feb 2025. [Google Maps November 2024, April 2021]



Figure 2 | 1930: Aerial showing 7 Memorial Ave Merrylands [NSW Spatial Services]



Figure 3 | 1951: Aerial showing 7 Memorial Ave Merrylands [NSW Spatial Services]

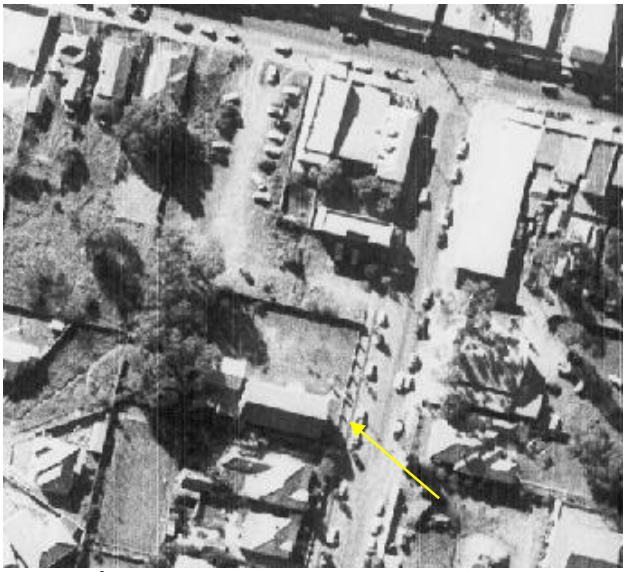


Figure 4 | 1961 Aerial showing 7 Memorial Ave Merrylands. The Kindy has been built. Hint of larger addition to rear of church. [NSW Spatial Services]



Figure 5 | 1978. New church has been built, plus rear addition to orginal church (now hall), and car parking now onsite.



Figure 6 | Southern side of the 1928 church, next to Police Station.



Figure 7 | Front elevation of 1928 church.



Figure 8 | Northern side of the 1928 church.



Figure 9| View of decorative celings inside the 1928 church. Addition of mezzanine floor at bottom of image.



Figure 10 | Original tiling in 1928 church entry vestibule.



Figure 11 | interior of linking corridor that joins the 1928 church (right) to 1978 chruch (left). The roof has failed and its suffering water ingress. View E to street.



Figure 12 | Northern side view of the 1975 church by Stevens & Head architects.



Figure | View SW to the front and side elevation of the 1950s kindy building at rear of the site.

SIGNIFICANCE ASSESSMENT

There is no State Heritage Inventory entry for the item currently.

Cumberland City Council Heritage Inventory Sheet [Extent, 2019]	**Comments and significance updates**
Statement of Significance: The Merrylands Uniting Church at 7 Memorial Avenue has local significance for its historic, associative, aesthetic and social values. Historically, the church is significant being purpose-built in 1928 to service the spiritual needs of the Methodists ~~and Uniting Church~~ in the community. It further has associative and social value through its association with the Methodist ~~and Uniting Church~~ Community particularly as it was constructed by voluntary labour in 1928. The Church has aesthetic value as a largely intact example of an Inter-War period church with Federation influences and is a prominent element in the streetscape. It is a good representative example of churches of its kind in the local area and provides evidence of the needs and growth of religious activity in the area.	Concur. Update to correct that there was no Uniting Church in 1928; it should refer primarily to the Methodists – and throughout rest of assessment criteria. See suggested markups in yellow.
NSW Heritage Significance Assessment Criteria [Extent]	**Comments and significance updates**
(a) Historic The item has historic significance as a purpose-built church constructed in the early twentieth century to service the spiritual needs of the Methodists a~~nd Uniting Church~~ in the community.	Concur. Nothing has changed or adversely impacted the ability of the place to demonstrate its historical significance.
(b) Associative *The item is associated with the growth of the Methodist Church, now part of the Uniting Church in Sydney, as well as with the Church and Schools land grants scheme which was important in the development of areas as they provided critical community services.*	Concur with this. Nothing has changed or adversely impacted the ability of the place to demonstrate its associative significance.
(c) Aesthetic *The item is a good, intact example of a simple Inter-War period local church*	Concur with this, despite dilapidation and modifications. There is sufficient original/early form, fabric, finishes and detailing to guide the repair/restoration and reconstruction of the 1928 church building.
(d) Social *The item has social significance as a place of worship for Methodist and Uniting Church goers.*	Despite no longer being an active church, the former congregation would value the place for its social and cultural significance. They are a recognised group with whom to undertake community consultation to further establish significance under this criterion.
(e) Scientific/research *The item does not meet this criterion.*	Further research is required to establish significance under this criterion.

(f) Rarity *The item does not meet this criterion.*	Further comparative research and analysis is required to establish significance under this criterion. Search would be for timber weatherboard churches of a similar build date, then architectural style and level of detailing in the LGA, then Sydney/statewide.
(g) Representativeness *The item is good, intact example of a simple Inter-War period local church.*	Despite dilapidation/damage, agree.

CONCLUSIONS

Despite internal and external modifications and additions, and the general dilapidation of buildings across the site, the place is still capable of demonstrating the significance it was first valued for. The property should remain as a locally significant item of environmental heritage under Schedule 5 of the Cumberland LEP.

Grading of significance

Heritage NSW provides a widely recognised standard for assessing components of an item as follows:

KEY		
GRADING	**DEFINITION**	**STATUS**
EXCEPTIONAL	Rare or outstanding element directly contributing to an item's Local and State significance	Fulfils criteria for Local or State listing
HIGH	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance	Fulfils criteria for Local or State listing
MODERATE	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item	Fulfils criteria for Local or State listing
LITTLE	Alterations detract from significance. Difficult to interpret	Does not fulfil criteria for Local or State listing
INTRUSIVE	Damaging to the item's heritage significance	Does not fulfil criteria for Local or State listing

GRADING of Item I1206: 7 Memorial Avenue, Merrylands			
SITE FEATURE/ELEMENT	**DESCRIPTION/COMMENT**	**DATE**	**GRADING**
Curtilage of Item: Lot 9B DP321378	Original footprint of the allotment purchased for the church	1928	Exceptional
Methodist Church	Original building and overall footprint remain, some internal elements have been altered. Sufficient detail remains to repair and reconstruct missing details.	1928	High
Rear kitchen/store addition to 1928 church	Original footprint remains.	1960s	Moderate

GRADING of Item I1206: 7 Memorial Avenue, Merrylands			
SITE FEATURE/ELEMENT	**DESCRIPTION/COMMENT**	**DATE**	**GRADING**
Veness Memorial Kindergarten Hall	Original footprint and finishes remain. It is interpretable evidence of the development sequence of the site, which grew to include a kindergarten/hall alongside the church.	1950s	Moderate
Uniting Church building	Original space and finishes remain. It is interpretable evidence of the development sequence of the site purpose built and used as a Methodist (then Uniting) Church from 1928 to 2016	1975	Moderate
Linking corridor	Original space and finishes remain. It is interpretable evidence of the development sequence of the site, purpose built and used as a Methodist (then Uniting) Church from 1928 to 2016	1975	Moderate
On-site carparking	Carparking detracts from the setting and views of the church site.	1970s	Little

Council should commission inspection and comment on the structural integrity and building condition of all structures on the site to determine their ability to be repaired/reconstructed: this not being our area of expertise. That consultant should also inspect/comment on the mildew/mould visible on the ceilings to establish if this a surface level issue, or evidence of persistent damp in the roof cavity. On receipt of the condition advice, Council may decide about the nature and scope of works to be proposed at the site.

RECOMMENDATIONS

- Maintain the property as a heritage item under the Cumberland LEP.
- Commission a structural integrity and building condition report on the buildings at the site.
- When opportunity arises, remove unsympathetic alterations that detract from the 1928 church original form, finishes, detailing. This may include the internal framing for the bathrooms/sacristy/overhead mezzanine.
- When opportunity arises, restore and re-construct missing form, fabric and detailing at the 1928 church using documentary and extant physical evidence.
- A photographic archival recording should be undertaken prior to works commencing at the site.
- Alterations and additions to the site should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).
- New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).
- Future uses for this item should be compatible with its historical functions/associations.
- The overall degradation of fabric of the place was observed – including failure of timber weatherboarding in places, loss of/damage to window surrounds, a missing celling panels, mildrew/mould internally. The integrity of the roofing at the entrance linking corridor was noticeably compromised. These are generally all symptoms of the place struggling with weatherproofing, and suffering from water ingress. The exterior timber is in desperate need of re-surfacing and re-painting to protect it from the elements.
- The place should be maintained and repaired to a level equivalent, at the least, to the standard required in the Minimum Standards of Maintenance and Repair required under the *Heritage Act 1977.*

Yours sincerely,



Elizabeth Gorman BA, MA, M.ICOMOS
Associate Director
Sue Rosen Associates

Item No: C05/26-47

QUARTERLY PROGRESS REPORT ON COUNCIL'S SECTION 355 COMMITTEE AND COMMUNITY ADVISORY COMMITTEES

Directorate: Governance and Risk
Responsible Officer: Director Governance and Risk
Community Strategic Plan Goal: *Providing Local Leadership*

SUMMARY

This report provides the Draft Minutes of Council's Section 355 & Community Advisory Committee's convened over January – March 2026 and recommends that Council receive the minutes.

RECOMMENDATION

That Council receive the report noting the Draft Minutes of Council's Section 355 and Community Advisory Committees recently convened.

REPORT

Council's Wentworthville Community Garden Section 355 Committee met on 5 February 2026, and the Community Advisory Committees held their second quarterly meetings for this Council term during February and March 2026. It should be noted that the Flood Risk Management Advisory Committee did not hold a meeting during the period and the Library Advisory Committee meeting scheduled for 3 March 2026 did not proceed due to a lack of quorum.

The final draft minutes of all Committee meetings held this quarter are attached to this report.

It is now recommended that Council receive the Minutes of the Committees.

COMMUNITY ENGAGEMENT

There are no consultation processes for Council associated with this report.

POLICY IMPLICATIONS

There are no policy implications for Council associated with this report.

RISK IMPLICATIONS

There are no risk implications for Council associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications for Council associated with this report.

CONCLUSION

This report has been prepared to provide Council the minutes of the second quarter Advisory Committee meetings held over January – March 2026. It is now recommended that Council receive the minutes.

ATTACHMENTS

1. Minutes - Heritage Advisory Committee - 10 February 2026 ⇩
2. Minutes - Arts Culture and Events Advisory Committee - 12 February 2026 ⇩
3. Minutes - ATSIC Committee - 9 February 2026 ⇩
4. Minutes - Community Wellbeing and Inclusion Advisory Committee - 16 February 2026 ⇩
5. Minutes - Domestic & Family Violence Prevention Committee - 23 February 2026 ⇩
6. Minutes - Environment Advisory Committee - 18 February 2026 ⇩
7. Minutes - Youth Recreation & Sport Advisory Committee - 10 February 2026 ⇩
8. Minutes - Wentworthville Gardens S355 Advisory Committee - 5 February 2026 ⇩

DOCUMENTS ASSOCIATED WITH REPORT C05/26-47

Attachment 1

Minutes - Heritage Advisory Committee - 10 February 2026

CUMBERLAND CITY COUNCIL

Cumberland Heritage Advisory Committee Meeting
10 February 2026

Minutes of the Cumberland Heritage Advisory Committee Meeting held at Cumberland City Council, Auburn Service Centre, 1 Susan Street, Auburn in Level 1 Committee Room on Tuesday, 10 February 2026.

1. Open of Meeting and Acknowledgment to Country

The Meeting was opened by Council Officer – Mr Will Wang at 6:13pm.

Acknowledgement of the traditional owners of this land – the Darug People, and pay my respects to their elders past and present.

2. Record of Attendance and Apologies

In Attendance:

Name	**Representing**
Clr Glenn Elmore	Councillor
Mr Yakubislam Comert	Community Representative (Chairperson)
Mr Firas Shawash	Community Representative (joined online at 6:21pm)
Ms Lang Ngo	Community Representative
Ms Kerryn Stanton	Community Representative
Ms Dorothy Warwick	Community Representative
Mr Bruce Roberts	Community Representative
Mr Harry Stephens	Community Representative
Mr Christopher Roehrig	Heritage Advisor
Miss Katrina Jelavic	Assistant Heritage Advisor
Mr Jai Shankar	Council – Executive Manager City Planning and Development
Mr Will Wang	Council – Coordinator Urban Strategy and Planning
Ms Esra Calim	Council – Coordinator Planning Operations
Ms Eman Korani	Council – Strategic Planner
Miss Laura Zhou	Council – Strategic Planner

Apologies:

Name	Representing
Mayor Ola Hamed	Councillor (apologies)

3. Confirmation of Minutes

That the Committee confirm the Minutes of the Cumberland Heritage Advisory Committee held on 25 November 2025 as a true record of the proceedings of the meeting held.

Moved - Ms Dorothy Warwick Seconded – Ms Kerryn Stanton

4. Business arising from Previous Minutes

Key Discussion:

- The Committee members received updates on the action items raised at the Cumberland Heritage Advisory Committee meeting held on 25 November 2025.
- On the 25 November 2025 meeting, the Committee members voted to implement a rotation system for the Chairperson role, with the rotating chair nominated in alphabetical order by last name. Mr Yakubislam Comert therefore was nominated as the Chairperson for the February 2026 meeting.
- Committee requested that a rotation schedule to be circulated with the meeting date for 2026. The Chairperson rotation schedule for 2026 was prepared by Council staff to the Committee members at the meeting.
- The Committee noted that, at the last meeting, Council was to report back on the total number of applications received for the Cumberland Local Heritage Rebate Program 2022-23. Council staff had prepared a list indicating which applications had been completed, not completed, or were incomplete. The total number of applications received was 20; however only 16 applications were proceeded under the Cumberland Local Heritage Rebate Program 2022-23, as the other four (4) applications were ineligible or incomplete.
- The Committee was informed that the Heritage and Conservation Register under Section 170 of the Heritage Act 1977 was managed by the NSW State Government agencies, where they were responsible in establishing, maintaining, and annually updating the Section 170 Register rather than local councils. Thereby, local governments were not required to maintain a Section 170 Register. Instead, local governments were responsible for managing heritage items that were listed under their Local Environmental Plans, implementing appropriate development controls, assessing applications affecting heritage proprieties, and complying with relevant parts of the Heritage Act 1977 for any works involving State-listed heritage items.
- The Committee confirmed the receipt of relevant link from Council Officer via email, prior to the meeting, regarding NSW Heritage Grant concerning state-owned, Council managed heritage items maintenance.

Recommendation: The Committee recommends that Council note the update provided to the relevant action items from the 25 November 2025 Cumberland Heritage Advisory Committee Meeting.

5. Reports/Agenda items

5.1 Discussion on the Cumberland Heritage Rebate and Awards Programs

Key Discussion:

- Mr Wang advised that the programs for the Cumberland Local Heritage Rebate and Awards 2026-27 were currently underway, and that both programs would run in parallel, as they had in previous years.

- The Committee was informed about the theme for the Cumberland Local Heritage Rebate and Awards Programs in line with the National Trust of Australia's Heritage Festival theme for 2026. The theme was:

  "Change – How has history changed us – and how are we changing history? Heritage is not fixed in the past; it is a living force, constantly evolving, shaping our present and guiding our future."

  This year, Council invites the community to explore the stories that have influenced the Cumberland community, consider how each generation reinterprets Australia's diverse cultural heritage – breathing new life into places, objects, traditions of the past, and imagine where it can take us next.

- Mr Wang advised to the Committee, as per the Cumberland Local Heritage Rebate guideline, the eligible rebate projects include:

  The repair, maintenance of, or reinstatement of missing items on privately owned heritage properties and buildings;

  Works located on the exterior of the building, such as front fences, veranda's, windows/stained glass, roofing, and decorative details.

- Mr Wang advised to the Committee, as per the Cumberland Local Heritage Award guideline, there would be four (4) categories that would be open for entry:

  Category 1: Best Maintained Heritage Property

  Category 2: Restoration and Development (including adaptive re-use)

  Category 3: HistoResearch: Researching our local history

  Category 4: Keeper of the Stone (Children's Heritage Award)

- Mr Wang advised that in responding to the theme, a sketch of the Granville Town Hall was selected for this year's children's colouring competition under Category 4.

- Mr Wang advised that both programs were anticipated to open between March and April 2026.
- The Committee was informed that the programs would be promoted on Council's webpage and social media. Notification letters would be sent to the local schools and affected property owners to invite them to apply for the Cumberland Heritage Rebate and Awards programs, where relevant. A dedicated 'Have Your Say' (HYS) page would be available for participants to submit their applications for both programs. The Committee members would also be notified.
- Ms Stanton enquired about the timeframe for works under Category 2 – Restoration and Development (including adaptive re-use) to be eligible for nomination.
- Mr Wang advised according to the Cumberland Local Heritage Award guideline, the works under Category 2 – Restoration and Development (including adaptive re-use) would need to be completed within two (2) years.
- Mr Comert enquired whether the colouring sheet for children's colouring competition under Category 4 would be available in local libraries.
- Mr Wang advised the abovementioned colouring sheet would be available in local libraries.
- Ms Warwick enquired about Council's methods of advertising and promotion of the Celebrating 125 Years of Federation event at Granville.
- Mr. Wang informed that Council staff would need to follow up with the relevant Council team and report back to the Committee.

Action: Council staff is to follow up with the relevant Council team regarding the promotion and advertising of the Celebrating 125 Years of Federation event at Granville.
Recommendation: The Committee recommends that Council note the nominated theme and updates provided on the Cumberland Heritage Rebate and Award Programs 2026-27.

5.2 Update on the Heritage Interpretation Signage Project

Key Discussion:

- The Committee was advised that Council had been working with the engaged heritage interpretation consultant to develop content for the new signages and the associated webpage. The draft content was received.
- The Committee was advised that Council was in the early process of conducting graphic design for the new signages.

Action: Council staff is to continue to provide updates to the Committee as the project progresses.
Recommendation: The Committee recommends that Council note the update received regarding Heritage Interpretation Signage Project.

5.3 Update on Heritage Related Planning Proposals

Key Discussion:

- The Committee was informed that there was no updates on the Woodville Road Corridor Planning Proposal and the Westmead South Planning Proposal since the November 2025 Heritage Advisory Committee meeting.
- The Committee was advised on the Cumberland Open Space Planning Proposal, noting that 33 sites had been identified as being either within a heritage conservation area or associated with a heritage item.
- Mr Wang clarified that the planning proposal did not seek to alter any heritage status or involve any physical works on these sites.

Action: Council staff to provide updates as the project progresses.
Recommendation: The Committee recommends that Council note the update provided on the heritage related planning proposals.

5.4 Status of Heritage Item and Heritage Conservation Area Related Development Applications

Key Discussion:

- The Committee was provided a list of heritage-related Development Applications (DAs) since April 2025.

Recommendation: The Committee recommends that Council note the status of Heritage Item and Heritage Conservation Area related Development Applications.

6. General Business

There was no general business raised.

7. Next Meeting

May 2026
Note: exact date to be confirmed.

8. Close of Business

There being no further business the meeting closed at 7:13pm.

Signed



Yakubislam Comert, Chairperson, 10 Feb 2026

DOCUMENTS ASSOCIATED WITH REPORT C05/26-47

Attachment 2

Minutes - Arts Culture and Events Advisory Committee - 12 February 2026

CUMBERLAND CITY COUNCIL

Arts, Culture & Events Advisory Committee Meeting
12 February 2026

Minutes of the Arts, Culture & Events Advisory Committee Meeting held at Merrylands Administration Building on Thursday, 12 February 2026.

1. Open of Meeting and Acknowledgment to Country

The Meeting was opened by the Chairperson at 6:00pm.

The Chairperson provided an Acknowledgement of Country.

2. Record of Attendance and Apologies

In Attendance:

Name	Representing
Clr Nadima Kafrouni-Saba	Councillor
Clr Ahmed Ouf	Councillor
Clr Suman Saha	Councillor
Ms Deepa Coimbatore Prakash	Community Representative (Chairperson)
Ms Vyvienne Abla	Community Representative
Ms Eesha Karnik	Community Representative
Mr Hahano Ki Mala	Community Representative
Ms Nancy Liang	Community Representative
Mr Sankalp Mehta	Community Representative
Mr Carl Sciberras	Community Representative
Nicole Byrn	Council – Director, Community and Culture
Stephanie Hodgson	Council - Executive Manager Community Wellbeing
Michael Brown	Council – Senior Coordinator Arts and Culture
Chloe Babbage	Council - Senior Coordinator Events

Apologies:

Name	Representing
Mr Mohammed Alqadi	Community Representative (absent)
Mr Vishnu Arunasalam	Community Representative (absent)

Ms Pepa Molina	Community Representative (apologies)

3. Reports/Agenda items

- **Arts and Culture Updates**

Key Discussion:

- The Committee received an overview of Council's Artist in Residence Program of 2026 and were advised that the program was created in response to community feedback received when developing the Cumberland City Council Cultural Plan.
- Discussion focused on the type of spaces available, their use and facilities available to artists.
- The Committee made positive comments in relation to spaces being available within Cumberland as there has been a decline in other areas.
- Members raised questions about program accessibility, communication, and opportunities for broader reach.
- The Committee were also informed about recent programs and events including 125 Years of Federation and Regents Park Library Precinct Revitalisation public art murals.

Action: Council staff to distribute video of Regents Park Library art by Sophi Odling.

- **Events Updates**

Key Discussion:

- The Committee received an overview of Council's recent event delivery since the previous meeting which included:
  - Diwali Street Festival held on 1 and 2 November 2025 at Wentworthville Town Centre.
  - Christmas in the Gardens held on 12 December 2025 at Auburn Botanic Gardens.
  - Granville Train Disaster Memorial Service held on 18 January annually which commemorated 49 years since the tragedy at Granville.
  - Australia Day held on 26 January 2026 at Holroyd Gardens, Merrylands.
- The Committee received an overview of Council's upcoming events which included:
  - Lunar New Year held on 21 February 2026 at Auburn Park.
  - Ramadan Street Festival held on 7 and 8 March 2026 at Auburn CBD.
  - Nowruz to be held on 21 March 2026 at Merrylands CBD
  - Easter events 27/28 March 2026 at Central Gardens and The Granville Centre.
- Discussion highlighted the importance of community engagement, supporting local community groups, local businesses and committee members promoting Council's events through their networks.

- Committee member provided feedback on information on Council's website being more prominent.

Action: Council staff to carry out website audit on event pages.

- **Notice of Motion – Community Fun Run**

Key Discussion:

- A Notice of Motion regarding a proposed Community Fun Run in Cumberland was presented to the Committee for consideration. The Committee reviewed information presented to them including the intent of the motion, the event purpose, anticipated community benefits, and potential operational requirements.
- Members discussed key considerations such as capacity of events team, available budgets and funding opportunities, site suitability, traffic management, stakeholder engagement, and the level of support required from Council teams and Transport NSW. The Committee also noted potential opportunities for community participation and local business involvement.
- Following discussion, the Committee acknowledged the Notice of Motion and agreed that the feedback provided during the meeting would be documented and referred as appropriate.
- A consensus was formed that should there be some available funding, Council officers should investigate park areas rather than streets runs.
- Discussions also occurred around local community groups who are currently delivering community fun runs in Cumberland.
- It was noted that with the significant number of events occurring over the calendar that depending upon funding options, this may not be feasible for the 2026 calendar year.

Action: Council staff review opportunities for funding and collaborations for a fun run program.

4. General Business

Key Discussion:

- Committee member made comment about being excited to be part of an Advisory Committee that incorporates both Arts and Culture, and Events.
- Committee member enquired if Council delivers a major event to recognise NAIDOC Week and was informed that Council runs several cultural and educational programs that recognise NAIDOC Week.

Action: Council officers to send a reminder to Committee members about submitting items of general business for future meetings. Council officers to circulate details of the community events grant program and upcoming major events for promotion through Committee networks.

5. Next Meeting

Thursday, 21 May 2026 at 6:00pm.

6. Close of Business

There being no further business the meeting closed at 7:45pm.

DOCUMENTS ASSOCIATED WITH REPORT C05/26-47

Attachment 3

Minutes - ATSIC Committee - 9 February 2026

CUMBERLAND CITY COUNCIL

ATSIC Committee Meeting
9 February 2026

Minutes of the ATSIC Committee Meeting held at Merrylands Administration Building on Monday, 9 February 2026.

1. Open of Meeting and Acknowledgment to Country

The Meeting was opened by David Williams at 6:10pm.

Brandon Brown acknowledged the traditional owners of the land, the Darug People, and paid respects to elders past and present.

2. Record of Attendance and Apologies

In Attendance:

Name	**Representing**
Clr Dr Diane Colman	Councillor
Mr David Williams	Community Representative (Chairperson)
Mr Firas Shawash	Community Representative
Dr Richard Morante	Community Representative
Mr Darren Sorby	Community Representative
Mr Brandon Brown	Community Representative
Mr Wayne Trindall	Community Representative
Nicole Byrn	Council – Director Community and Culture
Christina Halligan	Council – Manager Community Development

Apologies:

Name	**Representing**
Clr Sujan Selventhiran	Councillor (apology)
Ms Maureen Walsh	Community Representative (apology)
Ms Trudy Healy	Community Representative (absent)
Ms Kerrie Kenton	Community Representative (absent)

3. Items from Previous Minutes

- Update on advocacy at Land Council on any significant heritage identified at Carnarvon Golf Course.
- Dr Colman provided an update on Commission of Environmental Assessment and advocacy on advice from relevant Land Council.
- Committee recommended further investigation on what may have already been commissioned. If nothing, advocate further.
- Committee ask question on whether any Land Council had a claim history and has MMP consulted the Land Council. It was confirmed that the land council is Gandangara to contact.

4. Street Banners for NAIDOC Week

- Street flags for Naidoc Week were presented to the Committee.
- The artwork was developed as part of the Parramatta Road Urban Amenity Improvement Plan (PRUAIP).
- Suggestion to include a video of the development of the public art.

5. RAP Overview

- Draft RAP was distributed to the Committee.
- The RAP has been through the process at Reconciliation Australia.
- The Committee is asked for comment on the RAP and endorsement to progress through the Committee.
- Some concerns raised with regards to the action in the RAP:
    - State of the Duck River, and the walkway.
    - Additional signage for significant areas across the Local Government Area.
    - NAIDOC Week celebrations.
    - Inclusion of Aboriginal women.
    - Brandon raised concerns with respect to consultation and collaborations Gandangara Land Council overall.
- Committee agreed to endorse the Reconciliation Action Plan.

Action: Reconciliation Action Plan to be endorsed through the Minutes.

6. Additional ATSIC Committee Members

- Additional ATSIC Committee Members to be explored.

7. General Business

- ATSIC Committee shirts requested for Committee members – staff to investigate.
- Staff to investigate funding for future NAIDOC week events.

8. Next Meeting

Monday, 11 May 2026 at 6:00pm.

9. Close of Business

There being no further business the meeting closed at 7:05pm.

DOCUMENTS ASSOCIATED WITH REPORT C05/26-47

Attachment 4

Minutes - Community Wellbeing and Inclusion Advisory Committee - 16 February 2026

CUMBERLAND CITY COUNCIL

Community Wellbeing & Inclusion Committee Meeting
16 February 2026

Minutes of the Community Wellbeing & Inclusion Committee Meeting held at Merrylands Administration Building on Monday, 16 February 2026. This was a hybrid meeting with some attendees present via Microsoft Teams.

1. Open of Meeting and Acknowledgment to Country

The Meeting was opened by Committee Member, Piran Subramaniam at 6:04pm.

Christina Halligan acknowledged the traditional owners of the land, the Darug People, and paid respects to elders past and present.

2. Record of Attendance and Apologies

In Attendance:

Name	**Representing**
Clr Enver Yasar	Councillor
Clr Ahmed Ouf	Councillor
Mr Piran Subramaniam	Community Representative
Mr Roydon Ng	Community Representative
Ms Anupreet Bedi	Community Representative
Ms Kirushikka Arasanayaham	Community Representative
Ms Nivasanni Subramaniyan	Community Representative
Ms Desiree Leone	Community Representative
Stephanie Hodgson	Executive Manager, Community Wellbeing
Christina Halligan	Manager, Community Development
Rachna Soni	Community Safety and Crime Prevention Officer
Claudia Encina	Community Development Officer

Apologies:

Name	**Representing**
Clr Paul Garrard	Councillor (apology)
Ms Sonam Arora	Community Representative (absent)

Mr Hai Quang Le	Community Representative (absent)
Ms Angela Dion	Community Representative (apology)

3. Confirmation of Minutes

Roydon Ng moved the minutes from the last meeting, Anupreet Bedi seconded.

4. Business Arising from Previous Minutes

- At the previous meeting, Clr Yasar requested the Committee's Terms of Reference be amended to include Active Transport and Transport Links between communities within Cumberland as subject matter for consideration.

  Committee advised that Governance has confirmed that where it pertains to the remit of the Committee active transport and transport links can be raised but the Terms of Reference will not be updated to reflect this request.

5. Agenda Items

Access & Inclusion Update/Discussion

- Community and staff events were held in celebration of International Day of People with a Disability (IDPwD) in December 2025, both were successful in promoting community awareness, understanding and acceptance of people with a disability.

- 'Together We Shine' – Council's Lifestyle and Leisure Links (NDIS) Program participants showcased an uplifting performance at this years' Community Carols Event at Auburn Botanical Gardens. Inclusive activities are powerful tools that bring people together, celebrate differences, and align with Council's values of being a place where everyone feels valued.

- Positive Community Connections – Recent Seniors and Disability programs have strengthened connections of NDIS participants to the broader community and showcased ability. The programs included lending a hand for Meal Deliveries at the busiest time of the year and providing assistance at the Wellbeing Project that supports the most disadvantaged in the community.

- NDIS Recertification is due July 2026 for Seniors & Disability to continue to provide programs and services to NDIS participants. Audit is booked with BSI Group in May 2026.

- Disability Inclusion Action Plan 2026 – 2030 is in design stage, with the aim to have this go to Council in March 2026. Before being adopted the plan will be out for community consultation.

- Disability Inclusion Action Plan 2022 – 2026 Year 3 Progress report was submitted to the Department in November 2025. This community report is awaiting design and has been scheduled for completion in April. This will then be available on Council's website.

Homelessness Update/Discussion

- The Wellbeing Project is moving to Merrylands Memorial Park as the outreach has outgrown Sarah Daniels Court. 125 people attend the Christmas outreach.

- Civic Park Pendle Hill, Council is working to remove the encampment under Section 125 of the Local Government Act 1993, which provides Council with the authority to address unauthorised occupation of public land and undertake necessary compliance measures. This will be in conjunction with NSW Police.

- The Australian Bureau of Statistics (ABS) has engaged Council to ensure that individuals sleeping rough are accurately counted in this year's Census. ABS representatives will present at the upcoming Homelessness Working Group meeting and will collaborate with Council to ensure all known hotspots are visited by ABS field staff during the Census period.

Community Safety Update/Discussion

- Council has been awarded a grant of $1.2 million by the Office of Dr Andrew Charlton MP for safety upgrades across the LGA over the next 5 years. This will be major project for the upcoming Community Safety Plan.

  The Cumberland Town Centre Safety Upgrades Proposal is a plan to enhance safety, visibility, and vibrancy across four key town centres—Pendle Hill, Toongabbie, Wentworthville, and Westmead South. The proposal responds to demonstrated community need, crime trends, safety-infrastructure gaps, and the vision set out in existing public-domain plans for each centre. It builds on the success of previous upgrades across the Cumberland Local Government Area, including functional and creative lighting, CCTV enhancements, and integration of smart technologies.

  The project is currently at the community consultation stage, with a consultation in the Wentworthville Ward attended by 15 community members. More consultations in other wards are being scheduled.

ACTION:

- Committee Members to review the proposal and provide feedback at the next committee meeting.

- Council to engage and consult with Sydney Trains as well as Transport NSW in regard to the upgrades proposal for potential synergies.

- Place and Economy team to be invited to speak about current Community Improvement Districts (CIDs) projects in the LGA and how they overlap and intersect with this project.

Social Cohesion and Diversity Update/Discussion

Key Discussion:

- The Australian Bureau of Statistics (ABS) is collaborating with Council to increase Census participation among culturally and linguistically diverse (CALD) communities within our Local Government Area, where under-participation has been identified. Council has advised the ABS that the absence of translated Census forms represents a significant barrier to completion, particularly for residents with limited English reading proficiency.

  To address this, the ABS will deliver in-language pop-up information sessions, with Council supporting their promotion and advising on priority community languages. Local libraries will play a central role as accessible community hubs.

  In addition, Council will provide translated information and collateral in key community languages through its website and the Cumberland Community Education Network (CCEN), ensuring consistent, accessible communication for CALD residents.

- Committee queried whether in the wake of Bondi has there been a noticeable difference in the social cohesion within the Cumberland LGA. Staff shared that the police have not had more reports however this type of crime tends to be under-reported.

ACTION: Council staff to put together a list of contacts for reporting and also receiving information about any issues around social cohesion and community safety.

6. General Business

- Council will be holding an International Women's Day event for the Community at the Granville Centre on 25 March, 10am – 12.30pm. The event will include information stalls by local service providers and workshops to help upskill and build the capacity of local women including financial literacy, leadership, digital skills, and career confidence workshops.

- Council will also be holding an International Women's Day event for the community sector and local service providers at The Granville Art Gallery on 11 March. There will be an interactive experience featuring artwork on display by young Artist - Monikka Eliah and the Keynote Speaker will be Ronni Kahn, founder of OzHarvest.

- Committee member Piran Subramaniam proposed that the Committee provide advice on equity considerations within Council's Smart Places

Strategy and Action Plan 2023, with a focus on enhancing access, inclusion, and safety across smart infrastructure initiatives. This advisory role would encompass guidance on digital inclusion for vulnerable communities, accessible smart mobility solutions, and the ethical and transparent use of smart governance data.

ACTION:

- Place and Economy Team to be invited to the Committee Meeting to present on the Smart Places Strategy and Action Plan 2023 and give the committee the opportunity to provide feedback and advice.
- Staff to gather and present data on residents' internet connectivity across the LGA, including both methods of access and overall connection rates, to identify any disparities or service gaps.

7. Next Meeting

Committee has nominated to continue as a hybrid meeting.

Next meeting will be held at 6pm on Monday, 18 May 2026.

Anupreet Bedi has nominated themselves to chair the next meeting.

8. Close of Business

There being no further business the meeting closed at 6:48 pm.

DOCUMENTS ASSOCIATED WITH REPORT C05/26-47

Attachment 5

Minutes - Domestic & Family Violence Prevention Committee - 23 February 2026

CUMBERLAND CITY COUNCIL

Domestic & Family Violence Prevention Committee Committee Meeting
23 February 2026

Minutes of the Domestic & Family Violence Prevention Committee Meeting held at Merrylands Administration Building on Monday, 23 February 2026.

1. Open of Meeting and Acknowledgment to Country

The Meeting was opened by Chairperson, Preeti Kotwal at 6.05pm.

Acknowledgement of the traditional owners of this land – the Darug People and pay respects to their elders past and present.

The Chairperson asked all attendees joining the meeting remotely to mute their microphones unless addressing the Committee and to go through the Chairperson to address the Committee to ensure the meeting is conducted in a professional and respectful manner.

2. Record of Attendance and Apologies

In Attendance:

Name	**Representing**
Clr Ola Hamed	Councillor/Mayor
Clr Dr Diane Colman	Councillor
Clr Ahmed Ouf	Councillor
Preeti Kotwal	Community Representative (online – Chair)
Tania Smith	Community Representative (online)
Oorja Kalra	Community Representative (online)
Sanjaya Sharma	Community Representative (online)
Tom Vakai	Community Representative (online)
Christina Halligan	Council – Manager Community Development
Shatha Jajo	Council – DFV Officer

Apologies:

Name	**Representing**
Shuba Bala	Community Representative (absent)
Ruby Karhani	Community Representative (absent)

Jasmine Aspinall	Community Representative (apology)

3. Confirmation of Minutes

That the Minutes of the Domestic & Family Violence Prevention Committee held on 1 December 2025, be adopted; moved Preeti Kotwal, seconded Oorja Kalra.

4. Business arising from Previous Minutes

Council staff sent meeting recurrence to Committee members.

Action:

- **Council staff to include a one-week reminder in the calendar invites moving forward.**

5. Agenda items

- **Update from Council**

Key Discussion:

- Cumberland Town Centre Upgrades for the Wentworthville Ward:
  - Committee discussed the town centre safety upgrades for Wentworthville Ward.
  - Committee was shown the proposed safety upgrades including extended CCTV provision and lighting upgrades.
  - Committee discussed the need for increased transportation services, for example bus and train services, in the Wentworthville Ward, particularly in the evening when many women are returning home from work.
- International Women's Day 2026:
  - Committee heard Council's plans for International Women's Day (IWD).
  - The community expo style event will take place on 25 March and consist of workshops on the following topics:
    - Financial Literacy
    - Online Safety
    - Job Readiness
    - Leadership

Action:

- **Committee to provide Council staff with any feedback on lighting and CCTV needs of the Wentworthville Ward.**

- **Council staff to share IWD flyer and registration information with the Committee for promotion.**

- **Clr Dr Colman will raise transportation gaps for the Wentworthville Ward at the upcoming meeting of the Cumberland Local Transportation Forum as a member of Transport for NSW will be present.**

6. General Business

Advocating for increased crisis and emergency housing:

- Tania raised the need to advocate for additional crisis and emergency accommodation for 444 Visa holders, she indicated many women are needing to stay with their families in cramped and crowed shelters due to their visa status.
- Tom discussed ways he could collaborate with Tania in relation to some of her Māori families and agreed to collaborate offline.
- Preeti added there is also potential for an education campaign for local real estate agents in relation to providing rental properties for victims of DFV and the financial stigma associated.

Action:

- **Council staff to explore what advocacy steps the Committee can take in relation to appealing for additional crisis accommodation.**

- **Tania and Tom to collaborate on ways to support Māori families in crisis accommodation.**

Reporting threatening behaviour:

- Committee members raised concerns over general safety in the area, particularly for women and a reluctance to report at a Police Station.
- Council staff promoted reporting any instances of threatening or intimidating behaviours to the Police via the Community Online Portal to reduce anxiety associated with visiting the Police Station.

Acknowledgement of Council Staff and the Committee:

- Clr Dr Colman acknowledged the efforts already undertaken by the Committee as well as Council staff particularly in relation to planning IWD and facilitation of the DFV HUB.

7. Next Meeting

Monday, 25 May 2026, 6.00pm

Elected Chair – Tania Smith

8. Close of Business

There being no further business the meeting closed at 6.56pm.

DOCUMENTS ASSOCIATED WITH REPORT C05/26-47

Attachment 6

Minutes - Environment Advisory Committee - 18 February 2026

CUMBERLAND CITY COUNCIL

Environment Advisory Committee Meeting
18 February 2026

Minutes of the Environment Advisory Committee Meeting held at Auburn on 18, February 2026.

1. Open of Meeting and Acknowledgment to Country

The Meeting was opened by Tony Oldfield at 6.05pm.

Acknowledgement of the traditional owners of this land – the Darug People, and pay my respects to their elders past and present.

The Chairperson asked all attendees joining the meeting remotely to mute their microphones unless addressing the Committee and to go through the Chairperson to address the Committee to ensure the meeting is conducted in a professional and respectful manner.

2. Record of Attendance and Apologies

In Attendance:

Name	**Representing**
Clr Enver Yasar	Councillor
Clr Sujan Selventhiran	Councillor
Ms Barbara Dundas	Community Representative
Ms Lily Bouhadir	Community Representative
Ms Nadia Repin	Community Representative
Mr Tony Oldfield	Community Representative (Chairperson)
Mr Firas Shawash	Community Representative
Ms Kerryn Stanton	Community Representative
Mr Daniel Anderson	Executive Manager
Ms Denise Carolus	Business Support Officer
Ms Natalie Gray	Coordinator Environmental Management
Mr Tim Nguyen	Coordinator Resource Recovery

Apologies:

Name	**Representing**
Dr Debashis Raha	Community Representative (absent)

3. Confirmation of Minutes

That the Committee confirm the Minutes of the Environment Advisory Committee held on 26 November 2025 as a true record of the proceedings of the meeting held.

Committee accepted the Minutes.

4. Business arising from Previous Minutes

- **Ausgrid feedback – Natalie Gray**

Key Discussion

- Natalie Gray (NG) provided feedback stating that Ausgrid could not attend the meeting.
- It was specified that Ausgrid covered the old Auburn Council and Endeavor Energy Holroyd Council.
- She stated that each provider has a Management Plan and if they removed a tree, a replacement could be provided.
- She explained the pruning process referring to their policy.
- TO stated that what they do differs to their policy as they have a different approach in various areas eg. Burwood and Strathfield but the Auburn area is not considered.
- BD suggested the possibility of underground pole lines, but DA mentioned that this option is extremely expensive.
- TO requested a follow up with Ausgrid re their difference in approaches in these different areas. There should not be a difference in the treatment of communities as we object to this.
- Clr Y stated that Council should take a stronger stand with utility providers. He suggested that Council write to utility providers regarding taking accountability and expressing our disappointment in respect to their handling of our trees. We should also request a meeting with them and invite other Councillors.

Action: Natalie to arrange meeting with Ausgrid

- **Tree Register**

Key Discussion

- DA stated that he is still searching for this register. He mentioned that we have significant trees in parks that have a plaque and QR code that informs residents about the tree.
- DA suggested that committee members email their suggestions of trees thay think should be included in the register.
- NG indicated that the plaque mentions some tree information. There is also a link to the Council website and stated we could possibly add a map.
- TO suggested possibly adding a link for residents to add a tree.
- KS asked about the possibility of registering trees on private property but NG said that these trees could possibly become a target.

- BD mentioned that tree in the Carnarvon Golf Course have stainless teel identification tags - they are producing a register of their trees in an attempt to help save the Cemetry.
- Conversations regarding a formal register and managing our current trees. The resister could be a tool to check when developments happen, we can see if there was any impact on the trees and their protection. The committee should reinforce the importance of trees in our area.- signioficant trees. Clr Y suggested a report from Council regarding the cost to maintain the register. We have to engage a an independant arborist to consult and we have to look at the threshhold before they are removed. DA mentioned that we have two Tree Management Officers, one who oversees the public trees and the other who overseas the private trees. Trees are an investment not a cost.
- DA suggested that at the next meeting, the committee come back with an idea of what the register must look like. Have a sample of what determines a significant tree, threshold, information about the tree.

Action: Committee members to provide an example/sample of what they think the register should include

- **Council Nursery**

Key Discussion

- DA stated that a location for the nursery has been decided on – Central Gardens
- This will be included in the 26/27 buget for adoption by Council.
- CLr Y emntioned that the Motion was passed by Council

Action: N/A

- **Incentive Program – Tim Nguyen**

Key Discussion

- TN referred to Blacktown Council who has an incentive program that they call Green Money.
- He stated that since 2015, they have 30,000 registered users – over a 10-year period.
- They have identified their users are over 50 years old and that their registrations fluctuates so they continually try to raise more awareness.
- They partner with businesses that provide incentives to residents. Their rewards program is like a frequent flyer program whereby residents accumulate points that can be redeemed for various rewards.
- He mentioned that the platform they use is expensive and requires a website of its own
- TO mentioned rewards to residents for garden material and TN said that Council already has a $50 rebate program.
- TO mentioned that reducing waste would be a benefit and that there is technology that can monitor waste. Reward people but also penalise when necessary.
- Conversation around red bins and smaller ones. TN also mention we have bin composition audits every 3 years. Our recent audit revealed that our

community instances of contamination was only 3% which is a good result considering we have about 75,000 residents in our LGA. Dumping on certain streets are still an annoyance and makes the area look messy and dirty. TN noted the street in question – corner of Walter and Main Street – a boarding house.TN advised that they send letters, work with the Department of Housing and install cameras. They have identified that short term renters are common, so they have partnered with Domain Realty who inform them when units are for lease. They then send letters to the residents informing them of Councils clean up service. This is a trial in certain areas, and they have seen some improvement. It was also noted that tradies also dump their used material. Landlords are also to be held responsible as they also dump their renovated material/goods. TN stated that Rangers look for identifying markers on the dumped goods.

Action: N/A

5. Reports/Agenda items

- No other items - matters arising from previous Minutes already discussed

6. General Business

- Clr Y shared a pilot program that will be passed to the committee members. He is requesting feedback from the committee. Trees will be allocated as per area. TO suggested the possibility of rewards or incentives.
- DA advised that the Natural Areas PoM is on public exhibition. The link will be sent to the committee. There will be a Public Hearing 5 March 2026 at 6-7pm -
- NG announced that Council has been successful in securing a $300K Grant. This will be used on Oxford Street Park Merrylands creating a Woody Meadow. We have partnered with the Macquarie University who will undertake a Biodiversity study/survey on this area over a twelve-to-eighteen-month period.
- NG also stated that we received a Grant to plant five hundred trees ensuring they will be planting the right tree in the right location. The GIS team is mapping the area and notification letters will be sent to the affected residents.
- KS enquired about our Bushcare program and whether there is still an interest in this. DA stated that he will discuss this with her offline.

7. Next Meeting

Wednesday, 27 May 2026 at 6pm

8. Close of Business

The meeting closed at 7.33pm

DOCUMENTS ASSOCIATED WITH REPORT C05/26-47

Attachment 7

Minutes - Youth Recreation & Sport Advisory Committee - 10 February 2026

CUMBERLAND CITY COUNCIL

Youth Recreation and Sports Advisory Committee Meeting
10 February 2026

Minutes of the Youth, Recreation and Sports Advisory Committee Meeting held at Cumberland City Council Merrylands Customer Service Centre on Tuesday, 10 February 2026.

1. Open of Meeting and Acknowledgment to Country

The Meeting was opened by the Chairperson – Adam Fairley at 06:04pm.

Acknowledgement of the traditional owners of this land, the Darug People, and pay respects to their elders past, present and future.

2. Record of Attendance and Apologies

In Attendance:

Name	**Representing**
Clr Enver Yasar (EY)	Councillor
Clr Nadima Kafrouni-Saba	Councillor (Observer)
Mr Adam Fairley (AF)	Community Representative (Chairperson)
Mr Roydon Ng (RN)	Community Representative
Mr Issa Jebara (IJ)	Community Representative
Mr Peter Macklin (PM)	Community Representative
Mr Bruce Horlyck (BHO)	Community Representative
Mr Bakos Hekeik (BHE)	Community Representative
Ms Emily Deng (ED)	Community Representative
Mr Trevor Hinwood (TH)	Community Representative
Stephanie Hodgson (SH)	Council – Executive Manager Community Wellbeing
Linda Wright Babb (LWB)	Council – Coordinator Public Spaces Planning and design
Stephanie McElroy (SM)	Council – Youth Development Team Leader (Minutes)
Victoria Franji (VF)	Council – Senior Coordinator Children and Youth Development
Emma Higgins (EH)	Council – Open Space Liaison and Technical Officer

Brad Horn (BH)	Council – Manager City Open Spaces

Apologies:

Name	Representing
Mr Brian Herc (BHER)	Community Representative (Apology)
Clr Ahmed Ouf (AO)	Councillor (Absent)
Mr Jafar Al-Masaudi (JA)	Community Representative (Absent)

3. Confirmation of Minutes

That the Committee confirm the Minutes of the Youth, Recreation and Sports Advisory Committee held on 18 November 2025 as a true record of the proceedings of the meeting held.

Moved by Roydon Ng and seconded Peter Macklin.

4. Business arising from Previous Minutes

Recognition of Youth Homelessness Matters Day (Wednesday 15 April 2026) – *Community and Culture*

Key Discussion:

- Council will acknowledge Youth Homelessness Matters Day on Wednesday, 15 April 2026.
- SM confirmed that Council's Youth for Youth (Y4Y) Group will determine the details and format of the acknowledgement as part of 2026 Youth Week plans.

Action: Nil.
RECOMMENDATION: Not Applicable.

Request for Shared Path and Safe Crossing Points Audit – *Environment & Planning*

Key Discussion:

- Council provided an update on the request for Shared Path and Safe Crossing Points Audit.
- Council advised that it is currently reviewing and developing concept designs for Active Transport Corridors across the LGA.
- As part of this work, crossing points will be audited and upgraded, including locations along the Duck River Corridor.
- Council noted that specific locations of concern can be referred to the Traffic and Transport Team for assessment to improve safety.

Action: Nil.

RECOMMENDATION: Not Applicable.

Revitalisation of Junior Cycleway at Mona Park, Auburn – *Environment & Planning.*

Key Discussion:

- Council provided an update on the former Learn to Ride track circuit at Mona Park, located at the end of Mary Street.
- The previous track was decommissioned, its signage removed, and line marking not renewed when the new Harold Moon Reserve Playspace was developed. Marking not renewed when the new Harold Moon Reserve Playspace was developed.
- The new play space includes an integrated Learn to Ride track alongside other play opportunities.
- As this facility is now provided at Harold Moon Reserve, the former decommissioned Learn to Ride track at Mona Park will not be revitalised.

Action: Nil.
RECOMMENDATION: Not Applicable.

5. Reports/Agenda items

Season Changeovers – *City Services.*

Key Discussion:

- BH and EH discussed the upcoming transition to the winter season and potential impacts for clubs.
- The Expression of Interest (EOI) process for winter has now been completed and the review is now underway, to be completed by 23 February.
- There has been a significant increase in applicants over the past 12 months, including many new clubs seeking to join.
- There is also an increase in off-season sports requesting field access during winter.
- Existing clubs are requesting additional space due to continued growth in participation.
- The group considered the potential impacts of these trends, particularly around field availability, allocation pressures, and scheduling.
- The group discussed approaches to sports ground upgrades. Council informed that they work based on the Asset Management Plan and that clubs can apply for their own grants (with Council able to support applications where appropriate) or submit requests to Council for consideration.

Action:

- Council will confirm whether the Asset Management Plan is publicly available.
- Council to send committee members a link to capital works information.

RECOMMENDATION: Not Applicable.

Supporting Senior Students in the lead up to the HSC – *Community and Culture.*

Key Discussion:

- VF provided an overview of the recent Council resolution relating to HSC support for senior students within the LGA. Initial plans discussed around coordinated actions from the Youth Development and Libraries teams including workshops, support and dedicated library time for HSC students. The focus will be on both study/skills and wellbeing.
- Discussion was open to all members for comment and consultation.
- BHO outlined a program his swim club is trialling, focused on providing soft sports seasons with lighter training requirements for students in Years 11 and 12.
- AF noted homework help assistance available in some areas.
- RN noted past HSC study sessions in libraries. SH noted that these were popular in some library branches and less utilised in others. Future efforts may target the sites known to have had strong attendance. The data on past sessions was requested.

Action:

- Council to retrieve and circulate the previous Library HSC study session attendance.
- Further updates planned in the May 2026 committee meeting.

RECOMMENDATION: Not Applicable.

Children and Youth Mental Health and Wellbeing – *Community and Culture.*

Key Discussion:

- VF provided an overview of the recent Council resolution relating to the mental health and wellbeing of children and youth within the LGA, including parent education on the issue. Council plans targeted education aimed at reducing mental health stigma and raising awareness with parents of children and youth.
- AF shared that Parramatta Junior Rugby League run a Wellbeing and Culture Day which includes mental health awareness for young people. This year it will be held on Saturday, 28 March, and Council representatives are welcome to attend and observe the day.
- The group discussed the importance of mental health support for children and young people and ensuring that people who work with young people have access to mental health training.
- SM highlighted the Cumberland Youth Interagency (CYI), offers free training opportunities for workers supporting young people, including previous programs such as Mental Health First Aid.
- SH invited committee members to join the Cumberland Youth Interagency (CYI) network.
- RN enquired about Council's previous letter advocating for a Headspace service in Cumberland, and the committee requested a copy of the response to that letter.

Action:

- Council to send an email inviting members to join the CYI.
- Council to locate and provide the response to the past Headspace advocacy letter.
- Further updates planned in the May 2026 committee meeting.

RECOMMENDATION: Not Applicable.

6. General Business

Submitting agenda items – *Adam Fairley*.

Key Discussion:

- AF discussed the importance of submitting agenda items ahead of meetings to support clear planning and productive discussions.
- Council will send an email one month prior to each meeting requesting agenda items, members will have one week to submit their items for consideration.

Action:

- Council to send out a request for agenda items one month prior to each meeting.

RECOMMENDATION: Not Applicable.

Youth Development update - *Community and Culture*.

Key Discussion:

- Members were invited to join the Youth Service Directory on Council's website, forms distributed to all present and to be returned to Council Officers.
- A program flyer was provided and can be shared further as needed. The flyer includes a QR code where the community can locate all upcoming youth programs including free school holiday programs.
- The Youth for Youth (Y4Y) Group will be invited to present at the May 2026 meeting. Members encouraged to submit their questions for the presentation in advance.
- A brief update was provided on the Youth Strategy progress.
- The Youth Team and Environment Team have partnered for Clean Up Australia Day and members were encouraged to promote the initiative. A flyer will be attached to the minutes.
- An update was provided on the School Holiday Program, which saw 97 attendees, with the confidence workshop being the most popular session.

Action: Nil.
RECOMMENDATION: Not Applicable.

Walking and Cycling Strategy – *Roydon Ng.*

Key Discussion:

- VF provided an update on the Walking and Cycling Strategy on behalf of Council's Environment and Planning.
- Implementation of the Strategy has commenced including two actions have already been finalised/completed.
- Several further actions are underway or planned.

Action: Nil.
RECOMMENDATION: Not Applicable.

Pippita Rail Trail and Masterplan– *Roydon Ng.*

Key Discussion:

- VF provided an update on the Pippita Rail Trail and Masterplan on behalf of Council's Environment and Planning.
- The project connects Lidcombe Station to Sydney Olympic Park.
- During the Master Plan stage, information on the *Have Your Say* page included a concept design covering the entire link, including both the on street section and the Sydney Trains rail corridor section.
- Both the Master Plan design and the detailed design for the on street section were funded through the Get NSW Active program.
- A recent Cumberland Local Transport Forum received an update on the on street section only.
- An update on the project is expected to be presented at the March Council Meeting.

Action: Nil.
RECOMMENDATION: Nil

Ruth Everuss Aquatic Centre – *Clr Enver Yasar.*

Key Discussion:

- EY shared community feedback regarding the fees at Ruth Everuss Aquatic Centre. Noted that these fees differed from Council owned and operated swim centres. It was noted that higher fees at Ruth Everuss may deter some community members from attending and may lead to visiting centres outside of the LGA.
- Highlighted that Ruth Everuss is a Council-owned centre but operated by a third-party provider.
- A conflict of interest was declared by BHO for this item and will not be included in any future related disucssions or decisions.
- Based on the initial information verbally provided, the group expressed in principle support for fee parity however have requested brief written information on the operating hours, facilities, and fees for all Council-owned swim centres including Ruth Everuss.

Action: Council to provide a one-page summary with information on Council-owned swim centres.
RECOMMENDATION: Not Applicable

Water access at parks and sporting areas – *Bruce Horlyck.*

Key Discussion:

- BHO noted an occasion where a swim student attempted to fill their water bottle and discovered that there is no bubbler or water fountain at Granville Swim Centre.
- The group raised the broader question of which Council facilities provide access to drinking water and which do not, with interest in understanding any gaps and reasoning.

Action: Council to provide more information on access to water bubblers/fountains at Council facilities and venues.
RECOMMENDATION: Not Applicable

Election of next Chairperson.

Key Discussion:

- AF opened the item and invited anyone interested to self-nominate for the role of next Chairperson.
- The group agreed for Council Officers to allocate the rotating Chairperson based on alphabetical order of first name.

Action: Council to prepare an alphabetical list of members and send it to the group, including identifying the next Chairperson.
RECOMMENDATION: Not Applicable.

Current Public Spaces Consultations now open for Feedback for Park and Play space Upgrades– *Environment and Planning.*

Key Discussion:

- LWB shared the current public spaces consultations which are now open for feedback for Park and Playspace Upgrades:
  - Cumberland Council | Alpha Road Park - Playspace Upgrade
  - Cumberland Council | Bolaro Avenue Park - Playspace Upgrade
  - Cumberland Council | Goombarra Reserve - Playspace Upgrade
  - Cumberland Council | Spencer Reserve - Playspace Upgrade
  - Cumberland Council | Pemulwuy Reserve - Playspace Upgrade
  - Cumberland Council | Hopman Street Park Upgrade
- Members were encouraged to provide their feedback through Council's *Have Your Say* webpage.

Action: Nil.
RECOMMENDATION: Not Applicable.

7. Next Meeting

Tuesday, 19 May 2026.

8. Close of Business

There being no further business the meeting closed at 07:15pm.

DOCUMENTS ASSOCIATED WITH REPORT C05/26-47

Attachment 8

Minutes - Wentworthville Gardens S355 Advisory Committee - 5 February 2026

Wentworthville Community Garden (WCG)
Section 355 Committee Meeting
5 February 2026

Present: Maureen Duffy, Ted Duffy, Paul Hardman, Brad Main, Ingrid Postema, and Robyn Main.
Apologies: Frank Cauchi, Councillor Saha , Satheesh Ravichandran
Chairperson: Paul Hardman
Meeting opened: 6.30pm **Minutes**

Agenda Item	Discussion	Actions and Outcomes
1. Welcome, apologies and acknowledgement to country	Paul welcomed the committee members and said acknowledgement of country.	
2. Minutes from Previous Meeting	**Motion:** That the Minutes from the previous meeting be accepted. **Moved by:** Ted **Seconded by:** Ingrid **Result:** Carried	
3. Business Arising	Cool room for Open Day needs to be booked. Witches hat to be place in front of cool room towbar.	Brad to book cool room.
4. Key Registrar's Report	Ted presented the Key Registrar's report. **Keys allocated:** Anjali Vaniya $50 Yan Chen $50 Sofia Gurung $50 Suresh Sethukailash $50 **All new keys issued from now on require a $50 deposit.** **Keys waiting to be picked up** Alok Samson Suresh Logananthan **Keys returned and deposits refunded.** Akshay Nair $50 Logan Kannaiyan $20 Deposits held + deposits not claimed $2390 Ted Duffy Key Registrar **Motion:** That the Key Registrar's report be accepted. **Moved by:** Ted **Seconded by:** Paul **Result:** Carried	
5. Secretary's report	The Secretary's report below lists the correspondence in / out and outcomes. **Motion:** That the Secretary's report. **Moved by:** Robyn **Seconded by:** Ingrid **Result:** Carried	
6. Treasurer's report	Maureen tabled the Treasurer's report. The report reconciles with CBA statements. The bank balance is $50,277.09 with $ 80.14 in petty cash. There are $20,590.00 in committed funds. **Motion:** That the Treasurer's report be accepted. **Moved by:** Maureen	

Agenda Item	Discussion	Actions and Outcomes
	Seconded by: Ted **Result:** Carried	
7. General Business	**a)** Ingrid asked about the tanks discussed at the last meeting - Brad suggested the purchase of new slim line 1000/2000 litre water tanks (proposed location beside large green shed and behind the compost bays). Negotiate collection of water off Lapidary Club's large shed at the rear of the site. Brad to confirm size & costs for tanks, pumps and suitable footings. Suggested budget of $10,000. **b)** Request members to notify Robyn / Maureen if they are going away for an extended period of time and nominate who is looking after their garden. **c)** Tank taps are being left turned on and are draining the tanks. **d)** The large mower is in for repairs / service. **e)** Sydney Edible Garden trail is on 21 March 10.00am – 12.00pm. **f)** Easter Show update – entry done, planning started.	• Research costing of new water tanks. • Email members – advise when going away & reminder to turn taps and pumps off. • Welcome any visitors.

Meeting Closed: 6.50pm **Next meeting:** **Thursday 2 April 2026** **Time & Venue:** **6.30pm** Grevillia Room – Wentworthville Community Centre

Secretary's Report – Robyn Main

To / From	Type & Topic	Action
Emma Higgins – CC & Governance Department	Emailed minutes for December & AGM meetings. Sent updated copy of Garden Management Work Plan & letter confirming committee members and meeting dates for 2026.	
SEGT	Email received - Invitation to Join the 2026 Sydney Edible Garden Trail as a Community Garden Host	Register
Accounts - CC	Email – payment advice for supply of banner bags.	
Sudha – garden member not attending	Emailing advising that he relinquish his garden if he doesn't return.	No reply or return to garden – reallocate garden and request return of key.
Snehalatha Pasupuleti PhD Research Scholar Western Sydney University	Email requesting visit to collect samples for the National survey on root-knot nematodes (*Meloidogyne* spp.), with the aim of understanding their distribution across vegetable crops in New South Wales.	Arrange visit
Nidhi & Rajani - members	Email – both reporting produce being taken from their gardens.	Put up no pick signs and netting.

Treasurer's Report – Maureen Duffy

Wentworthville Community Garden

Dec-25			Jan-26		
		$49,647.86			**$50,169.05**
1/12/26	Interest	$136.87	1/1/26	Int	$142.30
1/12/25	Mem Sangita	$9.81	3/1/26	Rojina Gdn Fee	$30.00
1/12/25	KeyDep Refund Akshay	-$50.00	3/1/26	Vanna Membership	$10.00
6/12/25	Jackie Plant Sale	$10.00	3/1/26	Edward Reed Membership	$10.00
6/12/25	Sumanthi Suresh Donation	$50.00	10/1/26	Sangita Mem (SQ)	$29.43
10/12/25	Exp M Duffy	-$275.25	14/1/26	Logan Key Dep Refund	-$20.00
10/12/25	Exp R Main	-$90.24	17/1/26	Kavitha Key Dep	$49.05
11/12/25	Dep C/Council Bag Payment	$560.00	18/1/26	Narayana Gamidi Gdn Fee	$30.00
12/12/25	Dep	$60.00	19/1/26	Exp M Duffy	-$222.74
18/12/25	Gamidi Mem	$10.00			**$50,227.09**
18/12/25	Yan Key Deposit	$50.00			
20/12/25	Sofia Key Dep	$50.00			
		$50,169.05			

GST Provision	$1,000.00	Petty Cash	**$80.14**
Open Day 2026	$6,000.00		
Easter Show 2026	$200.00		
Replace equipment	$1,000.00		
Water Tanks	$10,000.00		
Key deposits	$2,390.00		
	$20,590.00		

Item No: C05/26-48

CUMBERLAND LOCAL TRANSPORT FORUM - MEETING OF 1 APRIL 2026

Directorate: Environment and Planning
Responsible Officer: Director Environment & Planning
Community Strategic Plan Goal: *Enhancing the Natural and Built Environment*

SUMMARY

This report presents the minutes of the Cumberland Local Transport Forum meeting, items considered under delegated authority and recommendations to Council.

RECOMMENDATION

That Council:

1. **Receive and note the minutes of the Cumberland Local Transport Forum held on 1 April 2026, as provided in Attachment 1.**

2. **Note the items considered under delegated authority by Cumberland Local Transport Forum at the 1 April 2026 meeting, as provided in Attachment 2.**

3. **Endorse the recommendations for items considered by the Cumberland Local Transport Forum at the 1 April 2026 meeting, as provided in Attachment 3.**

REPORT

A meeting of the Cumberland Local Transport Forum was held, and the minutes of the meeting are provided in Attachment 1. The items considered under delegated authority under Part 1 of the Terms of Reference for the Cumberland Local Transport Forum are provided in Attachment 2. The items recommended for endorsement by Council under Part 2 of the Terms of Reference for the Cumberland Local Transport Forum are provided in Attachment 3.

COMMUNITY ENGAGEMENT

Community consultation has been undertaken and has been addressed under each report that was presented to the Cumberland Local Transport Forum.

POLICY IMPLICATIONS

There are no policy implications for Council associated with this report.

RISK IMPLICATIONS

There are no risk implications for Council associated with this report.

FINANCIAL IMPLICATIONS

The expenditure of funds associated with implementing the recommendations will be included in the Council's traffic facility program.

ATTACHMENTS

1. Minutes of the Meeting of Cumberland Local Transport Forum on 1 April 2026 ⇩
2. Items Considered under Delegated Authority at the Cumberland Local Transport Forum on 1 April 2026 ⇩
3. Recommendation to Council of Cumberland Local Transport Forum Meeting on 1 April 2026 ⇩

DOCUMENTS ASSOCIATED WITH REPORT C05/26-48

Attachment 1

Minutes of the Meeting of Cumberland Local Transport Forum on 1 April 2026

CUMBERLAND CITY COUNCIL

Cumberland Local Transport Forum
1 April 2026

Minutes of the Cumberland Local Transport Forum meeting held at Merrylands the Administration Building, 16 Memorial Avenue, Merrylands on Wednesday, 1 April 2026.

OPENING OF MEETING:
The meeting was opened by the Chairperson - Clr. Joseph Rahme at 9.43am.

PRESENT:

MEMBERS

Clr Joseph Rahme (Chairman)	Cumberland City Council
Matthew Tangonan	Transport for NSW
Mr George Campbell	Local Member for Auburn
Clr Glenn Elmore	Local Member for Granville

COUNCIL OFFICERS

Daniel Cavallo	Director Environment & Planning
Elias Elias	Manager Engineering & Building
Soma Somaskanthan	Executive Engineer Traffic and Transport
Siva Sivakumar	Manager Special Projects
Scott Kavanagh	Coordinator Engineering Services
Ann-Marie Dinh	Trainee Business Administrator
Paulette Maroon	Governance Officer (Minute Taker)

APOLOGIES:

Dr Diane Colman	Local Member for Prospect *Concurrence to all relevant items received.*
Leading Senior Constable Raymond Yeung	Auburn Police Area Command - *Concurrence to all relevant items received.*
Sgt Kris Cooper	Cumberland Police Area Command – *Concurrence to all relevant items received.*
Local Member for Fairfield – no representative nominated	Local Member for Fairfield - *No objections received from Local Member's office.*
Mr James Duguid – Via Teams CDCBus Transdev	Transit Systems

DECLARATIONS OF INTEREST
Nil.

CONFIRMATION OF PREVIOUS MINUTES
That the Cumberland Local Transport Forum confirm the minutes of the Cumberland Local Transport Forum held on 4 February 2026 be confirmed as per Council's resolution 25 February 2026.

Note: Final Resolutions can be viewed on Council's Website.

Moved Clr Glenn Elmore, **Seconded** Mr Matthew Tangonan.

CUMBERLAND CITY COUNCIL

Cumberland Local Transport Forum
1 April 2026

Summary of Reports

Part 1 - Recommended for Approval under Delegated Authority

Item #	Title	Electorate				Police Area Command (PAC)	
		Fairfield	Granville	Prospect	Auburn	Cumberland	Auburn
CLTF-26-034	WOODPARK ROAD, SMITHFIELD – PROPOSED 'NO PARKING' RESTRICTIONS			×		×	
CLTF-26-035	WARWICK ROAD, MERRYLANDS - ROAD SAFETY CONCERNS – CONSULTATION RESULT		×			×	
CLTF-26-036	TUNGARRA ROAD, GIRRAWEEN – PROPOSED PART-TIME 'BUS STOP' SIGNAGE DURING SCHOOL DAYS			×		×	
CLTF-26-037	STEEL STREET, SOUTH GRANVILLE – PROPOSED 'NO PARKING' RESTRICTIONS DURING WASTE COLLECTION		×			×	
CLTF-26-038	SMITH STREET, PENDLE HILL - PROPOSED EXTENSION OF THE EXISTING 'BUS ZONE'			×		×	
CLTF-26-039	RHOADES LANE, AUBURN – PROPOSED 'NO STOPPING' RESTRICTIONS				×		×
CLTF-26-040	PROPOSED TRUCK PARKING - CONSULTATION RESULTS				×		×
CLTF-26-041	PROPOSED CARSHARE PARKING SPACES - CHURCH STREET, LIDCOMBE AND JUNIA AVENUE, TOONGABBIE				×		×
CLTF-26-042	PINE ROAD, YENNORA – PROPOSED EXTENSION OF THE EXISTING 'NO STOPPING' RESTRICTIONS	×				×	
CLTF-26-043	PENDLE HILL TOWN CENTRE - PROPOSED PARKING CHANGES - CONSULTATION RESULTS			×		×	
CLTF-26-044	PARK ROAD AND PINE ROAD, AUBURN – PROPOSED 'NO STOPPING' RESTRICTIONS				×		×
CLTF-26-045	NORTHCOTE STREET, AUBURN – REQUEST FOR 'WORKS ZONE' SIGNAGE				×		×
CLTF-26-046	LIDCOMBE TOWN CENTRE – PROPOSED PARKING CHANGES – CONSULTATION RESULTS				×		×
CLTF-26-047	KING STREET, AUBURN – PROPOSED PARKING RESTRICTIONS				×		×
CLTF-26-048	KIHILLA ROAD, AUBURN - ROAD SAFETY CONCERNS				×		×
CLTF-26-049	HARROW ROAD BETWEEN VAUGHAN STREET AND CHISWICK ROAD, AUBURN – ROAD SAFETY CONCERNS				×		×
CLTF-26-050	GUILDFORD ROAD, GUILDFORD - REVIEW OF THE EXISTING PARKING RESTRICTIONS		×			×	
CLTF-26-051	GIRRAWEEN ROAD, GIRRAWEEN – PROPOSED EXTENSION OF THE EXISTING 'NO STOPPING' RESTRICTIONS			×		×	
CLTF-26-052	BURKE AVENUE, BERALA STREET AND MCDONALD STREET, BERALA – PROPOSED 'GIVE WAY' CONTROL AND 'BL2' LINE MARKING				×		×

CLTF-26-053	AMY STREET AT WHITING STREET, REGENTS PARK - PROPOSED 'NO STOPPING' RESTRICTIONS AND 'BL2' LINE MARKING				×		×

Part 2 - Recommendation to Council

Note: Part 2 recommendations of the Cumberland Local Transport Forum are subject to Council's endorsement. For final decisions regarding these matters, please refer to the Council Meeting Minutes where these matters were reported to Council for determination.

Item #	Title	Electorate				Police Area Command (PAC)	
		Fairfield	Granville	Prospect	Auburn	Cumberland	Auburn
CLTF-26-054	VAUGHAN STREET, LIDCOMBE – REQUEST FOR MEDIAN ISLAND OUTSIDE MCDONALD'S DRIVEWAY				×		×
CLTF-26-055	TOONGABBIE ROAD, TOONGABBIE - ROAD SAFETY CONCERNS – CONSULTATION RESULT			×		×	
CLTF-26-056	STRATEGIC CYCLEWAY - CORRIDOR 16 - LIDCOMBE TO GUILDFORD			×			×
CLTF-26-057	STRATEGIC CYCLEWAY - CORRIDOR 17 - PENDLE HILL TO GREYSTANES			×		×	
CLTF-26-058	REGENTS PARK TOWN CENTRE PUBLIC DOMAIN PLAN - AMY STREET PRECINCT UPGRADE - PROPOSED ON-STREET CHANGES				×		×
CLTF-26-059	REGENT STREET, REGENTS PARK - REQUEST FOR BANNING RIGHT TURNS INTO AMY STREET		×			×	
CLTF-26-060	PRICE STREET AND DAVIES STREET, MERRYLANDS – PROPOSED ROUNDABOUT		×			×	
CLTF-26-061	MONITOR ROAD, MERRYLANDS - ROAD SAFETY CONCERNS – CONSULTATION RESULT		×			×	
CLTF-26-062	LEIGH STREET AT CHARLOTTE STREET, MERRYLANDS - ROAD SAFETY CONCERNS		×			×	
CLTF-26-063	GOODALL STREET, PENDLE HILL – PROVISION OF A PEDESTRIAN CROSSING			×		×	
CLTF-26-064	BRICKWORKS DRIVE, HOLROYD - ROAD SAFETY CONCERNS – CONSULTATION RESULT		×			×	
CLTF-26-065	BOLD STREET BRIDGE - TRAFFIC AND TRANSPORT STUDY		×			×	

CUMBERLAND CITY COUNCIL

Cumberland Local Transport Forum
1 April 2026

Part 1 - Recommended for Approval under Delegated Authority in accordance with Part 1 of the Terms of Reference for the Cumberland Local Transport Forum.

ITEMS RESOLVED BY EXCEPTION

The Committee resolved by exception the below items on the Cumberland Local Transport Forum Agenda as per the recommendations in the reports:

CLTF-26-034, CLTF-26-035, CLTF-26-036, CLTF-26-037, CLTF-26-038, CLTF-26-039, CLTF-26-041, CLTF-26-042, CLTF-26-043, CLTF-26-044, CLTF-26-045, CLTF-26-047, CLTF-26-048, CLTF-26-049, CLTF-26-050, CLTF-26-051, CLTF-26-052, CLTF-26-053.

Moved Mr George Campbell, **Seconded** Clr Joseph Rahme.

ITEM CLTF-26-034 - WOODPARK ROAD, SMITHFIELD – PROPOSED 'NO PARKING' RESTRICTIONS

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The installation of 'No Parking' restrictions on the northern side of Woodpark Road, Smithfield, near the western driveway of No. 171-177, in accordance with the attached plan, be approved.

2. The affected properties be notified of the outcome.

ITEM CLTF-26-035 - WARWICK ROAD, MERRYLANDS - ROAD SAFETY CONCERNS – CONSULTATION RESULT

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The provision of 'BL2' line marking on Warwick Road, Merrylands, between Merrylands Road and Leeds Street, in accordance with the attached plan, be approved.

2. The concerned residents be notified of the outcome.

ITEM CLTF-26-036 - TUNGARRA ROAD, GIRRAWEEN – PROPOSED PART-TIME 'BUS STOP' SIGNAGE DURING SCHOOL DAYS

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The installation of 'Bus Stop 7am–9am, 2:30pm–4:30pm School Days' signage on Tungarra Road, Girraween, outside No. 61 and along the side boundary of No. 25 Girraween Road, be approved, and the works be carried out by CDC NSW.

2. The affected /concerned residents be notified of the outcome.

ITEM CLTF-26-037 - STEEL STREET, SOUTH GRANVILLE – PROPOSED 'NO PARKING' RESTRICTIONS DURING WASTE COLLECTION

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The proposed 'No Parking, 5am-12pm Friday' restrictions in the cul-de-sac of Steel Street, South Granville, in accordance with the attached plan, be approved in principle

2. The affected residents be notified of the outcome.

ITEM CLTF-26-038 - SMITH STREET, PENDLE HILL - PROPOSED EXTENSION OF THE EXISTING 'BUS ZONE'

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The removal of the existing 'Bus Stop' on the southern side of Smith Street, Pendle Hill, outside No.152, in accordance with attached plan, be approved.

2. The extension of the existing 'Bus Zone' on the southern side of Smith Street, Pendle Hill, outside Pendle Hill Public School, in accordance with attached plan, be approved.

3. The affected / concerned residents and school be notified of the outcome.

ITEM CLTF-26-039 - RHOADES LANE, AUBURN – PROPOSED 'NO STOPPING' RESTRICTIONS

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The proposed 'No Stopping' restrictions in Rhoades Lane, Auburn in accordance with the attached plan be approved.
2. The existing 'No Stopping 8:30am – 9:30am, 2:30pm – 3:30pm Monday to Friday' restrictions in Rhoades Lane, Auburn, be replaced by full-time 'No Stopping' restrictions in accordance with the attached plan, be approved.
3. The affected residents be notified of the outcome.

ITEM CLTF-26-041 - PROPOSED CARSHARE PARKING SPACES - CHURCH STREET, LIDCOMBE AND JUNIA AVENUE, TOONGABBIE

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The installation of 'No Parking, Authorised Car Share vehicles excepted" signs in Church Street, Lidcombe and Junia Avenue, Toongabbie, in accordance with the attached plans, be approved.
2. The signs be installed at the cost of the applicant for a 12 month trial period.

ITEM CLTF-26-042 - PINE ROAD, YENNORA – PROPOSED EXTENSION OF THE EXISTING 'NO STOPPING' RESTRICTIONS

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The extension of the existing 'No Stopping' restrictions on the western side of Pine Road, Yennora, outside No. 11 by a further 5 metres south, in accordance with the attached plan, be approved.
2. The affected and concerned residents be notified of the outcome.

ITEM CLTF-26-043 - PENDLE HILL TOWN CENTRE - PROPOSED PARKING CHANGES - CONSULTATION RESULTS

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. '1P 8AM-8PM' restrictions for Civic Avenue and Pendle Way, Pendle Hill, for seven days a week, in accordance with the attached plan, be approved.

2. The affected and concerned residents and properties be notified of the outcome.

ITEM CLTF-26-044 - PARK ROAD AND PINE ROAD, AUBURN – PROPOSED 'NO STOPPING' RESTRICTIONS

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The proposed 'No Stopping' restrictions at the intersection of Park Road and Pine Road, Auburn, in accordance with the attached plan, be approved in principle.

2. The affected residents be notified of the outcome.

ITEM CLTF-26-045 - NORTHCOTE STREET, AUBURN – REQUEST FOR 'WORKS ZONE' SIGNAGE

Resolved by exception

The Cumberland Transport Forum recommends that:

1. The 8m 'Works Zone, 7:00am-6:00pm, Monday-Friday, 8:00am-4:00pm, Saturday' signs be approved on the frontage of the redevelopment site on Northcote Street, Auburn, in accordance with the attached plan, subject to Council's standard conditions for the period of 4 months and subsequent extension if required.

2. The applicant be advised to pay the 'Works Zone' fees to Council as per the adopted Fees and Charges.

ITEM CLTF-26-047 - KING STREET, AUBURN – PROPOSED PARKING RESTRICTIONS

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The proposed 'No Stopping' signage on the southern side of King Street, Auburn, along the side boundary of No.89 Yillowra Street, in accordance with the attached Plan 1, be approved.

2. The proposed 'No Parking' signage on the southern side of King Street, Auburn, between Yillowra Street and Kihilla Road, in accordance with the attached Plan 2 be approved, subject to consultation.

3. The affected and concerned residents be notified of the outcome.

ITEM CLTF-26-048 - KIHILLA ROAD, AUBURN - ROAD SAFETY CONCERNS

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. Installation of 'Local Traffic Only' signs in Kihilla Road, Auburn at Rawson Street and Parramatta Road intersections be approved.

2. Council notifies concerned resident of the outcome.

ITEM CLTF-26-049 - HARROW ROAD BETWEEN VAUGHAN STREET AND CHISWICK ROAD, AUBURN – ROAD SAFETY CONCERNS

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. Installation of BL2 and DL1 centre line markings in Harrow Road, Auburn between Vaughan Street and Chiswick Road in accordance with the attached plan be approved.

2. The concerned resident be notified of the outcome.

ITEM CLTF-26-050 - GUILDFORD ROAD, GUILDFORD - REVIEW OF THE EXISTING PARKING RESTRICTIONS

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The existing 'No Parking 8:30am – 9:30am, 2:30pm – 3:30pm School Days' restrictions on the southern side of Guildford Road, Guildford, outside Blaxcell Street Public School, be extended to 'No Parking 8:30am – 9:30am, 2:30pm – 5pm School Days', in accordance with attached plan, be approved.

2. The installation of 'No Parking' restrictions on the southern side of Guildford Road, Guildford, outside Blaxcell Street Public School car park, in accordance with attached plan, be approved.

3. The affected / concerned residents / school be notified of the outcome.

ITEM CLTF-26-051 - GIRRAWEEN ROAD, GIRRAWEEN – PROPOSED EXTENSION OF THE EXISTING 'NO STOPPING' RESTRICTIONS

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The extension of the existing 'No Stopping' restrictions on the western side of Girraween Road, Girraween, outside No. 150 by a further 5 metres north, in accordance with the attached plan be approved, subject to consultation with the affected resident.

ITEM CLTF-26-052 - BURKE AVENUE, BERALA STREET AND MCDONALD STREET, BERALA – PROPOSED 'GIVE WAY' CONTROL AND 'BL2' LINE MARKING

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The installation of 'Give Way' signage and associated 'TB' and 'TB1' line marking at the intersection of Berala Street and Burke Avenue, Berala, in accordance with the attached plan, be approved.

2. The installation of 'Give Way' signage and associated 'TB' and 'TB1' line marking at the intersection of Berala Street and McDonald Street, Berala, in accordance with the attached plan, be approved.

3. The provision of 'BL2' line marking along Burke Avenue, Berala Street and McDonald Street, Berala, in accordance with the attached plan, be approved.

4. The affected / concerned residents be notified of the outcome.

ITEM CLTF-26-053 - AMY STREET AT WHITING STREET, REGENTS PARK - PROPOSED 'NO STOPPING' RESTRICTIONS AND 'BL2' LINE MARKING

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The installation of 'No Stopping' signage and 'BL2' line marking at the intersection of Amy Street and Whiting Street, Regents Park, in accordance with attached plan, be approved.

2. The affected / concerned residents be notified of the outcome.

ITEM CLTF-26-040 - PROPOSED TRUCK PARKING - CONSULTATION RESULTS

The Cumberland Local Transport Forum recommends that:

1. The "LONG OR HEAVY VEHICLES PERMITTED TO STOP LONGER THAN 1 HOUR; 4:00PM – 7:00AM MON-FRI; 4:00PM- 12:00 MIDNIGHT SAT 24 HOURS SUNDAY" signage on the following listed roads, in accordance with the attached plans, be approved:

    a. Toongabbie Road, Girraween

    b. Rose Crescent, Regents Park

    c. Edgar Buggy Street, Granville

    d. Loftus Road, Yennora

    e. Britton Street, Smithfield

    f. Percival Road, Smithfield

    g. Clunies Ross Street, Pemulwuy

    h. Long Street, Smithfield

Moved Mr Matthew Tangonan, **seconded** Clr Joseph Rahme.

DISCUSSION:

General discussion was held on the matter, with no changes to the recommendation.

ITEM CLTF-26-046 - LIDCOMBE TOWN CENTRE – PROPOSED PARKING CHANGES – CONSULTATION RESULTS

The Cumberland Local Transport Forum recommends that:

1. '1P 8:30AM-6PM MON-FRI, 8:30AM-12:30PM SAT' signage for Ann Street, Childs Street, Doodson Avenue, John Street and Mary Street, Lidcombe, in accordance with the attached plan, be approved.

2. '1P 8:30AM-6PM MON-FRI, 8:30AM-12PM SAT' signage for Church Street, Lidcombe, in accordance with the attached plan, be approved.

3. Council undertake a review in 3 months from the date of installation and consider any feedback received following implementation of the parking restrictions.

4. The affected and concerned residents and properties be notified of the outcome.

Moved Clr Glenn Elmore, **seconded** Mr Matthew Tangonan**.**

DISCUSSION:
General discussion was held on the matter and an additional recommendation included to capture feedback from the community following the implementation of the parking restrictions.

CUMBERLAND CITY COUNCIL

Cumberland Local Transport Forum
1 April 2026

Part 2 - Recommendation to Council in accordance with Part 2 of the Terms of Reference for the Cumberland Local Transport Forum.

Note: Part 2 recommendations of the Cumberland Local Transport Forum are subject to Council's endorsement. For final decisions regarding these matters, please refer to the Council Meeting Minutes where these matters were reported to Council for determination.

ITEMS RESOLVED BY EXCEPTION

The Committee resolved by exception the below items on the Cumberland Local Transport Forum Agenda as per the recommendations in the reports:

CLTF-26-054, CLTF-26-055, CLTF-26-056, CLTF-26-057, CLTF-26-060, CLTF-26-061, CLTF-26-062, CLTF-26-064, CLTF-26-065.

Moved Mr George Campbell, **seconded** Clr Joseph Rahme

ITEM CLTF-26-054 - VAUGHAN STREET, LIDCOMBE – REQUEST FOR MEDIAN ISLAND OUTSIDE MCDONALD'S DRIVEWAY

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The objection received be noted.
2. Council continue to monitor the situation and review the matter should circumstances change in the future.

ITEM CLTF-26-055 - TOONGABBIE ROAD, TOONGABBIE - ROAD SAFETY CONCERNS – CONSULTATION RESULT

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The installation of speed humps on Toongabbie Road between Portia Road and Targo Road, Toongabbie as per the attached plan be supported.
2. Council notify affected / concerned residents of the outcome.

ITEM CLTF-26-056 - STRATEGIC CYCLEWAY - CORRIDOR 16 - LIDCOMBE TO GUILDFORD

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. Council provides in principle support on the proposed alignment and concept design for Corridor 16 (Lidcombe to Guildford) identified in the adopted Cumberland Walking and Cycling Strategy.
2. Council note the next steps in progressing the proposal, as outlined in this report.

ITEM CLTF-26-057 - STRATEGIC CYCLEWAY - CORRIDOR 17 - PENDLE HILL TO GREYSTANES

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. Council provides in principle support on the proposed alignment and concept design for Corridor 17 (Pendle Hill to Greystanes) identified in the adopted Cumberland Walking and Cycling Strategy.
2. Council note the next steps in progressing the proposal, as outlined in this report.

ITEM CLTF-26-060 - PRICE STREET AND DAVIES STREET, MERRYLANDS – PROPOSED ROUNDABOUT

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The installation of a roundabout with speed cushions at the intersection of Price Street and Davies Street, Merrylands, be supported in principle, subject to funding.

2. Council prepares a concept plan for the proposed roundabout and speed cushions, undertake consultation with affected residents and provide a further report to the Cumberland Local Transport Forum if objections are received.

ITEM CLTF-26-061 - MONITOR ROAD, MERRYLANDS - ROAD SAFETY CONCERNS – CONSULTATION RESULT

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The installation of speed humps on Monitor Road, Merrylands be supported in principle.
2. Council prepare design of speed humps, undertake consultation with the directly affected residents and report the findings to a future Cumberland Local Transport Forum.

ITEM CLTF-26-062 - LEIGH STREET AT CHARLOTTE STREET, MERRYLANDS - ROAD SAFETY CONCERNS

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The installation of speed humps at the intersection of Leigh Street and Charlotte Street, Merrylands, be supported in principle.
2. Council undertake consultation with the directly affected and adjacent properties and report back to the Cumberland Local Transport Forum if objections are received.
3. The concerned resident be notified of the outcome.

ITEM CLTF-26-064 - BRICKWORKS DRIVE, HOLROYD - ROAD SAFETY CONCERNS – CONSULTATION RESULT

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. The installation of speed humps on Brickworks Drive, Holroyd as per the attached plan be supported.
2. Council notify affected / concerned residents of the outcome.:

ITEM CLTF-26-065 - BOLD STREET BRIDGE - TRAFFIC AND TRANSPORT STUDY

Resolved by exception

The Cumberland Local Transport Forum recommends that:

1. Council note the report and recommended mitigation strategies to alleviate congestion on the Bold Street Bridge and adjoining roads.
2. Council progress the development and implementation of strategies outlined in the report that fall within the Cumberland LGA.
3. Council write to Transport for NSW and the City of Parramatta advocating for implementation of the strategies within their respective jurisdiction as outlined in the report.
4. Council write to the Minister for Roads, and both the State Members for Granville and Parramatta, advocating for the State Government to fund and implement the recommended strategies as outlined in the report.

ITEM CLTF-26-058 - REGENTS PARK TOWN CENTRE PUBLIC DOMAIN PLAN - AMY STREET PRECINCT UPGRADE - PROPOSED ON-STREET CHANGES

RECOMMENDATION

The Cumberland Local Transport Forum recommends that:

1. A roundabout at the intersection of Amy Street and Regent Street, Regents Park, as part of the Amy Street Precinct Upgrade, be supported in-principle.
2. A right turn ban for vehicles turning from Edwin Street into Amy Street and from Amy Street into Edwin Street as part of the Amy Street Precinct Upgrade, be supported in-principle.
3. Council prepare Traffic Management Plans for the right turn bans into Amy Street at its intersection with Edwin Street for submission to Transport for NSW.
4. Council undertaken consultation with affected residents and businesses on the proposals.

Moved Clr Glenn Elmore, **seconded** Mr George Campbell**.**

DISCUSSION:
General discussion was held on the matter, with no changes to the recommendation.

ITEM CLTF-26-059 - REGENT STREET, REGENTS PARK - REQUEST FOR BANNING RIGHT TURNS INTO AMY STREET

RECOMMENDATION

The Cumberland Local Transport Forum recommends that:

1. Council prepare a Traffic Management Plan for the installation of "No Right Turn, 7 AM – 9AM, 2PM – 6PM, Monday to Friday", "Buses Excepted" signage on Regent Street, Regents Park at its intersection with Amy Street and advisory signage, as per the attached plan.

2. Council notify the residents who sent submissions during the consultation of the outcome.

3. Council note this will be an interim arrangement until a roundabout is constructed at the intersection of Regent and Amy Streets.

Moved Mr George Campbell, **seconded** Clr Elmore**.**

DISCUSSION:
General discussion was held on the matter, with an updated recommendation regarding access for school buses and clarifying that the no right turn restriction is an interim arrangement until a roundabout is constructed at the intersection of Regent and Amy Streets.

ITEM CLTF-26-063 - GOODALL STREET, PENDLE HILL – PROVISION OF A PEDESTRIAN CROSSING

RECOMMENDATION

The Cumberland Local Transport Forum recommends that:

1. The installation of a pedestrian crossing on Goodall Street south of Stapleton Street, Pendle Hill, in accordance with the attached concept plan, be approved.

2. Council prepare final design plans for the pedestrian crossing including the investigation of a dedicated right turn lane into Stapleton Street and undertake consultation with affected and adjacent residents and report back to the Cumberland Local Transport Forum if objections are received.

Moved Clr Glenn Elmore, **seconded** Mr George Campbell**.**

DISCUSSION:
General discussion was held on the matter, and an updated recommendation to include exploring a dedicated right turn lane into Stapleton Street.

GENERAL BUSINESS

The following general business was raised:

Intersection of Edgar Buggy Street and Railway Terrace, Granville

Council to investigate improvements to the intersection of Edgar Buggy Street and Railway Terrace, and the approach from Oxford Street towards Edgar Buggy Street, to improve traffic flow at this location.

Kitchener Parade, Regents Park

Council to review current 'No Stopping' signage at this location and investigate if additional signage or an extension of the restriction be introduced to improve traffic flow and road safety at this location.

Intersection of Membrey Street and Clyde Street, Granville

Council to investigate this intersection to ensure sufficient sight distance for motorists exiting Membrey Street onto Clyde Street.

Proposed Pedestrian Refuge location on South Parade, Auburn, near the Auburn Eye Doctor

Council to review the proposed pedestrian refuge location on South Parade following concerns raised by the business owner and determine if there are any other suitable options to improve access.

Speed Camera – Hawksview Road, Guildford

Discussions held on the status of this matter, which has been previously considered by the Cumberland Local Transport Forum. Council advised that officers they are still awaiting advice from Transport for NSW on the status of the matter.

NEXT MEETING

Next Meeting 3 June 2026 at 9:30am.

MEETING CLOSED

The meeting terminated at 10.24am.

Signed:
Chairperson

DOCUMENTS ASSOCIATED WITH REPORT C05/26-48

Attachment 2

Items Considered under Delegated Authority at the Cumberland Local Transport Forum on 1 April 2026

CUMBERLAND LOCAL TRANSPORT FORUM PART 1 ITEMS CONSIDERED UNDER DELEGATED AUTHORITY

Cumberland Local Transport Forum – 1 April 2026

Item #	Title	Recommendation
CLTF-26-034	WOODPARK ROAD, SMITHFIELD – PROPOSED 'NO PARKING' RESTRICTIONS	1. The installation of 'No Parking' restrictions on the northern side of Woodpark Road, Smithfield, near the western driveway of No. 171-177, in accordance with the attached plan, be approved. 2. The affected properties be notified of the outcome.
CLTF-26-035	WARWICK ROAD, MERRYLANDS - ROAD SAFETY CONCERNS – CONSULTATION RESULT	1. The provision of 'BL2' line marking on Warwick Road, Merrylands, between Merrylands Road and Leeds Street, in accordance with the attached plan, be approved. 2. The concerned residents be notified of the outcome.
CLTF-26-036	TUNGARRA ROAD, GIRRAWEEN – PROPOSED PART TIME 'BUS STOP' SIGNAGE DURING SCHOOL DAYS	1. The installation of 'Bus Stop 7am–9am, 2:30pm–4:30pm School Days' signage on Tungarra Road, Girraween, outside No. 61 and along the side boundary of No. 25 Girraween Road, be approved, and the works be carried out by CDC NSW. 2. The affected/concerned resident be notified of the outcome.
CLTF-26-037	STEEL STREET, SOUTH GRANVILLE – PROPOSED 'NO PARKING' RESTRICTIONS DURING WASTE COLLECTION	1. The proposed 'No Parking, 5am-12pm Friday' restrictions in the cul-de-sac of Steel Street, South Granville, in accordance with the attached plan, be approved in principle. 2. The affected resident be notified of the outcome.

CLTF-26-038	SMITH STREET, PENDLE HILL - PROPOSED EXTENSION OF THE EXISTING 'BUS ZONE'	1. The removal of the existing 'Bus Stop' on the southern side of Smith Street, Pendle Hill, outside No.152, in accordance with attached plan, be approved. 2. The extension of the existing 'Bus Zone' on the southern side of Smith Street, Pendle Hill, outside Pendle Hill Public School, in accordance with attached plan, be approved. 3. The affected / concerned residents and school be notified of the outcome.
CLTF-26-039	RHOADES LANE, AUBURN – PROPOSED 'NO STOPPING' RESTRICTIONS	1. The proposed 'No Stopping' restrictions in Rhoades Lane, Auburn in accordance with the attached plan be approved. 2. The existing 'No Stopping 8:30am – 9:30am, 2:30pm – 3:30pm Monday to Friday' restrictions in Rhoades Lane, Auburn, be replaced by full-time 'No Stopping' restrictions in accordance with the attached plan, be approved. 3. The affected resident be notified of the outcome.
CLTF-26-040	PROPOSED TRUCK PARKING - CONSULTATION RESULTS	1. The "LONG OR HEAVY VEHICLES PERMITTED TO STOP LONGER THAN 1 HOUR; 4:00PM – 7:00AM MON-FRI; 4:00PM- 12:00 MIDNIGHT SAT 24 HOURS SUNDAY" signage on the following listed roads, in accordance with the attached plans, be approved: a. Toongabbie Road, Girraween b. Rose Crescent, Regents Park c. Edgar Buggy Street, Granville d. Loftus Road, Yennora e. Britton Street, Smithfield f. Percival Road, Smithfield g. Clunies Ross Street, Pemulwuy h. Long Street, Smithfield

CLTF-26-041	PROPOSED CARSHARE PARKING SPACES - CHURCH STREET, LIDCOMBE AND JUNIA AVENUE, TOONGABBIE	1. The installation of 'No Parking, Authorised Car Share vehicles excepted" signs in Church Street, Lidcombe and Junia Avenue, Toongabbie, in accordance with the attached plans, be approved. 2. The signs be installed at the cost of the applicant for a 12 month trial period.
CLTF-26-042	PINE ROAD, YENNORA – PROPOSED EXTENSION OF THE EXISTING 'NO STOPPING' RESTRICTIONS	1. The extension of the existing 'No Stopping' restrictions on the western side of Pine Road, Yennora, outside No. 11 by a further 5 metres south, in accordance with the attached plan, be approved. 2. The affected and concerned residents be notified of the outcome.
CLTF-26-043	PENDLE HILL TOWN CENTRE - PROPOSED PARKING CHANGES - CONSULTATION RESULTS	1. '1P 8AM-8PM' restrictions for Civic Avenue and Pendle Way, Pendle Hill, for seven days a week, in accordance with the attached plan, be approved. 2. The affected and concerned residents and properties be notified of the outcome.
CLTF-26-044	PARK ROAD AND PINE ROAD, AUBURN – PROPOSED 'NO STOPPING' RESTRICTIONS	1. The proposed 'No Stopping' restrictions at the intersection of Park Road and Pine Road, Auburn, in accordance with the attached plan, be approved in principle. 2. The affected residents be notified of the outcome.

CLTF-26-045	NORTHCOTE STREET, AUBURN – REQUEST FOR 'WORKS ZONE' SIGNAGE	1. The 8m 'Works Zone, 7:00am-6:00pm, Monday-Friday, 8:00am-4:00pm, Saturday' signs be approved on the frontage of the redevelopment site on Northcote Street, Auburn, in accordance with the attached plan, subject to Council's standard conditions for the period of 4 months and subsequent extension if required. 2. The applicant be advised to pay the 'Works Zone' fees to Council as per the adopted Fees and Charges.
CLTF-26-046	LIDCOMBE TOWN CENTRE – PROPOSED PARKING CHANGES – CONSULTATION RESULTS	1. '1P 8:30AM-6PM MON-FRI, 8:30AM-12:30PM SAT' signage for Ann Street, Childs Street, Doodson Avenue, John Street and Mary Street, Lidcombe, in accordance with the attached plan, be approved. 2. '1P 8:30AM-6PM MON-FRI, 8:30AM-12PM SAT' signage for Church Street, Lidcombe, in accordance with the attached plan, be approved. 3. Council undertake a review in 3 months from the date of installation and consider any feedback received following implementation of the parking restrictions. 4. The affected and concerned residents and properties be notified of the outcome.
CLTF-26-047	KING STREET, AUBURN – PROPOSED PARKING RESTRICTIONS	1. The proposed 'No Stopping' signage on the southern side of King Street, Auburn, along the side boundary of No.89 Yillowra Street, in accordance with the attached Plan 1, be approved. 2. The proposed 'No Parking' signage on the southern side of King Street, Auburn, between Yillowra Street and Kihilla Road, in accordance with the attached Plan 2 be approved, subject to consultation.

		3. The affected and concerned residents be notified of the outcome.
CLTF-26-048	KIHILLA ROAD, AUBURN - ROAD SAFETY CONCERNS	1. Installation of 'Local Traffic Only' signs in Kihilla Road, Auburn at Rawson Street and Parramatta Road intersections be approved. 2. Council notifies concerned resident of the outcome.
CLTF-26-049	HARROW ROAD BETWEEN VAUGHAN STREET AND CHISWICK ROAD, AUBURN – ROAD SAFETY CONCERNS	1. Installation of BL2 and DL1 centre line markings in Harrow Road, Auburn between Vaughan Street and Chiswick Road in accordance with the attached plan be approved. 2. The concerned resident be notified of the outcome.
CLTF-26-050	GUILDFORD ROAD, GUILDFORD - REVIEW OF THE EXISTING PARKING RESTRICTIONS	1. The existing 'No Parking 8:30am – 9:30am, 2:30pm – 3:30pm School Days' restrictions on the southern side of Guildford Road, Guildford, outside Blaxcell Street Public School, be extended to 'No Parking 8:30am – 9:30am, 2:30pm – 5pm School Days', in accordance with attached plan, be approved. 2. The installation of 'No Parking' restrictions on the southern side of Guildford Road, Guildford, outside Blaxcell Street Public School car park, in accordance with attached plan, be approved. 3. The affected / concerned residents / school be notified of the outcome.

CLTF-26-051	GIRRAWEEN ROAD, GIRRAWEEN – PROPOSED EXTENSION OF THE EXISTING 'NO STOPPING' RESTRICTIONS	1. The extension of the existing 'No Stopping' restrictions on the western side of Girraween Road, Girraween, outside No. 150 by a further 5 metres north, in accordance with the attached plan be approved, subject to consultation with the affected resident.
CLTF-26-052	BURKE AVENUE, BERALA STREET AND MCDONALD STREET, BERALA – PROPOSED 'GIVE WAY' CONTROL AND 'BL2' LINE MARKING	1. The installation of 'Give Way' signage and associated 'TB' and 'TB1' line marking at the intersection of Berala Street and Burke Avenue, Berala, in accordance with the attached plan, be approved. 2. The installation of 'Give Way' signage and associated 'TB' and 'TB1' line marking at the intersection of Berala Street and McDonald Street, Berala, in accordance with the attached plan, be approved. 3. The provision of 'BL2' line marking along Burke Avenue, Berala Street and McDonald Street, Berala, in accordance with the attached plan, be approved. 4. The affected / concerned residents be notified of the outcome.
CLTF-26-053	AMY STREET AT WHITING STREET, REGENTS PARK - PROPOSED 'NO STOPPING' RESTRICTIONS AND 'BL2' LINE MARKING	1. The installation of 'No Stopping' signage and 'BL2' line marking at the intersection of Amy Street and Whiting Street, Regents Park, in accordance with attached plan, be approved. 2. The affected / concerned residents be notified of the outcome.

DOCUMENTS ASSOCIATED WITH REPORT C05/26-48

Attachment 3

Recommendation to Council of Cumberland Local Transport Forum Meeting on 1 April 2026

List of Recommendations to Council: Cumberland Local Transport Forum Meeting on 1 April 2026

Attachments:

1. CLTF-26-054 – Vaughan Street, Lidcombe - Request For Median Island Outside Mcdonald's Driveway 1
2. CLTF-26-055 – Toongabbie Road, Toongabbie - Road Safety Concerns - Consultation Result 22
3. CLTF-26-056 – Strategic Cycleway - Corridor 16 - Lidcombe To Guildford 99
4. CLTF-26-057 – Strategic Cycleway - Corridor 17 - Pendle Hill To Greystanes 106
5. CLTF-26-058 – Regents Park Town Centre Public Domain Plan - Amy Street Precinct Upgrade - Proposed On-Street Changes 112
6. CLTF-26-059 – Regent Street, Regents Park - Request For Banning Right Turns Into Amy Street 118
7. CLTF-26-060 – Price Street And Davies Street, Merrylands - Proposed Roundabout 175
8. CLTF-26-061 – Monitor Road, Merrylands - Road Safety Concerns - Consultation Result 177
9. CLTF-26-062 – Leigh Street At Charlotte Street, Merrylands - Road Safety Concerns 210
10. CLTF-26-063 – Goodall Street, Pendle Hill - Provision Of A Pedestrian Crossing 214
11. CLTF-26-064 – Brickworks Drive, Holroyd - Road Safety Concerns - Consultation Result 221
12. CLTF-26-065 – Bold Street Bridge - Traffic And Transport Study 267

Item No: CLTF-26-054

VAUGHAN STREET, LIDCOMBE – REQUEST FOR MEDIAN ISLAND OUTSIDE MCDONALD'S DRIVEWAY

The Cumberland Local Transport Forum recommends, and Council resolves that:

1. The objection received be noted.

2. Council continue to monitor the situation and review the matter should circumstances change in the future.

REPORT

Council has received safety concerns from motorists regarding the carpark driveway of McDonald's on the northeastern corner of Olympic Drive and Vaughan Street, Lidcombe.

Cumberland Local Transport Forum (formerly known as Cumberland Traffic Committee) at its meeting in June 2025 considered a report (CTC-25-121) on the proposed median island on Vaughan Street, Lidcombe and recommended that:

1. *A 600 mm wide, 25m long median island on Vaughan Street, Lidcombe, outside the McDonalds carpark driveway, be approved in principle.*

2. *Council undertake consultation with affected stakeholders and a further report be provided to the Traffic Committee if objections are received.*

Council at its meeting on 30 July 2025 approved the recommendation.

The image below shows the location.





Locality Plan

In accordance with the Council resolution, Council's Engagement Team approached McDonald's and received a written objection in October 2025. The objection was primarily based on concerns about restricted turning paths for their delivery vehicles.

McDonald's acknowledged that two accidents had occurred at its driveway as listed below. However, they do not consider these incidents are sufficient to justify the installation of a median island.

Date	Location	Description
16/10/2021	Vaughan Street & McDonalds	Emerging from driveway
04/10/2023	Vaughan Street 40 m east of Olympic Drive (opposite carpark driveway)	Rear right

As outlined in the previous report to the Cumberland Local Transport Forum:

"The driveway is marked as one entry lane and two exit lanes—one for right turns and one for left turns onto Vaughan Street. It is alleged that vehicles travelling westbound on Vaughan Street from Joseph Street tend to use the incorrect lane to enter the carpark driveway due to long queues extending beyond the driveway. Additionally, vehicles exiting the carpark in the right-turn lane attempt to merge into the queued traffic, at times blocking oncoming vehicles. This behaviour contributes to road safety issues."

McDonald's also suggested in its objection that the traffic issues on Vaughan Street are not associated with its operations.

In addition, the report from McDonald's suggested that a 'Keep Clear' line marking be installed in front of the driveway. Council officers have reviewed the suggestion and liaised with TfNSW, and the agency has advised that the proposal would not be supported as it does not meet the TfNSW technical requirements for this line marking.

Given the lack of consensus from the key stakeholder, it is therefore recommended that the Cumberland Local Transport Forum note the objection, and Council continue to monitor the situation and review the matter if circumstances change in the future.

CONSULTATION

Council's Engagement Team approached McDonald's in June 2025 and received a written objection in October 2025.

At the meeting, there was no further discussion on this matter and the Local Transport Forum endorsed the recommendation in the report.

ATTACHMENTS

1. Submission
2. Previous Report - CTC-25-121

DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-054

Attachment 1

Submission

Melbourne Geelong Sydney Brisbane Hobart

Planning | Transport | Urban Design | Waste Management | Landscape Architecture | Civil Engineering

McDonald's, Lidcombe – Proposed Median Island
9-15 Vaughan Street, Lidcombe

1. Introduction

Ratio Consultants (Ratio) has been engaged by McDonald's Australia Ltd to provide independent traffic engineering input in relation to the existing McDonald's Lidcombe store, occupying land addressed as 9-15 Vaughan Street, Lidcombe.

Information provided to our office via McDonald's indicates that correspondence from Cumberland City Council (Council) has detailed a motion that has been proposed to construct a concrete median island on Vaughan Street, citing regular traffic incidents and traffic jams occurring on Vaughan Street. As McDonald's is the party most affected by the proposal, it has been requested that statements in support or against the proposal are provided to Council for consideration.

The installation of a concrete median island, as suggested by Council, will negatively impact the Lidcombe store in our view, as the bi-directional accessibility to the site will be restricted. Ratio's response against the proposal, on behalf of McDonalds, is detailed hereunder.

2. The Proposal

A motion has been proposed for the installation of a concrete median island on Vaughan Street. An indicative layout for the arrangement, supplied by Council, suggests the median shall measure 25 metres in length and be installed opposite the site access point to the McDonalds Lidcombe store.

The indicative arrangement is demonstrated in Figure 1.

Figure 1: Proposed Median Arrangement



Vaughan Street constructed median proposal (Cumberland City Council)

3. Proposal Response

The construction of a concrete median island at the proposed location is not supported in this instance. The existing site features a single point of access, with the installation of such a treatment subsequently restricting site access to a left-in/left-out only arrangement.

Further to the anticipated impact to sales for this store, the following traffic engineering considerations are raised with respect to the proposal:

3.1 Traffic Safety

Council has stated that the intent of the proposed median is to address "traffic incidents and traffic jams occurring regularly on Vaughan Street". As the proposed median would only impact access to the McDonald's site, the implication from Council is that right-turn movements (inbound and/or outbound) associated with the existing McDonalds are the source of these issues/incidents.

A review of the Transport for New South Wales (TfNSW) crash map for the last five years of available data indicates there have been two (2) reported crashes proximate to the median location.

These are detailed in Figure 2 and Table 1:

Figure 2: TfNSW Crashes Map - Recorded Incident Locations



Table 1: TfNSW Crashes Map - Recorded Incidents

Figure Reference	Year	Crash Severity	RUM[1] - Description
1	2023	Minor/Other Injury	Rear end
2	2021	Minor/Other Injury	Emerging from drive

[1] Road User Movement

Based on the preceding review, there is only one (1) recorded incident within the last five years of available data that would be considered relevant to the McDonald's Lidcombe site, consisting of the Minor/Other Injury incident recorded in 2021 where a vehicle emerged from the site and collided with a vehicle on Vaughan Street.

Critically, no further incidents have been recorded at this location, and this incident would not appear to be suggestive of a particular road safety hazard at this location.

It is further noted that signalised intersections with Joseph Street (100m east) and Olympic Drive (50m west) would provide suitable windows for vehicles to enter and exit the site. Without the provision of specific road incident information, it is speculated that the most likely issue occurring at the McDonalds site access is vehicles departing to the west and temporarily obstructing eastbound traffic on Vaughan Street.

3.2 Operational Impact

Following review of the Agreed Delivery Method (ADM) with Martin Brower (the loading and logistics organisation who manage all McDonald's loading), it is understood the largest vehicle undertaking loading activities within the site would be a 16-pallet truck. This would consist of a 15.2m semi-trailer or 9.8m rigid truck. For reference, the ADM is provided to our office is shown in Appendix A of this report.

It is noted that deliveries are scheduled to occur at 4:00am on Mondays, Wednesdays, and Thursdays, with vehicles to reverse into the site from Vaughan Street and temporarily occupying 8 on-site parking spaces. As we understand, this access arrangement is applicable to semi-trailers, with rigid vehicles able to access the site and designated loading area in a forward direction.

A vehicle swept path assessment has been undertaken for the McDonald's 15.2m semi-trailer using Autodesk Vehicle Tracking software. The assessment indicates that the installation of a concrete median will restrict the ability for semi-trailers to service the site, noting:

- The constructed median will obstruct the vehicles turning path when reversing into the site; and
- The constructed median will force semi-trailers to depart to the east. While this movement is feasible, the likelihood of a collision with the existing power pole to the east of the crossover is increased.

4. Suggested Arrangement

The information available to Ratio for this assessment would suggest that any traffic issues which may be experienced on Vaughan Street as a result of McDonald's operations would most likely result from right-turn movements into and/or out of the site.

However, based on a review of available crash data and with due consideration to the layout of the surrounding road network at this location, it is considered unlikely that any traffic impacts arising from the existing McDonalds site access would justify the installation of a constructed median at this location. Additionally, while a constructed median may limit the number of turning movements associated with the site access this element also introduces an additional collision risk within the roadway.

Based on the preceding review, it is anticipated that the installation of 'KEEP CLEAR' line markings within the Vaughan Street westbound traffic lanes would be sufficient in addressing any issues which may be arising from these movements, without impacting accessibility to the site for both customers and loading vehicles.

This arrangement is demonstrated within the concept plan provided within Appendix B of this report.

Our independent recommendation is that this treatment be instated and followed by a 6-month monitoring period to assess its effectiveness.

5. Conclusion

Based on the discussion provided within this document, we consider the proposed central median construction to be inappropriate for the following reasons:

– No traffic incident data has been supplied by Council which would justify/inform the provision of a constructed median at the site access. Furthermore, a review of TfNSW crash data over the past 5 years fails to highlight any accident trends which would:

  (a) - Justify the installation of a constructed median at this location; and

  (b) - Identify that any traffic related issues which may be occurring on Vaughan Street are the result of activity associated with the McDonalds Lidcombe store.

– The provision of a constructed median at this location will significantly impact accessibility to the site for both customers and loading vehicles.

– The provision of a constructed median introduces a collision hazard within the roadway.

It is considered likely that any issued which may be arising from site generated traffic could be adequately addressed via the installation of 'KEEP CLEAR' line markings within the Vaughan Street westbound traffic lanes. We recommend this treatment is followed by a 6-month, post-installation monitoring period to assess the effectiveness of the treatment.

Should you have any queries with respect to the details within this letter, please do not hesitate to contact or the undersigned.

Appendix A : Agreed Delivery Method (ADM)

ratio:

23102T-LET01-F01 P6

ratio.com.au

- Agreed Delivery Method - ADM -

Restaurant Name	Lidcombe		Restaurant Number:		559
Address:	9-15 Vaughan St		LIDCOMBE	NSW	
Phone Number:	02 9749 7309		NSW	Profile	Free Standing (f)
Licensee Name (or McOpCo)	McOpCo	Martin Brower FBC:	Tim Ng		DC Sydney
Maximum Vehicle Size - Pallets:	18	Max Vehicle Height (m):	N/A	Forklift Required:	No
Rigid Vehicle Only:	No	Tailgate:	Yes	Profile: OOPD	METRO

Delivery Schedule

Delivery Day	Scheduled Delivery Time **	Delivery Crew Requirements: Manager	Crew
MONDAY	4.00.00 AM	1	2
WEDNESDAY	4.00.00 AM	1	2
FRIDAY	4.00.00 AM	1	2

*The above routine days and times are accurate as of this documents creation date.
**The acceptable delivery window is +/- 30 minutes of the scheduled delivery time.

Vehicle Travel Path

Reverse back into the restaurant from VAUGHAN ST

Reverse into reserved 8 parking spaces

Exit the carpark via VAUGHAN ST



Site Restrictions & DA Restrictions	Onsite Right Bar/Safety Gantry
Restaurant to ensure 8 car parking spaces and traffic management are available for Driver access.	0

Delivery Equipment

Equipment	FROZEN	CHILLED	DRY
Lifter safety rails -	1	1	1
Rollers -	0	0	0
Side ramp -	0	0	0
Pallets	Unitised	Unitised	Unitised
UNT Ramp	1	0	0
MHE/Slim EPJ	1	1	1

Site Specifics:

Car Spaces To Be Blocked:	Drive Thru To Be Closed:
8	NO

	FROZEN	CHILLED	DRY
Offload Order	2nd	1st	3rd
Drop and Go -	No	No	Yes

Drop point

Drop Location description

A - Chiller pallet drop point outside the chiller door using Slimline EPJ. B - Freezer drop point inside rear entry door near freezer door. Crew to take the pallet in freezer up the ramp using MHE. Dry pallets staged in dry storage, any excess pallets staged outside corral door.

Drop and Go process may require multiple pallet placement spaces. Temperature Controlled pallets MUST be staged and moved into the temp zone 1 at a time.



Pallet Transfer & Restaurant Handling

DRY	Driver to position & Separate Pallets at the agreed drop position. Using Slimline EPJ stage dry pallets in dry storage area, any excess pallets staged outside corral door. Crew to use their unitised MHE to transfer pallets to the internal position or into Dry storage area if required. Only Trained crew can use the Manual Pallet Jack. Empty pallets to be kept in a secure location NOT outside the restaurant for collection by driver at the next delivery. Credit requests MUST be raised via email to Customer Service within the 24 hour window from the scheduled delivery time.
Chilled	Driver to position & Separate Pallets at the agreed drop position. Using Slimline EPJ stage chilled pallet inside the rear entry door and drop in front of chiller door. Crew to use the unitised MHE to position pallets to the internal position or into CHILLED storage area if required. Only Trained crew can use the Manual Pallet Jack. Empty pallets to be kept in a secure location and NOT outside the restaurant for collection upon the next delivery. Any Credits MUST be raised via email to Customer Service with 24 hours of the scheduled delivery time.
Frozen	Driver to position & Separate Pallets at the agreed drop position. Using Slimline EPJ stage the freezer pallets inside rear entry door. Crew to take up ramp into freezer. Crew to use the unitised MHE to position pallets to the internal position or into Freezer storage area if required. Only Trained crew can use the Manual Pallet Jack. Empty pallets to be kept in a secure location and NOT outside the restaurant for collection upon the next delivery. Any Credits MUST be raised via email to Customer Service with 24 hours of the scheduled delivery time.

	Hazard	Causative Factor	Date Assessment Completed	Risk Control Measure
559.1	Hit By Object	Vehicle/Pedestrian/MHE interaction walking pallets across car park to corral	17/03/2025	Situational awareness by driver, risk noticed on ADM. Maintain early AM deliveries to minimise traffic.
559.2	Falls from heights	Potential for driver to fall from tail lifter whilst being used	17/03/2025	Driver to maintain 3 point of contact whilst raising/lowering, use fall prevention rails where fitted.
559.3	Hit by Object (non motor vehicle)	Potential for crew to be injured whilst driver using MHE pushing forward with obscured view	17/03/2025	Crew members to maintain 2 metre exclusion zone from pallet jack at all times.

We the undersigned jointly agree to the conditions contained herein:

Name	Position	Signature	Date

Appendix B : Vehicle Swept Path

ratio:

23102T-LET01-F01 P7

ratio.com.au

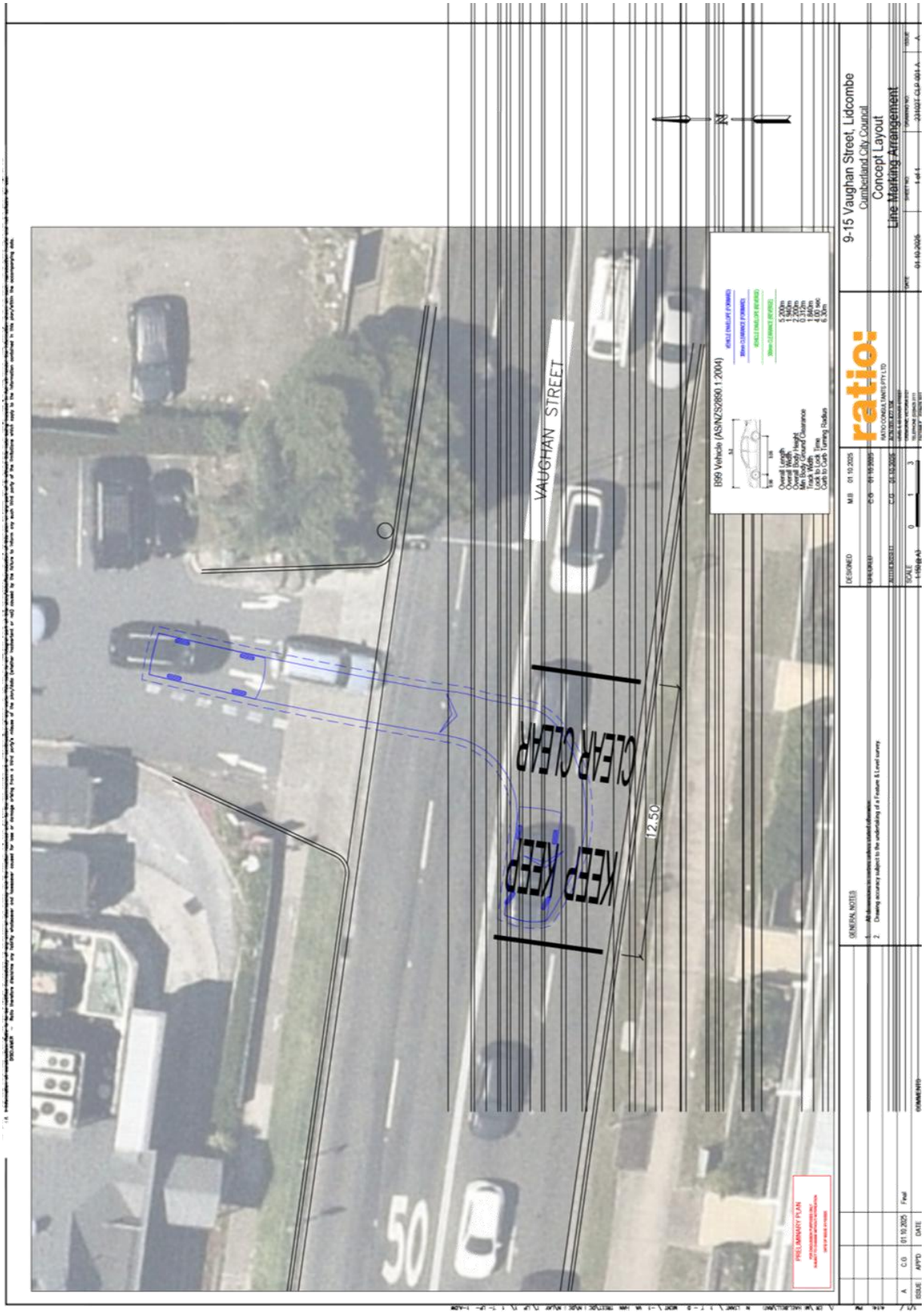

Existing power pole
VAUGHAN STREET
VAUGHAN STREET
McDonalds Lidcombe
9-15 Vaughan Street, Lidcombe
Vehicle Swept Path
RATIO REFERENCE
SHEET No.
PREPARED BY
SCALE
DATE
ratio:

Appendix C : Concept Plan

ratio:

23102T-LET01-F01 P8

ratio.com.au


VAUGHAN STREET
KEEP CLEAR
KEEP CLEAR
12.50
50
B99 Vehicle (AS/NZS2890.1:2004)
9-15 Vaughan Street, Lidcombe
Cumberland City Council
Concept Layout
Line Marking Arrangement
ratio:
GENERAL NOTES
PRELIMINARY PLAN

DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-054

Attachment 2

Previous Report - CTC-25-121

CUMBERLAND CITY COUNCIL

Traffic Committee
4 June 2025

Item No: CTC-25-121

VAUGHAN STREET, LIDCOMBE – REQUEST FOR MEDIAN ISLAND OUTSIDE MCDONALD'S DRIVEWAY

Directorate:	Environment and Planning
Responsible Officer:	Manager Engineering and Building
Electorate:	*Auburn*
Police Area Command (PAC):	*Auburn*
Agenda Part	Part 2

Note: *Recommendation to Council*

SUMMARY

Council has received safety concerns from motorists regarding the carpark driveway of McDonald's on the northeastern corner of Olympic Drive and Vaughan Street, Lidcombe.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

The Traffic Committee recommends that:

1. **A 600 mm wide, 25m long median island on Vaughan Street, Lidcombe, outside the McDonalds carpark driveway, be approved in principle.**

2. **Council undertake consultation with affected stakeholders and a further report be provided to the Traffic Committee if objections are received.**

REPORT

Council has received safety concerns from motorists regarding the carpark driveway of McDonald's on the northeastern corner of Olympic Drive and Vaughan Street, Lidcombe.

The image below shows the location:





Locality Plan

Olympic Drive is a state road managed by Transport for NSW and forms an intersection with Vaughan Street which is controlled by traffic signals.

The section of Vaughan Street east of Olympic Drive is a local road that runs in a westerly direction from Joseph Street and has a speed limit of 50 km/hr. Vaughan Street west of Olympic Drive is a regional road.

The McDonald's carpark driveway is located approximately 35 m east from the Olympic Drive traffic signals.

The driveway is marked one lane entry and two lanes for exit, one for right turn and the other for left turn at Vaughan Street. It is alleged that cars travelling westbound on Vaughan Street from Joseph Street tend to travel in the wrong lane to enter the carpark driveway due to long queues in Vaughan Street extending beyond the carpark driveway. Also, cars exiting from the carpark in the right turn lane try to force into the queued traffic and sometimes blocking oncoming traffic. This behaviour causes road safety issues.

The latest crash data indicated that there were two reported crashes on Vaughan Street in the vicinity of McDonalds driveway in the last 5 years ending June 2024. The details of these crashes are tabulated below:

Date	Location	Description
16/10/2021	Vaughan Street & McDonalds	Emerging from driveway
04/10/2023	Vaughan Street 40 m east of Olympic Drive (opposite carpark driveway)	Rear right

Two options are available for Council to remedy this situation. One option is by contacting McDonald's to convert the right turn lane from the carpark into left turn lane thus arranging a dual left turn lanes; however, this is in contradiction to the approved development consent. The other option is to build a physical barrier by providing a median island to avoid the traffic conflict at this location. It is proposed that a physical barrier be progressed to address the issue raised.

CONSULTATION

Subject to endorsement, consultation will be undertaken with affected stakeholders on the proposal.

ATTACHMENTS

1. Plan – Vaughan Street, Lidcombe – Proposed median island ⇩

DOCUMENTS ASSOCIATED WITH REPORT CTC-25-121

Attachment 1

Plan – Vaughan Street, Lidcombe – Proposed median island

Traffic Committee
4 June 2025



Item No: CLTF-26-055

TOONGABBIE ROAD, TOONGABBIE - ROAD SAFETY CONCERNS – CONSULTATION RESULT

The Cumberland Local Transport Forum recommends, and Council resolves that:

1. The installation of speed humps on Toongabbie Road between Portia Road and Targo Road, Toongabbie as per the attached plan be supported.

2. Council notify affected / concerned residents of the outcome.

REPORT

Toongabbie Road is a local road that runs in an east – west direction between Portico Parade and Great Western Highway with a posted speed limit of 50 km/h. The section of interest is the east end that runs between Targo Road and Portia Road. It is approximately 780m and it has a width of approximately 12m and parking is permitted on both sides of the road unless signposted.

The eastern end of Toongabbie Road is located close to Toongabbie Town Centre and Toongabbie Train Station, with most developments on the eastern side consisting of medium-density housing.

Cumberland Local Transport Forum (previously known as Cumberland Traffic Committee) at its meeting on 2 April 2025 considered a report (CTC-25-090). The Traffic Committee resolved to approve the installation of advisory 'Bend Ahead' warning signs on Toongabbie Road.

After the installation of the advisory warning signs, Council received further complaints from the resident regarding vehicles speeding. Therefore, Council undertook consultation with the residents to assess support for the installation of speed humps in June 2025.

Council received 57 responses (15% of the total letters sent) out of 382 letters by the closing date, including one response that did not indicate a preference. Of the remaining 56 responses, 52 (91.2%) supported and 4 (7%) objected to the installation of speed humps. It is noted that one of the properties consulted is a childcare centre, which distributed the consultation letters to parents.

Based on the strong support received, Council prepared a concept plan with locating speed humps in the street and carried out consultation with the affected residents of Toongabbie Road between Targo Road and Portia Road in February 2026.

Council received 9 responses (4% of the total letters sent) out of 225 letters by the closing date. Seven responses (7) supported and 2 objected to the proposed speed humps.

Based on the results above, given the majority supported the speed humps on Toongabbie Road between Targo Road and Portia Road, it is recommended that Council install the speed humps as per the attached plan.

CONSULTATION

The first consultation was undertaken to assess support for speed humps notified to the residents for a period of 14 days from 10 June 2025 to 24 June 2025.

A total of 57 responses were received.

The second consultation with speed hump concept design was notified to the impacted residents for a period of 14 days from 24 February 2026 to 10 March 2026.

A total of 9 responses were received.

At the meeting, there was no further discussion on this matter and the Local Transport Forum endorsed the recommendation in the report.

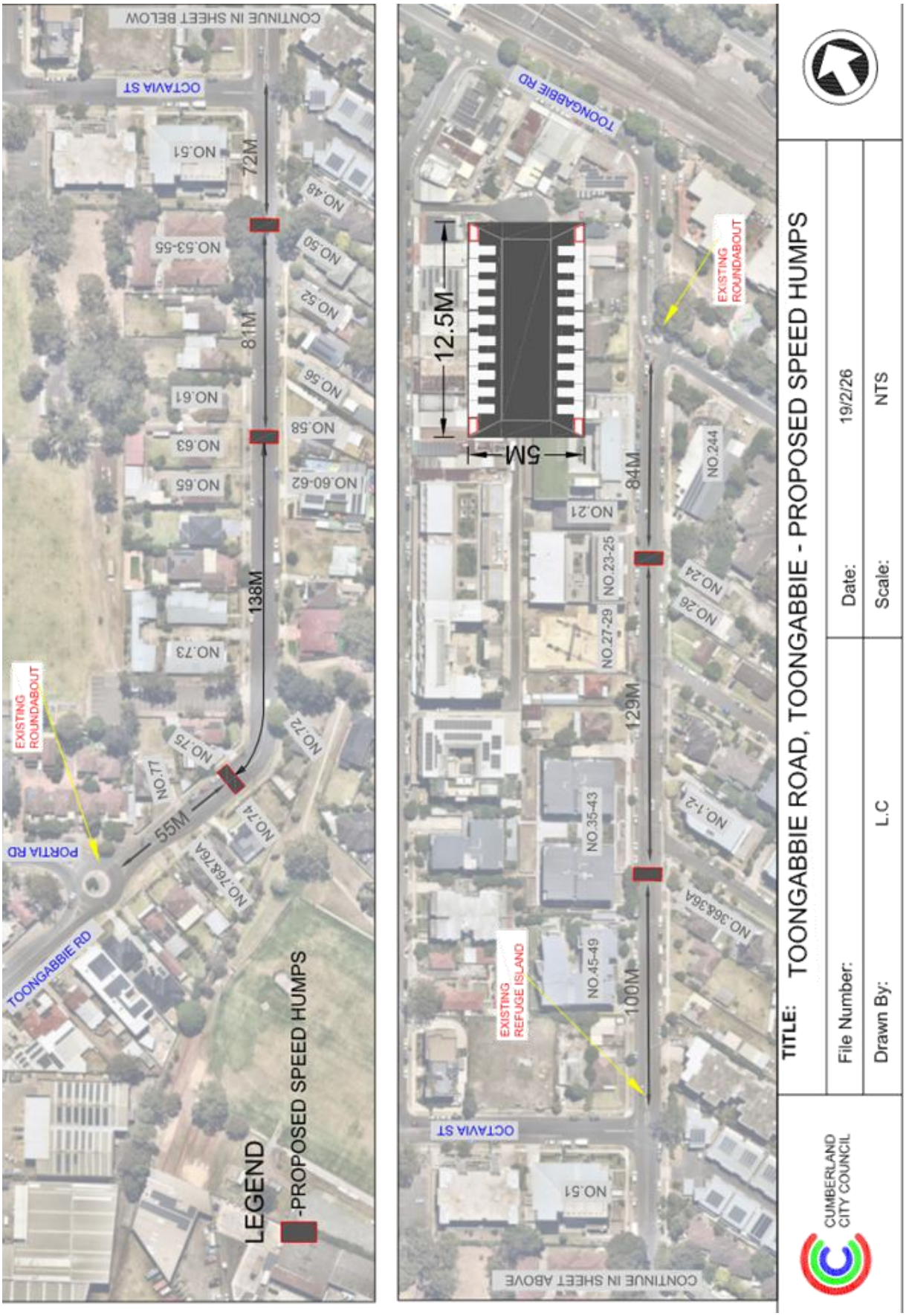
ATTACHMENTS

1. Plan - Toongabbie Road, Toongabbie - Speed humps
2. Submissions - first consultation
3. Submissions - second consultation
4. Previous Report – CTC-25-090

DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-055

Attachment 1

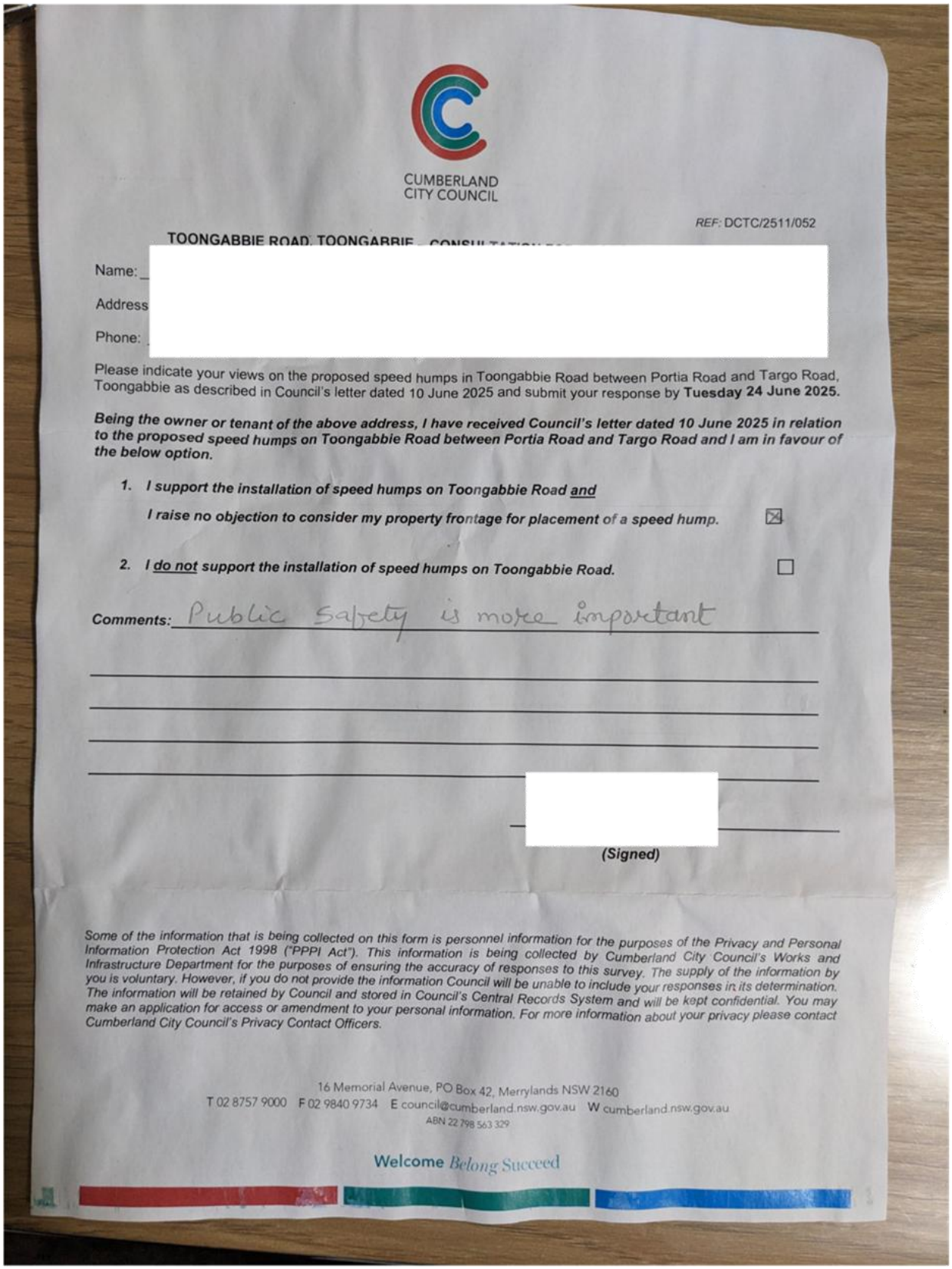
Plan –Toongabbie Road, Toongabbie – Speed humps


CONTINUE IN SHEET BELOW
OCTAVIA ST
NO.51
72M
NO.48
NO.53-55
NO.50
NO.52
81M
NO.56
NO.61
NO.58
NO.63
NO.60-62
NO.65
138M
NO.73
EXISTING ROUNDABOUT
NO.72
NO.75
NO.77
55M
NO.74
NO.76&76A
PORTIA RD
TOONGABBIE RD
LEGEND
-PROPOSED SPEED HUMPS
TOONGABBIE RD
EXISTING ROUNDABOUT
12.5M
5M
84M
NO.244
NO.21
NO.23-25
NO.24
NO.26
NO.27-29
129M
NO.1-2
NO.35-43
NO.36&36A
EXISTING REFUGE ISLAND
NO.45-49
100M
OCTAVIA ST
NO.51
CONTINUE IN SHEET ABOVE
TITLE: TOONGABBIE ROAD, TOONGABBIE - PROPOSED SPEED HUMPS
File Number:
Date: 19/2/26
Drawn By: L.C
Scale: NTS
CUMBERLAND CITY COUNCIL

DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-055

Attachment 2

Submissions – first consultation



CUMBERLAND CITY COUNCIL

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION

Name:

Address

Phone:

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   I raise no objection to consider my property frontage for placement of a speed hump. ☒
2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☐

Comments: Public Safety is more important

(Signed)

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26 JUN 2026
BY: .....

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: _____

Address: _____

Phone: _____ _____

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Comments: This is required to ~~avoid~~avoid accidents & for Childrens Safety.

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REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

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Address: _____

Phone: _____ Mobile: _____

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Comments: _____

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REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

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Address: _____

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2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☐

Comments: Entry into Toongabbie Road from Octavia Street is quite difficult due to poor visibility of oncoming traffic from the right (from the Portia Road side). It would be very helpful if something could be done to improve visibility at this intersection

_____ _____

(Signed)

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BY:

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TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

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Comments:_____

_____

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_____ ___

_____ ____

(Signed)

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Comments: For child safety and for easy parking & pedestrian crossing the road.

(signed)

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Comments: _____

_____

_____

_____

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Comments:_____

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Comments: Not Required.

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19 JUN 2025
BY: ...

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

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Comments: In last couple of year's few Accidents happens - We really need Speed humps.

(Signed)

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Comments: Recently there's been so many speed ~~fi~~riders on the road and it is really annoying with the noise and raise concern for the safety
Highly agreeing on this proposal!!

(S

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Comments: NOT A WISE SOLUTION, BUT BETTER THAN NOTHING.
I have repeatedly requested to put a round about at the intersection of Octavia St & TOONGABBIE ROAD.
Every week we have an accident or road rage incident.
1. Ban parking on toongabbie road closer to octavia St.
2. Markings on unit

(Signed)

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Comments:_____

_____

_____

_____

_____

_____

(Signed)

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ABN 22 798 563 329

CUMBERLAND CITY COUNCIL

RECEIVED
30 JUN 2025
BY: .....

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name:

Addres

Phone

Please indicate your views on the proposed speed humps in Toongabbie Road between Portia Road and Targo Road, Toongabbie as described in Council's letter dated 10 June 2025 and submit your response by **Tuesday 24 June 2025**.

Being the owner or tenant of the above address, I have received Council's letter dated 10 June 2025 in relation to the proposed speed humps on Toongabbie Road between Portia Road and Targo Road and I am in favour of the below option.

1. ***I support the installation of speed humps on Toongabbie Road and***
   I raise no objection to consider my property frontage for placement of a speed hump. ☒
2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☐

Comments: The speed humps would minimise the amount of noise and maintain safety on our Toongabbie Rd for families.

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Welcome *Belong* Succeed

From:
Sent: Thu, 19 Jun 2025 10:19:14 +1000
To: "Records Department" <council@cumberland.nsw.gov.au>
Subject: [EXTERNAL] Toongabbie Road, Toongabbie - Consultation for proposed speed humps
Attachments: Toongabbie Rd - Consultation for proposed speed bumps.jpg

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please find attached my signed Toongabbie Rd, Toongabbie – Consultation for proposed speed humps

Please note that I DO NOT support the installation of speed humps on Toongabbie Rd for the following reasons.

- In my lived experience as a resident living directly in the location of this proposal, I have not witnessed cars consistently speeding down the road. The crashes or near misses I have observed are largely due to increasing traffic volumes, poor visibility caused by parked cars, and the lack of a dedicated pedestrian crossing.

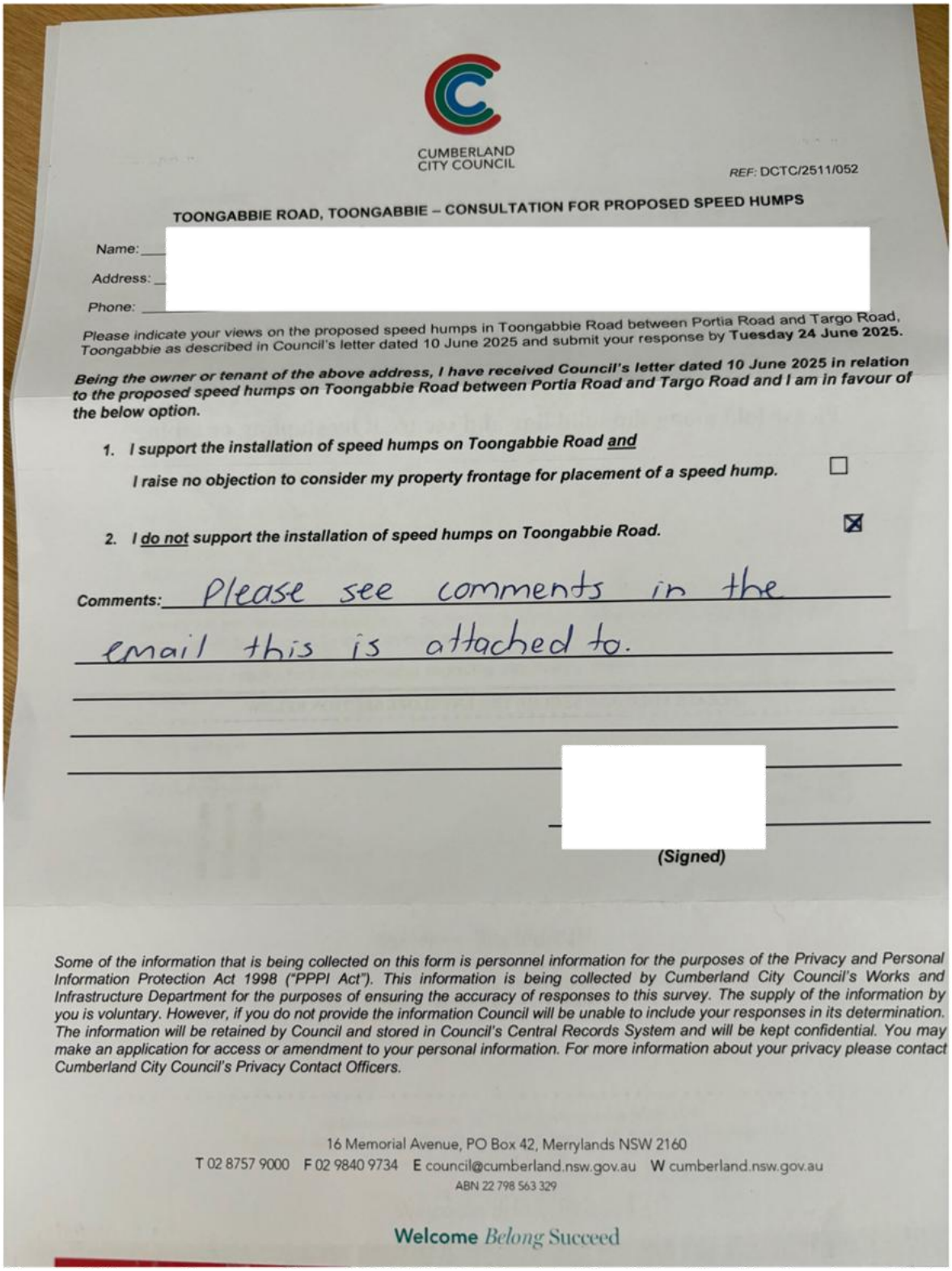
- If the Council is truly dedicated to road safety, installing traffic lights at the intersection of Toongabbie Road and Octavia Street would be a far more effective way to improve road safety. This would not only help regulate traffic but also provide a safe and clearly defined crossing point for pedestrians—something that is currently lacking. And it would help to reduce speeding if that is in fact a problem.

- Additionally, speed humps further up Toongabbie Road have proven to be ineffective. They are visually unappealing, often subject to vandalism, and many drivers attempt to avoid them by veering into the middle or edges of the road, which creates more hazards. And they do not seem to slow everyone down.

- Street parking along Toongabbie Road is already limited, and installing speed humps would further reduce available parking. This adds pressure to motorists and encourages unsafe behaviours such as stopping in traffic lanes and following vehicles to speed around them on the opposite side of the road.

I urge the council to consider alternative solutions that address the real causes of safety issues—such as improved traffic control and pedestrian infrastructure—rather than relying on speed humps that may create more problems than they solve.

Kind regards



CUMBERLAND CITY COUNCIL

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: [redacted]

Address: [redacted]

Phone: [redacted]

Please indicate your views on the proposed speed humps in Toongabbie Road between Portia Road and Targo Road, Toongabbie as described in Council's letter dated 10 June 2025 and submit your response by **Tuesday 24 June 2025.**

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   I raise no objection to consider my property frontage for placement of a speed hump. ☐
2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☒

Comments: Please see comments in the email this is attached to.

[redacted]

(Signed)

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Welcome *Belong* Succeed

CUMBERLAND CITY COUNCIL

RECEIVED
19 JUN 2025
BY: .....

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: ___

Address: _

Phone: __

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Comments: TRAFFIC TRAVELS TOO FAST.
NEED TO SLOW DOWN FOR SAFETY.

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CUMBERLAND CITY COUNCIL

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BY: .....

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TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: _____

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Phone: _____

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   I raise no objection to consider my property frontage for placement of a speed hump. ☑
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Comments: Need hump to slow the traffic to give me chance to exit my driveway.

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Welcome [redacted]

CUMBERLAND CITY COUNCIL

RECEIVED
26 JUN 2025
BY: .....

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: _____

Address: _____

Phone: _____

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Comments: I Observed Cars going fast while parents are waiting with kids to cross the road.

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CUMBERLAND CITY COUNCIL

RECEIVED
20 JUN 2025

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: __

Address:

Phone: _

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   I raise no objection to consider my property frontage for placement of a speed hump. ☑

2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☐

Comments: Thankyou. For your consern about this Road traffic Problems. As I am Happy to have road hump at toongabbie Rd at T. Section of Octavia Rd & Toongabbie Rd.

(Signed)

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CUMBERLAND CITY COUNCIL

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

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2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☑

Comments: Noise of deceleration and acceleration as cars approach and drive over the speed hump. The noise of the tyres going over the speed hump. The flickering of headlights as cars go over the speed hump. All these combined would make living near a speed hump noisy and disruptive.

(Signed)

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Welcome *Belong* Succeed

CUMBERLAND CITY COUNCIL

RECEIVED
26 JUN 2025
BY: .....

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: _

Address:

Phone: _

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Comments:_____

_____

_____

_____

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RECEIVED
2 3 JUN 2025
BY: .....

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE - CONSULTATION

UMPS

Name: _____

Address: _____

Phone: _____

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Comments: _____

_____

_____

_____

_____

_____

(Sign

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CUMBERLAND CITY COUNCIL

RECEIVED
19 JUN 2025
BY: .....

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: _____

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Phone: ____

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Comments:_____

_____

_____

_____ _____

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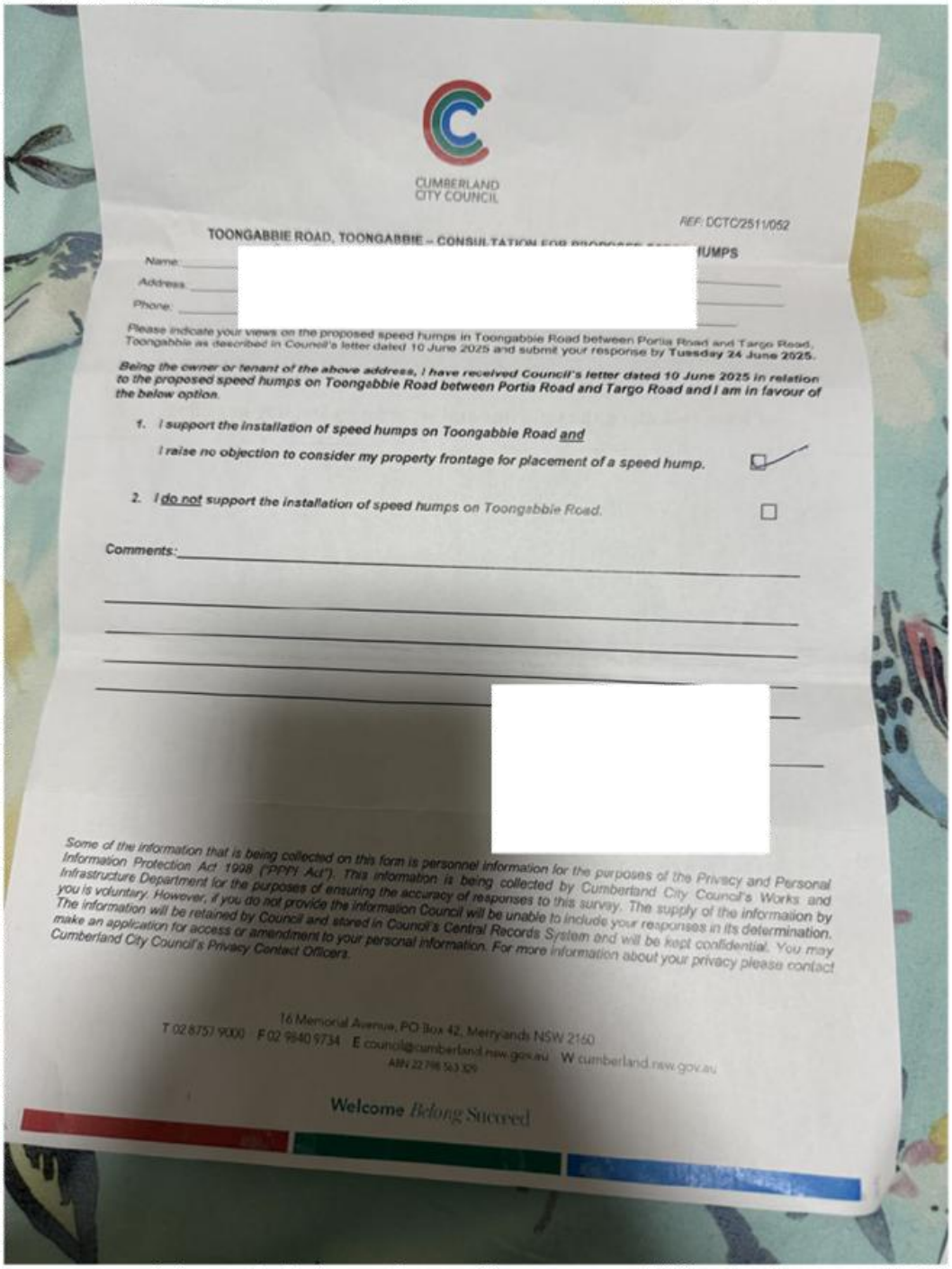

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED [redacted] HUMPS

Name: [redacted]

Address: [redacted]

Phone: [redacted]

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Comments: _____

[redacted]

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Welcome *Belong* Succeed

RECEIVED
26 JUN 2025
BY: .....

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: _____

Address: _____

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Comments: I have proposed this before through an enquiry but I was advised it wasn't needed. I'm glad this is now been addressed again. Its for the safety of our community and I push this to happen.

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Comments:_____

_____

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CUMBERLAND CITY COUNCIL

RECEIVED
18 JUN 2025
BY: .....

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: _____

Address: _____

Phone: _____

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   I raise no objection to consider my property frontage for placement of a speed hump. ☑
2. ~~***I do not support the installation of speed humps on Toongabbie Road.***~~ ☐

Comments: For the safety of people, I highly support the Council decision for the proposed humps.

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TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name:

Address

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2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☐

Comments: This will ensure the saftey of the children at the childcare.

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ABN 22 798 563 329

Welcome *Belong* Succeed

RECEIVED
2 3 JUN 2025
BY: .....

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name:

Address

Phone:

Please indicate your views on the proposed speed humps in Toongabbie Road between Portia Road and Targo Road, Toongabbie as described in Council's letter dated 10 June 2025 and submit your response by **Tuesday 24 June 2025.**

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1. ***I support the installation of speed humps on Toongabbie Road and***
   I raise no objection to consider my property frontage for placement of a speed hump. ☑

2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☐

Comments: The speed humps are essential one for Safety reasons ~~for~~ near to day care. I Strongly support to install Speed humps as soon as possible.

(signed)

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Comments: For safety of the child and staff

_____

_____

_____

_____ _____

_____ _____

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Comments: On several occasions I have witnessed traffic breaking the speed limit in this area - so incredibly dangerous around an area children frequently are around. A speed hump would reduce speeding and reduce the risk to our children.

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Comments: For Safety purpose

_____

_____

_____

_____

_____ _____

(Signed)

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Comments: I have observed that during drop-off and pick-up times, parents cross the road with their kids. To ensure a secure environment for them, speed humps should be installed so that vehicles can reduce their speed and parents with their kids go and cross the road easily without any rush.

(Signed)

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Comments: We we get ~~off~~ out from car park, cars are very fast that's why we need hump ~~to~~ slow down for children's and residence.

_____

_____

_____

(Signed)

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Comments: Morning And evening So busy, If Speed humps there children easy to Cross the road.

(Signed)

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Comments:_____

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Comments: We definately need Speed hump near Toongabbi
Kids world as this Road is very busy All the ti
some times it's not very safe to cross the road
with the kids.

(Signed)

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Comments:_____

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Comments: For Children's safety

_____

_____

_____

_____

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Comments: My daughter goes to -
A installation of speed humps on Toongabbie Road can ensure safety of kids while dropping & Picking up kids. Also lots of kids from nearby schools frequently use this road. Speed hump installation will provide safety to them as well.

(Signed)

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Comments:_____

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2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☐

Comments: for Children safety

_____

_____

_____

_____

_____ _____

(Signed)

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ABN 22 798 563 329

RECEIVED
23 JUN 2025
BY: .....

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name:

Address

Phone:

Please indicate your views on the proposed speed humps in Toongabbie Road between Portia Road and Targo Road, Toongabbie as described in Council's letter dated 10 June 2025 and submit your response by **Tuesday 24 June 2025.**

Being the owner or tenant of the above address, I have received Council's letter dated 10 June 2025 in relation to the proposed speed humps on Toongabbie Road between Portia Road and Targo Road and I am in favour of the below option.

1. ***I support the installation of speed humps on Toongabbie Road and***
   I raise no objection to consider my property frontage for placement of a speed hump. ☑
2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☐

Comments: Please build hump on toongabbie road near childcare for the safety of kids

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23 JUN 2025
BY: .....

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: _____

Address: _____

Phone: _____

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1. ***I support the installation of speed humps on Toongabbie Road and***
   I raise no objection to consider my property frontage for placement of a speed hump. ☑

2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☐

Comments: Most of the time cars and trucks travelling very fast than the speed limit; for the safety of kids and family better have a speed humps.

_____

(Signed)

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CUMBERLAND CITY COUNCIL

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: _____

Address: _____

Phone: _____ _____

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1. ***I support the installation of speed humps on Toongabbie Road and***
   I raise no objection to consider my property frontage for placement of a speed hump. ☑

2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☐

Comments: We would like to have speed hump before the entry/exit of a ... as it is difficult to come out of Building as cars are driving so fast on the Street.

_____ _____

(Signed)

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CUMBERLAND CITY COUNCIL

RECEIVED
26 JUN 2025
BY:

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name:____

Address:___

Phone: ___

Please indicate your views on the proposed speed humps in Toongabbie Road between Portia Road and Targo Road, Toongabbie as described in Council's letter dated 10 June 2025 and submit your response by **Tuesday 24 June 2025.**

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2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☐

Comments:_____

_____

_____

_____

_____

(Signed)

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2 3 JUN 2025
BY: .....

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: _____

Address: _____

Phone: _____

Please indicate your views on the proposed speed humps in Toongabbie Road between Portia Road and Targo Road, Toongabbie as described in Council's letter dated 10 June 2025 and submit your response by **Tuesday 24 June 2025.**

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   I raise no objection to consider my property frontage for placement of a speed hump. ☑

2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☐

Comments: It will be good for children if there will be speed humps. Crossing the road in the morning and evening most of the time is a big issue, because of fast moving cars.

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CUMBERLAND CITY COUNCIL

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name:

Addres

Phone: _____

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2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☐

Comments:_____

_____

_____

_____

_____

_____ _____

(Signed)

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CUMBERLAND CITY COUNCIL

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: [redacted]

Address: [redacted]

Phone: [redacted]

Please indicate your views on the proposed speed humps in Toongabbie Road between Portia Road and Targo Road, Toongabbie as described in Council's letter dated 10 June 2025 and submit your response by **Tuesday 24 June 2025.**

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2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☐

Comments:_____

_____

_____

_____

_____

_____ [redacted]

(Signed)

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23 JUN 2025
BY: .....

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: ___

Address: _

Phone: _____

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Comments:_____

_____

_____

_____

_____

_____ _____

(Signed)

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CUMBERLAND CITY COUNCIL

RECEIVED
18 JUN 2025
BY: .....

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: __

Address:

Phone: _

Please indicate your views on the proposed speed humps in Toongabbie Road between Portia Road and Targo Road, Toongabbie as described in Council's letter dated 10 June 2025 and submit your response by **Tuesday 24 June 2025**.

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Comments:_____

_____

_____

_____

_____

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2 3 JUN 2025
BY: .....

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name:___

Address:.

Phone: _

Please indicate your views on the proposed speed humps in Toongabbie Road between Portia Road and Targo Road, Toongabbie as described in Council's letter dated 10 June 2025 and submit your response by **Tuesday 24 June 2025.**

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1. ***I support the installation of speed humps on Toongabbie Road and***

   I raise no objection to consider my property frontage for placement of a speed hump. ☑

2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☐

Comments: Important to install speed humps as kids sometimes leave hands and try to run.

_____ _____

(Signed)

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CUMBERLAND CITY COUNCIL

REF: DCTC/2511/052

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   I raise no objection to consider my property frontage for placement of a speed hump. ☑
2. ***I do not support the installation of speed humps on Toongabbie Road.*** ☐

Comments: I support the installation of speed humps on Toongabbie Road. It is very much needed; Most of drivers do not even slow down, when a car is exiting the driveway of our apartments.

Thank you for acknowledging the residents complaints.

(Signed)

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CUMBERLAND CITY COUNCIL

REF: DCTC/2511/052

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

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Comments:_____

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DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-055

Attachment 3 Submissions – second consultation

CUMBERLAND CITY COUNCIL

RECEIVED
16 MAR 2026

REF: DCLTF/2611/036

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: ___

Address: _

Phone: _____ Mobile: _____

Please indicate your views on the proposed speed humps in Toongabbie Road between Portia Road and Targo Road, Toongabbie as described in Council's letter 25 February 2026 and submit your response by **Tuesday 11 March 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 25 February 2026 in relation to the proposed speed humps on Toongabbie Road between Portia Road and Targo Road and I am in favour of the below option.

1. ***I support the installation of speed humps on Toongabbie Road as per the attached plan.*** ☑
2. ***I do not support the installation of any speed humps on Toongabbie Road.*** ☐

Comments: This will minimise the noise that has been keeping us awake and headaches. Over speeding drivers will be subjected to slow down and keep our roads a safe area to drive on

(signed)

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CUMBERLAND CITY COUNCIL

REF: DCLTF/2611/036

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name:

Addre:

Phone

Please indicate your views on the proposed speed humps in Toongabbie Road between Portia Road and Targo Road, Toongabbie as described in Council's letter 25 February 2026 and submit your response by **Tuesday 11 March 2026**.

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1. ***I support the installation of speed humps on Toongabbie Road as per the attached plan.*** ☑
2. ***I do not support the installation of any speed humps on Toongabbie Road.*** ☐

Comments: Speed humps will be super helpful here as there are many kids and families residing along this road and sometimes, cars/ vehicles can be super speedy.

(Signed)

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RECEIVED
12 MAR 2026

CUMBERLAND CITY COUNCIL

REF: DCLTF/2611/036

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: ___

Address: _

Phone: _____

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Comments:_____

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CUMBERLAND CITY COUNCIL

REF: DCLTF/2611/036

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: _____

Address: _____

Phone:

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1. ***I support the installation of speed humps on Toongabbie Road as per the attached plan.*** ☒
2. ***I do not support the installation of any speed humps on Toongabbie Road.*** ☐

Comments: Please consider a street camera at the Girraween Park pedestrian cross via T'bee road ~~with~~ to Teague St (reserve). Many persons cross this daily. Camera will prevent or help trace Accidents.

_____ _____

(Signed)

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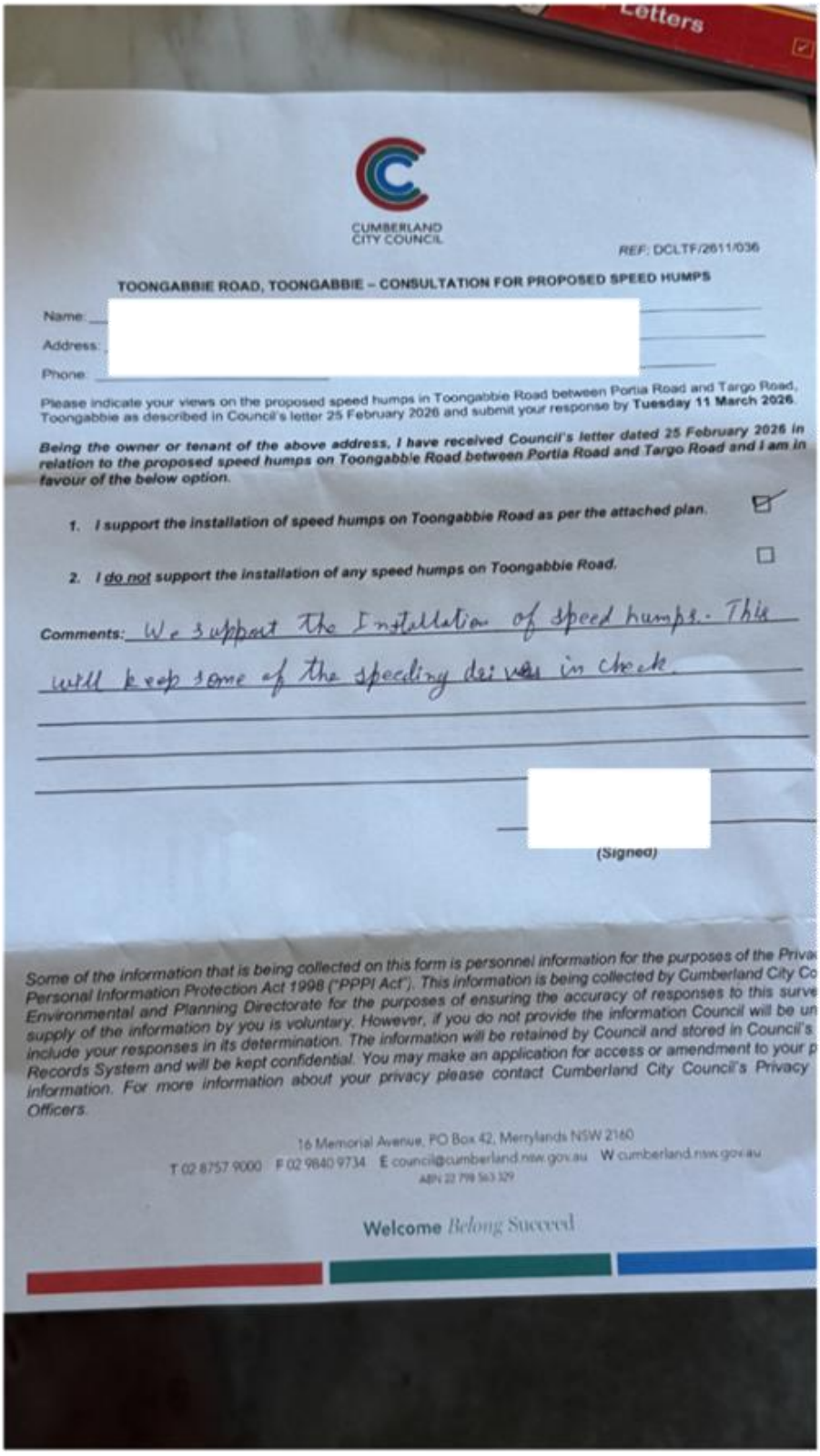
T 02 8757 9000 F 02 9840 9734 E council@cumberland.nsw.gov.au W cumberland.nsw.gov.au
ABN 22 798 563 329

Welcome *Belong* Succeed



CUMBERLAND CITY COUNCIL

REF: DCLTF/2611/036

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: [redacted]

Address: [redacted]

Phone: [redacted]

Please indicate your views on the proposed speed humps in Toongabbie Road between Portia Road and Targo Road, Toongabbie as described in Council's letter 25 February 2026 and submit your response by **Tuesday 11 March 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 25 February 2026 in relation to the proposed speed humps on Toongabbie Road between Portia Road and Targo Road and I am in favour of the below option.

1. ***I support the installation of speed humps on Toongabbie Road as per the attached plan.*** ☑
2. ***I do not support the installation of any speed humps on Toongabbie Road.*** ☐

Comments: We support the Installation of speed humps. This will keep some of the speeding drivers in check.

[redacted]

(Signed)

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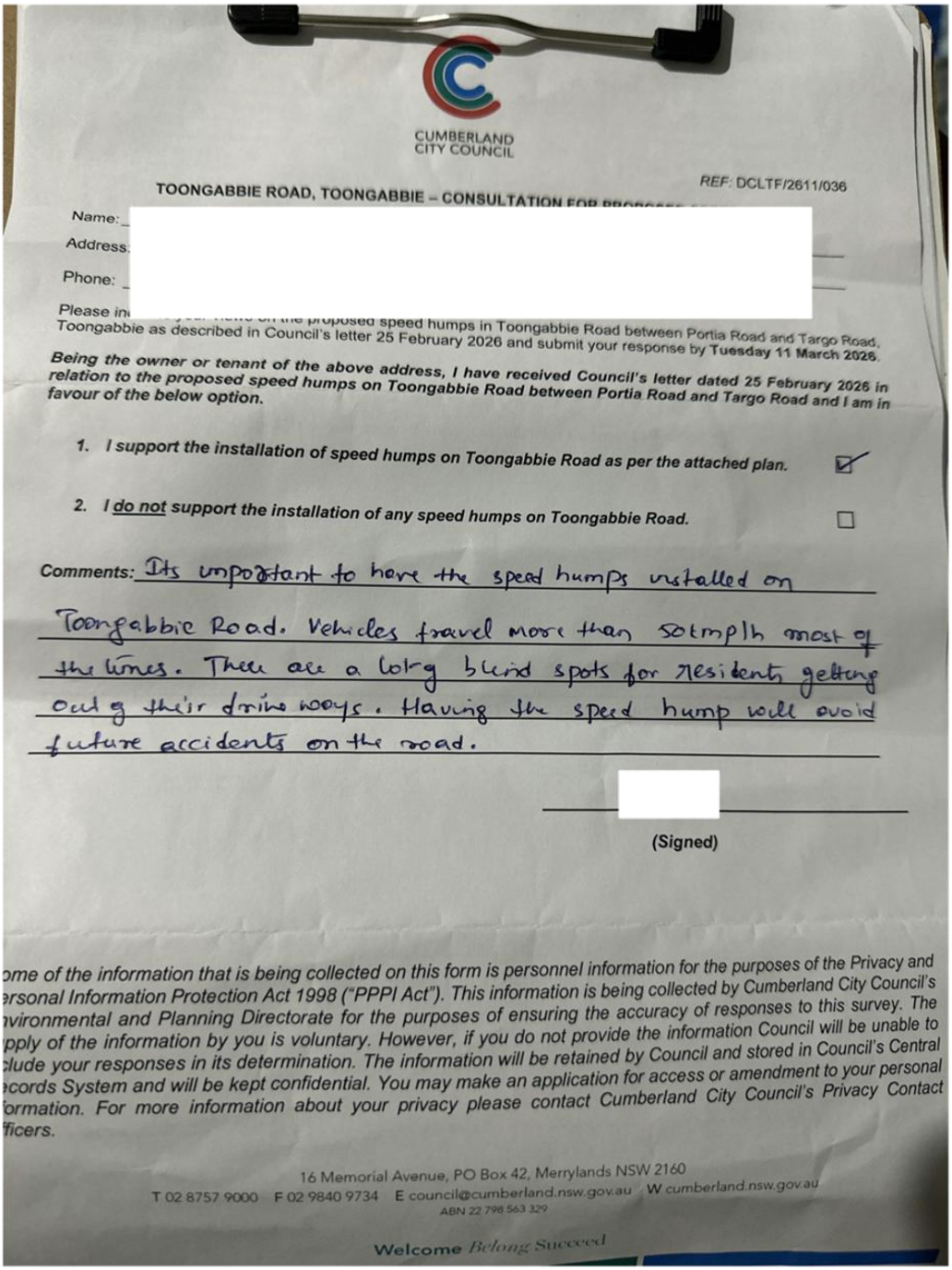

CUMBERLAND CITY COUNCIL

REF: DCLTF/2611/036

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED

Name: [redacted]

Address: [redacted]

Phone: [redacted]

Please in[illegible] the proposed speed humps in Toongabbie Road between Portia Road and Targo Road, Toongabbie as described in Council's letter 25 February 2026 and submit your response by **Tuesday 11 March 2026.**

Being the owner or tenant of the above address, I have received Council's letter dated 25 February 2026 in relation to the proposed speed humps on Toongabbie Road between Portia Road and Targo Road and I am in favour of the below option.

1. ***I support the installation of speed humps on Toongabbie Road as per the attached plan.*** ☑
2. ***I do not support the installation of any speed humps on Toongabbie Road.*** ☐

Comments: Its important to have the speed humps installed on Toongabbie Road. Vehicles travel more than 50mph most of the times. There are a lotrg blind spots for residents getting out g their drive ways. Having the speed hump will avoid future accidents on the road.

[redacted]

(Signed)

ome of the information that is being collected on this form is personnel information for the purposes of the Privacy and ersonal Information Protection Act 1998 ("PPPI Act"). This information is being collected by Cumberland City Council's nvironmental and Planning Directorate for the purposes of ensuring the accuracy of responses to this survey. The pply of the information by you is voluntary. However, if you do not provide the information Council will be unable to clude your responses in its determination. The information will be retained by Council and stored in Council's Central ecords System and will be kept confidential. You may make an application for access or amendment to your personal formation. For more information about your privacy please contact Cumberland City Council's Privacy Contact fficers.

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ABN 22 798 563 329

Welcome *Belong Succeed*

From:
Sent: Tue, 3 Mar 2026 14:20:31 +1100
To: "Records Department" <council@cumberland.nsw.gov.au>
Subject: Toongabbie Road, Toongabbie - Proposed Speed Humps

unless you recognise the sender and know the content is safe.

Good afternoon

I am writing in relation to the proposed speed humps that are part of the consultation process (Reference DCLTF/2611/036) as I am a resident in Toongabbie Road that will be affected by this implementation.

I wish to advise that I have previously been part of the . I have reviewed your proposal and do not agree that this would be the best traffic calming device at that location and wish to provide the following suggestions:

- The rubber based speed humps that have been installed further along in Toongabbie Road, across from Allcastle Homes have begun to fall apart since installation. Maintenance on these broken speed humps has been ashphalt placed in the position of the missing rubber pieces. Also, upon observing traffic at that location, many drivers accelarate between both speed humps and then accelarate harshly as they exit in both directions from the second speed hump
- Majority of the traffic speeding along Toongabbie Road is a combination of cars and motorcycles. If rubber speed humps were installed, the accelaration upon exit from these would be harsh and fast.
- If full concrete slab speed humps were installed along the proposed section of Toongabbie Road, due to the width of a concrete speed hump, this would slow drivers more than the smaller rubber ones.
- The noise of the vehicles travelling over any type of speed hump shouldn't be the focus, the focus should be speed calming.
- It would be appropriate to consider a roundabout installed at the intersection of Octavia Street/Toongabbie Road to assist with egress of traffic coming from Octavia Street and also would calm traffic and speeds along that section of roadway.
- Vehicles and foot traffic has increased significantly in the past year and a half along Toongabbie Road due to development of more apartment buildings and more individuals parking along this section to catch trains from Toongabbie train station, and foot traffic has also increased due to several meetings etc at the Toongabbie Community Centre. Therefore, the installation of a concrete speed hump at the suggested location outside number 23-25 Toongabbie Road may later be converted to a pedestrian crossing for all foot traffic.

CUMBERLAND CITY COUNCIL

RECEIVED
27 FEB 2026

REF: DCLTF/2611/036

TOONGABBIE ROAD. TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: _____

Address: _____

Phone:

Please indicate your views on the proposed speed humps in Toongabbie Road between Portia Road and Targo Road, Toongabbie as described in Council's letter 25 February 2026 and submit your response by **Tuesday 11 March 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 25 February 2026 in relation to the proposed speed humps on Toongabbie Road between Portia Road and Targo Road and I am in favour of the below option.

1. ***I support the installation of speed humps on Toongabbie Road as per the attached plan.*** ☐
2. ***I do not support the installation of any speed humps on Toongabbie Road.*** ☑

Comments: Thank you so much for caring. I think it will be great to have roungbout on Toongabbie Rd, infront of octavia St, because coming from octavia st, its hard to ~~Turn~~ Turn right into Toongabbie R, not eno travic view.

_____

(Signed)

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CUMBERLAND CITY COUNCIL

REF: DCLTF/2611/036

TOONGABBIE ROAD, TOONGABBIE – CONSULTATION FOR PROPOSED SPEED HUMPS

Name:__

Address:

Phone: _

Please indicate your views on the proposed speed humps in Toongabbie Road between Portia Road and Targo Road, Toongabbie as described in Council's letter 25 February 2026 and submit your response by **Tuesday 11 March 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 25 February 2026 in relation to the proposed speed humps on Toongabbie Road between Portia Road and Targo Road and I am in favour of the below option.

1. ***I support the installation of speed humps on Toongabbie Road as per the attached plan.*** ☑
2. ***I do not support the installation of any speed humps on Toongabbie Road.*** ☐

Comments: I strongly support the installation of speed humps on Toongabbie Road because bikers and some modified cars create extremely annoying noise at night time. Due to this disturbance, we are unable to sleep properly. The installation of speed humps would help reduce speeding and noise levels., making the area safer and more peaceful for residents.

(Signed)

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DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-055

Attachment 4
Previous Report – CTC-25-090

Item No: CTC-25-090

TOONGABBIE ROAD, TOONGABBIE –SAFETY CONCERNS AT THE BEND

Directorate:	Environment and Planning
Responsible Officer:	Manager Engineering and Building
Electorate:	*Prospect*
Police Area Command (PAC):	*Cumberland*
Agenda Part	Part 2

Note: *Recommendation to Council*

SUMMARY

Council has received safety concerns from a local resident at the bend in Toongabbie Road, Toongabbie.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

The Traffic Committee recommends that the proposed installation of advisory bend ahead warning signs in Toongabbie Road on the approaches to the bend in accordance with the attached plan be approved.

REPORT

Council has received safety concerns from a local resident regarding the bend in Toongabbie Road, Toongabbie. The bend is located approximately 150m east of the intersection of Toongabbie Road and Portia Road.

Toongabbie Road is a local road that runs in a north-south and east-west directions between Great western Highway and Portico Parade. It is a regional road from Great Western Highway to Portia Road. It is approximately 12.5m wide. It has a speed limit of 60km/hr between Great Western Highway and Portia Road and 50km/hr beyond Portia Road. It is on a B-Double approved route between Great Western Highway and Portia Road.

Council has received safety concerns regarding vehicles losing control while negotiating the curve in Toongabbie Road approximately 150m east of Portia Road intersection.



Council undertook a traffic count on the approach to the bend (marked in red above) in February 2025 and count data is given below:

- Average Daily Traffic (ADT) = 6,040 veh/day,
- 85th percentile speed = 49.5 km/h,
- Mean (average) vehicle speed = 44 km/h.

Council undertook an assessment of the bend using a 'safe curve speed indicator' and found that the curve is suitable for a speed of 25km/hr. It is proposed to install advisory bend-ahead warning signs together with 25km/hr supplementary signs on both approaches to enhance safety.

CONSULTATION

Consultation is not required as the proposed warning signs has no impact to the local residents.

ATTACHMENTS

1. Plan – Toongabbie Road, Toongabbie ⇩

DOCUMENTS ASSOCIATED WITH REPORT CTC-25-090

Attachment 1

Plan – Toongabbie Road, Toongabbie

Traffic Committee
2 April 2025

Item No: CLTF-26-056

STRATEGIC CYCLEWAY - CORRIDOR 16 - LIDCOMBE TO GUILDFORD

The Cumberland Local Transport Forum recommends, and Council resolves that:

1. Council provides in principle support on the proposed alignment and concept design for Corridor 16 (Lidcombe to Guildford) identified in the adopted Cumberland Walking and Cycling Strategy.

2. Council note the next steps in progressing the proposal, as outlined in this report.

REPORT

The Cumberland Walking and Cycling Strategy provides a strategic framework to support walking and cycling as part of an integrated transport network. It also supports a place-based approach in making it easier to access public spaces, community facilities and local centres.

The strategy identifies 18 Active Transport Corridors designed to enhance connectivity, safety, and accessibility for pedestrians and cyclists. These corridors are shown in Figure 1 and details are provided in Table 1. Of these 18 corridors, four corridors are fully constructed, eight corridors are partially complete and require the completion of missing links, and six corridors are new initiatives that require planning and design work prior to construction.

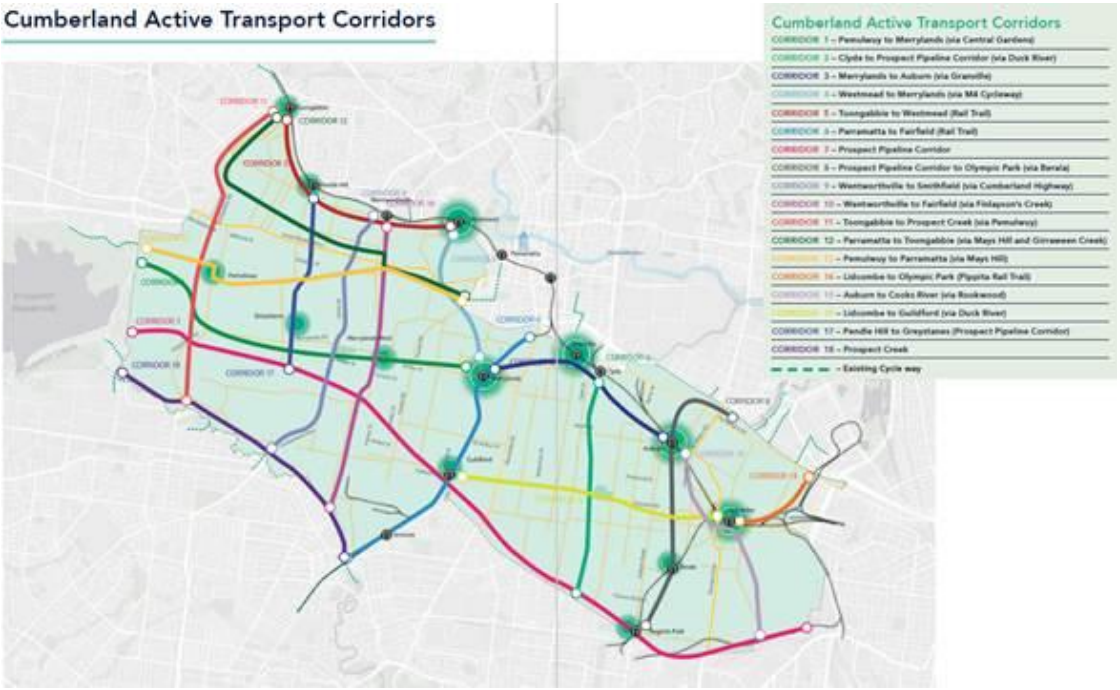


Figure 1: Cumberland Active Transport Corridors

Corridor 16 is a strategic east- west corridor connecting Lidcombe to Guildford, improving links to transport and open space in the eastern part of the Cumberland LGA.

Since the adoption of the *Cumberland Walking and Cycling Strategy*, Council officers have undertaken investigations and concept design work to further identify and refine the Corridor 16 – Lidcombe to Guildford within the existing road network.

The link starts at Guildford Station, following Guildford Road past Woodville Road via a combination of shared path and on-road cycleway. It continues via Blaxcell Street onto Chiswick Road, via shared path / on-road to be confirmed in detailed design. It then proceeds along Erie Street to Wellington Road, where it connects with the existing footpath past Ray Marshall Reserve. From there, the route links into the Duck River shared path, and continues via Chiswick Road to Water Street where it connects to the existing cycle route, terminating at the end of Water Street connecting to Corridor 14.

The design features included at the concept design stage are:

- A combination of on-road cycleway and shared path
- Cycleway line marking where required
- Ramp upgrade where required
- Continuous bicycle stencils along the cycle way
- Directional cycleway signages
- Footpath widening to a shared path
- Upgrade of existing infrastructure

To progress the proposal, it is recommended that the Cumberland Transport Forum and Council provide in-principle support for the alignment and concept design of Corridor 16 (Lidcombe to Guildford), as outlined in this report. This will enable the completion of the planning and design phase, and support staged delivery of the project, based on funding availability under the local infrastructure contributions plan and/or grant opportunities from the NSW or Australian Governments.

CONSULTATION

Subject to endorsement, consultation on the proposed alignment and concept design will be undertaken as part of the planning and design phase of the project.

At the meeting, there was no further discussion on this matter and the Local Transport Forum endorsed the recommendation in the report.

ATTACHMENTS

1. Alignment and concept design – Corridor 16 (Lidcombe to Guildford)

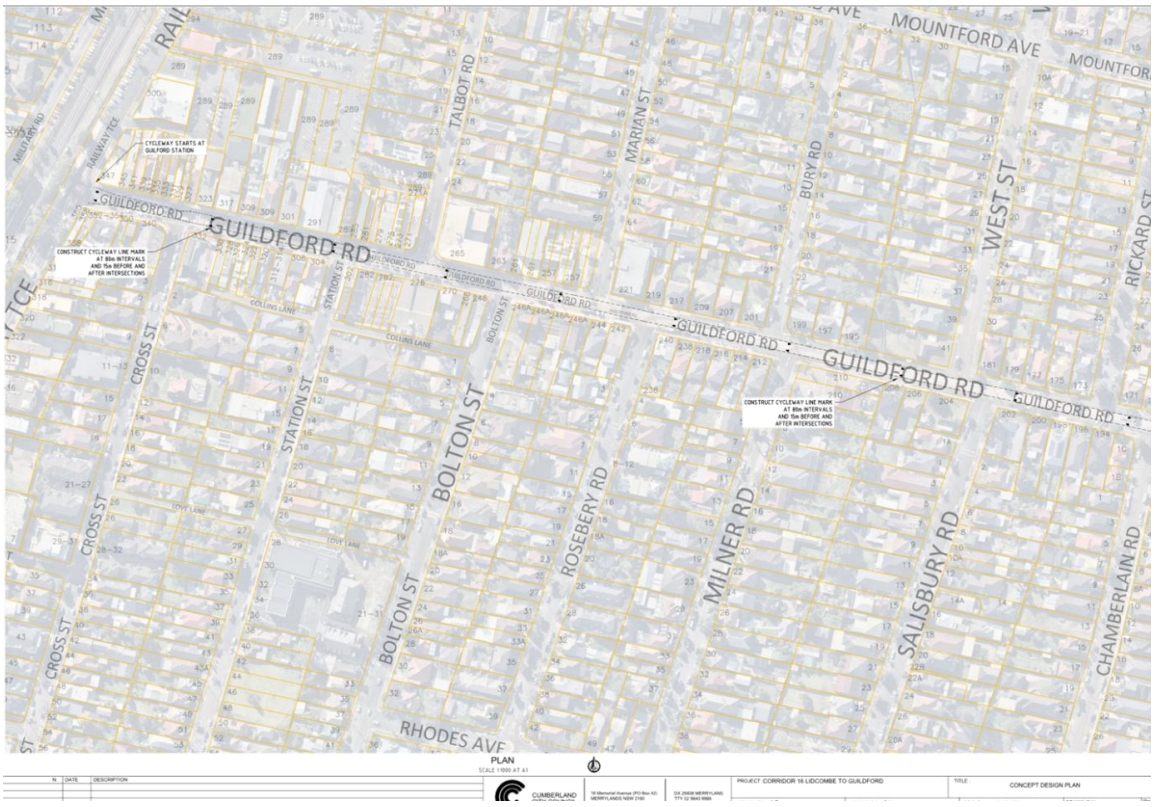
DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-056

Attachment 1

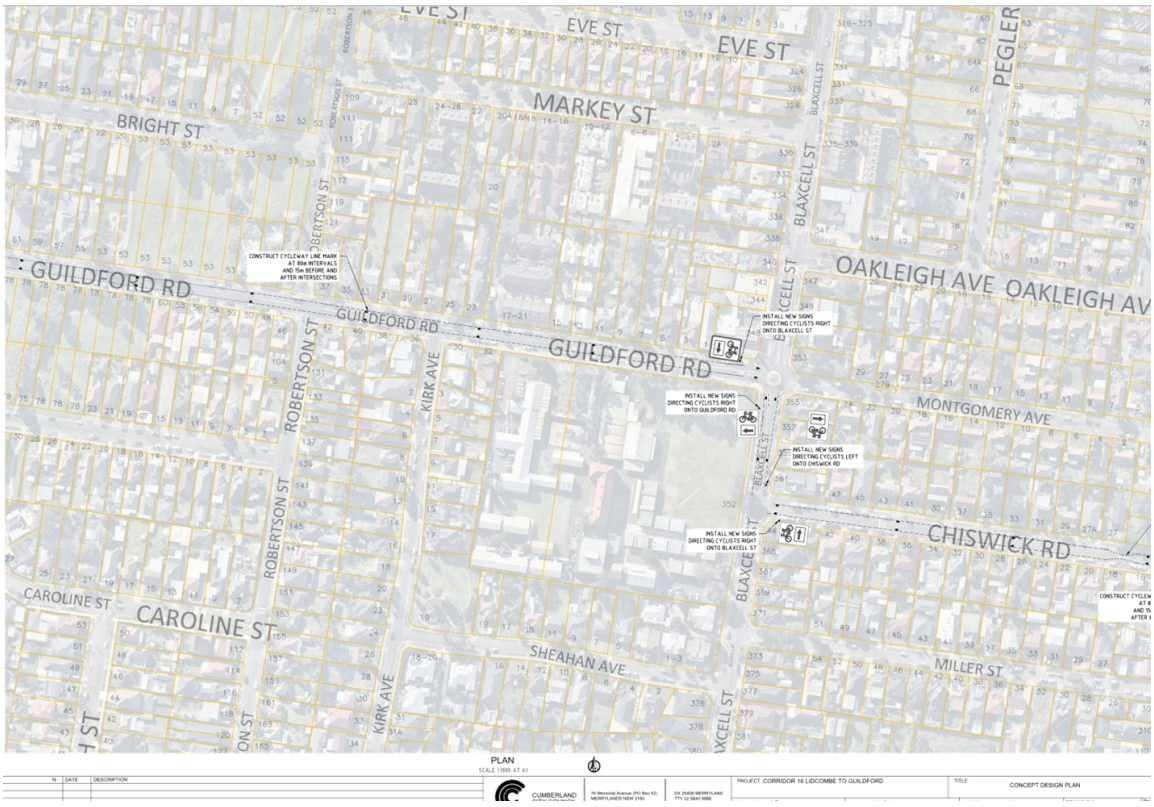
Alignment and concept design – Corridor 16 (Lidcombe to Guildford)

CORRIDOR 16 - LIDCOMBE TO GUILDFORD
CYCLEWAY CONCEPT PLAN






WYNYARD ST
BRIGHT ST
WILLOUGHBY ST
GUILDFORD RD
WOODVILLE RD
GRASSMERE ST
RICKARD ST
EXCELSIOR ST
EVE ST
CONSTRUCT CYCLE RAMP TO DIRECT CYCLISTS ONTO SHARED PATHWAY
WIDEN EXISTING FOOTPATH TO 2.5m SHAREPATH
CONSTRUCT CYCLE RAMP TO DIRECT CYCLISTS ONTO ROAD
CYCLEWAY TO CONTINUE ALONG GUILDFORD RD
CONSTRUCT CYCLEWAY LINE MARK AT 80m INTERVALS AND 15m BEFORE AND AFTER INTERSECTIONS
INSTALL NEW SIGNS DIRECTING CYCLISTS THROUGH ROUNDABOUT ALONG GUILDFORD RD
PLAN
SCALE 1:1000 AT A1
PROJECT CORRIDOR 16 LIDCOMBE TO GUILDFORD
CONCEPT DESIGN PLAN


EVE ST
MARKEY ST
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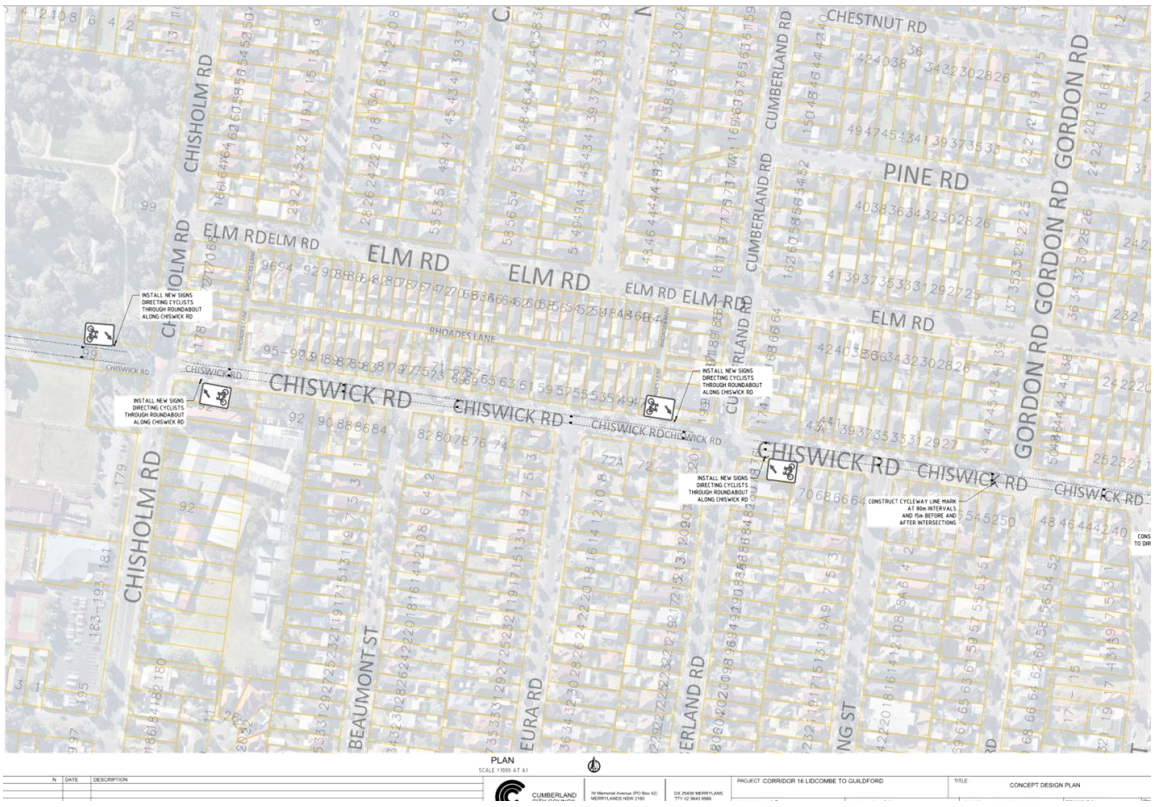
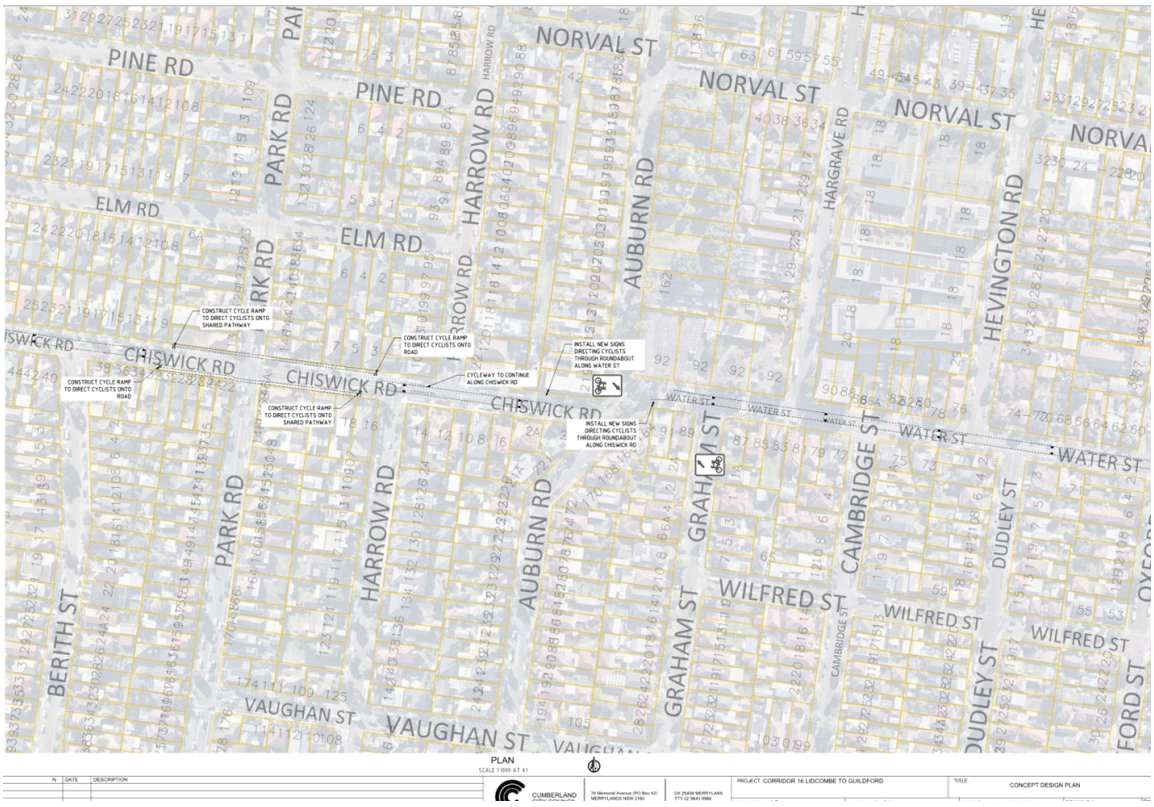
GUILDFORD RD
OAKLEIGH AVE
MONTGOMERY AVE
CHISWICK RD
CAROLINE ST
SHEAHAN AVE
MILLER ST
PEGLER
BLAXCELL ST
ROBERTSON ST
KIRK AVE
CONSTRUCT CYCLEWAY LINE MARK AT 80m INTERVALS AND 15m BEFORE AND AFTER INTERSECTIONS
INSTALL NEW SIGNS DIRECTING CYCLISTS RIGHT ONTO BLAXCELL ST
INSTALL NEW SIGNS DIRECTING CYCLISTS RIGHT ONTO GUILDFORD RD
INSTALL NEW SIGNS DIRECTING CYCLISTS LEFT ONTO CHISWICK RD
PLAN
SCALE 1:1000 AT A1
PROJECT CORRIDOR 16 LIDCOMBE TO GUILDFORD
CONCEPT DESIGN PLAN


CHISWICK RD
CLYDE ST
MILLER ST
ERIE ST
RANDOLPH ST
STEEL
KILLEEN ST
WELLINGTON RD
CONSTRUCT CYCLEWAY LINE MARK AT 80m INTERVALS AND 15m BEFORE AND AFTER INTERSECTIONS
INSTALL NEW SIGNS DIRECTING CYCLISTS RIGHT ONTO ERIE ST
INSTALL NEW SIGNS DIRECTING CYCLISTS LEFT ONTO CHISWICK RD
INSTALL NEW SIGNS DIRECTING CYCLISTS THROUGH ROUNDABOUT ALONG CHISWICK RD
EXISTING 2.5m SHAREPATH
WIDEN EXISTING FOOTPATH TO 2.5m SHAREPATH
EXISTING FOOTPATH CONNECTING TO SHAREPATH
PLAN
SCALE 1:1000 AT A3
PROJECT: CORRIDOR 16 LIDCOMBE TO GUILDFORD
CONCEPT DESIGN PLAN


CHESTNUT RD
CUMBERLAND RD
GORDON RD
PINE RD
CHISHOLM RD
ELM RD
RHOADES LANE
CHISWICK RD
BEAUMONT ST
EURA RD
INSTALL NEW SIGNS DIRECTING CYCLISTS THROUGH ROUNDABOUT ALONG CHISWICK RD
CONSTRUCT CYCLEWAY LINE MARK AT 80m INTERVALS AND 15m BEFORE AND AFTER INTERSECTIONS
PLAN
SCALE 1:1000 AT A3
PROJECT: CORRIDOR 16 LIDCOMBE TO GUILDFORD
CONCEPT DESIGN PLAN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HEVINGTON RD
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CAMBRIDGE ST
DUDLEY ST
WILFRED ST
BERITH ST
VAUGHAN ST
CONSTRUCT CYCLE RAMP TO DIRECT CYCLISTS ONTO SHARED PATHWAY
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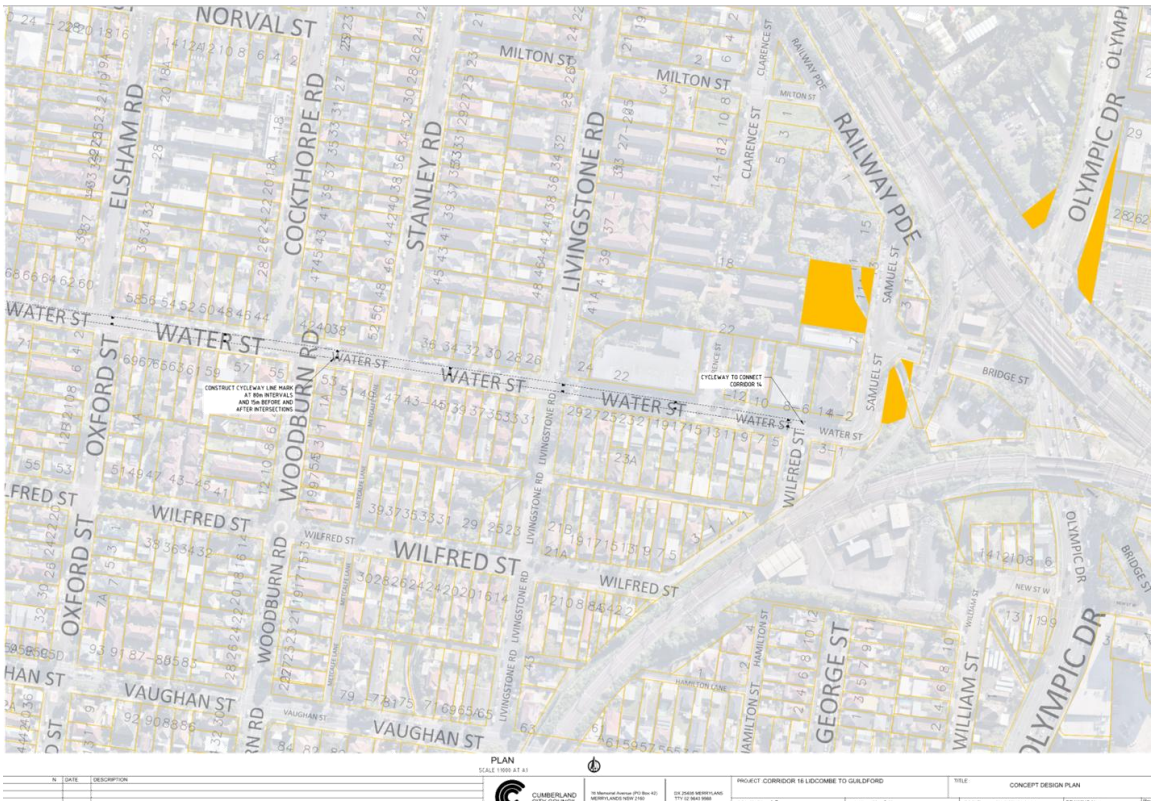
PLAN
SCALE 1:1000 AT A1
PROJECT CORRIDOR 16 LIDCOMBE TO GUILDFORD
CONCEPT DESIGN PLAN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COCKTHORPE RD
STANLEY RD
LIVINGSTONE RD
CLARENCE ST
RAILWAY PDE
OLYMPIC DR
SAMUEL ST
BRIDGE ST
WATER ST
OXFORD ST
WOODBURN RD
WILFRED ST
VAUGHAN ST
GEORGE ST
WILLIAM ST
CONSTRUCT CYCLEWAY LINE MARKING AT 80m INTERVALS AND 15m BEFORE AND AFTER INTERSECTIONS
CYCLEWAY TO CONNECT CORRIDOR 14
PLAN
SCALE 1:1000 AT A1
PROJECT CORRIDOR 16 LIDCOMBE TO GUILDFORD
CONCEPT DESIGN PLAN

Item No: CLTF-26-057

STRATEGIC CYCLEWAY - CORRIDOR 17 - PENDLE HILL TO GREYSTANES

The Cumberland Local Transport Forum recommends, and Council resolves that:

1. Council provides in principle support on the proposed alignment and concept design for Corridor 17 (Pendle Hill to Greystanes) identified in the adopted Cumberland Walking and Cycling Strategy.

2. Council note the next steps in progressing the proposal, as outlined in this report.

REPORT

The Cumberland Walking and Cycling Strategy provides a strategic framework to support walking and cycling as part of an integrated transport network. It also supports a place-based approach in making it easier to access public spaces, community facilities and local centres.

The strategy identifies 18 Active Transport Corridors designed to enhance connectivity, safety, and accessibility for pedestrians and cyclists. These corridors are shown in Figure 1 and details are provided in Table 1. Of these 18 corridors, four corridors are fully constructed, eight corridors are partially complete and require the completion of missing links, and six corridors are new initiatives that require planning and design work prior to construction.

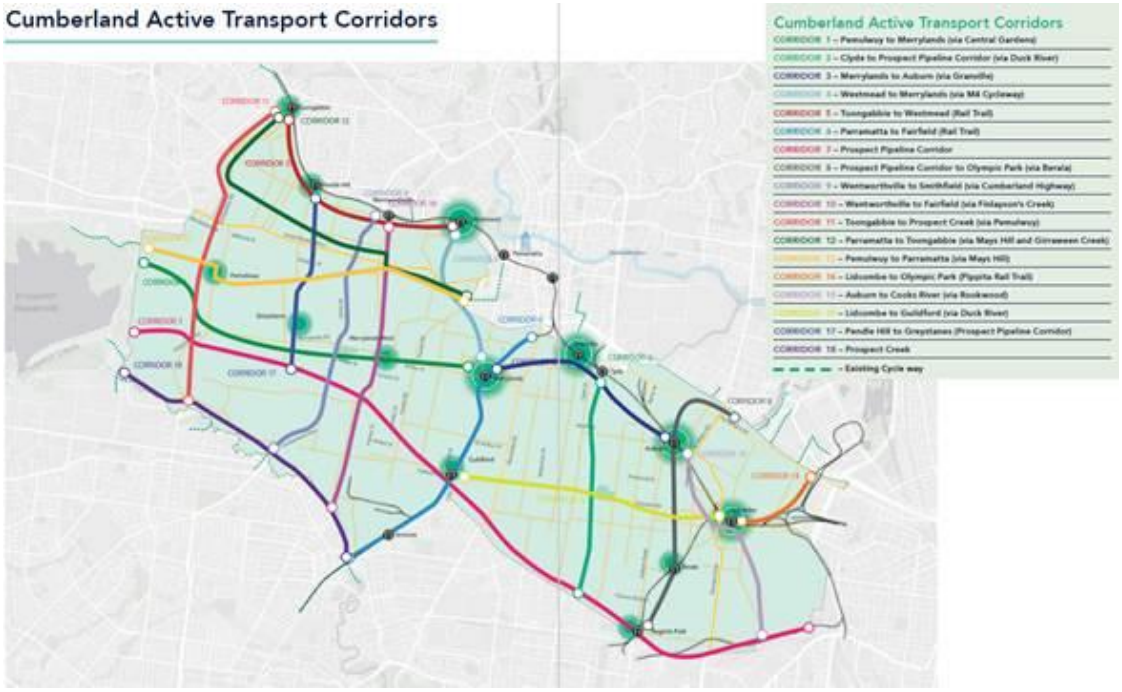


Figure 1: Cumberland Active Transport Corridors

Corridor 17 is a strategic north-south corridor connecting Pendle Hill to Greystanes, improving links to transport and open space.

Since the adoption of the *Cumberland Walking and Cycling Strategy*, Council officers have undertaken investigations and concept design work to further identify and refine the Corridor 17 – Pendle Hill to Greystanes within the existing road network.

The Corridor starts at Pendle Hill Station heading southbound via a shared path along Pendle Way connecting to Ettalong Road. The corridor remains as a shared path as it proceeds to Old Prospect Road and then Cumberland Road where it transitions between an on-road cycleway and shared path. The route terminates at the existing shared path of Corridor 11.

The design features included at the concept design stage are:

- A combination of on-road cycleway and shared path
- Cycleway line marking where required
- Ramp upgrade where required
- Continuous bicycle stencils along the cycle way
- Directional cycleway signages
- Footpath widening to a shared path

To progress the proposal, it is recommended that the Cumberland Local Transport Forum and Council provide in-principle support for the alignment and concept design of Corridor 17 (Pendle Hill to Greystanes), as outlined in this report. This will enable the completion of the planning and design phase, and support staged delivery of the project, based on funding availability under the local infrastructure contributions plan and/or grant opportunities from the NSW or Australian Governments.

CONSULTATION

Subject to endorsement, consultation on the proposed alignment and concept design will be undertaken as part of the planning and design phase of the project.

At the meeting, there was no further discussion on this matter and the Local Transport Forum endorsed the recommendation in the report.

ATTACHMENTS

1. Alignment and concept design – Corridor 17 (Pendle Hill to Greystanes)

DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-057

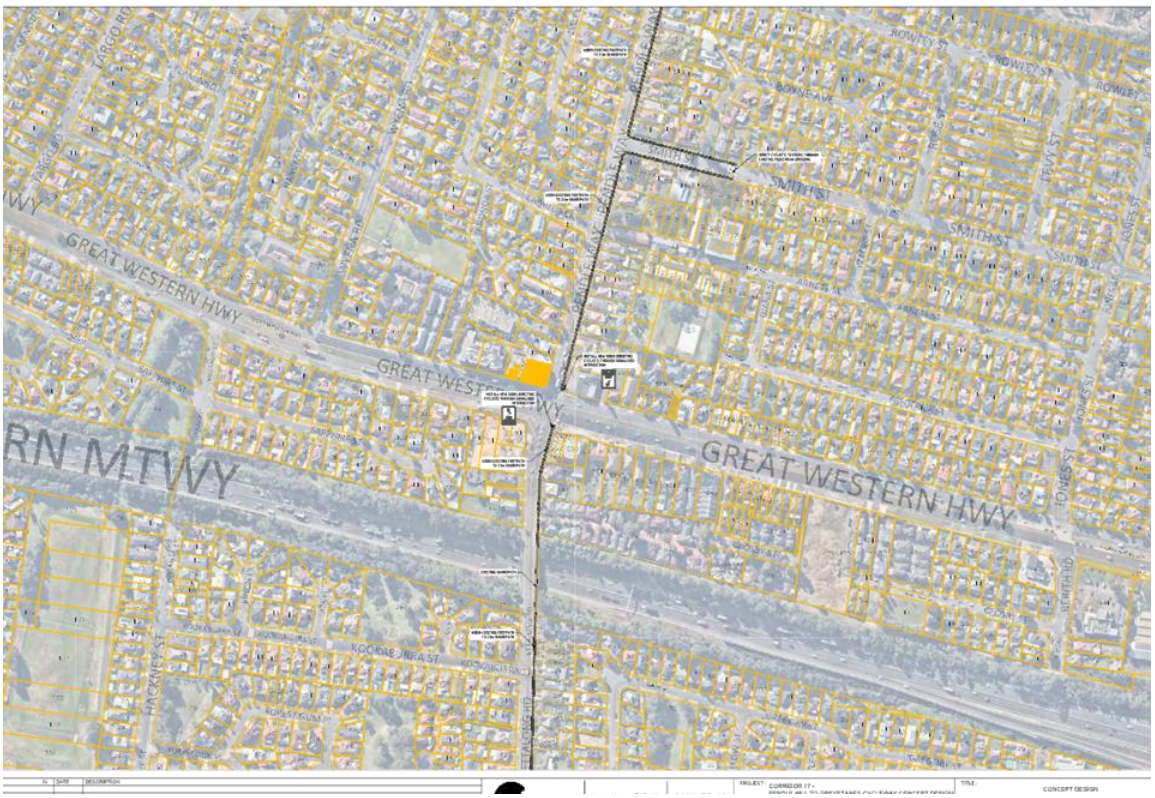
Attachment 1

Alignment and concept design – Corridor 17 (Pendle Hill to Greystanes)

CORRIDOR 17 - PENDLE HILL TO GREYSTANES CYCLEWAY CONCEPT DESIGN PLAN



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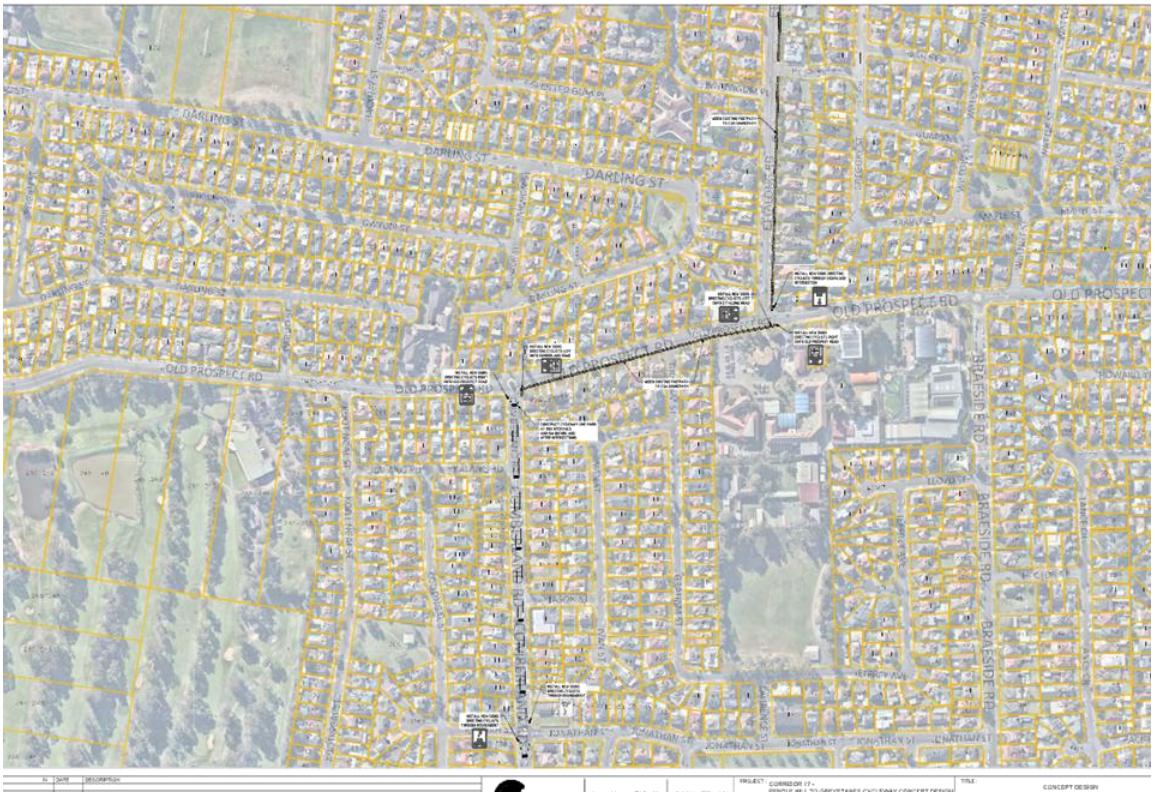
ROWLEY ST
DARLING ST
OLD PROSPECT RD
BRAESIDE RD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BRAESIDE RD


WHALANS RD
WHALANS RD
TERRY ST
TERRY ST
TERRY ST
BRAESIDE RD
BRAESIDE RD
BRAESIDE RD
CONCEPT DESIGN


MERRYLAND
FLORIDGE RD
FLORIDGE RD
BAYFIELD RD
CUMBERLAND RD
CANAL RD
CANAL RD
BRAESIDE RD
CONCEPT DESIGN

Item No: CLTF-26-058

REGENTS PARK TOWN CENTRE PUBLIC DOMAIN PLAN - AMY STREET PRECINCT UPGRADE - PROPOSED ON-STREET CHANGES

The Cumberland Local Transport Forum recommends, and Council resolves that:

1. A roundabout at the intersection of Amy Street and Regent Street, Regents Park, as part of the Amy Street Precinct Upgrade, be supported in-principle.

2. A right turn ban for vehicles turning from Edwin Street into Amy Street and from Amy Street into Edwin Street as part of the Amy Street Precinct Upgrade, be supported in-principle.

3. Council prepare Traffic Management Plans for the right turn bans into Amy Street at its intersection with Edwin Street for submission to Transport for NSW.

4. Council undertaken consultation with affected residents and businesses on the proposals.

REPORT

Council is now progressing the design and construction of the Amy Street Precinct Public Domain Upgrade, for which Council received funding under the Australian Government's Thriving Suburbs Program.

Works identified for the Amy Street Precinct include:

- Widening of existing footpaths by 1m;
- Landscaping, including street tree and verge planting;
- Upgraded street lighting (including replacement of existing poles with multifunction poles, and undergrounding of associated power lines);
- New and amended bus zones;
- Resurfaced streetscape interfaces;
- The upgrade and expansion of existing pedestrian street crossings;
- New outdoor dining areas and street furniture;
- New parking arrangement (including one additional disabled parking bay with flush kerb and bollards); and
- The installation of planter boxes along Amy Street incorporating public artworks.

The upgrade works incorporate proposed traffic rearrangements at the intersection of Amy Street and Regents Street and Amy Street and Edwin Street as outlined below.

<u>Intersection of Amy Street and Regent Street</u>

As part of the detailed design phase of the project, two options have been identified for the intersection of Amy Street and Regent Street:

1. Partial or Full time Right Turn ban from regent Street into Amy Street.

Community consultation was undertaken and based on majority support, a separate report is provided in this agenda for a part time right turn ban. Option 1 would continue this arrangement.

2. A roundabout at the intersection.

   A roundabout at the intersection of Amy Street and Regent Street will allow for all turns in and out at the intersection. There will be a loss of three (3) parking spaces on Amy Street; however, these three parking spaces are proposed to be reallocated in the nearby Council carpark accessed from Regent Street behind the Council Library. This would result in no net decrease in car parking for the town centre.

It is recommended by Council officers that Option 2 (roundabout) be progressed as part of the upgrade.

Intersection of Amy Street and Edwin Street

As part of the detailed design phase of the project, a median island is proposed on Amy Street between Regent Street and Terrene Street, which would result in the banning right turns from Edwin Street into and out of Amy Street. This will assist in minimising traffic conflicts at this section of Amy Street, given the proximity to the pedestrian crossing and other traffic movements into and out of Regent Street. Should this proposal proceed, a Traffic Management Plan would be prepared for Transport for NSW approval.

It is recommended by Council officers that the median island on Amy Street between Regent Street and Terrene Street be progressed as part of the upgrade, and that associated changes to traffic arrangements be implemented.

CONSULTATION

Consultation was undertaken in 2023 for the Regents Park Town Centre Public Domain Plan and for the Amy Street Precinct Upgrade concept design in 2025.

Subject to endorsement, consultation will be undertaken on the proposed roundabout, median island and associated traffic changes along Amy Street, as outlined in this report.

At the meeting, there was discussion on this matter and the Local Transport Forum endorsed the recommendation in the report.

ATTACHMENTS

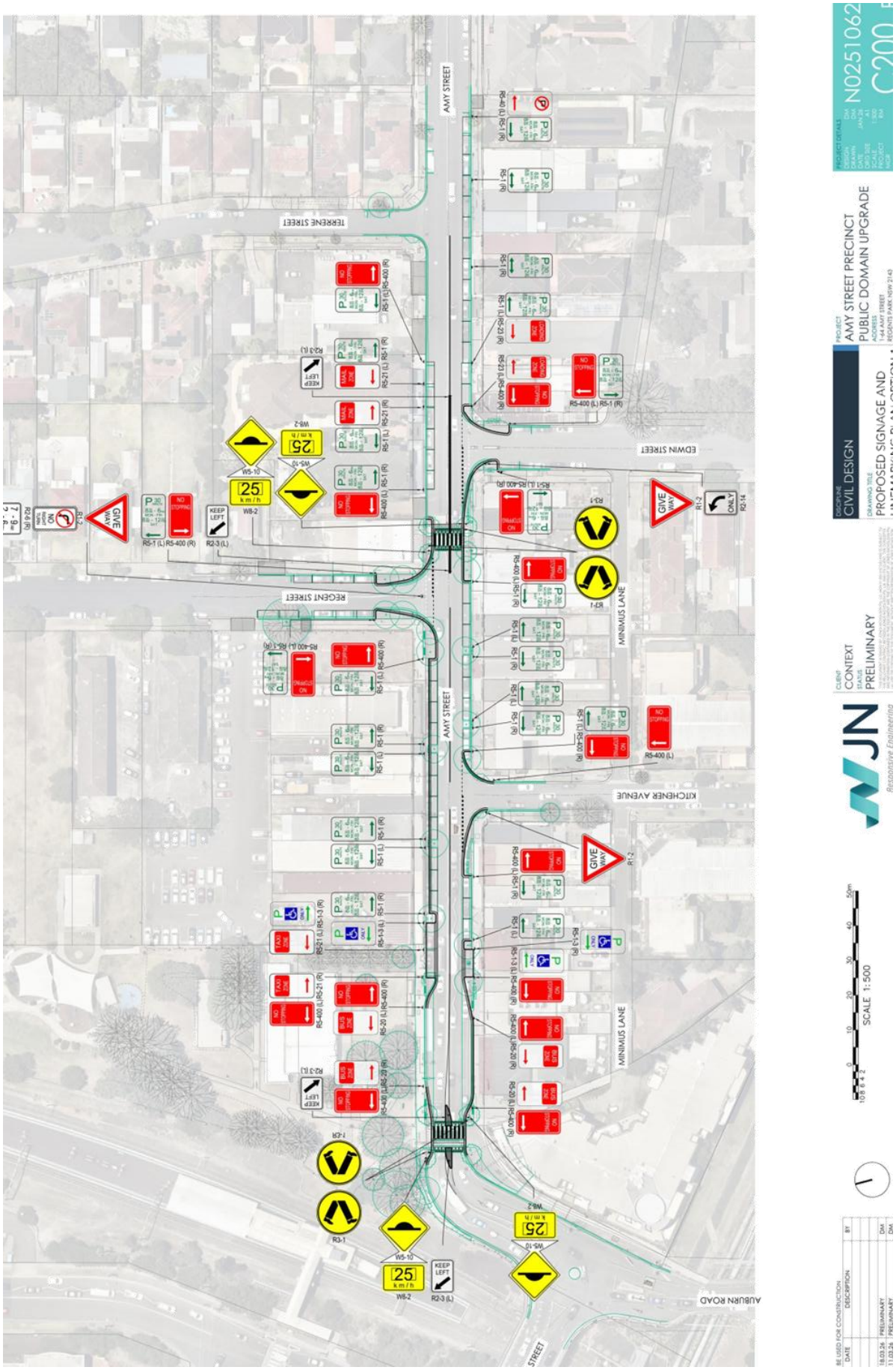
1. Plan – Amy Street Precinct Public Domain Upgrade – Option 1 with right turn ban at the intersection with Regent Street

2. Plan - Amy Street Precinct Public Domain Upgrade – Option 2 with roundabout at the intersection with Regent Street

DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-058

Attachment 1

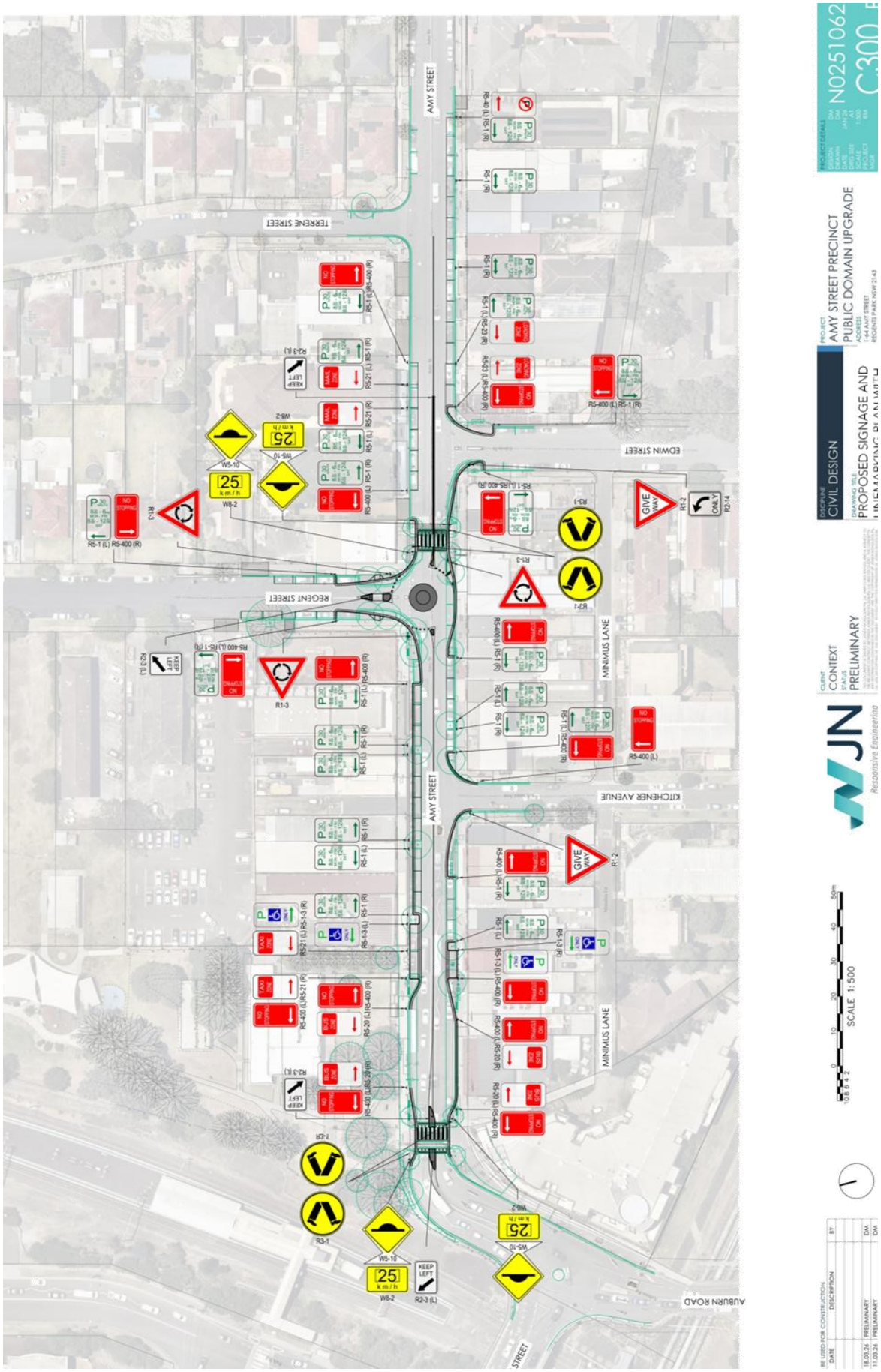
Plan – Amy Street Precinct Public Domain Upgrade – Option 1 with right turn ban at the intersection with Regent Street


AMY STREET
TERRENE STREET
EDWIN STREET
REGENT STREET
MINIMUS LANE
KITCHENER AVENUE
AUBURN ROAD
GIVE WAY
KEEP LEFT
25 km/h
SCALE 1:500
N0251062
C200
AMY STREET PRECINCT
PUBLIC DOMAIN UPGRADE
CIVIL DESIGN
PROPOSED SIGNAGE AND
CONTEXT
PRELIMINARY
JN
Responsive Engineering

DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-058

Attachment 2

Plan - Amy Street Precinct Public Domain Upgrade – Option 2 with roundabout at the intersection with Regent Street


AMY STREET
TERRENE STREET
EDWIN STREET
REGENT STREET
MINIMUS LANE
KITCHENER AVENUE
AUBURN ROAD
GIVE WAY
KEEP LEFT
25 km/h
N0251062
C300
AMY STREET PRECINCT
PUBLIC DOMAIN UPGRADE
CIVIL DESIGN
PROPOSED SIGNAGE AND
CONTEXT
PRELIMINARY
JN
Responsive Engineering
SCALE 1:500

Item No: CLTF-26-059

REGENT STREET, REGENTS PARK - REQUEST FOR BANNING RIGHT TURNS INTO AMY STREET

The Cumberland Local Transport Forum recommends, and Council resolves that:

1. Council prepare a Traffic Management Plan for the installation of “No Right Turn, 7 AM – 9AM, 2PM – 6PM, Monday to Friday”, “Buses Excepted” signage on Regent Street, Regents Park at its intersection with Amy Street and advisory signage, as per the attached plan.

2. Council notify the residents who sent submissions during the consultation of the outcome.

3. Council note this will be an interim arrangement until a roundabout is constructed at the intersection of Regent and Amy Streets.

REPORT

Council has received a request from a resident for banning right turns from Regent Street into Amy Street.

Amy Street is a regional road carrying over 17,000 vehicles/day and links State Road, Joseph Street to regional roads Park Road and Carlingford Road.

Regents Street is a local road that runs in a northerly direction between Amy Street and Jenkins Street.

Amy Street and Regent Street form a T-intersection with ‘Give Way’ sign and line marking on Regent Street.

The map below shows the locality of Amy Street and Regent Street.



Locality Map

The Cumberland Traffic Committee (now known as the Cumberland Local Transport Forum) considered a report on the request for the right turn ban for vehicles exiting Regent Street into Amy Street, Regents Park at its meeting held in April 2024. It recommended that:

> *1. Council undertake community consultation for implementing part time or fulltime right turn ban from Regent Street into Amy Street, Regents Park.*
>
> *2. Prepare a Traffic Management Plan in consultation with the community for submission to Transport for NSW for approval.*

Council approved the above recommendations at its meeting held on 1 May 2024.

In accordance with the Council resolution, consultation was undertaken with the community affected by the ban. Council included two options for residents to consider, namely, a full-time right turn ban and a part time right turn ban. A total of 495 letters were sent to owners and tenants of properties.

Council received 46 submissions, and the result is summarised below:

Support for full-time ban = 11
Support for part-time ban = 21
Objection for any ban = 13
No preference provided = 1

Five of the submissions requested a roundabout to be built at this intersection and one submission requested that traffic lights be installed.

Based on the above, it is noted that there were 32 (70%) submissions supporting a part time or full-time right turn ban. It is proposed to introduce a part time right turn ban at the intersection of Amy Street and Regent Street. Subject to endorsement, Council will submit a Traffic Management Plan (TMP) to Transport for NSW (TfNSW) for implementing a part time right turn ban ('No Right Turn, 7 AM – 9 AM, 2 PM – 6 PM, Monday to Friday').

Regents Park Town Centre Public Domain Plan

As part of implementing the Regents Park Town Centre Public Domain Plan, Council has prepared concept plans for Amy Street Precinct Public Domain Upgrade which is included in this agenda separately. The public domain plans provide two options for the intersection of Amy Street and Regent Street. One option is to ban the right turns from Regent Street while the other option proposes a roundabout at the intersection of Amy Street and Regent Street.

If the proposed roundabout is approved at the intersection of Amy Street and Regent Street as per the Public Domain Upgrade, the partial right turn ban will provide an interim measure to enhance safety until the Amy Street Public Domain Upgrade including the roundabout is implemented.

CONSULTATION

Consultation was undertaken for 28 days from 3 February to 3 March 2026.

A total of 46 submissions were received.

At the meeting, there was discussion on this matter and the Local Transport Forum endorsed an amended recommendation.

ATTACHMENTS

1. Plan – Signage plan for the part time right turn ban at the intersection of Regent Street & Amy Street

2. Submissions

3. Previous Report - CTC-24-095 – Regent Street and Amy Street – Part Time Right Turn Ban

DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-059

Attachment 1

Plan – Signage plan for the part time right turn ban at the intersection of Regent Street & Amy Street


KINGSLAND RD
JEAKINS ST
REGENT ST
KENT ST
AMY ST
REGENT'S PARK STATION
NO RIGHT TURN AT AMY ST 7AM–9AM 2PM–6PM MON–FRI
INSTALL
NO RIGHT TURN
LEGEND
DETOUR
TITLE: AMY STREET AT REGENTS STREET - PROPOSED RIGHT TURN BAN
File Number:
Drawn By: L.C
Date: 26/2/25
Scale: NTS
CUMBERLAND CITY COUNCIL

DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-059

Attachment 2

Submissions

CUMBERLAND
CITY COUNCIL

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: _____

Address: _____

Phone: _____

Please indicate your views on the proposed right turn ban at the intersection of Amy Street and Regent Street, Regents Park as described in Council's letter dated 3 February and submit your response by ***3 March*** **2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed traffic change at the intersection of Regent Street and Amy Street and I am in favour of the below option (please only select one box below)

1. ***I support the installation of Full time 'No Right Turn' when exiting from Regent Street to Amy Street.*** ☑
2. ***I support the installation of part time 'No Right Turn, 7am – 9am, 2pm-6pm, Monday to Friday' when exiting from Regent Street to Amy Street.*** ☐
3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☐

Further Comments:

_____

_____

_____

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CUMBERLAND CITY COUNCIL

RECEIVED
23 FEB 2026
BY:

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name:

Address

Phone:

Please indicate your views on the proposed right turn ban at the intersection of Amy Street and Regent Street, Regents Park as described in Council's letter dated 3 February and submit your response by ***3 March* 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed traffic change at the intersection of Regent Street and Amy Street and I [redacted] of the below option (please only select one box below)

1. ***I support the installation of Full time 'No Right Turn' when exiting from Regent Stre***
2. ***I support the installation of part time 'No Right Turn, 7am – 9am, 2pm-6pm, Monday exiting from Regent Street to Amy Street.***
3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Stre***

Further Comments:

HAVE A WARNING SIGN OF THE CHANGES

250 Metres BEFORE INTERSECTION

[redacted]

(Signed)

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CUMBERLAND CITY COUNCIL

RECEIVED 13 FEB 2026

BY: .....REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: __

Address:

Phone: _

Please indicate your views on the proposed right turn ban at the intersection of Amy Street and Regent Street, Regents Park as described in Council's letter dated 3 February and submit your response by ***3 March* 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed traffic change at the intersection of Regent Street and Amy Street and I am in favour of the below option (please only select one box below)

1. ***I support the installation of Full time 'No Right Turn' when exiting from Regent Street to Amy Street.*** ☐
2. ***I support the installation of part time 'No Right Turn, 7am – 9am, 2pm-6pm, Monday to Friday' when exiting from Regent Street to Amy Street.*** ☑
3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☐

Further Comments:

Has there been any thought to the added traffic to the streets prior? Kent St is hard enough to get through / turn in / out of during school pickup without all of this additional traffic.

(Signed)

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Only 1 car can pass down Kent St when cars are parked on both sides & people park up to the corner making it hard to turn in out.

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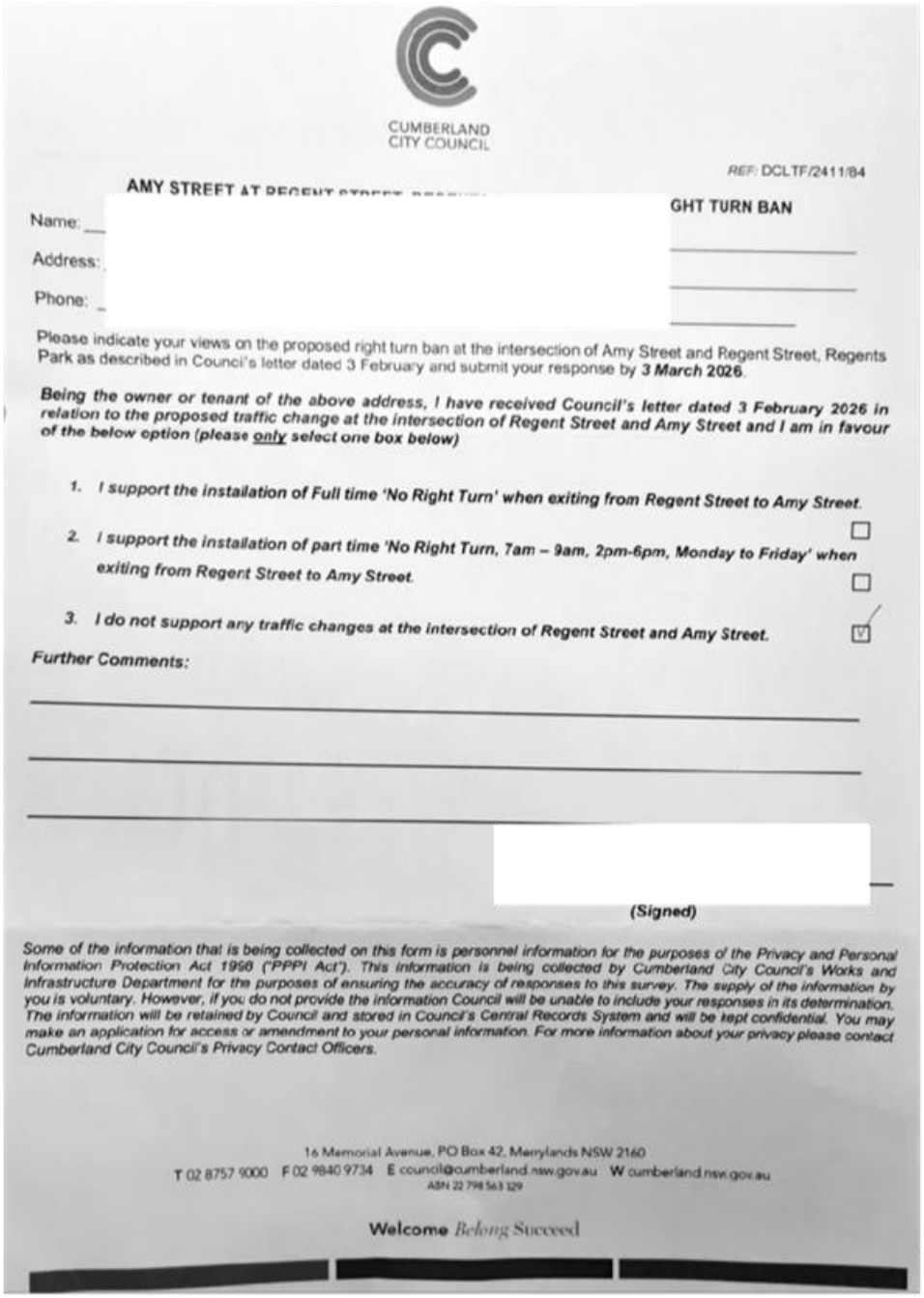

CUMBERLAND CITY COUNCIL

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET [illegible] GHT TURN BAN

Name: [redacted]

Address: [redacted]

Phone: [redacted]

Please indicate your views on the proposed right turn ban at the intersection of Amy Street and Regent Street, Regents Park as described in Council's letter dated 3 February and submit your response by **3 March 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed traffic change at the intersection of Regent Street and Amy Street and I am in favour of the below option (please only select one box below)

1. *I support the installation of Full time 'No Right Turn' when exiting from Regent Street to Amy Street.* ☐
2. *I support the installation of part time 'No Right Turn, 7am – 9am, 2pm-6pm, Monday to Friday' when exiting from Regent Street to Amy Street.* ☐
3. *I do not support any traffic changes at the intersection of Regent Street and Amy Street.* ☑

Further Comments:

[redacted]

[redacted]

[redacted]

[redacted]

(Signed)

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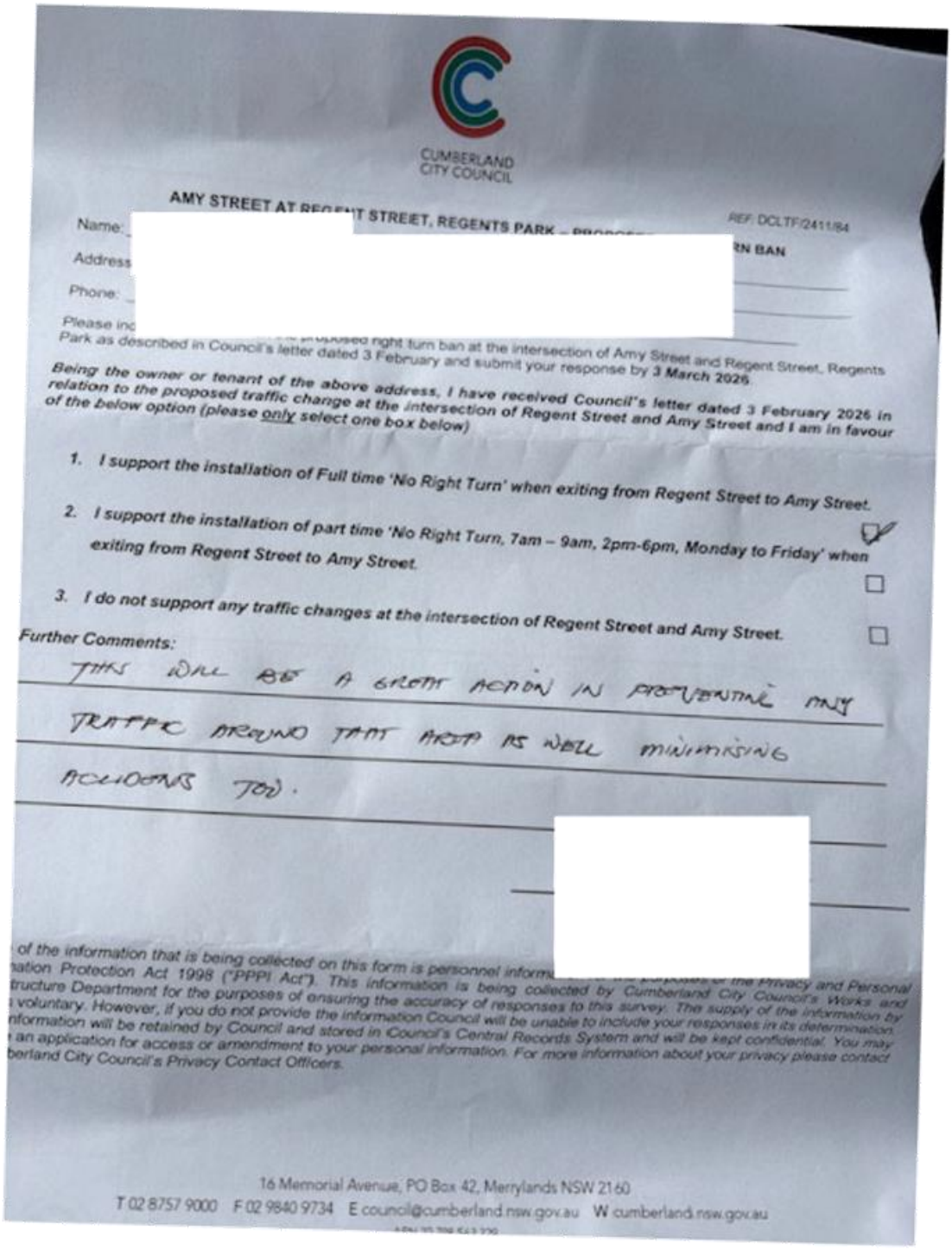

CUMBERLAND CITY COUNCIL

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

REF: DCLTF/2411/84

Name: [redacted]

Address: [redacted]

Phone: [redacted]

Please indicate your support or objection to the proposed right turn ban at the intersection of Amy Street and Regent Street, Regents Park as described in Council's letter dated 3 February and submit your response by **3 March 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed traffic change at the intersection of Regent Street and Amy Street and I am in favour of the below option (please only select one box below)

1. ***I support the installation of Full time 'No Right Turn' when exiting from Regent Street to Amy Street.*** ☐
2. ***I support the installation of part time 'No Right Turn, 7am – 9am, 2pm-6pm, Monday to Friday' when exiting from Regent Street to Amy Street.*** ☑
3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☐

Further Comments:

THIS WILL BE A GREAT ACTION IN PREVENTING ANY TRAFFIC AROUND THAT AREA AS WELL MINIMISING ACCIDENTS TOO.

[redacted]

of the information that is being collected on this form is personnel inform... purposes of the Privacy and Personal nation Protection Act 1998 ("PPPI Act"). This information is being collected by Cumberland City Council's Works and tructure Department for the purposes of ensuring the accuracy of responses to this survey. The supply of the information by voluntary. However, if you do not provide the information Council will be unable to include your responses in its determination. nformation will be retained by Council and stored in Council's Central Records System and will be kept confidential. You may an application for access or amendment to your personal information. For more information about your privacy please contact berland City Council's Privacy Contact Officers.

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CUMBERLAND CITY COUNCIL

RECEIVED
11 FEB 2026
BY: .....

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: _____

Address: ___

Phone: ____

Please indicate your views on the proposed right turn ban at the intersection of Amy Street and Regent Street, Regents Park as described in Council's letter dated 3 February and submit your response by ***3 March* 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed traffic change at the intersection of Regent Street and Amy Street and I am in favour of the below option (please only select one box below)

1. ***I support the installation of Full time 'No Right Turn' when exiting from Regent Street to Amy Street.*** ☐
2. ***I support the installation of part time 'No Right Turn, 7am – 9am, 2pm-6pm, Monday to Friday' when exiting from Regent Street to Amy Street.*** ☒
3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☐

Further Comments:

KENT ST AND KINGSLAND RD WILL BE BUSY AT THE TIME "NO RIGHT TURN" FROM REGENT ST TO AMY ST, AT THE MOMENT THE CARS TURN RIGHT ANYTIME THEY WANT, IT LOOK LIKE THEY ARE PRIORITY

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18 FEB 2026
BY: .....

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: _____

Address _____

Phone: _____ Mobile: _____

Please indicate your views on the proposed right turn ban at the intersection of Amy Street and Regent Street, Regents Park as described in Council's letter dated 3 February and submit your response by ***3 March* 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed traffic change at the intersection of Regent Street and Amy Street and I am in favour of the below option (please only select one box below)

1. ***I support the installation of Full time 'No Right Turn' when exiting from Regent Street to Amy Street.*** ☑
2. ***I support the installation of part time 'No Right Turn, 7am – 9am, 2pm-6pm, Monday to Friday' when exiting from Regent Street to Amy Street.*** ☐
3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☐

Further Comments:

I chose full time because the drivers that this applies to the most will ignore time restrictions anyway. I suggest islands to force traffic to turn left as well.

_____ _____

(Signed)

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CUMBERLAND CITY COUNCIL

RECEIVED
11 FEB 2026
BY:.....

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name:_

Address

Phone:

Please indicate your views on the proposed right turn ban at the intersection of Amy Street and Regent Street, Regents Park as described in Council's letter dated 3 February and submit your response by ***3 March* 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed traffic change at the intersection of Regent Street and Amy Street and I am in favour of the below option (please only select one box below)

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2. ***I support the installation of part time 'No Right Turn, 7am – 9am, 2pm-6pm, Monday to Friday' when exiting from Regent Street to Amy Street.*** ☑
3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☐

Further Comments:

_____

_____

_____

(Signed)

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10 FEB 2026
BY: ..... CUMBERLAND CITY COUNCIL

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: ____ _____

Address: __ _____

Phone: _____ Mobile: _____

Please indicate your views on the proposed right turn ban at the intersection of Amy Street and Regent Street, Regents Park as described in Council's letter dated 3 February and submit your response by ***3 March* 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed traffic change at the intersection of Regent Street and Amy Street and I am in favour of the below option (please only select one box below)

1. ***I support the installation of Full time 'No Right Turn' when exiting from Regent Street to Amy Street.*** ☐
2. ***I support the installation of part time 'No Right Turn, 7am – 9am, 2pm-6pm, Monday to Friday' when exiting from Regent Street to Amy Street.*** ☑
3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☐

Further Comments:

_____

_____

_____

_____

(Signed)

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CUMBERLAND CITY COUNCIL

RECEIVED
11 FEB 2026
BY:

REF: DCLTP/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: _____

Address _____

Phone: ____

Please indicate your views on the proposed right turn ban at the intersection of Amy Street and Regent Street, Regents Park as described in Council's letter dated 3 February and submit your response by ***3 March* 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed traffic change at the intersection of Regent Street and Amy Street and I am in favour of the below option (please only select one box below)

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2. ***I support the installation of part time 'No Right Turn, 7am – 9am, 2pm-6pm, Monday to Friday' when exiting from Regent Street to Amy Street.*** ☐
3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☐

Further Comments:

I suggest should have a little round about at that intersection

_____ _____

_____

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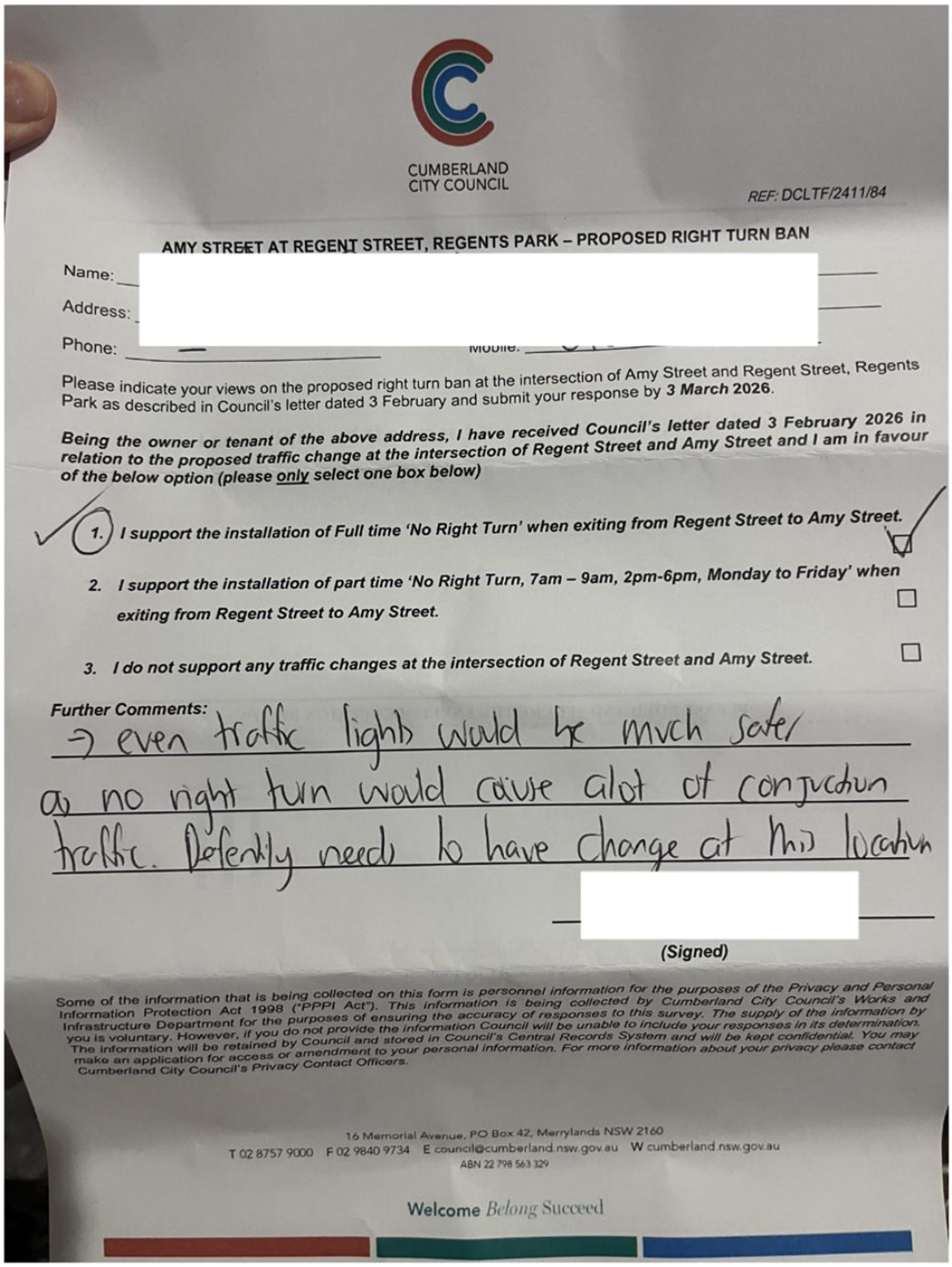
ABN 22 798 563 329



CUMBERLAND CITY COUNCIL

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: [redacted]

Address: [redacted]

Phone: [redacted] Mobile: [redacted]

Please indicate your views on the proposed right turn ban at the intersection of Amy Street and Regent Street, Regents Park as described in Council's letter dated 3 February and submit your response by **3 March 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed traffic change at the intersection of Regent Street and Amy Street and I am in favour of the below option (please only select one box below)

1. ***I support the installation of Full time 'No Right Turn' when exiting from Regent Street to Amy Street.*** ☑
2. ***I support the installation of part time 'No Right Turn, 7am – 9am, 2pm-6pm, Monday to Friday' when exiting from Regent Street to Amy Street.*** ☐
3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☐

Further Comments:

→ even traffic lights would be much safer as no right turn would cause alot of conjuction traffic. Defently need to have change at this location

[redacted]

(Signed)

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Welcome *Belong* Succeed

CUMBERLAND CITY COUNCIL

RECEIVED
13 FEB 2026
BY: .....

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: _____

Addres _____

Phone: _____

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Further Comments:

_____

_____

_____

_____

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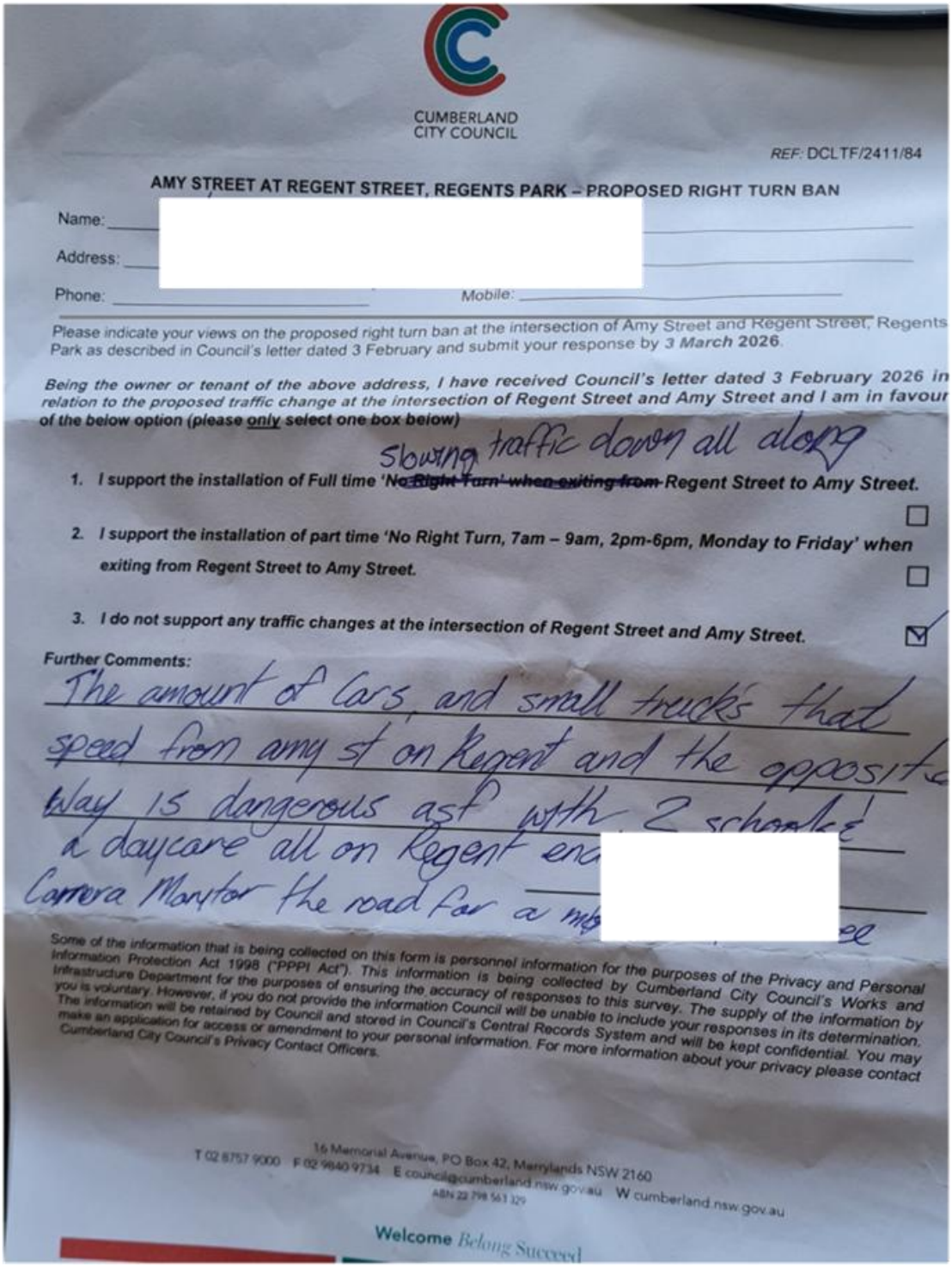

CUMBERLAND CITY COUNCIL

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: [redacted]

Address: [redacted]

Phone: _____ Mobile: _____

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1. ***I support the installation of Full time 'No Right Turn' when exiting from Regent Street to Amy Street.*** Slowing traffic down all along ☐
2. ***I support the installation of part time 'No Right Turn, 7am – 9am, 2pm-6pm, Monday to Friday' when exiting from Regent Street to Amy Street.*** ☐
3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☑

Further Comments:

The amount of Cars, and small truck's that speed from amy st on Regent and the opposite way is dangerous asf with 2 schools & a daycare all on Regent end [redacted] Camera Monitor the road for a mo[redacted]ee

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Welcome *Belong Succeed*

A new contact form has been submitted from your portal (https://haveyoursay.cumberland.nsw.gov.au).

Name :

Message: 'No' to any No right turn restrictions. Too much pressure is then placed on the Kingsland Rd Amy street roundabout especially at school start and end times. Would like to suggest a roundabout at Regents St and Amy sts or a set of lights.

Attachment :

From:
Sent:
To:
Subject:
Attachments:

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thank you for the attached correspondence

I prefer option 1 Full time No right Turn

CUMBERLAND CITY COUNCIL

RECEIVED
11 FEB 2026
BY: .....

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: _____

Address _____

Phone: _____ _____

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3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☐

Further Comments:

_____

_____

_____ _____

_____

(Signed)

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CUMBERLAND CITY COUNCIL

RECEIVED 13 FEB 2026

BY: ..... REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: ___

Address: _

Phone: __

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3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☒

Further Comments:

Install Lights. It is the only option to assist traffic flow at this T- intersection. Also lights needed at Cnr Regent + Jenkin Sts. Roundabout rage is everyday

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Welcome Belong Succeed

CUMBERLAND CITY COUNCIL

1 2 FEB 2026

BY: .....

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

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Further Comments:

_____

_____

_____ _____

_____ _____

(Signed)

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CUMBERLAND CITY COUNCIL

RECEIVED
27 FEB 2026

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: _____

Address: _____

Phone: _____

Please indicate your views on the proposed right turn ban at the intersection of Amy Street and Regent Street, Regents Park as described in Council's letter dated 3 February and submit your response by ***3 March* 2026**.

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3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☑

Further Comments:

I consider the installation of "no right turn" at the above intersection will increase traffic into Kent Street to then turn into Kingsland Road to make right hand turn at the roundabout at Kingsland Rd & Amy Street therefore not alleviating any congestion during times from Mon to Friday in Amy Street

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CUMBERLAND CITY COUNCIL

12 FEB 2026

BY: .....

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: _____

Addres _____

Phone: _____

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Further Comments:

_____

_____

_____ _____

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Welcome *Belong* Succeed

CUMBERLAND CITY COUNCIL

RECEIVED
12 FEB 2026
BY: .....

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

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3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☒

Further Comments:

A Traffic LIGHTS would be more of fix than above proposal. The Intersection is a ISSUE All Day.

(Signed)

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CUMBERLAND CITY COUNCIL

REF: DCLTF/2411/84

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Further Comments:

_____

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Welcome *Belong* Succeed

Name: ___

Address: _

Phone: __

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Further Comments:

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13 FEB 2026

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CUMBERLAND CITY COUNCIL

RECEIVED
18 FEB 2026
BY: .....

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: _____ _____

Address: _____ _____

Phone: _____ _____

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3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☑ (maybe Still roundabout?)

Further Comments:

– Mimulus Lane way at rear of shops will be effected more, people use it as a short cut as it is – it will get worse.

–

Happy to discuss.

Help solve the congestion

_____ _____

(Signed)

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Welcome *Belong* Succeed

RECEIVED
20 FEB 2026
BY: .....
CUMBERLAND CITY COUNCIL

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

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Further Comments:

Minimus lane will be effected more, ~~people will turn left~~
Build a roundabout
Help solve the congestion

_____ _____

(Signed)

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Further Comments:

Minutus Lane is effected during peak time, it will get worse need to address that issue as well. Maybe build a roundabout help solve the congestion

_____ _____

(Signed)

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CUMBERLAND CITY COUNCIL

13 FEB 2026

BY: .....

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: ___

Address: _

Phone: _

Please indicate your views on the proposed right turn ban at the intersection of Amy Street and Regent Street, Regents Park as described in Council's letter dated 3 February and submit your response by ***3 March* 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed traffic change at the intersection of Regent Street and Amy Street and I am in favour of the below option (please only select one box below)

1. ***I support the installation of Full time 'No Right Turn' when exiting from Regent Street to Amy Street.*** ☐
2. ***I support the installation of part time 'No Right Turn, 7am – 9am, 2pm-6pm, Monday to Friday' when exiting from Regent Street to Amy Street.*** ☑
3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☐

Further Comments:

Also no parking as the same time as Point 2 at the exit of Regent St.

(Signed)

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ABN 22 798 563 329

CUMBERLAND CITY COUNCIL

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

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3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☐

Further Comments:

If the No Right Turn is not Passed I suggest there should be no parking as the same time as 7am – 9am and 2pm – 6pm by the side of ~~at the area as~~ Amy Street and Regents street to allow the people to have space to turn left.

_____ _____

(Signed)

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Welcome *Belong* Succeed

CUMBERLAND CITY COUNCIL

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: [redacted]

Address: [redacted]

Phone: [redacted]

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Further Comments:

Has any consideration to a roundabout or traffic lights been made? Making it a no right turn means more traffic in Kent St + Kingsland Rd (which is also difficult to turn right)

[redacted]

(Signed)

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CUMBERLAND CITY COUNCIL

RECEIVED
12 FEB 2026
BY: .....

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name:

Addres

Phone:

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Further Comments:

This will be of great benefit to the traffic flow along Amy St.

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CUMBERLAND CITY COUNCIL

RECEIVED
24 FEB 2026
BY: .....

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

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Further Comments:

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CUMBERLAND CITY COUNCIL

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Further Comments:

I believe adding a 'No Right Turn' would increase more traffic.

_____

(Signed)

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Further Comments:

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Welcome *Belong* Succeed

CUMBERLAND CITY COUNCIL

RECEIVED
11 FEB 2026
BY: .....

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name:

Addres

Phone

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Further Comments:

_____

_____

_____ _____

_____ _____

(signed)

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3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☒

Further Comments:

PLEASE REFER TO SPECIALIST TRANSPORT CONSULTANT STATEMENT PREPARED BY STANTEC

_____ _____

(Signed)

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Welcome *Belong* Succeed

RE: **Amy Street at Regent Street, Regents Park – Proposed No Right Turn Restrictions**
Traffic & Transport Review

1. Introduction

from Cumberland City Council (herein referred to as 'Council') to provide comments, as part of the community consultation process, regarding the proposed right turn ban at the intersection of Amy Street and Regent Street.

Stantec have been engaged to review the proposal, to assist with a response to Council.

The review has been completed based on the following documents:

- Consultation Notification Letter from Cumberland City Council, dated 3 February 2026
- Traffic Committee Report, prepared by Cumberland City Council, dated 3 April 2024

This statement summarises Stantec's review and comments.

2. Proposal Overview

Council have received a request from a resident for banning right turns from Regent Street into Amy Street. The Cumberland Local Traffic Forum have considered a report regarding the provision of banning the right turn from Regent Street into Amy Street and has recommended to undertake consultation with local residents and businesses. Accordingly, Council is now consulting on the following two options:

- Option 1: full time 'no right turn'
- Option 2: part time 'no right turn, 7am-9am & 2pm-6pm Monday to Friday'

3. Stantec Review and Comments

reviewed the relevant documents and present the following comments.

- The report does not provide a justification or reasoning for the proposed restriction, other than it is a response to a request from a resident.
- The report indicates that, based on site observations, Amy Street eastbound queueing extends up to Kingsland Road roundabout during peak hours, and Council has received concerns from residents of side streets regarding alternative local roads ('rat-runs') used by vehicles to avoid queues along Amy Street. The proposed banning of the right turn from Regent Street into Amy Street will not resolve any existing rat-running issues if queueing is along the eastbound lanes of Amy Street.
- The banning of right turns from Regent Street onto Amy Street, will likely result in local traffic, particularly residents along Regent Street located close to the intersection and , turning left at the intersection and completing a U-turn at the Kingsland Road roundabout. The increased U-turn movements will likely compromise operation and/or safety at this roundabout, noting that the existing right turns from Regent Street can exceed 100 vehicles during the peak hour (based on the traffic volumes included in the report).
- The proposed restriction will redistribute local traffic resulting in increased volumes on the surrounding intersections, particularly the Amy Street & Kingsland Road roundabout. No traffic modelling or assessment has been completed and included in the report or letter to indicate that the proposal will have no adverse impact on the existing operations of the surrounding road network.
- The report does not indicate when the turning movement volumes were gathered. However, considering the date of the report, the data is likely outdated and new traffic data should be collected to support any further assessment.
- Option 1 (full time 'no right turn') would also need to consider which is generally Friday evenings and weekends, if it was considered further (noting points above regarding effectiveness).
- If there are existing safety concerns that vehicles turning right onto Amy Street from Regent Street are unable to find adequate gaps in the through traffic or the sight distance to westbound vehicles is compromised due to eastbound queues along Amy Street, a 'Keep Clear' zone at the intersection could be investigated, rather than banning right turns.

4. Conclusion

, as it pertains to the proposed right-turn ban from Regent Street onto Amy Street and cannot support the proposal from a traffic perspective due to high likelihood that the proposal will not address the identified local issues, the limited supporting assessment and the potential for the proposal to introduce new operational and /or safety issues.

Should you have any questions regarding this assessment, please do not hesitate to contact me directly.

CUMBERLAND CITY COUNCIL

RECEIVED
12 FEB 2026
BY: .....

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: _____

Address: _____

Phone: _____

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3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☐

Further Comments:

I JUST WORRY THE TIME "NO RIGHT TURN" WILL MAKE KINGSLAND RD WILL BE BUSY THAN, IT'S SCARY WHEN I DRIVE ON REGENTS BECAUSE THE CARS TURN RIGHT, WITHOUT GIVE WAY

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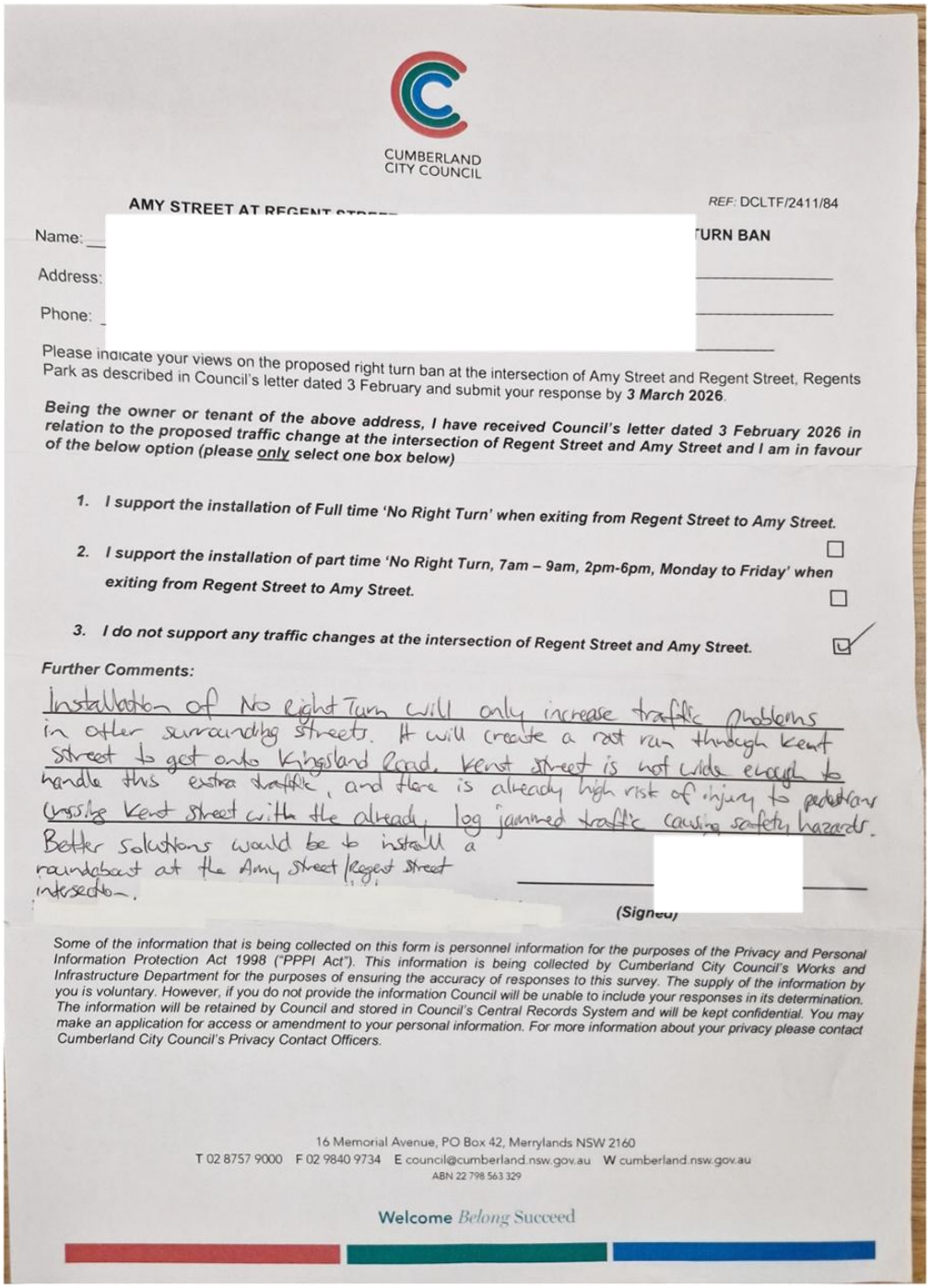

CUMBERLAND CITY COUNCIL

AMY STREET AT REGENT STREET — REF: DCLTF/2411/84

Name: [redacted] TURN BAN

Address: [redacted]

Phone: [redacted]

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Further Comments:

Installation of No Right Turn will only increase traffic problems in other surrounding streets. It will create a rat run through Kent Street to get onto Kingsland Road. Kent Street is not wide enough to handle this extra traffic, and there is already high risk of injury to pedestrians crossing Kent Street with the already log jammed traffic causing safety hazards. Better solutions would be to install a roundabout at the Amy Street/Regent Street intersection.

(Signed) [redacted]

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Welcome *Belong* Succeed

CUMBERLAND CITY COUNCIL

REF: DCLTF/2411/84

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Address: [redacted]

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Further Comments:

"NO RIGHT TURN" ON BUSY ROADS WILL MAKE TRAFFIC FLOW MUCH BETTER

[redacted]

(Signed)

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Welcome *Belong* Succeed

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Further Comments:

all this will do is put more traffic onto Kingsland Rd and a roundabout that does not work trough traffic on Kingsland Road already with 2 major schools.

(Signed)

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2. ***I support the installation of part time 'No Right Turn, 7am – 9am, 2pm-6pm, Monday to Friday' when exiting from Regent Street to Amy Street.*** ☒
3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☐

Further Comments:

I strongly believe we should have either a Traffic Light or Stop sign at Kingsland RD and amy ST, people Take advantage of amy ST because of the long straight and shoo a bumb Road of Amy ST.

_____

(Signed)

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ABN 22 798 563 329

From:
Sent: Fri, 13 Feb 2026 13:17:29 +1100
To: "Records Department" <council@cumberland.nsw.gov.au>
Subject: [EXTERNAL] Proposed no right hand turn restrictions from Regent Street

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Council,

I appreciate the opportunity to give feedback in the proposed no right turn restrictions from Regents Street to Any street in Regents Park.

I am adamantly against these proposals in any capacity and do not think it shows any awareness of the current problems that happen with this intersection on a regular basis.

Restricting people from turning out of Regents Street pushes the problem to another area where the same issues will occur. The problem is that there are cars performing u turns, double parking for passengers to exit or enter vehicles and delivery drivers double parking or unloading in no stopping areas that cause the traffic to be at times grid locked.

These restrictions have no ground to be considered apart from the busyness the traffic causes, every school area is bad for 1 – 2 hours on school pick up times, which for this area is again down to the inconsiderate drivers and deliveries that are taking place in Amy Street.

This diverted traffic will choke the roundabout form Kingsland Road and Amy Street, forcing even more cars to shoot around the back of the shops (including the narrow lane way) and back onto Amy Street, will you consider opening up that to facilitate more traffic? Or back around to the train bridge from the already choked Jenkins Sterr, one lane bridge onto Park Road.

Cause more residence to be concerned, considering the amount of "residence" you suggest are complaining, again I am baffled, the traffic barely reaches the first school on the street. On one side there is unit complexes, a park, and a car park entrance, while on the other side, 9 houses and 2 sets of town houses, plus a Dooley car park entrance and then the school. You will actually impact many more residence if you implement these restrictions, if of course it is the residences that are complaining, I think that should be considered.

The hours are also just simply not reasonable for a part time restriction. The traffic starts to bank up from 2pm and is well done by 5pm. This simply doesn't make sense to be enforced. While you may not appreciate the idea, if you have intentions of truly fixing this, consider a roundabout to allow traffic flow there, and fine, police or change the ability for people to perform illegal u turns, double park for people and do deliveries.

I look forward to seeing an open discussion and thoughtful troubleshooting of this problem.

Again, I appreciate the opportunity to give feedback.

CUMBERLAND CITY COUNCIL

RECEIVED
03 MAR 2026

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: _____

Address: _____

Phone: _____

Please indicate your views on the proposed right turn ban at the intersection of Amy Street and Regent Street, Regents Park as described in Council's letter dated 3 February and submit your response by ***3 March* 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed traffic change at the intersection of Regent Street and Amy Street and I am in favour of the below option (please only select one box below)

1. ***I support the installation of Full time 'No Right Turn' when exiting from Regent Street to Amy Street.*** ☑
2. ***I support the installation of part time 'No Right Turn, 7am – 9am, 2pm-6pm, Monday to Friday' when exiting from Regent Street to Amy Street.*** ☐
3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☐

Further Comments:

IDEALLY I WOULD PREFER TRAFFIC LIGHTS OR A ROUNDABOUT BUT TO HELP THE SITUATION I AM HAPPY TO HAVE A 'NO RIGHT TURN' SIGN

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CUMBERLAND CITY COUNCIL

RECEIVED
03 MAR 2026

REF: DCLTF/2411/84

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3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☐

Further Comments:

_____

_____

_____

_____

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CUMBERLAND CITY COUNCIL

RECD 11 FEB 2026
BY:.....

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: _

Address

Phone: .

Please indicate your views on the proposed right turn ban at the intersection of Amy Street and Regent Street, Regents Park as described in Council's letter dated 3 February and submit your response by ***3 March* 2026**.

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3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☐

Further Comments:

ALSO, SPEED LIMITS 40 KM ON BUSINESS ZONE IN AMY STREET.

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CUMBERLAND CITY COUNCIL

RECEIVED
18 FEB 2026
BY: ..... REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name: ___

Address: _

Phone: _

Please indicate your views on the proposed right turn ban at the intersection of Amy Street and Regent Street, Regents Park as described in Council's letter dated 3 February and submit your response by ***3 March* 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed traffic change at the intersection of Regent Street and Amy Street and I am in favour of the below option (please only select one box below)

1. ***I support the installation of Full time 'No Right Turn' when exiting from Regent Street to Amy Street.*** ☐
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3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☑

Further Comments:

I do not believe that vehicles coming to Amy street via Regents st are causing alot of delay in Amy street wether on full time ban or part time ban. The flow of vehicles had not caused any serious accidents. If you think otherwise at the council you can put traffic lights ensure fair amount of vehicles join Amy street from Regents St and keep the flow of vehicles running.

(Signed) _____ _____

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RECEIVED
18 FEB 2026
BY:

CUMBERLAND CITY COUNCIL

REF: DCLTF/2411/84

AMY STREET AT REGENT STREET, REGENTS PARK – PROPOSED RIGHT TURN BAN

Name:

Address:

Phone:

Please indicate your views on the proposed right turn ban at the intersection of Amy Street and Regent Street, Regents Park as described in Council's letter dated 3 February and submit your response by ***3 March* 2026**.

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3. ***I do not support any traffic changes at the intersection of Regent Street and Amy Street.*** ☑

Further Comments:

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DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-059

Attachment 3

Previous Report - CTC-24-095 – Regent Street and Amy Street – Part Time Right Turn Ban

CUMBERLAND CITY COUNCIL

Council Meeting
1 May 2024

Item No: CTC-24-095

REGENT STREET, REGENTS PARK - REQUEST FOR BANNING RIGHT TURNS INTO AMY STREET

RESOLUTION OF LOCAL TRAFFIC COMMITTEE AND RECOMMENDATION TO COUNCIL

That the Local Traffic Committee recommends and Council resolves that:

1. Council undertake community consultation for implementing part time or full-time right turn ban from Regent Street into Amy Street, Regents Park.
2. Prepare a Traffic Management Plan in consultation with the community for submission to Transport for NSW for approval.

REPORT

Council has received a request from a resident for banning right turns from Regent Street into Amy Street.

Amy Street is a regional road carrying over 17,000 veh/day and links State Road, Joseph Street to regional roads Park Road and Carlingford Road.

Regents Street is a local road that runs in a northerly direction from Amy Street.

Amy Street and Regent Street form a T-intersection with 'Give Way' sign and line marking on Regent Street.

This report assesses the feasibility of the right turn bans and the impacts on surrounding streets.

The map below show the locality of Amy Street and Regent Street, Regents Park.

CUMBERLAND CITY COUNCIL

Council Meeting
1 May 2024



Site observations have indicated that Amy Street eastbound queuing extends up to Kingsland Road roundabout during peak hours and Council has received concerns from residents of side streets of 'rat-runs' undertaken by vehicles to avoid long queues in Amy Street at times.

Based on Centre for Road Safety crash data, there were no reported crashes at this intersection in the last five years ending June 2023. It should be noted that the available crash data does not show minor crashes or near misses.

It was observed that the traffic exiting Regents Street into Amy Street, particularly the right turns, have difficulty in judging the available gap to complete the manoeuvre.

However, the traffic flow is slow moving during peak hours, assisting the exiting traffic to 'steal' gaps while entering the traffic stream in Amy Street. This creates unsafe situations which are avoided due to slow movement of traffic.

Council undertook intersection turning movement volumes and the data of right turning vehicles out of Regent Street is shown below:

CUMBERLAND CITY COUNCIL

Council Meeting
1 May 2024

TIME PERIOD	R/Turns from Regents St		
	Light	Heavy	Total
6:00 - 7:00	21	2	23
7:00 - 8:00	27	4	31
8:00 - 9:00	41	1	42
9:00 - 10:00	23	0	23
10:00 - 11:00	26	1	27
11:00 - 12:00	56	3	59
12:00 - 13:00	32	1	33
13:00 - 14:00	34	0	34
14:00 - 15:00	59	1	60
15:00 - 16:00	104	2	106
16:00 - 17:00	60	3	63
17:00 - 18:00	51	0	51
18:00 - 19:00	35	0	35
19:00 - 20:00	41	0	41

It should be noted that banning right turn movements from Regent Street will direct traffic to other streets in the network. It will also impact on the residents who have to take detours through other streets to access Amy Street.

However, it is proposed that Council undertake consultation with residents to consider appropriate times to ban the right turn movements from Regent Street and liaise with Transport for NSW.

In accordance with the Transport for NSW guidelines (TfNSW), Council does not have delegation to ban movements of any vehicular traffic without preparing and receiving approval from TfNSW of a Traffic Management Plan (TMP).

The TMP deals with various impacts of banning any movement, including impact on emergency vehicle access, other streets in the vicinity, and

CUMBERLAND CITY COUNCIL

Council Meeting
1 May 2024

justification for the decision to ban. As part of this process, any proposal is to be advertised and public comments summarised and addressed.

The impacts of the proposal may also need to be modelled using appropriate software and justification for the request analysed.

CONSULTATION

Subject to endorsement, community consultation will be undertaken as part of the preparation of a Traffic Management Plan for consideration by Transport for NSW.

At the meeting, there was no further discussion on this matter and the Local Traffic Committee endorsed the recommendation in the report.

ATTACHMENTS

Nil

Item No: CLTF-26-060

PRICE STREET AND DAVIES STREET, MERRYLANDS – PROPOSED ROUNDABOUT

The Cumberland Local Transport Forum recommends, and Council resolves that:

1. The installation of a roundabout with speed cushions at the intersection of Price Street and Davies Street, Merrylands, be supported in principle, subject to funding.

2. Council prepares a concept plan for the proposed roundabout and speed cushions, undertake consultation with affected residents and provide a further report to the Cumberland Local Transport Forum if objections are received.

REPORT

Council has received a request from a local resident for the installation of a roundabout at the intersection of Price Street and Davies Street, Merrylands due to safety concerns.

Price Street is a local road that runs in an east-west direction with a posted speed limit of 50 km/h. It has a width of approximately 10 metres and parking is permitted on both sides of the road unless signposted.

Davies Street is a local road that runs in a north-south direction with a posted speed limit of 50 km/h. It has a width of approximately 10 metres and parking is permitted on both sides of the road unless signposted.

Price Street and Davies Street form a four-way intersection with priority given to Price Street. Currently, there are ‘Give Way’ signs and associated line marking on Davis Street.

The map below shows the location of the intersection of Price Street and Davies Street.



Locality plan

The latest Centre for Road Safety crash data indicates that there were two reported injury accidents at the intersection of Price Street and Davies Street in the last five years. The accident details are listed in the table below.

Date	Location	Description
20/09/2019	Price Street and Davies Street	Other – Same Direction
07/05/2021	Price Street and Davies Street	Adj - Cross Traffic

Due to the number of crashes at this intersection, it is proposed to install a roundabout with associated speed cushions to improve safety for all road users at this location.

CONSULTATION

Subject to endorsement, consultation will be undertaken on the proposal.

At the meeting, there was no further discussion on this matter and the Local Transport Forum endorsed the recommendation in the report.

ATTACHMENTS

Nil

Item No: CLTF-26-061

MONITOR ROAD, MERRYLANDS - ROAD SAFETY CONCERNS – CONSULTATION RESULT

The Cumberland Local Transport Forum recommends, and Council resolves that:

1. The installation of speed humps on Monitor Road, Merrylands be supported in principle.

2. Council prepare design of speed humps, undertake consultation with the directly affected residents and report the findings to a future Cumberland Local Transport Forum.

REPORT

Cumberland Local Transport Forum (CLTF) at its meeting in November 2025 considered a report (CLTF-25-247) regarding road safety concerns on Monitor Road, Merrylands. Council resolved to undertake consultation with the residents of Monitor Road, Merrylands to determine support for the speed humps and report back to Cumberland Local Transport Forum.

Consultation was carried out with the residents of Monitor Road accordingly in February 2026. A total of 74 letters were distributed with an attached survey form and a plan to the residents / owners. Council received 24 responses (32% of all letters sent). Of these, 14 responses (58.3%) supported the proposal and 10 responses (41.7%) objected to it.

Given that the majority of respondents were in favour, it is recommended that the installation of speed humps be supported in principle and Council undertake design, consult with the affected the residents and report back to the Cumberland Local Transport Forum.

CONSULTATION

The proposal was notified to the affected residents for a period of 14 days from 3 February 2026 to 17 February 2026.

A total of 24 responses were received.

At the meeting, there was no further discussion on this matter and the Local Transport Forum endorsed the recommendation in the report.

ATTACHMENTS

1. Previous Report – CLTF-25-247

2. Minutes of Report – CLTF-25-247

3. Submissions

DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-061

Attachment 1
Previous Report – CLTF-25-247

CUMBERLAND CITY COUNCIL

Cumberland Local Transport Forum
5 November 2025

Item No: CLTF-25-247

MONITOR ROAD, MERRYLANDS – ROAD SAFETY CONCERNS

Directorate:	Environment and Planning
Responsible Officer:	Manager Engineering and Building
Electorate:	*Granville*
Police Area Command (PAC):	*Cumberland*
Agenda Part	Part 2

Note: *Recommendation to Council*

SUMMARY

Council has received safety concerns from a resident in Monitor Road, Merrylands due to speeding traffic.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

The Cumberland Local Transport Forum recommends that:

1. **Council undertake consultation with the residents of Monitor Road, Merrylands to assess support or otherwise for the provision of speed humps in the street.**

2. **The concerned resident be notified of the outcome.**

REPORT

Council has received safety concerns from a resident in Monitor Road, Merrylands due to speeding traffic.

Monitor Road is a local road that runs in a north-south direction, it has a width of approximately 10 metres with 50km/h speed limit. Parking is permitted on both sides of the road.

Council's Officers have investigated the request for the installation of traffic calming devices on Monitor Rd in accordance with Council's Local Area Traffic Management (LATM) Policy.

The map below shows the location of Monitor Road, Merrylands.



Locality Plan

Traffic counts were undertaken on Monitor Rd at Merrylands in August 2025. The traffic count locations are shown in red on the map above.

The results of the traffic counts on Monitor Rd, Merrylands are detailed in the table below:

	LOCATION 1 @ #16	LOCATION 2 @ #40	LOCATION 3 @ #68
Average Daily Traffic (Veh/hr)	1,871	1,823	1,638
Median Speed (Km/hr)	49.5	49.5	45.5
85th %tile speed (Km/hr)	58.0	58.0	53.1

The latest crash data indicated that there were no reported mid-block crashes in Monitor Rd, Merrylands in the 5 years ending September 2024.

The results of the traffic count and recorded crash history have been used to determine the need for the installation of traffic calming devices in accordance with the criteria set out in Council's Traffic and Transport Policy and Guidelines for Local Area Traffic Management (LATM).

The LATM assessment is summarised in the tables below:

Table 1 – Monitor Rd, Merrylands - LATM Assessment Points

Criteria	**Maximum Score**	**Scores Achieved**		
		Location 1	**Location 2**	**Location 3**
Traffic Study Data	60	20	20	10
Local Characteristics	40	10	10	10
Total	**100**	**35**	**35**	**25**

Table 2 – Monitor Rd, Merrylands – Recommended Actions

Points (out of 100)	Recommended Action(s)
61-100	• Report to Cumberland Traffic Committee with a recommendation of providing traffic calming. • Report to Cumberland Traffic Committee on line marking and associated improvements to support traffic calming and road safety as an initial response, subject to technical guidelines. • Consider community and stakeholder consultation on potential improvements.
41-60	• Monitor and review traffic data after 6 months. • Report to Cumberland Traffic Committee on line marking and associated improvements to support traffic calming and road safety as an initial response, subject to technical guidelines. • Consider community and stakeholder consultation on potential improvements.
25-40	• **Monitor and review traffic data after 12 months.** • **Report to Cumberland Traffic Committee online marking and associated improvements to support traffic calming and road safety as an initial response, subject to technical guidelines.** • **Consider community and stakeholder consultation on potential improvements.**
<25	• Do nothing.
Speed	• Regardless of the total points scored, should the 85th percentile speed exceeds the posted speed limit by 5km/h, the street is to be referred to the Local Area Command of the NSW Police for monitoring and/or enforcement. • Opportunities for line marking and associated improvements to support traffic calming and road safety to be considered, subject to technical guidelines.

The traffic counts indicated that the recorded 85th percentile speeds in three sections of Monitor Road were between 53.1, 58.0 and 58.0 km/hr. The section of Monitor Road between Merrylands Road and Leeds Street has significantly high speeds.

Council proposes to undertake consultation with the residents of Monitor Road to assess support or otherwise for the provision of speed humps in the street.

CONSULTATION

Subject to endorsement, consultation will be undertaken with affected residents on the proposal.

ATTACHMENTS

Nil

DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-061

Attachment 2
Minutes of Report – CLTF-25-247

ITEM CLTF-25-247 - MONITOR ROAD, MERRYLANDS – ROAD SAFETY CONCERNS

Resolved by Exception

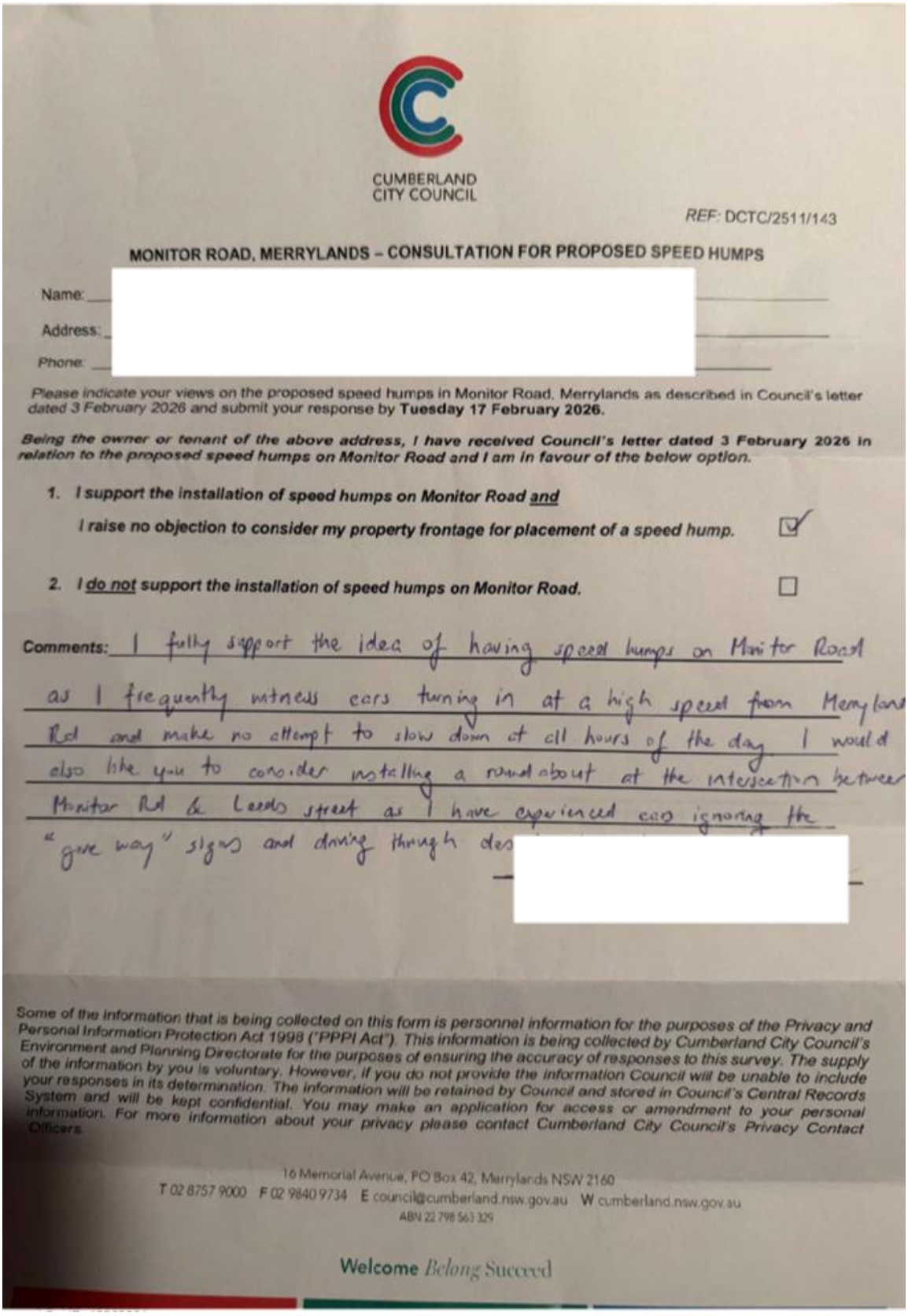
The Cumberland Local Transport Forum recommends that:

1. Council undertake consultation with the residents of Monitor Road, Merrylands to assess support or otherwise for the provision of speed humps in the street.

2. The concerned resident be notified of the outcome.

DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-061

Attachment 3
Submissions



CUMBERLAND CITY COUNCIL

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: [redacted]

Address: [redacted]

Phone: [redacted]

Please indicate your views on the proposed speed humps in Monitor Road, Merrylands as described in Council's letter dated 3 February 2026 and submit your response by **Tuesday 17 February 2026.**

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed humps on Monitor Road and I am in favour of the below option.

1. ***I support the installation of speed humps on Monitor Road and***
   I raise no objection to consider my property frontage for placement of a speed hump. ☑
2. ***I do not support the installation of speed humps on Monitor Road.*** ☐

Comments: I fully support the idea of having speed humps on Monitor Road as I frequently witness cars turning in at a high speed from Merrylands Rd and make no attempt to slow down at all hours of the day. I would also like you to consider installing a round about at the intersection between Monitor Rd & Leeds street as I have experienced cars ignoring the "give way" signs and driving through des[redacted]

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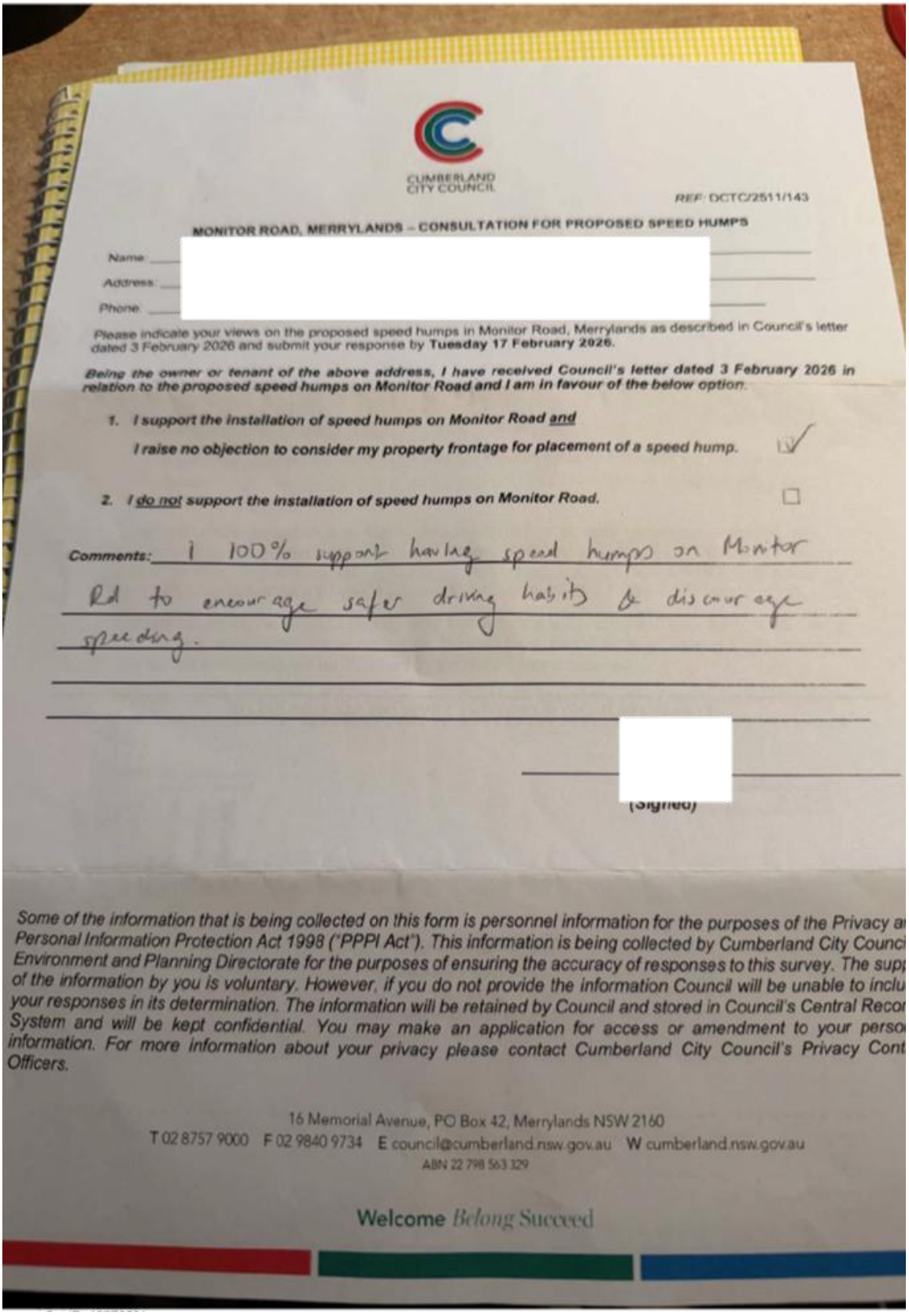
Welcome *Belong* Succeed



CUMBERLAND CITY COUNCIL

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: [redacted]

Address: [redacted]

Phone: [redacted]

Please indicate your views on the proposed speed humps in Monitor Road, Merrylands as described in Council's letter dated 3 February 2026 and submit your response by **Tuesday 17 February 2026.**

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed humps on Monitor Road and I am in favour of the below option:

1. ***I support the installation of speed humps on Monitor Road and***
   I raise no objection to consider my property frontage for placement of a speed hump. ☑
2. ***I do not support the installation of speed humps on Monitor Road.*** ☐

Comments: I 100% support having speed humps on Monitor Rd to encourage safer driving habits & discourage speeding.

[redacted]

(Signed)

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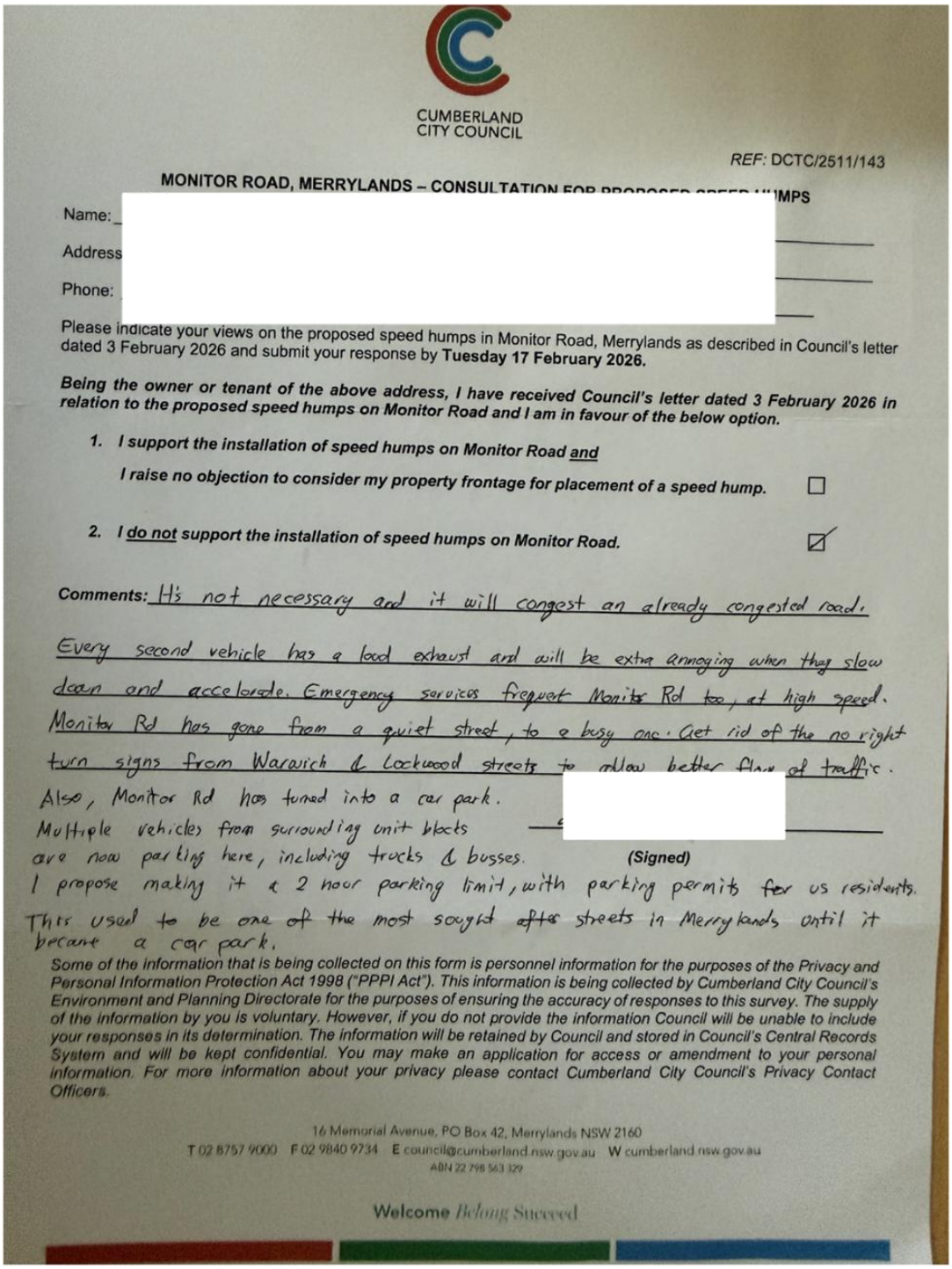

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: [redacted]

Address

Phone:

Please indicate your views on the proposed speed humps in Monitor Road, Merrylands as described in Council's letter dated 3 February 2026 and submit your response by **Tuesday 17 February 2026.**

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed humps on Monitor Road and I am in favour of the below option.

1. ***I support the installation of speed humps on Monitor Road and***
   I raise no objection to consider my property frontage for placement of a speed hump. ☐
2. ***I do not support the installation of speed humps on Monitor Road.*** ☑

Comments: It's not necessary and it will congest an already congested road.

Every second vehicle has a loud exhaust and will be extra annoying when they slow down and accelerate. Emergency services frequent Monitor Rd too, at high speed. Monitor Rd has gone from a quiet street, to a busy one. Get rid of the no right turn signs from Warwick & Lockwood streets to allow better flow of traffic.

Also, Monitor Rd has turned into a car park. Multiple vehicles from surrounding unit blocks are now parking here, including trucks & busses.

[redacted]

(Signed)

I propose making it a 2 hour parking limit, with parking permits for us residents. This used to be one of the most sought after streets in Merrylands until it became a car park.

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CUMBERLAND CITY COUNCIL

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name:_ _____

Address: _____

Phone: _ _____

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   I raise no objection to consider my property frontage for placement of a speed hump. ☑

2. ***I do not support the installation of speed humps on Monitor Road.*** ☐

Comments:_____

_____

_____

_____

_____

_____

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CUMBERLAND CITY COUNCIL

RECEIVED
12 FEB 2026
BY: .....

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: ___

Address: _

Phone: _

Please indicate your views on the proposed speed humps in Monitor Road, Merrylands as described in Council's letter dated 3 February 2026 and submit your response by **Tuesday 17 February 2026.**

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2. ***I do not support the installation of speed humps on Monitor Road.*** ☐

Comments: Thank you,
About time

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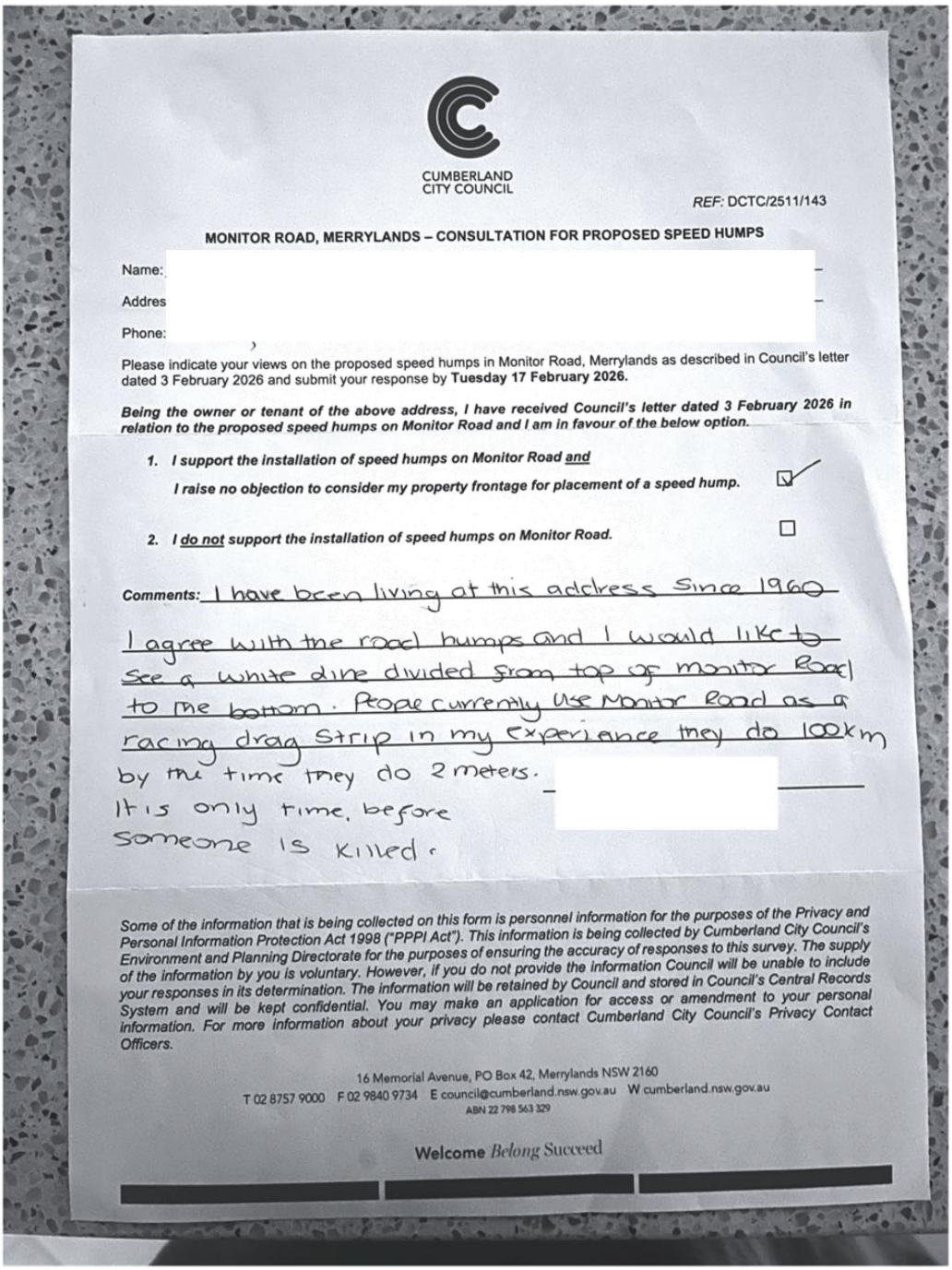

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: [redacted]

Addres [redacted]

Phone: [redacted]

Please indicate your views on the proposed speed humps in Monitor Road, Merrylands as described in Council's letter dated 3 February 2026 and submit your response by **Tuesday 17 February 2026.**

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2. ***I do not support the installation of speed humps on Monitor Road.*** ☐

Comments: I have been living at this address since 1960 I agree with the road humps and I would like to see a white line divided from top of monitor Road to the bottom. People currently use Monitor Road as a racing drag strip in my experience they do 100km by the time they do 2 meters. It is only time, before someone is killed.

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[redacted]

CUMBERLAND CITY COUNCIL

RECEIVED
11 FEB 2026
BY:

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: _____

Addres _____

Phone:

Please indicate your views on the proposed speed humps in Monitor Road, Merrylands as described in Council's letter dated 3 February 2026 and submit your response by **Tuesday 17 February 2026.**

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2. ***I do not support the installation of speed humps on Monitor Road.*** ☑

Comments: The installation of Speed cameras would be better.

_____

(Signed)

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CUMBERLAND CITY COUNCIL

RECEIVED
06 FEB 2026

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: ____

Address: __

Phone: ___

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Comments:_____

_____

_____

_____

_____

_____ _____

(Signed)

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CUMBERLAND CITY COUNCIL

06 FEB 2026

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: ___

Address: _

Phone: __

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Comments: VERY HAPPY FOR THE SPEED HUMPS.
WE NEED THEM.

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CUMBERLAND CITY COUNCIL

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: _____

Address: _____

Phone: _____ Mobile: _____

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Comments: _____

_____

_____

_____

_____

_____

(Signed)

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RECEIVED
17 FEB 2026
BY: .....

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: _____

Addres _____

Phone _____

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Comments: Road narrowing, with a refuge island similar to the one at Goodlet & Windeon Rd, should be considered at Goodlet & Monitor and Goodlet & Warwick Rds. This is for the safety of elderly pedestrians, mothers with prams, children & NDIS (mobility impaired patients) using the council walkway from Merrylands Park (Burnett St) to Merrylands Memorial Park (Graves St). (cont'd above)

_____ _____

(Signed)

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Cumberland City Council
Reply Paid 42
MERRYLANDS NSW 2160

Delivery Address:
PO Box 42
MERRYLANDS NSW 2160

12.02.26 20h36

No stamp required if posted in Australia

PLEASE FOLD AND SECURE THE ENVELOPE SECTION BELOW

Please fold along the solid line and secure it by stapling or taping

There should be a No Parking Sign installed with at least 6 metres before and after the road narrowing / refuge island.
A safety fence should be erected to stop e-bike riders from from just crossing the road at high speeds

CUMBERLAND CITY COUNCIL

RECEIVED
06 FEB 2026
BY: .....

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: ___

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Comments: Speed humps increase noise, especially when tradesmen go over it and all the tools & equipment in the back make a huge bang noise. The extra noise associated with acceleratio after braking is annoying and the extra exhaust is often unbearable. I would support a speed camera which wou achieve the required outcome.

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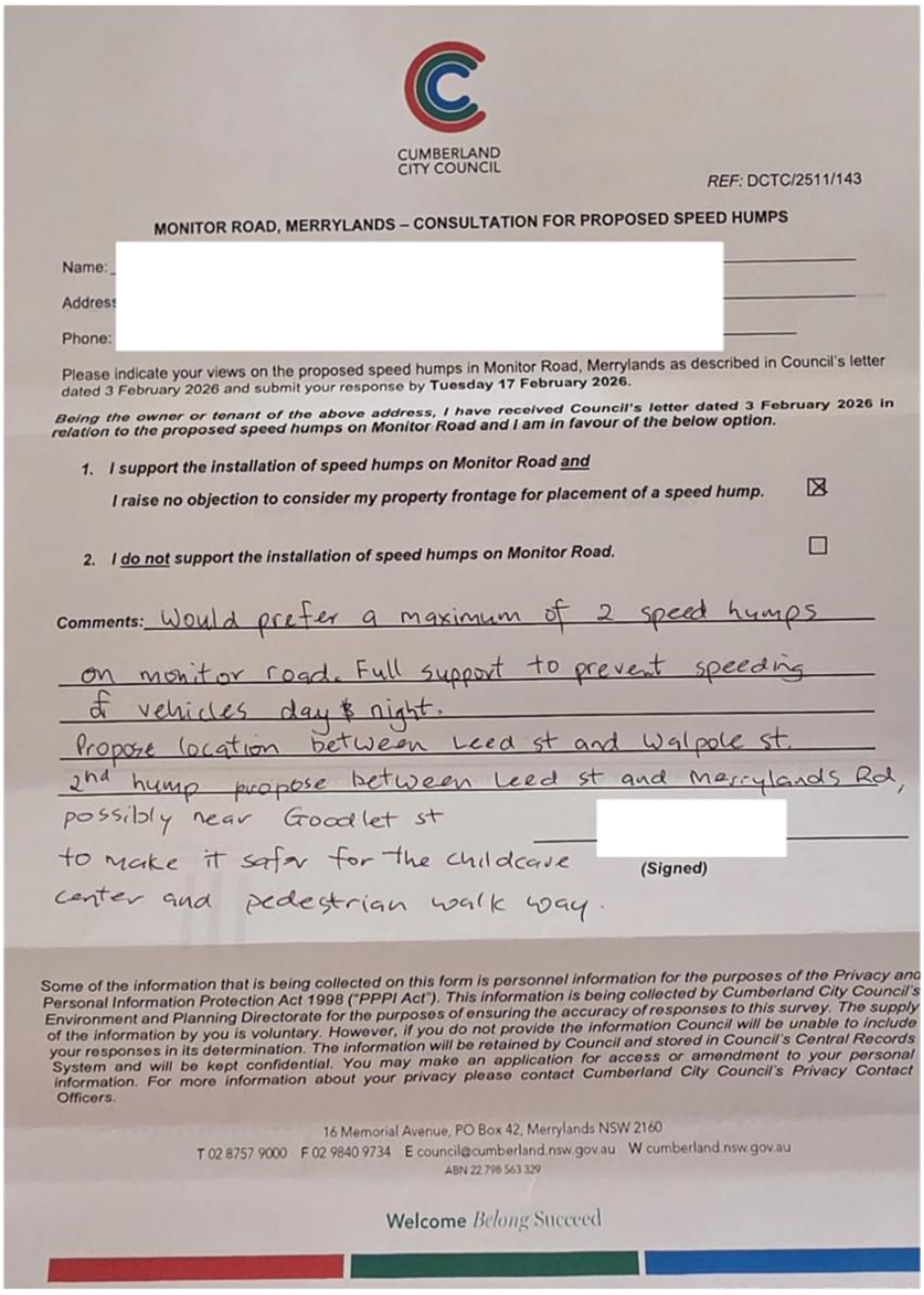

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: [redacted]

Address

Phone:

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2. ***I do not support the installation of speed humps on Monitor Road.*** ☐

Comments: Would prefer a maximum of 2 speed humps on monitor road. Full support to prevent speeding of vehicles day & night.
Propose location between Leed st and Walpole st.
2nd hump propose between Leed st and Merrylands Rd, possibly near Goodlet st
to make it safer for the childcare center and pedestrian walk way.

[redacted] **(Signed)**

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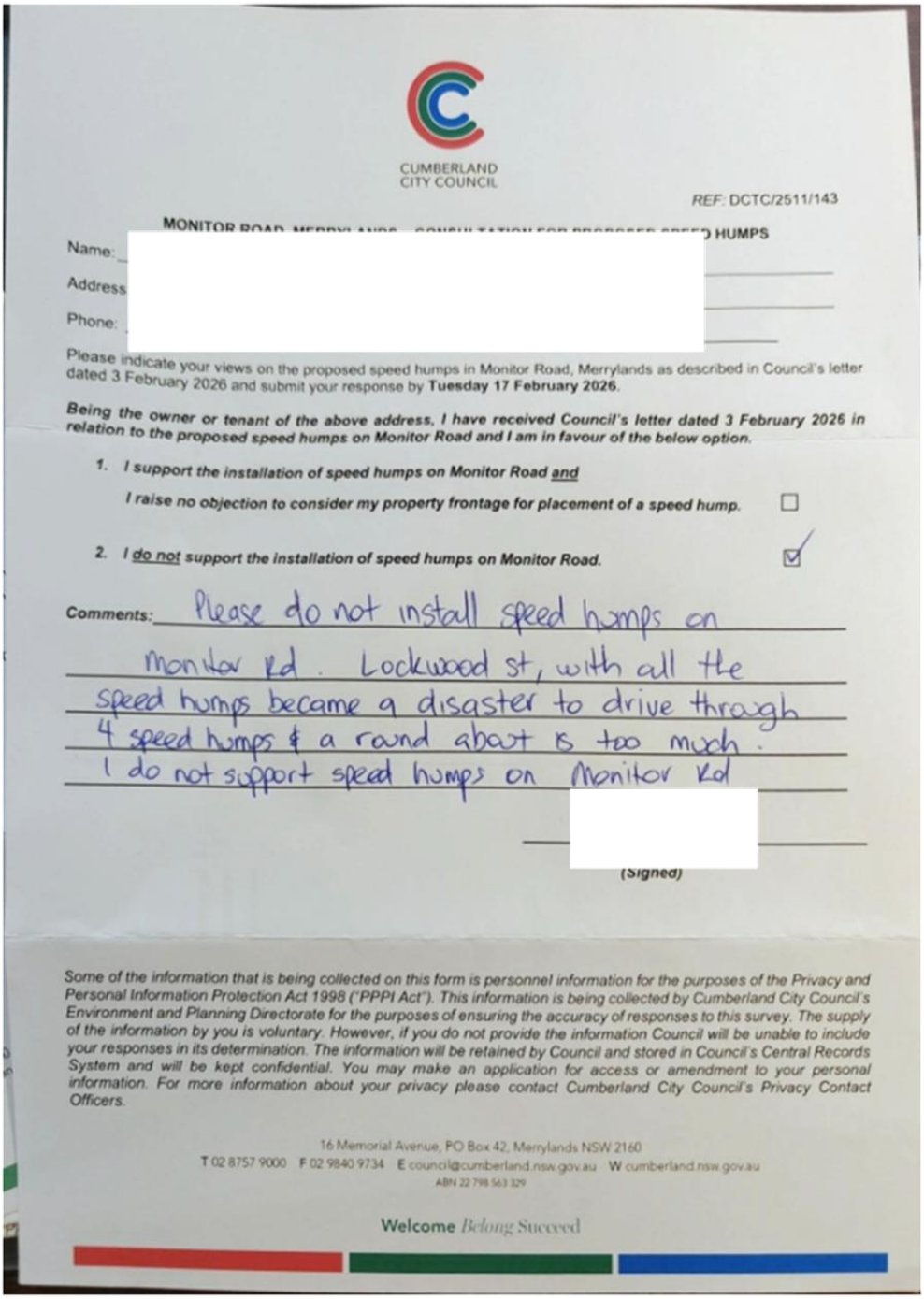

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: [redacted]

Address [redacted]

Phone: [redacted]

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2. ***I do not support the installation of speed humps on Monitor Road.*** ☑

Comments: Please do not install speed humps on Monitor Rd. Lockwood St, with all the speed humps became a disaster to drive through 4 speed humps & a round about is too much. I do not support speed humps on Monitor Rd

[redacted]

(Signed)

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CUMBERLAND CITY COUNCIL

RECEIVED
17 FEB 2026
BY: .....

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: ____

Address: ____

Phone: ____

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2. ***I do not support the installation of speed humps on Monitor Road.*** ☐

Comments: at least one speed hump in each direction at each intersections to remide drivers to slow down.

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MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

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Address: __

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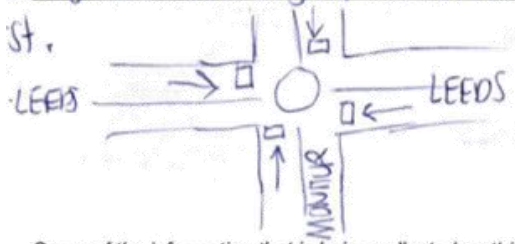
Comments: there is a two fold problem, Speed which humps will address, but main issue is the intersection. A roundabout will both slow down cars going up and down street and stop cars going thrugh giveway sign causing accide Wit had another accident with three children trapped in car a week ago. Humps will give less parking spaces. Need what has been done on warwick road/leeds st.



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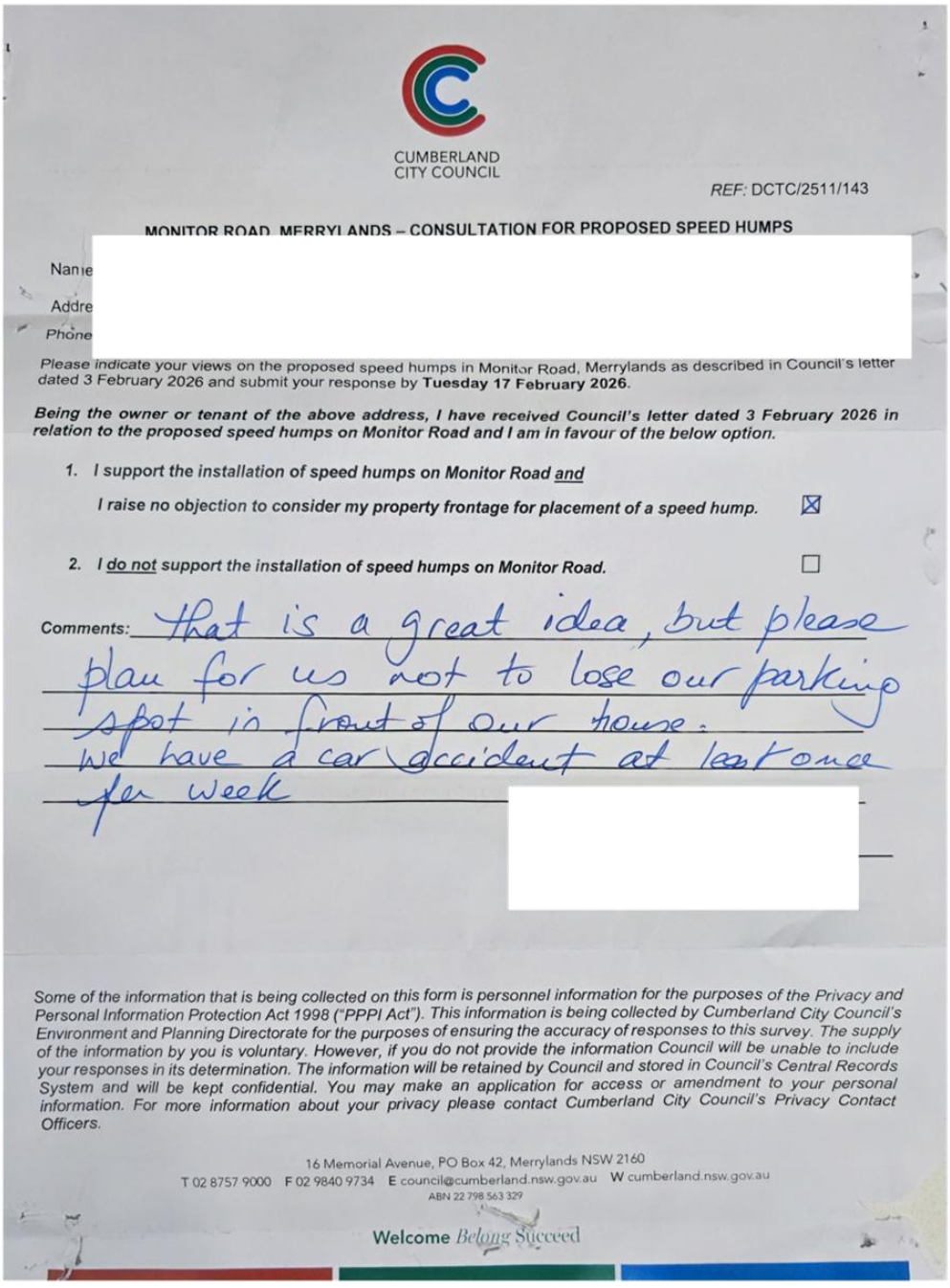

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name

Addre

Phone

Please indicate your views on the proposed speed humps in Monitor Road, Merrylands as described in Council's letter dated 3 February 2026 and submit your response by **Tuesday 17 February 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed humps on Monitor Road and I am in favour of the below option.

1. *I support the installation of speed humps on Monitor Road and*
   I raise no objection to consider my property frontage for placement of a speed hump. ☒
2. *I do not support the installation of speed humps on Monitor Road.* ☐

Comments: That is a great idea, but please plan for us not to lose our parking spot in front of our house. We have a car accident at least once per week

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16 Memorial Avenue, PO Box 42, Merrylands NSW 2160
T 02 8757 9000 F 02 9840 9734 E council@cumberland.nsw.gov.au W cumberland.nsw.gov.au
ABN 22 798 563 329

Welcome *Belong* Succeed

CUMBERLAND CITY COUNCIL

0 6 FEB 2026

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: __

Address:

Phone: _

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2. ***I do not support the installation of speed humps on Monitor Road.*** ☐

Comments:_____

_____

_____

_____

_____

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MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: ___ _____

Address: _ _____

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1. ***I support the installation of speed humps on Monitor Road and***
   I raise no objection to consider my property frontage for placement of a speed hump. ☐
2. ***I do not support the installation of speed humps on Monitor Road.*** ☑

Comments: A ROUNDABOUT NEEDS TO BE PLACED BETWEEN LEEDS ST & MONITOR Rd. AT THIS INTERSECTION MANY ACCIDENTS HAVE OCCURRED. SPEED HUMPS WILL NOT STOP THIS AS YOU ARE UNABLE TO SEE TRAFFIC APPROACHING ON EITHER SIDES OF THE ROAD.

___ _____

(signed)

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CUMBERLAND CITY COUNCIL

RECEIVED
13 FEB 2026
BY: .....

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: ___

Address: .

Phone: _

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2. ***I do not support the installation of speed humps on Monitor Road.*** ☒

Comments: DO NOT AGREE THAT THESE ARE NECSSARY AND THEY SHOULD NOT BE INSTALLED.

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CUMBERLAND CITY COUNCIL

RECEIVED 13 FEB 2026

BY: .....

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: _____

Address: _____

Phone: _____

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   I raise no objection to consider my property frontage for placement of a speed hump. ☐
2. ***I do not support the installation of speed humps on Monitor Road.*** ☑

Comments: I would prefer to have a roundabout installed at the Leeds St / monitor Rd intersection due to the frequent accidents that occur at this site. A roundabout would force people to slow down.

_____

(Signed)

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CUMBERLAND
CITY COUNCIL

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

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1. ***I support the installation of speed humps on Monitor Road and***

   I raise no objection to consider my property frontage for placement of a speed hump. ☐

2. ***I do not support the installation of speed humps on Monitor Road.*** ☑

Comments: Ambulance and police vehicles frequently use our street, and speed humps may delay emergency response times + create safety risks. I have lived here for >5 yrs and not experienced any issues that justify this measure. They would also increase traffic noise from breaking + acceleration, and cause unnecessary vehicle wear. I have a baby in the house and don't need additional noise in the street from this.

_____

(Signed)

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CUMBERLAND CITY COUNCIL

RECEIVED
17 FEB 2026
BY: .....

REF: DCTC/2511/143

MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name

Addre

Phon

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Comments:_____

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MONITOR ROAD, MERRYLANDS – CONSULTATION FOR PROPOSED SPEED HUMPS

Name:_

Address:

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1. ***I support the installation of speed humps on Monitor Road and***
   I raise no objection to consider my property frontage for placement of a speed hump. ☐

2. ***I do not support the installation of speed humps on Monitor Road.*** ☒

Comments: I do not support the installation of speed humps on Monitor Road as I don't think it is necessary. I have not seen people speeding on this street and have not seen any major incidents. The speed humps can be installed eleswher where there is higher trafficable areas, which I think will be of better use.

(Signed)

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Welcome *Belong* Succeed

Item No: CLTF-26-062

LEIGH STREET AT CHARLOTTE STREET, MERRYLANDS - ROAD SAFETY CONCERNS

The Cumberland Local Transport Forum recommends, and Council resolves that:

1. The installation of speed humps at the intersection of Leigh Street and Charlotte Street, Merrylands, be supported in principle.

2. Council undertake consultation with the directly affected and adjacent properties and report back to the Cumberland Local Transport Forum if objections are received.

3. The concerned resident be notified of the outcome.

REPORT

Council has received safety concerns from residents at the intersection of Leigh Street at Charlotte Street, Merrylands.

Leigh Street is a local road that runs in a north-south direction with a speed limit of 50km/h. It has a width of approximately 10m and parking is permitted on both sides of the road unless otherwise signposted.

Charlotte Street is a local road that runs in an east-west direction with a speed limit of 50km/h. It has a width of approximately 10m and parking is permitted on both sides of the road unless otherwise signposted.

Leigh Street and Charlotte Street form a four-way intersection, with priority given to Leigh Street. The intersection is currently controlled by ‘Give Way’ signage and line marking.

The map below shows the location of the intersection.



Locality Plan

The latest Centre for Road Safety crash data indicated that there were no reported accidents at this intersection in the last 5 years. However, video footage provided by a resident show that accidents have occurred at this location due to vehicles approaching the intersection at excessive speed and failing to give way.

A traffic count was undertaken on Leigh Street near No.34 in March 2026. The results of the traffic count indicated the following:

- Average Daily Traffic (ADT) = 363 vehicles/day
- 85th percentile speed = 48.1 km/h
- Mean (average) vehicle speed = 37.3 km/h

The results of the traffic count and recorded crash history have been used to determine the need for the installation of traffic calming device in accordance with the criteria set out in Council's Local Traffic and Transport Policy and Guidelines for Local Area Traffic Management (LATM).

The LATM assessment is summarised in the tables below:

Table 1 – Leigh Street, Merrylands (near No.34) - LATM Assessment Points

Criteria	Maximum Score	Score Achieved
Traffic Study Data	60	12
Local Characteristics	40	5

Total	**100**	**17**

Table 2 – Leigh Street, Merrylands – Recommended Actions

Points (out of 100)	**Recommended Action(s)**
61-100	· Report to Cumberland Transport Forum with a recommendation of providing traffic calming. · Report to Cumberland Transport Forum on line marking and associated improvements to support traffic calming and road safety as an initial response, subject to technical guidelines. · Consider community and stakeholder consultation on potential improvements.
41-60	· Monitor and review traffic data after 6 months. · Report to Cumberland Transport Forum on line marking and associated improvements to support traffic calming and road safety as an initial response, subject to technical guidelines. · Consider community and stakeholder consultation on potential improvements.
25-40	· Monitor and review traffic data after 12 months. · Report to Cumberland Transport Forum online marking and associated improvements to support traffic calming and road safety as an initial response, subject to technical guidelines. · Consider community and stakeholder consultation on potential improvements.
<25	· **Do nothing.**
Speed	· Regardless of the total points scored, should the 85th percentile speed exceeds the posted speed limit by 5km/h, the street is to be referred to the Local Area Command of the NSW Police for monitoring and/or enforcement. · Opportunities for line marking and associated improvements to support traffic calming and road safety to be considered, subject to technical guidelines.

Although the LATM assessment recommended that no action be taken, recorded vehicle speeds approaching the intersection are relatively high at 48.1 km/h. To improve safety, it is recommended that the installation of speed humps on Charlotte

Street at the intersection of Leigh Street be supported in principle and Council prepares a design of the speed humps and undertakes consultation with directly affected residents.

CONSULTATION

Subject to endorsement, consultation will be undertaken on the proposal.

At the meeting, there was no further discussion on this matter and the Local Transport Forum endorsed the recommendation in the report.

ATTACHMENTS

Nil

Item No: CLTF-26-063

GOODALL STREET, PENDLE HILL – PROVISION OF A PEDESTRIAN CROSSING

The Cumberland Local Transport Forum recommends, and Council resolves that:

1. The installation of a pedestrian crossing on Goodall Street south of Stapleton Street, Pendle Hill, in accordance with the attached concept plan, be approved.

2. Council prepare final design plans for the pedestrian crossing including the investigation of a dedicated right turn lane into Stapleton Street and undertake consultation with affected and adjacent residents and report back to the Cumberland Local Transport Forum if objections are received.

REPORT

Council has received requests from residents for a pedestrian facility to assist in crossing Goodall Street, Pendle Hill.

Goodall Street, Pendle Hill is a regional road connecting Cumberland Highway to Wentworth Avenue via Dunmore Street.

Goodall Street is approximately 230m long and both ends of the street form intersections with Dunmore Street and Wentworth Avenue controlled by traffic signals. The traffic signals have 2 lane approaches to the intersections, however, there is unrestricted parking in the middle section of Goodall Street.

There are median islands on Goodall Street on both sides of Stapleton Street. The median island south of Stapleton Street has an opening at the Yulunga Reserve entry / exit location which is used by pedestrians between Goodall Street and Stapleton Street eastern section that ends at the reserve.

Goodall Street forms T-intersections with Stapleton Street and Joyce Street. The intersection with Stapleton Street is controlled by ‘Stop’ sign while the intersection with Joyce Street is ‘Left in / Left out’ only and under T-intersection rule, the priority at both intersections being given to Goodall Street.

The map below shows the location of Goodall Street, the existing pedestrian opening on the median island in Goodall Street.



The latest crash data indicated that there were no midblock reported crashes in Goodall Street in the last 5 years ending March 2025. However, there were crashes reported at the intersections which include a pedestrian crash.

The crashes are listed below:

Date	Location	Description	Comments
08/08/2020	In Goodall St at Joyce St	Opp - Right-thru	Illegal right turn
04/05/2022	At Goodall St & Stapleton St	Pedestrian - Near Side	"Stop" control on Stapleton St
07/07/2022	At Goodall St & Stapleton St	Adj - Left-thru from Right	

07/09/2023	At Goodall St & Stapleton St	Adj - Right-thru from Right	
23/08/2024	At Goodall St & Stapleton St	Opp - Head on	
11/04/2021	At Dunmore St & Goodall St	Opp - Right-thru	Traffic signal control
04/11/2021	At Dunmore St & Goodall St	Adj - Right-thru from Right	
11/09/2022	At Dunmore St & Goodall St	Opp - Head on	
07/09/2024	In Dunmore St 10m west of Goodall St	Off Carriageway to Left	

Pedestrian Crossing warrants:

Transport for NSW has recently provided guidelines to local governments to utilise reduced warrants on local roads, subject to satisfying safety requirements outlined in the Australian Standards and Austroads Guidelines.

Council has developed its own guidelines for the provision of pedestrian crossings on local roads especially at high demand locations including schools, community facilities, parks, hospitals, medical facilities, town centres, neighbourhood shops and public transport facilities.

A pedestrian (zebra) crossing is deemed to meet the numerical warrant for a pedestrian (zebra) crossing if the crossing point meets the following criteria:

- In each of two separate one-hour periods in a typical day, the pedestrian flow per hour crossing the road is or is expected to be equal to or greater than 20, and vehicle volumes are equal to or greater than 200. Where each unaccompanied child, elderly person or mobility impaired pedestrian is counted as two pedestrians.

In addition to the above, all requirements set down in Australian Standards are to be met.

Pedestrian and vehicle counts were taken on a typical Thursday in March 2026.

The hourly count data is given below:

Time Period	Σ PEDESTRIANS South of Stapleton St	Σ PEDESTRIANS South of Joyce St	Σ PEDESTRIANS Total number crossing Goodall St	Σ VEHICLES both directions
0700 - 0800	14	49	63	961
0800 - 0900	42	49	91	1,029
0900 - 1000	25	31	56	649
1000 - 1100	24	33	57	543
1100 - 1200	29	22	51	572
1200 - 1300	17	28	45	593
1300 - 1400	7	21	28	708
1400 - 1500	13	23	36	949
1500 - 1600	24	61	85	1,000
1600 - 1700	24	27	51	1,088
1700 - 1800	29	35	64	1,056
1800 - 1900	56	61	117	746

It is considered appropriate that the pedestrian crossing warrants in accordance with Council's Traffic and Transport Policy and Guideline be applied in assessing the requirements for a pedestrian crossing in Goodall Street in view of the strategic link provided at this location between Yulunga Reserve and the Pendle Hill Town Centre.

It was observed that pedestrians had two pathways to cross Goodall Street: one south of Stapleton Street at the pedestrian opening in the median island, and the other just south of Joyce Street where there is a concrete median without opening.

The second location south of Joyce Street encourages pedestrians to stand in the middle on the concrete median island for crossing. The pedestrians exiting /entering Yulunga Reserve to access to and from the eastern section of Stapleton Street have two locations to access the reserve. However, this location near Joyce Street is approximately 65m from the signalised intersection of Goodall Street and Wentworth Avenue and has 4-lanes (two lanes each direction) and not suitable for the provision of a pedestrian crossing. The first location south of Stapleton Street has kerbside parking permitted thus allowing only single travel lane in each direction. This location meets the Australian Standard requirement of one lane travel in each direction at pedestrian crossings.

Based on the above, it is noted that the warrants for a pedestrian crossing are satisfied in accordance with Council's Traffic and Transport Policy. Also, the location meets the safety requirements as outlined in the Australian Standards AS1741 Part 10.

It is proposed to provide a pedestrian crossing on Goodall Street south of Stapleton Street. This pedestrian crossing will improve safety for pedestrians at this location. It

is expected that the pedestrians crossing Goodall Street just south of Joyce Street will take the safe option of using the proposed pedestrian crossing.

CONSULTATION

Subject to endorsement, Council will undertake consultation on the proposal.

At the meeting, there was discussion on this matter and the Local Transport Forum endorsed an amended recommendation.

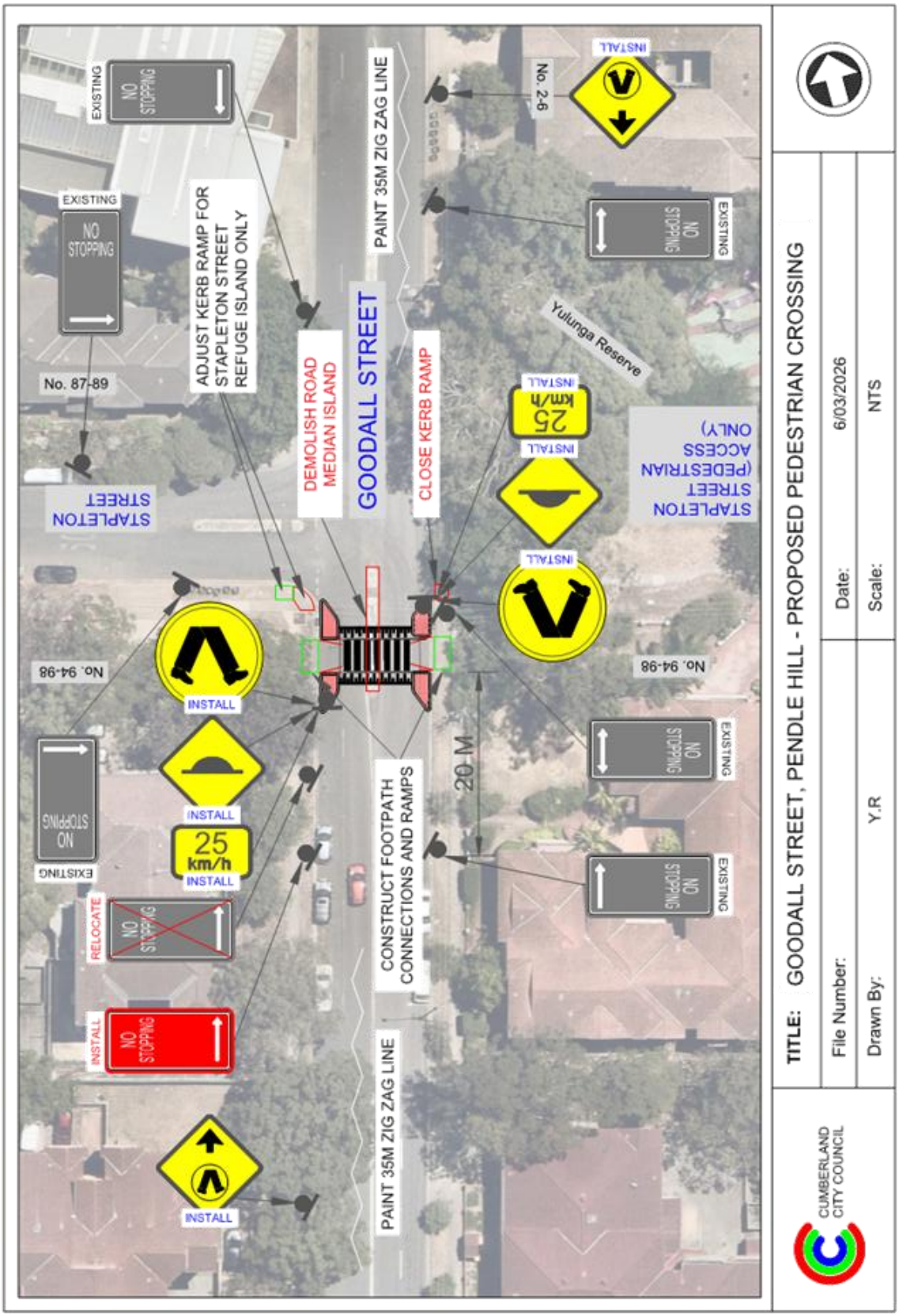
ATTACHMENTS

1. Plan – Goodall Street, Pendle Hill – Proposed raised pedestrian crossing concept plan

DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-063

Attachment 1

Plan – Goodall Street, Pendle Hill – Proposed raised pedestrian crossing concept plan


GOODALL STREET
PAINT 35M ZIG ZAG LINE
ADJUST KERB RAMP FOR STAPLETON STREET REFUGE ISLAND ONLY
DEMOLISH ROAD MEDIAN ISLAND
CLOSE KERB RAMP
CONSTRUCT FOOTPATH CONNECTIONS AND RAMPS
PAINT 35M ZIG ZAG LINE
20 M
Yulunga Reserve
STAPLETON STREET (PEDESTRIAN ACCESS ONLY)
STAPLETON STREET
No. 87-89
No. 94-98
No. 2-6
EXISTING
NO STOPPING
INSTALL
RELOCATE
25 km/h
TITLE: GOODALL STREET, PENDLE HILL - PROPOSED PEDESTRIAN CROSSING
File Number:
Drawn By: Y.R
Date: 6/03/2026
Scale: NTS
CUMBERLAND CITY COUNCIL

Item No: CLTF-26-064

BRICKWORKS DRIVE, HOLROYD - ROAD SAFETY CONCERNS – CONSULTATION RESULT

The Cumberland Local Transport Forum recommends, and Council resolves that:

1. The installation of speed humps on Brickworks Drive, Holroyd as per the attached plan be supported.

2. Council notify affected / concerned residents of the outcome.

REPORT

Cumberland Local Transport Forum at its meeting in November 2025 considered a report (CLTF-25-231) regarding road safety concerns on Brickworks Drive, Holroyd. Council resolved to design the speed humps and undertake consultation with the affected residents and report back to Cumberland Local Transport Forum.

Consultation was carried out with the residents from 3 February 2026 to 17 February 2026. A total of 167 letters were distributed with an attached survey form and a plan to the residents / owners. Council received 16 responses (7.2% of the total letters sent) by the closing date. 12 responses (75%) supported and 4 (25%) opposed to the proposed speed humps/ cushions.

Based on the above results, the majority of residents supported the proposal, while some raised objections. Council has reviewed the design and amended the proposed locations accordingly.

This includes moving one of the proposed speed humps from being located outside 4 Brickworks Drive to No.10 Brickworks Drive to maintain a consistent traffic speed environment along Brickworks Drive. This resident indicated earlier support for the proposed speed humps and raised no objections to locate the speed humps at the property frontage. A further meeting was held on site with the residents and Council officers where this information was relayed regarding the repositioning of the speed humps. Early warning signage will be located at the location outside No.4 Brickworks Drive.

Given the above it is recommended that the installation of the speed humps be approved as per the amended plan attached.

CONSULTATION

The proposal was notified to the impacted resident for a period of 14 days from 3 February 2026 to 17 February 2026. There were 16 responses received.

At the meeting, there was no further discussion on this matter and the Local Transport Forum endorsed the recommendation in the report.

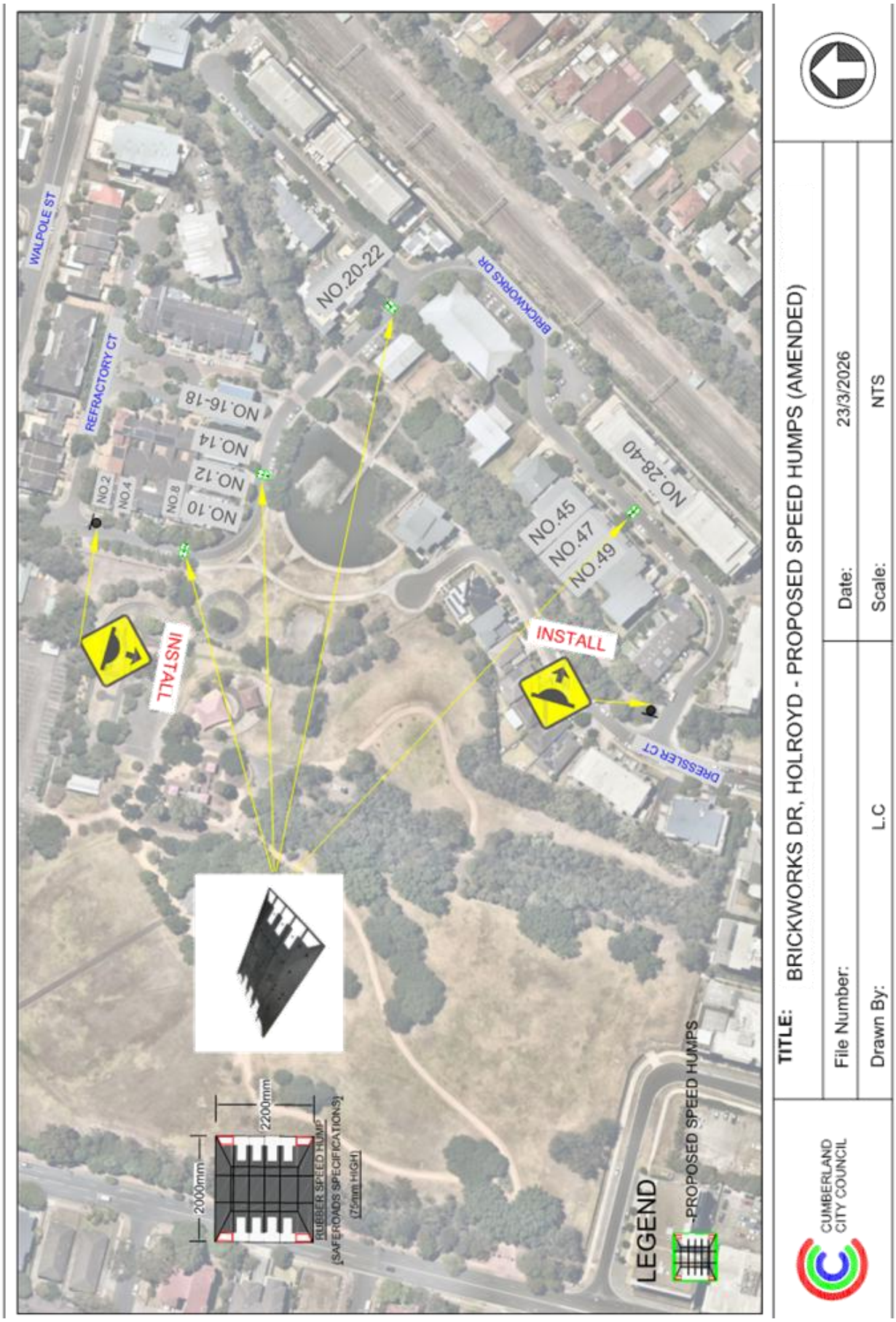
ATTACHMENTS

1. Plan – Brickworks Drive, Holroyd – proposed speed humps/ cushions
2. Previous Report – CLTF-25-231
3. Submission

DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-064

Attachment 1

Plan – Brickworks Drive, Holroyd – proposed speed humps/cushions


WALPOLE ST
REFRACTORY CT
BRICKWORKS DR
DRESSLER CT
NO.20-22
NO.16-18
NO.14
NO.12
NO.10
NO.8
NO.4
NO.2
NO.28-40
NO.45
NO.47
NO.49
INSTALL
INSTALL
2200mm
2000mm
RUBBER SPEED HUMP
(SAFEROADS SPECIFICATIONS)
(75mm HIGH)
LEGEND
PROPOSED SPEED HUMPS
CUMBERLAND CITY COUNCIL
TITLE: BRICKWORKS DR, HOLROYD - PROPOSED SPEED HUMPS (AMENDED)
File Number:
Date: 23/3/2026
Drawn By: L.C
Scale: NTS

DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-064

Attachment 2

Previous Report – CLTF-25-231

Item No: CLTF-25-231

BRICKWORKS DRIVE, HOLROYD – ROAD SAFETY CONCERNS - CONSULTATION RESULTS

Directorate:	Environment and Planning
Responsible Officer:	Manager Engineering and Building
Electorate:	*Granville*
Police Area Command (PAC):	*Cumberland*
Agenda Part	Part 2

Note: *Recommendation to Council*

SUMMARY

Council has received concerns from a local resident for the installation of traffic calming devices on Brickworks Drive, Holroyd due to speeding concerns.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

The Cumberland Local Transport Forum recommended that:

1. **The installation of speed humps on Brickworks Drive, Holroyd be supported in principle.**

2. **Council prepare the design of the speed humps, undertake consultation with the directly affected residents and if required, report back to Cumberland Local Transport Forum.**

REPORT

Brickworks Drive is a local road that runs primarily in a north-south direction between Walpole Street and Dressler Court with a speed limit of 50 km/h. It has a width of approximately 7.5 metres and parking is permitted on both sides of the road in accordance with the Road Rules, unless signposted.

Council received a request from a local resident for the installation of traffic calming devices on Brickworks Drive, Holroyd due to concerns about speeding. In response, Council conducted consultation in September 2025 regarding the proposed installation of speed humps on Brickworks Drive. A total of 165 letters, including a survey form were distributed to local residents and property owners.

Council received 18 responses (10% of the total letters sent) by the closing date, 14 (78%) responses supported the proposed speed humps which includes 1 submission supported the proposal but requested that the speed hump not be placed outside their property frontage, 4 (22%) responses opposed to the proposed speed humps.

Based on the consultation results, the majority of responses received by Council supported the installation of speed humps on Brickworks Drive, Holroyd. Therefore, it is recommended that the proposed installation of speed humps on Brickworks Drive be supported in principle.

CONSULTATION

The proposal was consulted with residents of Brickworks Drive for a period of 14 days from 2 September 2025 to 16 September 2025.

A total of 165 letters with an attached survey form were distributed to the residents / owners. Council received 18 responses (10% of the total letters sent) by the closing date, 14 (78%) responses supported the proposed speed humps, including 1 submission supported the proposal but does not want the speed hump to be placed outside the property frontage, 4 (22%) responses opposed to the proposed speed humps.

ATTACHMENTS

1. Submissions ⇩

DOCUMENTS ASSOCIATED WITH REPORT CLTF-25-231

Attachment 1

Submissions

CUMBERLAND CITY COUNCIL

Cumberland Local Transport Forum
5 November 2025

om my iPhone

CUMBERLAND CITY COUNCIL

Ref: DCTC2511/075

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: [redacted]

Address:

Phone:

Please indicate your views on the proposed speed humps in Brickworks Drive, Holroyd as described in Council's letter dated 2 September 2025 and submit your response by **Tuesday 16 September 2025.**

Being the owner or tenant of the above address, I have received Council's letter dated 2 September 2025 in relation to the proposed speed humps on Brickworks Drive and I am in favour of the below option.

1. ***I support the installation of speed humps on Brickworks Drive and***

   I raise no objection to consider my property frontage for placement of a speed hump. ☑

2. ***I do not support the installation of speed humps on Brickworks Drive.*** ☐

Comments: I fully support the installation of speed humps on brickworks Drive, especially outside our building as people drive so fast in this section as its a straight run. This is so dangerous for babies in this area.

[redacted]

(Signed)

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ABN 22 799 943 239

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CUMBERLAND
CITY COUNCIL

REF: DCTC/2511/075

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED HUMPS

[redacted]

Please indicate your views on the proposed speed humps in Brickworks Drive, Holroyd as described in Council's letter dated 2 September 2025 and submit your response by **Tuesday 16 September 2025.**

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   I raise no objection to consider my property frontage for placement of a speed hump. ☑
2. ***I do not support the installation of speed humps on Brickworks Drive.*** ☐

Comments: I would be happy for speed humps to be installed. We live on the corner/bend and cars come speeding around the bend all the time. Being near the park it is dangerous as there are always families walking around.

[redacted]

(Signed)

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CUMBERLAND CITY COUNCIL

Cumberland Local Transport Forum
5 November 2025

RECEIVED
11 SEP 2025

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/075

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED HUMPS

[redacted]

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   I raise no objection to consider my property frontage for placement of a speed hump. ☑
2. ***I do not support the installation of speed humps on Brickworks Drive.*** ☐

Comments: IT WAS long overdue and I want atleast 3-4 speed humps should be there. Also on corner of Refractory court & Brickwork drive, there should not be any vehicles opp houses as they obscure the view with so many cars when someone turning from Refractory court

Thank you

[redacted]

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CUMBERLAND CITY COUNCIL

Cumberland Local Transport Forum
5 November 2025

RECEIVED
19 SEP 2025
BY: .....

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/075

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: [redacted]

Address: [redacted]

Phone: [redacted]

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2. ***I do not support the installation of speed humps on Brickworks Drive.*** ☑

Comments:_____

[redacted]

(Signed)

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Cumberland Local Transport Forum
5 November 2025

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RECEIVED
9 SEP 2025

REF: DCTC/2511/075

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: [redacted]

Address:

Phone:

Please indicate your views on the proposed speed humps in Brickworks Drive, Holroyd as described in Council's letter dated 2 September 2025 and submit your response by **Tuesday 16 September 2025**.

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   I raise no objection to consider my property frontage for placement of a speed hump. ☒
2. ***I do not support the installation of speed humps on Brickworks Drive.*** ☐

Comments: This corner is one of the most dengerous corner. Always accidends always animals killed.
Definenetely we need speed Humps.

[redacted]

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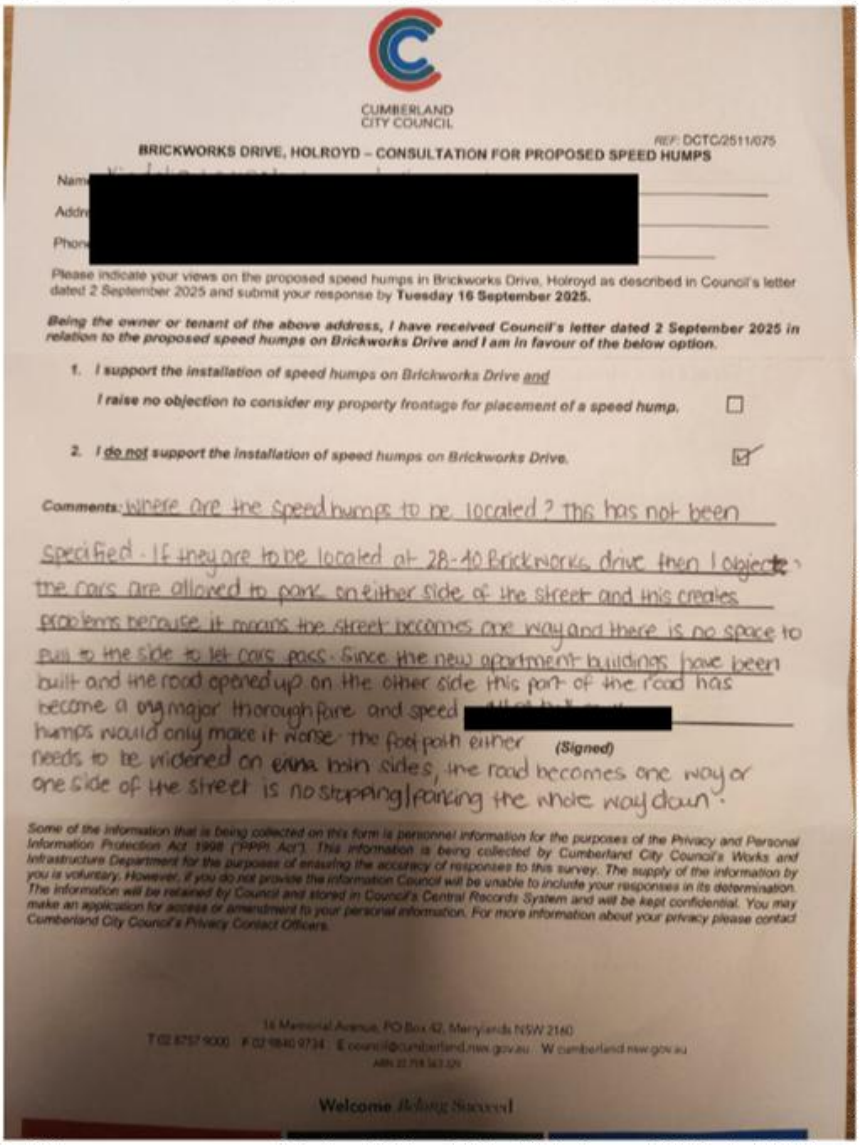

CUMBERLAND CITY COUNCIL

REF: DGTC/2511/075

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED HUMPS

Nam [redacted]

Addr

Phon

Please indicate your views on the proposed speed humps in Brickworks Drive, Holroyd as described in Council's letter dated 2 September 2025 and submit your response by **Tuesday 16 September 2025.**

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1. ***I support the installation of speed humps on Brickworks Drive and***
   I raise no objection to consider my property frontage for placement of a speed hump. ☐
2. ***I do not support the installation of speed humps on Brickworks Drive.*** ☑

Comments: Where are the speed humps to be located? This has not been specified. If they are to be located at 28-40 Brickworks drive then I object the cars are allowed to park on either side of the street and this creates problems because it means the street becomes one way and there is no space to pull to the side to let cars pass. Since the new apartment buildings have been built and the road opened up on the other side this part of the road has become a ~~one~~ major thoroughfare and speed [redacted] humps would only make it worse. The foot path either needs to be widened on ~~one~~ both sides, the road becomes one way or one side of the street is no stopping/parking the whole way down.

[redacted] **(Signed)**

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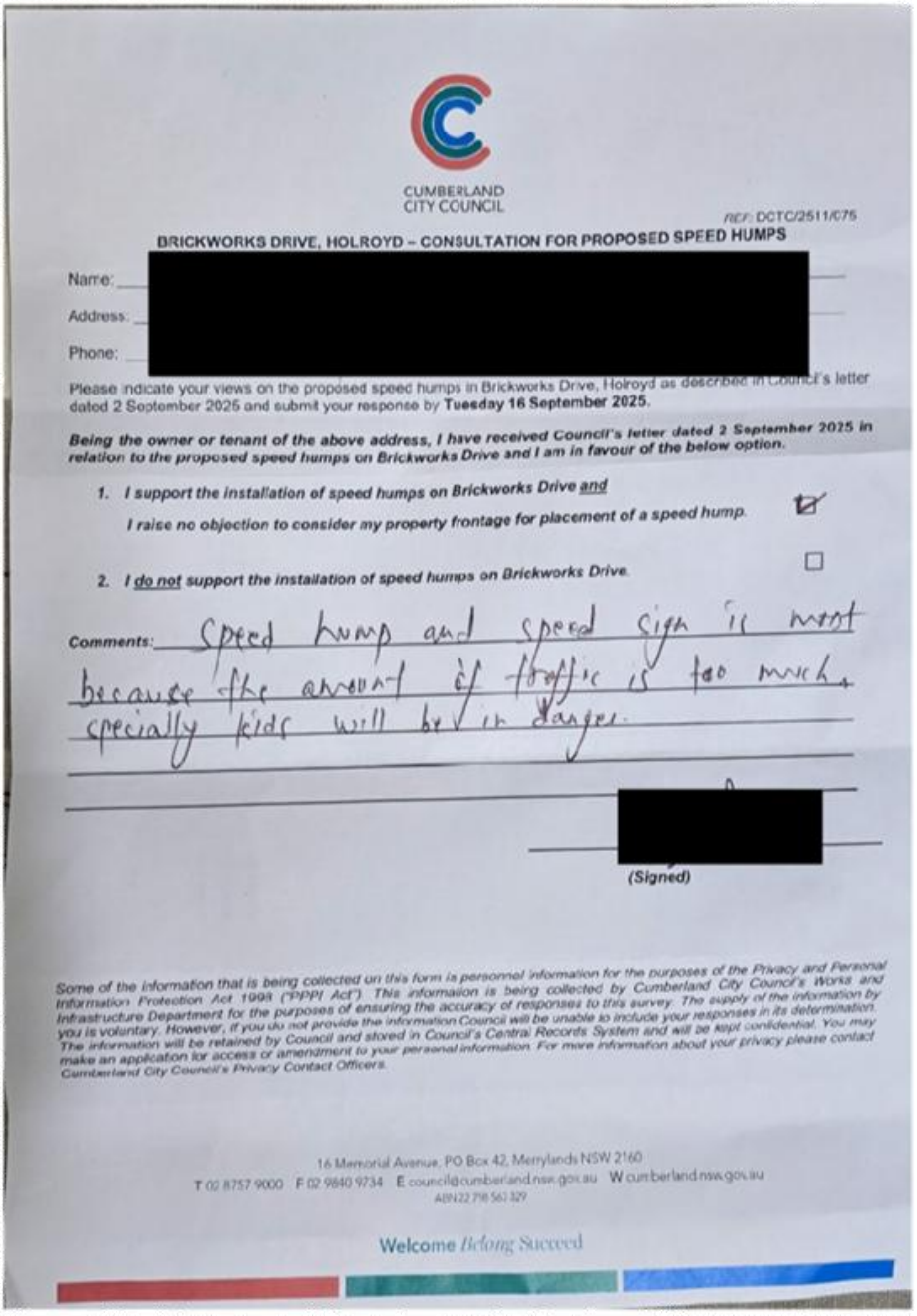
5 November 2025



CUMBERLAND
CITY COUNCIL

REF: DCTC/2511/C75

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: [redacted]

Address:

Phone:

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   I raise no objection to consider my property frontage for placement of a speed hump. ☑
2. ***I do not support the installation of speed humps on Brickworks Drive.*** ☐

Comments: Speed hump and speed sign is must because the amount of traffic is too much, specially kids will be in danger.

[redacted]

(Signed)

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[redacted] 2511/075

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2. ***I do not support the installation of speed humps on Brickworks Drive.*** ☑

Comments:_____

[redacted]

(Signed)

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CUMBERLAND CITY COUNCIL

Cumberland Local Transport Forum
5 November 2025

5

BY: .....

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/075

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED HUMPS

[redacted]

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   I raise no objection to consider my property frontage for placement of a speed hump. ☑
2. ***I do not support the installation of speed humps on Brickworks Drive.*** ☐

Comments: The bicycles drive parked with cars on both side walks That mean that one land for drive on both ways. I suggested only one sidewalks can parked with cars !

[redacted]

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CITY COUNCIL

REF: DCTC/2511/075

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED HUMPS

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Comments:_____

_____

_____

_____

_____ [redacted] _____

(Signed)

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CUMBERLAND CITY COUNCIL

Cumberland Local Transport Forum
5 November 2025

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/075

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: [redacted]

Address

Phone:

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2. ***I do not support the installation of speed humps on Brickworks Drive.*** ☐

Comments: There are a lot of high-speed vehicles on this road creating danger for children and pedestrians more generally. Multiple speed humps are vital to restore public safety.

[redacted]

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CUMBERLAND CITY COUNCIL

Cumberland Local Transport Forum
5 November 2025

CUMBERLAND CITY COUNCIL

REF: DCTC/251

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: [redacted]

Address:

Phone:

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   I ~~raise no objection to consider my property frontage for placement of a speed hump.~~ ☒

2. ***I do not support the installation of speed humps on Brickworks Drive.*** ☐

Comments: I support the installation but not infront of my driveway. Anywhere else is not a problem

[redacted]

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Cumberland Local Transport Forum
5 November 2025

[redacted]

Comments:

[redacted]

(Signed)

Infrastructure Department for the purposes of ensuring the accuracy of [illegible] information by you is voluntary. However, if you do not provide the information Council will be unable to [illegible] its determination. The information will be retained by Council and stored in Council's Central Records System and will be held confidential. You have a right to make an application for access or amendment to your personal information. For more information about your privacy please contact Cumberland City Council's Privacy Contact Officers.

[redacted]

Cumberland Local Transport Forum
5 November 2025

From:
Sent: Sat, 6 Sep 2025 12:31:00 +1000
To: "Records Department" <council@cumberland.nsw.gov.au>
Subject: [EXTERNAL] Consultation form

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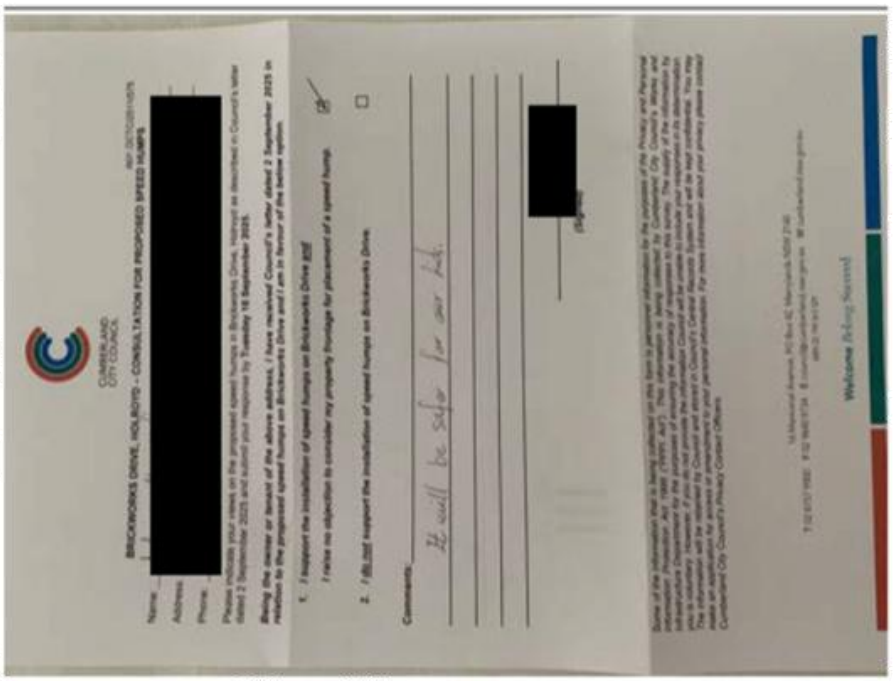

CUMBERLAND CITY COUNCIL

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED HUMPS

Name: [redacted]
Address:
Phone:

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2. *I do not support the installation of speed humps on Brickworks Drive.* ☐

Comments: It will be safer for our kids.

[redacted]

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CUMBERLAND
CITY COUNCIL

REF: DCTC/2511/075

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED HUMPS

[redacted]

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2. ***I do not support the installation of speed humps on Brickworks Drive.*** ☑

Comments: May I suggest that some street sign need to be reversed?
Bad drivers' view increase the accident chance. Please improve them.
I draw a draft map in the attachment for your considerations.
Thank you!

[redacted]

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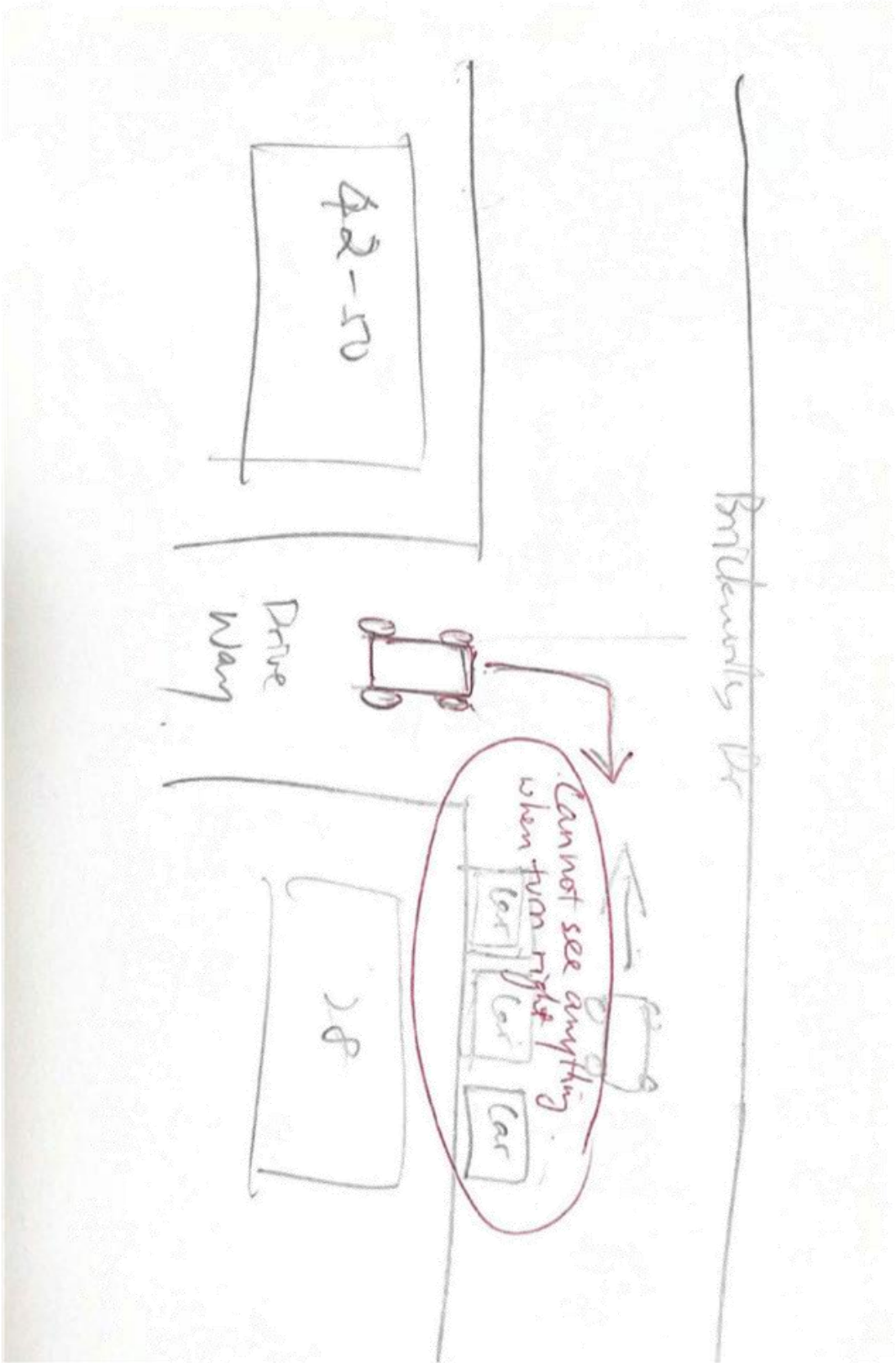
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Drive Way
Cannot see anything when turn right
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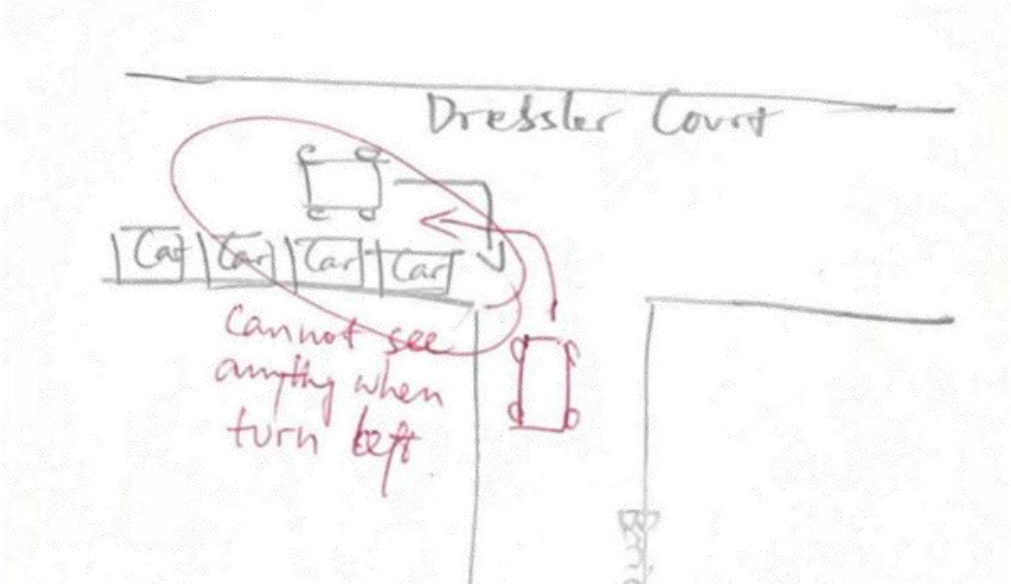
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Car
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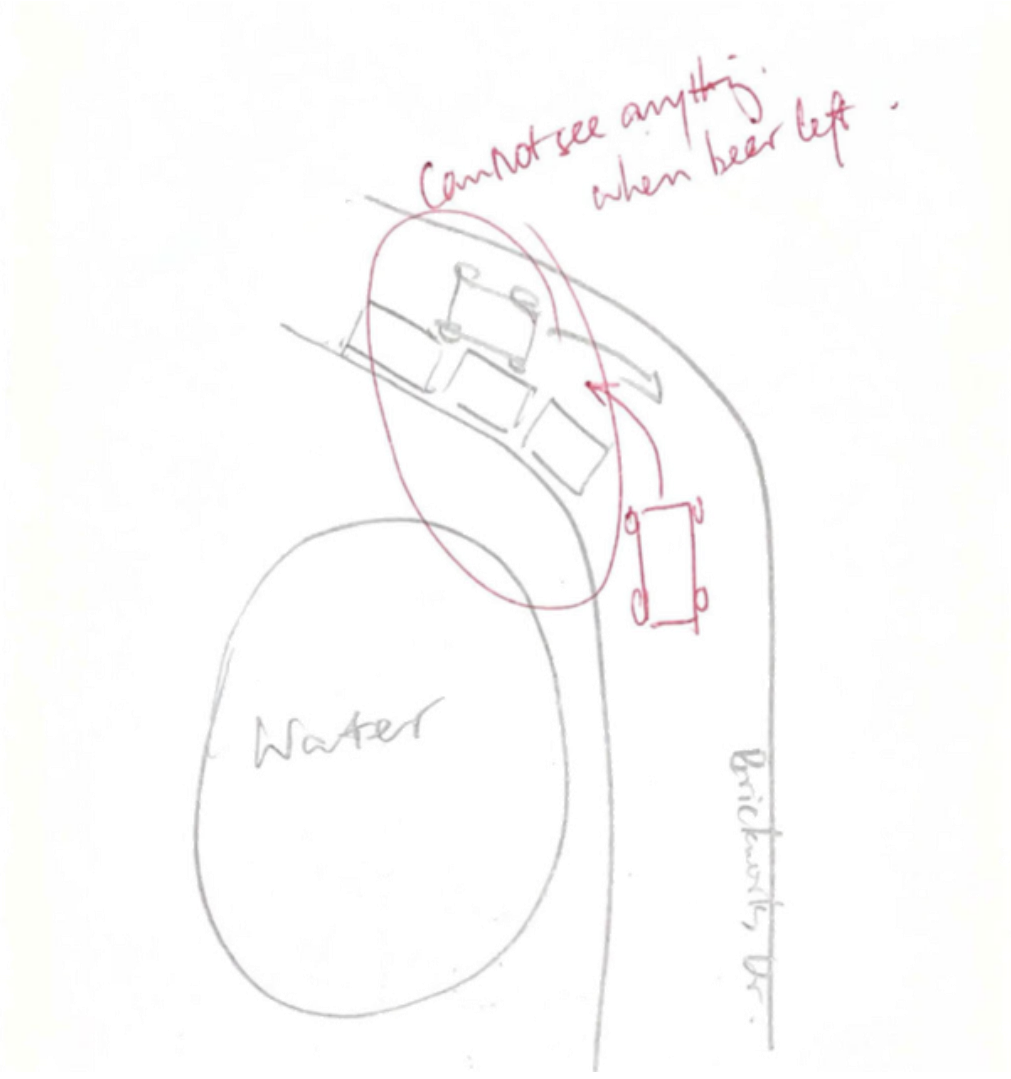
Cannot see anything when turn left


Cannot see anything when bear left
Water

CUMBERLAND CITY COUNCIL

Cumberland Local Transport Forum
5 November 2025

CUMBERLAND CITY COUNCIL

REF: DCTC/2511/075

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED HUMPS

[redacted]

Please indicate your views on the proposed speed humps in Brickworks Drive, Holroyd as described in Council's letter dated 2 September 2025 and submit your response by **Tuesday 16 September 2025.**

Being the owner or tenant of the above address, I have received Council's letter dated 2 September 2025 in relation to the proposed speed humps on Brickworks Drive and I am in favour of the below option.

1. ***I support the installation of speed humps on Brickworks Drive and***
   I raise no objection to consider my property frontage for placement of a speed hump. ☑
2. ***I do not support the installation of speed humps on Brickworks Drive.*** ☐

Comments:_____

[redacted]

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Welcome *Belong* Succeed

CUMBERLAND CITY COUNCIL

Cumberland Local Transport Forum
5 November 2025

RECEIVED
1 SEP 2025
BY:

[redacted]

the Insta Brickworks
objectio frontage for

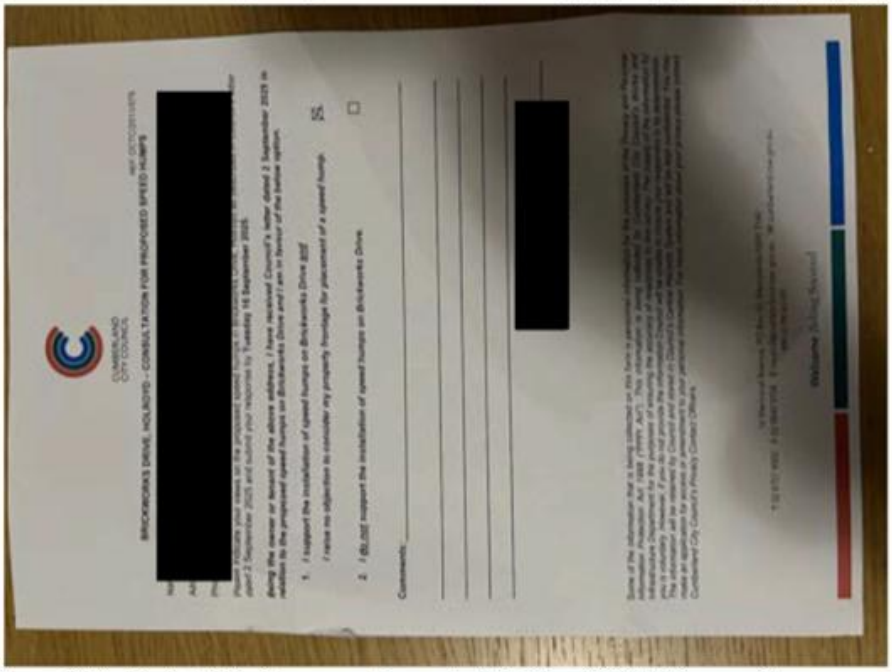
Comments: I from
Cn ben of way us
Dr ssler C ing Dr ss gh the
wa a ys a upi d Pa speed h ps
gh Dr sle through M od
[redacted]

Infrastruc Department for the purposes of ensuring the accuracy o informatio
you is vol ce. However, if you do not provide the information Council determine

Welcome *Belong* Succeed

Cumberland Local Transport Forum
5 November 2025

From:
Sent: Tue, 16 Sep 2025 13:08:07 +1000
To: "Records Department" <council@cumberland.nsw.gov.au>
Cc:
Subject: [EXTERNAL] Brickworks drive speed humps



CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Many thanks,

CUMBERLAND CITY COUNCIL

DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-064

Attachment 3

Submission

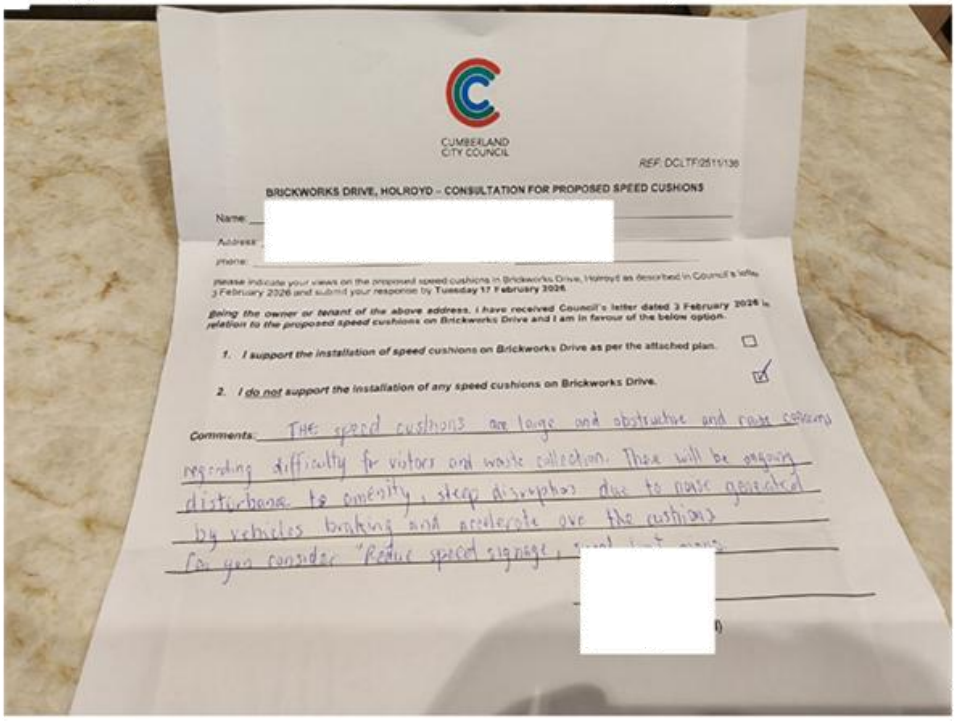
From:
Sent: Mon, 16 Feb 2026 13:17:19 +1100
To: "Records Department" <council@cumberland.nsw.gov.au>
Subject: [EXTERNAL] Brickworks Drive, Holroyd , Consulation for proposed speed cushions

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Cumberland council,

Please see attached.

Regards



CUMBERLAND CITY COUNCIL

REF: DCLTF/2511/136

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED CUSHIONS

Name: [redacted]

Address:

phone:

please indicate your views on the proposed speed cushions in Brickworks Drive, Holroyd as described in Council's letter 3 February 2026 and submit your response by **Tuesday 17 February 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed cushions on Brickworks Drive and I am in favour of the below option.

1. *I support the installation of speed cushions on Brickworks Drive as per the attached plan.* ☐
2. *I do not support the installation of any speed cushions on Brickworks Drive.* ☑

Comments: The speed cushions are large and obstructive and cause concerns regarding difficulty for visitors and waste collection. There will be ongoing disturbance to amenity, steep disruptions due to noise generated by vehicles braking and accelerate ove the cushions. Can you consider "Reduce speed signage, [redacted]

CUMBERLAND CITY COUNCIL

REF: DCLTF/2511/136

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED CUSHIONS

Name: _____

Address _____

Phone: _____

Please indicate your views on the proposed speed cushions in Brickworks Drive, Holroyd as described in Council's letter 3 February 2026 and submit your response by **Tuesday 17 February 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed cushions on Brickworks Drive and I am in favour of the below option.

1. ***I support the installation of speed cushions on Brickworks Drive as per the attached plan.*** ☑
2. ***I do not support the installation of any speed cushions on Brickworks Drive.*** ☐

Comments: _____

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CUMBERLAND CITY COUNCIL

REF: DCLTF/2511/136

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED CUSHIONS

Name: _____

Address: _____

Phone:

Please indicate your views on the proposed speed cushions in Brickworks Drive, Holroyd as described in Council's letter 3 February 2026 and submit your response by **Tuesday 17 February 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed cushions on Brickworks Drive and I am in favour of the below option.

1. ***I support the installation of speed cushions on Brickworks Drive as per the attached plan.*** ☒
2. ***I do not support the installation of any speed cushions on Brickworks Drive.*** ☐

Comments: Due to the high degree of reckless driving, with high speed in a closed community. I am in full support of the Speed Cushion proposed.

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CUMBERLAND CITY COUNCIL

REF: DCLTF/2511/136

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED CUSHIONS

Name: __

Address:

Phone: _

Please indicate your views on the proposed speed cushions in Brickworks Drive, Holroyd as described in Council's letter 3 February 2026 and submit your response by **Tuesday 17 February 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed cushions on Brickworks Drive and I am in favour of the below option.

1. ***I support the installation of speed cushions on Brickworks Drive as per the attached plan.*** ☑
2. ***I do not support the installation of any speed cushions on Brickworks Drive.*** ☐

Comments: In front of 12 would be better or midway between 10 to 12.

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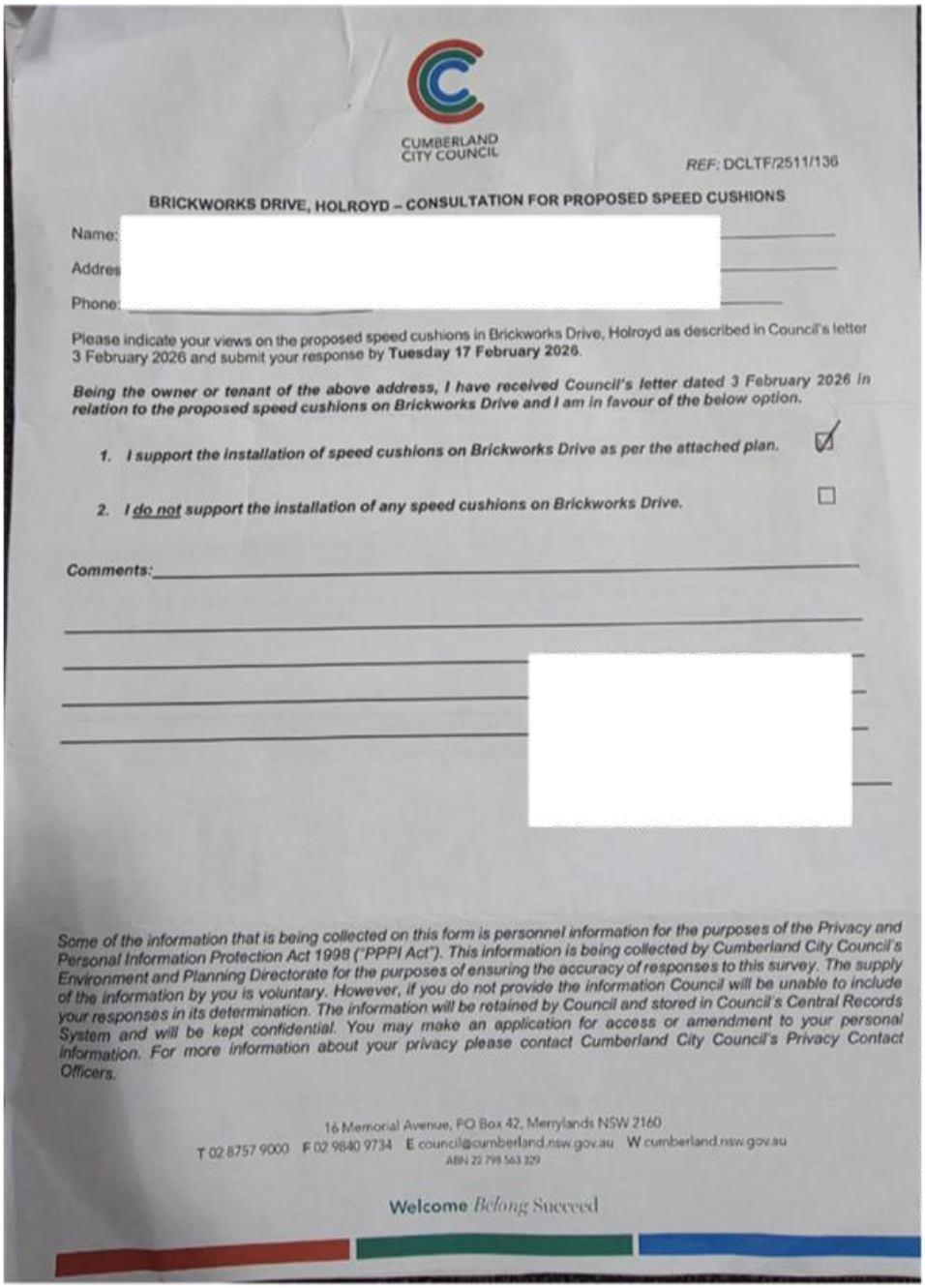

CUMBERLAND CITY COUNCIL

REF: DCLTF/2511/136

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED CUSHIONS

Name: [redacted]

Addres

Phone:

Please indicate your views on the proposed speed cushions in Brickworks Drive, Holroyd as described in Council's letter 3 February 2026 and submit your response by **Tuesday 17 February 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed cushions on Brickworks Drive and I am in favour of the below option.

1. ***I support the installation of speed cushions on Brickworks Drive as per the attached plan.*** ☑
2. ***I do not support the installation of any speed cushions on Brickworks Drive.*** ☐

Comments:

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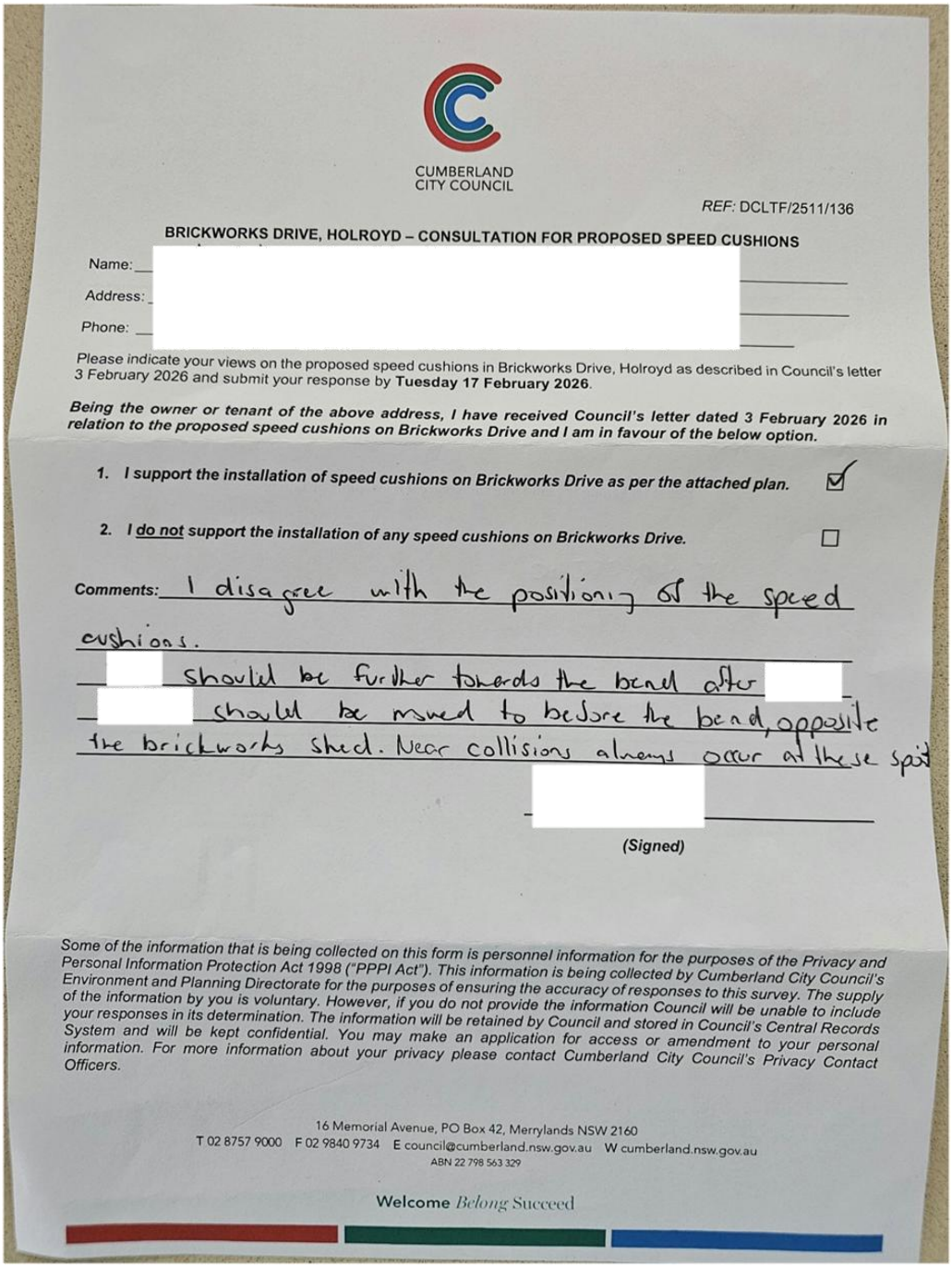

CUMBERLAND CITY COUNCIL

REF: DCLTF/2511/136

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED CUSHIONS

Name: [redacted]

Address: [redacted]

Phone: [redacted]

Please indicate your views on the proposed speed cushions in Brickworks Drive, Holroyd as described in Council's letter 3 February 2026 and submit your response by **Tuesday 17 February 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed cushions on Brickworks Drive and I am in favour of the below option.

1. ***I support the installation of speed cushions on Brickworks Drive as per the attached plan.*** ☑
2. ***I do not support the installation of any speed cushions on Brickworks Drive.*** ☐

Comments: I disagree with the positioning of the speed cushions.

[redacted] should be further towards the bend after [redacted] should be moved to before the bend, opposite the brickworks shed. Near collisions always occur at these spot [redacted]

(Signed)

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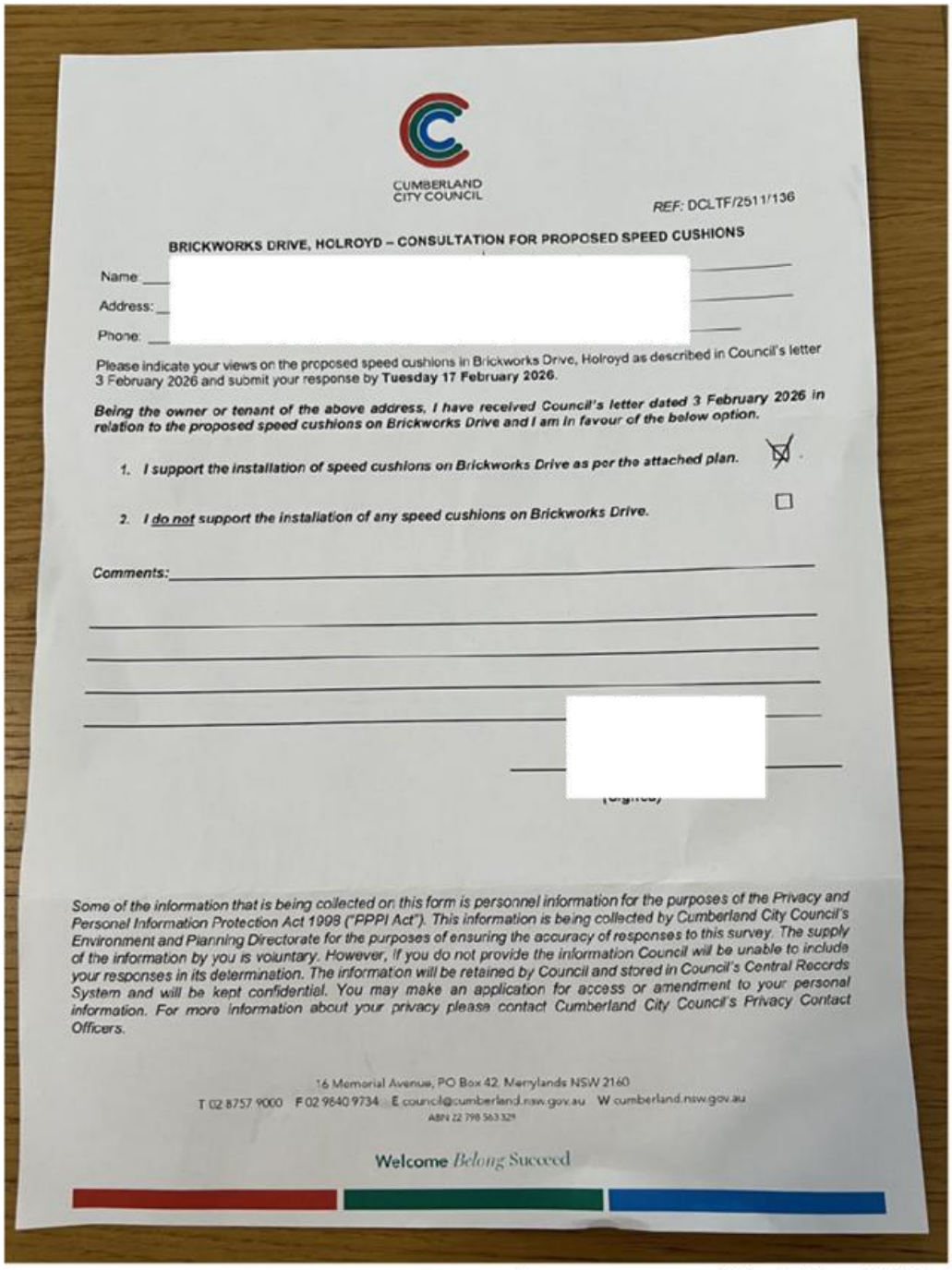

CUMBERLAND CITY COUNCIL

REF: DCLTF/2511/136

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED CUSHIONS

Name: [redacted]

Address: [redacted]

Phone: [redacted]

Please indicate your views on the proposed speed cushions in Brickworks Drive, Holroyd as described in Council's letter 3 February 2026 and submit your response by **Tuesday 17 February 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed cushions on Brickworks Drive and I am in favour of the below option.

1. ***I support the installation of speed cushions on Brickworks Drive as per the attached plan.*** ☒
2. ***I do not support the installation of any speed cushions on Brickworks Drive.*** ☐

Comments: _____

[redacted]

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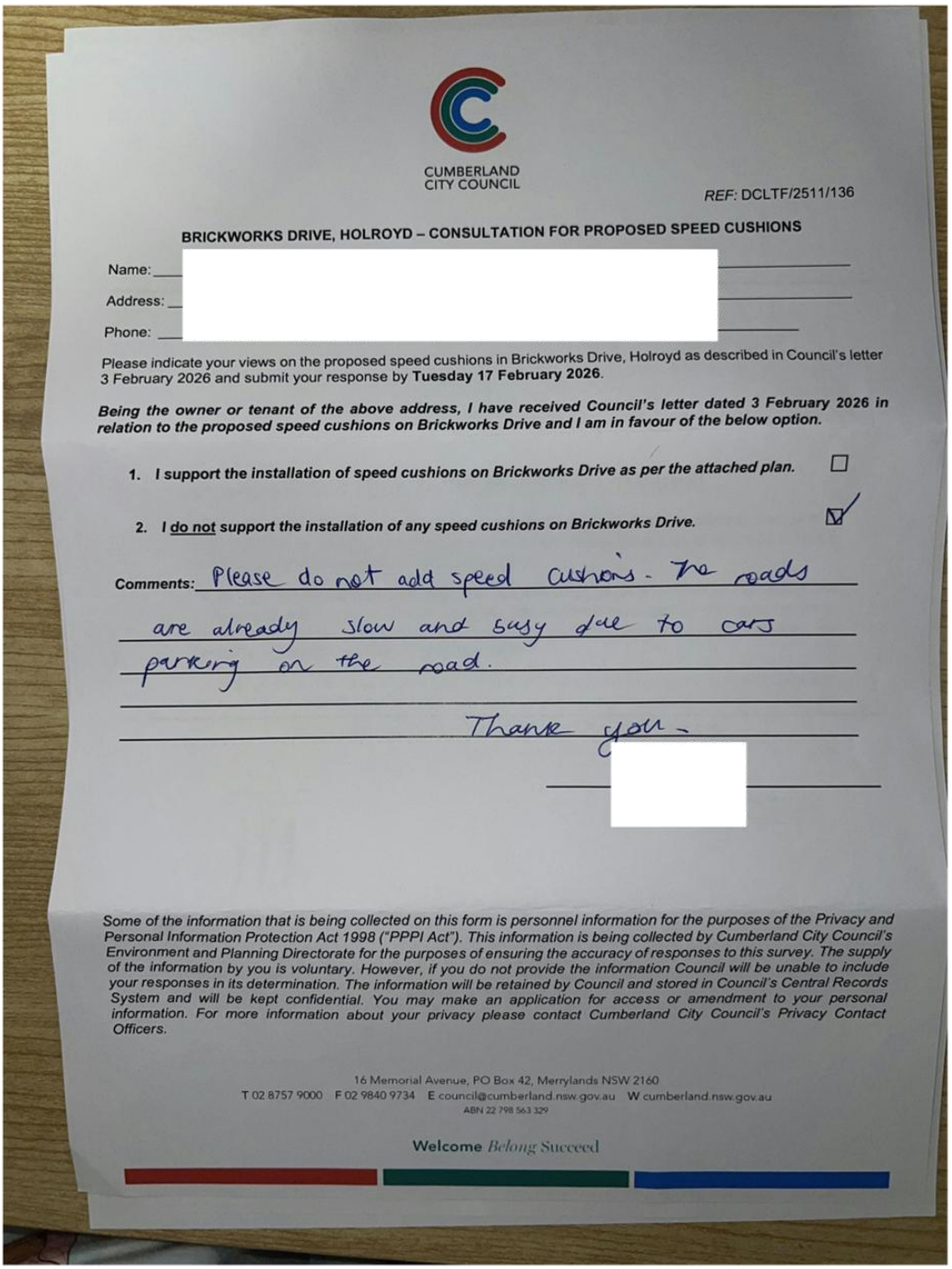

CUMBERLAND CITY COUNCIL

REF: DCLTF/2511/136

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED CUSHIONS

Name: [redacted]

Address: [redacted]

Phone: [redacted]

Please indicate your views on the proposed speed cushions in Brickworks Drive, Holroyd as described in Council's letter 3 February 2026 and submit your response by **Tuesday 17 February 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed cushions on Brickworks Drive and I am in favour of the below option.

1. ***I support the installation of speed cushions on Brickworks Drive as per the attached plan.*** ☐
2. ***I do not support the installation of any speed cushions on Brickworks Drive.*** ☑

Comments: Please do not add speed cushions. The roads are already slow and busy due to cars parking on the road.

Thank you.

[redacted]

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CUMBERLAND CITY COUNCIL

REF: DCLTF/2511/136

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED CUSHIONS

Name: ___

Address: _

Phone: ___

Please indicate your views on the proposed speed cushions in Brickworks Drive, Holroyd as described in Council's letter 3 February 2026 and submit your response by **Tuesday 17 February 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed cushions on Brickworks Drive and I am in favour of the below option.

1. ***I support the installation of speed cushions on Brickworks Drive as per the attached plan.*** ☑

2. ***I do not support the installation of any speed cushions on Brickworks Drive.*** ☐

Comments: In addition to installing speed cushions, I propose restricting parking to single side along Brickworks Drive. Currently, dual-side parking narrows the roadway significantly, forcing two-way traffic into a single lane. This layout frequently leads to traffic conflicts and driver disputes. Transitioning to one-sided parking would ensure sufficient clearance for vehicles to pass safely in both directions simultaneously.

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CUMBERLAND CITY COUNCIL

RECEIVED
13 FEB 2026
BY: .....

REF: DCLTF/2511/136

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED CUSHIONS

Name: _____

Address _____

Phone: _____ Mobile: _____

Please indicate your views on the proposed speed cushions in Brickworks Drive, Holroyd as described in Council's letter 3 February 2026 and submit your response by **Tuesday 17 February 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed cushions on Brickworks Drive and I am in favour of the below option.

1. ***I support the installation of speed cushions on Brickworks Drive as per the attached plan.*** ☑
2. ***I do not support the installation of any speed cushions on Brickworks Drive.*** ☐

Comments: Ensure motorbikes can't skip through without slowing as they are worst offenders for speeding in area - every Sund Also regulate the decibels as the said is observed

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CUMBERLAND CITY COUNCIL

REF: DCLTF/2511/136

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED CUSHIONS

Name: _____

Address _____

Phone: _____

Please indicate your views on the proposed speed cushions in Brickworks Drive, Holroyd as described in Council's letter 3 February 2026 and submit your response by **Tuesday 17 February 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed cushions on Brickworks Drive and I am in favour of the below option.

1. ***I support the installation of speed cushions on Brickworks Drive as per the attached plan.*** ☑
2. ***I do not support the installation of any speed cushions on Brickworks Drive.*** ☐

Comments:_____

_____

_____

_____

_____ _____

_____

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CUMBERLAND CITY COUNCIL

RECEIVED
17 FEB 2026
BY: .....

REF: DCLTF/2511/136

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED CUSHIONS

Name: _____

Address: _____

Phone: _____

Please indicate your views on the proposed speed cushions in Brickworks Drive, Holroyd as described in Council's letter 3 February 2026 and submit your response by **Tuesday 17 February 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed cushions on Brickworks Drive and I am in favour of the below option.

1. ***I support the installation of speed cushions on Brickworks Drive as per the attached plan.*** ☐
2. ***I do not support the installation of any speed cushions on Brickworks Drive.*** ☒

Comments: Too many parked cars – some areas on both sides of the drive – one needs to drive a car at a low speed. The proposed speed cushions are not necessary.
It is better to ban parking on both sides for better visibility and safer driving.

_____ _____

(Signed)

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CUMBERLAND CITY COUNCIL

RECEIVED
18 FEB 2026
BY: .....

REF: DCLTF/2511/136

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED CUSHIONS

Name: _____ _____

Address: _____ _____

Phone: _____

Please indicate your views on the proposed speed cushions in Brickworks Drive, Holroyd as described in Council's letter 3 February 2026 and submit your response by **Tuesday 17 February 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed cushions on Brickworks Drive and I am in favour of the below option.

1. ***I support the installation of speed cushions on Brickworks Drive as per the attached plan.*** ☑

2. ***I do not support the installation of any speed cushions on Brickworks Drive.*** ☐

Comments: for safety.

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CUMBERLAND CITY COUNCIL

RECEIVED
12 FEB 2026
BY: .....

REF: DCLTF/2511/136

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED CUSHIONS

Name: _____

Address: _____

Phone: _____ Mobile: _____

Please indicate your views on the proposed speed cushions in Brickworks Drive, Holroyd as described in Council's letter 3 February 2026 and submit your response by **Tuesday 17 February 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed cushions on Brickworks Drive and I am in favour of the below option.

1. ***I support the installation of speed cushions on Brickworks Drive as per the attached plan.*** ☑
2. ***I do not support the installation of any speed cushions on Brickworks Drive.*** ☐

Comments: An additional speed cushion is desperately needed at the point I have marked on the map – ① The curve around the brickwall at the end of is prone to excessive speeding + I have almost had several accidents with cars turning that corner in the middle of the road.

Also, parking on both sides of the street - L Dressler Cou (marked on map at ②) is also very dangerous. When driving, you cannot see around the corner for approaching traffic & the street parking restricts traffic to a single lane – this also requires urgent attention.

(Signed)

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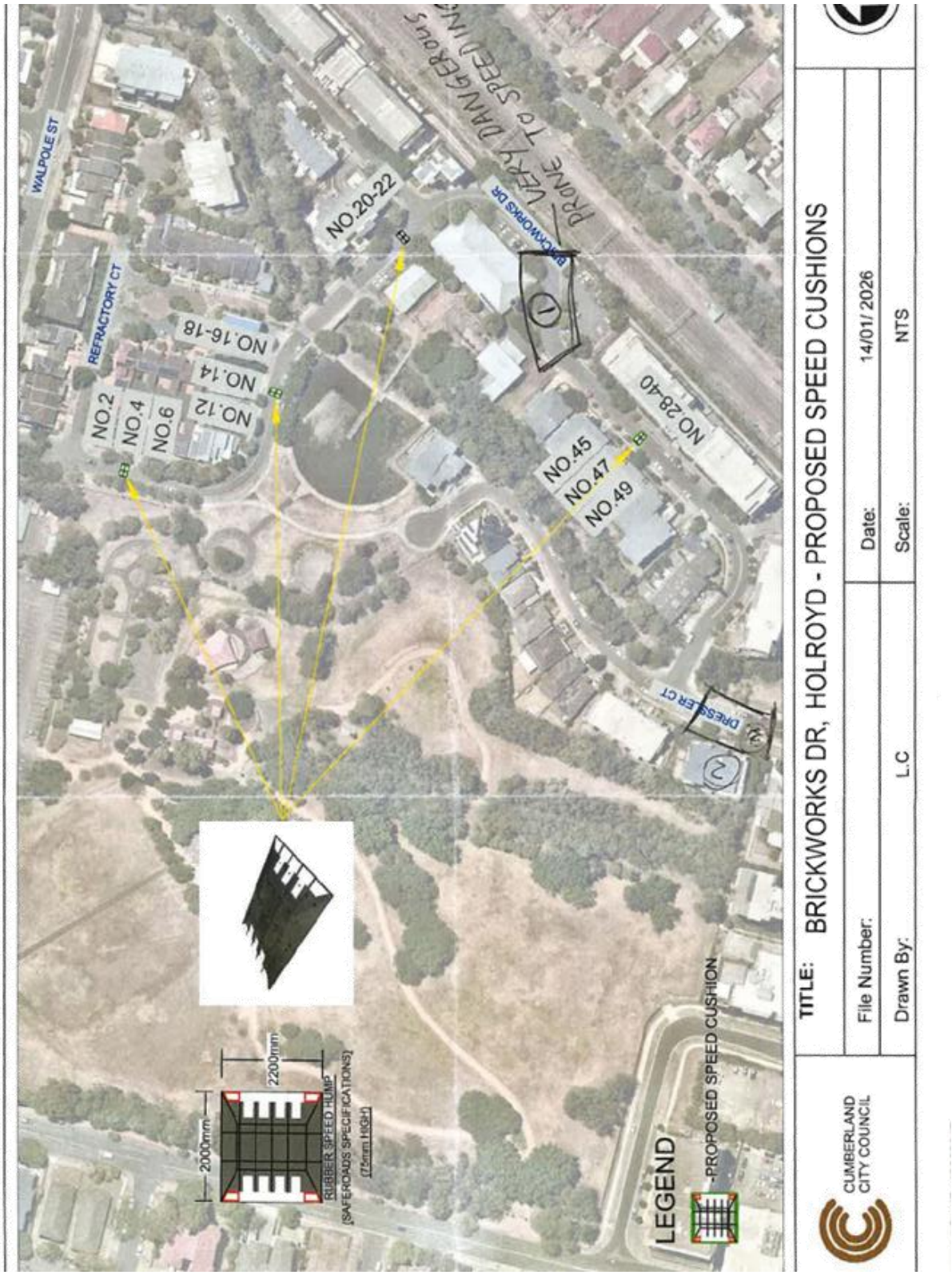
Thank you for considering these urgent road safety matters.

Kind regards

16 Memorial Avenue, PO Box 42, Merrylands NSW 2160
T 02 8757 9000 F 02 9840 9734 E council@cumberland.nsw.gov.au W cumberland.nsw.gov.au
ABN 22 798 563 329


WALPOLE ST
REFRACTORY CT
BRICKWORKS DR
DRESSER CT
NO.20-22
NO.16-18
NO.14
NO.12
NO.2
NO.4
NO.6
NO.28-40
NO.45
NO.47
NO.49
VERY DANGEROUS
PRONE TO SPEEDING
2200mm
2000mm
RUBBER SPEED HUMP
(SAFE ROADS SPECIFICATIONS)
(75mm HIGH)
LEGEND
- PROPOSED SPEED CUSHION
TITLE: BRICKWORKS DR, HOLROYD - PROPOSED SPEED CUSHIONS
CUMBERLAND CITY COUNCIL
File Number:
Drawn By: L.C
Date: 14/01/2026
Scale: NTS

CUMBERLAND CITY COUNCIL

REF: DCLTF/2511/136

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED CUSHIONS

Name:___

Address: _

: _

Please indicate your views on the proposed speed cushions in Brickworks Drive, Holroyd as described in Council's letter 3 February 2026 and submit your response by **Tuesday 17 February 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed cushions on Brickworks Drive and I am in favour of the below option.

1. ***I support the installation of speed cushions on Brickworks Drive as per the attached plan.*** ☐
2. ***I do not support the installation of any speed cushions on Brickworks Drive.*** ☒

Comments: As a resident on Brickworks Drive, I oppose the specific placing of the speed cushion between ... This section of the street is only 1 car width when cars are parked on either side, this results in significant "road rage" incidents when vehicles simultaneously ~~approach~~ approach. The cushion will make this worse by slowing vehicles at a point where passing is not possible. I would instead prefer a speedcushion placed at each end of that road section which will greatly improve safety by slowing cars around both blind corners.

(Signed)

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ABN 22 798 563 329

CUMBERLAND CITY COUNCIL

RECEIVED
13 FEB 2026
BY: .....

REF: DCLTF/2511/136

BRICKWORKS DRIVE, HOLROYD – CONSULTATION FOR PROPOSED SPEED CUSHIONS

Name: ___

Address: _

Phone: __

Please indicate your views on the proposed speed cushions in Brickworks Drive, Holroyd as described in Council's letter 3 February 2026 and submit your response by **Tuesday 17 February 2026**.

Being the owner or tenant of the above address, I have received Council's letter dated 3 February 2026 in relation to the proposed speed cushions on Brickworks Drive and I am in favour of the below option.

1. ***I support the installation of speed cushions on Brickworks Drive as per the attached plan.*** ☒
2. ***I do not support the installation of any speed cushions on Brickworks Drive.*** ☐

Comments: These speed cushions would greatly reduce significant safety risks on this street. Fast, reckless driving (often near children) is common, and I'm very encouraged that the Council is doing something about this.

Some of the information that is being collected on this form is personnel information for the purposes of the Privacy and Personal Information Protection Act 1998 ("PPPI Act"). This information is being collected by Cumberland City Council's Environment and Planning Directorate for the purposes of ensuring the accuracy of responses to this survey. The supply of the information by you is voluntary. However, if you do not provide the information Council will be unable to include your responses in its determination. The information will be retained by Council and stored in Council's Central Records System and will be kept confidential. You may make an application for access or amendment to your personal information. For more information about your privacy please contact Cumberland City Council's Privacy Contact Officers.

Item No: CLTF-26-065

BOLD STREET BRIDGE - TRAFFIC AND TRANSPORT STUDY

The Cumberland Local Transport Forum recommends, and Council resolves that:

1. Council note the report and recommended mitigation strategies to alleviate congestion on the Bold Street Bridge and adjoining roads.

2. Council progress the development and implementation of strategies outlined in the report that fall within the Cumberland LGA.

3. Council write to Transport for NSW and the City of Parramatta advocating for implementation of the strategies within their respective jurisdiction as outlined in the report.

4. Council write to the Minister for Roads, and both the State Members for Granville and Parramatta, advocating for the State Government to fund and implement the recommended strategies as outlined in the report.

REPORT

Background

At the Ordinary Meeting of Council held on 13 November 2024, Council considered the Notice of Motion – Cumberland Road Network, and resolved (Min.833, C11/24-20) and resolved:

"That Council:

1. Undertake a Cumberland wide transport and traffic study to improve connections to local arterial roads, analyse the major intersections and improve our road crossings within the Local Government area.

2. Concurrently prepare a report that identifies options, costings and timelines for the upgrade of the Bold Street bridge, Wellington Road bridge, Mona Street Bridge and the Western overbridge in Auburn.

3. Proceed with the environmental impact and traffic assessment for the proposed new Duck River crossing at Princes Road West and Boundary Road as resolved by Council previously.

4. Convene a working group which consists of Granville Ward Councillors, Rosehill Ward (City of Parramatta Council) Councillors and other interested Councillors, all relevant state members, relevant state departmental officers and other key stakeholders focused on the Bold Street Bridge widening / improvement.

5. Budget the associated costs with undertaking this work within Council's 25/26 budget.

This report provides a response to the matters raised in the motion relating to the Bold Street Bridge Traffic and Transport Study, which was overseen by a working group consisting of the members detailed in point four of the resolution of Council.

Bold Street Bridge

The Bold Street Bridge (Figure 1) is a four-lane road bridge providing the primary north–south connection between Granville and South Granville, linking directly to Parramatta Road at its northern end and to Bridge Street and Railway Parade to the south. The bridge stretches over the T1 North Shore & Western Line and the T2 Leppington & Inner West Line.



Figure 1: Bold Street Bridge

There are a range of agencies that are responsible for the care and control of the identified roads and infrastructure. Transport for NSW is responsible for the bridge over the rail line, as well as the intersections at Parramatta Road. City of Parramatta is responsible for local roads north of the rail line. Cumberland City Council is responsible for local roads south of the rail line.

Traffic and Transport Study

Given the network's key location and that the roads carry significant traffic volumes, a traffic and transport study was undertaken required to understand current and future conditions, and determine potential strategies and benefits to both the local and state road networks that could occur.

The traffic modelling undertaken found that key intersections at this location currently have a poor level of performance during peak periods, indicating severe congestion, long delays and poor traffic flow. The modelling further confirms that by 2036,

without intervention, the performance of these key intersections will remain the same or deteriorate, reflecting oversaturation and spillback across the Bold Street Bridge.

In response to these issues, nine strategies were identified and tested using a multi-criteria analysis, with consideration of traffic congestion, cost and ease of implementation. These strategies are detailed below in Table 1 and in Figure 2.

#	Strategy	Strategy Summary
1	Signal Review	Optimise traffic signals to improve performance at the intersection and surrounding area
2	Dual-Left Option	Shortening the bus lane to create a left turn lane and a dual left and right centrelane from Bold Street on Parramatta Road
3	Single-Left / Dual-Right	Shorten the bus lane and create one left-turn and two right-turn lanes
4	Keep Clear	A KEEP CLEAR zone at Cowper Street to improve turning and reduce intersection blockage
5	Good Street Right Turn	Allowing right-turns from Good Street into Parramatta Road Eastbound
6	Southbound Right-Turn Bay	Converting a southbound lane into a dedicated right-turn lane at Good Street
7	Parking Adjustments	Modifying parking near Bridge Street and Carlton Street to improve intersection performance
8	Bridge Widening	Widening the bridge to add an extra lane in both directions
9	Parramatta Road Extension	Extending the Eastbound Parramatta Road left-turn lane into Good Street

Table 1: List of Strategies from Bold Street Bridge Traffic and Transport Study



Figure 2: Map of Strategies from Bold Street Bridge Traffic and Transport Study

Of these, four strategies were recommended for further investigation and development by the relevant Council or Transport for NSW, as provided in Table 2.

Strategy	Description	Responsibility
Strategy 3	Bus lane shortened from Bold Street to the Parramatta Road stop line (still allowing buses to bypass the queue) to create one left-turn lane and two right-turn lanes on the northbound approach, prioritising right-turn movements.	Transport for NSW
Strategy 4	Introduce a KEEP CLEAR zone at the Bold Street / Cowper Street intersection to maintain turning access and reduce blockage.	City of Parramatta
Strategy 6	Reallocate one southbound lane on the Bold Street Bridge into a dedicated right-turn lane into Cowper Street.	City of Parramatta and Transport for NSW

Strategy	Description	Responsibility
Strategy 7	Investigate and implement parking changes on the southern approaches to the bridge to increase queue storage, subject to consultation with NSW Police and approval through the Cumberland Local Transport Forum.	Cumberland City Council

Table 2: Short listed strategies for development and implementation

Next Steps

Based on the information outlined in the report and to maximise the ability for action to be undertaken to reduce congestion at the Bold Street Bridge, it is recommended that the following next steps are progressed:

- Council develop and implement strategies outlined in the report that fall within the Cumberland LGA.
- Council write to Transport for NSW and the City of Parramatta advocating for implementation of the strategies within their respective jurisdiction as outlined in the report.
- Council write to the Minister for Roads, and both the State Members for Granville and Parramatta, advocating for the State Government to fund and implement the recommended strategies as outlined in the report.

CONSULTATION

Consultation was undertaken with all key parties during the preparation of the study through the working group, including Granville Ward Councillors and the Mayor, Rosehill Ward Councillors from the City of Parramatta, State MP, Transport for NSW, as well as officers from Cumberland City Council and City of Parramatta.

At the meeting, there was no further discussion on this matter and the Local Transport Forum endorsed the recommendation in the report.

ATTACHMENTS

1. Bold Street Bridge Traffic and Transport Study - Final Report

DOCUMENTS ASSOCIATED WITH REPORT CLTF-26-065

Attachment 1

Bold Street Bridge Traffic and Transport Study - Final Report



SCT Consulting

Bold Street Bridge Traffic and Transport Study

Final Report

17.03.2026 | v4.0

Quality Assurance

Project details			
Project number:	SCT_00737		
Document name:	Bold Street Bridge Traffic and Transport Study: Draft Report		
Client:	Cumberland City Council	ABN:	22 798 563 329
Prepared by:	SCT Consulting Pty. Ltd.	ABN:	53 612 624 058

Information	Name	Position	Signature
Author:	Matthew Cen	Senior Consultant	
Reviewer:	Seamus Christley	Managing Director	
Authoriser:	Seamus Christley	Managing Director	

Version	Date	Details
1.0	30.01.2026	Draft Working Paper
2.0	11.02.2026	Draft Report incorporating Council feedback
3.0	17.02.2026	Draft Report incorporating Council feedback
4.0	17.03.2026	Final Report incorporating feedback from PWG

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10.0 Next steps

01

Introduction

1.1 Background

With the Cumberland Local Government Area (LGA) forecasted to expand in population from 250,000 today to over 300,000 in 2036, and a housing target of 12,200 new homes by 2029, traffic generation is forecast to increase. This will place additional pressure on the surrounding road network. Cumberland City Council (Council) are investigating the current conditions of several road bridges in the LGA. The intent is to identify potential future constraints and opportunities for improvement.

SCT Consulting has been engaged by Council to examine the current condition of the Bold Street bridge and identify opportunities and constraints to alleviate traffic in the area.

Bold Street bridge, located in the north of Granville, provides a north-south connection between Granville and South Granville to Parramatta Road. The bridge stretches over the T1 North Shore & Western Line and the T2 Leppington & Inner West Line.

The bridge consists of two northbound lanes and two southbound lanes. At the intersection of Bridge Street | Railway Parade, the two southbound lanes are marked as one through lane and one left turn lane. As a result, all southbound through traffic is limited to one lane.

Figure 1-1: Aerial view of Bold Street bridge



1.2 Purpose of Working Paper 3

The purpose of this working paper is to summarise the findings of the Bold Street Bridge Transport Study project, including:

- Background on the existing conditions of the study area.
- Preliminary analysis of current traffic behaviour and conditions in the study area shown in **Figure 1-2**.
- Present and assess a long-list of strategies to improve existing traffic conditions in the study area.
- Evaluate the long-list of strategies and identify a short-list of options for concept design and traffic modelling.
- Summarise traffic modelling results of current traffic conditions, future year performance and the efficacy of proposed strategies.
- Present concept designs of proposed strategies.
- Assess proposed strategies using a multi-criteria analysis to identify a short-list of strategies for Council to consider for implementation.
- Finalise strategies confirmed by the Project Working Group for further investigation and implementation.

Figure 1-2: Bold Street bridge study area



02

Existing conditions

2.1 Land use

Bold Street bridge is situated in the land use zone "SP2 – Infrastructure".

The project study area extends across the following land use zones:

- E1 – Local Centre
- E3 – Productivity Support
- MU1 – Mixed Use
- RE1 – Public Recreation
- SP2 – Infrastructure

Within the "MU1 - Mixed Use" land zones, residential apartments are being developed. This will bring additional residents and in turn, increase the demand on the surrounding road network. More pressure will be placed on the Bold Street bridge with higher traffic volumes expected.

Figure 2-1: Map of land use zoning

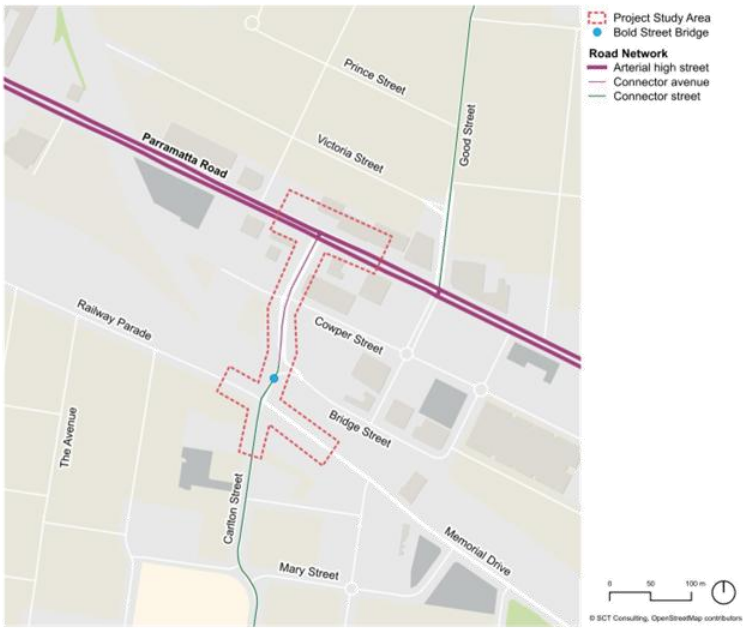


2.2 Road network

The road network shown in **Figure 2-2** is classified using Transport for NSW's *Design of Roads and Streets* and is outlined below:

- **Parramatta Road** is an arterial high street forming part of the Great Western Highway, with two directions of travel. At the Bold Street | Parramatta Road intersection, the westbound travel has two lanes, while the eastbound travel has three lanes. The speed limit is 60km/h and no on-street parking is permitted.
- **Bold Street** is a connector avenue that extends south and joins with Carlton Street. It has two lanes in both directions, up to the Bridge Street | Bold Street intersection. After the intersection, a left turn bus lane is added in the northbound direction. Bold Street has a speed limit of 60km/h and no on-street parking.
- **Carlton Street** is a connector street that extends down towards William Street. It is a two-way road, with one lane in both directions of travel for the majority of the stretch. Carlton Street has a speed limit of 50km/h and on-street parking.
- **Good Street** is a connector street that extends north past the Western Motorway and has two directions of travel. The majority of the road has one lane for both directions, except in the southbound travel which becomes two lanes 54m from the Good Street | Parramatta Road intersection. The road has a 50km/h speed limit and on-street parking.

Figure 2-2: Map of road network



2.2 Road network

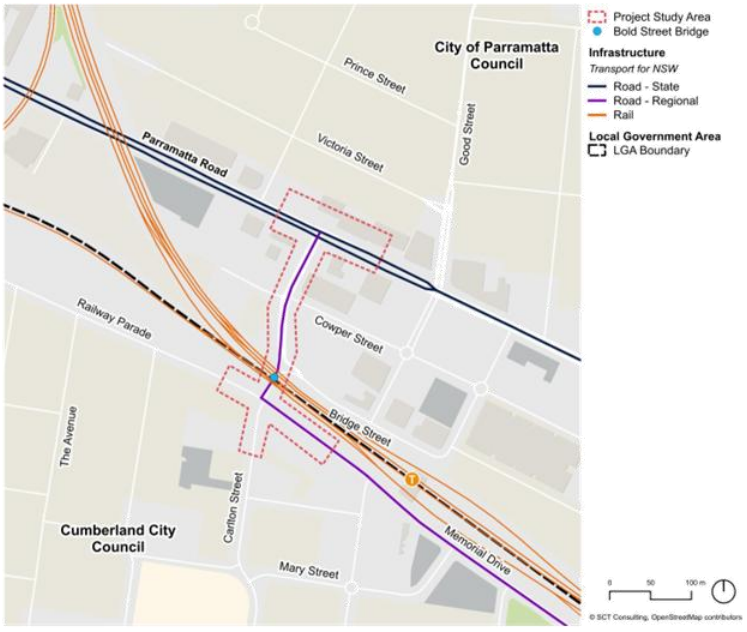
Bold Street and Memorial Drive are classified as regional roads while Parramatta Road is classified as a state road.

As Parramatta Road is a state road, it is under the ownership of Transport for NSW (TfNSW). Therefore, Council will need to work in collaboration with TfNSW to undergo any changes on Parramatta Road.

The bridge structure itself is owned by Sydney Trains.

Parramatta Road is also a key roadway for heavy vehicles and forms part of the Performance Based Standards (PBS) heavy vehicle network.

Figure 2-3: Map of road admin and LGA boundaries

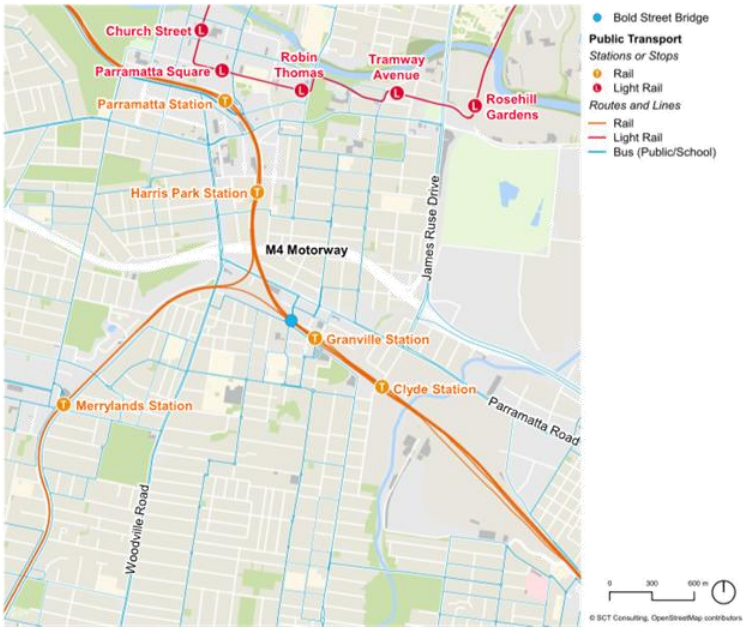


2.3 Public transport network

There is an extensive public transport network surrounding the project site. The area is serviced by train, light rail, and bus.

- **Train:** The T1 Western line and T2 Leppington and Inner West line are the predominant rail services in the area. Granville Station is the closest station to the site.
- **Light Rail:** The Parramatta light rail services the L4 Westmead and Carlingford line. The nearest stops are Parramatta Square and Robin Thomas.
- **Bus:** The bus network in the area provides key connections between residential suburbs to transport interchanges at train stations and Parramatta CBD. In total, 21 buses cross Bold Street bridge and 17 buses utilise the left turn bus lane on Bold Street. During the AM and PM peak hours, there is one school bus service in the AM peak that utilises Bold Street bridge. This is not included in the total number. The bus network is detailed further in **Section 2.4**.

Figure 2-4: Map of public transport network



2.4 Bus network – Outbound

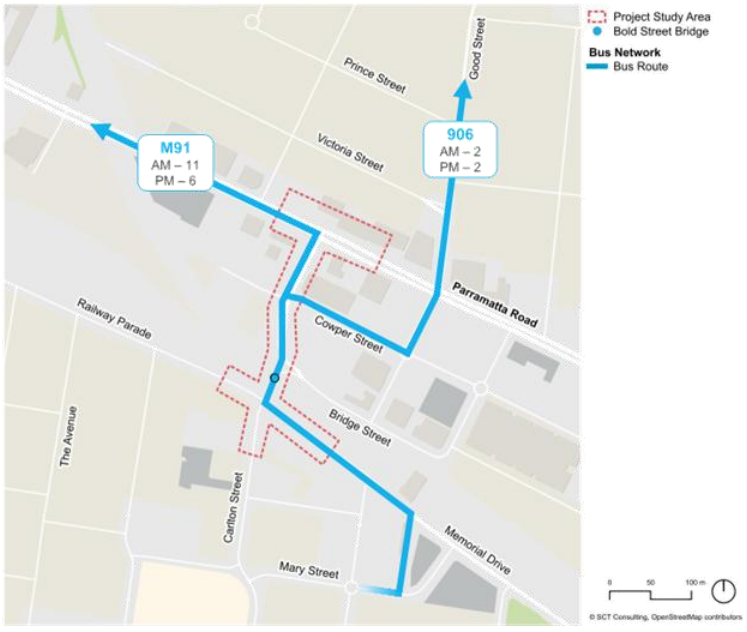
The bus routes that cross Bold Street bridge are:

- 906 – Fairfield to Parramatta
- M91 – Hurstville to Parramatta via Padstow and Chester Hill – Towards Parramatta Station

The only outbound bus route that uses the left turn bus lane on Bold Street is the M91 service.

The frequency of outbound buses from Granville for each movement in the AM and PM peak are shown in **Figure 2-5**. The M91 operates as a high frequency service with a headway of around five minutes in the AM peak and 10 minutes in the PM peak.

Figure 2-5: Map of outbound bus services and frequency during AM and PM peak



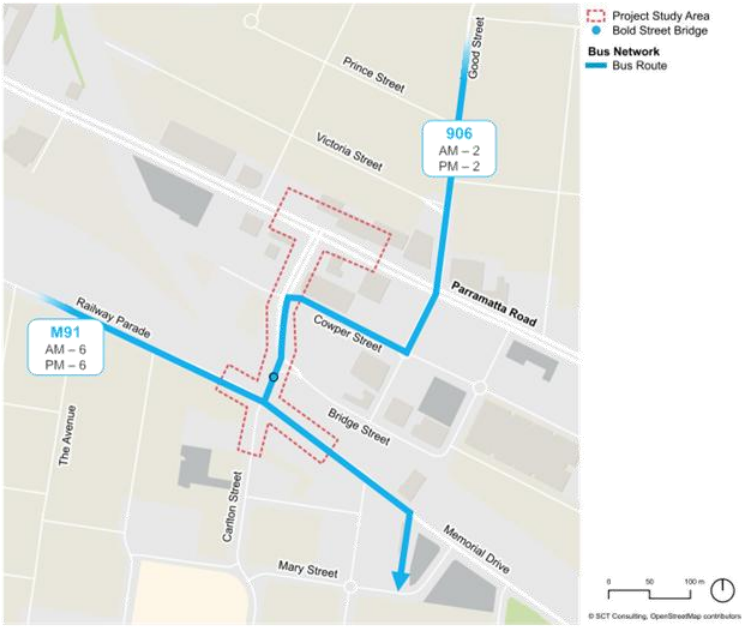
2.4 Bus network – Inbound

The frequency of inbound buses to Granville for each movement in the AM and PM peak are shown in **Figure 2-6**.

The M91 follows a different route in the inbound direction via Woodville Road. The 906 service follows the same route in both directions.

As shown in **Figure 2-6**, no inbound bus services use the existing bus lane on Bold Street.

Figure 2-6: Map of inbound bus services and frequency during AM and PM peak



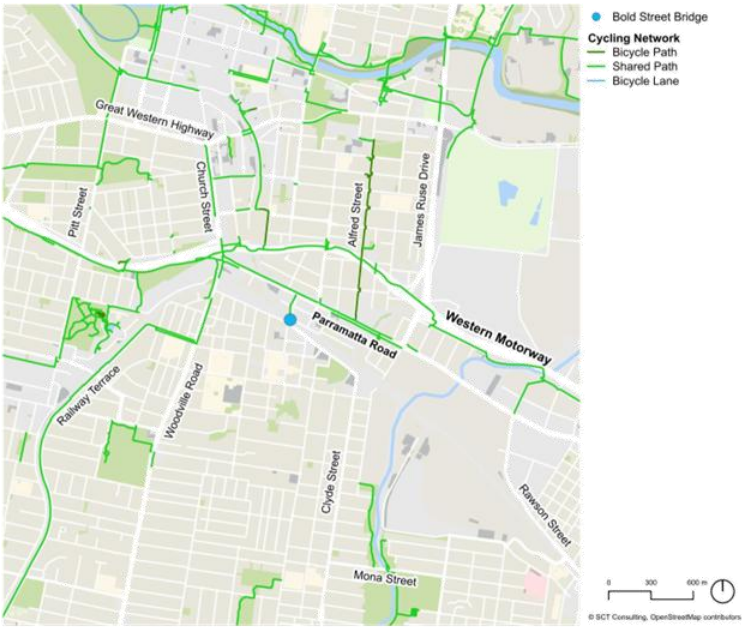
2.5 Active transport network – Cycleways

The existing cycling network is moderately well serviced around the area. There are a few long, continuous paths, notably along Railway Terrace, Western Motorway, and Parramatta River. Many short and disjointed paths are also scattered around, with more present in the City of Parramatta Council than in Cumberland City Council.

Along Bold Street, there is a shared path on the west side, including the bridge. The east side of the bridge also contains a shared path, however, is only limited to this area.

Along the north side of Parramatta Road, there is a shared path.

Figure 2-7: Map of existing cycleways



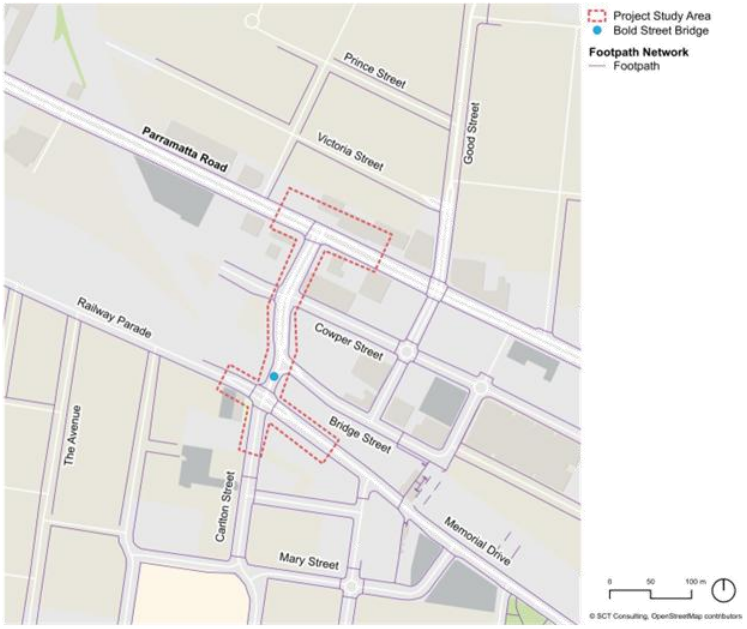
2.5 Active transport network – Footpaths

There are extensive footpaths surrounding Bold Street bridge and the greater area. The footpaths are generally well-connected and service both sides of the road.

Bold Street and Parramatta Road have footpaths on both sides of the road, including the bridge. The width of the footpath along the bridge is 1.5m on the west side and 1.7m on the east side.

Barriers partially separate both footpaths from traffic, with both barriers extending to roughly halfway across the bridge.

Figure 2-8: Map of existing footpaths



SCT

03

Preliminary analysis

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3.1 Traffic data surveys

Tube counts and turning counts were performed at key intersections and locations to gather data on traffic behaviour in the area.

The tube counts were performed on:

- Parramatta Road (between Good Street and Bold Street)
- Bold Street (between Cowper Street and Bridge Street)
- Bridge Street (between Bold Street and Railway Parade)
- Railway Parade (between Bridge Street and South Street)

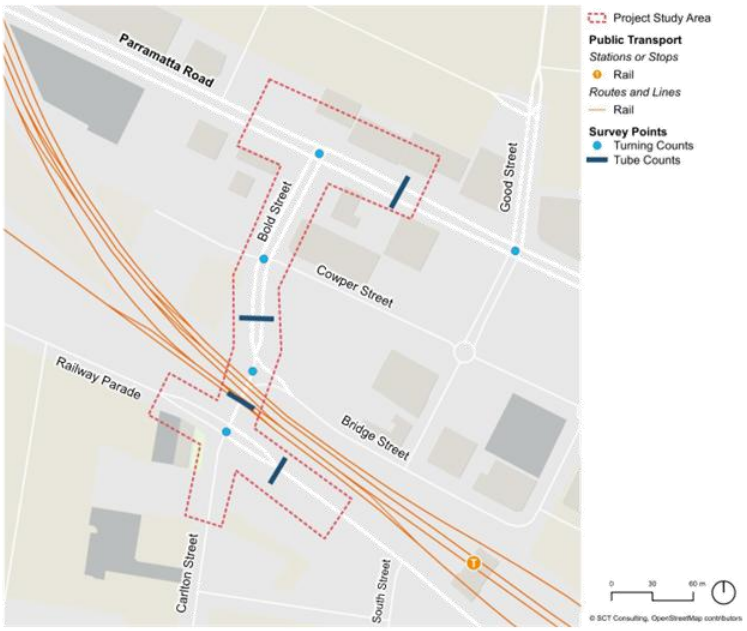
The turning counts were performed at the following intersections:

- Parramatta Road | Good Street
- Parramatta Road | Bold Street
- Bold Street | Cowper Street
- Bold Street | Bridge Street
- Bridge Street | Railway Parade

Assessment of traffic survey data identified the following peak hours:

- Weekday AM: 8-9AM
- Weekday PM: 5-6PM
- Weekend: 12-1PM

Figure 3-1: Map of survey locations



3.2 Traffic volumes – Weekdays

Within the area during weekdays, the average daily traffic volume ranges between 7,000 – 30,000 vehicles in either direction of the road across a 24 hour period (midnight to midnight).

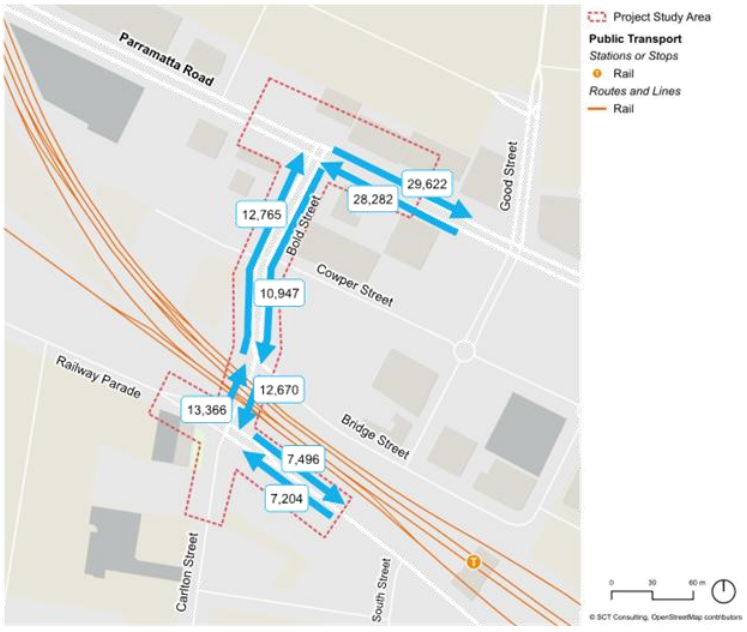
Parramatta Road experiences the highest volume of traffic, ranging between 28,000 – 30,000 vehicles for travel in both directions.

Along Bold Street and Bridge Street, the traffic volume is similar throughout all directions of travel, ranging between 12,500 – 13,500 vehicles.

Railway Parade has the lowest traffic volume with 7,204 vehicles in the west direction and 7,496 vehicles in the east direction.

From these volumes demonstrate that there is high traffic demand on Parramatta Road during weekdays. As a key road in the area, priority is given to through movements on Parramatta Road over vehicles on side streets such as Bold Street, which have less than half the demand.

Figure 3-2: Map of weekday average daily traffic volumes



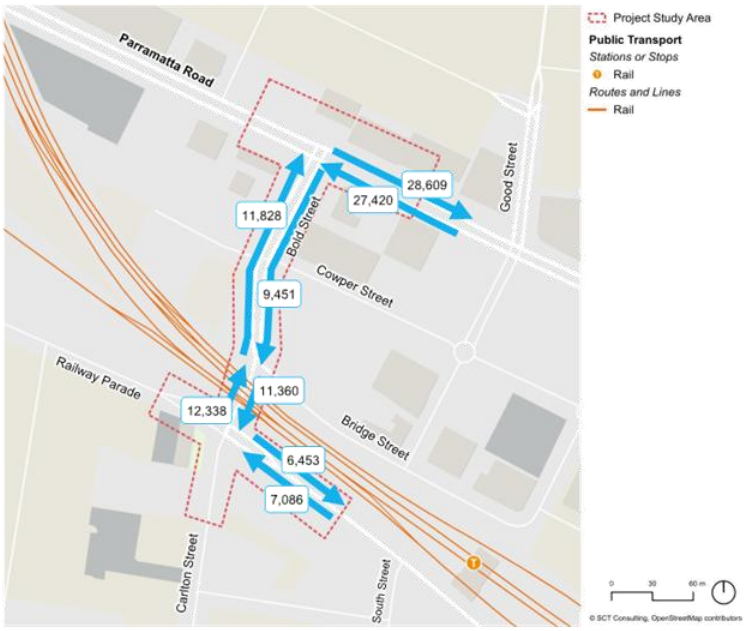
3.2 Traffic volumes – Weekends

The weekend average daily traffic volumes is slightly lower than the weekday average, with volume ranging between 6,000 – 29,000 vehicles across a 24 hour period (midnight to midnight).

The traffic volume in each direction of travel is similar to the weekday, with Parramatta Road experiencing the highest volume between 27,000 – 29,000 vehicles.

Railway Parade experiences the least traffic, falling below 7,000 vehicles in the east direction. Bold Street and Bridge Street experience a similar distribution of volume as the weekday but has approximately 1,000 fewer vehicles in each direction of travel.

Figure 3-3: Map of weekend average daily traffic volumes



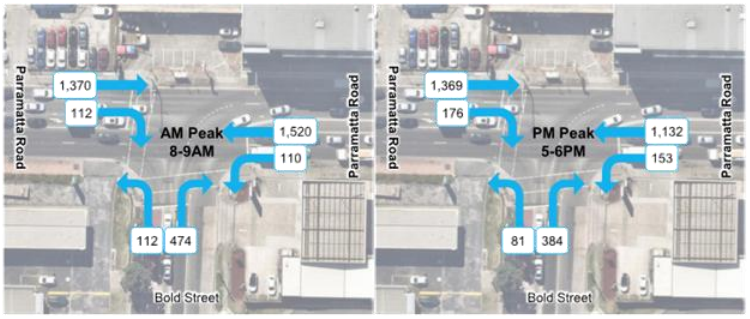
3.3 Turning counts – Parramatta Road | Bold Street

At the Parramatta Road | Bold Street intersection, there are a high number of through movement traffic on Parramatta Road, ranging between 1,000 – 1,600 vehicles during both AM and PM peak hours. This is expected as Parramatta Road is a key east-west arterial road in Sydney's road network.

On the other hand, turning movements on Parramatta Road and the left turn movement on Bold Street have significantly less traffic, only ranging between 100 – 200 vehicles.

The right turn movement on Bold Street has the highest demand of all turning movements at this intersection, with a count of 474 and 384 vehicles for the AM and PM peak respectively.

Figure 3-4: Weekday peak hour turning counts at Parramatta Road | Bold Street intersection

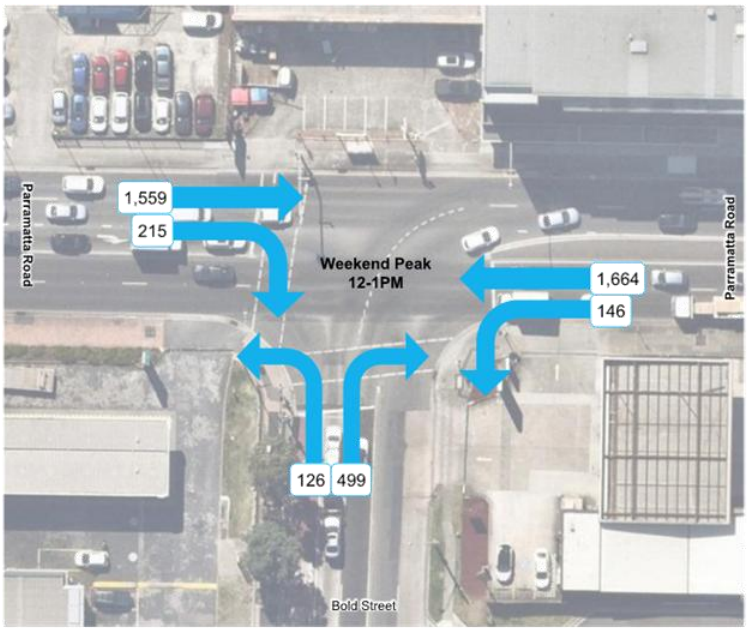


3.3 Turning counts – Parramatta Road | Bold Street

The weekend peak at Parramatta Road | Bold Street intersection has similar turning counts to the weekday peak hours, albeit slightly higher for all movements.

There is moderately high demand for Bold Street, with a total of 361 vehicles turning onto Bold Street from Parramatta Road. Similarly, many vehicles are exiting from Bold Street onto Parramatta Road, with a total of 625 vehicles.

Figure 3-5: Weekend peak hour turning counts at Parramatta Road | Bold Street intersection



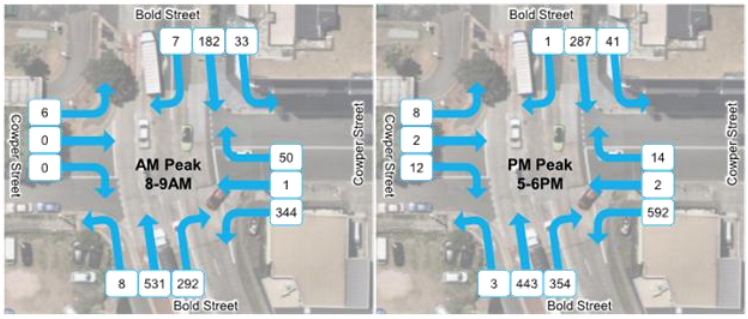
3.3 Turning counts – Bold Street | Cowper Street

At the Bold Street | Cowper Street intersection, the through movements along Bold Street experience high volumes, with the northbound movement having nearly double the volume as the southbound direction.

The left turn movement from the east approach on Cowper Street also has high traffic counts with 344 vehicles in the AM and 592 vehicles in the PM. This suggests motorists may be avoiding the Parramatta Road | Bold Street intersection and instead rat-running through local roads to get onto Bold Street.

Similarly, the right turn movement from the southern approach on Bold Street has high counts, suggesting motorists are again avoiding the Parramatta Road | Bold Street intersection and using local roads to connect to their desired location.

Figure 3-6: Weekday peak hour turning counts at Bold Street | Cowper Street intersection

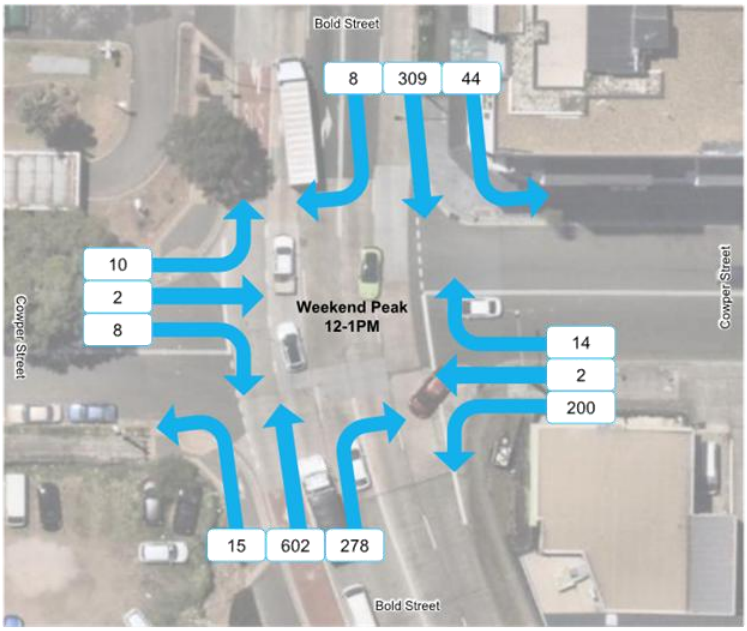


3.3 Turning counts – Bold Street | Cowper Street

At Bold Street | Cowper Street intersection during the weekend peak, the through movement counts along Bold Street are significantly higher than the weekday peak hours, with approximately 130 extra vehicles between the lower value in the weekday peak hours compared to the weekend peak value.

On the other hand, the left turn movement on the east arm of Cowper Street and the right turn movement on the south arm of Bold Street is significantly lower than the weekday results. Compared to the highest weekday value, the east arm sees a 392 difference in counts, while the south arm has a 76 count difference. This suggests there is a lower amount of rat-running and motorists are utilising Parramatta Road. However, after analysis of the Bold Street | Bridge Street intersection, this is more indicative of motorists rat-running through Bridge Street instead of completely avoiding Bold Street.

Figure 3-7: Weekend peak hour turning counts at Bold Street | Cowper Street intersection

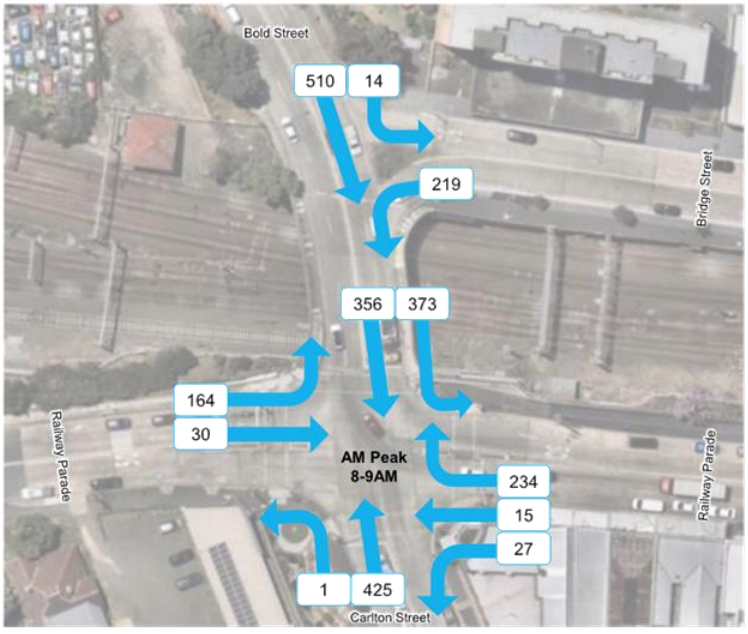


3.3 Turning counts – Bridge Street | Railway Parade

At Bold Street | Bridge Street intersection in the AM peak, there are high traffic counts for the southbound and left turn movement on the east arm of Bridge Street.

At the Bridge Street | Railway Parade intersection, the north and southbound directions have large traffic volumes on the through movements. Both the north and west arms have high left turn counts while the east arm has a large number of right turn counts.

Figure 3-8: Weekday AM peak turning counts at Bold Street | Bridge Street and Bridge Street | Railway Parade



3.3 Turning counts – Bridge Street | Railway Parade

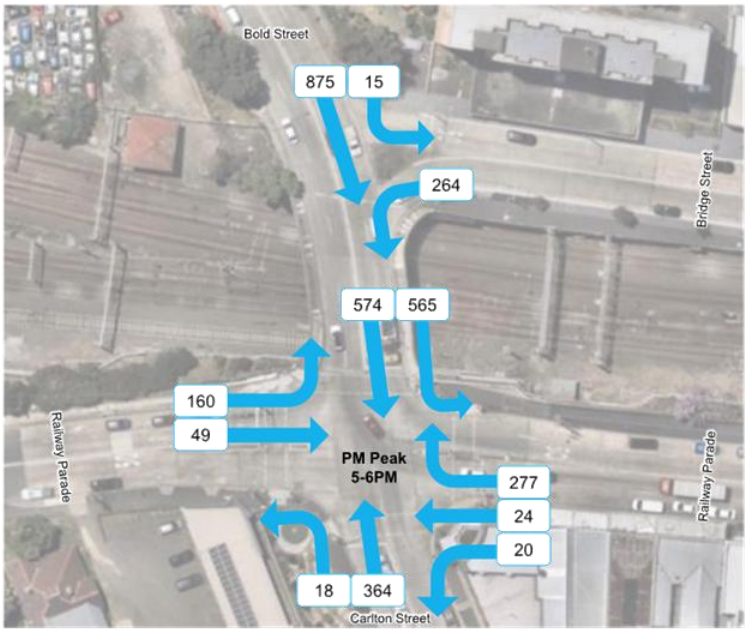
In the PM peak for Bold Street | Bridge Street and Bridge Street | Railway Parade intersections, there is a similar distribution of vehicles throughout the movements compared to the AM peak. However, there is an increase in volume for the majority of the movements. The most drastic increase is on the northern approach of the Bold Street | Bridge Street intersection, which increased by 172 per cent to reach 875 vehicle counts.

The north arm on the Bridge Street | Railway Parade intersection saw the second highest increase for both the through and left turn movement. Traffic counts for both movements increased by approximately 200 vehicles.

Northbound through movements from Carlton Street experienced a decrease of roughly 60 vehicles in comparison to the AM peak, a reduction of 14 per cent. Other approaches to the Railway Parade | Bridge Street | Carlton Street intersection experienced increases in turning volumes.

Overall, there is a high volume of traffic travelling south away from Parramatta Road and into Granville. This is indicative of commuters making the journey back home and suggests an already dense residential area in Granville.

Figure 3-9: Weekday PM peak turning counts at Bold Street | Bridge Street and Bridge Street | Railway Parade

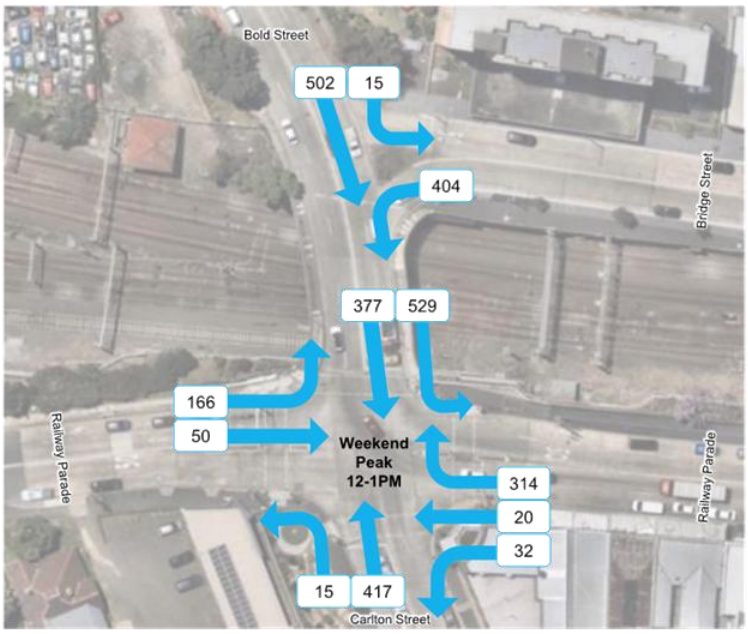


3.3 Turning counts – Bridge Street | Railway Parade

The turning counts at Bold Street | Bridge Street and Bridge Street | Railway Parade intersections in the weekend peak is similar to the weekday AM peak, with some variation in a few of the turning movements. The most notable difference is in the left turn movement on the north arm of Bridge Street | Railway Parade intersection. During the weekday, both through and left turn movement on the arm share similar values, however, in the weekend peak, the left turn movement is much higher, with an increase of 152 vehicles in comparison to the weekday AM peak.

The left turn movement on the east arm of Bridge Street is also much higher by nearly 200 more vehicles in comparison to the AM peak. This may indicate motorists are rat-running through Good Street or other surrounding local roads to avoid Bold Street.

Figure 3-10: Weekend peak turning counts at Bold Street | Bridge Street and Bridge Street | Railway Parade



3.4 Traffic speeds – Weekdays

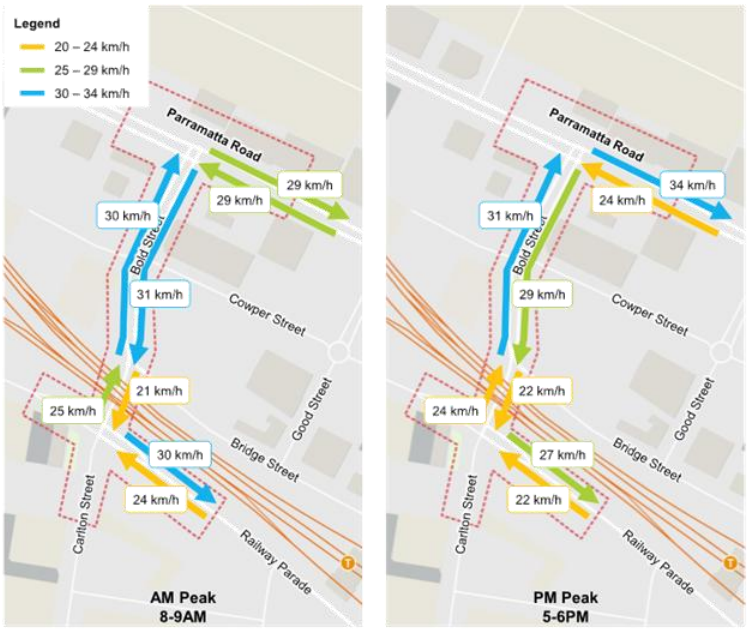
The average weekday peak hour speed in the study area typically ranges between 20km/h – 35km/h. This is significantly slower than the speed limit in the area, with Parramatta Road and Bold Street signposted at 60km/h and Railway Parade at 50km/h. This highlights significant congestion on the roads in the area.

The average speed on Bold Street between Bridge Street and Railway Parade, and the westbound direction on Railway Parade consistently falls below 25km/h, which is less than half the signposted speed of the roads. Parramatta Road in the westbound direction during the PM peak also falls to 24km/h, 60 per cent slower than the speed limit.

The roads surrounding Bold Street bridge are a persistent point of congestion between both peaks, with average speeds sitting below 25km/h. However, the drop in speed may also be due to issues of acceleration as the northbound direction travels up a gradient while the southbound direction approaches a traffic light.

Overall, the PM peak is slower than the AM peak, with six sections of road averaging below 30km/h.

Figure 3-11: Map of weekday peak hour average speeds

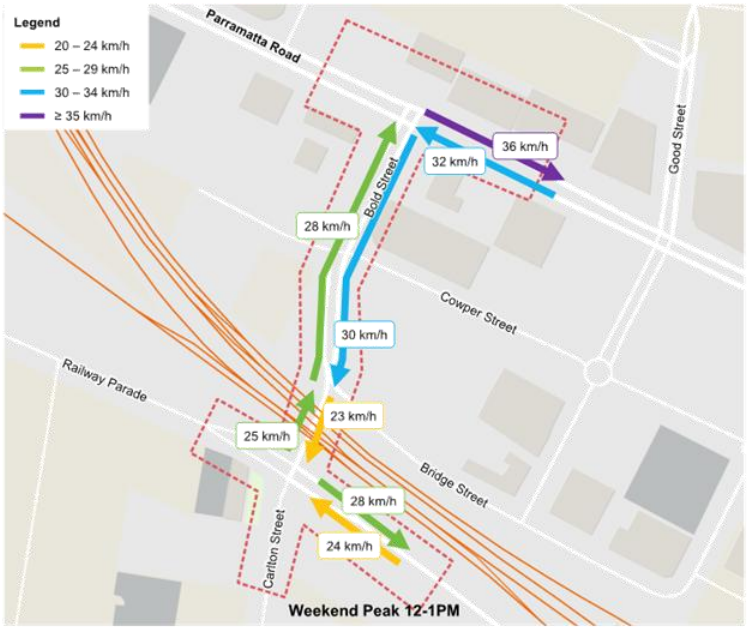


3.4 Traffic speeds – Weekends

During the weekend peak hour, the overall average speed is slightly higher than the weekday peaks. Majority of the roads averaged above 28km/h, and the eastbound direction of Parramatta Road averaged above 35km/h. These speeds, however, are still much lower than the speed limit in the area.

The slowest speeds are still experienced in the southbound direction on Bold Street bridge, and the westbound direction on Railway Parade, averaging 23km/h and 24km/h respectively.

Figure 3-12: Map of weekend peak hour average speeds



3.5 Queue lengths – Weekday AM peak

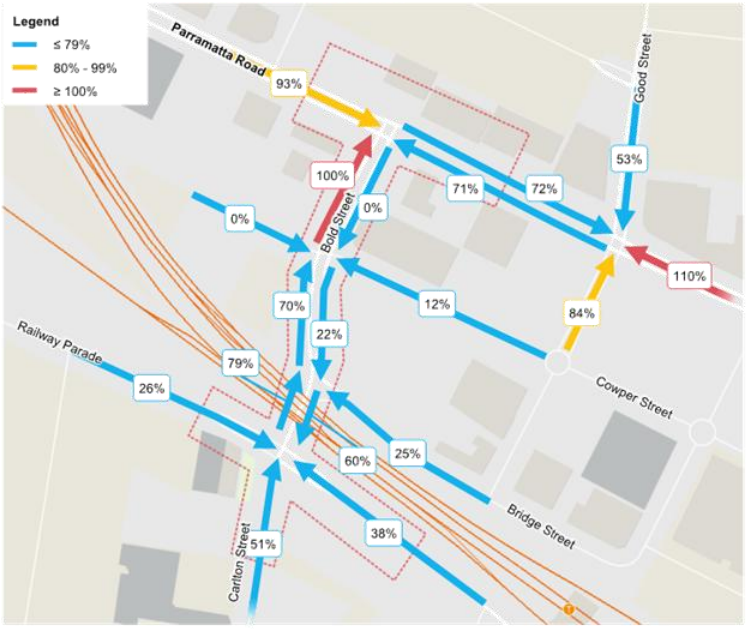
The queue storage ratio for each approach is calculated by dividing average queue length by available storage space. This is shown for each approach in **Figure 3-13**.

In the AM peak period, queue lengths are generally acceptable with most reaching below 80 per cent occupancy.

Areas experiencing high queue lengths are Parramatta Road, Good Street, and Bold Street. Both the eastbound direction on Parramatta Road and the northbound on Good Street are nearing capacity as queues stretch over 93 per cent and 84 per cent of the available space, respectively. The northbound lane on Bold Street between Cowper Street and Parramatta Road is at full capacity. The westbound lane on Parramatta Road past Good Street exceeds capacity at 110 per cent, highlighting major congestion issues in this area.

While the queue length in the northbound direction on Bold Street is at 100 per cent, and the eastbound direction on Parramatta Road is at 93 per cent, the queues on the east arm of Parramatta Road hover around 70 per cent. This may suggest traffic phasing prioritises this arm more, hence causing longer wait times at Bold Street and the west arm of Parramatta Road and causing cars to queue up. This is a prevalent issue throughout all peak periods.

Figure 3-13: Map of weekday AM peak hour queue storage ratio

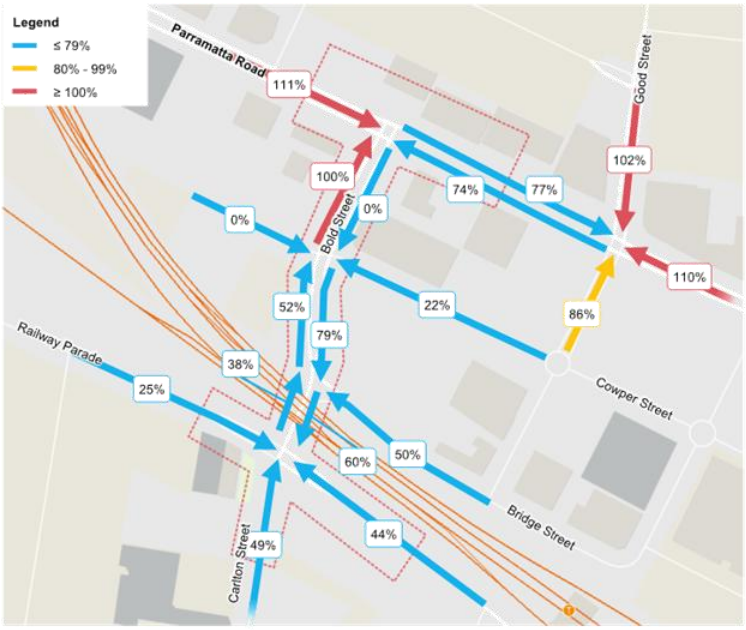


3.5 Queue lengths – Weekday PM peak

The PM peak has similar queue length behaviour as the AM peak, with major queue issues lying on Parramatta Road, Good Street, and Bold Street. Queues are exacerbated in the PM peak with the majority of the problem roads exceeding 100 per cent capacity.

The southbound lane on Good Street has drastically increased in queue length, going from 53 per cent in the AM to 102 per cent in the PM. This may be indicative of commuters travelling home and suggests an already populous residential climate in Granville.

Figure 3-14: Map of weekday PM peak hour queue lengths

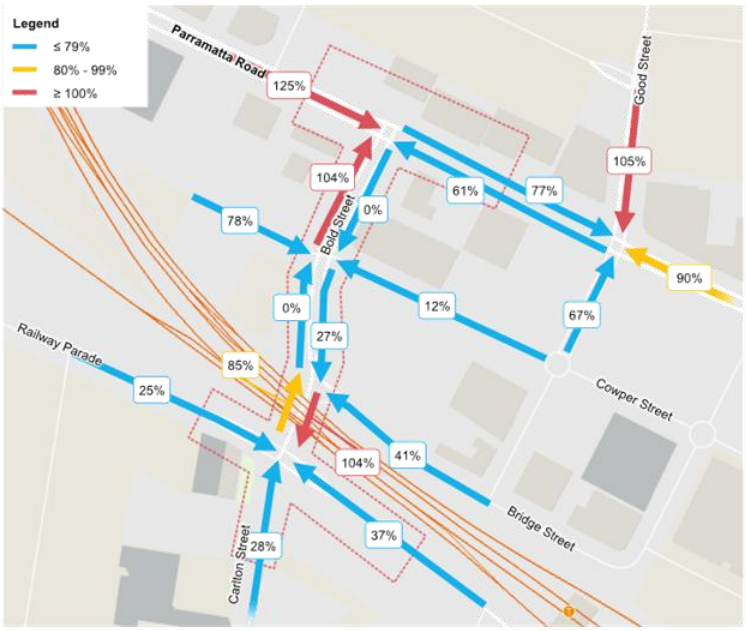


3.5 Queue lengths – Weekend

The weekend queue lengths experience similar issues on Parramatta Road, Good Street, and Bold Street, however, along the bridge, there are also queue length issues. The northbound lane reaches 85 per cent capacity, while the southbound lane is at 104 per cent. However, surrounding roads are well under capacity, potentially suggesting the length of road on the bridge being studied is too short, hence misrepresenting queues.

The eastbound lane on the west arm of Parramatta Road experiences the most severe queue length out of all peak periods, with a length reaching 125 per cent occupancy.

Figure 3-15: Map of weekend peak hour queue lengths



3.6 Travel times – Weekday AM peak

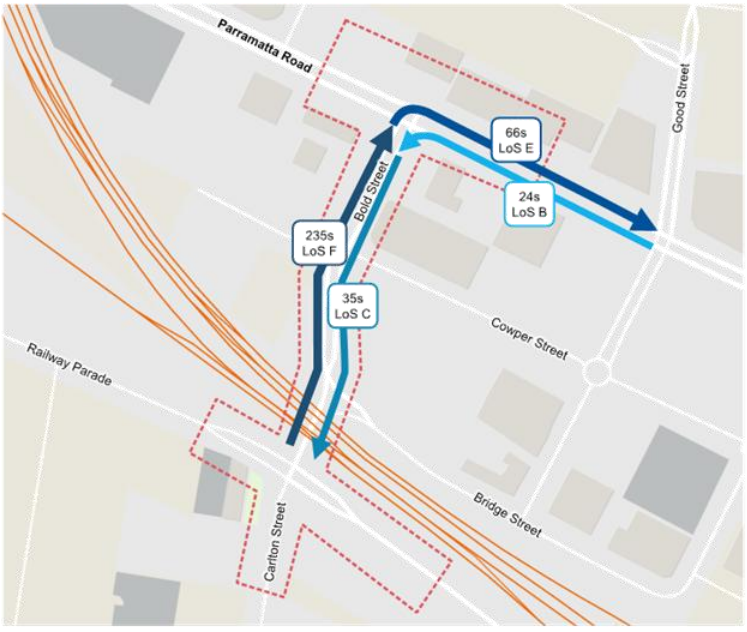
The average travel time in the AM peak between Parramatta Road | Good Street and Bridge Street | Railway Parade ranges between 24 – 235 seconds.

Vehicles turning right from Bold Street take an average of 66 seconds to reach the eastbound stop line on Parramatta Road | Good Street, categorised as Level of Service E.

The movement from Bridge Street | Railway Parade to Bold Street | Parramatta Road is the longest movement, taking 235 seconds to complete, categorised as Level of Service F.

These delays are primarily due to signal offsets on Parramatta Road. Before the right turn movement from Bold Street is given a green light, the eastbound movement on Parramatta Road is halted by a red light. As a result, there are already vehicles queuing on Parramatta Road between Good Street and Bold Street. Vehicles on Bold Street are therefore unable to turn during the right turn phase and long delays on approach to Parramatta Road.

Figure 3-16: Map of weekday AM peak hour travel time



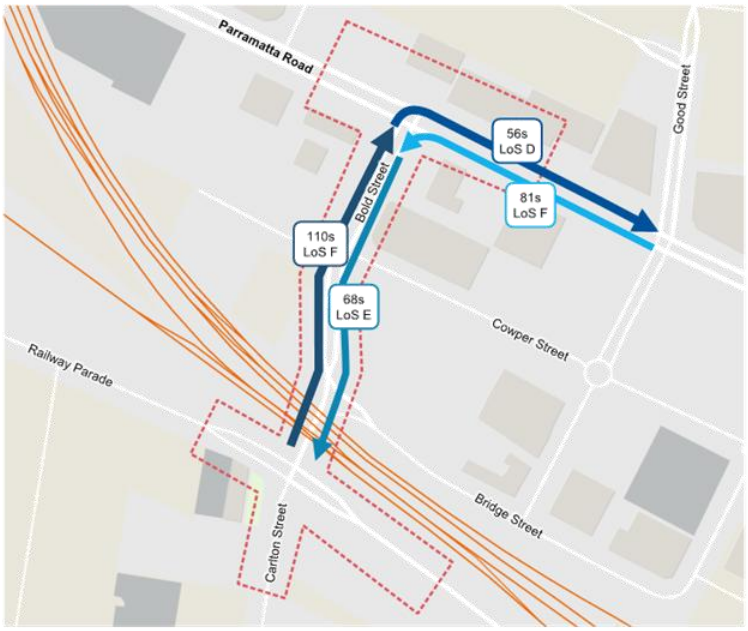
3.6 Travel times – Weekday PM peak

During the PM peak, the southbound travel movement increases drastically in travel time. From Good Street | Parramatta Road to Bold Street | Parramatta Road, the travel time increases by 3.5 times, while the movement from Bold Street | Parramatta Road to Bridge Street | Railway Parade nearly doubles.

On the other hand, the northbound movement drops in travel time. From Bridge Street | Railway Parade to Bold Street | Parramatta Road, the time decreases by over 50 per cent to 110 seconds. The travel time between Bold Street and Good Street decreases by 10 seconds to 56 seconds.

These changes in travel time are expected as the travel demand in the PM peak shifts from eastbound travel to southbound travel.

Figure 3-17: Map of weekday PM peak hour travel time



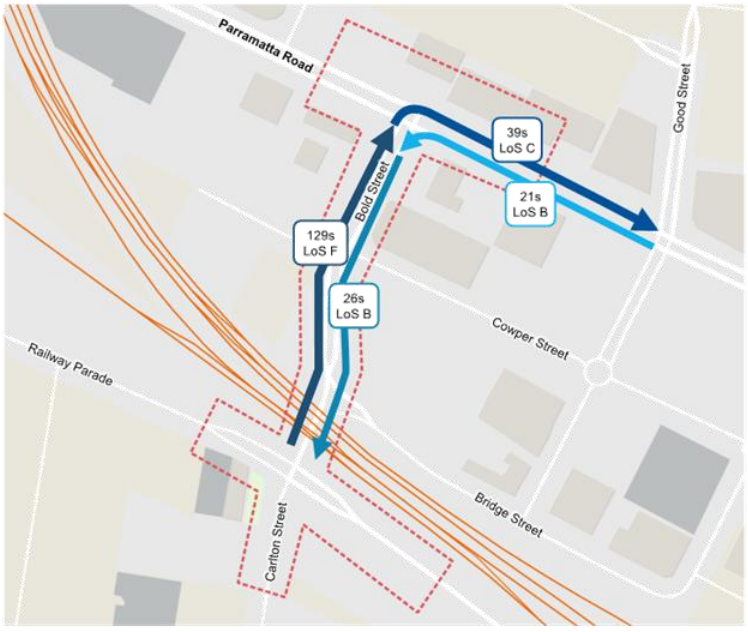
3.6 Travel times – Weekend peak

The weekend peak hour had the best travel time results, with the fastest times out of all peak periods for majority of the movements.

The southbound travel averaged 23 seconds between the two movements, while the movement along Parramatta Road in the northbound direction averaged 39 seconds.

Similarly to the previous peaks, the movement along Bold Street in the northbound direction averaged the longest travel time, with the weekend peak recording 129 seconds.

Figure 3-18: Map of weekend peak hour travel time



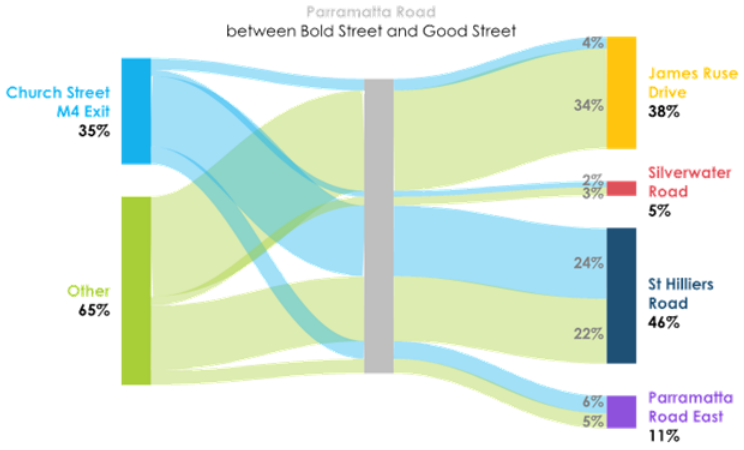
3.7 Origin-Destination surveys

Origin-destination surveys were undertaken to capture the proportion of traffic on Parramatta Road coming from the M4 Motorway and their destination. The findings of these surveys are illustrated diagrammatically in **Figure 3-19**.

Approximately 35 per cent of eastbound traffic heading towards James Ruse Drive, Silverwater Road, St Hilliers Road and Parramatta Road came off the M4 Motorway at Church Street. This proportion of traffic is estimated to be approximately 8,200 vehicles between 6AM and 8PM are avoiding tolls via Parramatta Road. These vehicles could have used alternative exits at James Ruse Drive or Silverwater Road. Instead, these vehicles are likely avoiding tolls by exiting at Church Street.

Alternative routes between the M4 Motorway and James Ruse Drive, Silverwater Road, St Hilliers Road and Parramatta Road are illustrated in **Figure 3-20**. Vehicles using these routes would bypass the section of Parramatta Road between Bold Street and Good Street and therefore reduce congestion in the study area. However, incentivising these drivers would require a review of toll pricing on the M4 Motorway.

Figure 3-19: Flow proportions on Parramatta Road



3.7 Origin-Destination surveys – Alternate route

Figure 3-20: Alternative routes via the M4 Motorway



3.8 Future travel forecast

A high-level forecast of future travel demand was conducted using NSW Government's Common Planning Assumptions (CPA) Travel Zone Projections (TZP) for Granville.

The expected employment and population growth in the near future until 2036 is presented in **Table 3-1**. Overall, the population is expected to grow by almost 5,000 residents alongside an increase of approximately 500 jobs.

Table 3-2 presents a high-level estimate of trips generated as a result of this growth. A travel demand of over 1,000 trips will be generated in both the AM and PM peaks.

These trips are assigned modes based on the existing mode share of residents in Granville in **Table 3-3**. An estimated 667 additional vehicle trips will be made during the AM peak. As the current road network is fully saturated, these trips will need to be serviced by non-car modes such as public transport. Otherwise, travel demand during peak shoulders will increase as drivers choose to travel outside of peak periods to avoid queues, resulting in peak spreading.

Table 3-1: Expected employment and population growth

Growth type	2023 to 2025	2025 to 2036
Employment	81	433
Population	250	4,574

Table 3-2: Expected person trip generation

Type	Person trips generated	
	AM	PM
Employment	84	84
Population	1,161	985
Total	**1,245**	**1,069**

Table 3-3: Expected trips generation by mode

Type	Mode share	Trips by mode	
		AM	PM
Car (driver)	54%	667	573
Car (passenger)	7%	82	70
Rail	28%	348	299
Bus	1%	11	10
Walking	3%	34	29
Cycling	0%	3	3
Other	8%	98	84

Source: Mode share based on 2021 Census Journey to Work data excluding working from home.

04

Long-list options development

4.1 Confirmation of issues

The preliminary analysis outlined in **Section 3.0** establishes the core issues that lead to queuing on Bold Street bridge. These issues are presented diagrammatically in **Figure 4-1**.

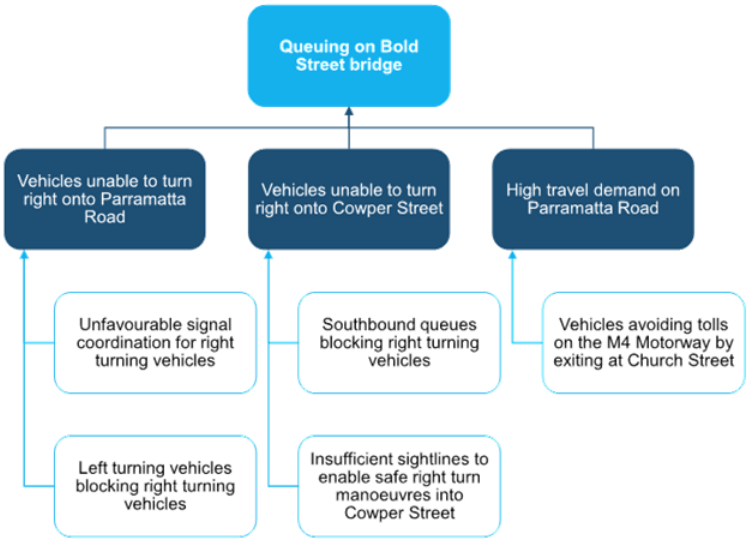
To alleviate the congestion on Bold Street bridge, strategies should directly target the identified core issues (outlined in white boxes within **Figure 4-1**). Otherwise, the strategy may simply be addressing congestion in the short-term and may not be an effective long-term treatment.

The main focus of the strategies proposed in this working paper would be to improve the ability of vehicles to turn right from Bold Street onto Parramatta Road or Cowper Street.

Whilst it has been shown in **Section 3.7** that a noticeable portion of traffic on Parramatta Road may be avoiding tolls on the M4 Motorway, inducing a change in this behaviour is beyond the scope of this project. However, toll reform is likely to have a significantly positive impact on congestion on the Bold Street bridge.

Improvements to public transport and active transport networks could also improve road congestion through mode shift. This may take the form of improved bus or cycleway connections to Granville Station and Parramatta Station. However, these would require a wider network study beyond the study area and scope of this project.

Figure 4-1: Core issues leading to queuing on Bold Street bridge



4.2 Strengths, Weaknesses, Opportunities, and Threats assessment criteria

To assess and prioritise mitigation options, five key themes have been developed to evaluate the effectiveness of each option. These themes have been developed alongside Cumberland City Council to best capture their local knowledge and insight. An overview of the themes and associated factors used during the Strengths, Weaknesses, Opportunities, and Threats (SWOT) assessment are presented below. These themes were distilled further in the subsequent multi-criteria assessment of the short-list during Stage 2 of the project.

Table 2-1: SWOT assessment themes and factors

Theme	Description	Factors in SWOT assessment
Congestion alleviation	Ability for the strategy to alleviate congestion on Bold Street bridge.	• Likely changes in average delay and/or travel time through the corridor
Active transport connectivity	Consideration of impact on active transport connectivity.	• Changes to active transport connections across the railway corridor • Changes to footpaths or cycleways
Public transport connectivity	Impact on public transport services, their operations and reliability.	• Likely changes in bus travel time and/or reliability • Changes in bus priority
Cost	The project represents good value for money and a financially sustainable proposal.	• Capital costs (land acquisition, construction) • Operational costs (maintenance)
Stakeholder consultation	Complexity and amount of stakeholder consultation envisaged to implement the strategy.	• Number of stakeholders involved

Table 2-2: SWOT scoring legend

Scoring legend		
Improves upon the current conditions.	Minor issues which may impact performance.	Issues that may render the option prohibitive or not likely to address current conditions.

4.3 Long-list of mitigation strategies

The following long-list of strategies have been developed and illustrated in **Figure 4-1**. These strategies are not necessarily mutually exclusive and may be implemented together. Each strategy is outlined in detail in the following sections.

Short-term strategies:

- **Strategy 1**: Parramatta Road signal offset changes
- **Strategy 2**: Bus lane shortened from Bold Street | Parramatta Road stop line (still allows buses to bypass queue) to enable a dual left and dual right on Bold Street approach to Parramatta Road
- **Strategy 3**: Strategy 2 but with a single left and dual right to prioritise right turns
- **Strategy 4**: Bold Street | Cowper Street Keep Clear zone
- **Strategy 5**: Enable right turns from Good Street
- **Strategy 6**: Reallocation of one southbound lane on Bold Street bridge into a right turn lane into Cowper Street
- **Strategy 7**: Parking changes on all approaches to the bridge on the south side

Long-term strategies:

- **Strategy 8**: Widening of Bold Street bridge to add a northbound lane
- **Strategy 9**: Widening of Parramatta Road between Bold Street and Good Street

Figure 4-1: Overview map of mitigation strategies



4.3 Strategy 1 – Parramatta Road signal offsets

Current conditions:

- The existing signal offsets on Parramatta Road release the right turn demand from Bold Street when the through movement on Parramatta Road is halted at Good Street. This limits the right turn throughput from Bold Street as illustrated in **Figure 4-2**.

Proposed strategy:

- Adjust the signal offsets such that vehicles turning right from Bold Street can continue through along Parramatta Road, as shown in **Figure 4-3**.

Mitigation outcomes:

- Right turn throughput is no longer limited by the available queue storage on Parramatta Road between Bold Street and Good Street.

Costs and challenges:

- Adjustment of signal offsets will require approval from the TfNSW Network Operations team.
- There will likely be adverse impacts to other movements at these intersections which will need to be quantified by traffic modelling and minimised.

Figure 4-2: Existing offsets



Figure 4-3: Proposed offsets



4.3 Strategy 2 – Shortened bus lane with dual lefts

Current conditions:

- The existing bus lane on Bold Street forces general traffic to turn left from the middle lane.

Proposed strategy:

- The existing bus lane on Bold Street is removed north of Cowper Street and converted into a left turn lane as shown in **Figure 4-4**.
- The existing bus lane is retained south of Cowper Street to allow buses to bypass some queuing and maintain some bus priority.

Mitigation outcomes:

- Left turning vehicles will have a dedicated left turn lane, allowing them to turn earlier and not impede right turning vehicles during the right turn phase, increasing throughput.

Costs and challenges:

- The bus lantern will need to be removed, and signal phasing will need to be updated. This will require the approval of TfNSW. Deprioritisation of buses over private vehicles will likely encounter opposition.
- The existing lane will need to be milled to remove the bus lane.
- Traffic modelling will be required to quantify the benefits and impacts of this strategy.

Figure 4-4: Proposed bus lane



4.3 Strategy 3 – Shortened bus lane with single left

Current conditions:

- The existing bus lane on Bold Street forces general traffic to turn left from the middle lane.

Proposed strategy:

- The existing bus lane on Bold Street is removed north of Cowper Street and converted into a left turn lane as shown in **Figure 4-5**.
- The existing bus lane is retained south of Cowper Street to allow buses to bypass some queuing and maintain some bus priority.
- The middle lane is no longer a shared left and right turn lane, forcing vehicles to turn left from the kerbside lane.

Mitigation outcomes:

- Left turning vehicles will have a dedicated left turn lane, allowing vehicles to turn during the right turn phase unimpeded.

Costs and challenges:

- The bus lantern will need to be removed, and signal phasing will need to be updated. This will require the approval of TfNSW. Deprioritisation of buses over private vehicles will likely encounter opposition.
- The existing lane will need to be milled to remove the bus lane.
- Traffic modelling will be required to quantify the benefits and impacts of this strategy.

Figure 4-5: Proposed bus lane and lane movements



4.3 Strategy 4 – Bold Street | Cowper Street Keep Clear zone

Current conditions:

- A substantial amount of traffic turns right from Bold Street into Cowper Street, alleviating right turn demand at Parramatta Road | Bold Street.

Proposed strategy:

- Implement a Keep Clear zone at the Bold Street | Cowper Street intersection to facilitate this movement by opening up sightlines. This zone is shown indicatively in **Figure 4-6**.

Mitigation outcomes:

- Widened sightlines allow more vehicles to turn right into Cowper Street, reducing queuing across Bold Street bridge.

Costs and challenges:

- Linemarking and signage would be required.



Figure 4-6: Proposed Keep Clear zone



4.3 Strategy 5 – Enable right turns from Good Street

Current conditions:

- Right turns are currently banned at all approaches of the Parramatta Road | Good Street intersection during peak periods.

Proposed strategy:

- Implement a right turn from Good Street as shown in **Figure 4-7**.

Mitigation outcomes:

- The demand for right turns onto Parramatta Road is shared across Bold Street and Cowper Street, potentially increasing throughput.

Costs and challenges:

- Unbanning of the right turn and adjustment of signal phasing will require approval from the TfNSW Network Operations team.
- There will likely be adverse impacts to other movements at this intersection, and Parramatta Road | Bold Street which will need to be quantified by traffic modelling and minimised. It is likely that average delays on Parramatta Road will increase.
- Linemarking and signage would need to be updated.



Figure 4-7: Proposed lane movements



4.3 Strategy 6 – Lane reallocation Bold Street bridge

Current conditions:

- There are currently two general traffic lanes in each travel direction on Bold Street between the bridge and Cowper Street.

Proposed strategy:

- Conversion of a southbound lane to facilitate right turns into Cowper Street as shown indicatively in **Figure 4-8**.
- This strategy can be combined with the Keep Clear zone in **Strategy 4**.

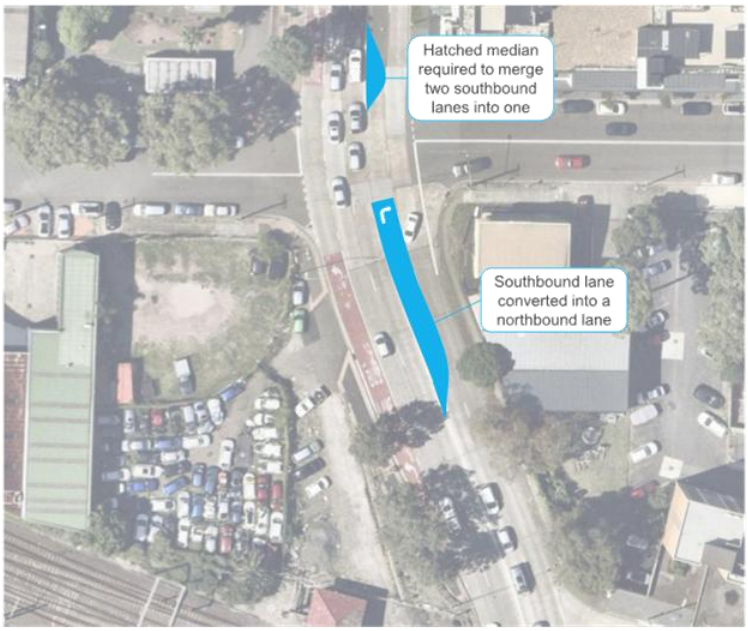
Mitigation outcomes:

- Vehicles turning right into Cowper Street no longer impede vehicles travelling towards Parramatta Road, potentially increasing throughput.

Costs and challenges:

- Geometric design of road alignment is required to ensure safe merging in the southbound direction.
- Right turn to Cowper Street limited to vehicles <9m.
- Potential issue with crown on road and vehicle alignment.
- Linemarking and signage update required.
- Reallocation of a southbound lane may result in southbound queuing as throughout is effectively halved.

Figure 4-8: Proposed lane conversion



4.3 Strategy 7 – Parking restrictions on Carlton Street

Current conditions:

- On-street parking is allowed on the southern departure of the Railway Parade | Carlton Street intersection as marked in **Figure 4-9**. This space is within 20m of the stop line, typically kept clear of parking and reduces carriageway to a single lane.

Proposed strategy:

- Review of parking permissions in this parking area to increase travel capacity. Restrictions can be time dependent to minimise impacts to local businesses.
- Allowing through southbound movements from the kerbside lane from Bold Street bridge.

Mitigation outcomes:

- Increased intersection throughput.

Costs and challenges:

- Signage would need to be updated.
- There may be backlash from surrounding businesses and the local community due to the loss of parking.
- This strategy allows vehicles to approach Parramatta Road faster but does not increase throughput onto Parramatta Road itself. As a result, it is not likely to provide substantial improvements in overall queuing.

Figure 4-9: Parking for review near Bridge Street | Railway Parade | Carlton Street



4.3 Strategy 8 – Widening of Bold Street bridge

Current conditions:

- There are currently two lanes in each travel direction on Bold Street bridge.

Proposed strategy:

- Widening of Bold Street bridge to provide an additional northbound lane as shown indicatively in **Figure 4-10**. The direction of widening shown is indicative and subject to further concept design.

Mitigation outcomes:

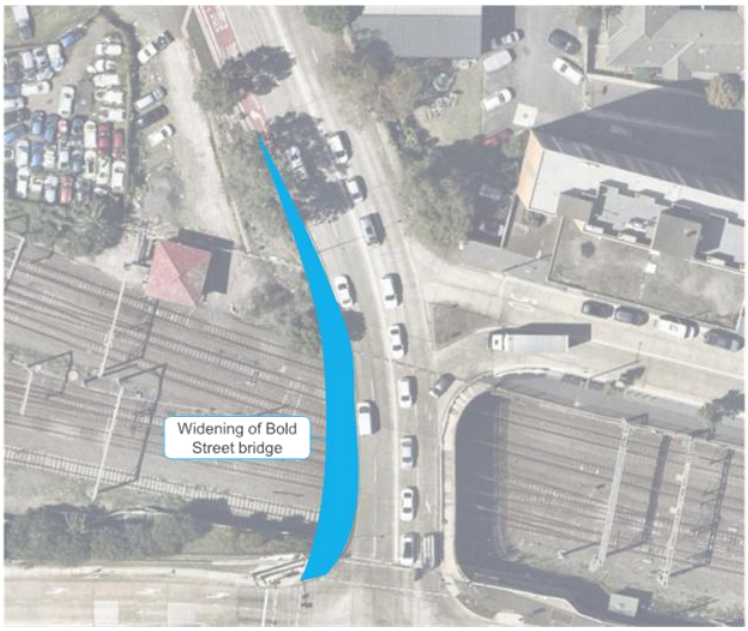
- Increased queue storage in the northbound direction.

Costs and challenges:

- Pedestrian connectivity across the bridge must be maintained.
- Bridge design, construction and commissioning will require consultation and approval from Sydney Trains as they are the asset owner.
- This strategy increases queue storage in the northbound direction but does not improve right turn throughput. As a result, it is not likely to provide substantial improvements in overall queuing and this strategy is not recommended.



Figure 4-10: Indicative proposed widening of Bold Street bridge



4.3 Strategy 9 – Realignment of Parramatta Road

Current conditions:

- The left turn lane on Parramatta Road is currently 60m long.

Proposed strategy:

- Widening of Parramatta Road as shown indicatively in **Figure 4-11**, would shift the two through lanes south into the existing median to extend the existing left turn lane. Note the full median can not be used as the transition for eastbound traffic needs to be gradual.

Mitigation outcomes:

- Increased queue storage for left turning vehicles on Parramatta Road.

Costs and challenges:

- Geometric design of road alignment is required to ensure turning radii and through lane alignment are maintained and feasible.
- Linemarking would need to be updated.
- Modifications to Parramatta Road would require consultation and approval from TfNSW.



Figure 4-11: Proposed realignment of Parramatta Road



4.3 Strategy SWOT analysis summary

Outside of the strategies below, toll reform has the largest potential to reduce congestion on both Parramatta Road and Bold Street. Were the current tolling location, or pricing, changed it would be highly likely to impact the distribution of traffic on the road network. However, this would require extensive engagement and lobbying with the NSW Government and Transurban.

A summary of the SWOT assessment of each strategy is presented in **Table 4-3**. These strategies have been assessed individually, however, these strategies could be combined and implemented together as part of a larger scheme.

Based on this assessment the following strategies are recommended for further development and assessment:

- Strategy 1 – Parramatta Road signal offsets
- Strategy 2 – Shortened bus lane with dual lefts *(pending quantification of public transport impact)*
- Strategy 3 – Shortened bus lane with single left *(pending quantification of public transport impact)*
- Strategy 4 – Bold Street | Cowper Street Keep Clear zone
- Strategy 6 – Lane reallocation Bold Street bridge
- Strategy 9 – Realignment of Parramatta Road

Table 4-3: SWOT analysis summary

Strategy					
Strategy 0 – Toll reform					
Strategy 1 – Parramatta Road signal offsets					
Strategy 2 – Shortened bus lane with dual lefts					
Strategy 3 – Shortened bus lane with single left					
Strategy 4 – Bold Street | Cowper Street Keep Clear zone					
Strategy 5 – Enable right turns from Good Street					
Strategy 6 – Lane reallocation Bold Street bridge					
Strategy 7 – Parking restrictions and Carlton Street					
Strategy 8 – Widening of Bold Street bridge					
Strategy 9 – Realignment of Parramatta Road					

4.4 Alternative bridge locations

Alternative locations for new railway bridge crossing were investigated between Woodville Road and Duck Creek.

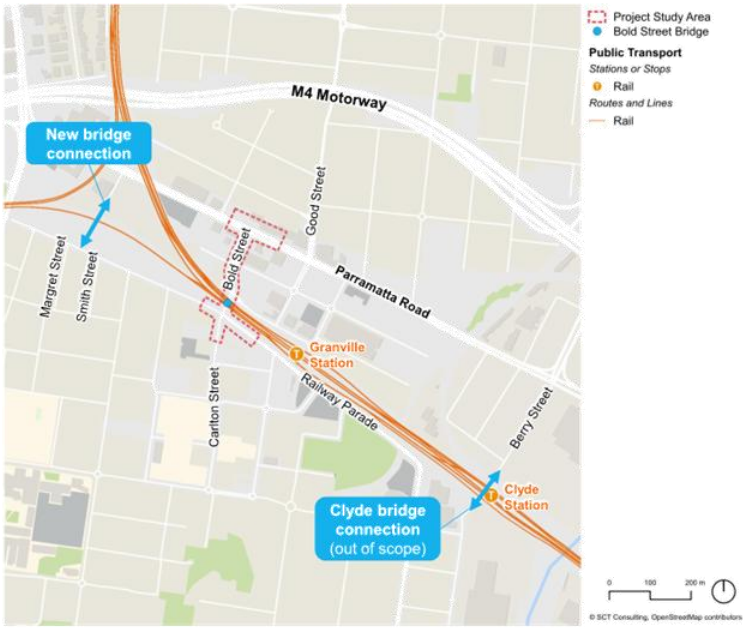
A new bridge connecting Railway Parade and Mort Street could be constructed as an alternative connection, as shown in **Figure 4-12**. This crossing has several challenges that prohibit the development of this option:

- Significant elevation challenges as the northern railway is raised at an estimated elevation of 6m above the surrounding ground level.
- Overhead wiring gantries would need to be avoided or relocated, depending on the bridge alignment.
- Land acquisition from adjacent properties would also be required to form a connection to both Mort Street and a new intersection at Railway Parade. This new intersection would be relatively close to adjacent intersections at Margaret Street and Smith Street, depending on the bridge alignment.
- Signalisation of Parramatta Road | Mort Street would be required to facilitate future traffic.

Due to these challenges, this option is considered infeasible and is not explored further.

Another bridge crossing could be located at Berry Street near Clyde Station. However, this location is beyond the study area and would require a separate investigation.

Figure 4-12: New bridge connection between Mort Street and Railway Parade



4.5 Signalisation of Woodville Road | Halsall Street

Woodville Road | Halsall Street is a priority intersection to the west of Granville that provides an alternative northbound exit out of Granville via Woodville Road. However, vehicles turning right from Halsall Street must turn across six lanes of traffic, as shown in **Figure 4-13**. Due to the high volume of through traffic along Woodville Road, there are limited opportunities for vehicles to turn right.

Signalising this intersection would provide more and safer turning opportunities for vehicles exiting Halsall Street. This may reduce the left turn demand from Bold Street onto Parramatta Road as vehicles can access northbound travel through Halsall Street more reliably.

This strategy is part of a separate study on Woodville Road and is not evaluated as part of this study.

Figure 4-13: Woodville Road | Halsall Street intersection



4.6 Additional M4 Motorway on-ramp

The nearest eastbound on-ramp to Bold Street is at James Ruse Drive, as shown in **Figure 4-14**. This means traffic on Woodville Road and Church Street must travel through Parramatta Road, past Bold Street, to enter the M4 Motorway.

An additional eastbound on-ramp to the M4 Motorway at the current Church Street exit would provide an alternative entry to James Ruse Drive. This entry would allow traffic on Woodville Road and Church Street to enter the M4 Motorway directly and avoid Parramatta Road. However, this is beyond the study area and would require a separate investigation.

Figure 4-14: New eastbound on-ramp onto the M4 Motorway



05

2025 base year modelling

5.1 Traffic modelling area

The scope of traffic modelling is shown in **Figure 5-1** and includes the following intersections:

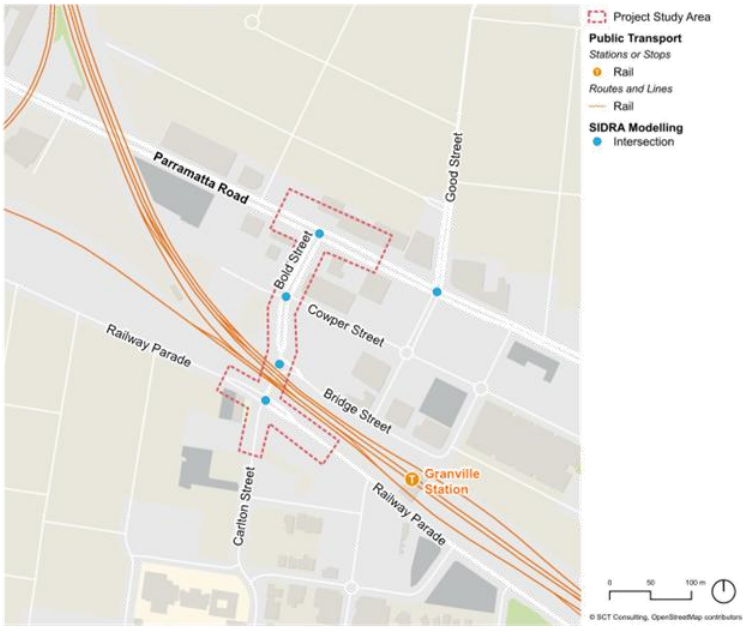
- Parramatta Road | Bold Street
- Parramatta Road | Good Street
- Bold Street | Cowper Street
- Bold Street | Bridge Street
- Bridge Street | Railway Parade | Carlton Street

2025 base year traffic modelling was undertaken for the following peak periods:

- AM peak: 8-9am
- PM peak: 5-6pm
- Weekend peak: Saturday 12.15-1.15pm

Turning movement counts, queue lengths, and SCATS signal data collected on Wednesday 30 April 2025 and Saturday 3 May 2025 were used to calibrate and validate the 2025 base year traffic model.

Figure 5-1: Traffic modelling intersections



5.2 Model calibration and validation

A traffic model was developed in SIDRA Intersection 9.1 and subsequently calibrated and validated to ensure it accurately reflects existing conditions. Intersections were modelled together as a network to capture upstream / downstream interactions. Calibration involves adjusting model inputs to align the outputs with observed traffic data such as signal timing and driver behaviour. Validation was then carried out by comparing model output results to independent field measurements to confirm the reliability of the calibrated model. In this case, the data used to validate the model were on-site observations and surveyed queue lengths.

The queue validation compared the average observed queue length with modelled average. The average was used as SIDRA advised that spillbacks only occur when the average queue length exceeds the queue storage not the 95th percentile.

The parameters adjusted to calibrate the modelling include:

- Area type factor
- Signal coordination and offsets
- Critical gap and follow-up headway

The model was successfully calibrated to average queue lengths across AM, PM and weekend peak periods and were deemed fit for purpose for assessing mitigation strategies.

Figure 5-2: Observed queues on Bold Street approaching Parramatta Road during the AM peak



5.3 Traffic modelling performance metric definitions

Intersection Level of Service (LoS) is a typical measure used by traffic engineers to identify when roads are congested. The Level of Service, as defined in the *Traffic Modelling Guidelines* (Roads and Maritime Services, 2013), is provided in **Table 5-2**.

There is a difference between LoS determination between traffic signals and non-signalised. For traffic signals, the average movement delay and level of service should be taken over all movements. For roundabouts and priority control intersections (with Stop and Give Way signs or operating under the T-junction rule), the critical movement for LoS assessment should be the one with the worst movement delay.

As acknowledged in the *Guide to Transport Impact Assessments* (Transport for NSW, 2024), a comparison of the existing and future average delay provides a better appreciation of the impact of a proposal, and not simply the change in the level of service.

In addition, the Degree of Saturation (DoS) is included to complement the LoS measure. The DoS is a measure of the volume/capacity for the worst turning movement at the intersection. A DoS of 1.0 implies the turning movement is at capacity.

Table 5-2: Level of Service definitions

Level of Service	Average delay (d) per vehicle in seconds	Performance explanation
A	d ≤ 14.5	Good operation
B	14.5 < d ≤ 28.5	Good with acceptable delays and spare capacity
C	28.5 < d ≤ 42.5	Satisfactory
D	42.5 < d ≤ 56.5	Operating near capacity
E	56.5 < d ≤ 70.5	At capacity; at signals, incidents will cause excessive delays. Roundabouts require other control method.
F	d > 70.5	Unsatisfactory with excessive queuing, requires other control method.

5.4 2025 base year performance

During the AM peak, the majority of traffic is travelling towards the city. Traffic on Parramatta Road, together with traffic from Bold Street, merges and continues along Parramatta Road.

The Parramatta Road | Bold Street intersection operates at LoS B, However, the degree of saturation is one during the AM peak, indicating that the intersection has reached capacity. This is because right turning vehicles on Bold Street are unable to turn into Parramatta Road due to a combination of limited green time, limited queue storage on Parramatta Road between Bold Street and Good Street, and unfavourable signal offsets.

As queues for the right turn movement from the downstream intersection of Parramatta Road | Bold Street extend south, delays at the Bold Street | Cowper Street intersection increases as vehicles are unable to progress through this intersection. This priority controlled intersection operates at Level of Service (LoS) F as right-turning traffic experience significant delays on approach to the intersection and as they wait for an appropriate gap in traffic to turn into Cowper Street.

Figure 5-3: 2025 peak performance



Table 5-3: 2025 peak performance

Intersection	AM			PM			Weekend (WE)		
	DoS	Delay	LoS	DoS	Delay	LoS	DoS	Delay	LoS
Parramatta Road | Bold Street	1.00	24.5	B	0.89	15.5	B	0.98	38.9	C
Parramatta Road | Good Street	0.95	22.2	B	0.88	18.9	B	0.93	26.7	B
Bold Street | Cowper Street	0.69	92.8	F	0.60	168.4	F	0.61	244.8	F
Bridge Street | Bold Street	0.58	8.6	A	0.99	32.6	C	0.88	13.2	A
Railway Parade | Bridge Street	0.81	21.2	B	0.82	22.2	B	0.81	21.6	B

06

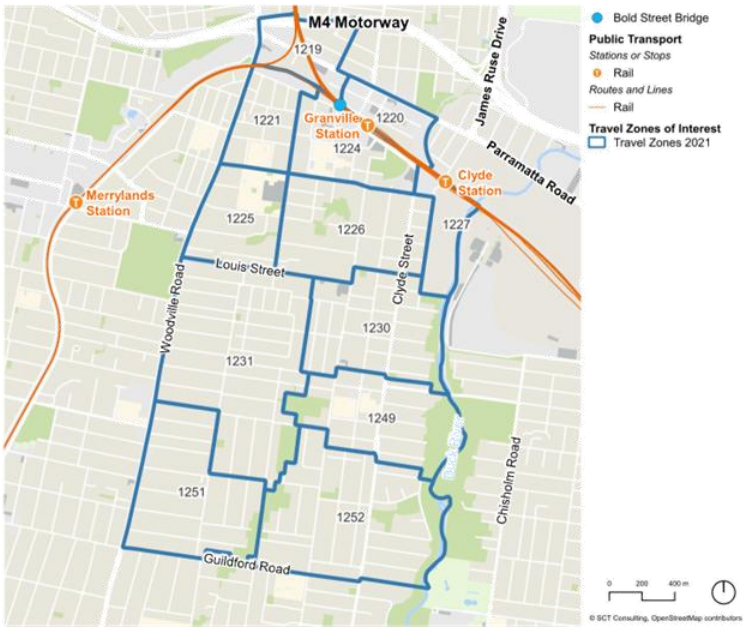
2036 future year modelling

6.1 Trip distribution

Background traffic growth was estimated in **Section 3.8** based on NSW Government's Common Planning Assumptions (CPA) Travel Zone Projections (TZP) for Granville

To determine distribute the trips generated by population and employment growth on the network, the travel zones shown in **Figure 6-1** were used to identify potential travel routes that would likely cross Bold Street bridge. These travel zones were selected as they were bounded by Parramatta Road to the north, Woodville Road to the west, Guildford Road to the south and Duck River to the east. In order to travel north, travellers in these travel zones are likely to either use Bold Street bridge or Woodville Road. A travel proportion was assigned to each travel zone based on their proximity to these routes to distribute trips on the modelled network.

Figure 6-1: Travel zones of interest



6.2 Cumulative impacts from Woodville Road | Halsall Street

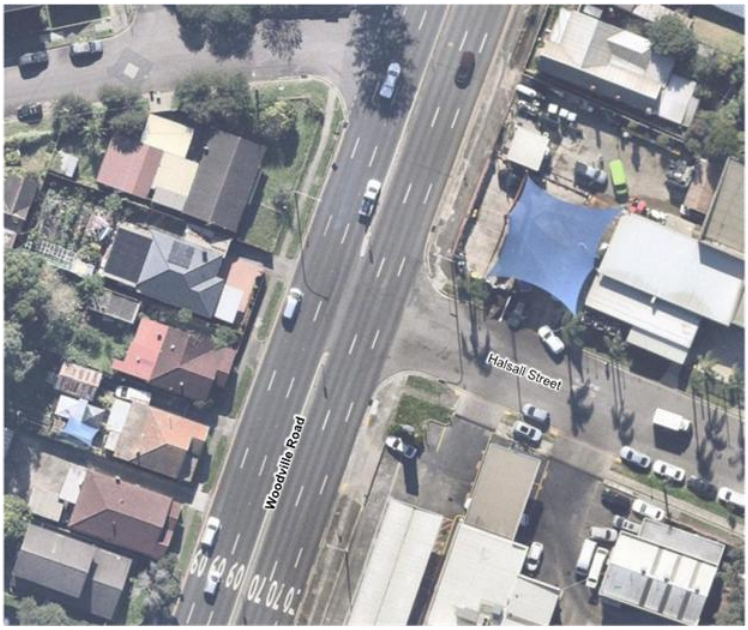
Council is currently investigating the feasibility of signalising Woodville Road | Halsall Street intersection. This upgrade would improve the ability of drivers to turn right from Halsall Street onto Woodville Road and therefore provide an alternative route for drivers in Granville to travel northbound.

To cater for the cumulative impact from this project, an assumption of 20 per cent of left-turning traffic at Bold Street | Parramatta Road intersection will divert to the newly signalised Woodville Road | Halsall Street intersection. This assumption resulted in the removal of:

- 27 vehicles in the AM peak
- 24 vehicles in the PM peak
- 28 vehicles in the weekend peak

This cumulative impact scenario is used as the basis for future year traffic modelling.

Figure 6-2: Woodville Road | Halsall Street intersection layout



6.3 2036 future year performance

As population and employment grows in Granville, the future road network begins to reach capacity by 2036.

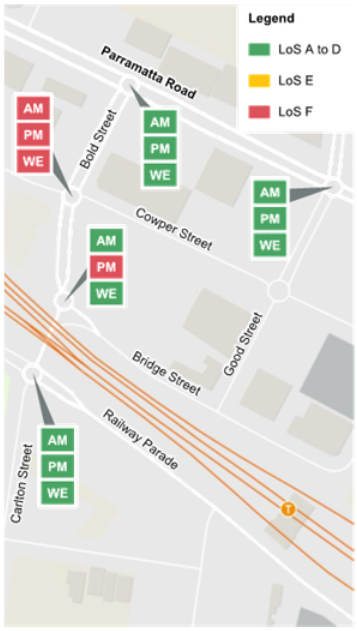
In the AM peak, Bold Street intersections with Parramatta Road, Cowper Street and Railway Parade reach degrees of saturation greater than one, meaning demand exceeds the available road capacity. This is less prevalent in the PM peak, when only the Bold Street | Bridge Street intersection exceeds capacity. This is because the peak travel direction reverses from northbound in the AM peak to southbound in the PM peak, which impacts the left-in-left-out operation at this intersection. Traffic modelling of the weekend peak shows similar degrees of saturation to the AM peak, with Parramatta Road | Bold Street and Railway Parade | Bridge Street intersections exceeding capacity.

Aside from the priority intersections of Bold Street | Cowper Street and Bold Street | Bridge Street, all intersections perform at acceptable levels of service. However, for intersections at or above capacity, average delays will likely increase rapidly with any further increase in traffic volumes.

Table 6-1: 2036 peak performance

Intersection	AM			PM			Weekend (WE)		
	DoS	Delay	LoS	DoS	Delay	LoS	DoS	Delay	LoS
Parramatta Road | Bold Street	1.07	33.5	C	0.91	18.1	B	1.06	46.2	D
Parramatta Road | Good Street	0.95	22.9	B	0.88	18.8	B	0.95	28.7	C
Bold Street | Cowper Street	1.07	136.4	F	0.66	267.1	F	0.86	504.7	F
Bridge Street | Bold Street	0.67	10.6	A	1.08	96.1	F	0.97	23.8	B
Railway Parade | Bridge Street	1.25	43.8	D	0.84	23.3	B	1.08	30.8	C

Figure 6-3: 2036 peak performance



07

Mitigation strategy concept design

7.1 Mitigation strategies

The following strategies were short-listed for further investigation:

Short-term strategies:

- **Strategy 1**: Parramatta Road signal offset changes
- **Strategy 2**: Bus lane shortened from Bold Street | Parramatta Road stop line (still allows buses to bypass queue) to enable a dual left and dual right on Bold Street approach to Parramatta Road
- **Strategy 3**: Strategy 2 but with a single left and dual right to prioritise right turns
- **Strategy 4 and 6**: Bold Street | Cowper Street Keep Clear zone and reallocation of one southbound lane on Bold Street bridge into a right turn lane into Cowper Street
- **Strategy 7**: Parking changes on all approaches to the bridge on the south side

Long-term strategies:

- **Strategy 9**: Widening of Parramatta Road between Bold Street and Good Street

Strategies 4 and 6 were combined due to their proximity to each other. Strategy 8, widening Bold Street bridge, was not selected for further investigation as it was cost prohibitive and achieved little benefit.

Concept designs were developed for these strategies and are outlined further in this section, with the sole exception of Strategy 1 which does not involve any infrastructure change.

Figure 7-1: Overview map of short-listed mitigation strategies



7.2 Strategy 2 concept design

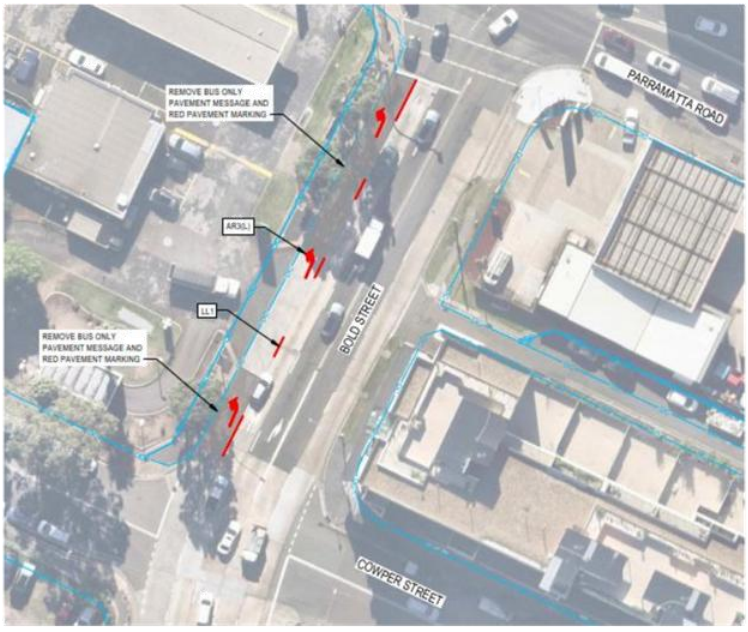
The concept design for Strategy 2 is shown in **Figure 7-2**.

To implement this strategy, the existing bus only pavement marking and the red pavement would need to be removed from Cowper Street to Parramatta Road, followed by refreshed linemarking and directional arrows. Existing bus lanterns will need to be removed or disabled as there will no longer be a dedicated bus phase at this intersection.

This strategy aims to take left turning vehicles out of the middle and right lane. Doing so allows left turning vehicles to turn earlier as they are no longer blocked by right turning vehicles. Left turning vehicles are now less likely to block right turning vehicles in the case of a pedestrian crossing, allowing more consistent throughput of right turning vehicles during each green phase.

The bus lane will still be retained between the Bold Street bridge and Cowper Street, allowing buses to jump some of northbound queue.

Figure 7-2: Strategy 2 concept design



7.3 Strategy 3 concept design

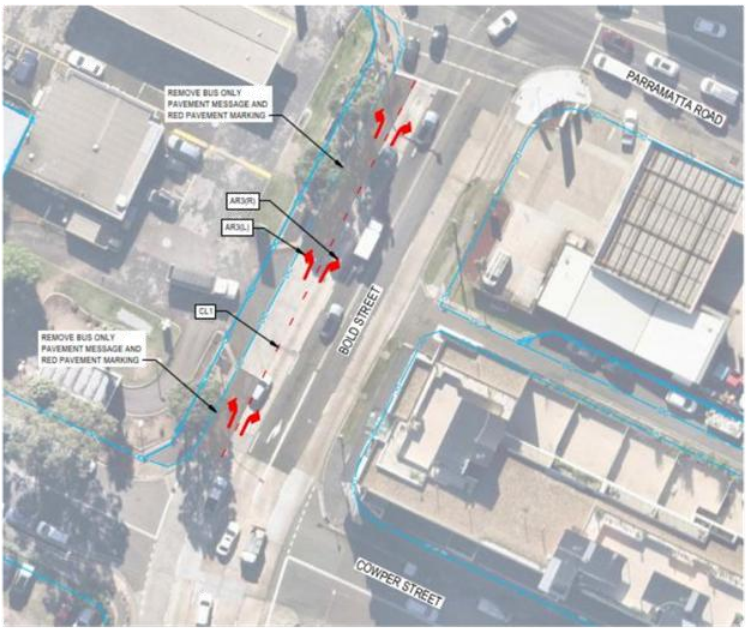
The concept design for Strategy 3 is shown in **Figure 7-3**.

Similar to Strategy 2, to implement this strategy, the existing bus only pavement marking and the red pavement would need to be removed from the kerbside lane between Cowper Street and Parramatta Road, followed by refreshed linemarking and directional arrows. Directional arrows in the middle lane will also need to be removed and replaced with right turn arrows. Existing bus lanterns will need to be removed or disabled as there will no longer be a dedicated bus phase at this intersection.

This strategy similarly aims to improve northbound traffic flow by separating left and right turn movements. Strategy 3 goes further than Strategy 2 and only allows left turn movements from the kerbside lane. This further reduces the likelihood of right turn movements being blocked by left turning vehicles.

As in Strategy 2, the bus lane is retained between Bold Street bridge and Cowper Street, allowing buses to jump some northbound queues on approach to Parramatta Road.

Figure 7-3: Strategy 3 concept design



7.4 Strategy 4 and 6 concept design

The concept design for Strategy 4 and 6 is shown in **Figure 7-4**. These strategies have been combined, due to their proximity, for testing and evaluation.

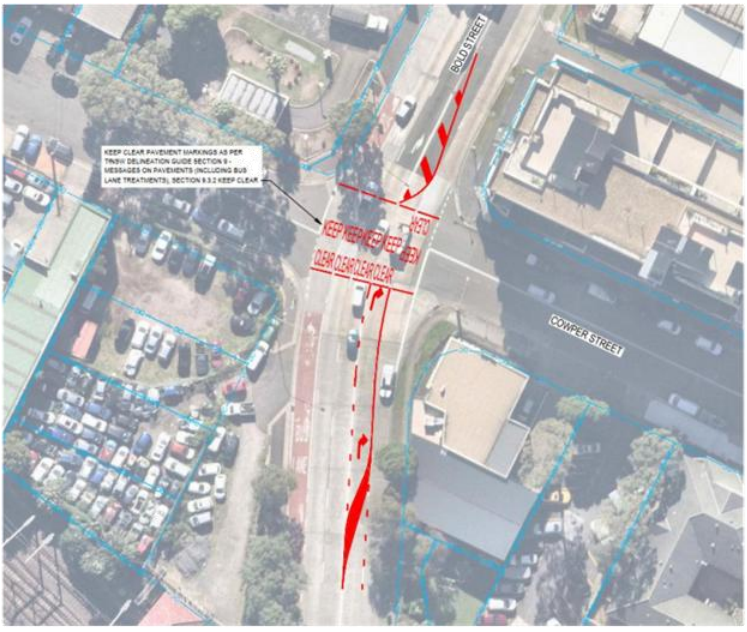
To implement this strategy, a southbound lane on Bold Street will be converted into a right turn short lane. A painted island will be created to facilitate merging the two southbound lanes into one. A Keep Clear zone will be painted on the intersection of Bold Street | Cowper Street.

Strategies 4 and 6 aim to reduce delays on Bold Street bridge by improving the ability of vehicles to turn into Cowper Street. The Keep Clear zone improves visibility and ensures vehicles can turn right even during heavy southbound congestion. A dedicated right turn bay allows vehicles to queue outside of the northbound travel lane, reducing cumulative delays for vehicles turning at Parramatta Road. The reduction of southbound travel capacity to one lane should have minimal impact turn southbound travel as there is only one left turn and one right turn lanes into Bold Street at Parramatta Road and Cowper Street.

The right turn from Bold Street to Cowper Street is only suitable for vehicle sizes of less than 9m.

An alternative arrangement can be implemented utilising moveable candy bars to control tidal flow. This alternative arrangement was not assessed as a mitigation strategy in the MCA.

Figure 7-4: Strategy 4 and 6 concept design



7.5 Strategy 9 concept design

The concept design for Strategy 9 is shown in **Figure 7-5**.

To implement this strategy, the raised median on Parramatta Road is narrowed and eastbound lanes are realigned to extend the left turn short lane. The turning paths of heavy vehicles from Bold Street into Parramatta Road prevent substantial change to the median. Although the left turn short lane is extended by 20m, the shallow angle of the required linemarking means storage capacity of the left turn short lane is only increased by one vehicle.

The aim of Strategy 9 is to extend the left turn lane to allow more vehicles through during the left turn phases as well as increase available queue storage.

Figure 7-5: Strategy 9 concept design



08

Strategy modelling results

8.1 Modelled performance – Strategy 1

Any changes to the existing signal offsets on Parramatta Road between Bold Street and Good Street resulted in an increase in average delays in the AM and weekend peaks as signals are already optimised to minimise average delays. Although Level of Service remain the same as the Do Nothing Scenario, Degrees of Saturation increase at Parramatta Road | Bold Street and Bold Street | Cowper Street intersections as vehicles struggle further to travel through these intersections. The PM peak experience minor improvements in delay as the primary travel direction is reversed and the congestion along Bold Street is less pronounced.

Level of Service at Railway Parade | Bridge Street improves in all peak periods due to slight optimisations in signal times. However, these changes do not alleviate the core issue causing congestion along Bold Street.

Table 8-1: 2036 Intersection performance summary for Strategy 1

	Intersection	Do Nothing Scenario			Strategy 1		
		DoS	Delay	LoS	DoS	Delay	LoS
AM Peak	Parramatta Road | Bold Street	1.07	33.5	C	1.10	37.3	C
	Parramatta Road | Good Street	0.95	22.9	B	0.95	22.9	B
	Bold Street | Cowper Street	1.07	136.4	F	1.15	199.6	F
	Bridge Street | Bold Street	0.67	10.6	A	0.67	10.6	A
	Railway Parade | Bridge Street	1.25	43.8	D	0.84	26.6	B
PM Peak	Parramatta Road | Bold Street	0.91	18.1	B	0.91	17.3	B
	Parramatta Road | Good Street	0.88	18.8	B	0.88	18.8	B
	Bold Street | Cowper Street	0.66	267.1	F	0.66	267.1	F
	Bridge Street | Bold Street	1.08	96.1	F	1.08	96.1	F
	Railway Parade | Bridge Street	0.84	23.3	B	0.89	22.1	B
Weekend Peak	Parramatta Road | Bold Street	1.06	46.2	D	1.06	48.2	D
	Parramatta Road | Good Street	0.95	28.7	C	0.95	28.7	C
	Bold Street | Cowper Street	0.86	504.7	F	0.90	588.3	F
	Bridge Street | Bold Street	0.97	23.8	B	0.97	23.8	B
	Railway Parade | Bridge Street	1.08	30.8	C	0.88	28.3	B

8.2 Modelled performance – Strategy 2

Changes to turning movements at the Bold Street approach to Parramatta Road noticeably reduces the average delay of the Parramatta Road | Bold Street intersection in all peak periods and results in an improvement in Level of Service in the AM and weekend peak periods.

Delays at Bold Street | Cowper Street increase in the AM peak. This is due to increased northbound throughput along Bold Street reduces the ability of vehicles from the western Cowper Street approach to turn right. No vehicles were observed to make this turn during the AM peak, however this movement dictates the reported performance at this intersection as per *TfNSW Transport Modelling Guidelines (2025)*. When comparing movements made by observed vehicles, the worst delay experienced at this intersection is 93.3 seconds, a significant improvement when compared to the Do Nothing Scenario.

Table 8-2: 2036 Intersection performance summary for Strategy 2

	Intersection	Do Nothing Scenario			Strategy 2		
		DoS	Delay	LoS	DoS	Delay	LoS
AM Peak	Parramatta Road | Bold Street	1.07	33.5	C	1.03	27.1	B
	Parramatta Road | Good Street	0.95	22.9	B	0.95	22.8	B
	Bold Street | Cowper Street	1.07	136.4	F	1.00	173.4	F
	Bridge Street | Bold Street	0.67	10.6	A	0.67	10.6	A
	Railway Parade | Bridge Street	1.25	43.8	D	0.88	20.5	B
PM Peak	Parramatta Road | Bold Street	0.91	18.1	B	0.76	15.1	B
	Parramatta Road | Good Street	0.88	18.8	B	0.88	18.7	B
	Bold Street | Cowper Street	0.66	267.1	F	0.66	250.4	F
	Bridge Street | Bold Street	1.08	96.1	F	1.08	96.1	F
	Railway Parade | Bridge Street	0.84	23.3	B	0.89	22.1	B
Weekend Peak	Parramatta Road | Bold Street	1.06	46.2	D	1.06	41.5	C
	Parramatta Road | Good Street	0.95	28.7	C	0.97	33.5	C
	Bold Street | Cowper Street	0.86	504.7	F	0.74	164.1	F
	Bridge Street | Bold Street	0.97	23.8	B	0.97	23.8	B
	Railway Parade | Bridge Street	1.08	30.8	C	0.84	21.6	B

8.3 Modelled performance – Strategy 3

Traffic modelling performance for Strategy 3 is near identical to those of Strategy 2 with only minor changes in the weekend peak at Railway Parade | Bridge Street. At this intersection, there is some further average delay improvements beyond those shown in Strategy 2 of 0.3 seconds. This improvement is marginal and thus Strategy 3 operates functionally identically to Strategy 2.

Table 8-3: 2036 Intersection performance summary for Strategy 3

	Intersection	Do Nothing Scenario			Strategy 3		
		DoS	Delay	LoS	DoS	Delay	LoS
AM Peak	Parramatta Road | Bold Street	1.07	33.5	C	1.03	27.1	B
	Parramatta Road | Good Street	0.95	22.9	B	0.95	22.8	B
	Bold Street | Cowper Street	1.07	136.4	F	1.00	173.4	F
	Bridge Street | Bold Street	0.67	10.6	A	0.67	10.6	A
	Railway Parade | Bridge Street	1.25	43.8	D	0.88	20.5	B
PM Peak	Parramatta Road | Bold Street	0.91	18.1	B	0.76	15.1	B
	Parramatta Road | Good Street	0.88	18.8	B	0.88	18.7	B
	Bold Street | Cowper Street	0.66	267.1	F	0.66	250.4	F
	Bridge Street | Bold Street	1.08	96.1	F	1.08	96.1	F
	Railway Parade | Bridge Street	0.84	23.3	B	0.89	22.1	B
Weekend Peak	Parramatta Road | Bold Street	1.06	46.2	D	1.06	41.5	C
	Parramatta Road | Good Street	0.95	28.7	C	0.97	33.5	C
	Bold Street | Cowper Street	0.86	504.7	F	0.74	161.4	F
	Bridge Street | Bold Street	0.97	23.8	B	0.97	23.8	B
	Railway Parade | Bridge Street	1.08	30.8	C	0.82	21.3	B

8.4 Modelled performance – Strategies 4 and 6

The Keep Clear zone and right turn bay improves the ability for vehicles to turn right from both the southern Bold Street approach and the eastern Cowper Street approach at the Bold Street | Cowper Street intersection. This is not reflected in **Table 8-4** as *TfNSW Transport Modelling Guidelines (2025)* requires the reporting of the worst movement at priority controlled intersections, which is the right turn movement from the western Cowper Street approach. This movement experiences almost no demand with less than five vehicles performing this turn during any peak period.

In the AM peak, right turn delays from Cowper Street reduce by roughly 60 seconds. In the PM peak, the reduction of southbound travel to one lane reduces the turning opportunities for left turn movements from the eastern Cowper Street approach. As a result, average delays for this movement increases to 265 seconds.

Table 8-4: 2036 Intersection performance summary for Strategies 4 and 6

	Intersection	Do Nothing Scenario			Strategies 4 and 6		
		DoS	Delay	LoS	DoS	Delay	LoS
AM Peak	Parramatta Road | Bold Street	1.07	33.5	C	1.05	31.1	C
	Parramatta Road | Good Street	0.95	22.9	B	0.95	29.0	C
	Bold Street | Cowper Street	1.07	136.4	F	0.95	158.5	F
	Bridge Street | Bold Street	0.67	10.6	A	0.42	4.7	A
	Railway Parade | Bridge Street	1.25	43.8	D	1.16	36.1	C
PM Peak	Parramatta Road | Bold Street	0.91	18.1	B	0.91	16.5	B
	Parramatta Road | Good Street	0.88	18.8	B	0.88	18.8	B
	Bold Street | Cowper Street	0.66	267.1	F	1.28	294.6	F
	Bridge Street | Bold Street	1.08	96.1	F	0.56	4.7	A
	Railway Parade | Bridge Street	0.84	23.3	B	0.87	22.9	B
Weekend Peak	Parramatta Road | Bold Street	1.06	46.2	D	1.06	48.2	D
	Parramatta Road | Good Street	0.95	28.7	C	0.95	28.7	C
	Bold Street | Cowper Street	0.86	504.7	F	0.78	444.4	F
	Bridge Street | Bold Street	0.97	23.8	B	0.65	4.7	A
	Railway Parade | Bridge Street	1.08	30.8	C	0.89	25.0	B

8.5 Modelled performance – Strategy 7

Removal of on-street parking on Carlton Street has minimal impacts on traffic at the Parramatta Road | Bold Street intersection. It does improve average delays at Railway Parade | Bridge Street as there is additional queue storage on approach to the intersection and extended downstream capacity.

Table 8-5: 2036 Intersection performance summary for Strategy 7

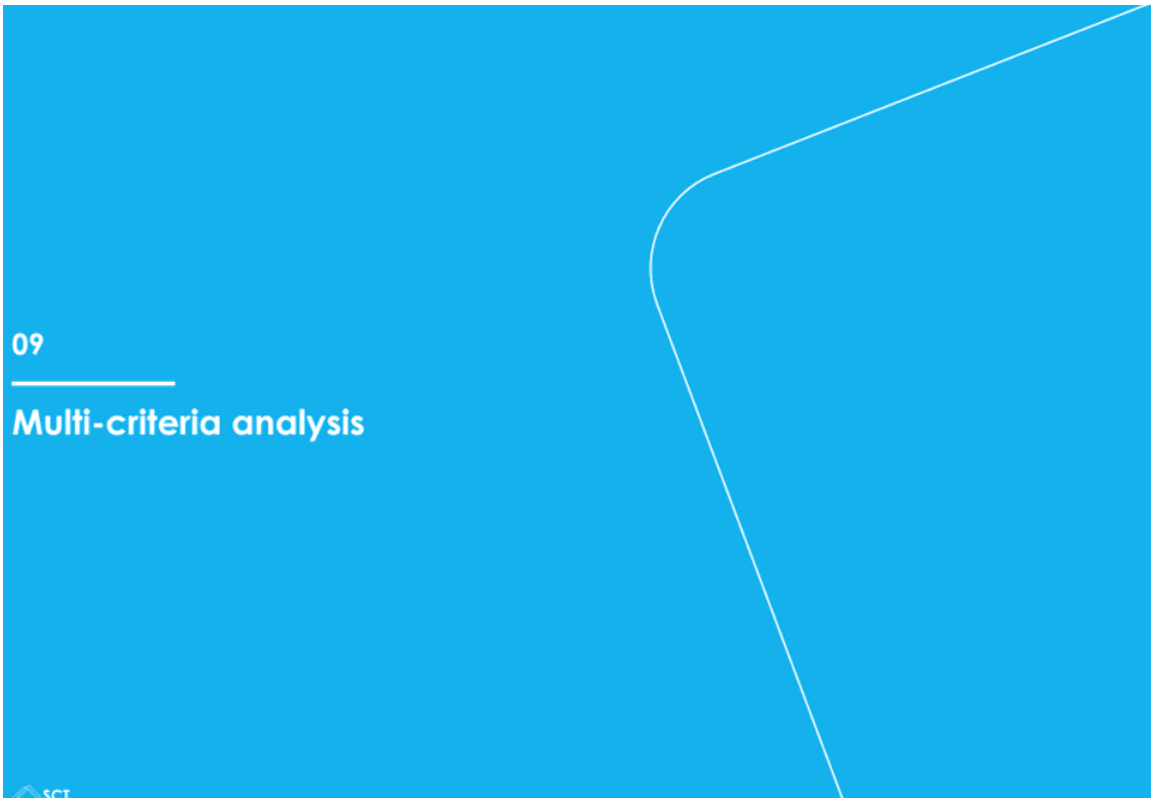
	Intersection	Do Nothing Scenario			Strategy 7		
		DoS	Delay	LoS	DoS	Delay	LoS
AM Peak	Parramatta Road | Bold Street	1.07	33.5	C	1.10	37.3	C
	Parramatta Road | Good Street	0.95	22.9	B	0.95	22.9	B
	Bold Street | Cowper Street	1.07	136.4	F	1.15	199.6	F
	Bridge Street | Bold Street	0.67	10.6	A	0.67	10.6	A
	Railway Parade | Bridge Street	1.25	43.8	D	0.84	26.6	B
PM Peak	Parramatta Road | Bold Street	0.91	18.1	B	0.91	17.3	B
	Parramatta Road | Good Street	0.88	18.8	B	0.88	18.8	B
	Bold Street | Cowper Street	0.66	267.1	F	0.66	267.1	F
	Bridge Street | Bold Street	1.08	96.1	F	1.08	96.1	F
	Railway Parade | Bridge Street	0.84	23.3	B	0.89	22.1	B
Weekend Peak	Parramatta Road | Bold Street	1.06	46.2	D	1.06	48.2	D
	Parramatta Road | Good Street	0.95	28.7	C	0.95	28.7	C
	Bold Street | Cowper Street	0.86	504.7	F	0.90	588.3	F
	Bridge Street | Bold Street	0.97	23.8	B	0.97	23.8	B
	Railway Parade | Bridge Street	1.08	30.8	C	0.88	28.3	B

8.6 Modelled performance – Strategy 9

The extension of the left turn bay at the Parramatta Road | Good Street intersection has minimal impact to the performance of the road network. There are near negligible improvements to average delays at the Parramatta Road | Good Street, however, there are disbenefits to Parramatta Road | Bold Street in the AM and weekend peak periods.

Table 8-6: 2036 Intersection performance summary for Strategy 9

	Intersection	Do Nothing Scenario			Strategy 9		
		DoS	Delay	LoS	DoS	Delay	LoS
AM Peak	Parramatta Road | Bold Street	1.07	33.5	C	1.09	35.9	C
	Parramatta Road | Good Street	0.95	22.9	B	0.95	22.6	B
	Bold Street | Cowper Street	1.07	136.4	F	1.15	199.6	F
	Bridge Street | Bold Street	0.67	10.6	A	0.67	10.6	A
	Railway Parade | Bridge Street	1.25	43.8	D	0.84	26.6	B
PM Peak	Parramatta Road | Bold Street	0.91	18.1	B	0.91	17.3	B
	Parramatta Road | Good Street	0.88	18.8	B	0.88	18.5	B
	Bold Street | Cowper Street	0.66	267.1	F	0.66	267.1	F
	Bridge Street | Bold Street	1.08	96.1	F	1.08	96.1	F
	Railway Parade | Bridge Street	0.84	23.3	B	0.89	22.1	B
Weekend Peak	Parramatta Road | Bold Street	1.06	46.2	D	1.06	46.6	D
	Parramatta Road | Good Street	0.95	28.7	C	0.95	28.5	C
	Bold Street | Cowper Street	0.86	504.7	F	0.90	588.2	F
	Bridge Street | Bold Street	0.97	23.8	B	0.97	23.8	B
	Railway Parade | Bridge Street	1.08	30.8	C	0.90	26.1	B



09

Multi-criteria analysis

9.1 Multi-criteria analysis metrics and assumptions

The themes used in the Strengths, Weaknesses, Opportunities and Threats (SWOT) assessment of the long-list of options are expanded upon for the Multi-Criteria Analysis (MCA). The "Stakeholder consultation" theme has been removed for the MCA. This is because, although some strategies involve more stakeholders than others, the key stakeholders of this project are generally aligned and cooperative. As a result, the complexity of stakeholder consultation is no longer a deciding factor in the feasibility of strategy implementation. The "Public transport connectivity" theme has been renamed to "Public transport operations" as none of the strategies alter public transport routes. Metrics have been identified for the remaining themes to quantify and compare the benefits and costs of each option and are presented in **Table 9-1**.

Table 9-1: MCA assessment metrics

Theme	Description	Metrics
Congestion alleviation	Ability for the strategy to alleviate congestion on Bold Street bridge.	• Average change in northbound average delay on Bold Street. • Average change in intersection average delay at Parramatta Road | Bold Street intersection
Active transport connectivity	Consideration of impact on active transport connectivity.	• Change in number of crossing opportunities for pedestrians
Public transport operations	Impact on public transport services, their operations and reliability.	• Average change in northbound bus average delay on Bold Street
Cost	The project represents good value for money and a financially sustainable proposal.	• Capital costs (land acquisition, construction)

Assumptions made during the MCA are outlined in **Table 9-2**. These assumptions were applied to all options to ensure consistency.

Table 9-2: MCA assumptions

Assumption	Description
Relative comparison	The purpose of this MCA is to identify a preferred option out of a set of short-listed options. The MCA provides a relative comparison between the options and does so by applying assumptions consistently.
Cost estimates	Cost estimates are high-level estimates based on previous project experience. These costs only consider the changes in infrastructure and do not include costs such as project set up and delivery costs, or disruption costs. Whilst every effort has been made to ensure these estimates are realistic, these estimates are not prepared by quantity surveyors. Therefore, these cost estimates are for comparison purposes only and should not be relied upon outside of this MCA. A quantity surveyor should be engaged to provide detailed cost estimates.

9.2 Metric scoring

To assess each strategy against the identified metric (and themes), the following has been completed for each strategy:

1. Each assessment metric is quantified and scored between 1 and 5 based on the chart as summarised in **Table 6-3**. The score bands of quantitative measures such as cost are derived using a linear scale based on the minimum and maximum values of the locations. An exception is made for the *Public transport connectivity* theme which has been given a score of 3 across all strategies due to the negligible difference between each score band.
2. Overall strategy score is calculated as the total of the metric scores.

Table 9-3: Multi-criteria analysis metrics and scoring chart

Theme		Metric	Score				
			1	2	3	4	5
	Congestion alleviation	Change in northbound average delay on Bold Street	+1 to +10 seconds	-8 to +1 seconds	-16 to -8 seconds	-25 to -16 seconds	-34 to -25 seconds
		Change in intersection average delay at Parramatta Road | Bold Street intersection	0 to +2 seconds	-1 to 0 seconds	-2 to -1 seconds	-3 to -2 seconds	-5 to -3 seconds
	Active transport connectivity	Change in number of crossing opportunities for pedestrians	3 or more fewer crossing opportunities	1 to 2 fewer crossing opportunities	No change	1 to 2 additional crossing opportunities	3 or more additional crossing opportunities
	Public transport connectivity	Change in northbound bus average delay on Bold Street	+1.5 to +1.8 seconds	+1.1 to +1.5 seconds	+0.7 to +1.1 seconds	+0.4 to +0.7 seconds	0 to +0.4 seconds
$	Cost	Capital costs (land acquisition, construction)	Significant cost	High cost	Moderate cost	Minor cost	Negligible cost

9.3 Strategy scores

The individual theme scores for each strategy is presented in **Table 9-4** along with the average score for each strategy. A "Do Nothing" scenario is also presented as a baseline for comparison. All Strategies score the same for *Active transport connectivity* and *Public transport connectivity* as all options have little to no impact on these transport networks.

Overall, Strategy 2 scores the highest in the MCA with a total score of 20. This is slightly higher than Strategy 3 with a score of 19. This is because these Strategies provide the highest improvements in congestion with a proportionate capital cost. Although Strategies 1 and 7 come at little to no cost, they provide little in terms of congestion alleviation. Strategy 9 similarly provides little congestion benefit but at a significant capital cost, thus scoring the worst. Whilst Strategy 6 comes at similar capital cost to Strategy 2, it's overall benefit to congestion is less, thus scoring lower than either Strategy 2 or 3.

Table 9-4: Strategy scores

Theme		Metric	Do nothing	Strategy 1	Strategy 2	Strategy 3	Strategy 4 and 6	Strategy 7	Strategy 9
	Congestion alleviation	Change in northbound average delay on Bold Street	2	1	5	5	2	1	1
		Change in intersection average delay at Parramatta Road | Bold Street intersection	2	1	5	5	2	1	1
	Active transport connectivity	Change in number of crossing opportunities for pedestrians	3	3	3	3	3	3	3
	Public transport connectivity	Change in northbound bus average delay on Bold Street	3	3	3	3	3	3	3
$	Cost	Capital costs (land acquisition, construction)	5	5	4	3	4	5	1
Total (out of 25)			**15**	**13**	**20**	**19**	**14**	**13**	**9**

10

Next steps

10.1 Next steps

The mitigation strategies were presented to the Project Working Group. Through discussion, it was agreed that the strategies listed below would undergo further investigation and implementation by Council as strategies to alleviate congestion on Bold Street bridge. Further development and implementation will also require involvement from TfNSW and City of Parramatta.

- **Strategy 3**: Bus lane shortened from Bold Street | Parramatta Road stop line (still allows buses to bypass queue) to enable a single left and dual right on Bold Street approach to Parramatta Road to prioritise right turns. Strategy 2 was not pursued as the dual left turn lane would not be as efficient, due to phasing implications, as a single left turn lane if pedestrian crossing volumes increase. The additional cost of Strategy 3 is minimal in comparison to Strategy 2.
- **Strategy 4**: Introduce a Keep Clear zone on the Bold Street | Cowper Street intersection.
- **Strategy 6**: Reallocation of one southbound lane on Bold Street bridge into a right turn lane into Cowper Street.
- **Strategy 7**: Parking changes on all approaches to the bridge on the south side to be investigated and approved by Cumberland Local Transport Forum, subject to consultation with NSW Police.

Strategies 4, 6 and 7 should be considered for implementation holistically.

Figure 10-1: Agreed strategies for implementation




SCT
Consulting

Item No: C05/26-49

PROPERTY COMMITTEE - MINUTES OF MEETING HELD 4 MAY 2026

Directorate: Governance and Risk
Responsible Officer: Director Governance and Risk
Community Strategic Plan Goal: *Providing Local Leadership*

SUMMARY

This report presents the Draft Minutes of the Cumberland Property Committee meeting held on 4 May 2026 for Council's information.

RECOMMENDATION

That Council:

1. **Receive the Minutes of the Cumberland Property Committee meeting held on 4 May 2026, and adopt the recommendations contained therein.**

2. **Include a copy of the resolutions of Council in the Minutes.**

REPORT

Council's Property Committee recently held a meeting on Monday, 4 May 2026.

Minutes of this meeting are attached for Council's information and determination.

COMMUNITY ENGAGEMENT

There are no consultation processes for Council associated with this report.

POLICY IMPLICATIONS

There are no policy implications for Council associated with this report.

RISK IMPLICATIONS

There are no direct risks associated with this report. However, the presentation of the meeting minutes to Council provides transparent oversight of Council strategic property related decisions, in accordance with the adopted Terms of Reference.

FINANCIAL IMPLICATIONS

The operations of the Property Committee are coordinated by the Governance and Risk Directorate within Council utilising existing allocated resources.

CONCLUSION

The minutes of the Cumberland Property Committee meeting are provided to Council for information purposes and to ensure that the review mechanisms of Council operate in an open and transparent manner. It is recommended that Council receive this information.

ATTACHMENTS

1. Draft Property Committee Minutes - 4 May 2026 ⇩
2. Property Committee Agenda - 4 May 2026 (confidential) (Additional Attachment)
   Note: Included in Closed Business Paper in accordance with Section 10A(2)(c) of the Local Government Act as the information involves information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

DOCUMENTS ASSOCIATED WITH REPORT C05/26-49

Attachment 1

Draft Property Committee Minutes - 4 May 2026

CUMBERLAND CITY COUNCIL

Property Committee Meeting
4 May 2026

Minutes of the Property Committee Meeting held at Merrylands Administration Building, 16 Memorial Avenue, Merrylands NSW 2160 on Monday 04 May 2026.

Voting Councillors

Ola Hamed (Mayor) - Chairperson	Councillor
Nadima Kafrouni-Saba (Deputy Mayor)	Councillor
Suman Saha	Councillor (Via Audio/Visual Link)
Enver Yasar	Councillor (Via Audio/Visual Link)
Michael Zaiter	Councillor

Officers

Peter Fitzgerald	General Manager
Charlie Ayoub	Director Governance and Risk
Daniel Cavallo	Director Environment and Planning
Siva Sivakumar	Manager Special Projects
Bianca Mourched	Acting Manager Governance (Minute Taker)

The meeting here opened at 5.31pm

ACKNOWLEDGEMENT OF COUNTRY
The Chairperson opened the meeting with an Acknowledgement of Country.

APOLOGIES / REQUESTS FOR LEAVE OF ABSENCE/ REQUESTS FOR ATTENDANCE BY AUDIO-VISUAL LINK

RESOLVED (ZAITER/KAFROUNI-SABA)

That in accordance with Clause 5.24 of the Code of Meeting Practice, the Committee approve the attendance of Councillor Saha and Councillor Yasar at this meeting via Audio/Visual Link due to unforeseen caring responsibilities.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion: Hamed, Kafrouni-Saba, Saha, Yasar and Zaiter.

Councillor(s) Against the Motion: Nil.

CUMBERLAND CITY COUNCIL

Property Committee Meeting
4 May 2026

NOTICE OF LIVE STREAMING OF PROPERTY COMMITTEE MEETING

The Mayor, Councillor Hamed advised that the meeting was being streamed live on Council's website and all in attendance must ensure their speech is respectful and use appropriate language.

CONFIRMATION OF MINUTES

RESOLVED (ZAITER/KAFROUNI-SABA)

That the Property Committee note the minutes of the Property Committee held on 9 March 2026, as previously adopted by Council.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion: Hamed, Kafrouni-Saba, Saha, Yasar and Zaiter.

Councillor(s) Against the Motion: Nil.

DECLARATIONS OF INTEREST

Nil.

ITEMS RESOLVED BY EXCEPTION

RESOLVED (ZAITER/KAFROUNI-SABA)

That the Property Committee adopt items PC015/26 PC016/26, PC017/26 and PC018/26 on the Property Committee Agenda as per the recommendations in the report.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion: Hamed, Kafrouni-Saba, Saha, Yasar and Zaiter

Councillor(s) Against the Motion: Nil.

ITEM PC015/26 - UPDATE ON COMMITTEE RESOLUTIONS

Resolved by Exception

That the Property Committee receive the status update on Committee resolutions.

ITEM PC016/26 - UPDATE ON GENERAL PROPERTY LEASES/TRANSACTIONS

Resolved by Exception

That the Property Committee receive and note the update.

ITEM PC017/26 - WAR MEMORIAL - GUILDFORD - REQUEST FOR COUNCIL MAINTENANCE

Resolved by Exception

The Property Committee recommend that Council:

1. Endorse Council entering into a formal maintenance agreement with the Guildford School of Arts for the maintenance of the war memorial located external to the privately owned facility;

2. Note that ownership of the property will remain with the Guildford School of Arts, and that Council will not assume responsibility for the maintenance or operation of the hall building or associated facilities; and

3. Authorise the General Manager to negotiate and execute the maintenance agreement on terms consistent with this report.

ITEM PC018/26 - NATURAL AREAS PLAN OF MANAGEMENT - POST EXHIBITION REPORT

Resolved by Exception

That the Property Committee recommend that Council adopt the Natural Areas Plan of Management, as provided in Attachment 1 of this report.

ITEM PC020/26 - CUMBERLAND OPEN SPACE PLANNING PROPOSAL (PP2025/0001)

RESOLVED (SAHA/YASAR)

That the Property Committee recommend that Council:

1. Endorse the proposed sites for inclusion in the Cumberland open space planning proposal, as provided in this report.

2. Endorse that the Cumberland open space planning proposal and supporting documentation, as provided in this report, be forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

3. Delegate to the General Manager the authorisation to make minor revisions to the planning proposal and supporting documentation, as necessary, following Council's deliberations to ensure the desired objectives and intended outcomes can be achieved.

4. Note that the draft documents in the recommendation will be placed on public exhibition for community consultation, subject to receipt of a positive Gateway Determination on the planning proposal.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion: Hamed, Kafrouni-Saba, Saha, Yasar and Zaiter

Councillor(s) Against the Motion: Nil.

CLOSED SESSION

At this stage of the meeting being 5:37pm, the Mayor advised that in accordance with Section 10A(2) of the *Local Government Act 1993*, it is proposed to move into Closed Session to consider the following items:

- **PC019/26** 1-47 Percival Road, Smithfield - Letter of Offer for Advertising Sign
- **PC021/26** Verbal Update on General & Strategic Property Matters

as the items contain the following considerations under the Act:

(d) commercial information of a confidential nature that would, if disclosed—
(i) prejudice the commercial position of the person who supplied it.

RESOLVED (ZAITER/YASAR)

That in accordance with Section 10A(2)(C) & (D) of the *Local Government Act 1993*, the Property Committee enter into Closed Session to determine Items **PC019/26** and **PC021/26**.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion: Hamed, Kafrouni-Saba, Saha, Yasar and Zaiter

Councillor(s) Against the Motion: Nil.

ITEM PC019/26 - 1-47 PERCIVAL ROAD, SMITHFIELD - LETTER OF OFFER FOR ADVERTISING SIGN

RESOLVED (ZAITER/KAFROUNI-SABA)

The Property Committee recommend that Council:

1. Note the Letter of Offer received for 1-47 Percival Road, Smithfield, regarding access to digital advertising (equivalent to ten percent of the total content loop) on the approved signage structure (DA2025/0571), to be used at Council's discretion for community, public interest or non-commercial content.
2. Reject the current Letter of Offer and request that the applicant consider the payment of an annual fee for the duration of the approved signage structure (DA2025/0571), in accordance with Council's Large Display Advertising Policy.
3. Subject to agreement by the applicant, endorse that a draft Voluntary Planning Agreement regarding the approved signage structure be prepared for 1-47 Percival Road, Smithfield, and that the draft agreement be publicly exhibited for a period of 28 days in accordance with legislative and policy requirements; and
4. Delegate authority to the General Manager to finalise and execute the Voluntary Planning Agreement on behalf of Council for 1-47 Percival Road, Smithfield, subject to no significant objections on the draft agreement arising from public exhibition.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion: Hamed, Kafrouni-Saba, Saha, Yasar and Zaiter

Councillor(s) Against the Motion: Nil.

ITEM PC021/26 - VERBAL UPDATE ON GENERAL & STRATEGIC PROPERTY MATTERS

RESOLVED (ZAITER/SAHA)

The Property Committee recommend that Council resolve:

That Council obtain an independent valuation report on 102 William St Granville, and report the results back to a future Property Committee meeting.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion: Hamed, Kafrouni-Saba, Saha and Zaiter

Councillor(s) Against the Motion: Yasar

ITEM PC021/26 - VERBAL UPDATE ON GENERAL & STRATEGIC PROPERTY MATTERS

RESOLVED (ZAITER/SAHA)

The Property Committee recommend that Council resolve:

To call a new expressions of interest process for McFarlane St, Merrylands carpark through Council's existing commercial real estate firm, Jones Lang Lasalle Pty Ltd.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion: Hamed, Kafrouni-Saba, Saha, Yasar and Zaiter

Councillor(s) Against the Motion: Nil.

OPEN SESSION

RESOLVED (KAFROUNI-SABA/ZAITER)

That the Property Committee resume the public meeting.

The Motion on being Put was declared **CARRIED.**

Councillor(s) For the Motion: Hamed, Kafrouni-Saba, Saha, Yasar and Zaiter

Councillor(s) Against the Motion: Nil.

On resumption of the public meeting at 6:34pm, the Chairperson, Mayor Hamed read out the resolution made in Closed Session.

GENERAL BUSINESS

Nil.

NEXT MEETING

Next Meeting 6 July 2026 at 5:30pm.

MEETING CLOSED

The meeting terminated at 6.36pm.

Signed:
Chairperson

Item No: C05/26-50

AUDIT, RISK & IMPROVEMENT COMMITTEE - MINUTES OF EXTRAORDINARY MEETING HELD ON 29 APRIL 2026 AND CHAIRPERSON'S ANNUAL REPORT 2024/25

Directorate: Governance and Risk
Responsible Officer: Director Governance and Risk
Community Strategic Plan Goal: *Providing Local Leadership*

SUMMARY

This report provides the Draft Minutes of the Audit, Risk and Improvement Committee (ARIC) Extraordinary Meeting held on 29 April 2026. The report also provides the Chairperson's Annual Report 2024-25, approved out-of-session by members, which is prepared annually and provides Councillors with a summary of the responsibilities, work, operations and deliberations of the ARIC for the 2024/25 period. The report also informs Council of any significant issues and/or matters which were addressed or are currently being addressed by the Committee.

RECOMMENDATION

That Council:

1. **Receive the Minutes of the Audit, Risk and Improvement Committee Extraordinary Meeting held on 29 April 2026; and**
2. **Receive the Audit, Risk and Improvement Committee Chairperson's Annual Report.**

REPORT

The Audit, Risk and Improvement Committee held an Extraordinary Meeting on Wednesday, 29 April 2026. The Minutes of this meeting are attached under Attachment 1 for Council to receive.

Further, the Chairperson of the Committee under previous iterations of the Committee Charter has provided an Annual Report to Council on the following key elements:

- Meetings held and member attendance;
- Overview of the internal audit function;
- Overview of the activities of the external auditor;
- Overview of the Enterprise Risk Management function;
- Overview of general corporate governance arrangements;
- Key achievements;
- Areas of future focus; and
- Any other matter deemed to be of sufficient importance.

The 2024/25 ARIC Chairperson's Annual Report, approved out-of-session by the ARIC members, is attached under Attachment 2.

COMMUNITY ENGAGEMENT

There are no consultation processes for Council associated with this report.

POLICY IMPLICATIONS

There are no policy implications for Council associated with this report.

RISK IMPLICATIONS

There are no direct risks associated with this report. However, the presentation of the meeting minutes to Council provides transparent oversight of Council activities.

FINANCIAL IMPLICATIONS

The operations of the Audit, Risk and Improvement Committee are coordinated by the Governance & Risk Unit within Council utilising existing allocated resources. There are no additional financial implications for Council associated with this report.

CONCLUSION

This report provides the Draft Minutes of the Audit, Risk and Improvement Committee (ARIC) Extraordinary Meeting held on 29 April 2026. The report also provides the Chairperson's report, which is prepared annually and provides Councillors with a summary of the responsibilities, work, operations and deliberations of the ARIC for the 2024/25 period.

ATTACHMENTS

1. Draft Minutes of the Audit, Risk and Improvement Committee (ARIC) Extraordinary Meeting - 29 April 2026 ⇩
2. ARIC Chairperson's Annual Report 2024-25 ⇩

DOCUMENTS ASSOCIATED WITH REPORT C05/26-50

Attachment 1

Draft Minutes of the Audit, Risk and Improvement Committee (ARIC) Extraordinary Meeting - 29 April 2026

CUMBERLAND CITY COUNCIL

Extraordinary Audit, Risk and Improvement Committee
29 April 2026

Minutes of the Extraordinary Audit, Risk and Improvement Committee (ARIC) meeting Via Teams on Wednesday, 29 April 2026.

PRESENT

Mr. Mark Sercombe – Chairperson – Via Teams	Independent Member
Dr. Jason Young – Via Teams	Independent Member
Clr Michael Zaiter – Via Teams	Councillor Member

ADVISORS

Peter Fitzgerald	General Manager
Charlie Ayoub	Director Governance and Risk
Belinda Doig	Manager Audit, Risk & Safety
Bianca Mourched	Acting Manager Governance (Minute-taker)

OBSERVERS/INVITEES

Nil.

ACKNOWLEDGEMENT OF COUNTRY

The Chairperson opened the meeting with an Acknowledgement of Country.

SAFETY BRIEFING

The Chairperson confirmed that staff located within the Merrylands Administration Building were aware of the emergency evacuation arrangements.

APOLOGIES

Ms. Rhonda Wheatley	Independent Member

DECLARATIONS OF INTEREST

Nil.

ITEM EARIC013/26 - EXTRAORDINARY ARIC MEETING - SAFETY PROTOCOLS OF PUBLIC OFFICIALS

RESOLVED (MS/JY)

That the Audit, Risk and Improvement Committee receive the report, and provide any feedback to Management as appropriate.

Discussion:

- The GM provided a detailed briefing on the incident that occurred on 18 April, noting that the Mayor's personal vehicle was ignited outside her residence at approximately 3:00am.
- The GM enacted the Public Officials Security Procedure.
- The matter is under active investigation by the NSW Police Force.
- A series of risk assessments have been undertaken to ensure the security of the Mayor, Councillors and General Manager.
- The result of the risk assessments would be workshopped with Council on the same evening.
- The Mayor is reported to be coping well and taking appropriate precautions. The Mayor has undertaken Media, calling for calm and unity within the community.

The Director Governance & Risk outlined the two separate assessments in further detail:

- Immediate Incident Response Risk Assessment – addressing the risk environment post incident for the Mayor and General Manager.
- Councillor Safety Assessment – examining councillor movements on and off site including travel for civic duties, adequacy of surveillance, personal safety at events, and risks associated with constituent meetings.

Key themes included:

- Enhancing security at Administration precincts, and event-based safety measures.
- Addressing online safety risks, noting these are more difficult to mitigate and monitor.

The ARIC acknowledged staff efforts and the urgency of convening the meeting. Key points raised included:

- There appears to be heightened security issues broadly for public officials.
- There appears to be increased discontent within the community.
- Building risk assessments and implementation of enhanced security measures and protocols is supported.
- Additional CCTV coverage should be considered.
- Councillors should maintain responsible online conduct and avoid engaging in contentious online discussions.

- Situational awareness training should be delivered to Councillors.
- Councillor meetings or encounters offsite should be brief, with movements minimised where possible.

The ARIC queried whether Council was aware of the Work Health and Safety Amendment (Digital Work Systems) and advised the ARIC Chair would send some information post meeting.

The ARIC discussed policy refresh cycles; The Director Governance & Risk confirmed that policies are reviewed regularly and preventative measures incorporated as required, noting that the Public Officials Security Procedure would be reviewed again.

The ARIC also raised privacy considerations regarding the redaction of elected members' residential details in their annual disclosures. The Director Governance & Risk confirmed that Council has an established process whereby councillors may request suppression of their property information from annual disclosure of interests returns.

The ARIC queried the communications approach after this incident. The General Manager emphasised that staff and councillor safety remains the primary consideration. The Mayor has undertaken sufficient media engagement;

The ARIC broadly commended the Mayor's public response, noting her calm, clear messaging and call for community calm.

Councillor Zaiter provided feedback with respect to the conduct of some Councillors online, noting that Council should pursue the correction of misinformation posted online.

General Business

Nil.

NEXT MEETING

Next Meeting 19 May 2026 at 10:30am.

MEETING CLOSE

The meeting terminated at 12:13pm .

Signed:

Mr. Mark Sercombe
Chairperson

DOCUMENTS ASSOCIATED WITH REPORT C05/26-50

Attachment 2

ARIC Chairperson's Annual Report 2024-25

CUMBERLAND CITY COUNCIL

Chairperson's Annual Report 2024/25

The Chairperson of Cumberland City Council's Audit, Risk and Improvement Committee (ARIC) provides an Annual Report to Council on the following key elements:

- Meetings held and member attendance
- Overview of the internal audit function
- Overview of the activities of the external auditor
- Overview of the enterprise risk management functions
- Overview of general corporate governance arrangements
- Key achievements
- Areas of focus; and
- Any other matter deemed to be of sufficient importance.

In addition to the Committee minutes provided after each meeting, this report is a provision under S428A(3) of the *Local Government Act 1993* (the 'Act'), and the Council's obligations under the *Office of Local Government Guidelines for Audit and Risk* (the 'Guidelines'), where the Committee is also to provide information to the Council for the purpose of improving the Council's performance and its functions.

Membership and Meetings

Council's ARIC is an advisory committee of Council currently consisting of one (1) Councillor and three (3) independent external members charged with providing assurance, oversight and advice to Council and the General Manager in relation to the governance, risk, compliance, improvement and internal control functions of Council. An effective and productive ARIC is considered a vital part of good governance practice.

The members of the ARIC during this reporting period were:

- Councillor Michael Zaiter
- Mr Mark Sercombe (Independent Chair)
- Mrs Rhonda Wheatley (Independent Member)
- Dr Jason Young (Independent Member)

The participation of the member Councillor ensures that the Council's objectives and perspectives are considered when relevant matters are under consideration.

The ARIC met four times in relation to the 2024/25 reporting cycles as follows:

#	Date	Meeting
1	19 August 2024	Regular Meeting
2	5 November 2024	Regular Meeting
3	17 February 2025	Regular Meeting
4	19 May 2025	Regular Meeting

Attendance by members at meetings was as follows:

Member	Meetings Attended
Mr Mark Sercombe, Chairperson and Independent Member	4/4
Mrs Rhonda Wheatley, Independent Member	4/4
Dr Jason Young, Independent Member	4/4
Councillor Michael Zaiter	2/4

A copy of the minutes of these meetings are reported to Council after each meeting is held.

ARIC Scope

The ARIC is established in accordance with the Act. The ARIC was established upon commencement of the merged Councils under a better practice model. Cumberland remains well positioned against recognised best practice for such committees. The Chairperson continues to work directly with the Director of Governance and Risk in ensuring the remit of the ARIC is aligned with the *Local Government (General) Regulation 2021* (the 'Regulation') & associated Office of Local Government (OLG) guidelines.

In line with the Act 428A(2), the ARIC supports good corporate governance by the provision of independent objective assurance and assistance to the Council on:

(a) Compliance
(b) Risk management
(c) Fraud control
(d) Financial management
(e) Governance
(f) Implementation of the strategic plan, delivery program and strategies
(g) Service reviews
(h) Collection of performance measurements data by the Council
(i) Any other matters described by the regulations.

While monitoring its core responsibilities, the ARIC, together with Management, remained alert to external factors affecting local government operations. Throughout the 2024/25 period, the Committee oversaw the continuing economic pressures on Council and the community, including inflation impacts and the monitoring of receivables, with particular attention to balances overdue beyond 120 days. The Committee also commended Management for the reduction in outstanding debtors achieved during this period. In addition, the Committee continued to monitor the escalation of cyber risks and increasing cyber security obligations across the sector.

The Committee also oversighted Council's implementation of the Regulation and incoming OLG Guidelines, including the effectives of its enterprise risk management activities, internal audit, service planning and performance measurement requirements through the ARIC Responsibility Plan. The Committee also monitored sector-wide challenges such as increasing expectations around fraud and corruption control, and the broader financial sustainability pressures facing NSW councils.

Alignment with Office of Local Government Guidelines

In alignment with the OLG Guidelines, Cumberland City Council has demonstrated that the core documents governing ARIC member responsibilities, oversight expectations, and accountability mechanisms remain current and compliant. These governance instruments were reviewed in May 2025, with minor refinements made to strengthen the Risk Management Policy. Together, they set out how ARIC members are expected to operate, the standards of independence and probity they must uphold, and the framework through which internal audit and risk oversight are delivered. The documents reviewed include:

- **ARIC Charter – Terms of Reference** — defines the ARIC's mandate, authority, membership requirements, reporting lines, and oversight responsibilities.
- **Internal Audit Charter** — outlines the purpose, independence, scope, and operating principles of the internal audit function, ensuring alignment with sector-wide best practice.
- **Risk Management Policy** — establishes Council's approach to identifying, assessing, and managing risk, including the roles of ARIC and management in maintaining an effective risk culture.

These updates reinforce Council's commitment to transparent governance, robust assurance processes, and adherence to the standards set by the Office of Local Government.

Furthermore, during Council meeting on 18 June 2025, Council adopted the updated suite of Integrated Planning and Reporting documents, including the Corporate Planning and Reporting Strategy, Performance Indicator and Reporting Strategy, Performance Indicator Master Register, Service Planning Guidelines, and the Corporate Plan Master Register. These documents give effect to the requirements

introduced through the OLG's revised framework and strengthen Council's strategic planning, performance measurement and reporting obligations. The ARIC has continued to monitor the implementation of these reforms and their integration into Council's governance, risk and performance management systems.

Internal Audit

The Internal Audit function is a key function underpinning the governance functions of Council and provides integral support to the work of the ARIC. The incoming Regulation stated that 'internal audit' is a matter to kept under review by the ARIC under section 428A(2) of the Act. This direction removed historic ambiguity over ARIC's responsibility for the internal audit function under the Act.

Council's Internal Audit function is led by the Director Governance and Risk, with external specialist support supplemented by the internally repurposed Senior Coordinator Audit & Risk, providing both cost efficiencies and strengthened organisational knowledge. The ARIC has maintained oversight of the internal audit program throughout the year. Two medium-rated audits were carried into the new financial year due to the prioritisation of higher risk audits in the 2025–2026 program; this backlog has since been resolved, and the audit program continues to progress.

The Strategic Internal Audit Plan was most recently presented through the ARIC minutes and Chairperson's reporting to Council at the meeting of 26 February 2025, confirming the Committee's endorsement of the updated plan for the forthcoming audit cycle. The Plan is reviewed annually by the Executive Team, with quarterly progress reporting to the Committee, and remains a flexible document that is adjusted as required to reflect key organisational risks and the Committee's priorities.

Recommendations from internal audit reports continue to be recorded and tracked in Council's TechnologyOne system to ensure management addresses improvement actions in a timely manner. ARIC action tracking is embedded within Council's corporate systems and management processes, and progress updates on the implementation of audit recommendations are provided to the Committee at each meeting for ongoing oversight.

The General Manager is permitted to approve extensions of up to 3 months on the due date of any internal audit recommendation. Any further extension can only be granted by the ARIC and must be reported to the ARIC prior to the due date being exceeded.

The ARIC is satisfied with the current processes and with management's continued focus on implementing internal audit recommendations in a timely manner. In addition to the Internal Audit reports considered through the Committee's agenda, a summary of audits completed in the 2024/25 financial year is attached to this report.

External Audit

The external audit of Cumberland City Council for the year ending 30 June 2025 was completed by the Audit Office of New South Wales (AONSW) as per the Annual Engagement Plan issued by the AONSW on 10 February 2025. Representatives of the Audit Office representatives attend each ARIC meeting, and the Committee maintains oversight of Council's responses to external audit matters, including the issues and risks identified through the audit process.

Enterprise Risk Management

The ARIC received consistent updates on the ongoing implementation and maturing of Council's Enterprise Risk Management (ERM) framework. Council reported steady progress in embedding an integrated risk management system, improving the quality and consistency of risk assessments, and strengthening organisational risk culture. The Committee noted increasing sophistication in risk reporting, including clearer ownership of strategic and operational risks, and stronger alignment between risk management and Council's broader strategic objectives. Emerging risks, particularly cyber security, regulatory changes, and operational resilience were regularly highlighted, with the ARIC encouraging continued scenario planning and cross-departmental engagement.

Fraud and corruption control remained a standing priority throughout the year, with Council providing updates on risk assessments, treatment plans, policy improvements, and staff awareness initiatives. The ARIC maintained a strong focus on internal controls, procurement-related risks, and the integration of internal audit findings into risk registers and management action plans. Business continuity and resilience planning reports were provided, with the Committee supporting Council's efforts to strengthen preparedness and response capabilities. Overall, the ARIC observed a maturing risk environment and reinforced the importance of sustained oversight, continuous improvement, and proactive management of high-risk areas.

Council Performance and Improvement

The Committee received regular updates on Council's corporate planning activities as part of the Integrated Planning and Reporting (IP&R) framework. These updates outlined progress against key performance measures, delivery program commitments, and organisational improvement initiatives. Council also provided briefings on ongoing service reviews and operational performance assessments, highlighting areas where efficiency, service quality, and customer outcomes were being strengthened. The Committee noted the continued focus on aligning operational performance with strategic objectives and improving the transparency of performance reporting.

Throughout the year, the ARIC was also briefed on relevant performance audits undertaken by the NSW Audit Office, including sector-wide reviews and council-specific examinations. These audits assessed efficiency, effectiveness, and

economy across various functions, and Council provided the Committee with summaries of findings, implications for Cumberland, and any required gap analyses. Where improvement actions were identified, the ARIC monitored Council's response and progress in addressing recommendations. Overall, the Committee observed a maturing approach to performance management, with Council demonstrating a commitment to continuous improvement, accountability, and strengthened organisational capability.

Committee Matrix/Responsibility Plan

Council's ARIC Responsibility Plan outlined that Council met the requirements under the ARIC Charter in the 12 months addressed in this report.

Audit, Risk and Improvement Committee Charter and Operations

The ARIC is committed to continually enhance the effectiveness of its operations. To ensure that the Committee is aware of current and emerging issues, both the Committee Chair and selected Management representatives attend briefings provided by the Audit Office of NSW and ICAC, as well as monitoring newsletters provided by bodies such as the Office of Local Government.

The Chairperson of the Committee also meets with relevant Council Management to review the operations of the Committee and to collaborate on improvements to report quality information to the Committee.

The Committee continues to hold regular in-camera meetings with the Internal Ombudsman, contracted internal audit provider and the external auditor, as well as the General Manager of Council.

The ARIC Charter is reviewed annually by the Committee in accordance with its Terms of Reference, with any substantive changes submitted to Council for endorsement. The ARIC Charter was most recently adopted by Council on 19 June 2024 and last reviewed by the ARIC on 19 May 2025.

The Coming Year

Councillors and Management can best communicate the opportunities and challenges ahead for the Council and community.

For the ARIC, the year ahead will continue to be shaped by the significant governance reforms introduced through the amended Regulation and the updated ARIC Guidelines.

As these changes have been incorporated into Council's Terms of Reference, the Committee has devoted additional attention to ensuring they are fully embedded in practice. This period of transition has required careful oversight, constructive

engagement with Management, and a renewed focus on strengthening Council's governance framework.

Importantly, the revised regulatory settings provide Council with a clearer structure for managing risk, enhancing accountability, and demonstrating strong governance with greater transparency. These improvements support more robust decision-making and reinforce the integrity of Council's operations.

The Committee looks forward to continuing its service to Cumberland City Council and the community in the year ahead, supporting effective oversight and contributing to a culture of continuous improvement.

Conclusion

Over the past year, the ARIC has continued to make meaningful contributions to strengthening Council's internal control environment, fraud and corruption prevention, financial reporting, business continuity planning, governance practices and risk management. With the updated ARIC Charter and Terms of Reference now in place, the Committee has embraced its expanded responsibilities under the Regulation and the Act, recognising the vital role it plays in supporting sound corporate governance at Cumberland City Council.

As Chair, I would like to acknowledge the thoughtful, diligent and highly effective contributions of all Committee members, both the Independent and Councillor representatives. Their commitment to rigorous oversight, constructive engagement and continuous improvement has been invaluable. The Committee remains fully independent of management, and members continue to uphold the highest standards of integrity, including maintaining up-to-date declarations of external interests and ensuring all relevant registers for Councillor members are current. Further, without the consistent and quality support provided the council secretariat, the Committee's performance would be quite limited.

With these strengthened governance foundations now embedded, the Committee is well positioned to continue supporting Council in meeting its obligations and enhancing transparency and accountability. This report is recommended to be received.

SCHEDULED INTERNAL AUDIT PLAN FOR FINANCIAL YEAR 2024 - 2025

Q1 (Jul – Sep), Q2 (Oct – Dec), Q3 (Jan – Mar), Q4 (Apr – June).

	Internal Audit Area FY24-25	Timing	Status	Last Audited	Auditor	Scope / Comments
1.	Recording and Distribution of Zoning Information, Rezoning Application and Planning Certificates	Q1	Completed	2020	InConsult	The Internal Audit was completed during the quarter and reported to the May 2025 ARIC Meeting.
2.	Parking Services and Management of Dangerous and Menacing Dogs	Q2	Completed	2020	InConsult	The Internal Audit was completed during the quarter and reported to the August 2025 ARIC Meeting.
3.	Building Security	Q2	Completed	N/A	InConsult	The Internal Audit was completed during the quarter and reported to the May 2025 ARIC Meeting.
4.	DRIVES System	Q2	Completed	2023	In House	The Internal Audit was completed during the quarter and reported to the November 2024 ARIC Meeting.
5.	Conflict of Interest	Q3	Completed	2018	InConsult	The Internal Audit was completed during the quarter and reported to the May 2025 ARIC Meeting.
6.	Playground Equipment Renewal Program	Q3	In Progress	N/A	InConsult	Field work completed and audit report drafted. Exit meeting scheduled in February 2026.
7.	Business Continuity	Q4	Completed	2018	InConsult	The Internal Audit was completed during the quarter and reported to the May 2025 ARIC Meeting.
8.	Work Order Audit	Q4	In Progress	NA	InConsult	Field work commenced and audit scope extended to include defect registers. Exit meeting will be scheduled in March 2026 after field work and draft report is produced.
9.	Financial Delegations	Monthly	Completed	2024	In House	Monthly audit of financial delegation data integrity between TechOne and PULSE. The 2024-2025 Financial Year monthly reviews have been completed.

Item No: C05/26-51

NOTICE OF MOTION - SOCIAL MEDIA CAMPAIGN TO PROMOTE ELECTRONIC RATES NOTICES

Councillor: Sujan Selventhiran

SUMMARY

Pursuant to Notice, Councillor Selventhiran submitted the following Motion.

NOTICE OF MOTION

That Council

1. **Notes that electronic rates notices have been available to ratepayers since 2012, and that currently only approximately 20% of the 72,000 rates notices issued each quarter are sent electronically, with the quarterly cost of issuing paper notices approximately $90,000.**
2. **Directs the General Manager to develop and deliver a three-month social media campaign to promote electronic rates notice opt-in to Cumberland ratepayers, including:**
   - **Targeted content across Council's social media channels highlighting the convenience, speed, and environmental benefits of switching to electronic notices;**
   - **Multilingual content reflecting the diversity of Cumberland's community;**
   - **Promotion through Council's eNews, website, Customer Service Centres, and community facilities.**
3. **Sets a target to increase the electronic opt-in rate from 20% to at least 30% within six months of the campaign commencing.**
4. **Requests the General Manager report back to Council at the conclusion of the campaign on:**
   - **The number of new electronic opt-ins achieved;**
   - **Estimated cost savings realised;**
   - **Recommendations for ongoing promotion to further increase uptake.**

ATTACHMENTS

Nil

Item No: C05/26-52

NOTICE OF MOTION - ANNUAL ABORIGINAL AND TORRES STRAIT ISLANDER EDUCATION SCHOLARSHIP

Councillor: Sujan Selventhiran and Joseph Rahme

SUMMARY

Pursuant to Notice, Councillors Selventhiran and Rahme submitted the following Motion.

NOTICE OF MOTION

That Council:

1. **Establishes a Cumberland Aboriginal and Torres Strait Islander Education Scholarship Program, awarded on an annual basis to support First Nations residents of the Cumberland LGA in pursuing educational opportunities;**
2. **The program consist of 2 scholarships valued at $1,000 each per year, funded from the community reserve;**
3. **Consults with the Aboriginal and Torres Strait Islander Consultative Committee (ATSICC) over the development of:**
   - **Eligibility criteria and application process;**
   - **Selection and assessment panel composition;**
   - **Partnership opportunities with local educational institutions and businesses;**
4. **Requests the ATSICC consult with local Aboriginal and Torres Strait Islander community members and Elders in developing the program, and report all recommendations to Council via the next quarterly ATSICC meeting; and**
5. **Requests the scholarship program be promoted annually during NAIDOC Week and National Reconciliation Week to maximise awareness and applications.**

ATTACHMENTS

Nil

Item No: C05/26-53

NOTICE OF MOTION - URGENT SUPPORT FOR PEOPLE EXPERIENCING HOMELESSNESS AT CIVIC PARK, PENDLE HILL

Councillor: Sujan Selventhiran and Michael Zaiter

SUMMARY

Pursuant to Notice, Councillor Selventhiran submitted the following Motion.

NOTICE OF MOTION

That Council:

1. **Notes the ongoing homelessness situation at Civic Park, Pendle Hill, and acknowledges that many of those sleeping rough are people seeking asylum who are ineligible to access mainstream government homelessness services including Link2home, crisis accommodation, and income support due to their visa status;**
2. **Directs the General Manager to urgently engage with specialist asylum seeker and refugee support organisations operating in or near the Cumberland LGA to coordinate outreach at Civic Park and connect individuals with:**
    - **Emergency and transitional accommodation providers that accept people on bridging or temporary visas;**
    - **Legal assistance for visa and protection claims;**
    - **Health services, including mental health and drug and alcohol support.**
3. **Notes that there is currently a community working group actively providing support to asylum seekers and refugees in the local area and directs the General Manager to engage with this working group to coordinate efforts, identify the immediate needs of those sleeping rough at Civic Park, and provide Council support to assist the working group in delivering services to this cohort;**
4. **Directs the General Manager to activate Priority Area 3 of the Cumberland Homelessness Action Plan 2024–2027 in relation to the Civic Park situation, specifically:**
    - **Action 3.1 – Undertake coordinated sector advocacy to State and Federal Governments for urgent in-house rehabilitation (Nepal Hospital and Odessey House)**
    - **Action 3.2 – Identify and promote initiatives improving access to affordable private rental housing for people on temporary or asylum-seeking visas;**
    - **Action 3.4 – Identify services supporting those at risk or homeless on bridging, partner or student visas.**

ATTACHMENTS

Nil

Item No: C05/26-54

NOTICE OF MOTION - CINEMA IN THE PARK PROGRAM

Councillor: Michael Zaiter and Joseph Rahme

SUMMARY

Pursuant to Notice, Councillors Zaiter and Rahme submitted the following Motion.

NOTICE OF MOTION

That Council investigate and report on the establishment of an ongoing free "Cinema in the Park" program for residents within the Cumberland LGA starting Christmas school holidays 2026, including suitable locations, costs, sponsorship opportunities, operational requirements, and an implementation plan.

ATTACHMENTS

Nil

Item No: C05/26-55

NOTICE OF MOTION - AUDIT OF PARKS AND PLAYGROUNDS

Councillor: Joseph Rahme and Michael Zaiter

SUMMARY

Pursuant to Notice, Councillors Rahme and Zaiter move the following Motion.

NOTICE OF MOTION

That:

1. **An audit be undertaken into Council's open space areas and playgrounds, to identify locations which are inclusive, all abilities parks and playgrounds that support children with disability.**

2. **A report be prepared to a future meeting detailing such locations by ward.**

ATTACHMENTS

Nil

Item No: C05/26-56

NOTICE OF MOTION - COMMUNITY CITIZENSHIP TEST SUPPORT

Councillor: Ahmed Ouf

SUMMARY

Pursuant to Notice, Councillor Ouf submitted the following Motion.

NOTICE OF MOTION

That Council:

1. **Explore opportunities to partner with local TAFE institutions, universities or relevant organisations to support residents preparing for the Australian Citizenship Test through accessible educational programs within the Cumberland Local Government Area.**

2. **Investigate the potential use of Council library and community facilities to host such programs or information sessions.**

ATTACHMENTS

Nil

Item No: C05/26-57

NOTICE OF MOTION - EV CHARGING INFRASTRUCTURE ACROSS CUMBERLAND

Councillor: Ahmed Ouf

SUMMARY

Pursuant to Notice, Councillor Ouf submitted the following Motion

NOTICE OF MOTION

That Council:

1. **Note the existing Public Electric Vehicle Charging Infrastructure Policy and related strategies supporting the delivery of EV charging infrastructure across Cumberland.**
2. **In addition to existing efforts, investigate the feasibility of providing EV charging infrastructure at community facilities operated by Council and provide a report on potential implementation opportunities and indicative delivery timeframes.**
3. **Continue to identify and seek to leverage relevant State and Federal Government grants, funding programs and partnerships to support the delivery of EV charging infrastructure across Cumberland.**
4. **Seek a report within 6 months detailing:**

    a) **The progress of current EV initiatives planned or being implemented across Cumberland.**

    b) **What level of charging infrastructure may be required to adequately serve the projected EV requirements of the Cumberland community; and**

    c) **How those targets align with Council's existing EV strategy, policies and delivery program, including identified gaps and the actions and timeframes required to address them.**

ATTACHMENTS

Nil

Item No: C05/26-58

NOTICE OF MOTION - NAIDOC WEEK RECOGNITION AND INCLUSION IN COUNCIL'S ANNUAL EVENTS CALENDAR

Councillor: Diane Colman

SUMMARY

Pursuant to Notice, Councillor Colman submitted the following Motion.

NOTICE OF MOTION

That Council:

1. **Recognise NAIDOC Week as a significant national celebration of Aboriginal and Torres Strait Islander history, culture, achievement and resilience.**
2. **Include NAIDOC Week in Cumberland City Council's annual civic and community events calendar.**
3. **Investigate opportunities for Council to support and promote NAIDOC Week through:**
   - **i) community events and activities;**
   - **ii) partnerships with local Aboriginal organisations, Elders and community leaders;**
   - **iii) educational and cultural programming;**
   - **iv) library, arts and community centre initiatives; and**
   - **v) promotion through Council communication channels; and**
4. **Receive a report outlining potential approaches, partnerships, budget implications and opportunities to strengthen Council's engagement with Aboriginal and Torres Strait Islander communities through NAIDOC Week and related initiatives.**

ATTACHMENTS

Nil