CUMBERLAND
CITY COUNCIL

# Property Committee Meeting

*Monday, 4 May 2026 at 5:30 PM*

Cumberland City Council Chambers

Merrylands Service Centre, 16 Memorial Avenue, Merrylands

# ORDER OF BUSINESS

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

**1 Opening of Meeting**

**2 Apologies / Requests for Leave of Absence/ Requests for Attendance by Audio-Visual Link**

**3 Confirmation of Previous Minutes**

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**4 Disclosure of Interest**

**5 Mayoral Minutes**

**6 Items Resolved by Exception**

**7 Reports**

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**8 Closed Session Reports**

**9 Confidential Attachments from Open Reports**

PC019/26 1-47 Percival Road, Smithfield - Letter of Offer for Advertising Sign

1. Letter of Offer - 1-47 Percival Rd, Smithfield.

*Note: Included in Closed Business Paper 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.*

**10 Resolutions passed in Closed Session**

**11 General Business**

**12 Close**

# Minutes of the Ordinary Property Committee Meeting - 9 March 2026

Minutes of the Property Committee Meeting held at Merrylands Administration Building, 16 Memorial Avenue, Merrylands NSW 2160 on Monday 09 March 2026.

**Voting Councillors**

| | |
|---|---|
| Ola Hamed (Mayor) - Chairperson | Councillor |
| Nadima Kafrouni-Saba (Deputy Mayor) | Councillor |
| Suman Saha | Councillor (Arrived 5:58pm) |
| Enver Yasar | Councillor |
| Michael Zaiter | Councillor (Via Audio-Visual) |

**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 5:37pm

## ACKNOWLEDGEMENT OF COUNTRY

The Chairperson opened the meeting with an Acknowledgement of Country.

## APOLOGIES

Nil.

## 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.

## DECLARATIONS OF INTEREST

Nil.

**Min.136 CONFIRMATION OF MINUTES**

**RESOLVED (KAFROUNI-SABA/YASAR)**

That the Property Committee confirm the minutes of the Property Committee held on 13 October, as previously adopted by Council.

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

Councillor(s) For the Motion: Hamed, Kafrouni-Saba, Yasar and Zaiter.

Councillor(s) Against the Motion: Nil.

**ITEMS RESOLVED BY EXCEPTION**

**Min.137**

**RESOLVED (ZAITER/KAFROUNI-SABA)**

That the Property Committee adopt items PC001/26, PC003/26, PC004/26, PC008/26, PC009/26, PC010/26, PC011/26 and PC012/26 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, Yasar and Zaiter

Councillor(s) Against the Motion: Nil.

**ITEM PC001/26 - UPDATE ON COMMITTEE RESOLUTIONS**

***Resolved by Exception***

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

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

***Resolved by Exception***

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 by Exception***

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 by Exception***

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 by Exception***

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 by Exception***

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

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

***Resolved by Exception***

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.

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

***Resolved by Exception***

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.

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**CLOSED SESSION**

**Min.138**

At this stage of the meeting being 5:44pm, 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:

- **PC002/26** Update on General Property Leases/Transactions
- **PC005/26** Proposed Compulsory Acquisition – Wentworthville
- **PC006/26** Unsolicited Proposal for Property Acquisition – Auburn
- **PC007/26** 27 Monitor Road, Merrylands - Update on Proposed Lease
- **PC013/26** Outcome of Leasing Expression of Interest - Auburn
- **PC014/26** Verbal Update on General & Strategic Property Matters

as the items contain the following considerations under the Act:

*(c) - information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business; and*
*(d) commercial information of a confidential nature that would, if disclosed—*
*(i) prejudice the commercial position of the person who supplied it.*

**RESOLVED (YASAR/KAFROUNI-SABA)**

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 PC002/26, PC005/26, PC006/26, PC007/26, PC013/26 and PC014/26.

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

Councillor(s) For the Motion: Hamed, Kafrouni-Saba, Yasar and Zaiter

Councillor(s) Against the Motion: Nil.

**Min.139 ITEM PC002/26 - UPDATE ON GENERAL PROPERTY LEASES/TRANSACTIONS**

**RESOLVED (SAHA/ZAITER)**

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.

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

Councillor(s) For the Motion: Saha, Yasar and Zaiter.

Councillor(s) Against the Motion: Hamed and Kafrouni-Saba.

**Min.140 ITEM PC005/26 - PROPOSED COMPULSORY ACQUISITION - WENTWORTHVILLE**

**RESOLVED (ZAITER/YASAR)**

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.

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

Councillor(s) For the Motion: Hamed, Kafrouni-Saba, Yasar and Zaiter.

Councillor(s) Against the Motion: Nil.

**Min.141 ITEM PC006/26 - UNSOLICITED PROPOSAL FOR PROPERTY ACQUISITION - AUBURN**

**RESOLVED (YASAR/ZAITER)**

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.

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.

Note: Councillor Saha entered the Chamber at 5.58pm during this item.

**Min.142 ITEM PC007/26 - 27 MONITOR ROAD, MERRYLANDS - UPDATE ON PROPOSED LEASE**

**RESOLVED (SAHA/YASAR)**

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.

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.

**Min.143 ITEM PC013/26 - OUTCOME OF LEASING EXPRESSION OF INTEREST - AUBURN**

**RESOLVED (ZAITER/SAHA)**

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*.

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

Councillor(s) For the Motion: Hamed, Kafrouni-Saba, Saha, Yasar and Zaiter.

Councillor(s) Against the Motion: Nil.

**Min.144 ITEM PC014/26 - VERBAL UPDATE ON GENERAL & STRATEGIC PROPERTY MATTERS**

**RESOLVED (YASAR/KAFROUNI-SABA)**

The Property Committee recommend that Council:

1. Receive and note the update; and
2. Delegate authority to the General Manager to deal with items:
   1.
      a) 2/58 Auburn Rd, Auburn; and
      b) Transaction at McFarlane Street Carpark.

**General Business**

Nil.

**MEETING CLOSED**

The Mayor, Councillor Hamed declared the meeting closed at 7:05pm.

Signed:

Chairperson

Item No: PC015/26

## UPDATE ON COMMITTEE RESOLUTIONS

Directorate: Governance and Risk
Responsible Officer: Director Governance and Risk
Community Strategic Plan Goal: *Delivering Sustainable Infrastructure and Services*

## SUMMARY

This report presents to the Property Committee the current list of outstanding Committee resolutions.

## RECOMMENDATION

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

## REPORT

This report provides an update on the current outstanding Property Committee resolutions.

The updated list of outstanding resolutions is provided as Attachment 1 to this report.

## 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. This report is intended to provide transparency to the Committee on the progress of actions considered at the Committee level which have been ratified by Council.

## 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 status update on Property Committee resolutions is provided for transparency to the Committee.

## ATTACHMENTS

1. Cumberland Property Committee - Outstanding Resolutions ⇩

# DOCUMENTS ASSOCIATED WITH REPORT PC015/26

## Attachment 1

## Cumberland Property Committee - Outstanding Resolutions

## Outstanding Property Committee Resolutions

| Date of Meeting | Minute No / Subject | Council Decision | Responsible Directorate | Status |
|---|---|---|---|---|
| **26/06/2023** | Min. 29 - ITEM PC031/23 - FUTURE OF COUNCIL UNFORMED ROAD - GUILDFORD | That the Property Committee recommend that Council:<br>1. Proceed with the proposed road dedication and closure of the parcel of unformed road reserve located adjacent Ruby Street and 10, 19- 21 Edgar Buggy Street, Guildford;<br>2. Undertake a title status review on the parcel of land;<br>3. Serve 28 days' Notice of Intention to dedicate as a public road;<br>4. Upon dedication, proceed with the required road closure process in accordance with Part 4 Division 3 of the Roads Act 1993, subject to the concurrence of Council's Traffic Committee.<br>5. Receive a future report outlining a best use valuation for the sale or lease of the land for determination. | Governance & Risk | The 28 day Notice of Intention is live. Once the consultation period closes, any submissions will be considered before the notice is published in the NSW Government Gazette. |
| **28/08/2023** | Min. 37 - ITEM PC039/23 - COUNCIL PROPERTY AT 7 MEMORIAL AVENUE, MERRYLANDS | The Council:<br>1. Endorse the General Manager to commission a heritage impact assessment report and an independent valuation report to inform next steps in relation to this site.<br>2. Following the reports being received, a further report be brought to the Property Committee advising on a strategy for the future of the site.<br>3. Provide budget for the above reports through the Property Reserve. | Environment & Planning | Property valuation complete. Heritage assessment complete. Outcomes to be reported to a future Property Committee meeting for consideration. |
| **22/04/2024** | Min. 79 - ITEM PC026/24 - WENTWORTHVILLE COMMUNITY AND RECREATION HUB | The Property Committee recommend that Council:<br>1. Receive the report.<br>2. Endorse the preparation and finalisation of a concept and detailed design for the new Wentworthville Community and Recreation Hub, including supporting studies and approval documentation, noting the following requirements:<br>a) a function room that caters for a capacity of at least 600 people<br>b) a permanent stage<br>c) further consideration of car parking<br>d) a dedicated theatre room for a capacity of 250 people<br>e) further consideration of the outdoor event space<br>3. Pursue grant funding opportunities that can contribute to the delivery of the project.<br>4. Undertake a community consultation process in the near future to inform the finalisation of the concept design. | Environment & Planning | Work underway in accordance with resolution. |
| **03/03/2025** | Min. 97 - ITEM PC005/25 - PROPOSED LEASE FOR ADDITIONAL LAND AT 167 FAIRFIELD ROAD, GUILDFORD | That the Property Committee recommend that Council:<br>1. Endorse the proposed lease agreement to Sundown Building Supplies Pty Ltd (ABN 36 675 238 267) for a term up to 10 years, for an additional portion of land within Lot 1 in Deposited Plan 1179149 in accordance with the lease terms outlined in the report.<br>2. Delegate authority to the General Manager to finalise the lease agreement terms and execute the documentation following the required 28-day public notification period in accordance with Section 47 of the Local Government Act 1993. | Governance & Risk | Further design clarification is underway to determine the most suitable remediation approach. Tender preparation will progress once the required plans and information are received. |
| **02/06/2025** | Min. 111 - ITEM PC019/25 - ELECTRIC VEHICLE CHARGING INFRASTRUCTURE ON COUNCIL LAND - LICENCE PROPOSAL | That the Property Committee recommend that Council:<br>1. Endorse the proposal by JOLT for Electric Vehicle (EV) charging infrastructure on Council land as outlined in this report; and<br>2. Delegate to the General Manager to negotiate and execute the necessary documentation to give effect to an agreement. | Governance & Risk | Heads of Agreement has been finalised and is awaiting execution. Public notification for two sites will commence once executed, and preparation of the site specific licence agreements. |
| **04/08/2025** | Min. 117 - ITEM PC024/25 - GOGET CARSHARE TRIAL IN CUMBERLAND CITY COUNCIL CARPARKS | That Property Committee recommend that Council:<br>1. Endorse the proposal by GoGet Carshare to provide trial carshare service in Council carparks as outlined in this report; and<br>2. Delegate to the General Manager to negotiate and execute the necessary documentation to give effect to an agreement.<br>3. Explore options in other locations including Merrylands. | Environment & Planning | Work underway in accordance with resolution. |

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| **04/08/2025** | Min. 118 - ITEM PC025/25 - HARMONISATION OF GENERIC PLANS OF MANAGEMENT FOR CUMBERLAND | That the Property Committee recommend that Council endorse that the harmonisation of generic Plans of Management for Cumberland be undertaken for:<br>- Natural areas;<br>- Parks ;<br>- Sportsgrounds; and<br>- General community use. | Environment & Planning | Work is progressing in accordance with Council resolution. Natural Areas Plan of Management to be considered at this meeting for finalisation. |
| **13/10/2025** | Min. 126 - ITEM PC032/25 - UPDATE ON GENERAL PROPERTY LEASES/TRANSACTIONS | That the Property Committee:<br>1. Receive the update.<br>2. Delegate authority to the General Manager to finalise the sale of land at Hezlet St, Lidcombe (Lot 10/DP 1298028) to Sanahi Pty Ltd (ABN 27 080 878 851), in accordance with legal advice and an independent valuation report; and<br>3. Report the outcome of the sale process to a future Committee meeting. | Governance & Risk | Sale has now been agreed. The contract has been finalised and sent to the purchaser for review. |
| **13/10/2025** | Min. 127 - ITEM PC033/25 - OUTCOME OF TENDER PROCESS - 'FEDERATION COTTAGE', 42 LANE STREET, WENTWORTHVILLE | That the Property Committee recommend that Council:<br>1. Award the lease to Community Migrant Resource Centre Incorporated (ABN 89 786 937 360) in accordance with Section 178(1)(a) of the Local Government (General) Regulation 2021.<br>2. Subject to completion of the required public notification under Section 47 of the Local Government Act 1993 (NSW) and consideration of any submissions received, proceed to finalise the lease over Federation Cottage located at 42 Lane Street, Wentworthville (Lot 17, Section 1 in Deposited Plan 963) for a net commencement rent of $15,000 per annum excluding GST, for a term of 5 years.<br>3. Delegate to the General Manager the authority to execute the lease agreement, related documents and arrangements consistent with the terms outlined in this report. | Governance & Risk | The final lease has progressed to issue and is now with the tenant for review and execution. The agreement is expected to be finalised shortly ahead of the 1 July 2026 commencement. |
| **13/10/2025** | Min. 128 - ITEM PC034/25 - CUMBERLAND OPEN SPACE PLANNING PROPOSAL | That the Property Committee recommends that Council:<br>1. Endorse in-principle the proposed sites for inclusion in the planning proposal, as provided in Attachments 1 and 2, and as outlined in this report.<br>2. Endorse the planning proposal and supporting documentation, as provided in Attachment 3.<br>3. Endorse that the following activities are undertaken prior to a further report being considered by Council:<br>i) Early community consultation on the planning proposal<br>ii) Refinements to the planning proposal (as required) following the review of submissions arising from early community consultation<br>iii) Consideration of the planning proposal by the Cumberland Local Planning Panel.<br>4. 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. | Environment & Planning | Report provided at this meeting for consideration. |
| **13/10/2025** | Min. 129 - ITEM PC035/25 - PROPOSAL FOR TRANSFER OF LAND FROM NSW GOVERNMENT TO COUNCIL | That the Property Committee recommend that Council:<br>1. Endorse the proposal by the NSW Government's Office of Strategic Lands (within the Department of Planning, Housing and Infrastructure) for the transfer of identified land to Council that are used for public recreation or environmental purposes, as outlined in this report; and<br>2. Delegate to the General Manager to negotiate and execute the necessary documentation to give effect to the transfer. | Environment & Planning | Work being undertaken in accordance with Council's resolution. |
| **13/10/2025** | Min. 130 - ITEM PC036/25 - LIDCOMBE TOWN CENTRE - STRATEGIC PROPERTY AND PRECINCT CONSIDERATIONS | That the Property Committee recommend that Council:<br>1. Receive the report.<br>2. Undertake property valuations of Council owned land as outlined in this report.<br>3. Progress initial planning and design for a new library and community hub at Lidcombe Town Centre.<br>4. Confirm option 2 as the preferred option to investigate additional car parking within the Lidcombe Town Centre.<br>5. Receive a further report at a future Property Committee meeting in relation to this report and associated actions. | Environment & Planning | Work being undertaken in accordance with Council's resolution. |

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| **13/10/2025** | Min. 131 - ITEM PC037/25 - DRAFT NATURAL AREAS PLAN OF MANAGEMENT | That the Property Committee recommend that Council:<br>1. Endorse the Draft Natural Areas Plan of Management for referral to the NSW Department of Planning, Housing and Infrastructure for Ministerial consent.<br>2. Upon receipt of Ministerial approval, place the Draft Natural Areas 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.<br>3. Provide a further report to Council detailing the outcome of the public exhibition period. | Environment & Planning | Report provided at this meeting for consideration. |
| **13/10/2025** | Min. 133 - ITEM PC039/25 - LEASE PROPOSAL - MELITA STADIUM, EVERLEY ROAD, SOUTH GRANVILLE | That the Property Committee recommend that Council:<br>1. Endorse the proposed lease agreement to Granville & District Soccer Association (ABN 87 722 086 347) for a term up to 5 years over Part of the land identified as Lot B/DP 415520 and Lot 1/DP 222670.<br>2. Delegate authority to the General Manager to negotiate and finalise the lease agreement terms and execute the documentation following the required 28-day public notification period in accordance with Section 47 of the Local Government Act 1993 (NSW) | Governance & Risk | Heads of Agreement Drafted and are under review. |
| **13/10/2025** | Min. 134 - ITEM PC040/25 - REQUEST FOR TENDER - BILLBOARD ADVERTISING COMMERCIAL OPPORTUNITIES | That the Property Committee recommend that Council:<br>1. Receive the Billboard Advertising Opportunities Report prepared by Nexusfactor Pty Ltd dated August 2025;<br>2. Approve proceeding to market through a public tender process for the development of billboard advertising opportunities at the identified feasible sites being, 10 Robert Street, Holroyd (Lot 5, Section 5 in Deposited Plan 3642) and 10 Freame Street, Wentworthville (Lot 16 in Deposited Plan 9296) and any other relevant advertising opportunities and locations.<br>3. Receive a further report to the Property Committee outlining the tender outcomes, evaluation results and recommended preferred tenderer(s) prior to any financial contractual commitment being made. | Governance & Risk | Tender specifications are now complete, and tender is scheduled for release to market shortly. Outcomes will be reported to a future Property Committee meeting for consideration. |
| **09/03/2026** | Min. 137 - ITEM PC003/26 - PROPOSED GRANTING OF DRAINAGE EASEMENT - HAMPDEN ROAD SOUTH WENTWORTHVILLE | Resolved by Exception<br>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:<br>(a) an independent valuation report being obtained;<br>(b) the final easement location and design being in accordance with the expert advice of Council's Engineering team and Special Projects Manager;<br>(c) completion of the required 28-day public notification period in accordance with Section 47 of the Local Government Act 1993; and<br>(d) all associated costs regarding the granting of an easement, including compensation to be paid by the applicant. | Governance & Risk | Public notification is live until 1 May 2026. Submissions will be considered, valuations are underway, and legal documentation will proceed once compensation is agreed. |
| **09/03/2026** | Min. 137 - ITEM PC004/26 - PROPOSED GRANTING OF DRAINAGE EASEMENT - MONTEREY STREET SOUTH WENTWORTHVILLE | Resolved by Exception<br>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:<br>a) an independent valuation report being obtained;<br>b) the final easement location and design being in accordance with the expert advice of Council's Engineering Team;<br>c) completion of the required 28 day public notification period in accordance with Section 47 of the Local Government Act 1993; and<br>d) all associated costs including easement compensation to be paid by the applicant. | Governance & Risk | Public notification is live until 1 May 2026. Submissions will be considered, valuations are underway, and legal documentation will proceed once compensation is agreed. |

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| **09/03/2026** | Min. 137 - ITEM PC008/26 - OPTIONS FOR VACANT OPERATIONAL LAND – HOLROYD | Resolved by Exception<br>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. | Governance & Risk | Option 1 is progressing, with a tender being prepared for the potential digital billboard and preliminary work underway to determine requirements for the secure storage trial. |
| **09/03/2026** | Min.137 - ITEM PC009/26 - DRAFT PARKS PLAN OF MANAGEMENT | Resolved by Exception<br>That the Property Committee recommend that Council:<br>1. Endorse the Draft Parks Plan of Management for referral to the NSW Department of Planning, Housing and Infrastructure for Ministerial consent.<br>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.<br>3. Provide a further report to Council detailing the outcome of the public exhibition period. | Environment & Planning | Draft plan referred to NSW Government for Ministerial consent. Subject to consent, public exhibition to be undertaken. |
| **09/03/2026** | Min. 137 - ITEM PC012/26 - PROPOSED EXPRESSION OF INTEREST FOR LEASE - GUILDFORD WEST SPORTSGROUND | Resolved by Exception<br>That the Property Committee recommend that Council:<br>1. Note the continued interest in Cumberland for expanding and emerging court sports.<br>2. Proceed to prepare an Expression of Interest process for the proposed lease, development and management of the Guildford West Sportsground Tennis Complex. | Governance & Risk | EOI specifications are currently being drafted and will be released once finalised. Outcomes will be reported to a future Property Committee meeting for consideration. |
| **09/03/2026** | Min.140 - ITEM PC005/26 – PROPOSED COMPULSORY ACQUISITION - WENTWORTHVILLE | The Property Committee recommend to Council that:<br>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.<br>2. Minerals be excluded from the acquisition.<br>3. The acquisition not be for the purpose of resale.<br>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.<br>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).<br>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)).<br>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.<br>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. | Governance & Risk | A final Notice of Intention to Acquire was issued, providing a further final 14-day response period. With no response received by the 21 April 2026 deadline, Council will move forward with the compulsory acquisition process in accordance with statutory requirements. |
| **09/03/2026** | Min.141 - ITEM PC006/26 - UNSOLICITED PROPOSAL FOR PROPERTY ACQUISITION - AUBURN | The Property Committee recommend that Council:<br>1. Receive the report and;<br>2. Authorise the general manager to undertake a formal valuation of the site and undertake an assessment of the public/community benefit offer; and<br>3. Receive a report to a future meeting with the above due diligence detailed. | Governance & Risk | A valuation is being undertaken, and the public/community benefit assessment is in progress. A report will be tabled at a future Property Committee meeting for consideration. |
| **09/03/2026** | Min.142 - ITEM PC007/26 - 27 MONITOR ROAD, MERRYLANDS - UPDATE ON PROPOSED LEASE | The Property Committee recommend that Council:<br>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.<br>2. Be updated on the sale outcome at a future meeting.<br>3. Confirm that proceeds from the sale of the site are returned to the Childcare Reserve. | Governance & Risk | A valuation is being undertaken, and the Request for Tender to appoint a real estate agent will be issued shortly to initiate the public sale process. |

| | | | | |
|---|---|---|---|---|
| **09/03/2026** | Min.143 - ITEM PC013/26 - OUTCOME OF LEASING EXPRESSION OF INTEREST - AUBURN | 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. | Governance & Risk | Tender specifications have been finalised, with the tender to be released shortly. Outcomes will be reported to a future Property Committee meeting for consideration. |
| **09/03/2026** | Min.144 - ITEM PC014/26 - VERBAL UPDATE ON GENERAL & STRATEGIC PROPERTY MATTERS | The Property Committee recommend that Council:<br>1. Receive and note the update; and<br>2. Delegate authority to the General Manager to deal with items:<br>a) 2/58 Auburn Rd, Auburn; and<br>b) Transaction at McFarlane Street Carpark. | Governance & Risk | a) 2/58 Auburn Rd, Auburn – Notice of Lease termination issued 8 April, and final termination date to vacate set as 31 May 2026 (following granting of extension from original date of 30 April 2026).<br>b) Transaction at McFarlane Street Carpark - Coronation Property Co has withdrawn from the transaction, and Council has formally confirmed its position via legal correspondence. A further unsolicited proposal has been received which is proposed to be rejected due to probity considerations/risks. |

Item No: PC016/26

## UPDATE ON GENERAL PROPERTY LEASES/TRANSACTIONS

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

## SUMMARY

This report presents the Property Committee with an update on leasing and property transactions matters which are currently in progress.

## RECOMMENDATION

**That the Property Committee receive and note the update.**

## REPORT

This report provides the Property Committee with an update on the current high-level Property Transaction deals which are under negotiation, to provide the Committee with transparency.

**Property Leasing and Transactions Portfolio – Updates**

***Former Oriole Park Site – Tavistock Street, Auburn***

In September 2025, a significant fire severely damaged the vacant building, and demolition works commenced following insurer approval. Immediate safety measures were implemented, including signage, air-quality monitoring and structural assessment. The site has been returned to Council with the matter finalised under insurance.

***179 Chisholm Road, Auburn***

Early concept design work for the proposed facility to deliver the Auburn South Community Centre Masterplan continues to progress. A working group has been established with key stakeholders to guide the design development. The Mayor and General Manager have previously met with Western Sydney Wanderers to confirm their commitment to the project, which is anticipated to provide significant community benefit.

***Vacant Commercial Premises – Shop 4 & 5, 1 Susan Street, Auburn***

Council currently has two vacant commercial properties located on operational land at 1 Susan Street, Auburn. An external real estate agent has been engaged to manage an Expression of Interest process, including a targeted marketing campaign, to identify suitable tenants. The Draft lease for Shop 5 has now been issued and is progressing toward finalisation. Marketing for Shop 4 remains underway, after which Council will

review the future use of the premises, including both commercial and potential community options.

***Parramatta Basketball Association Inc and Hoops Management Pty Ltd – Existing Basketball Centre, Wyatt Park, Lidcombe***

The Draft lease documents were previously updated to reflect the current circumstances, including conditions now satisfied and the advancement of construction activities. Updated lease documents were issued to both parties. Council has followed up PBA through its lawyers recently and has not received a response. Hoops Capital have indicated that they will be executing and returning their documentation shortly.

***Regents Park 'Former Baby Health Clinic' – Community Hub, 1D Amy Street, Regents Park***

The former Baby Health Clinic at 1D Amy Street, Regents Park was previously occupied by Western Sydney Local Health District and had remained vacant for an extended period due to the deteriorated condition of the facility. One portion of the adjoining Regents Park Community Hub is under a current licence agreement, while the remaining space has been unused.

Refurbishment works at the former Clinic have now been completed, bringing the space back into use after a long period of vacancy. Council will pursue options for community based utilisation of the site moving forward.

***Western Sydney Local Health District – Licence Agreements for Greystanes and Guildford***

Council currently has two existing agreements with Western Sydney Local Health District (WSLHD) for the operation of Child and Family Health Clinics at Warnock Park, Guildford and at Greystanes Community Centre. WSLHD has requested renewal of these arrangements, and Council has agreed in principle to enter into new licence agreements for a three (3) year term, with a two (2) year option (a total 5-year agreement).

The renewed agreements will generally reflect the previous licence arrangements, with a proposed minor rental increase on current passing rent. Further negotiations will be undertaken with WSLHD to finalise the terms. Council is now progressing the renewal of the licence agreements with WSLHD, with negotiations continuing to finalise the updated terms for both sites.

***The Girl Guides Association for NSW – Ettalong Road, Greystanes***

Girl Guides has requested renewal of their agreement at 9-13 Ettalong Rd, Greystanes. Council has proposed in principle to enter into a new lease for a term of three (3) years, with a further two (2) year option (a total 5-year agreement). Heads of Agreement has now been issued to the Girl Guides Association of NSW as part of progressing the lease renewal.

Girl Guides manage and maintain the building and associated assets. The proposed lease will require public notification, and permitted uses are limited to low-intensity community activities consistent with the zoning.

***Sunny Corner Toy Library – 9 Northumberland Road, Auburn***

Sunny Corner Toy Library occupies the premises at 9 Northumberland Road, Auburn, and a Heads of Agreement has been executed to progress renewal of their lease. The proposed terms provide for a short-term lease of two (2) years with a further one (1) year option, generally reflecting the existing arrangements. The current passing rent will continue in accordance with the scheduled rent review provisions, and the tenant remains responsible for the maintenance of the building.

The lease has now been issued to Sunny Corner Toy Library, incorporating the required early-termination and redevelopment clause to maintain Council's flexibility.

***Guildford Leagues Club – Proposed Purchase of Site***

Following the recommendation passed at the last Property Committee meeting, Council determined not to proceed with a Planning Proposal to enable the proposed sale. A letter has been issued to the Guildford Leagues Club confirming Council's position.

***Eric Tweedale Stadium – Licence Agreements***

Parramatta Eels Rugby League Club have expressed an interest in renewing their existing licence agreement with Council. Council has also fielded interest from other stakeholders seeking to deliver premium sport to the facility, on days outside the current Eels agreement. Discussions are ongoing and the Committee will be kept updated as these progress.

***Synergy Auburn Pty Ltd – Renewal of Lease, Shop 1B & 2B, Ground Floor, 66–70 Auburn Road, Auburn***

Synergy Auburn Pty Ltd occupies Shop 1B and 2B, Ground Floor, 66–70 Auburn Road, Auburn. The tenant has formally exercised their option for a further lease term, and this has been acknowledged in accordance with the existing lease provisions. Council has undertaken the required market rent valuation, and the assessment has been issued to the tenant as the basis for determining the market rent applicable to the new term. Once agreement is reached on the rental amount, Council will proceed with preparing the renewal lease documentation.

## 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. This report is intended to provide transparency to the Committee on the progress of property transactions occurring within Council.

## RISK IMPLICATIONS

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

## FINANCIAL IMPLICATIONS

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

## CONCLUSION

This report provides the Property Committee with an update on leasing and property transaction matters currently in progress.

## ATTACHMENTS

Nil

Item No: PC017/26

## WAR MEMORIAL - GUILDFORD - REQUEST FOR COUNCIL MAINTENANCE

Directorate: Governance and Risk
Responsible Officer: Director Governance and Risk
Community Strategic Plan Goal: *Providing Local Leadership*

## SUMMARY

This report outlines the background, context, and options relating to the ongoing maintenance of a privately owned community war memorial hall, which was funded, constructed and is owned by a local community group and presently operates as a community hall.

The report considers how council can maintain and preserve the war memorial in a manner that is lawful and sustainable.

## RECOMMENDATION

**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.**

## REPORT

Council has received a request to maintain the heritage listed war memorial on site at 1 Calliope St Guildford, known as the Guildford Soldiers Memorial - School of Arts, to ensure that the war memorial element on site is preserved for future generations.

Council has functions and powers under the *Local Government Act 1993,* including sections 24 and 67, to provide services and undertake activities that support community needs and public purposes, including commemoration. Where Council assistance is provided in relation to privately owned assets, it must be structured so that any benefit to the owner is incidental, and Council's involvement is clearly directed to a public purpose. The subject hall at 1 Calliope St Guildford is owned by the Guildford School of Arts.

The preferred governance model in this instance is a formal maintenance agreement under which Council would undertake defined maintenance and conservation works to identified war memorial elements and their immediate commemorative setting only.

Ownership of the land and building would remain with the community group, and Council would expressly exclude responsibility for the hall structure, internal facilities, amenities, services, capital works and any non-memorial uses of the building.

A formal written agreement would be required to clearly define the scope of Council responsibilities, asset inclusions and exclusions, access arrangements, insurance and indemnity provisions, and heritage and conservation standards. This approach allows Council to support the preservation of a war memorial of local significance while appropriately managing risk and avoiding any implication of ownership or operational control of the hall.

## COMMUNITY ENGAGEMENT

There are no consultation processes for Council associated with this report. The ongoing preservation and maintenance of this war memorial is in the public and community interest.

## POLICY IMPLICATIONS

The proposal is consistent with Council's service and community support functions under sections 24 and 67 of the Local Government Act 1993. Any agreement must be documented in writing to ensure Council resources are directed solely to a public commemorative purpose and to manage legal and liability risks.

## RISK IMPLICATIONS

This report seeks to address the key risk of a prominent war memorial being lost to the community in future due to improper upkeep or neglect. This report seeks to formalise Council's role for the maintenance of the memorial into the future.

## FINANCIAL IMPLICATIONS

Council's financial exposure would be limited to routine maintenance of the defined memorial elements, subject to annual budget allocations. No commitment is proposed for maintenance of the hall building or for capital upgrade works. Council may be able to seek external grant funding for memorial conservation works.

## CONCLUSION

A maintenance agreement focusing solely on war memorial elements provides a lawful, practical and risk managed mechanism for Council to support local commemoration without assuming ownership or responsibility for a privately owned community hall.

## ATTACHMENTS

1. Heritage Inventory Sheet - 1 Calliope St, Guildford ⇩

# DOCUMENTS ASSOCIATED WITH REPORT PC017/26

## Attachment 1

## Heritage Inventory Sheet - 1 Calliope St, Guildford

CUMBERLAND CITY COUNCIL

# Heritage Inventory Sheet

| | | | |
|---|---|---|---|
| **Item Name** | Guildford School of Arts, Community Building, circa 1901–1925 | | |
| **Recommended Name** | Guildford School of Arts | | |
| **Site Image** |  | | |
| **Address** | 1 Calliope Street, Guildford NSW 2161 | | |
| **Lot/Section/DP** | 46 | - | 9748 |
| **Draft Cumberland LEP ID** | I135 | | |
| **Former LEP ID** | I36 (Holroyd LEP) | | |
| **Heritage Conservation Area** | Not included | | |
| **Date Updated** | March 2020 | | |
| **Significance Level** | LOCAL | | |
| **Site Type** | Level 1 | Built | |
| | Level 2 | Community Facilities / Monuments and Memorials | |

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## Curtilage Map




## Statement of Significance

The Guildford School of Arts is of local significance for its historic, social and representative values. The building is important for the community's sense of place, having provided educational community services since the 1920s. The Guildford School of Arts was established as an institution dedicated to the "progress" of both individuals and the local community. Originally aimed at providing "education" and "access to high culture" for the working classes, Schools of Arts like the one in Guildford provided venues for educational lectures, trade courses and cultural activities. The rapid growth of residential development in the area in the Interwar period and the perceived needs of this new population are clearly evidenced in the construction of the School of Arts, as its changing functions have also reflected new demands. Architecturally the building is a relatively intact and modest representative example of a scaled "Inter-War Domestic" suburban hall. The site also has historic and social significance for its relation to the returned servicemen, having been renamed the "Soldiers Memorial School of Arts" in 1933, which was followed by the inclusion of a sandstone World War I memorial. The war memorial remains extant on site today. This memorial was later adapted to include an honour role for World War II.

| Criteria Assessment | |
|---|---|
| a) Historic | The Guildford School of Arts established as an institution dedicated to the "progress" of both individuals and the local community. Originally aimed at providing education and "access to high culture" for the working classes to create better citizens, Schools of Arts like the one in Guildford provided venues for educational lectures, trade courses and cultural activities. The rapid growth of residential development in the area in the Interwar period and the perceived needs of this new |

| | |
|---|---|
| | population are clearly evidenced in the construction of the School of Arts, as its changing functions have also reflected new demands. The site also has historic and social significance for its relation to the returned servicemen, having been renamed the “Soldiers Memorial School of Arts” in 1933, followed by the inclusion of a sandstone World War I memorial which is extant on site today. This memorial was later adapted to include an honour role for World War II. |
| b) Associative | The item does not meet this criterion. |
| c) Aesthetic/Technical | The item does not meet this criterion. |
| d) Social | The building is important for the community’s sense of place, having provided community services since the 1920s. The Guildford School of Arts established as an institution dedicated to the "progress" of both individuals and the local community. |
| e) Scientific | The item does not meet this criterion. |
| f) Rarity | The item does not meet this criterion. |
| g) Representativeness | Architecturally the building is a relatively intact and modest representative example of a scaled "Inter-War Domestic" suburban hall. |

## Physical Description

The community building is a single storey face brick structure with "T" shaped layout. One wing of the building, which addresses the main street frontage, is set slightly higher at right angles than the rest of the building. The building has gambrel (half-gabled) red rile roofs with sheet-metal ventilators to the ridge of main wing (known as the hall). All windows to major elevations are timber-framed, double-hung sash with margin-bar glazing detail to the top & bottom sashes (i.e. small square & rectangular panes along edges). All windows have flyscreens. There is a fanlight above the main entry door. Memorials in recessed "porch" centred in front elevation of lower wing.

There is no significant landscaping, although the building has a prominent position within the wider landscape due to its sitting within the street. The building is set against several sections of concrete and an asphalted driveway along the Calliope Street side of the building.

In the front setback of the site, along Calliope Street, there is a sandstone World War I war memorial which inscribes in the centre plaque “In memoriam: the Guildford district soldiers who made the supreme sacrifice in the great war 1914-1918.Their memory is ever green”. The war memorial also includes a tribute to World War II on either side of the main plaque. The war memorial is in good condition.

The building is well-kept, showing no signs of deterioration from the exterior.

| **Condition** | **Good** | Fair | Poor |
|---|---|---|---|

## Alterations and Additions

- Flyscreens to all windows
- Sections of concrete around the base of the building*
- Asphalt around the front of the building
- World War I memorial added c.1933
- Green low-scale fence around war memorial

The building is highly intact as viewed from the street, with minor alterations which are reversible.

| **Integrity** | **High** | Moderate | Low |
|---|---|---|---|

** element detracts from the overall cultural significance of the place*

| Historical Notes | |
|---|---|
| Construction years | 1920s |

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

During the nineteenth and early twentieth centuries, about 140 schools of arts or mechanics' institutes were established in Sydney, sometimes also known as literary, railway or workingmen's institutes. In many inner-city and interwar suburbs, the buildings remain, prominently located on the main street or near the train station. Most have now been taken over by local councils, or the properties sold to private interests. But they were originally established by volunteers as independent community organisations, assisted by a small government subsidy, and they thrived as centres of local community life. Today, their legacy in Sydney is more than just the surviving buildings. Out of these humble voluntary operations developed the local public library, the modern community or neighbourhood centre, and formal systems of adult and technical education.

The Guildford School of Arts was built in the 1920s. The building was used regularly by the local RSL and also contained a public library.

The building was named the "Soldiers Memorial School of Arts" in 1933. On the 3rd of June 1933, a stone war memorial was also laid by MW. Milligan Esq.J.P and Senator Major-General Charles Frederisk Cox. At this time, the School of Arts commemorated the fallen of World War II. The memorial included the Honour Roll which is located in a sandstone column in the front of the building. The memorial was officially dedicated on Wednesday the 4th of October 1933. At a later stage, the memorial was expanded to include an honour role dedicated to those who dies in service or were killed in action during World War II.

The Sydney Morning Herald, 9 October 1933 described the official opening of the Soldiers Memorial School of Arts:

> *There was a large crowd at the official opening of the Guildford Soldiers' Memorial School of Arts on Saturday including 100 ex-servicemen and six officers and 50 men of the 4/3 battalion of the militia, together with the battalion`s band.*
>
> *Commissioner Mackenzie ("Fighting Mac") in unveiling a fine honour roll erected outside the building and containing the names of 27 men from Guildford who were killed in the Great War, said the sacrifices of the dead had not been in vain. He urged the returned men to stick together*

*in the same spirit that had manifest itself in war, and to give one another the same help in days of peace as they had in days of war.*

*Major- General Chas. Cox officially opened the building and unveiled an honour roll erected inside upon which were 175 names of men from the district who had enlisted appeared. He praised the work of Mr. W. Milligan in bringing the building into existence. Representatives of religious bodies and civic bodies attended. The building, which is a large hall, a well-stocked library, and billiard-room, is of brick, and cost approximately £2000.*

| 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). | |
| **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. | X | **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. | X |
| **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:

- Should the opportunity arise, the concrete sections around the base of the building should be removed and replaced with a more permeable material to ensure the building is protected from rising damp.

CUMBERLAND CITY COUNCIL

| Listings | | |
|---|---|---|
| Heritage Listing | Listing Title | Listing Number |
| Heritage Act – State Heritage Register | N/A | - |
| Local Environmental Plan | Guildford School of Arts, Community Building, circa 1901–1925 | I135 |
| Heritage Study | Guildford School of Arts, Community Building, circa 1901–1925 | I135 |
| National Trust Australia Register | N/A | - |

| Previous Studies | | | |
|---|---|---|---|
| Type | Author | Year | Title |
| Heritage Study | Extent Heritage Pty Ltd | 2019 | Cumberland LGA Heritage Study |
| Heritage Study | Graham Brooks and Associates Pty Ltd | 1998 | Holroyd Heritage Inventory Review |
| Heritage Study | Neustein & Associates | 1992 | Holroyd Heritage Study |

## Other References


- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd,* Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.
- Catherine Freny, 2010, *The School of Arts Movement*, https://dictionaryofsydney.org/entry/the_school_of_arts_movement
- Monuments Australia, Guildford Memorial School of Arts, http://monumentaustralia.org.au/display/21420-guildford-memorial-school-of-arts-


## 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.

| Additional Images | |
|---|---|
|  Overview of eastern elevation, including war memorial. |  Overview of eastern elevation, including war memorial. |
|  War memorial. | |

Item No: PC018/26

## NATURAL AREAS PLAN OF MANAGEMENT - POST EXHIBITION REPORT

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

### SUMMARY

This report recommends the adoption of the *Natural Areas Plan of Management* following a period of public exhibition.

### RECOMMENDATION

**That the Property Committee recommend that Council adopt the Natural Areas Plan of Management, as provided in Attachment 1 of this report.**

### REPORT

In October 2025, the Property Committee and Council resolved the following:

1. *Endorse the Draft Natural Areas 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 Natural Areas 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.*

Further to the resolution and Ministerial consent, Council placed the Draft Natural Areas of Plan of Management on public exhibition between 12 February 2026 and 30 March 2026, with an additional 14 days provided for any further submissions to be received. A Public Hearing was held on 5 March 2026 with two people attending the hearing. The Public Hearing report is provided in Attachment 2 of this report.

While Council received no public submissions during the exhibition period, one suggestion that arose from the public hearing regarding volunteering programs has resulted in the addition of one performance target to the action plan on pages 90-91 of the document. This information is provided in the table below.

| Strategic Priority | Performance Target | Means to Achieve | Performance Measure | Responsible |
|---|---|---|---|---|
| Providing transparent, accountable and strong local leadership | Complete a comparative research review of bushcare and community volunteering programs across various councils | Explore opportunities for implementing best practice bushcare arrangements, including independent, volunteer driven and local champion-led bushcare models | Number of participants in regeneration programs | Environment & Planning<br><br>City Services |

Council also received a submission from Gandangara Local Aboriginal Land Council, which notes that Council's aim is commensurate with our own goals, which are to protect our culture, while bringing economic and environmental benefits to our communities. A suggestion was provided to work together in more detail regarding the implementation of the plan, with some examples provided. The areas covered by the submission is already included under the performance target on page 90 of the Plan of Management as 'Protect and celebrate Aboriginal and post-contact heritage through ongoing consultation, cultural recognition, and implementation of heritage management strategies'.

In accordance with the above, Council has addressed all public feedback and recommends that the Natural Areas Plan of Management be adopted by Council, as provided in Attachment 1 of this report.

## COMMUNITY ENGAGEMENT

Council publicly exhibited the Draft Natural Areas Plan of Management on Council's website, from 12 February 2026 to 30 March 2026, with an additional 14 days provided for any further submissions to be received. A notification was also placed on Council's social media pages on 27 February 2026.

A Public Hearing for the Draft Natural Areas Plan of Management was held on 5 March 2026, with two people attending the hearing. In addition, notification was made to Council's Bushcare Groups, Aboriginal and Torres Strait Islander Committee, and Environment Advisory Committee. External notification was also made to NSW Native Title Services Corporation (NTSCORP), Deerubbin and Gandangara Local Aboriginal Land Councils.

Council had 515 visits to the 'Have Your Say' community engagement website during the public exhibition period, with 192 people downloading the Draft Natural Areas Plan of Management provided.

No public submissions were received during the exhibition period. A submission from Gandangara Local Aboriginal Land Council was also received during the exhibition period.

## POLICY IMPLICATIONS

The adoption of the Natural Areas Plan of Management will supersede selected Plans of Management that were previously prepared by the former Councils in Cumberland.

## 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

Council has publicly exhibited the Draft Natural Areas Plan of Management, and suggestions and submissions considered. The Natural Areas Plan of Management is now recommended for adoption.

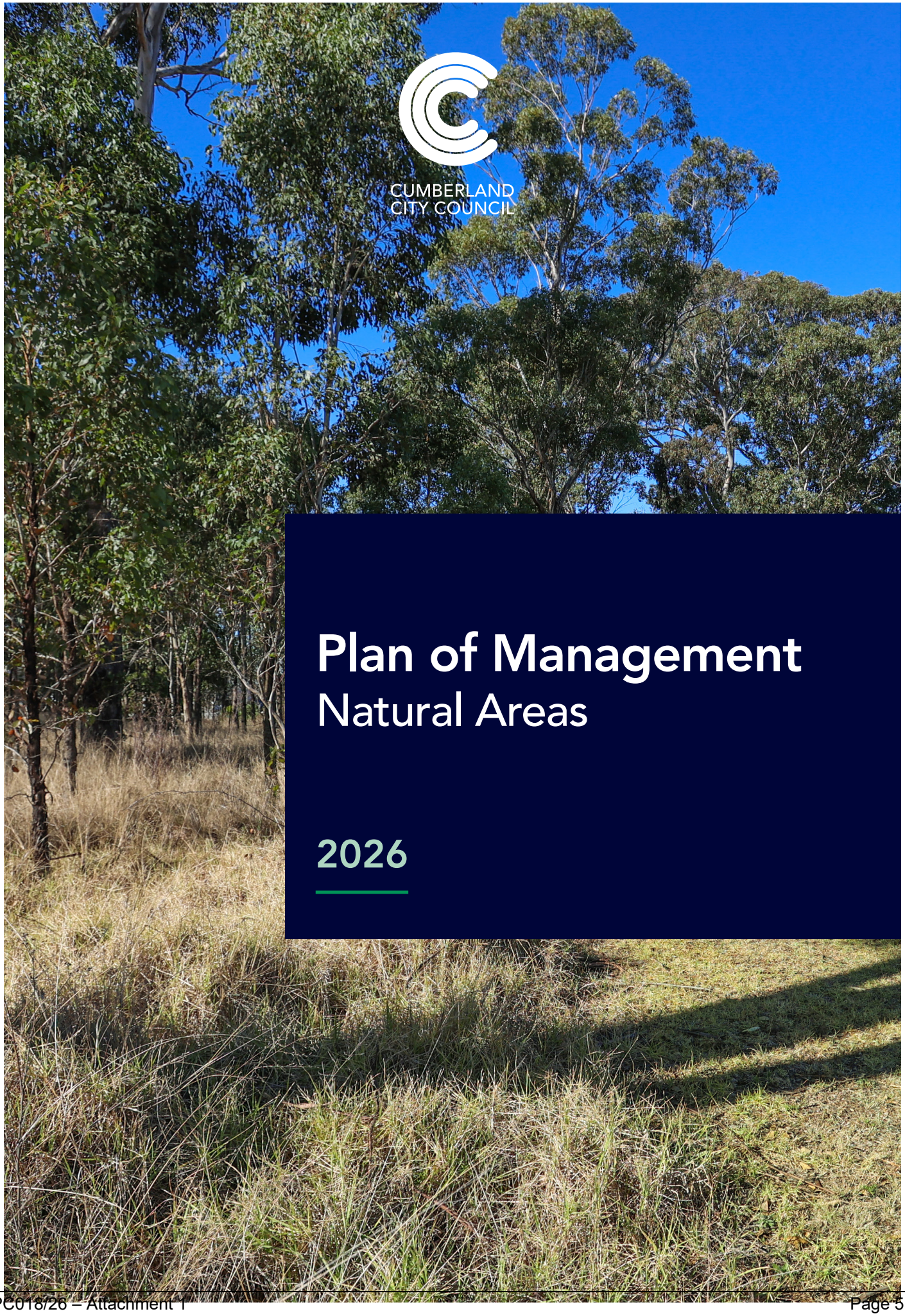
## ATTACHMENTS

1. Natural Areas Plan of Management ⇩
2. Public Hearing Report - Natural Areas Plan of Management ⇩
3. Have Your Say Engagement Summary Report ⇩
4. Submission - Gandangara Local Aboriginal Land Council ⇩

# DOCUMENTS ASSOCIATED WITH REPORT PC018/26

## Attachment 1

## Natural Areas Plan of Management




# Plan of Management
## Natural Areas

2026



## Acknowledgement of Country

Cumberland City Council acknowledges the Traditional Custodians of this land, the Darug people, and pays respect to their elders past, present and future.

*Front cover image Gallard Reserve*

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# Community Strategic Plan Drivers

*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*

Cumberland's Community Strategic Plan articulates strategic goals each with up to three related objectives that were developed based on feedback from the community.

A Plan of Management is a document required by legislation, that identifies how Community land will be managed. Plans of Management will respond to many aspects of the above goals.



*Prospect Creek*

### STRATEGIC DIRECTION 1:
**Supporting a safe, healthy, creative and connected community**

Objective 1.1
Our community is resilient, cohesive, creative and supports inclusion, access and diversity

Objective 1.2
We have a safe, healthy and connected community

Objective 1.3
Our community is empowered with knowledge, support and capacity building

### STRATEGIC DIRECTION 2:
**Enhancing the natural and built environment**

Objective 2.1
We celebrate our diverse built and natural environments

Objective 2.2
We have places and spaces that are vibrant, accessible and encourage economic prosperity

### STRATEGIC DIRECTION 3:
**Delivering sustainable, safe and accessible infrastructure and services**

Objective 3.1
We have public spaces and recreational assets that are welcoming, liveable and promote pride in the area

Objective 3.2
We have a clean and safe environment to live, work and play

Objective 3.3
Our community infrastructure assets are well planned, delivered and maintained

### STRATEGIC DIRECTION 4:
**Providing transparent, accountable and strong local leadership**

Objective 4.1
We are proud to be served by a sustainable, responsible and transparent organisation, underpinned by good governance

Objective 4.2
We make progressive decisions, building a culture of sustainable innovation, excellence and safety

Objective 4.3
We are well informed, engaged and included in decision making and long term planning and have easy access to Council



# Introduction

# 01



# 1.1 Background

**This document is a generic Natural Areas Plan of Management (PoM) created for specific community assets which are located on City of Cumberland Community Land and categorised as a Natural Areas that will service the current and future needs of a growing community.**

This Natural Areas PoM includes Community Land, and Crown Reserve areas categorised as Natural Areas under the care, control and management of Council. It consolidates the existing PoMs of the former councils as listed below:

- Auburn Botanic Gardens Precinct PoM 2001
- Auburn Parks PoM 2001
- Civic Park PoM 2002
- CV Kelly Park PoM 2009
- Duck River Foreshore PoM 2001
- Finlaysons Creek PoM 2004
- Gipps Road and Hyland Road Regional Parklands PoM 2013
- Girraween Park PoM 2015
- Grey Box Reserve PoM 2006
- Greystanes Creek PoM 1998
- Greystanes Estate PoM 2003
- Holroyd Council Parks PoM 1997
- Holroyd Council Sportsgrounds PoM 1997
- Hyland Road Park Wetlands and Riparian Corridor PoM 2013
- Lakewood Estate Riparian Corridor PoM 2023
- Lower Prospect Canal Management Plan 1999 Version 1 and 2
- Marrong Reserve PoM 2023
- Natural Area Bushland within Auburn Golf Course PoM 2001
- Natural Area Bushland within Peter Hislop Park PoM 2001
- Nelson's Ridge PoM 2006
- Parramatta Community Land PoM 2014
- Oriole Park and Surrounds PoM 2001
- Parramatta Community Land PoM 2014
- Prospect Creek PoM 2004



*Gardenia Parade Park*

# 1.2 What is a Plan of Management?

**The *Local Government Act 1993* and the *Crown Land Management Act 2016* require councils to prepare Plans of Management (PoM) in consultation with the community for all public land that is classified as community land that is under the care, control and management of Council.**

A PoM is an important management tool that require councils to outline land use, management objectives, development and monitoring controls to ensure a transparent and coordinated approach to public land management.

Community land is a valued resource that supports important elements of community life. It can include a variety of properties, ranging from small recreation reserves to iconic parks, and buildings.

A PoM can be prepared for more than one parcel of land, generic or geographic, or for a single property, significant or specific.





*Gallard Reserve*




*Jirramba Reserve*

# 1.3 Need for this Plan of Management

**The *Local Government Act 1993* and the *Crown Land Management Act 2016* require that community land is categorised as either parks, sportsgrounds, general community use, natural areas, or site of specific or cultural significance. Land categorised as Community Land must be managed and used in accordance with an adopted PoM.**

Council cannot undertake any activities, uses or developments which are not provided for in a PoM. Any changes to a PoM must be publicly exhibited in accordance with the *Local Government Act*.

This document is a Generic PoM that is both a management guide for Council and a commitment to the community of the shared objectives for natural areas land owned or under the care, control and management of Cumberland City Council.

It identifies objectives and establishes directions for planning, resource management and maintenance of Natural Areas. It defines Council policy and direction and provides a basis for assigning priorities in works programming and budgeting within Council's financial capacity.

Cumberland City Council will prepare generic PoMs to cater for its Community land and Crown land managed as community land. Site specific and geographic area PoMs for sites with specific or cultural significance.

This PoM does not cover Natural Areas assets within Cumberland City Council that are managed by other entities.

## Natural Areas

Natural areas are defined as land possessing a significant feature that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore.

**Natural Areas - Bushland**
Land containing primarily native vegetation that is the natural vegetation or a remainder of the natural vegetation of the land or locality.

**Natural Areas - Foreshore**
For all areas that situated on the water's edge and forming a transition zone between the aquatic and terrestrial environment.

**Natural Areas - Watercourse**
Any stream of water, perennial or intermittent, in a natural or artificial channel, and associated riparian land or vegetation.

**Natural Areas - Wetland**
For land that includes marshes, mangroves, backwaters, billabongs, swamps, sedgelands, and wet meadows or wet heathlands.

## General Community Use

General Community Use land is defined as land that may be made available for use for any purpose for which community land may be used, and does not satisfy the definition of natural area, sportsground, park or area of cultural significance.

## Sportsgrounds

Sportsgrounds are defined as land used primarily for active recreation involving organised sports or playing outdoor games.

## Parks

Parks are defined as land which is improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that do not intrude on the peaceful enjoyment of the land by others.

## Site Specific or Cultural Significance

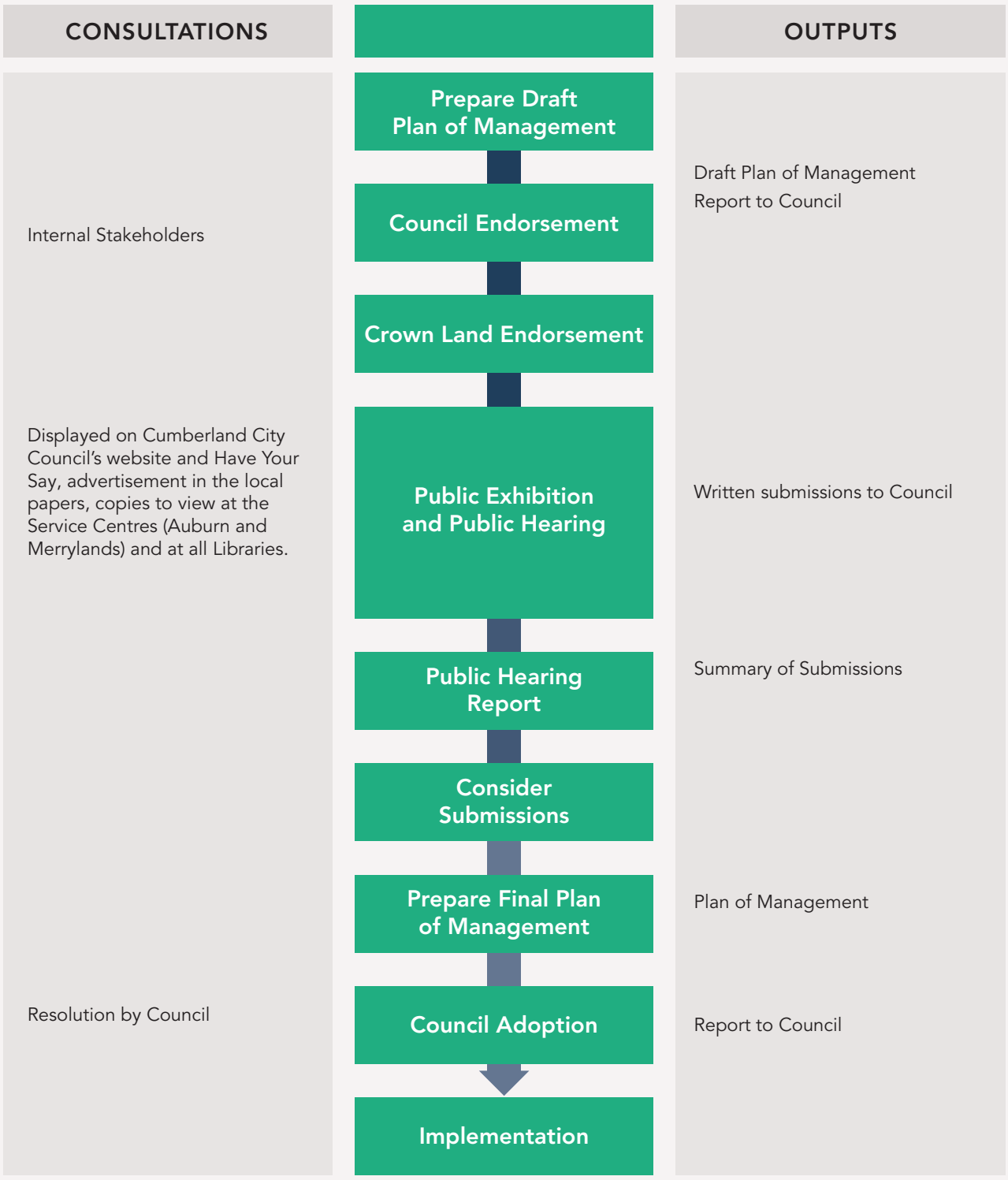
Sites with specific attributes or defined as culturally significant are an important part of the community's identity and require additional care and consideration appropriate to its requirements. In line with the *Local Government Act 1993*, Council prepares individual PoMs for sites of specific or cultural significance.



*Native flowers*

# 1.4 How this Plan of Management was Prepared

The approach in preparing this Plan of Management is provided in the following figure.


CONSULTATIONS
OUTPUTS
Prepare Draft Plan of Management
Draft Plan of Management Report to Council
Internal Stakeholders
Council Endorsement
Crown Land Endorsement
Displayed on Cumberland City Council's website and Have Your Say, advertisement in the local papers, copies to view at the Service Centres (Auburn and Merrylands) and at all Libraries.
Public Exhibition and Public Hearing
Written submissions to Council
Public Hearing Report
Summary of Submissions
Consider Submissions
Prepare Final Plan of Management
Plan of Management
Resolution by Council
Council Adoption
Report to Council
Implementation

# 1.5 Community Consultation

**Community consultation and input is important to ensure a Plan of Management meets the current and future needs and values of the community. It also demonstrates a commitment to the community of the shared objectives for public land use and management of Cumberland City community assets.**

Before a PoM can be adopted by Council, it must be placed on public exhibition for at least 28 days. The period in which written submissions can be received is not less than 42 days from the first day of public exhibition.

In addition, a public hearing must be held, in accordance with the requirements of Sections 40(A) and 47(G) of the *Local Government Act 1993*. A public hearing is no longer required for Crown land for a change in categorisation via a Plan of Management *(Section 70B Crown Land Management Regulation 2018).*



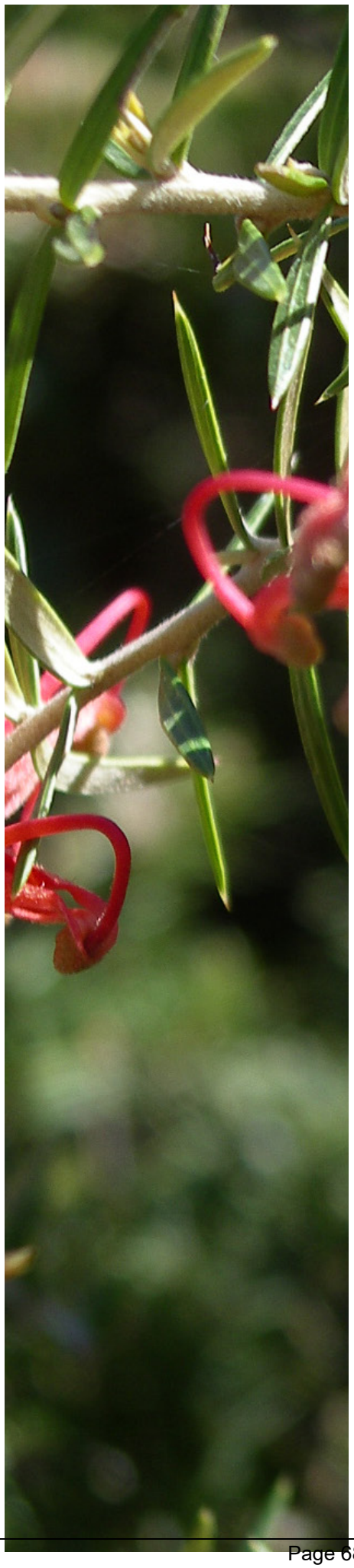
# 1.6 Change and Review

## This PoM will require regular review to reflect changing community needs, Council priorities and legislation updates.

A review of this PoM is intended to be undertaken at five to ten year intervals to ensure community land is well managed to provide a safe environment for the community. The community will be provided with an opportunity to participate in any reviews of the PoM in accordance with the requirements of the Local Government Act 1993.



*Prospect Hill*



# Legislative Framework

# 02





# 2.1 Legislative Requirements

**The content of PoMs is prescribed by legislation and regulations that deal with the management of Community Land and Crown Reserves in NSW as summarised below.**

## NSW Local Government Act 1993

The *Local Government Act, 1993* (LG Act) sets out the requirements of all land owned by Council to be categorised as either Community or Operational land. The Act requires PoMs to be prepared, in consultation with the community for all public land classified as Community land. Council land that is classified Operational does not require a PoM.

This PoM has been prepared in accordance with the LG Act which provides a legal framework to guide councils in their role and responsibility in the management, improvement and development of land classified as Community land.

The requirements of a Plan of Management are set out in Section 36(3) of the Act.

A Plan of Management for Community land must identify the following –

a. The category of the land;
b. The objectives and performance targets of the plan with respect to the land;
c. The means by which the council proposes to achieve the plan's objectives and performance targets; and
d. The manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets, and may require the prior approval of the council to the carrying out of any specified activity on the land.

## NSW Local Government (General) Regulation 2021

The Local Government Regulation regulates all local government in NSW and outlines Council powers, authorities, duties and functions. It establishes a set of principles that guide Council in undertaking its functions, such as community land management.

## NSW Crown Land Management Act 2016

The *Crown Land Management Act 2016* governs the planning, management and use of Crown land, including its reservation or dedication, leasing and licensing. The Department of Planning and Environment and the Crown Land Manager are responsible for the management of Crown land, including Crown Reserves.

Under the *Crown Land Management Act 2016* a council manager of dedicated or reserved Crown land must manage the land as if it were Community land under the LG Act. These areas of 'Community land' are required to have Plans of Management prepared and adopted in accordance with the provisions of the *Local Government Act 1993*.

Proposed facilities and improvements on Crown Reserves must be in line with or ancillary to the purposes for the reserve and relevant legislation including the *Local Government Act, 1993*, the *Crown Land Management Act 2016*, the *Aboriginal Land Rights Act 1983* and the *Native Title Act 1993*.



*Persoonia nutans*

## NSW Crown Land Management Regulation 2018

The Crown Land Management (CLM) Regulation 2018 explains how parts of the CLM Act are carried out, giving Crown land managers, tenure holders and users clarity and certainty.

The Regulation covers a range of operational matters relevant to CLMs including:

- the protection of Crown land—including activities prohibited and penalty notice offences on Crown land
- the management of Crown land—including the requirements of non-council CLMs information on activities, dealings and holdings.

This legislation ensures that Crown reserves are responsibly managed and that natural resources such as water, flora and fauna and scenic beauty are conserved, while still encouraging public use and enjoyment of the land.

## Native Title Act 1993 (Cth)

Under the *Native Title Act, 1993* all activities on the land must address the issue of Native Title. Whilst a successful claim for native title will lead to official recognition of native title rights, native title rights are considered to pre-date such recognition. Native Title can therefore be relevant to activities carried out on the land even if no native title claim has been made or registered.

The native title process must be considered and Council is required to undertake steps to identify the impacts on Native Title for each activity on the land and a Native Title assessment must be undertaken. Almost all activities and public works carried out on the land will affect Native Title and require validation of the future act provisions in Division 3 of the Native Title Act by Council's Native Title Manager prior to commencement of the activity.

Council must receive written advice from its Native Title Manager in relation to certain activities and acts carried out on Crown land.

Council as Native Title Manager has provided a Native Title Statement.

# 2.2 Relevant Federal and State Legislation

A range of Federal and State legislation is also relevant to the preparation of this Plan of Management. This information is summarised below.

## Environment Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) aims to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places. These are defined in the EPBC Act as 'Matters of National Environmental Significance' and its provisions apply to listed key threatening processes, migratory species and nationally threatened species and ecological communities. Any actions on community land that may have a significant impact on one or more Matters of National Environmental Significance require consideration and potential assessment and approval under the EPBC Act. Council must also consider and implement actions in relevant recovery and threat abatement plans.

## Telecommunications Act 1997

Permits telecommunication facilities on community land, subject to Council approval. Crown land managers cannot, under any act (including the Local Government Act 1993), grant any lease or licence authorising:

- the installation or construction of communication infrastructure on Crown land
- the placement of communication infrastructure on Crown land
- the use of communication infrastructure that is located on Crown land
- acess to communication infrastructure that is located on Crown land.

## Aboriginal Land Rights Act 1983

In NSW, Aboriginal Land Rights sits alongside native title and allows Aboriginal Land Councils to claim 'claimable' Crown lanc that is unlawfully used or occupied. If a claim is successful, the freehold estate of the land is transferred to the Land Council.

Council should be mindful that any activity on Crown land is lawful in relation to the reserve purpose of the land and that Crown land under its control is lawfully used and occupied at all times.

When planning an activity of the land such as the issue of a lease or licence or any public works, Council should request a search to determine whether an Aboriginal Land Rights claim has been made in relation to the land.

## Anti-Discrimination Act 1997

This Act promotes equality of opportunity for all people. The Act makes it unlawful to discriminate against people on the basis of race, including colour, nationality, descent and ethnic, ethno-religious or national origin, sex, including pregnancy and breastfeeding, marital or domestic status, disability, homosexuality, age, transgender status, and carer responsibilities.

## Biodiversity Conservation Act 2016

The Act defines its purpose is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

## Biodiversity Conservation Regulation 2017

Outlines the framework for addressing impacts on biodiversity from development and clearing. It establishes a framework to avoid, minimise and offset impacts on biodiversity from development through the Biodiversity Offsets Scheme

## Biosecurity Act 2015

The aim of the NSW Biosecurity Act 2015 is to protect the economy, environment and community from the negative impact of pests, diseases and weeds. It provides a clear framework aimed at a community-wide shared responsibility for biosecurity, including priority weeds.

## Coastal Management Act 2016

The objectives of this Act are to manage the coastal environment of New South Wales (including areas mapped within the coastal zone), in a manner consistent with the

principles of ecologically sustainable development for the social, cultural and economic well-being of the people of the State.

## Companion Animals Act 1998

The Companion Animals Act 1998 identifies the effective and responsible care and management of companion animals. The Act sets out the responsibilities of a dog while in a public place and places where they may be prohibited such as children's playgrounds.

## Disability Inclusion Act 2014

Ensures that people with a disability have the same rights to pursue their goals and activities in everyday life. For all people with a disability to be supported to develop and enhance their skills by creating a more inclusive community. The *Disability Inclusion Act 2014* sets out the requirements of Council's Disability Inclusion Action Plan.

## Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* regulates the use and development of all land within the Local Government Area (LGA). Any use or development of land (including community land) must be consistent with applicable State Environmental Planning Policies, Council's Local Environmental Plan and relevant provisions within Council's Development Control Plan. Any change in the use (including both activities and development) of Community land is subject to an environmental assessment under the applicable provisions of this Act.

## Fire and Rescue NSW Act 1989

Addresses fire and bushfire safety issues, risk reduction and management (including local council responsibility for the construction and maintenance of fire trails on public lands they manage)

## Food Act 2003

The objectives of this Act are to ensure food for sale is both safe and suitable for human consumption, to prevent misleading conduct in connection with the sale of food, and to provide for the application in this State of the Food Standards Code.

## Heritage Act 1977

The objectives of the Act are to promote an understanding of the State's heritage, to encourage the conservation of the State's heritage, to identify and register items of State heritage significance, to provide interim protection of items of State heritage significance, and to encourage the adaptive reuse of items of State heritage significance.

## Pesticides Act 1999

This Act controls and regulates the use of pesticides in NSW. It is an offence under the Act to use a pesticide in a manner that:

> 'injures or is likely to injure another person; that damages or is likely to damage any property of another person; harms any non-target animal or plant or harms any animal or plant if there is no approved label or permit for the pesticide; willfully or negligently causes material harm to threatened species or protected animals.'

## Protection of the Environment Operations Act 1997

The objectives of this Act are to protect, restore and enhance the quality of the environment in New South Wales, having regard to the need to maintain ecologically sustainable development; to provide increased opportunities for public involvement and participation in environment protection; to ensure that the community has access to relevant and meaningful information about pollution; and to reduce risks to human health and prevent the degradation of the environment by the use of mechanisms found within the Act.

## State Environmental Planning Policies

There are a number of State Environmental Planning Policies (SEPPS) which may be relevant to community land within this PoM. Including but not limited to:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021

## Water Management Act 2000

Provides for the sustainable and integrated management of water sources, including guidelines to protect and enhance the quality of water in the rivers. This Act controls the extraction of water, how water can be used, the construction of works such as dams and weirs, and the carrying out of activities on or near water sources in NSW.

# 2.3
# Council Plans, Strategies, Policies and Procedures

## Council's strategies, policies and plans provide direction to the development of this Plan of Management. The Plans include:

- Biodiversity Strategy
- Bush Fire Management Plans
- Community Strategic Plan
- Community Engagement and Participation Strategy
- Cumberland 2030: Our Local Strategic Planning Statement
- Development Control Plan (DCP)
- Disability Inclusion Action Plan
- Environmental Management Framework
- Local Environment Plan (LEP)
- Open Space and Recreation Strategy
- Reconciliation Action Plan (RAP)
- Sustainability Action Plan
- Urban Tree Strategy
- Waste and Resource Recovery Strategy
- Refer to Cumberland City Council Policy Register



# 2.4
# Other Relevant Federal and State Strategies, Policies and Places

**Other State and Federal strategies, policies and plans provide direction to the development of this Plan of Management. The Plans include:**

- Australia's Biodiversity Conservation Strategy
- Australia's Strategy for Nature
- Australian Pest Animal Strategy
- Australian Weeds Strategy
- Cumberland Plain Conservation Plan
- Georges River Local Environmental Plan 2021
- Greater Sydney Commission - Greater Sydney Green Grid
- Greater Sydney Water Strategy
- National Forest Policy Statement
- National Water Quality Management Strategy
- NSW Invasive Species Plan 2023-2028
- NSW Government Flood Prone Land Policy
- NSW Wetlands Policy
- Open Spaces Charter
- Sydney Metropolitan Weed Management Plan
- Threatened Species Action Plan





# Land Description

# 03


GALLARD RESERVE

# 3.1
# Land Profile

**Cumberland City LGA is approximately 72km² and is strategically situated in Sydney's Central City District. The City maintains a diverse network of community land over a total of 29 suburbs, with 2 of Council's natural areas also containing Crown land.**

This valuable network of natural areas supports environmental, recreational and educational functions of the City.

The following list shows how different land classifications contribute to the provision of Natural Areas land within the City of Cumberland:

- Community land - 60
- Operational land* - 2
- Crown Land - 9

Cumberland's tree canopy coverage is approximately 15% of this area, Shrubland covers approximately 5%, 50% is hard surface and 30% is potentially plantable areas consisting of grass or bare ground.

*"Our most ecologically diverse wildlife corridors are along Prospect Creek, Greystanes Creek and Duck River."*

*"The Cumberland area is made up of approximately 24% green space. These spaces include parks, reserves, green corridors and riparian zones where opportunities to plant trees exist"*

## This Natural Areas Plan of Management for Community Land, Crown Land and Operational Land* applies to the following natural area types:

**30** Bushland

**27** Watercourses

**19** Foreshore

**4** Wetland

* The legislation does not require a PoM for the management of Operational land. Land with Natural Area characteristics located on Operational land are listed in this document because Council intends to manage this land in the same way it manages Community and Crown land as a (non-exhaustive) guiding principle. If there is a change in use of any Operational land, this Plan of Management will not override the statutory and policy provisions of Operational land. Additionally, changes to Natural Areas with land owned by other entities will be subject to the consent and agreement of the relevant land owner.

## The Natural Areas in this Plan of Management have been divided into different types based on the categorisation defined by the Local Government (General) Regulation 2021.



### Bushland

*(regulation cl.107)*

Land categorised as bushland should contain primarily native vegetation that is still representative of the structure or floristics, of the natural vegetation in the locality. This includes:

(a) bushland that is mostly undisturbed with a good mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and that contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter), or

(b) moderately disturbed bushland with some regeneration of trees and shrubs, where there may be a regrowth area with trees of even age, where native shrubs and grasses are present in the understorey even though there may be some weed invasion, or

(c) highly disturbed bushland where the native understorey has been removed, where there may be significant weed invasion and where dead and dying trees are present, where there is no natural regeneration of trees or shrubs, but where the land is still capable of being rehabilitated.



### Watercourse

*(regulation cl.110)*

Land categorised as watercourse includes;

(a) any stream of water, whether perennial or intermittent, flowing in a natural channel, or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and

(b) associated riparian land or vegetation.



### Foreshore

*(regulation cl.111)*

Land is categorised as foreshore if the land is situated on the water's edge and forms a transition zone between the aquatic and terrestrial environment.



### Wetland

*(regulation cl.108)*

Land categorised as a wetland includes marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a waterbody that is inundated cyclically, intermittently or permanently with fresh, brackish or salt water, whether slow moving or stationary.

## 3.2 Land Covered by this Plan of Management

This Natural Areas Plan of Management for Community Land, Crown Land and Operational Land applies to the Cumberland City Local Government Area as shown in this document. All land covered by this PoM is identified in Appendix: Table 1 of this document.

## 3.3 Land Not Covered by this Plan of Management

Land owned or managed by other entities are not covered by this PoM. As noted in section 3.1, the legislation does not require a PoM for the management of Operational land or land owned by other entities such as other government agencies. Land owned or under the care, control and management of Cumberland City Council with Natural Area characteristics located on Operational land are listed in this document because Council intends to manage this land in the same way it manages Community land as a (non-exhaustive) guiding principle. If there is a change in use of any operational land, this Plan of Management will not override the statutory and policy provisions of Operational land.

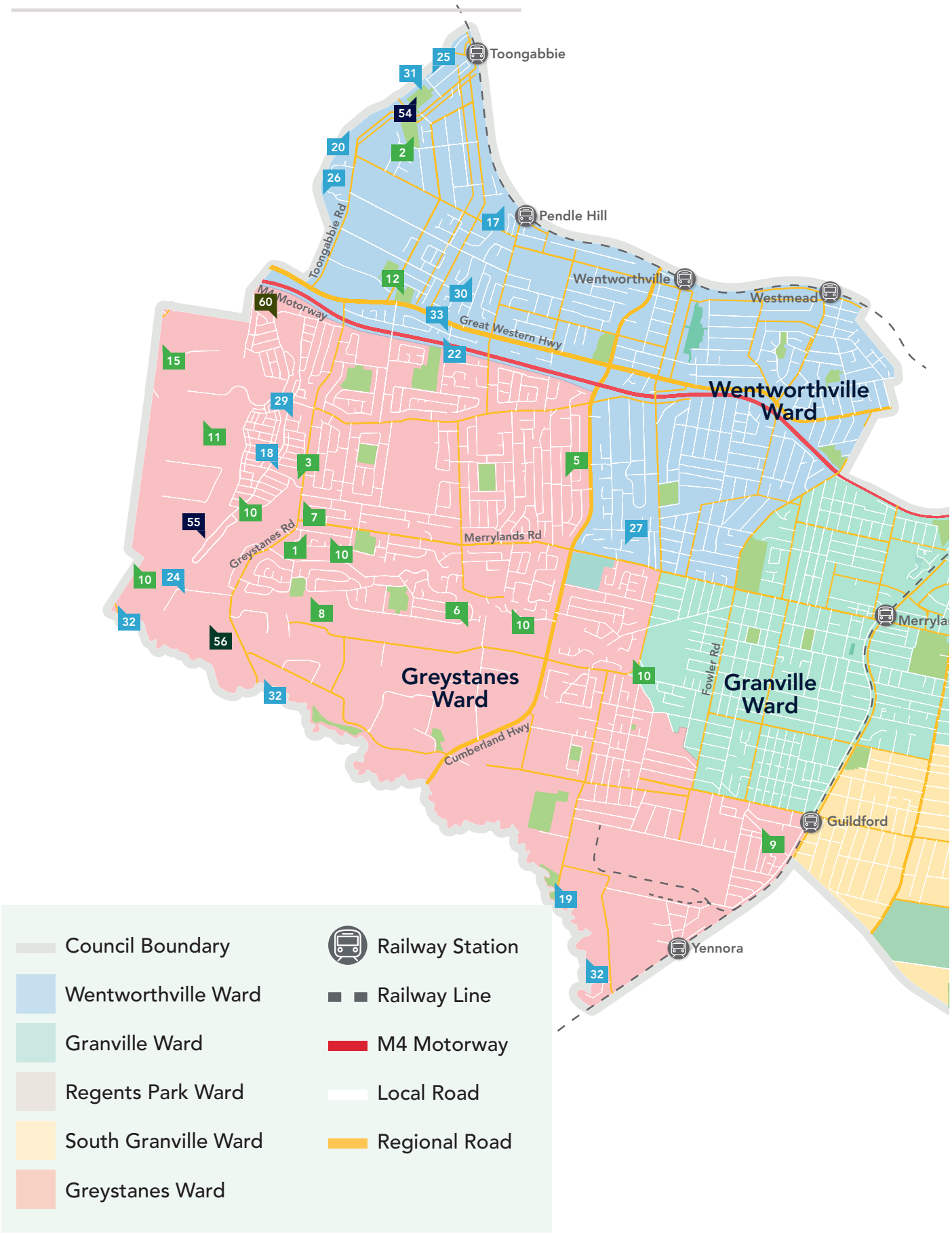
## 3.4 Community Land Covered by other Plans of Management

Cumberland City Council is currently preparing or has adopted generic PoMs and will retain several site specific or corridor PoMs for sites with specific or cultural significance to cater for Community land and Crown land under its care, control and management. All other PoMs that cover Community land and Crown land not identified in this Natural Areas Plan of Management are identified on Cumberland City Council's corporate website.



*Jirramba Reserve*

# Natural Areas on Community Land Map



## NATURAL AREAS

### Bushland
1. Bolaro Avenue Park
2. C V Kelly Park
3. Dirrabari Reserve
4. Duck River Picnic Ground
5. Gallard Reserve
6. Gardenia Parade Park
7. Grey Box Reserve
8. Greystanes Woodland
9. Gum Tree Reserve
10. Lower and Upper Prospect Canal
11. Marrong Reserve
12. Pendle Hill Park
13. Progress Park
14. RAAF Stores Park
15. Unnamed Reserve - Picrite Close
16. Waddangalli Woodland

### Watercourses
17. Civic Park - Pendle Hill
18. Driftway Reserve
19. Fairfield Road Park
20. Greystanes Creek Reserve
21. Guildford Road Reserve
22. Hackney Street Reserve
23. Harry Gapes Reserve
24. Hyland Road Park
25. Jirramba Reserve
26. John Silverthorne Park
27. Leeton Street Park
28. Little Duck Creek Reserve
29. Nelson Square
30. Pendle Creek Drainage Reserve
31. Portia Road Reserve
32. Prospect Creek Reserve
33. Sapphire Street Park
34. Unnamed Reserve - Randolph Street
35. Victor Brazier Park

### Foreshore
36. Bangor Park
37. Duck River Reserve North
38. Mona Park
39. New Glasgow Park
40. Oriole Park
41. Webbs Avenue Playing Fields

### Wetland
42. Baraba Reserve
43. Bud Greenspan Wetland

### Bushland and Foreshore
44. Auburn Botanical Gardens
45. Byrnes Street Tennis Courts
46. Everley Park
47. Horlyck Reserve
48. Ngunun Reserve
49. Peter Hislop Park
50. Princes Park
51. Rosnay Golf Course
52. Wategora Reserve

### Bushland and Watercourse
53. Campbell Hill Pioneer Reserve
54. Girraween Park
55. Hyland Road Reserve

### Bushland and Wetland
56. Jack Ferguson Reserve

### Foreshore and Watercourse
57. Norford Park
58. Ray Marshall Reserve
59. Upper Duck River Reserve

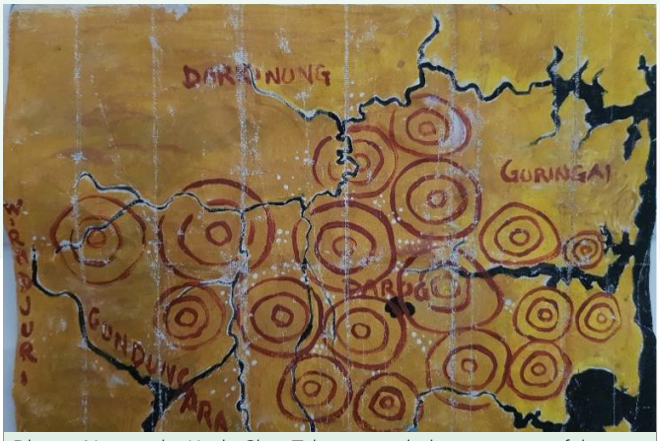
### Watercourse and Wetland
60. Unnamed Reserve -Nijong Drive

### Bushland, Foreshore and Watercours
61. Duck River Reserve South




*Note: Refer to Appendix Table 1 for facilities on operational land*

# 3.5 Cultural Values




*Dharug Ngnurra by Uncle Chris Tobin, artwork showing some of the centres of caring for Country that existed long before and at the time of British arrival in 1788. Source: https://dharugcountryxcity.com.au/about/*

The Cumberland Local Government Area (LGA) stands as a testament to the heritage of the Greater Sydney region, weaving a rich tapestry of history into the fabric of the Cumberland Plains and the broader development of Sydney. This history and the stories of the area highlight the prominent elements which have influenced and shaped the environment and the way we view and understand the natural areas and surrounding landscape.

## First Nations People

The Bediagal people of the Darug language groups are the traditional custodians of the Country encompassing the Cumberland LGA, maintaining a spiritual connection to the land that spans over thousands of years.

## European Settlement and Agriculture

Cumberland LGA witnessed exploration and settlement by Europeans, marked by the issue of land grants and establishment of agricultural practices on the fertile Cumberland Plains.

## Resistance and Reconciliation

Pemulwuy Darug Karadji, an influential Darug leader, played a pivotal role in resisting early European colonisation of Western Sydney within the Cumberland LGA. Prospect Hill, acknowledged as the inaugural site of Aboriginal-European reconciliation in 1805, underscores a critical chapter in the area's history.

## Industry and Development

The post-colonial era ushered in the development of crucial transportation infrastructure, comprising roads and railways. Industries such as manufacturing, quarrying, and agriculture burgeoned, swiftly becoming integral components of the local economy and contributing to the area's expansive growth.

## Urbanisation

Cumberland has undergone profound transformations since colonial settlement, with many of its natural areas obscured by the relentless expansion of Western Sydney's residential population. Local watercourses have faced degradation, and bushland areas find themselves surrounded by highly urbanised and industrial landscapes.

Cumberland today emerges as one of Australia's most culturally diverse LGAs, boasting the largest refugee population in the country. This contemporary identity underscores a commitment to inclusivity and reflects the dynamic interplay between the area's historical roots and its ever-evolving present.

# 3.6 Activation and Use

Cumberland's Natural Areas encompass riparian and bushland corridors, including Cumberland Plain vegetation communities.

Their primary value lies in biodiversity conservation, yet many also offer recreational opportunities with formal and informal walking tracks, where conservation values can be sustained.

Additionally, Natural Area reserves may host stormwater, electricity, and telecommunication infrastructure.

# 3.7 Access and Connectivity

Many of Cumberland's natural areas are along lineal watercourse corridors or moderately sized remnant vegetation communities in urban parkland. Key items related to access and connection of Bushland and Riparian Areas are:

- Establishing shared paths for pedestrian and cyclist access.
- Creating green corridors to link fragmented habitats.
- Implementing bridge or boardwalk structures over water bodies.
- Incorporating signage and wayfinding systems for navigation.
- Designing buffer zones to mitigate edge effects from urbanisation.
- Integrating green infrastructure into urban planning for connectivity.
- Conducting regular maintenance to ensure accessibility and safety.
- Engaging community involvement for stewardship and awareness.

# 3.8 Landscape

The Cumberland LGA is a highly urbanised landscape within the Cumberland Basin of western Sydney. It has gently undulating terrain with some flood-prone lands. Waterways in the area drain to the Georges River to the south or Parramatta River to the north-east

# 3.9 Habitat and Ecology

Cumberland's Natural Area Plan of Management identifies a rich variety of natural areas prevalent in urban, suburban and industrial settings across the area.

These encompass diverse landscapes ranging from significant watercourses corridors, such as Prospect Creek and Greystanes Creek that contain areas of natural bushland and wildlife habitat occurring between urban and industrial landscapes. Urban parks with high value Cumberland Plain plant communities accompany small reserves, and riparian areas with urban exotic and weeds, such as Little Duck Creek in highly urbansied landscapes.

The natural areas in this PoM incorporate the following NSW State listed Endangered Ecological Communities (EECs):

- Coastal Freshwater Reed land
- Cumberland River Flat Forest
- Cumberland Shale Plains Woodlands
- Cumberland Swamp Oak Riparian Forest

The Cumberland Biodiversity Strategy 2019 identifies the following Threatened plant species recorded in the LGA:

- Downy Wattle
- Epacris purpurascens var. purpurascens
- Glandular Pink Bell
- Magenta Lilly Pilly
- Matted Bush-pea
- Narrow Leaf Wisonia
- Netted Bottle Brush
- Nodding Geebung
- Pomaderris prunifolia
- Spiked Rice-flower
- Tadgell's Bluebell
- Tetratheca glandulosa

There have been confirmed sightings of the following threatened species in the natural areas in this PoM:

- Eastern Freetail-bat (Mormopterus norfolkensis) – Fairfield Road Park
- Scarlet Robin (Petroica boodang) – Waddangalli Woodland
- Yellow-bellied Sheathtail-bat (Saccolaimus flaviventris) – Waddangalli Woodland and Fairfield Road Park

The Cumberland Biodiversity Strategy 2019 identifies the following Threatened animal species recorded in the LGA:

- Cumberland Plain Land Snail
- Eastern Bentwing-bat
- Eastern False Pipistrelle
- Eastern Freetail-bat
- Greater Broad-nosed Bat
- Green and Golden Bell Frog
- Grey-headed Flying-fox
- Little Eagle
- Powerful Owl
- Regent Honeyeater
- Scarlet Robin
- Spotted-tailed Quoll
- Swift Parrot
- Yellow-bellied Sheathtail-bat

The table following lists the variety of flora found in the different Natural Areas identified in this Plan of Management



*Progress Park foreshore viewing north towards Auburn Botanic Gardens boundary*

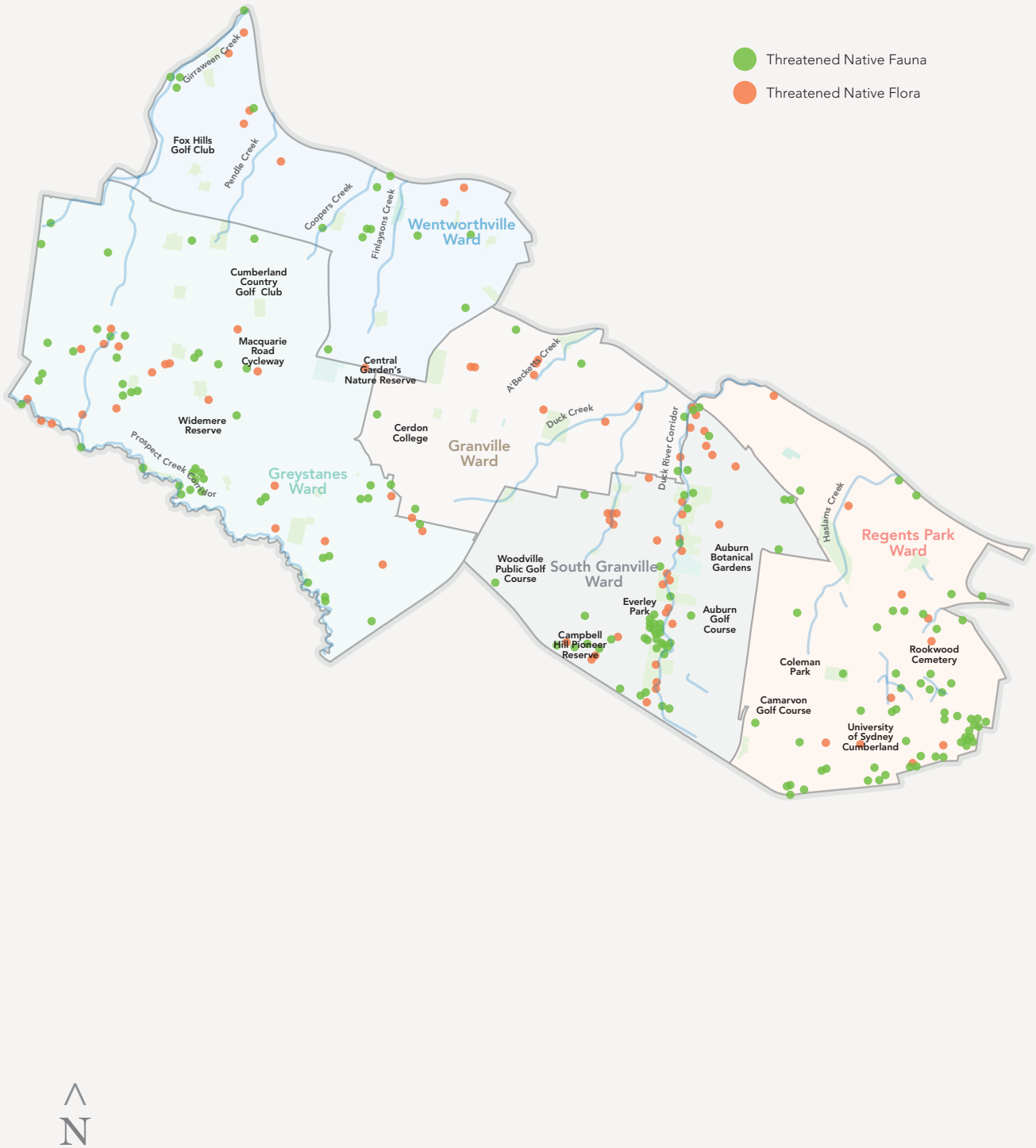
## High Value Vegetation Communities in Cumberland City Council's Natural Areas

| Property name | Vegetation Community |
|---|---|
| Auburn Botanical Gardens | Castlereagh Ironbark Forest<br>Cumberland Swamp Oak Riparian Forest |
| Bolaro Avenue Park | Cumberland Shale Plains Woodland |
| Byrnes Street Tennis Courts | Cumberland Swamp Oak Riparian Forest |
| Campbell Hill Pioneer Reserve | Cumberland Shale Plains Woodland<br>Castlereagh Ironbark Forest |
| Civic Park Pendle Hill | Cumberland Shale Plains Woodland<br>Cumberland Riverflat forest |
| Dirrabari Reserve | Cumberland Shale Hills Woodland |
| Driftway Reserve | Cumberland Shale Hills Woodland |
| Duck River Picnic Ground | Castlereagh Ironbark Forest<br>Cumberland Swamp Oak Riparian Forest |
| Duck River East Reserve | Cumberland Riverflat Forest |
| Duck River Reserve North | Cumberland Swamp Oak Riparian Forest |
| Duck River Reserve South | Castlereagh Ironbark Forest<br>Cumberland Riverflat Forest<br>Cumberland Swamp Oak Riparian Forest |
| Everley Park | Castlereagh Ironbark Forest<br>Cumberland Riverflat Forest |
| Fairfield Road Park | Cumberland Riverflat forest |
| Gallard Reserve | Cumberland Shale Plains Woodland |
| Gardenia Parade Park | Cumberland Shale Plains Woodland |
| Girraween Park | Cumberland Shale Plains Woodland |
| Grey Box Reserve | Cumberland Shale Hills Woodland |
| Greystanes Creek Reserve | Weeds and Exotics<br>Cumberland Swamp Oak Riparian Forest<br>Cumberland Riverflat Forrest |
| Greystanes Woodland | Cumberland Shale Plains Woodland |
| Gum Tree Reserve | Sydney Turpentine-Ironbark Forest |
| Horlyck Reserve | Cumberland Swamp Oak Riparian Forest |
| Hyland Reserve | Cumberland Riverflat Forest<br>Cumberland Swamp Oak Riparian Forest |
| Hyland Road Park | Cumberland Riverflat Forest<br>Cumberland Swamp Oak Riparian Forest |
| Jack Ferguson Reserve | Cumberland Shale Hills Woodland |
| Jirramba Reserve | Cumberland Riverflat forest |
| John Silverthorne Park | Cumberland Swamp Oak Riparian Forest |
| Lower Prospect Canal | Cumberland Shale Plains Woodland |
| Mona Park | Cumberland Swamp Oak Riparian Forest |
| New Glasgow Park | Cumberland Swamp Oak Riparian Forest |
| Ngunun Reserve | Cumberland Swamp Oak Riparian Forest |
| Norford Park | Cumberland Riverflat Forest |
| Pendle Hill Park | Cumberland Shale Plains Woodland |
| Peter Hislop Park | Castlereagh Ironbark Forest<br>Cumberland Riverflat Forest |
| Princes Park | Cumberland Riverflat Forest |
| Progress Park | Cumberland Swamp Oak Riparian Forest |
| Prospect Creek Reserve | Cumberland Riverflat forest<br>Artificial Wetland<br>Cumberland Swamp Oak Riparian Forest |
| Ray Marshall Reserve | Castlereagh Ironbark Forest |
| Rosnay Golf Course | Castlereagh Ironbark Forest<br>Cumberland Riverflat Forest |
| Unnamed Reserve – Nijong Drive | Cumberland Swamp Oak Riparian Forest<br>Cumberland Shale Plains Woodland |
| Waddangalli Woodland | Cumberland Shale Plains Woodland |
| Wategora Reserve | Castlereagh Ironbark Forest<br>Cumberland Riverflat Forest |
| Webbs Ave Playing Fields | Cumberland Swamp Oak Riparian Forest |



*Duck River adjacent to Bangor Park looking north*

## Cumberland LGA Native Threatened Species Location Map



# 3.10 Water Quality and Water Sensitive Urban Design (WSUD)



Cumberland City Council's natural areas are critical to ecological health, biodiversity, cultural values, and community amenity. Healthy waterways and riparian zones support native flora and fauna, strengthen climate resilience, and enhance community well-being.

Freshwater ecosystems within Cumberland are closely linked to their catchments and riparian corridors, influencing the health of the Parramatta and Georges Rivers downstream. While many aquatic habitats are degraded due to urbanisation, several natural areas retain relatively healthy and diverse ecosystems. Local aquatic species include the Eastern Long-Necked Turtle and the Striped Marsh Frog. Improvements in catchment and riparian health—through pollution control, erosion management, and revegetation—will directly benefit these ecosystems. Council also contributes to regional improvements as an active member of the Parramatta River Catchment Group.

Key threats to water quality include:

- Stormwater runoff with nutrients, sediments, heavy metals, and hydrocarbons
- Urban encroachment and impervious surfaces
- Inadequate or outdated stormwater infrastructure
- Invasive species disrupting hydrology and vegetation
- Erosion from informal tracks and steep slopes
- Waste dumping and pollution incidents
- Reduced baseflows and altered hydrological regimes

Council's objectives for water quality and WSUD are to:

- Protect and restore ecological health of waterways and riparian zones
- Reduce pollutant loads from catchments
- Integrate WSUD in existing and future development
- Rehabilitate degraded riparian and aquatic habitats
- Prevent erosion and sedimentation
- Strengthen riparian buffers and downstream protection
- Promote community awareness and stewardship



# Context

# 04





# 4.1 Community Profile and Trends

With a growing population, the Cumberland LGA is one of the most culturally diverse areas in NSW with a unique and vibrant identity. Cumberland is known for its welcoming community events and festivals, its high-quality community programs and extensive network of green open spaces. The community has access to five swimming centres, high quality community venues and a network of town centres supporting diverse and dynamic small businesses.

The Cumberland area is enjoying population growth, new infrastructure plans and a changing economic landscape that presents opportunities for emerging industries, culture, and city planning. The community is diverse with many young families who are professionals, speak multiple languages and have a range of backgrounds and experiences that contribute to Cumberland's unique flavour.

A snapshot of the Cumberland community is shown to the right.

**252,399**
Total Population

**83,198**
Total Household

**52%**
are men

**48%**
are women

**38%**
are households of couples with children



*Gardenia Parade Par*

**17%**
are 60+ years

**53%**
are born overseas.

**35%**
are Christian (Catholic, Protestant and Orthodox)

**19%**
are young people (10-25 years)

**1%**
is Aboriginal and/or Torres Strait Islander

**23%**
are Muslim

**65%**
speak a language at home other than English (around 67 different languages)

**12%**
are of Lebanese ancestry

**13%**
are Hindu

**6%**
attend university

**13%**
are of Chinese ancestry

**6%**
have a severe or profound disability

*Reference: All statistics from the Australian Bureau of Statistics 2021 Census of Population and Housing or updated estimates.*
*Please note that all statistics have been rounded to the nearest whole number.*

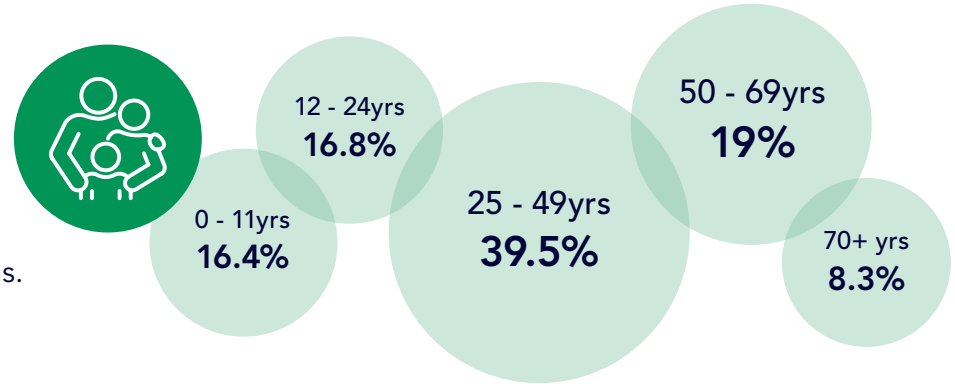
# The Cumberland Community

## COMMUNITY PROFILE

This profile of the Cumberland community is based on the most recent 2021 Profile.id data. The profile provides insight into the unique characteristics of the Cumberland community.

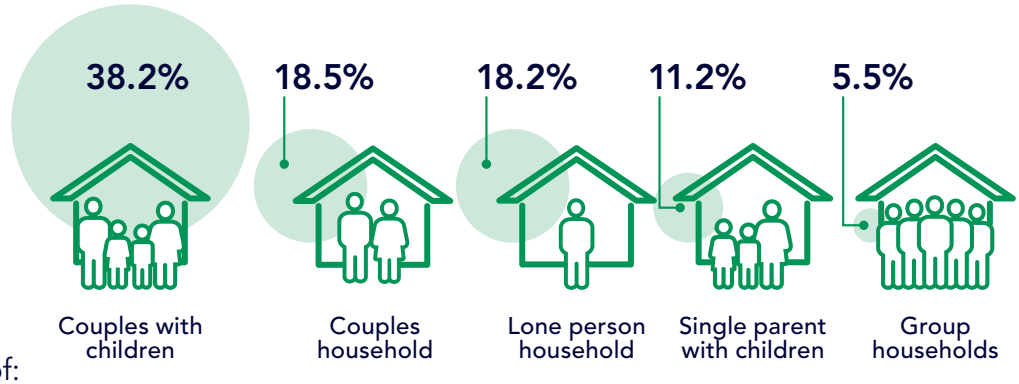
## AGE

In 2021, the dominant age group is ages 30 to 39, which accounted for 17.7% of the total persons.



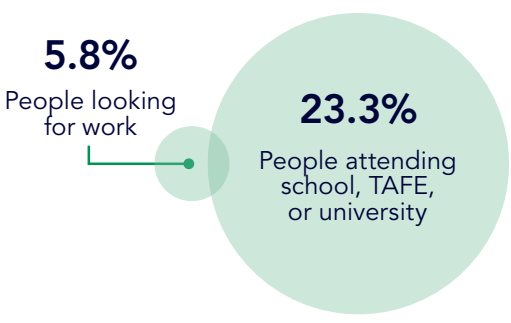

## HOUSEHOLDS AND HOUSING

The Cumberland area has a high proportion of:

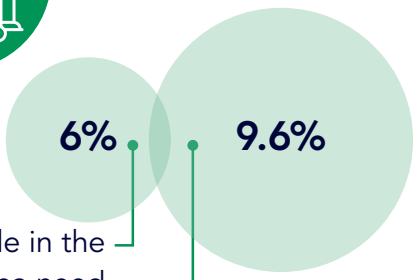



## EDUCATION, EMPLOYMENT AND INCOME

The Cumberland area has a high proportion of:

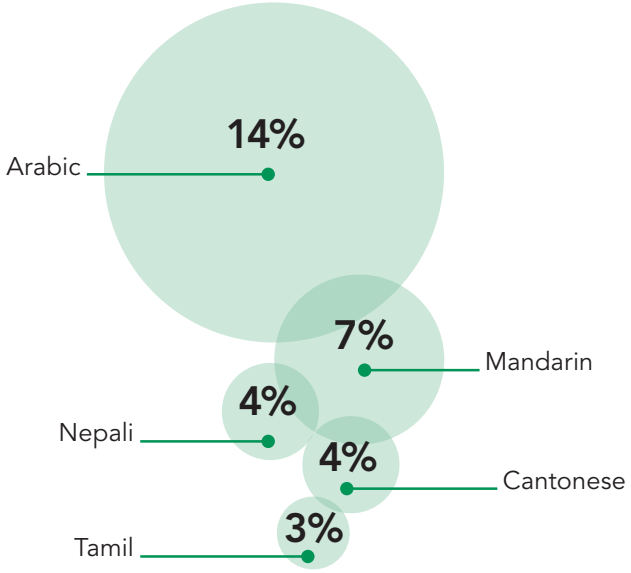



## DISABILITY AND CARERS



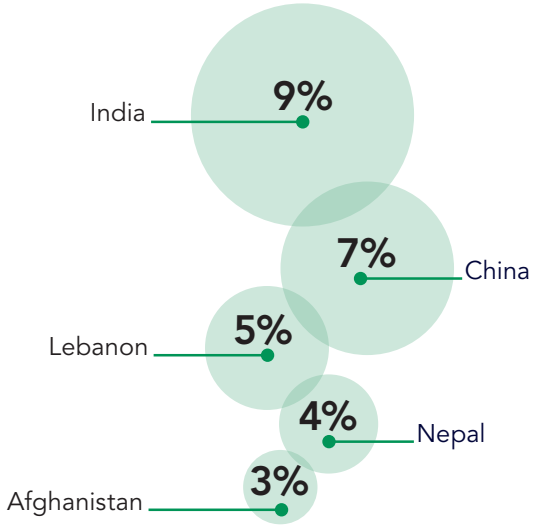
## LANGUAGES

**The top 5 languages spoken** in the Cumberland area (other than English) are:



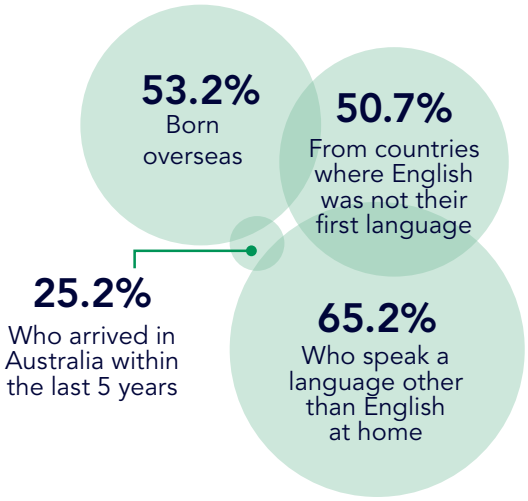

## COUNTRY OF BIRTH

**The top 5 overseas countries of birth** for the Cumberland community are:




## CULTURAL DIVERSITY

Cumberland is a culturally rich, vibrant and diverse area. The area has high proportions of people:



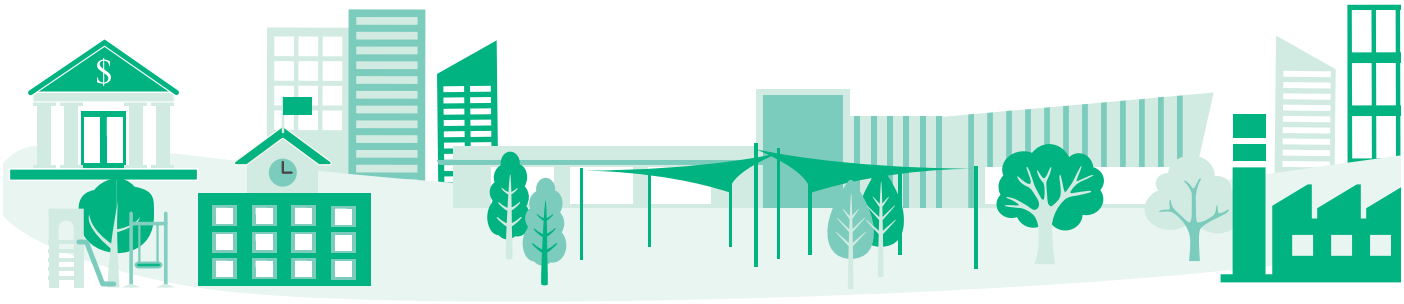

## ABORIGINAL OR TORRES STRAIT ISLANDER

**0.64%** of people in the Cumberland area identify as **Aboriginal or Torres Strait Islander.**

*Reference: All statistics from the Australian Bureau of Statistics 2021 Census*



# 4.2 Opportunities and Challenges Ahead for Natural Areas



Cumberland City's Community Strategic Plan identifies local advantages and opportunities, as well as risks and challenges facing Cumberland City now and into the future. Further to this, Cumberland City's Biodiversity Strategy provides context for how these opportunities and challenges relate to Natural Areas. Cumberland faces the broad challenges of the water of the wider Sydney Region and works closely with the Resilient Sydney Program to increase local preparedness for these issues. The identified opportunities and challenges are summarised below; however, further details can be found in the relevant strategies.

## Population Growth

The Cumberland population is forecast to grow to reach approximately 300,000 people by 2036. Increases are forecast for couple families with dependents, meaning that young families will be attracted to Cumberland and will continue to grow in number. Access, education, care of our natural areas will be among our community's highest priorities.



*Little Duck Creek Reserve*



## Access and Connections

Another consequence of the rapid population growth in the region is increased traffic and greater demand for public transport services and provision of facilities for active modes of transport (walking and cycling). Our Natural Areas will have the potential to play a key role in district active transport networks and to provide enhanced access to its natural and recreational assets. Uncontrolled access by cars, bikes and other vehicles into natural areas are amongst the issues that can results in erosion, wildlife disturbance and damage to surfaces and vegetation that will need to be considered.

## Potential Conflicts Between Values of the Natural Areas

Arising from the LGA's population growth may be pressure for our natural areas to provide a greater role for many core recreational values. Natural areas provide a delicate balance between a range of recreational values and its key environmental and cultural heritage values which must be recognised and carefully considered in decision making around future use.




## Conservation and Biodiversity Management

Natural areas contain a variety of vulnerable native species of vegetation and wildlife. Land clearing and urbanisation has resulted increased weeds, erosion, sediment levels and pollution. Weeds can grow rapidly through natural areas via creeks and walking tracks which transport seeds. Runoff from pipes, road and other hard surfaces contributes to erosion, increased sediment levels and pollution. To protect our natural areas, unique diversity access and recreational facilities to support public recreation should be placed in designated areas to minimise conflict with biodiversity conservation and protection objectives for flora and fauna.

## Environmental Sustainability

Greater unpredictability in climate, leading to increased frequency and severity of storms, higher likelihood of flooding and more regular droughts, and higher average temperatures all place stress on our natural areas. Open spaces play a critical role in developing the capacity of the community to be more connected and resilient to unpredictable natural events. A responsible city is one that looks at internal operations and identifies opportunities to improve efficiencies and reduce emissions, while also reducing pressure on Council resources and infrastructure used by the community.



## Biodiversity Threats

The following threats are common for most urban Councils throughout Australia:

1. Edge Effects: High boundary-area ratio leads to weed invasion, disturbance, and artificial lighting impacts in small linear reserves.
2. Runoff and Nutrients: Impermeable surfaces increase runoff of pollutants into natural drainage lines, promoting weed growth.
3. Changed Fire Regimes: Lack of fire or frequent fires alter species composition and reduce diversity in dry sclerophyll vegetation.
4. Weed Invasion: Presence of weed species threatens biodiversity, requiring legal obligations for control.
5. Impacts from Human Use: Unmanaged recreational activities cause clearing, erosion, and weed establishment.
6. Pets and Introduced Fauna: Predation by domestic animals and introduced species harms native mammals and reptiles.
7. Infrastructure: Construction and maintenance activities in natural areas lead to vegetation clearing and disturbance.



# Basis for Management

# 05



# 5.1 Core Objectives and Guidelines

**The *Local Government Act 1993* and the *Local Government (General) Regulation 2021* provide the legislative requirements for Community land under its care and control. Council is required to categorise all Community land according to set management categories, in accordance with the guidelines provided.**

## Guidelines – from the *Local Government (General) Regulation 2021*

## Core Objectives – from the *Local Government Act 1993*

### Clause 102 - Natural Areas

Land possessing a significant feature that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore.

**Category Natural Areas**
**(Section 36E)**

- To conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area
- To maintain the land, or that feature or habitat, in its natural state and setting
- To provide for the restoration and regeneration of the land
- To provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion
- To assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in the Biodiversity Conservation Act 2016 or the Fisheries Management Act 1994.

### Clause 107 - Bushland

Primarily native vegetation that is still representative of the structure or floristics, of the natural vegetation in the locality.

**Category Bushland**
**(Section 36J)**

a. To ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land other ecological values of the land, and
b. Protect the aesthetic, heritage, recreational, educational and scientific values of the land, and
c. Promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and
d. Restore degraded bushland, and
e. Protect existing landforms such as natural drainage lines, watercourse and foreshores, and
f. Retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and
g. Protect bushland as a natural stabiliser of the soil surface.

| Guidelines – from the *Local Government (General) Regulation 2021* | Core Objectives – from the *Local Government Act 1993* |
|---|---|
| <br>**Clause 108 – Wetland**<br><br>Any marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a waterbody that is inundated cyclically, intermittently or permanently with fresh, brackish or salt water, whether slow moving or stationary. | **Category Wetland**<br>**(Section 36K)**<br>a. to protect the biodiversity and ecological values of wetlands, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands, and<br>b. to restore and regenerate degraded wetlands, and<br>c. to facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands. |
| <br>**Clause 110 – Watercourse**<br><br>Any stream of water, whether perennial or intermittent, flowing in a natural channel, or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and associated riparian land or vegetation. | **Category Watercourse**<br>**(Section 36M)**<br>a. Manage watercourse so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows and<br>b. Manage watercourse so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and<br>c. Restore degraded watercourses, and<br>d. Promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category |
| <br>**Clause 111 – Foreshore**<br><br>Land situated on the water's edge that forms a transition zone between the aquatic and terrestrial environment. | **Category Foreshore**<br>**(Section 36N)**<br>a. to maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area, and<br>b. to facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use. |

# 5.2 Land Categorisation

The Council Manager must, as soon as practicable after it takes ownership or becomes the manager of the dedicated or reserved Crown land, assign to the land one or more categories of Community land referred to in section 36 of the *Local Government Act 1993* (3.23 (2) *Crown Land Management Act 2016*). The Council Manager must give written notice to the Minister of the categories to which it has assigned the land as soon as practicable after assigning them.

## Natural Areas

Natural areas are defined as land possessing a significant feature that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore.

**Natural Areas - Bushland**
Land containing primarily native vegetation that is the natural vegetation or a remainder of the natural vegetation of the land or locality.

**Natural Areas - Foreshore**
For all areas that situated on the water's edge and forming a transition zone between the aquatic and terrestrial environment.

**Natural Areas - Watercourse**
Any stream of water, perennial or intermittent, in a natural or artificial channel, and associated riparian land or vegetation.

**Natural Areas - Wetland**
For land that includes marshes, mangroves, backwaters, billabongs, swamps, sedgelands, and wet meadows or wet heathlands.

## General Community Use

General Community Use land is defined as land that may be made available for use for any purpose for which community land may be used, and does not satisfy the definition of natural area, sportsground, park or area of cultural significance.

## Sportsgrounds

Sportsgrounds are defined as land used primarily for active recreation involving organised sports or playing outdoor games.

## Parks

Parks are defined as land which is improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that do not intrude on the peaceful enjoyment of the land by others.

## Site Specific or Cultural Significance

Sites with specific attributes or defined as culturally significant are an important part of the community's identity and require additional care and consideration appropriate to its requirements. In line with The *Local Government Act 1993*, Council prepares individual PoMs for sites of specific or cultural significance.

# 5.3 Assigned Categories

The Natural Area category that has been assigned by Council to each parcel of land covered in this PoM, is listed in the Land Schedule provided as Appendix Table 1.

# 5.4 Approach to Categorising Community Land

Council has categorised each parcel of Council owned land and Crown land managed by Council covered in this PoM based on the following criteria:

- The dominant land use or physical characteristics of the land
- The mandatory requirements for categorising specific types of land in section 36 of the *Local Government Act 1993 (3.23 (2) Crown Land Management Act 2016)*
- The guidelines for categorising land in Part 4 Division 1 of the *Local Government Regulation*, an
- The core objectives for each category in sections 36E to 36N of the *Local Government Act*.
- Drainage reserves have been categorised based o the dominant characteristic or use of the land on the basis that section 51 of the *Local Government Act* permits drainage reserves to be used for any purpose that is not inconsistent with its use for drainage purposes.



*Gallard Reserve*

# 5.5 Approach to Categorising Community Land with More Than One Character or Land Use

Where an area of land has more than one dominant characteristic or land use, Council has generally assigned more than one category to the land. An example is a park which also has an area used for the purposes of a community facility or areas with natural elements such as a watercourse or bushland. Mapping showing each area of land that has more than one assigned category, and the boundaries of each category, are in multi-category mapping in Appendix Multi-category maps.

## Areas with smaller or secondary characteristics or land uses

Where an area of land has one dominant characteristic or land use as well as other smaller or secondary characteristics or uses, Council has generally assigned a category based on the dominant characteristic or use.

In such cases the land will be required to be managed in such a way that caters for both the dominant and secondary characteristics of the land, as far as practical. Each generic category PoM specifically deals with principles and requirements for managing land with secondary characteristics or land uses, in these instances refer to the relevant generic PoM.

Below are some common examples:

- Parks with adjacent artificial watercourse (culvert)
- Natural area with adjacent park area
- Parks with ecological value and amenity
- Parks that form part of a green or wildlife corridor.

# 5.6 Management of Natural Areas

**The Cumberland City Council intends to manage its Natural Areas to meet the objectives set out in Section 5 and Section 7 of this PoM. The types of uses, and development, which may take place are identified in Sections 6, other management controls that will be incorporated are set out in Section 5.7 to 5.8.**

# 5.7 Hierarchy / Amenity Guidelines

## Hierarchy Guidelines

In Cumberland, all community land has an assigned hierarchy based on its size, level, and type of use, determining the appropriate level of amenity and embellishment for each location.

Having distinct hierarchies across the community and open spaces network is essential to accommodate varying levels of use and effectively manage funding and maintenance distribution. This approach ensures that different types of spaces can cater to the specific needs and preferences of the community while promoting equitable resource allocation.

The following hierarchies are used for Cumberland's Community land:

| | |
|---|---|
| **Regional** | A regional natural area provides recreational, cultural and educational opportunities for residents and visitors from a wider area, while also preserving the environment and promoting sustainability. These natural areas are typically larger than 10 hectares in size, but may be smaller if they have unique features that draw visitors from across the region. Regional natural areas may offer amenities to support authorised uses, including picnic areas, observation platforms, pathways, and other features that cater to a diverse population. |
| **District** | District natural areas are larger areas that serve a wider geographic area, typically a district or several suburbs. These natural areas are typically between 5 and 10 hectares in size and provide a higher level of biodiversity and ecological value than found supportng a local park. District natural areas generally serve a 2km radius and may include features such as areas of natural vegetation, picnic areas, and walking or cycling paths. They are preserved to serve the recreational, cultural and educational needs of the wider district and surrounding communities. |
| **Local** | Local natural areas are typically communities of high value vegetation located in smaller parks that provide accessible outdoor recreation opportunities for nearby residents. Local parks are usually located within a 10-minute walk (around 800 metres) from its main users and are not larger than 5 hectares in size. Natural areas in local parks provide increased biodiversity, community education and recreation facilities like no mow zones, shared paths and interpretative signage. Local parks also play a crucial role in preserving local biodiversity by protecting key areas of natural vegetation. |
| **Pocket** | Small, urban parks that are typically less than 0.2 hectares in size and designed to fit into small spaces, such as vacant lots or street corners. These parks may be created by re-purposing unused or underutilised urban spaces, with the goal of providing nearby residents with a green space for relaxation and recreation. Due to their small size, pocket parks often have limited facilities, such as seating areas, but may also feature landscaping, or other aesthetic elements. |



*Victor Brazier Park*

## Amenity Guideline

The amenity guideline table outlines best practice level of amenity for natural areas based on their allocated hierarchy. The identified embellishments are a guide. Natural areas which are not accessible to the community should be considered differently and may not require any amenity enhancements.

✓ Recommended

✗ Not advised

○ Optional - will be dependent on a detailed review of the site and its individual circumstances

| CATEGORY | NATURAL AREAS | | | |
|---|---|---|---|---|
| **Hierarchy** | **Regional** | **District** | **Local** | **Pocket** |
| **Amenities** | | | | |
| Public toilets (including accessible) | ✓ | ○ | ○ | ✗ |
| Lights (solar, traditional, smart) | ✓ | ✓ | ✓ | ✗ |
| Bench seating (shaded using trees) | ✓ | ✓ | ✓ | ✓ |
| Picnic shelters (family use) | ✓ | ✓ | ✓ | ○ |
| Picnic shelters (groups/events) | ○ | ○ | ○ | ✗ |
| BBQ | ✓ | ○ | ○ | ✗ |
| Coal disposal bins | ○ | ○ | ○ | ✗ |
| Rubbish bins | ✓ | ✓ | ✓ | ✓ |
| Drinking fountain/bottle | ✓ | ✓ | ✓ | ○ |
| CCTV | ✓ | ✓ | ○ | ○ |
| **Traffic Management** | | | | |
| Off-road parking | ✓ | ✓ | ○ | ○ |
| Emergency vehicle access | ✓ | ✓ | ○ | ○ |
| Bus set-down / pick up | ✓ | ○ | ✗ | ✗ |
| Staff / delivery parking | ○ | ○ | ○ | ✗ |
| Trailor / truck parking | ○ | ○ | ○ | ○ |
| **Landscaping** | | | | |
| Shade trees | ✓ | ✓ | ✓ | ✓ |
| Formal gardens | ✗ | ✗ | ✗ | ✗ |
| Entry statement | ✓ | ✓ | ✗ | ✗ |
| Memorials and public art | ✓ | ○ | ○ | ✗ |
| Viewing platforms (if appropriate) | ✓ | ✓ | ✗ | ✗ |
| Water features | ✗ | ✗ | ✗ | ✗ |
| Water sensitive urban design | ✓ | ✓ | ✓ | ✓ |
| Biodiversity zones and protected areas | ✓ | ✓ | ✓ | ✓ |
| Planting (shade trees) | ✓ | ✓ | ✓ | ✓ |
| Paths (recreational) | ✓ | ✓ | ✓ | ○ |

# 5.8 Guiding Principles / Strategic Priorities

**Guiding principles derived from the Core Objectives for Community Land Management, Cumberland City Council's Biodiversity Strategy, Environmental Management Framework and Open Spaces and Recreation Strategy which apply to planning, control and management of natural areas in Cumberland are provided below.**

## Bank Stabilisation and Contamination

**Enhance Riparian Corridor:**

- Improve biodiversity, water quality, erosion control, and community involvement.

**Bank Stabilisation:**

- Stabilise channel banks, embankment toes, and beds.
- Reduce sediment mobilisation with minimal disturbance.

**Scour Protection:**

- Implement scour protection measures for stormwater pipe infrastructure.
- Include scour pads and sensitive armouring.

**Contamination Management**:

- Utilise GIS data to identify contamination potential.
- Conduct investigation and assessment before undertaking works.

## Water Quality and Water Sensitive Urban Design

**Water Quality Improvement:**

- Aim to enhance wetland health by addressing identified issues affecting water quality.

**Point Source Controls:**

- Implement end-of-pipe sediment and litter controls for better management of water quality entering waterways.
- Apply to pipe systems outfalling to the river, including road terminations along the river corridor.
- Opportunity to be supplemented by scour protection.

**Water Sensitive Design Opportunities:**

- Identify space and conditions suitable for biofiltration measures like linear wetlands, wetlands, and raingardens.

**Catchment Water Quality Measures:**

- Continuously implement measures within the watercourse catchment and surrounding areas to improve urban runoff quality entering the river system.

## Habitat Management

Biodiversity enhancement aims to improve overall system health by addressing problems or enhancing existing values.

**Key Strategies for Habitat Management:**

- Maintain the land, or feature or habitat, in its natural state and setting.
- Conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat.
- Provide for the restoration and regeneration of the land
- Establish and protect riparian corridor conservation zones where feasible.
- Consolidate functional riparian corridors, protecting natural features and encouraging regeneration.
- Maintain and consolidate existing bushcare sites.
- Explore potential for enhancing habitat and biodiversity values.
- Enhance native tree canopy in open spaces.

## Access and Use

Access enhancements aims to expand pedestrian and cycling access links through natural area corridors and adjoining areas.

**Key Strategies for Access:**

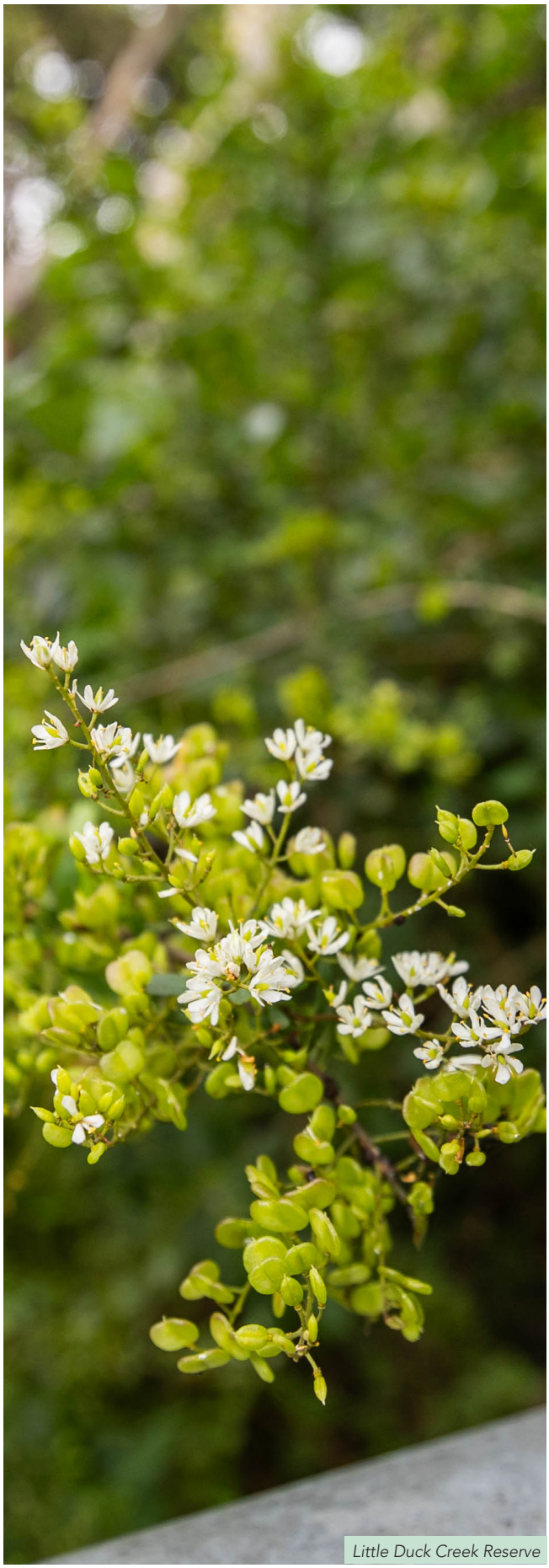
- Provide use of and access in a manner that minimises disturbance to the natural area.
- Extend shared path networks.
- Enhance/upgrade existing paths to extend functionality, enhance safety, and improve environmental performance.
- Provide local access enhancements, including, local pedestrian and cycling connections into natural areas.
- Provide access connections, wayfinding, cycle infrastructure, and environmental improvements at road terminations.

## Culture and Heritage

Cumberland City's Natural Areas provide a rich source of cultural heritage and future opportunities to be promoted.

**Objectives for Cultural and Heritage Management:**

- Celebrate First Nations Culture and Heritage.
- Conserve and interpret post-colonial heritage.
- Share dynamic stories of past, present, and future.
- Curate events to enrich community experience.
- Enhance social interaction quality and potential.

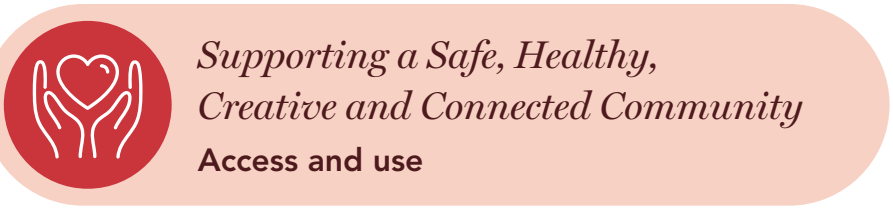


*Little Duck Creek Reserve*



*Prospect Creek*

**Strategic priority areas aligned with the Cumberland City Council's Biodiversity Strategy, Environmental Management Framework and Open Spaces and Recreation Strategy which apply to planning, design and management of Natural Areas in Cumberland are:**












# 5.9 How we Will Address the Opportunities and Challenges Ahead

This table outlines how the Guiding Principles and Strategic Priorities will address the opportunities and challenges identified in Section 5.8.

✓ Will address

| OPPORTUNITIES AND CHALLENGES |
|---|
| **Guiding Principles** |
| Bank Stabilisation and Contamination |
| Water Quality and Water Sensitive Urban Design |
| Habitat Management |
| Access and Use |
| Culture and Heritage |
| **Strategic Priorities** |
| Conservation and Management |
| Community Engagement and Awareness |
| Maintenance |
| Access and Use |

| Population growth | Access and connection | Conflicts between values of natural areas | Conservation and biodiversity management | Financial sustainability | Environmental sustainability |
|---|---|---|---|---|---|
| | | | | | |
| ✓ | | ✓ | ✓ | ✓ | ✓ |
| | | ✓ | ✓ | ✓ | ✓ |
| | | | ✓ | ✓ | ✓ |
| ✓ | ✓ | ✓ | | | ✓ |
| ✓ | ✓ | ✓ | | | ✓ |
| | | | | | |
| ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| ✓ | | ✓ | ✓ | | |
| | | | ✓ | ✓ | ✓ |
| ✓ | ✓ | ✓ | | | |



# Land Use

# 06






# 6.1 Cumberland City Council Land Use and Development

## Cumberland Local Environmental Plan 2021

The Cumberland Local Environmental Plan (LEP) was adopted in 2021 and is the first combined LEP for the amalgamated Council. Before this the former Auburn, Holroyd and Parramatta LEPs were in force for the retrospective areas. LEPs identify the land use zoning of the land.

Land use zoning provides Council with an indication of what we can develop on land. Generally, land areas categorised for 'Natural Area' are zoned as RE1 Public Recreation, C2 Environmental Conservation or W1 Natural Waterways.

### RE1 Public Recreation

**1 Objectives of zone**

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

**2 Permitted without consent**

Environmental protection works; Flood mitigation works

**3 Permitted with consent**

Aquaculture; Centre-based child care facilities; Community facilities; Depots; Environmental facilities; Function centres; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water recreation structures; Water recycling facilities

**4 Prohibited**

Any development not specified in item 2 or 3

### C2 Environmental Conservation

**1 Objectives of zone**

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

**2 Permitted without consent**

Environmental protection works; Flood mitigation works

**3 Permitted with consent**

Building identification signs; Business identification signs; Environmental facilities; Information and education facilities; Oyster aquaculture; Recreation areas; Roads

**4 Prohibited**

Business premises; Hotel or motel accommodation; Industries; Local distribution premises; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

### W1 Natural Waterways

**1** Objectives of zone

- To protect the ecological and scenic values of natural waterways.
- To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- To provide for sustainable fishing industries and recreational fishing.

**2 Permitted without consent**

Environmental protection works; Flood mitigation works

**3 Permitted with consent**
Aquaculture; Building identification signs; Business identification signs; Environmental facilities; Roads

**4 Prohibited**
Business premises; Hotel or motel accommodation; Industries; Local distribution premises; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

## Reclassification of Land

This PoM covers land classified as Community land. This PoM identifies the potential need for future reclassification of Operational land as Community land and vice versa. Council may undertake an investigation of the types of facilities needed over the next ten years, potential reclassification opportunities and the preparation of a reclassification proposal for approval.

The reclassification process is identified in Division 1 Classification and reclassification of public land (Sections 25 – 34) of the *Local Government Act 1993*. Land is able to be reclassified under an amendment to the LEP in which changes will be identified in Schedule 4 Classification and reclassification of public land.

Council will require the written consent of the Minister for Crown Lands for any Crown reserve to be classified as operational land.

## Natural Areas Listed as Heritage Items

There are a number of parks and reserves that are both a natural area and heritage listed. All areas that are heritage, must be managed in accordance with their natural area category and heritage protection requirements.

## Native Title Assessment

The *Crown Land Management Act 2016* provides a new regime for the management of Crown land and Council is now responsible for compliance with Native Title legislation for the Crown land that it manages.

Council is required to undertake steps to identify if the activity that they do on Crown land will have an impact on Native Title, what provisions of the *Native Title Act* will validate the activity and what procedures should be taken in relation to a particular activity prior to its commencement. Council must receive written advice from its Native Title Manager in relation to certain activities and acts carried out on Crown land which must be approved by Council in writing on every occasion. These activities include:

- All construction and alterations,
- granting of leases, licences, permits, easements or rights of way over the land, and
- to approve a Plan of Management for the land that authorises or permits any of these kinds of dealings (Part 8 Division 8.3 Section 8.7).

This PoM covers Crown Reserve R1009989 Lower and Upper Prospect Canal gazetted as Crown Land after 23 December 1996. No future act may occur on any land listed under this reserve in Table 1 of this PoM, unless:

- The land becomes excluded land under the Crown Land Management Act 2016; or
- Council's Native Title Manager confirms compliance with Native Title Act 1993:
    - » s24HA – Water/airspace management
    - » s24KA – Listed public works
    - » s24LA – Low impact acts

Note: Any s24LA act ends if a determination confirms native title exists.

Council as Native Title Manager has provided a Native Title Statement.

# 6.2 Permissable Use and Development

**The Plan of Management identifies permissible uses for each category of Community land. The permissible uses should be compatible with the category of land and the reserve purpose. All uses and developments listed should be read as a guide as to what can take place in each category of land.**

An overview of ancillary developments permissible for Community land categories is identified within the Amenity Table found in section 5.7.



*Jirramba Reserve*

| Natural Area - Bushland<br>USES, ACTIVITIES AND DEVELOPMENTS ALLOWED | |
|---|---|
| **Uses and Activities** | **Natural Areas** |
| Preservation of Council's natural and cultural heritage | ✓ |
| Preservation and enhancement of biological diversity and habitat | ✓ |
| Providing a location for relaxation, passive informal recreation and filming/ photographic projects | ✓ |
| Amenities to support the use of the land | ✓ |
| Walking/hiking | ✓ |
| Guided bushwalks | ✓ |
| Environmental and scientific study | ✓ |
| Community engagement in understanding and enhancing natural and cultural values | ✓ |
| Bush regeneration works | ✓ |
| Carbon sequestration | ✓ |
| Bio-banking | ✓ |
| Approved bush care projects requiring ecological restoration activities associated with protection of flora and fauna | ✓ |
| Fire hazard reduction | ✓ |
| Water sensitive urban design, soil erosion and stormwater management | ✓ |
| Land uses permitted with consent under the Cumberland LEP or other planning instruments. | ✓ |

| Developments | Natural Areas |
|---|---|
| Development for the purposes of improving access, amenity and the visual character of the natural areas | ✓ |
| Any development or activity that promotes the restoration and regeneration of the land including water sensitive urban design, erosion controls, stormwater management and habitat enhancement | ✓ |
| Visitor facilities: picnic tables, BBQs, seating areas, lighting, toilets | ✓ |
| Low-impact walking trails | ✓ |
| Observation platforms, boardwalks, barriers, fences | ✓ |
| Temporary erection or use of any building or structure necessary to enable a filming project to be carried out or for specific one-off events | ✓ |
| Temporary or permanent erection of art that complements the natural or cultural heritage | ✓ |
| Locational, directional, interpretative and regulatory signage | ✓ |
| Garbage bins | ✓ |
| Kayak/dinghy storage racks | ✓ |
| Work sheds or storage sheds required in connection with the maintenance of the land | ✓ |
| Energy-saving initiatives such as solar lights and solar panels | ✓ |
| Development permitted with consent under the Cumberland LEP or other planning instruments. | ✓ |

NB: Some of the uses and developments listed above require a permit or development approval and/or consent from the Council.

| Natural Area - Watercourse<br>USES, ACTIVITIES AND DEVELOPMENTS ALLOWED | |
|---|---|
| **Uses and Activities** | **Natural Areas** |
| Preservation of the council's natural heritage including any identified endangered ecological communities | ✓ |
| Preservation of biological diversity and habitat | ✓ |
| Providing a location for relaxation and passive, informal, water-based recreation, unless prohibited | ✓ |
| Approved bush care projects requiring ecological restoration activities associated with the protection and conservation of flora and fauna | ✓ |
| Restoration works associated with the protection of the biodiversity and ecological values of the in-stream environment | ✓ |
| Stabilisation of banks and water quality management | ✓ |
| Maintenance of access to the watercourse for fish restocking and recreational use | ✓ |
| Land uses permitted with consent under the Cumberland LEP or other planning instruments | ✓ |
| **Developments** | **Natural Areas** |
| Visitor facilities: toilets, picnic tables, BBQs, sheltered seating areas, lighting, low-impact carparks, refreshment kiosks (but not restaurants) | ✓ |
| Low-impact walking trails | ✓ |
| Interpretive signage, information kiosks | ✓ |
| Water-saving initiatives such as rain gardens, swales and sediment traps | ✓ |
| Work sheds or storage sheds required in connection with the maintenance of the land | ✓ |
| Bicycle/boat hire or similar | ✓ |
| Temporary erection or use of any building or structure necessary to enable a filming project to be carried out or for specific one-off events | ✓ |
| Locational, directional and regulatory signage | ✓ |
| Flood mitigation works, such as detention basins, realignment of water flows and banks, installation of pipes, culverts and other structures to assist in control of flood waters | ✓ |
| Development permitted with consent under the Cumberland LEP or other planning instruments | ✓ |

NB: Some of the uses and developments listed above require a permit or development approval and/or consent from the Council

| Natural Area - Foreshore<br>USES AND DEVELOPMENTS PERMITTED | |
|---|---|
| **Uses and Activities** | **Natural Areas** |
| Preservation and enhancement of council's natural and cultural heritage | ✓ |
| Preservation of biological diversity and habitat | ✓ |
| Providing a location for formal and informal recreation | ✓ |
| Walking | ✓ |
| Access to the waterway (e.g. for swimming, fishing, dinghies, kayaks and boat sheds) | ✓ |
| Environmental and scientific study | ✓ |
| Community engagement in understanding and enhancing natural and cultural values | ✓ |
| Approved bush care projects requiring ecological restoration activities associated with protection of flora and fauna | ✓ |
| Fire hazard reduction | |
| Land uses permitted with consent under the Cumberland LEP or other planning instruments | |
| **Developments** | **Natural Areas** |
| Low-impact walking trails | ✓ |
| Water sensitive urban design installations | ✓ |
| Observation platforms, pontoon | ✓ |
| Temporary erection or use of any building or structure necessary to enable a filming project to be carried out | ✓ |
| Locational, directional, interpretative and regulatory signage | ✓ |
| Dinghy / kayak racks | ✓ |
| Foreshore erosion control works | ✓ |
| Barriers | ✓ |
| Boardwalk | ✓ |
| Maintenance and use of existing boatsheds | ✓ |
| Development permitted with consent under the Cumberland LEP or other planning instruments | |

NB: Some of the uses and developments listed above require a permit or development approval and/or consent from the Council.

## Natural Area - Wetland

## USES AND DEVELOPMENTS PERMITTED

| Uses and Activities | Natural Areas |
|---|---|
| Preservation of the council's natural heritage including any identified endangered ecological communities | ✓ |
| Preservation of biological diversity and habitat | ✓ |
| Providing a location for relaxation and passive, informal, recreation, unless prohibited. | ✓ |
| Approved bush care projects requiring ecological restoration activities associated with the protection and conservation of flora and fauna | ✓ |
| Restoration works associated with the protection of the biodiversity and ecological values of the in-wetland environment. | ✓ |
| Stabilisation of banks and water quality management. | ✓ |
| Maintenance of access to the wetland for de-silting and other maintenance | ✓ |
| Development permitted with consent under the Cumberland LEP or other planning instruments | ✓ |
| **Developments** | **Natural Areas** |
| Visitor facilities: seating, picnic tables, sheltered seating areas | ✓ |
| Low-impact walking boardwalks | ✓ |
| Interpretive signage | ✓ |
| Water-saving initiatives such as rain gardens, swales and sediment traps | ✓ |
| Temporary erection or use of any building or structure necessary to enable a filming project to be carried out | ✓ |
| Locational, directional and regulatory signage | ✓ |
| Flood mitigation works, such as detention basins, realignment of water flows and banks, installation of pipes, culverts and other structures to assist in control of flood waters | ✓ |
| Development permitted with consent under the Cumberland LEP or other planning instruments | ✓ |

NB: Some of the uses and developments listed above require a permit or development approval and/or consent from the Council.



*Gardenia Parade Park*

# 6.3 Restricted and Prohibited Activities

Activities that are prohibited or restricted on Natural Areas include, but are not limited to, the following activities:

- No advertising of any kind will be permitted on any section or part of the facility (internal or external) or on the grounds of said facility, unless authorised by Council.
- Breaking or leaving any bottle, glass, syringe or other objects likely to endanger the safety of any person
- Camping or staying overnight
- Consumption of alcoholic liquor without appropriate approvals
- Depositing rubbish
- Discharging of rifles or firearms
- Smoke machines or any device that produces mist or infrared are prohibited
- Flying of model airplanes and drones
- Any game or activity likely to damage property, injure, endanger or cause nuisance to any other person
- Helicopter landings, except in emergencies
- Interfering with or damaging any Council building, equipment, furniture, landscaping, tree, plant or flora
- Leaving of dogs faeces (removal and proper disposal is required)
- Lighting of fires, except for Aboriginal Welcome to Country and other ceremonies, and bush fire hazard reduction
- Practicing golf or archery
- No animals, except service animals, are permitted in the facility or surrounding grounds
- Taking of motor vehicles or motorbikes, except in constructed carparks and driveways.

# 6.4 Future Use

**Future use of natural areas will aim to achieve the environmental objectives of Council and the region. As noted in Section 5.8, caring for and maintaining Natural Areas now and into the future is a priority for Cumberland City.**

Future development and use of the community land will need to:

1. **Meet legislative requirements**
   The zoning controls in the Cumberland City LEP specify the range of uses and activities that may be permitted on the land. Permitted uses are also set out in the Regulations to the *Local Government Act 1993*.
2. **Be consistent with the guidelines and core objectives of the natural area use land category.**
   Under the *Local Government Act* uses and development of Community land must be consistent with the guidelines for categorisation and the core objectives of each category, and any additional objectives the Council proposes to place on the community land categories, as noted in Section 5 and 6.
3. **Meet the obligations of the *Crown Land Management Act 2016.***
   For the reserve purpose, all uses on Crown land must be consistent with the reserves gazetted purpose under the *Crown Land Management Act 2016* to ensure Council is meeting its obligations as Crown Land Manager.
4. **Be consistent with relevant Council policies.**
   Relevant Council policies as at the date of adoption of this plan are set out in Section 2, Legislative Framework. The objectives and strategies outlined in these documents have been used to guide the outcomes of this PoM.

Cumberland City's policies will continue to develop after the adoption of this PoM. Management of Cumberland's assets, and their development, will take into account the policy framework at the relevant time.

# 6.5 Future Development

Additions to the boundaries through dedication of land or acquisition may be possible, and upgrades and proposed new development within Council's Capital Works Program may be accepted and will take into consideration a range of factors, including:

- This PoM and the core objectives for the land.
- The planning controls for the land.
- The City of Cumberland's adopted policies.
- The characteristics of the land affected, including condition rating, potential for improvement, ongoing maintenance requirements, accessibility, existing and future use patterns.
- Any landscape masterplan for the land.

Minor changes to Community land are regularly made to ensure quality and safety is maintained, such as replacement of damaged equipment, and changes to relevant codes and standards.

# 6.6 Master Planning

Council is committed to developing site specific masterplans and/or concept plans for its natural areas. The primary aim is to align access and facilities with the environmental and community needs and aspirations while enhancing the overall quality and utility of public spaces.

These plans will establish a comprehensive and strategic framework for the design, development, and management of specific natural areas, with a strong emphasis on engaging the community to ensure inclusivity and relevance.

The utilisation and arrangement of natural areas are guided by specific requirements related to the environmental conservation and dimensions necessary for various activities, as well as the criteria and maintenance standards required. Whenever spatial adjustments or infrastructure expansions are deemed necessary, adopting a master planning approach is preferable.

# 6.7 Maintenance Agreements

The former Greystanes Creek Plan of Management 1998 outlined the responsibility for the former Holroyd Council to maintain certain land along Greystanes Creek, along the shared boundary with Blacktown Council.

This Plan of Management identifies that Council owns the entirety of Lot 1 DP 450060 and Lot 2 DP 450060, known as Jirramba Reserve at 14B and 14 Cornelia Road, Toongabbie. These lots extend past the local government boundary and into the local government area of Blacktown. As per the original agreement, Cumberland Council, as the land owner, will maintain the land located within Blacktown Council. This land will be maintained under this Natural Areas Plan of Management, for the life of this plan or until an alternate arrangement is sought with Blacktown Council to amend boundaries of the land or the local government area.



*Prospect Creek*



# 6.8 Leases, Licences and Other Estates

*Gardenia Parade Park*

## General

A lease is a contract between a land owner, and another entity, granting that entity a right to occupy an area for a specified period of time.

A licence allows occupation with clear identification of the permitted activity. Unlike a lease, a licence does not permit the sole, or exclusive, use of the area. Licences may be granted to formally recognise and endorse shared uses. Short term licences and bookings may be used to allow different uses at different times, to facilitate the best overall use. Short term licences or bookings are used to manage the uses set out in the table on the next page.

The term 'other estates' includes other interests, charges, rights or titles in relation to the land (an example is easements).

## Authorisation

The *Local Government Act* requires that any lease or licence of Community Land must be authorised by a PoM, and be for a purpose consistent with the categorisation and zoning of the land.

**Maximum Term Permitted**

The maximum term permitted under Section 46 (3) of *Local Government Act* for a lease, licences or other estate on Community land is 30 years. If the lease or licence exceeds 21 years or is greater than 5 years and is subject to a formal objection, consent of the Minister for Local Government is required, Section 47(5)(b).

Public notice is to be given for proposed leases or licences in accordance with the requirements of the *Local Government Act.*

**Sublease agreements**

Sublease agreements may only be entered into if the requirements of Section 47C (1) (b) of the Act and Clause 119 of the Local Government (General) Regulation 2021 and restrictions created by the primary lease agreement are satisfied. The (General) Regulation notes a sublet can only be for the following purposes:

- The purpose for which the land was to be used under the lease, or
- Refreshment kiosks, dances and private parties (if sporting club) or croquet (if bowling club).

**Tender**

Lease or licence terms exceeding 5 years will only be granted by tender unless it is granted to a non-profit organisation (s46A (3) of the *Local Government Act 1993).*

**Existing Lease and Licence Agreements**

This PoM authorises existing lease and licence agreements until the end of their current term. They will all be reassessed as part of any renewal and may be changed in the future to comply with the current PoM and Council Policy, or to reflect changes in community needs at that time of renewal.

Council approved DA-2017/321/1 for the subdivision of Lot 2006 DP1151368 at Driftway Drive, Pemulwuy, requires retaining walls up to 14 metres high within the site. To support these retaining walls, two easements are authorised in Marrong Reserve (Lot 201 DP112184) for rock anchors extending 3-14 metres below ground and 5-13.9 metres in width. This Plan of Management expressly permits Council to enter into a lease, licence, or estate for their use.

At the time of preparation of this PoM, there are no current leases or licences on Crown Land covered by this Plan of Management.

**Native Title Act 1993**

Lease, licence or permits issued on Crown land must be issued in accordance with the future act provisions of the *Native Title Act 1993* and in accordance with Part 8 of the *Crown Land Management Act 2016*.

**Public Utilities**

The Local Government Act and its Regulation specify some additional uses for public infrastructure provision of public utilities and ancillary works (e.g. easements) which are permitted, and which may be authorised by a lease or licence arrangement and do not need to be expressly authorised by a PoM, or consistent with the core objectives. Council must still comply with the Native Title Act on Crown land for public utilities or works.

## Granting a Lease or Licence

In accordance with the *Local Government Act 1993* and the *Crown Land Management Act 2016* this PoM authorises the Cumberland City to grant leases, licences or any other estates on community land covered in this PoM for activity, which is consistent with the Natural Area land category and the gazetted reserve purpose (when on Crown land) that defines the purpose for which the land is dedicated or reserved, as set out in Section 5 and the purposes set out in Section 6.

The Cumberland City will consider leasing areas of the land covered by this PoM, especially in the following situations:

- There is a clear reason for granting a lease, and the lease is consistent with the intended use of the land.
- The occupant has made (or intends to make) a significant financial contribution to improve and maintain the asset.
- There is a very strong link between the nature of the asset and the proposed tenant.
- There is a strong alignment with the Cumberland Biodiversity Strategy and Environmental Management Framework.

**Short Term Casual Licences**

Purposes that short term casual licences will be allowed are listed in the table on the next page. Note, this table is not exhaustive, functions and events able to be conducted in each Natural Areas may vary significantly. The following criteria will be applied when assessing licenced events on Community, Crown and Operational land:

- Potential physical damage to facilities
- Availability of the event to the whole community
- Impact on surrounding residence

Any lease or licence proposal will be individually assessed and considered, based on:

- S2.20 of the *Crown Land Management Act 2016* for short term licences on Crown land, which can only be issued for the purposes prescribed in Clause 31 of the Crown Land Management Regulation 2018. cl.116 of the *Local Government (General) Regulation 2021*
- The community benefit, compatibility with this PoM and the capacity of the area to support the activity.
- Clause 116 of the Local Government (General Regulation) 2021.

Lessees will be required to report on use and utilisation of their facilities

## Natural Areas - Bushland

### PURPOSES FOR WHICH LEASES, LICENCES AND OTHER ESTATES MAY BE AUTHORISED BY COUNCIL - ON COMMUNITY AND CROWN LAND

| Type of Tenure Arrangement | Purpose of Which Tenure May be Granted |
|---|---|
| Lease | • Walkways, pathways, bridges, causeways<br>• Observation platforms, signs<br>• Information kiosk<br>• Bicycle/boat hire or similar<br>• Work sheds or storage sheds required in connection with the maintenance of the land<br>• Toilets<br>• Temporary erection or use of any building or structure necessary to enable a filming project to be carried out or for specific one-off events<br>• Land uses permitted with consent under the Cumberland LEP or other planning instruments |
| Licence | • Walkways, pathways, bridges, causeways<br>• Observation platforms, signs<br>• Information kiosk<br>• Bicycle/boat hire or similar<br>• Work sheds or storage sheds required in connection with the maintenance of the land<br>• Toilets<br>• Temporary erection or use of any building or structure necessary to enable a filming project to be carried out or for specific one-off events<br>• Land uses permitted with consent under the Cumberland LEP or other planning instruments |
| Short-term licence | • Scientific studies and surveys or similar<br>• Bicycle/boat hire or similar<br>• Temporary erection or use of any building or structure necessary to enable a filming project or Council activity or Council event to be carried out<br>• Land uses permitted with consent under the Cumberland LEP or other planning instruments<br>• As stipulated under Clause 116 of the Local Government (General) Regulation 2021 and only if the use or occupation does not involve the erection of any building or structure of a permanent nature.<br>• Short Term Licenses as stipulated under section 2.20 of the Crown Land Management Act 2016 and Clause 31 of the Crown Land Management Regulation 2018. |
| Other estates | This PoM allows the council to grant 'an estate' over Community Land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the Local Government Act. Estates may also be granted across Community Land for the provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the Community Land to a facility of the council or other public utility provider that is situated on Community Land. |

## Natural Areas - Watercourse

### PURPOSES FOR WHICH LEASES, LICENCES AND OTHER ESTATES MAY BE AUTHORISED BY COUNCIL - ON COMMUNITY AND CROWN LAND

| Type of Tenure Arrangement | Purpose of Which Tenure May be Granted |
|---|---|
| Lease | • Walkways, pathways, bridges, causeways<br>• Observation platforms, signs<br>• Information kiosk<br>• Kiosk selling light refreshments (but not restaurants)<br>• Bicycle/boat hire or similar<br>• Work sheds or storage sheds required in connection with the maintenance of the land<br>• Toilets<br>• Temporary erection or use of any building or structure necessary to enable a filming project to be carried out or for specific one-off events<br>• Land uses permitted with consent under the Cumberland LEP or other planning instruments |
| Licence | • Walkways, pathways, bridges, causeways<br>• Observation platforms, signs<br>• Information kiosk<br>• Bicycle/boat hire or similar<br>• Work sheds or storage sheds required in connection with the maintenance of the land<br>• Toilets<br>• Temporary erection or use of any building or structure necessary to enable a filming project to be carried out or for specific one-off events<br>• Land uses permitted with consent under the Cumberland LEP or other planning instruments |
| Short-term licence | • Scientific studies and surveys or similar<br>• Bicycle/boat hire or similar<br>• Temporary erection or use of any building or structure necessary to enable a filming project to be carried out<br>• Land uses permitted with consent under the Cumberland LEP or other planning instruments<br>• As stipulated under Clause 116 of the Local Government (General) Regulation 2021 and only if the use or occupation does not involve the erection of any building or structure of a permanent nature.<br>• Short Term Licenses as stipulated under section 2.20 of the Crown Land Management Act 2016 and Clause 31 of the Crown Land Management Regulation 2018. |
| Other estates | This PoM allows the council to grant 'an estate' over Community Land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the Local Government Act.<br>Estates may also be granted across Community Land for the provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the Community Land to a facility of the council or other public utility provider that is situated on Community Land. |

## Natural Areas - Foreshore

### PURPOSES FOR WHICH LEASES, LICENCES AND OTHER ESTATES MAY BE AUTHORISED BY COUNCIL - NATURAL AREA - FORESHORE CATEGORY

| Type of Tenure Arrangement | Purpose of Which Tenure May be Granted |
|---|---|
| Lease | • Walkways, pathways, bridges, causeways<br>• Observation platforms, signs<br>• Information kiosk<br>• Bicycle/boat hire or similar<br>• Work sheds or storage sheds required in connection with the maintenance of the land<br>• Toilets<br>• Temporary erection or use of any building or structure necessary to enable a filming project to be carried out<br>• Land uses permitted with consent under the Cumberland LEP or other planning instruments |
| Licence | • Walkways, pathways, bridges, causeways<br>• Observation platforms, signs<br>• Information kiosk<br>• Kiosk selling light refreshments (but not restaurants)<br>• Bicycle/boat hire or similar<br>• Work sheds or storage sheds required in connection with the maintenance of the land<br>• Toilets<br>• Temporary erection or use of any building or structure necessary to enable a filming project to be carried out<br>• Land uses permitted with consent under the Cumberland LEP or other planning instruments |
| Short-term licence | • Scientific studies and surveys or similar<br>• Bicycle/boat hire or similar<br>• Temporary erection or use of any building or structure necessary to enable a filming project to be carried out<br>• Development permitted with consent under the Cumberland LEP or other planning instruments<br>As stipulated under Clause 116 of the Local Government (General) Regulation 2021 and only if the use or occupation does not involve the erection of any building or structure of a permanent nature.<br>• Short Term Licenses as stipulated under section 2.20 of the Crown Land Management Act 2016 and Clause 31 of the Crown Land Management Regulation 2018. |
| Other estates | This PoM allows the council to grant 'an estate' over Community Land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the Local Government Act.<br>Estates may also be granted across Community Land for the provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the Community Land to a facility of the council or other public utility provider that is situated on Community Land. |

## Natural Areas - Wetlands

### PURPOSES FOR WHICH LEASES, LICENCES AND OTHER ESTATES MAY BE AUTHORISED BY COUNCIL - NATURAL AREA - WETLAND CATEGORY

| Type of Tenure Arrangement | Purpose of Which Tenure May be Granted |
|---|---|
| Lease | • Walkways, pathways, bridges, causeways<br>• Observation platforms, signs<br>• Temporary erection or use of any building or structure necessary to enable a filming project to be carried out |
| Licence | • Walkways, pathways, bridges, causeways<br>• Observation platforms, signs<br>• Temporary erection or use of any building or structure necessary to enable a filming project to be carried out |
| Short-term licence | • Scientific studies and surveys or similar<br>• Temporary erection or use of any building or structure necessary to enable a filming project to be carried out<br>• Land uses permitted with consent under the Cumberland LEP or other planning instruments<br>As stipulated under Clause 116 of the Local Government (General) Regulation 2021 and only if the use or occupation does not involve the erection of any building or structure of a permanent nature.<br>• Short Term Licenses as stipulated under section 2.20 of the Crown Land Management Act 2016 and Clause 31 of the Crown Land Management Regulation 2018. |
| Other estates | This PoM allows the council to grant 'an estate' over Community Land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the Local Government Act.<br>Estates may also be granted across Community Land for the provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the Community Land to a facility of the council or other public utility provider that is situated on Community Land. |



# Action Plan

# 07

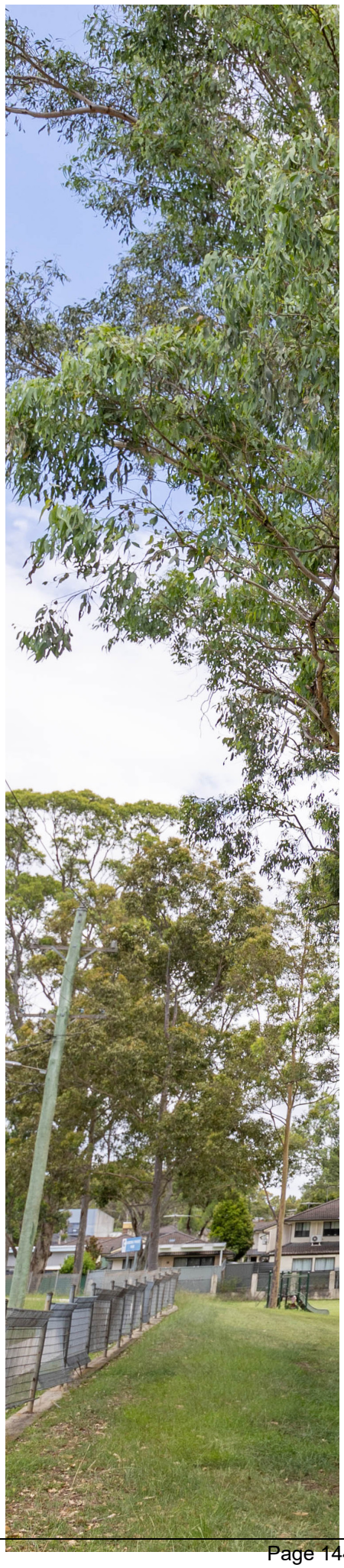


| Strategic Goal | Strategic Priority | Performance Target, s.36(b) |
|---|---|---|
|  | Enhancing the Natural and Built Environment | To support the conservation and management of vegetation communities and native flora and fauna species<br><br>To maintain, enhance vegetation communities within natural areas<br><br>To conserve biodiversity and retain ecosystem function in respect to land and habitat<br><br>To understand the ecological functioning of the Cumberland Plain plant community<br><br>To understand fauna species and interactions<br><br>Investigate the genetic range of at least the key species within the community to ensure that genetic diversity is not impacted (example by provenance of any replanted material)<br><br>Environmental education infrastructure<br><br>Wayfinding signage important in bushland areas<br><br>Plan and implement improvements required to optimise the environmental values of natural areas. |
|  | Providing Transparent, Accountable and Strong Local Leadership | Develop a broader awareness within the community in relation to Natural Area values, community use and management<br><br>Increase community involvement in their conservation<br><br>Achieve high levels of community and user awareness and participation within Natural Area/Bushland<br><br>To conserve and enhance the quality of landscape amenity and address challenges to quality and experience of the landscape<br><br>Protect, conserve, and interpret heritage to enhance public understanding, access, and appreciation through effective management and education<br><br>Complete a comparative research review of Bushcare and community volunteering programs across various councils. |

| Means to achieve, s.36(c) | Performance Measure, s.36(d) | Responsible |
|---|---|---|
| Look for opportunities to expand patch sizes, reduce edge effects, improve the quality of vegetation<br><br>Protect and improve existing habitat for fauna<br><br>Enhance connection to other bushland areas<br><br>Use best management practice guidelines for ecological restoration in consultation with relevant public authorities<br><br>Develop a register of seed collection<br><br>Undertake fauna surveys and studies<br><br>Where possible restore degraded bushland<br><br>Investigate the genetic range of at least the key species within the community<br><br>Develop site specific management plans which consider bush fire, flora, fauna and heritage management<br><br>Prepare Masterplans for natural area reserves in alignment with section 6.6 of this PoM. | Ecological condition and number of species in the Natural Area, using surveys, monitoring and observation<br><br>Success of rehabilitation and monitoring regimes<br><br>Identify and analyse the likely natural disturbance regime<br><br>Number of supplementary plantings within existing bushland<br><br>Masterplans completed. | Environment & Planning<br><br>City Services |
| Encourage and support community and groups (eg bushcare) involvement in a variety of programs<br><br>Encourage schools to participate in revegetation programs<br><br>Encourage and support research and scientific studies programs of natural areas<br><br>Utilise any educational materials which are relevant to natural areas and the Cumberland Plain plant community<br><br>Encourage the community to join existing volunteer programs and relevant conversation programs within natural areas<br><br>Improve natural area corridor edges by enhancing boundary conditions and integrating adjacent residential and industrial areas.<br><br>Protect and celebrate Aboriginal and post-contact heritage through ongoing consultation, cultural recognition, and implementation of heritage management strategies.<br><br>Integrate Connecting with Country principles and interpret natural and cultural heritage to planning, design, and management of of natural areas.<br><br>Explore opportunities for implementing best practice Bushcare arrangements, including independent, volunteer driven and local champion-led Bushcare models. | Number of participants in regeneration programs<br><br>Number of schools engaged<br><br>Number of research projects<br><br>Number of community and stakeholders in conservation programs<br><br>Number of regeneration programs completed with the community<br><br>Review, planning, implemention completed | Environment & Planning<br><br>City Services |

| Strategic Goal | Strategic Priority | Performance Target, s.36(b) |
|---|---|---|
|  | Delivering Sustainable, Safe, and Accessible Infrastructure and Services | Vegetation management<br>Invasive species – control weed invasion<br>Funding<br>Waste management<br>Investigate and identify a location to provide an environmental hub.<br>Enhance riverbank stability, mitigate the impacts of stormwater outfalls and address contamination, of river corridors to make safe and accessible for public use<br>To improve water quality and environmental function of the river corridors<br>Provide for effective drainage of facilities<br>To conserve and enhance habitat values and address habitat challenges<br>Plan and implement sustainable maintenance, service levels, and waste management to support the long-term care of natural areas.<br>Facilitate sustainable management by considering operating models, such as committees or incorporated bodies such as land care groups etc. |
|  | Supporting a Safe, Healthy, Creative and Connected Community | To provide opportunities for appropriate access and use<br>To regulate and manage entry into bushland and pedestrian areas where appropriate<br>To provide for effective universal access where appropriate<br>To allow for the management of Bushland usage times, special events and user groups<br>To control vehicular access into natural areas<br>Environmental education programs<br>To provide for Interpretive elements that enhance the use and experience of the natural area. |

| Means to achieve, s.36(c) | Performance Measure, s.36(d) | Responsible |
|---|---|---|
| Ensure growth of appropriate and suitable species for location<br>Create no mow zones around natural areas to encourage native vegetation to grow<br>Ensure exotic species are appropriately located away from threatened species/communities so they will not impact<br>To ensure adequate funding for necessary maintenance and enhancement of Natural Area/Bushland<br>To provide bins for users<br>To prohibit rubbish dumping and littering<br>Plan and implement track system and associated interpretation and education. Consider long term potential for environmental facilities<br>Stabilise banks using bioengineering, manage stormwater impacts, and remediate contamination to ensure safe, accessible river corridors<br>Improve water quality through integrated catchment management, stormwater controls, water sensitive urban design, litter reduction infrastructure, community education, and ongoing water quality monitoring<br>Incorporate water quality management and harvesting initiatives into Water Sensitive Urban Design (WSUD) strategies for roads and carparks.<br>Manage and enhance natural corridors through implementation of existing plans, riparian protection, staged vegetation and weed programs, fire management, and habitat improvements to support biodiversity, canopy cover, and public access.<br>Implement and maintain proactive asset, waste, and operational maintenance programs, including upgrades, monitoring, and enforcement, to support clean, safe, and functional nature reserves.<br>Support community-led management through Parks Committees under the Local Government Act, subject to interest and Council approval. | Presence of weeds<br>Number and quality of vegetation/bushland<br>Conditions of bushland assessed as part of Council's processes<br>Number of incidents of illegal dumping<br>Cost of clean-up and litter collection per year<br>Review and monitoring Implementation | Environment & Planning<br>City Services |
| Use of Regulatory signage and appropriate control measures<br>Council approval for vendor carts<br>All formal tracks within natural areas to be maintained through monitoring and inspections, supported by responsive maintenance works as required<br>Implement appropriate delineation measures that will limit vehicular access, with particular focus on environmentally sensitive areas<br>Plan and implement integrate interpretive approach to Natural Areas. Use existing Heritate Interpritation Plans where relevant e.g. Prospect Hill Intergrated Heritate Interpritation Plan. | Number of walking tracks identified in operational maintenance programs<br>Number of community complaints reduced over time<br>Number of unauthorised tracks identified and closed<br>Works completed | Environment & Planning<br>City Services |



# Appendix

# 08



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## Table 1: Land Included - Natural Areas PoM

| Property Name | Address | Land Title |
|---|---|---|
| Auburn Botanical Gardens | 99 Chiswick Road<br>AUBURN NSW 2144 | Part Lot 1 DP 222366<br>Part Lot 12 Sec 8 DP 7097<br>Part Lot 36 Sec 8 DP 7097 |
| Bangor Park | Bangor Street<br>AUBURN NSW 2144 | Part Lot 1 DP 72101<br>Part Lot 2 Sec 5 DP 975152<br>Part Lot 3 Sec 5 DP 975152<br>Part Lot 4 Sec 5 DP 975152<br>Part Lot 5 Sec 5 DP 975152<br>Part Lot 6 Sec 5 DP 975152 |
| | | Part Lot 7010 DP 93895 |
| Baraba Reserve | 16 Bennett Road<br>SOUTH GRANVILLE 2142 | Part Lot 67 DP 229045<br>Lot 3 DP 574805 |
| Bolaro Avenue Park | 32 Birriwa Street<br>GREYSTANES NSW 2145 | Part Lot 54 DP 239684<br>Part Lot 38 DP 240024 |
| Bud Greenspan Wetland | Bud Greenspan Circuit<br>LIDCOMBE NSW 2141 | Lot 55 DP 1016757 |
| Byrnes Street Tennis Courts | Byrnes Street<br>SOUTH GRANVILLE NSW 2142 | Part Lot 26 DP 8821<br>Part Lot 25 DP 8821<br>Part Lot 24 DP 8821<br>Part Lot 1 DP 501959<br>Part Lot 27 DP 8821 |
| Campbell Hill Pioneer Reserve | 65 Campbell Hill Road<br>GUILDFORD NSW 2161 | Part Lot 1 DP 128411<br>Part Lot 1 DP 201776<br>Part Lot 2 DP 201776<br>Part Lot 2 DP 312422<br>Part Lot A DP 367857<br>Part Lot B DP 367857<br>Part Lot 1 DP 69586<br>Lot 30 DP 1217981 |
| C V Kelly Park | Teague Street<br>GIRRAWEEN NSW 2145 | Part Lot 2 DP 528250 |
| Civic Park - Pendle Hill* | 125 Targo Road<br>PENDLE HILL NSW 2145 | Lot 16 DP 431552<br>Part Lot 5 DP 17246<br>Part Lot 3 DP 17246<br>Part Lot A DP 26059 |
| | | Part Lot 352 DP 8768<br>Part Lot 353 DP 8768 |
| | | Part Lot 34 DP 13009<br>Part Lot 35 DP 13009 |
| Dirrabari Reserve | Edward Drive<br>PEMULWUY NSW 2145 | Lot 141 DP 1061621<br>Part Lot 138 DP 1061621 |
| Driftway Reserve | Driftway Drive<br>PEMULWUY NSW 2145 | Part Lot 137 DP 1061621<br>Part Lot 136 DP 1061621<br>Lot 4102 DP 1081249 |
| Duck River Picnic Ground* | Chiswick Road<br>AUBURN NSW 2144 | Part Lot 1 DP 938994<br>Part Lot 29 DP 6713 |
| | | Part Lot 7016 DP 93911 |
| Duck River Reserve North* | 2 Neilson Street<br>GRANVILLE NSW 2142 | Part Lot 47 DP 6784<br>Part Lot 48 DP 6784<br>Part Lot 83 DP 6784<br>Part Lot 84 DP 6784<br>Part Lot 117 DP 6784<br>Part Lot 2 DP 204101<br>Part Lot 159 DP 6784<br>Part Lot 7 DP 30910<br>Part Lot 188 DP 650719 |

* Includes road reserve

| Crown Land Details | Owner | Classification | Category | Hierachy |
|---|---|---|---|---|
| | Cumberland Council | Community | Natural Area - Bushland, Foreshore | Regional |
| | Cumberland Council | Community | Natural Area – Foreshore | District |
| Reserve – 100122<br>Purpose – Public Recreation<br>Gazetted - 2 October 1987 | Crown Land | | | |
| | Cumberland Council | Community | Natural Area – Wetland | Local |
| | Cumberland Council | Community | Natural Area – Bushland | Local |
| | Cumberland Council | Community | Natural Area – Wetland | Local |
| | Cumberland Council | Community | Natural Area – Bushland, Foreshore | District |
| | Cumberland Council | Community | Natural Area - Bushland, Watercourse | Regional |
| | Cumberland Council | Community | Natural Area – Bushland | District |
| | Cumberland Council | Community | Natural Area – Watercourse | District |
| Reserve - 68469<br>Purpose - Public Recreation<br>Gazetted - 7 July 1939 | Crown Land | Community | | |
| | Cumberland Council | Operational | | |
| | Cumberland Council | Community | Natural Area – Bushland | District |
| | Cumberland Council | Community | Natural Area - Watercourse | Local |
| | Cumberland Council | Operational | Natural Area – Bushland | District |
| Reserve – 100122<br>Purpose – Public Recreation<br>Gazetted - 2 October 1987 | Crown Land | Community | | |
| | Cumberland Council | Community | Natural Area – Foreshore | District |

## Table 1: Land Included - Natural Areas PoM continued

| Property Name | Address | Land Title | |
|---|---|---|---|
| Duck River Reserve South* | 1B Mackay Road<br>SOUTH GRANVILLE NSW 2142 | Part Lot 1 DP 594805<br>Lot C DP 408818<br>Lot 7 DP 213194<br>Part Lot 5 DP 213194<br>Part Lot 6 DP 213194<br>Part Lot 3 DP 224184<br>Part Lot 4 DP 224184<br>Part Lot 147 DP 8821 | Part Lot 1 DP 224184<br>Part Lot 185 DP 8821<br>Part lot 2 DP 509796<br>Lot 4 DP 226117<br>Part Lot 279 DP 8821<br>Part Lot 280 DP 8821<br>Lot 1 DP 514641<br>Lot 6 DP 550435 |
| Everley Park | Everley Road<br>CHESTER HILL NSW 2162 | Part Lot B DP 415520<br>Part Lot 1 DP 222670 | Part Lot A DP 379153<br>Part Lot B DP 379153 |
| Fairfield Road Park | 241 Fairfield Road<br>YENNORA NSW 2161 | Part Lot 23 DP 610787 | |
| Gallard Reserve | 123 Adler Parade<br>GREYSTANES NSW 2145 | Part Lot 8 DP 212933<br>Part Lot 10 DP 216141 | Part Lot 75 DP 218384 |
| Gardenia Parade Park | 157 Gardenia Parade<br>GREYSTANES NSW 2145 | Part Lot 104 DP 233207 | |
| Girraween Park | 10A Octavia Street<br>TOONGABBIE NSW 2146 | Part Lot 1 DP 179567 | |
| Grey Box Reserve | Greystanes Road<br>PEMULWUY NSW 2145 | Lot 139 DP 1061621<br>Lot 372 DP 1104956 | |
| Greystanes Creek Reserve | 97A Toongabbie Road<br>TOONGABBIE NSW 2146 | Lot 42 DP 837421<br>Lot 43 DP 837421<br>Lot 44 DP 837421<br>Lot 45 DP 837421<br>Lot 46 DP 837421<br>Lot 47 DP 837421<br>Lot 48 DP 837421<br>Lot 49 DP 837421<br>Lot 50 DP 837421<br>Lot 51 DP 837421<br>Lot 52 DP 837421<br>Lot 53 DP 837421<br>Lot 54 DP 837421<br>Lot 55 DP 837421<br>Lot 56 DP 837421 | Lot 57 DP 837421<br>Lot 58 DP 837421<br>Lot 59 DP 837421<br>Lot 2 DP 872355<br>Lot 2 DP 589406<br>Lot 3 DP 589406<br>Lot 12 DP 599700<br>Lot 2 DP 543970<br>Lot 25 DP 250676<br>Lot 31 DP 596401<br>Lot 2 DP 528778<br>Lot 3 DP 235908<br>Lot 13 DP 836920<br>Lot 2 DP 530950<br>Lot 2 DP 537285 |
| Greystanes Woodland | 84-86 Dahlia Street<br>GREYSTANES NSW 2145 | Lot 105 DP 709311<br>Lot 200 DP 1111420<br>Lot 104 DP 709311 | Lot 3 DP 628129<br>Lot 3 DP 702209 |
| | | | Lot 7004 DP 1028193 |
| Guildford Road Reserve | 78 Guildford Road<br>GUILDFORD NSW 2161 | Part Lot 11 Sec A DP 2287<br>Part Lot 12 Sec A DP 2287<br>Part Lot 40 Sec A DP 2287 | |
| Gum Tree Reserve | 16 Harris Street<br>GUILDFORD NSW 2161 | Lot 1 DP 774696 | |
| Hackney Street Reserve | 43 Hackney Street<br>GREYSTANES NSW 2145 | Part Lot 2 DP 546185 | |
| Harry Gapes Reserve | 35A Robertson Street<br>MERRYLANDS NSW 2160 | Part Lot 28 Sec 4 DP 945<br>Part Lot 29 Sec 4 DP 945<br>Part Lot 31 Sec 4 DP 945<br>Part Lot 32 Sec 4 DP 945<br>Part Lot 33 Sec 4 DP 945<br>Part Lot 34 Sec 4 DP 945<br>Part Lot 35 Sec 4 DP 945<br>Part Lot 36 Sec 4 DP 945<br>Part Lot 37 Sec 4 DP 945 | Part Lot 38 Sec 4 DP 945<br>Part Lot 39 Sec 4 DP 945<br>Part Lot 40 Sec 4 DP 945<br>Part Lot 41 Sec 4 DP 945<br>Part Lot 42 Sec 4 DP 945<br>Part Lot 43 Sec 4 DP 945<br>Part Lot 44 Sec 4 DP 945<br>Part Lot 45 Sec 4 DP 945 |

* Includes road reserve

| Crown Land Details | Owner | Classification | Category | Hierachy |
|---|---|---|---|---|
| | Cumberland Council | Community | Natural Area - Bushland, Foreshore and Watercourse | District |
| | Cumberland Council | Community | Natural Area – Bushland, Foreshore | District |
| | Cumberland Council | Community | Natural Area – Watercourse | District |
| | Cumberland Council | Community | Natural Area – Bushland | Local |
| | Cumberland Council | Community | Natural Area – Bushland | Local |
| | Cumberland Council | Community | Natural Area – Bushland, Watercourse | District |
| | Cumberland Council | Community | Natural Area – Bushland | District |
| | Cumberland Council | Community | Natural Area – Watercourse | Local |
| | Cumberland Council | Community | Natural Area – Bushland | District |
| Reserve - 96804<br>Purpose - Public Recreation<br>Gazetted - 17 June 1983 | Crown Land | Community | | |
| | Cumberland Council | Community | Natural Area – Watercourse | Local |
| | Cumberland Council | Community | Natural Area – Bushland | Local |
| | Cumberland Council | Community | Natural Area – Watercourse | Local |
| | Cumberland Council | Community | Natural Area – Watercourse | District |

## Table 1: Land Included - Natural Areas PoM continued

| Property Name | Address | Land Title | |
|---|---|---|---|
| Horlyck Reserve | 1A Byrnes Street<br>SOUTH GRANVILLE NSW 2142 | Lot D DP 421599<br>Lot 5 DP 719042<br>Lot 1 DP 633508 | Part Lot 1 DP 348425<br>Part Lot 1 DP 512705<br>Part Lot 1 DP 249734 |
| Hyland Road Reserve including Munro Street Park | 7 Hyland Road<br>GREYSTANES NSW 2145 | Part Lot 2 DP 525167<br>Lot 103 DP 238643 | |
| Hyland Road Park | 2A Hyland Road<br>GREYSTANES NSW 2145 | Part Lot 2 DP 1129303<br>Lot 25 RO 1037650 | |
| Jack Ferguson Reserve (Gipps Road Sporting Complex) | 2A Hyland Road<br>GREYSTANES NSW 2145 | Part Lot 2 DP 1129303 | |
| Jirramba Reserve | 14 Cornelia Road<br>TOONGABBIE NSW 2146 | Part Lot 2 DP 450060<br>Part Lot 1 DP 450060 | |
| John Silverthorne Park | 26 Oklahoma Avenue<br>TOONGABBIE NSW 2146 | Part Lot 31 DP 239635 | |
| Leeton Street Park | 15 Leeton Street<br>MERRYLANDS NSW 2160 | Part Lot 8 DP 236981<br>Part Lot 7 DP 237077 | |
| Little Duck Creek Reserve* | 46 Eve Street<br>GUILDFORD NSW 2161 | Part Lot 41 Sec 8 DP 945<br>Part Lot 42 Sec 8 DP 945<br>Part Lot 43 Sec 8 DP 945<br>Part Lot 31 Sec 8 DP 945<br>Part Lot 32 Sec 8 DP 945<br>Part Lot 33 Sec 8 DP 945<br>Part Lot 34 Sec 8 DP 945<br>Part Lot 35 Sec 8 DP 945<br>Part Lot 36 Sec 8 DP 945<br>Part Lot 37 Sec 8 DP 945<br>Part Lot 9 Sec 8 DP 945<br>Part Lot 10 Sec 8 DP 945 | Part Lot 11 Sec 8 DP 945<br>Part Lot 12 Sec 8 DP 945<br>Part Lot 13 Sec 8 DP 945<br>Part Lot 14 Sec 8 DP 945<br>Part Lot 15 Sec 8 DP 945<br>Part Lot 16 Sec 8 DP 945<br>Part Lot 17 Sec 8 DP 945<br>Part Lot 18 Sec 8 DP 945<br>Part Lot 27 Sec 12 DP 945<br>Part Lot 26 Sec 12 DP 945<br>Part Lot 22 Sec 5 DP 868<br>Part Lot 21 Sec 5 DP 868 |
| Lower and Upper Prospect Canal‡ | Gipps Road<br>GREYSTANES NSW 2145<br>Daffodil Street<br>GREYSTANES NSW 2145<br>Betts Road<br>GREYSTANES NSW 2145<br>Albert Street<br>GUILDFORD NSW 2161 | Part Lot 1 DP 225807<br>Lot 1 DP 235064<br>Lot 2 DP 235064<br>Lot 3 DP 235064<br>Lot 4 DP 235064<br>Lot 1 DP 222247<br>Part Lot 1 DP 225808<br>Lot 2 DP 222247<br>Lot 2 DP 221011<br>Lot 4 DP 221011<br>Lot 6 DP 221011<br>Lot 8 DP 221011<br>Lot 10 DP 221011<br>Lot 12 DP 221011<br>Lot 14 DP 221011<br>Lot 16 DP 221011<br>Lot 18 DP 221011<br>Lot 1 DP 513204 | Lot 1 DP 952529<br>Lot 1 DP 221012<br>Lot 3 DP 221012<br>Lot 5 DP 221012<br>Lot 7 DP 221012<br>Lot 9 DP 221012<br>Lot 11 DP 221012<br>Lot 12 DP 221012<br>Lot 1 DP 708007<br>Part Lot 1 DP 225809<br>Lot 1 DP 222245<br>Lot 3 DP 222245<br>Lot 5 DP 222245<br>Part Lot 1 DP 225811<br>Part Lot 3 DP 225811<br>Part Lot 2 DP 225811<br>Part Lot 2 DP 865978 |
| Marrong Reserve | Daruga Avenue<br>PEMULWUY NSW 2145 | Part Lot 201 DP 1121844<br>Part Lot 202 DP 1121844<br>Lot 203 DP 1121844 | Part Lot 1085 DP 1091043<br>Part Lot 1087 DP 1091043<br>Lot 3 DP 271345 |

* Includes road reserve
‡ Refer to Section 6.1 Native Title Assessment.

| Crown Land Details | Owner | Classification | Category | Hierachy |
|---|---|---|---|---|
| | Cumberland Council | Community | Natural Area – Bushland, Foreshore | District |
| | Cumberland Council | Community | Natural Area – Watercourse | District |
| | Cumberland Council | Community | Natural Area – Watercourse, Bushland | District |
| | Cumberland Council | Community | Natural Area – Bushland, Wetland | District |
| | Cumberland Council | Community | Natural Area – Watercourse | Local |
| | Cumberland Council | Community | Natural Area – Watercourse | Local |
| | Cumberland Council | Community | Natural Area – Watercourse | Local |
| | Cumberland Council | Community | Natural Area – Watercourse | Neighbourhood |
| Reserve – 1009989<br>Purpose - Environmental Protection, Heritage Purposes, Public Recreation<br>Gazetted - 6 February 2004 | Crown Land | Community | Natural Area – Bushland | Regional |
| | Cumberland Council | Community | Natural Area – Bushland | District |

## Table 1: Land Included - Natural Areas PoM continued

| Property Name | Address | Land Title |
|---|---|---|
| Mona Park | Chisolm Road<br>AUBURN NSW 2144 | Part Lot 10 DP 56294<br>Part Lot 3 DP 197476 |
| | | Part Lot 952 DP 1221646<br>Part Lot 7049 DP 93893<br>Part Lot 7050 DP 93893 |
| | | Part Lot 7012 DP 93894 |
| Nelson Square | Butu Wargun Drive<br>PEMULWUY NSW 2145 | Part Lot 135 DP 1061621 |
| New Glasgow Park* | 1B Factory Street<br>GRANVILLE NSW 2142 | Part Lot 2 DP 115286<br>Part Lot 2 DP 707627<br>Part Lot 24 DP 6784<br>Lot 25 DP 6784 |
| Ngunun Reserve | 1A Factory Street<br>GRANVILLE NSW 2142 | Lot 2 DP DP775151<br>Lot 102 DP 619247 |
| | 1A The Crescent<br>AUBURN NSW 2144 | Part Lot 1 DP 1286261 |
| Norford Park | Hector Street<br>CHESTER HILL NSW 2162 | Part Lot 81 DP 1098129<br>Part Lot 82 DP1098129 |
| Oriole Park | Tavistock Street<br>AUBURN NSW 2144 | Part Lot 3 DP 197476<br>Part Lot 9 DP 197476<br>Part Lot 8 DP 197476<br>Part Lot 7 DP 197476<br>Part Lot 6 DP 197476<br>Part Lot 5 DP 197476<br>Part Lot 4 DP 197476<br>Part Lot 2 DP 224387<br>Part Lot 1 DP 224387<br>Part Lot 2 DP 197476<br>Part Lot 1 DP 197476 |
| | | Part Lot 28 DP 8800 |
| | | Part Lot 7020 DP9 3917<br>Part Lot 7012 DP 93894 |
| Pendle Creek Drainage Reserve | 552P Great Western Highway<br>PENDLE HILL NSW 2145 | Lot 3 DP 1095977<br>Lot 28 DP 505300<br>Lot 10 DP 206875<br>Lot 40 DP 220647<br>Lot 13 DP 210944<br>Lot 12 DP 206875<br>Lot 18 DP 235408<br>Lot 15 DP 210944<br>Lot 6 DP 212882<br>Lot 14 DP 502172<br>Lot 10 DP 530494 |
| Pendle Hill Park | 600P Great Western Highway<br>GIRRAWEEN NSW 2145 | Part Lot 1 DP 1176857 |
| Peter Hislop Park | Everley Road<br>AUBURN NSW 2144 | Part Lot 1 DP 43759<br>Part Lot A DP 397547<br>Part Lot D DP 446348 |
| Portia Road Reserve | Portia Road<br>TOONGABBIE NSW 2146 | Lot 60 DP 837421<br>Lot 61 DP 837421<br>Lot 2 DP 617512 |
| Princes Park | Princes Road West<br>AUBURN NSW 2144 | Part Lot B DP 420401<br>Part Lot 6 Sec 22 DP 192307 |
| Progress Park | Killeen Street<br>AUBURN NSW 2144 | Part Lot 30 DP 6713<br>Part Lot 31 DP 6713<br>Part Lot 4 Sec 16 DP 192307 |

* Includes road reserve

| Crown Land Details | Owner | Classification | Category | Hierachy |
|---|---|---|---|---|
| | Cumberland Council | Community | Natural Area – Foreshore | District |
| Reserve – 71303<br>Purpose – Public Recreation<br>Gazetted - 8 September 1944 | Crown Land | | | |
| Reserve – 100122<br>Purpose – Public Recreation<br>Gazetted - 2 October 1987 | Crown Land | | | |
| | Cumberland Council | Community | Natural Area – Watercourse | Local |
| | Cumberland Council | Community | Natural Area – Foreshore | District |
| | Cumberland Council | Community (for Cumberland Council / Natural Area - Foreshore row) | Natural Area – Foreshore | District |
| | Transport Asset Manager of NSW | N/A<br>(for Transport Asset Manager of NSW / Natural Area - Bushland row) | Natural Area – Bushland | |
| | Cumberland Council | Community | Natural Area – Foreshore, Watercourse | District |
| | Cumberland Council | Community | Natural Area – Foreshore | District |
| | | Operational | | |
| Reserve – 100122<br>Purpose – Public Recreation<br>Gazetted - 2 October 1987 | Crown Land | Community | | |
| | Cumberland Council | Community | Natural Area – Watercourse | Local |
| | Cumberland Council | Community | Natural Area – Bushland | District |
| | Cumberland Council | Community | Natural Area – Bushland, Foreshore | District |
| | Cumberland Council | Community | Natural Area – Watercourse | Local |
| | Cumberland Council | Community | Natural Area – Bushland, Foreshore | District |
| | Cumberland Council | Community | Natural Area – Bushland | District |

## Table 1: Land Included - Natural Areas PoM continued

| Property Name | Address | Land Title |
|---|---|---|
| Prospect Creek Reserve | 11 Hyland Road<br>GREYSTANES NSW 2145 | Lot 126 DP 260601<br>Lot 146 DP 262123<br>Lot 76 DP 244044<br>Part Lot 19 DP 240319<br>Lot 103 DP 794292<br>Lot 2 DP 622727<br>Lot 20 DP 599957<br>Lot 58 DP 607940<br>Lot 2 DP 596315<br>Lot 2 DP 792666<br>Lot 2 DP 41322<br>Lot 59 DP 608125<br>Lot 1 DP 792666<br>Part Lot 2 DP 1129303<br>Part Lot 38 DP 3082<br>Part Lot 39 DP 3082<br>Lot 102 DP 1173277<br>Lot 108 DP 1173277<br>Lot 201 DP 1188822<br>Lot 202 DP 1188822<br>Lot 203 DP 1188180 |
| | | Lot 7027 DP 1028242 |
| | | Part Lot 1 DP 515773 |
| RAAF Stores Park | Princes Road East<br>AUBURN NSW 2144 | Part Lot 54 DP 1081545<br>Part Lot 27 DP 270505 |
| Ray Marshall Reserve | 2A Erie Street<br>SOUTH GRANVILLE NSW 2142 | Part Lot 8 Sec 16 DP192307<br>Part Lot 7 Sec 16 DP 192307<br>Part Lot 6 Sec 16 DP 192307<br>Part Lot 5 Sec 16 DP 192307 |
| Rosnay Golf Course | Weymouth Avenue<br>AUBURN NSW 2144 | Part Lot 21 DP 13471<br>Part Lot 22 DP 13471<br>Part Lot 18 DP 9380<br>Part Lot 17 DP9380<br>Part Lot 8 DP 10163<br>Part Lot 9 DP 10163<br>Part Lot 4 Sec 21 DP 192307<br>Part Lot 2 DP 723928<br>Part Lot 6 Sec 21 DP 192307<br>Part Lot 7 Sec 21 DP 192307<br>Part Lot B DP 65888 |
| Sapphire Street Park | Great Western Highway<br>GREYSTANES NSW 2145 | Lot 2 DP 237022 |
| Unnamed Reserve -Nijong Drive | Nijong Drive<br>PEMULWUY NSW 2145 | Part Lot 773 DP 1152946 |
| Unnamed Reserve - Picrite Close | 6P Picrite Close<br>PEMULWUY NSW 2145 | Lot 900 DP 1105383 |
| Unnamed Reserve - Randolph Street | 31 Randolph Street<br>SOUTH GRANVILLE NSW 2142 | Lot 21 DP 3172<br>Lot 1 DP 520605 |
| Upper Duck River Reserve | Princes Road West<br>AUBURN NSW 2144 | Part Lot 83 DP 1098129<br>Lot 84 DP 1098129<br>Lot 2 DP 1063022<br>Lott 3 DP 1063022<br>Lot 52 DP 1081545 |
| Victor Brazier Park | 327 Excelsior Street<br>GUILDFORD NSW 2161 | Part Lot 21 DP 27820<br>Part Lot 32 DP 241618 |
| Waddangalli Woodland | 5 Barbers Road<br>GUILDFORD NSW 2161 | Lot 1 DP 986622<br>Lot 1 DP 217862<br>Lot 2 DP 217862<br>Lot A DP 161455<br>Lot 2 DP 503680<br>Lot 1 DP 503680<br>Lot A DP 405819<br>Lot 1 DP 219633<br>Lot 2 DP 219633<br>Lot 3 DP 3428<br>Lot 1 DP 226836<br>Lot 4 DP 3428<br>Lot B DP 409399<br>Lot C DP 409399 |

* Includes road reserve

| Crown Land Details | Owner | Classification | Category | Hierachy |
|---|---|---|---|---|
| | Cumberland Council | Community | Natural Area – Watercourse | District |
| Reserve - 87514<br>Purpose - Public Recreation<br>Gazetted - 21 November 1969 | Crown Land | Crown Land | | |
| | Fairfield City Council | Operational | | |
| | Cumberland Council | Community | Natural Area – Bushland | District |
| | Cumberland Council | Community | Natural Area – Foreshore, Watercourse | District |
| | Cumberland Council | Community | Natural Area – Bushland, Foreshore | District |
| | Cumberland Council | Community | Natural Area – Watercourse | Local |
| | Cumberland Council | Community | Natural Area – Watercourse, Wetland | District |
| | Cumberland Council | Community | Natural Area – Bushland | Local |
| | Cumberland Council | Community | Natural Area – Watercourse | Local |
| | Cumberland Council | Community | Natural Area – Foreshore, Watercourse | District |
| | Cumberland Council | Community | Natural Area – Watercourse | Local |
| | Cumberland Council | Community | Natural Area – Bushland | Regional |

## Table 1: Land Included - Natural Areas PoM continued

| Property Name | Address | Land Title |
|---|---|---|
| Wategora Reserve | Wellington Road<br>SOUTH GRANVILLE NSW 2142 | Lot 7 DP 7985<br>Lot A DP 409180<br>Lot 1 DP 501090<br>Lot 1 DP 204046<br>Lot 2 DP 204046<br>Lot B DP399373<br>Lot A DP 407154<br>Lot 1 DP 205079<br>Lot 2 DP 205079<br>Lot 1 DP 315287<br>Lot 1 DP 217144 |
| Webbs Avenue Playing Fields | Webbs Avenue<br>AUBURN NSW 2144 | Part Lot 1 DP 121657<br>Part Lot 1 DP 514799<br>Part Lot 43 Sec A DP 1463<br>Part Lot 14 DP 6338 |
| | | Part Lot 42 Sec A DP 1463<br>Part Lot 28 DP 8800 |
| | | Part Lot 7014 DP 93912 |

## Watercourse, Foreshore or Bushland without Lot & DP acting as a Nature Reserve

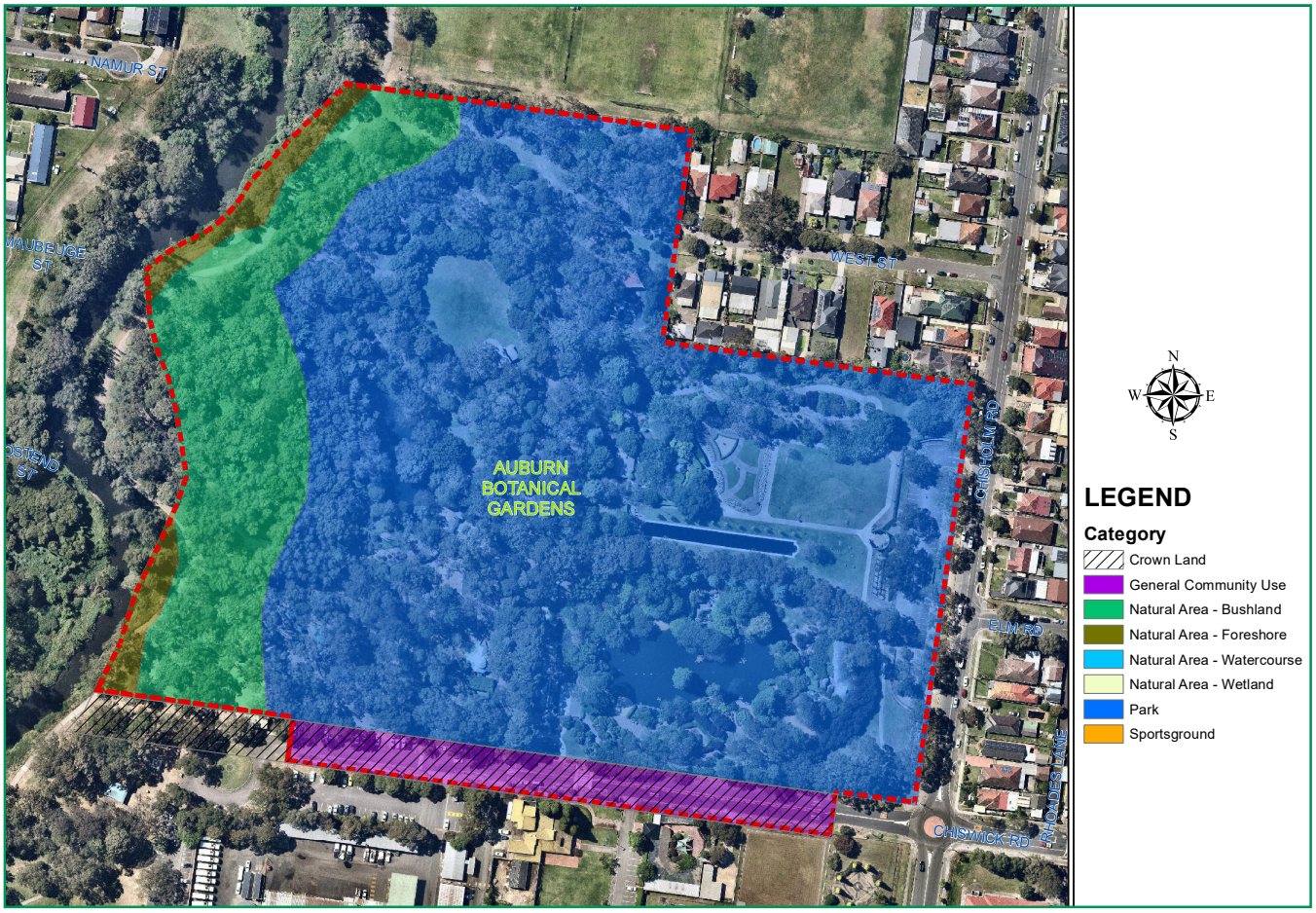
| Property Name | Hierachy | Comments | Suburb | Ward |
|---|---|---|---|---|
| Duck River East Reserve | District | Adjacent Manchester Road | Auburn | Regents Park |
| Duck River East Reserve | District | Western end of Shefield Street | Auburn | Regents Park |
| Duck River West Reserve | District | Adjacent to north of New Glasgow Park | Granville | South Granville |
| Duck River West Reserve | District | Adjacent  Chiswick Road, Granville | Granville | South Granville |
| Duck River Reserve | District | Between Boundary Road, Ganville and Prince Road Auburn | Auburn | Regents Park |

| Crown Land Details | Owner | Classification | Category | Hierachy |
|---|---|---|---|---|
| | Cumberland Council | Community | Natural Area – Bushland, Foreshore | District |
| | Cumberland Council | Community | Natural Area – Foreshore | District |
| | | Operational | | |
| Reserve – 100122<br>Purpose – Public Recreation<br>Gazetted - 2 October 1987 | Crown Land | Community | | |

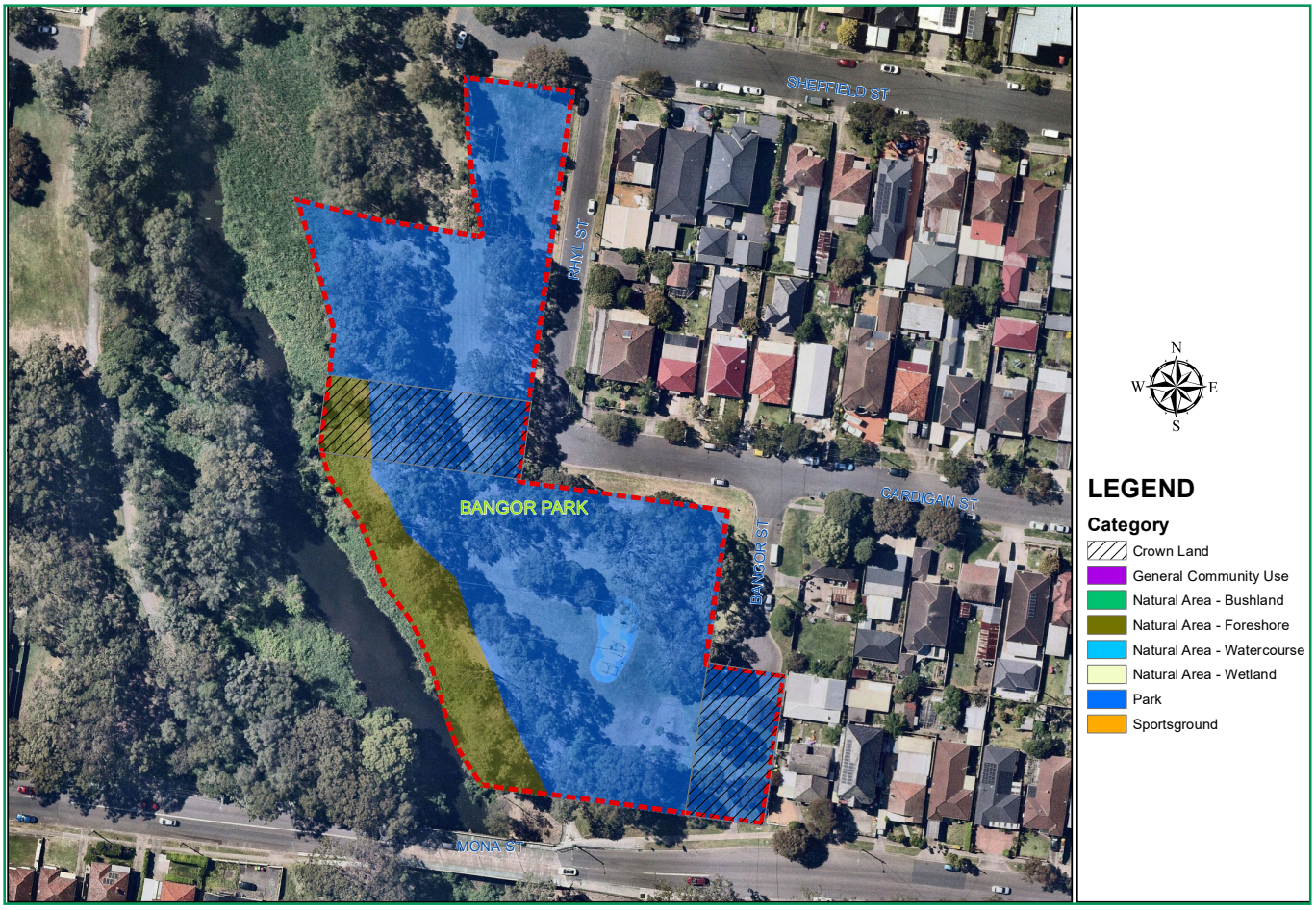
# MULTI-CATEGORY MAPS

Only land areas categorised forNatural Areas, mapped in shades of greens or light blue, in the maps in this section are included in this PoM.

## Map - Auburn Botanic Gardens



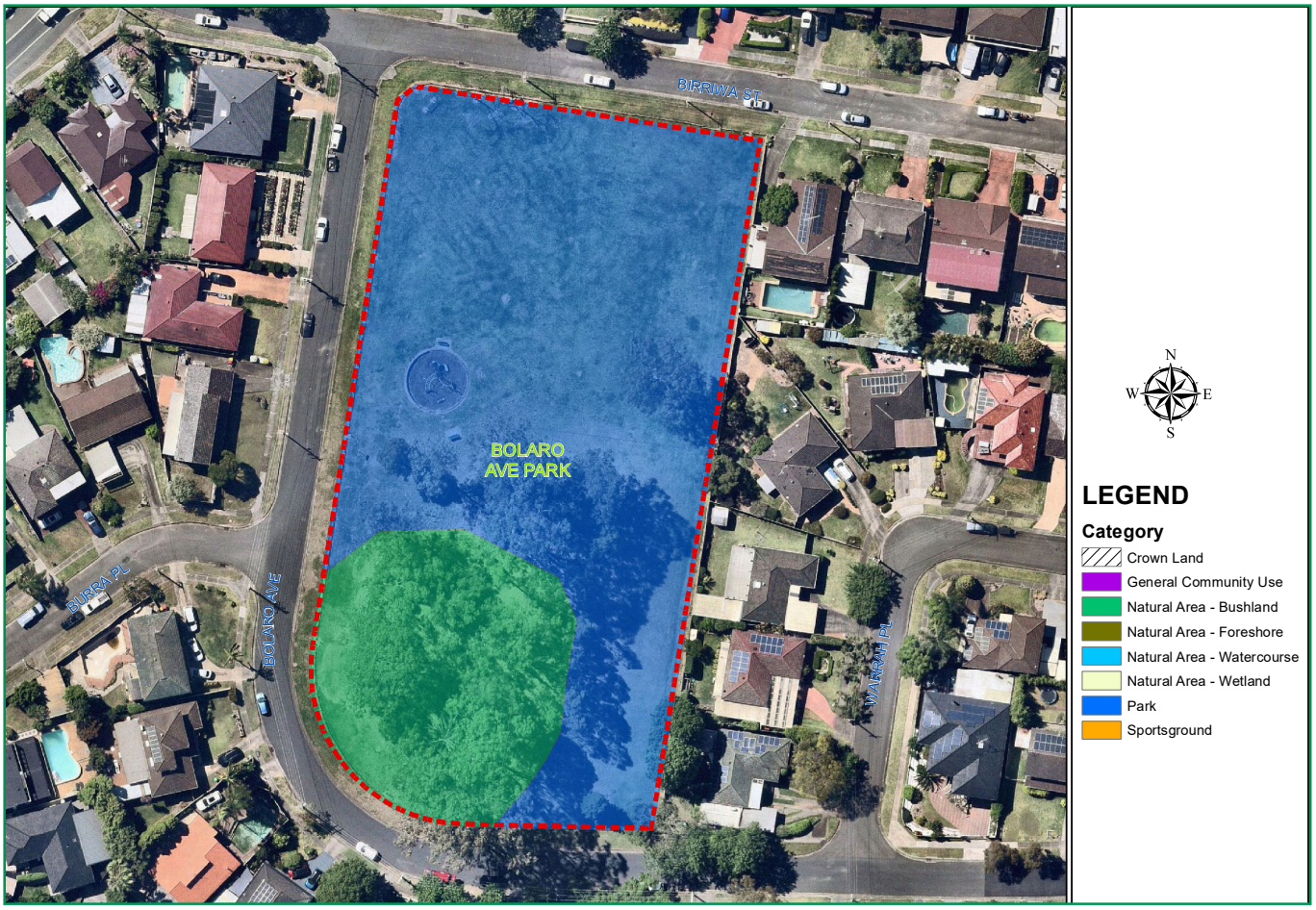
# Map - Bangor Park



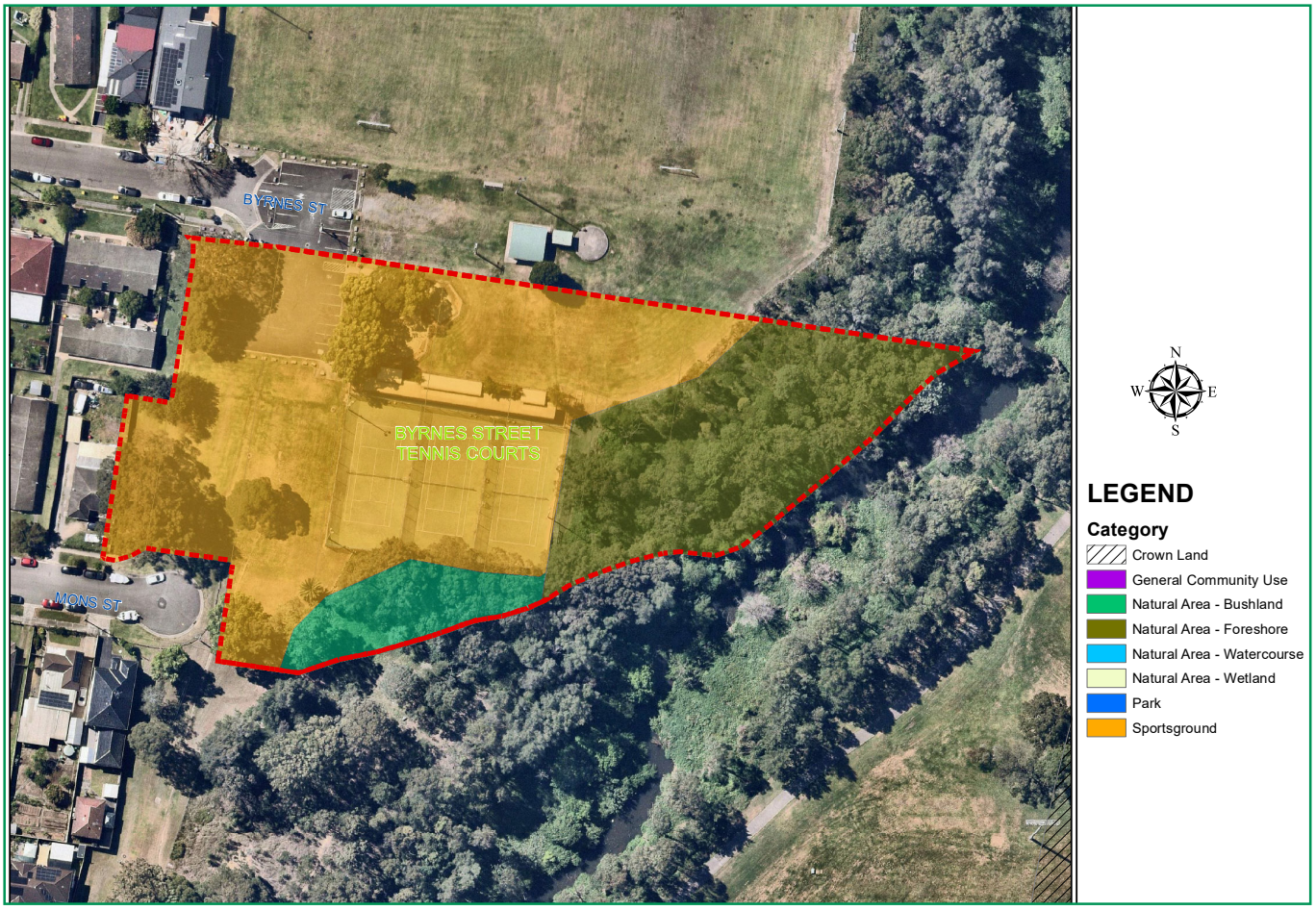
# Map - Baraba Reserve



# Map - Bolaro Avenue Park



# Map - Byrnes Street Tennis Courts



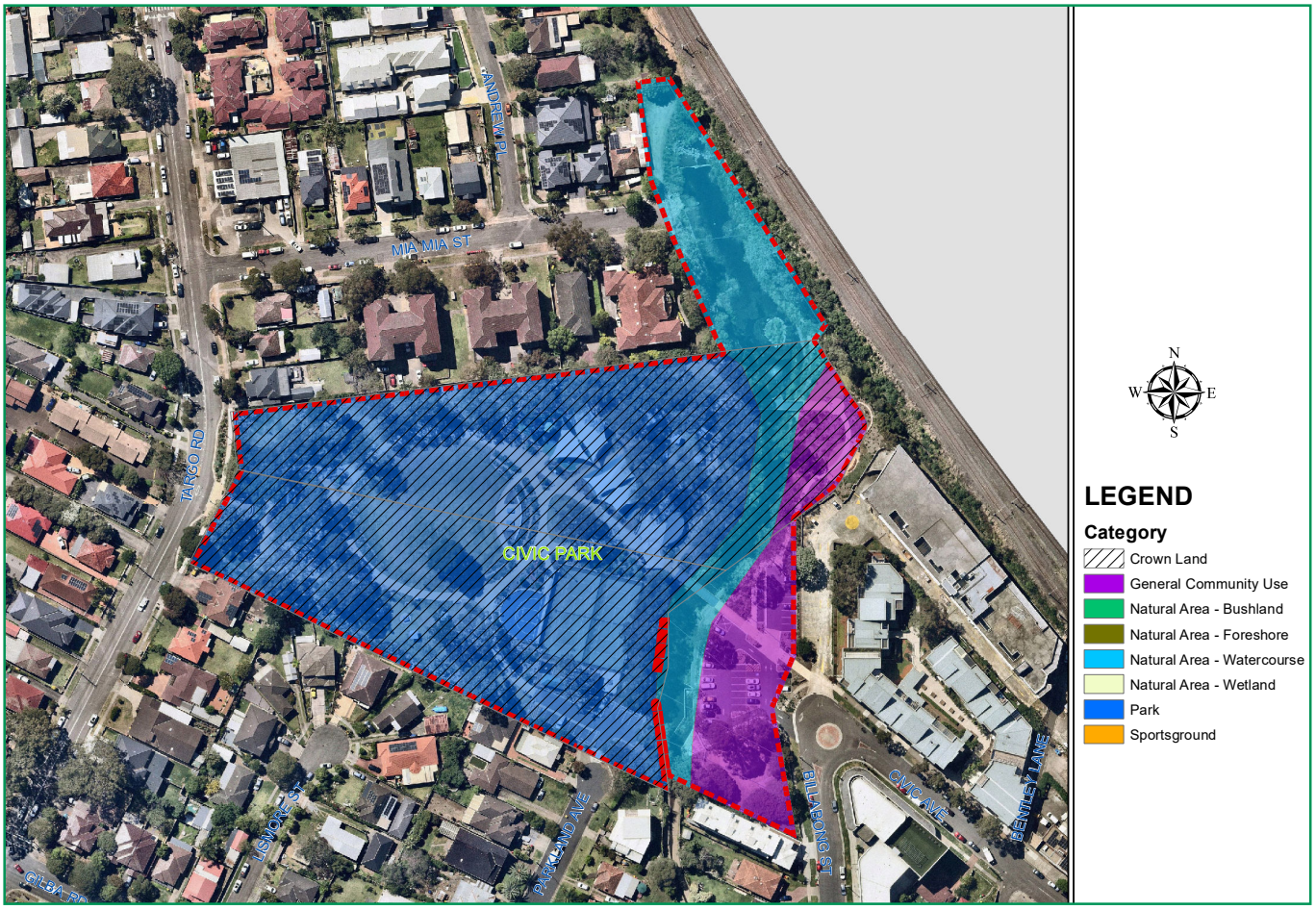
# Map - C V Kelly Park



# Map - Campbell Hill Pioneer Reserve



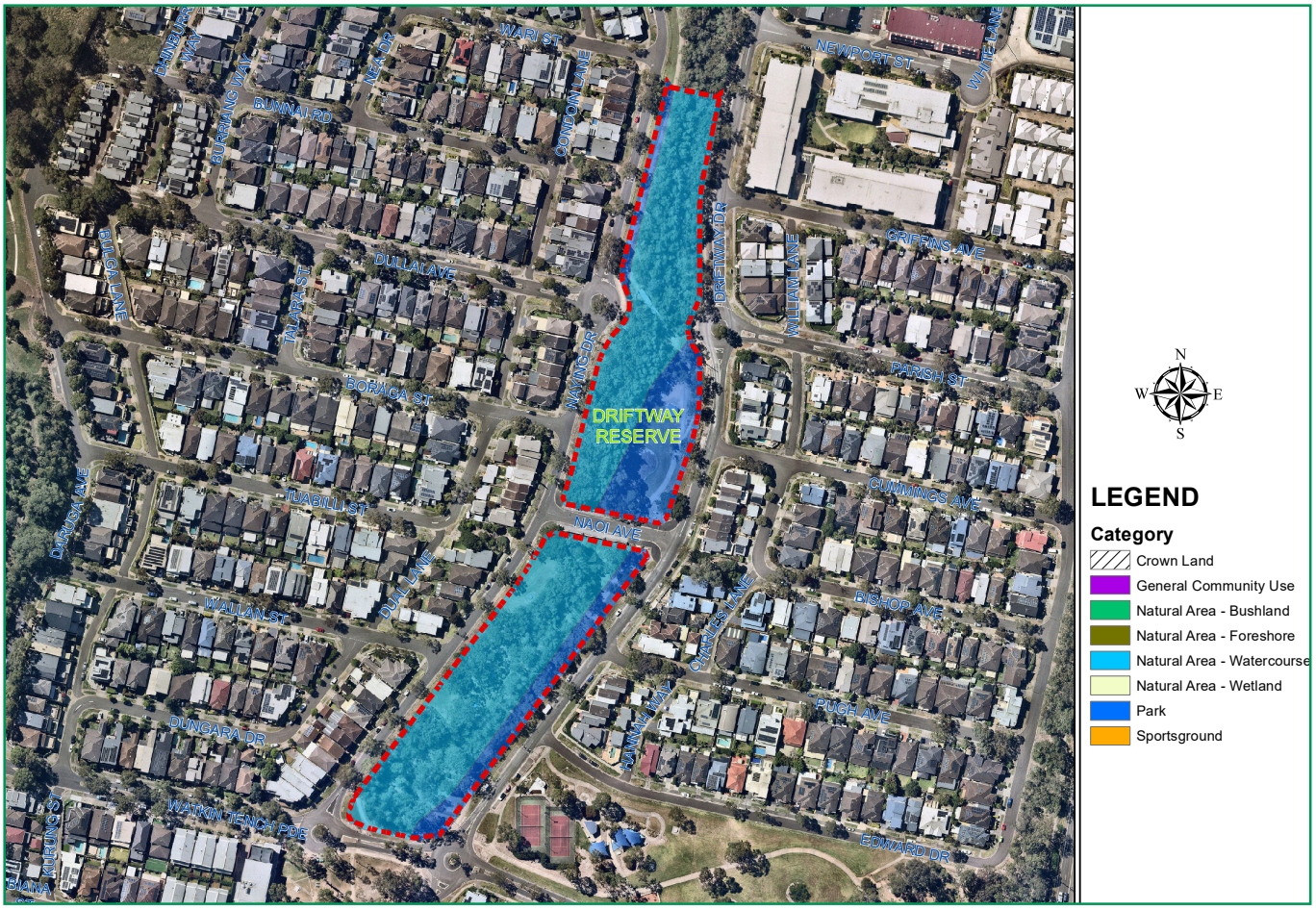
# Map - Civic Park



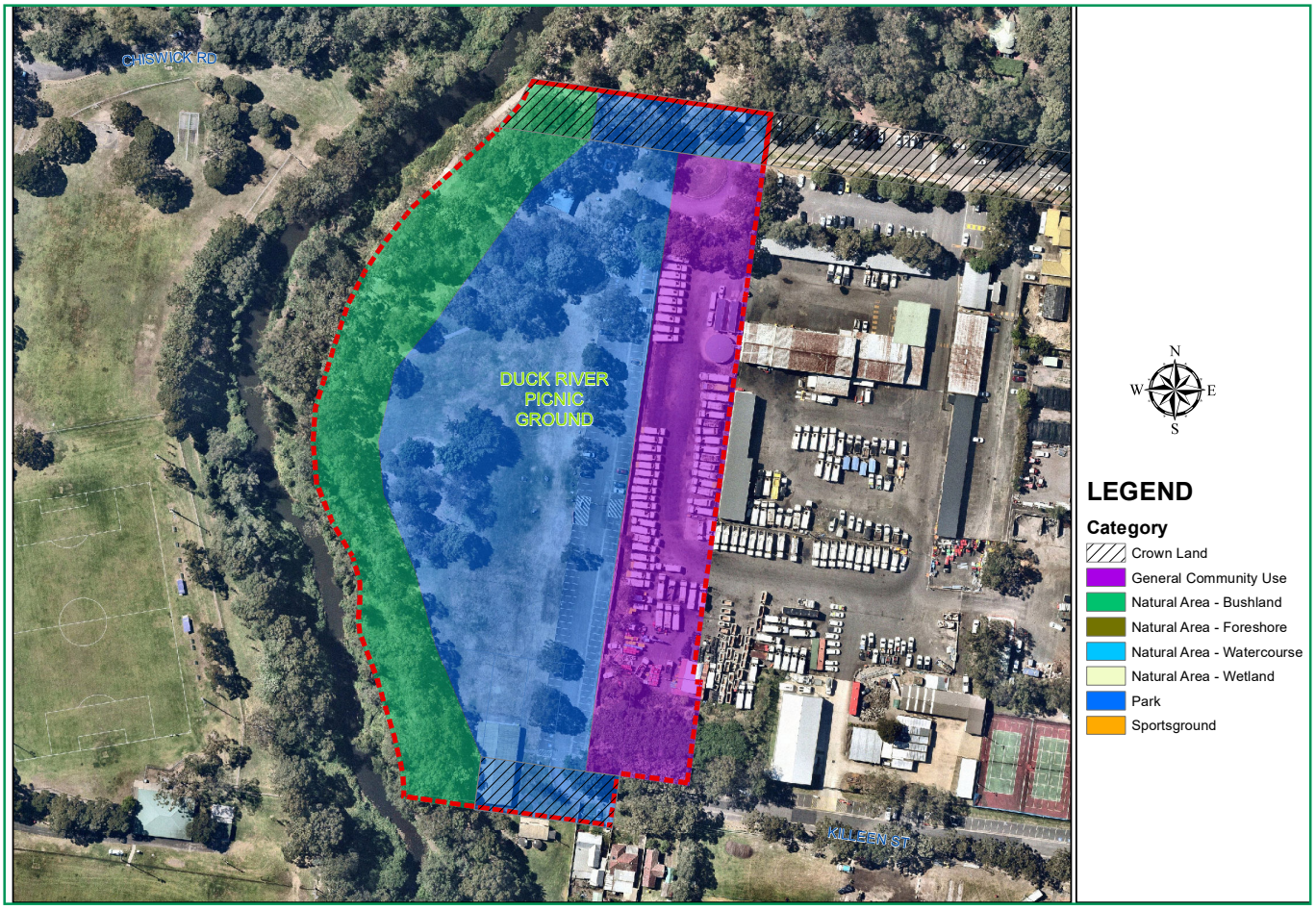
# Map - Dirrabari Reserve



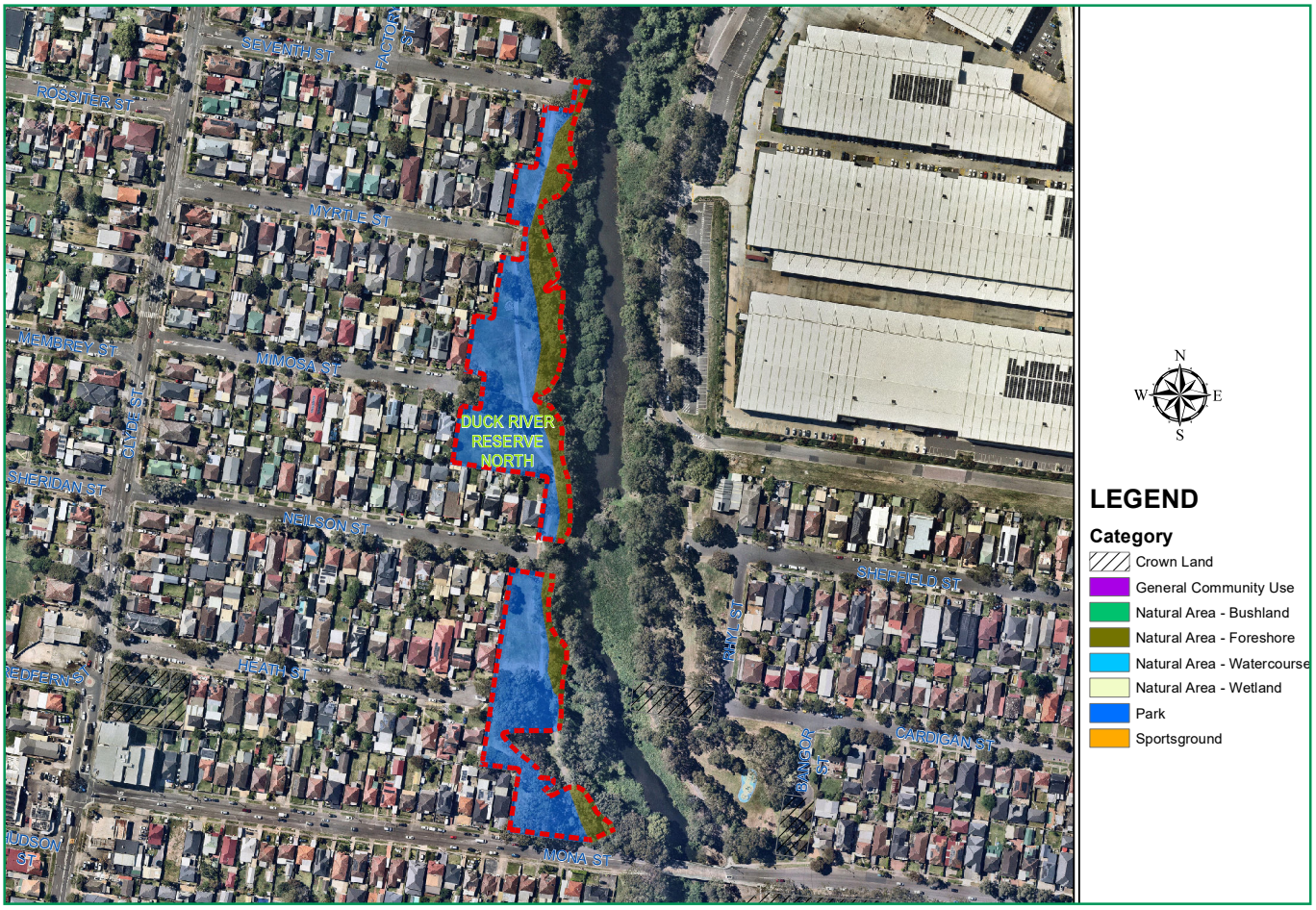
# Map - Driftway Reserve



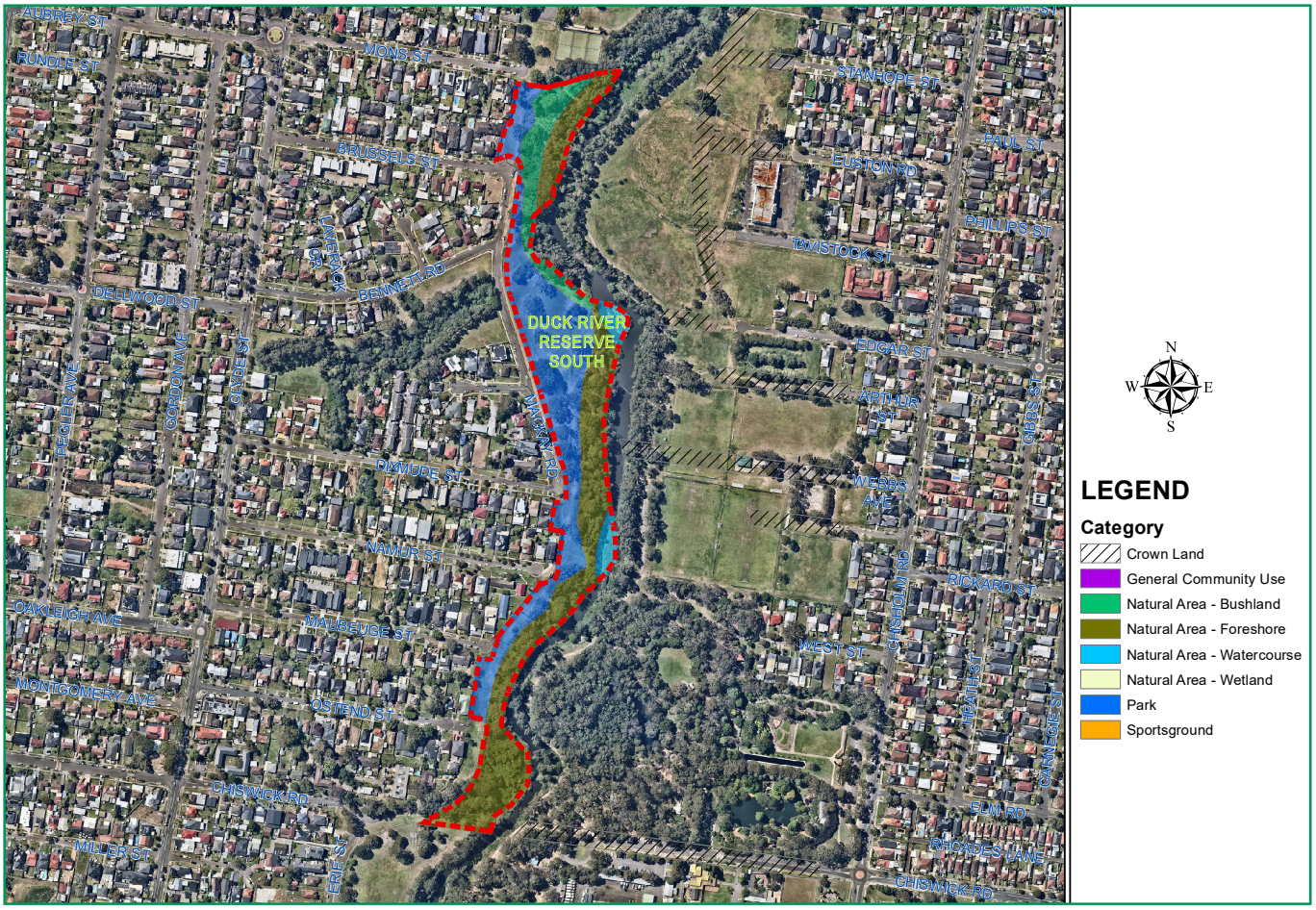
# Map - Duck River Picnic Ground



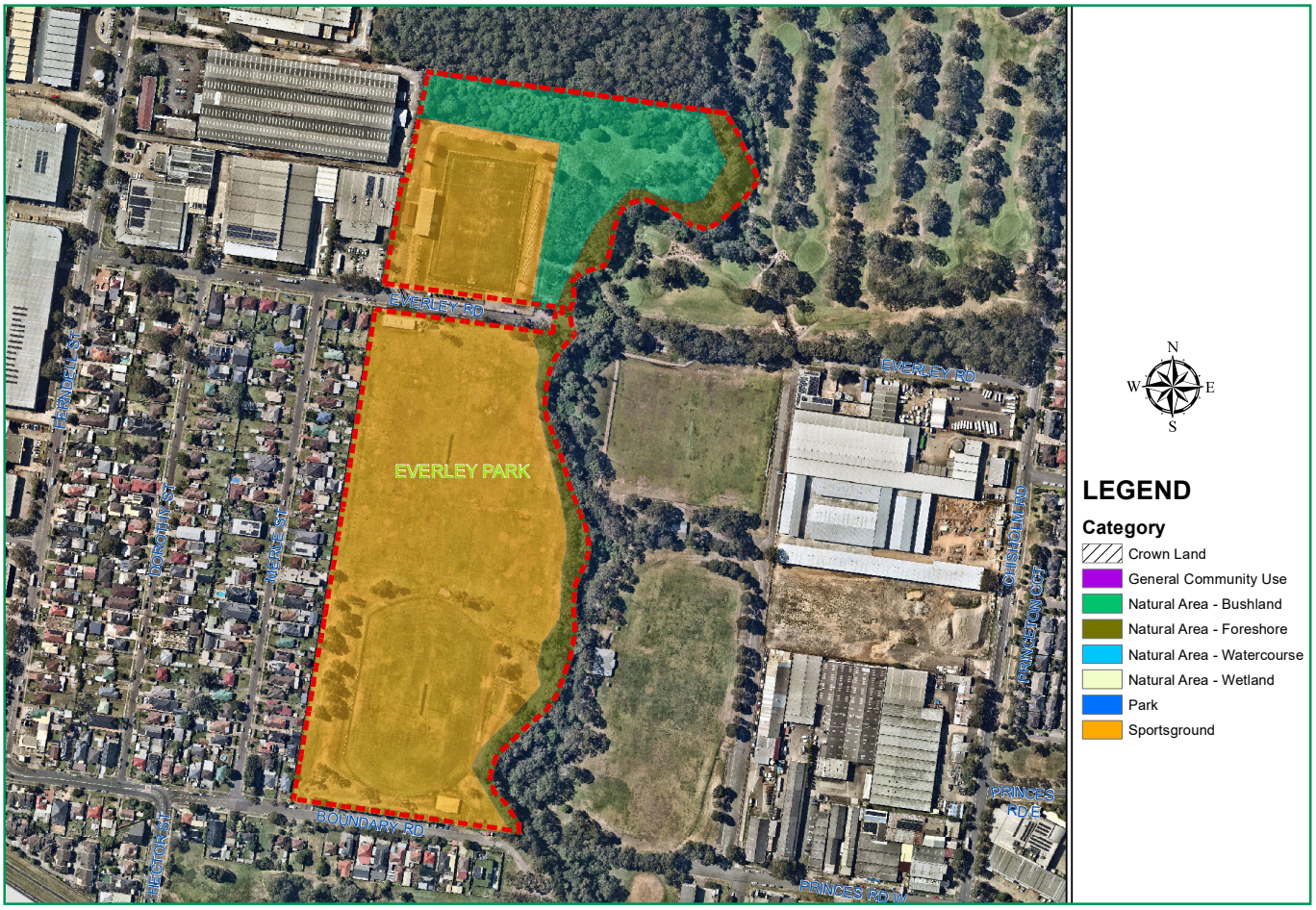
# Map - Duck River Reserve North



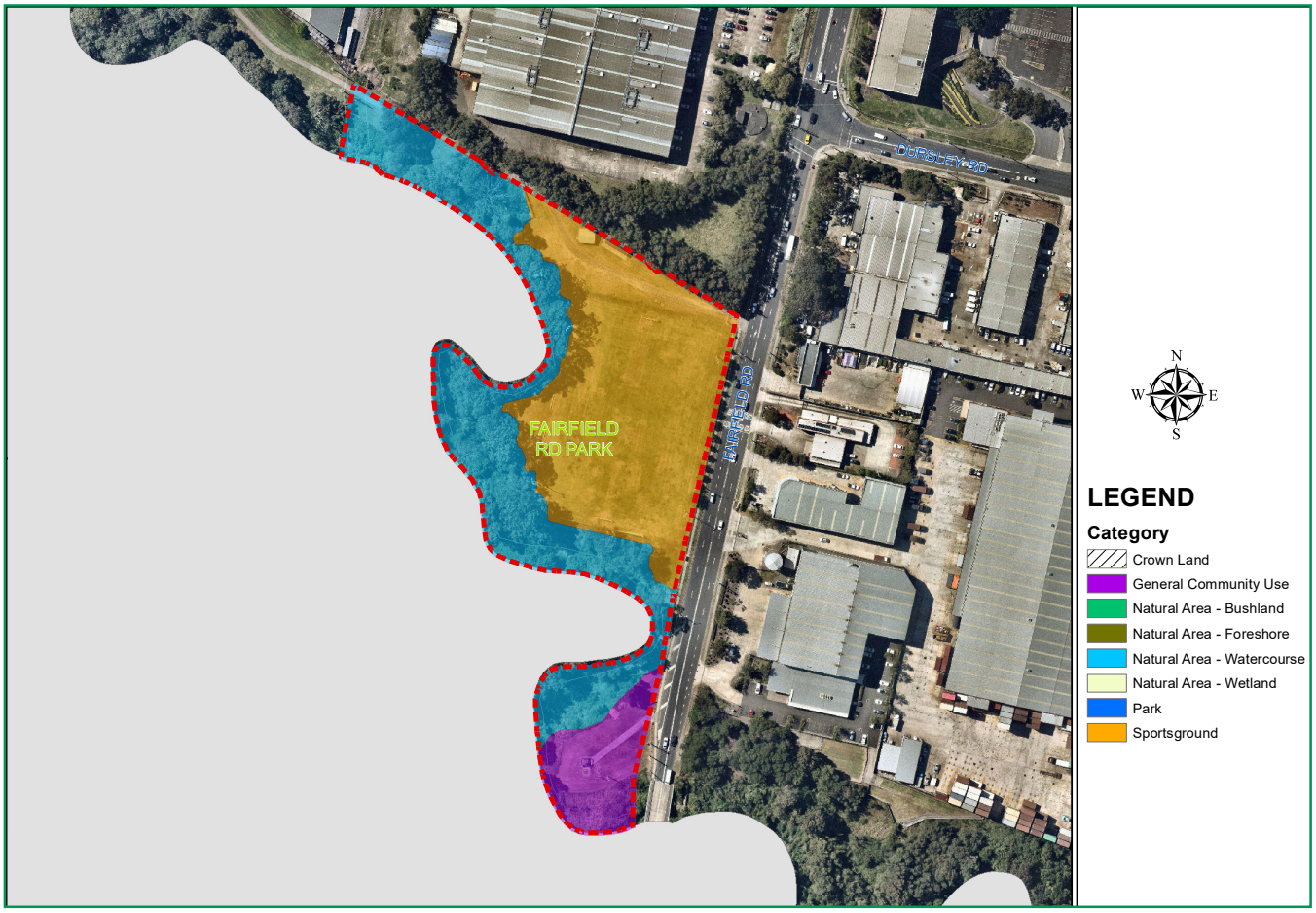
# Map - Duck River Reserve South



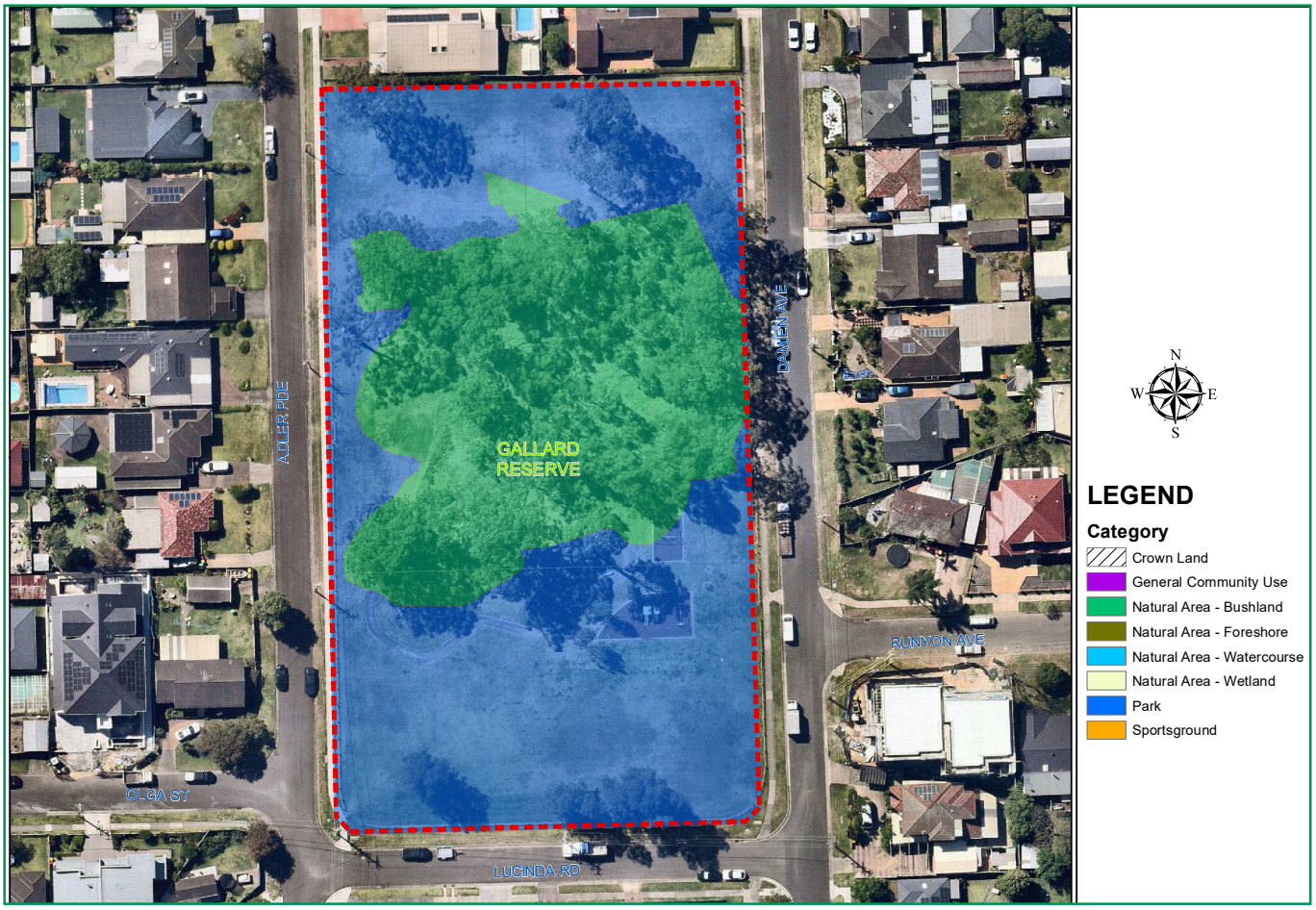
# Map - Everley Park



# Map - Fairfield Road Park



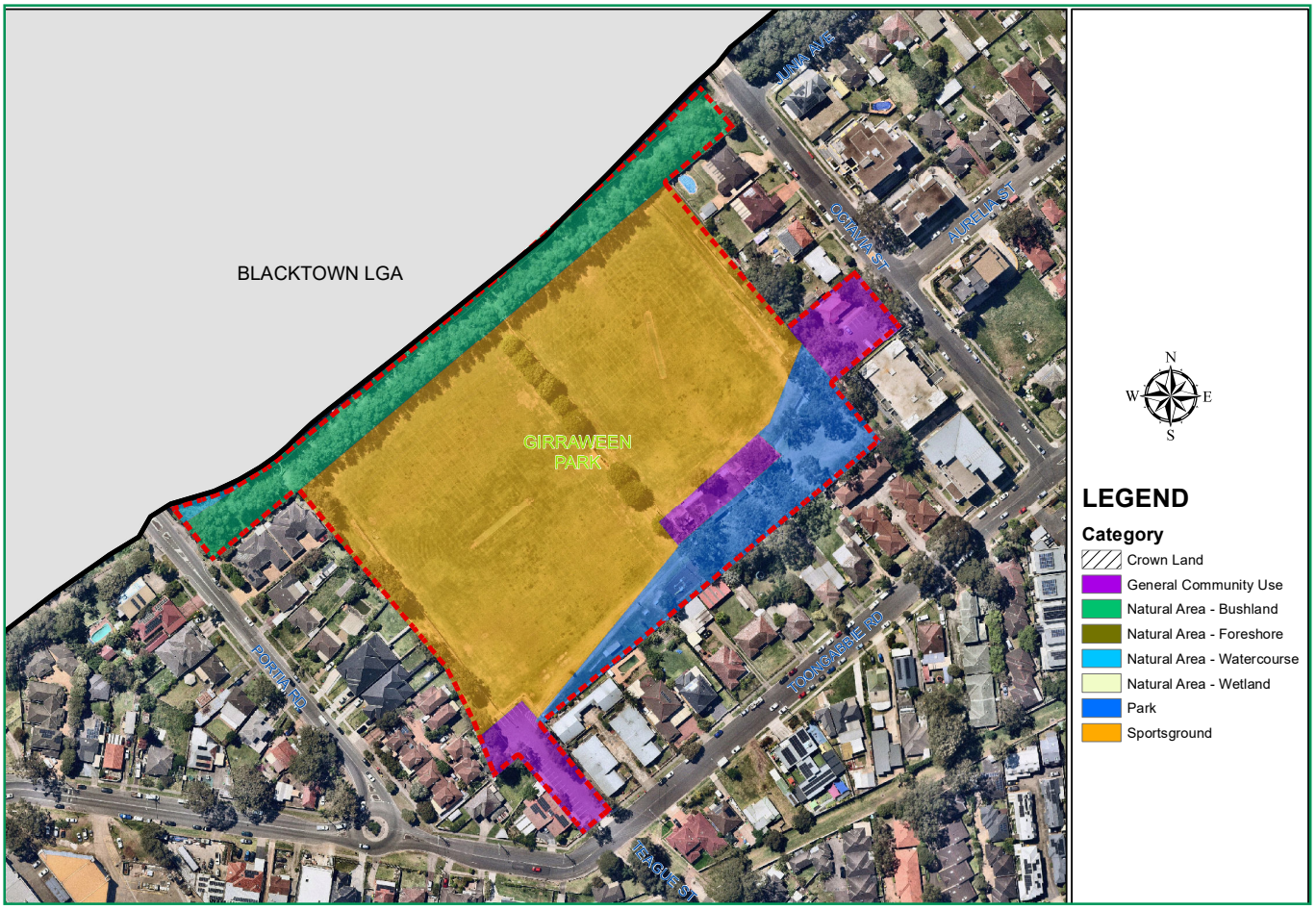
# Map - Gallard Reserve



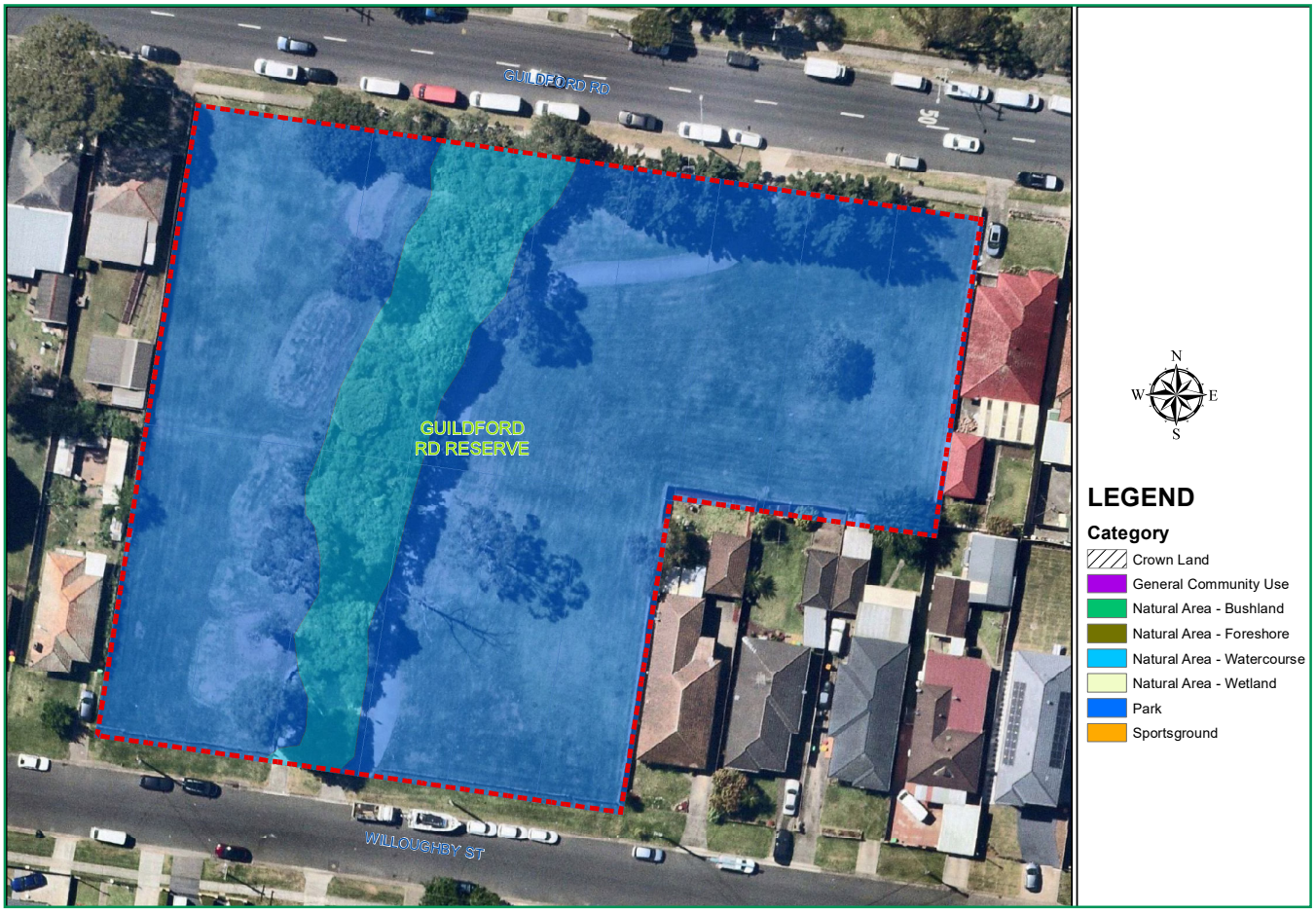
# Map - Gardenia Parade Park



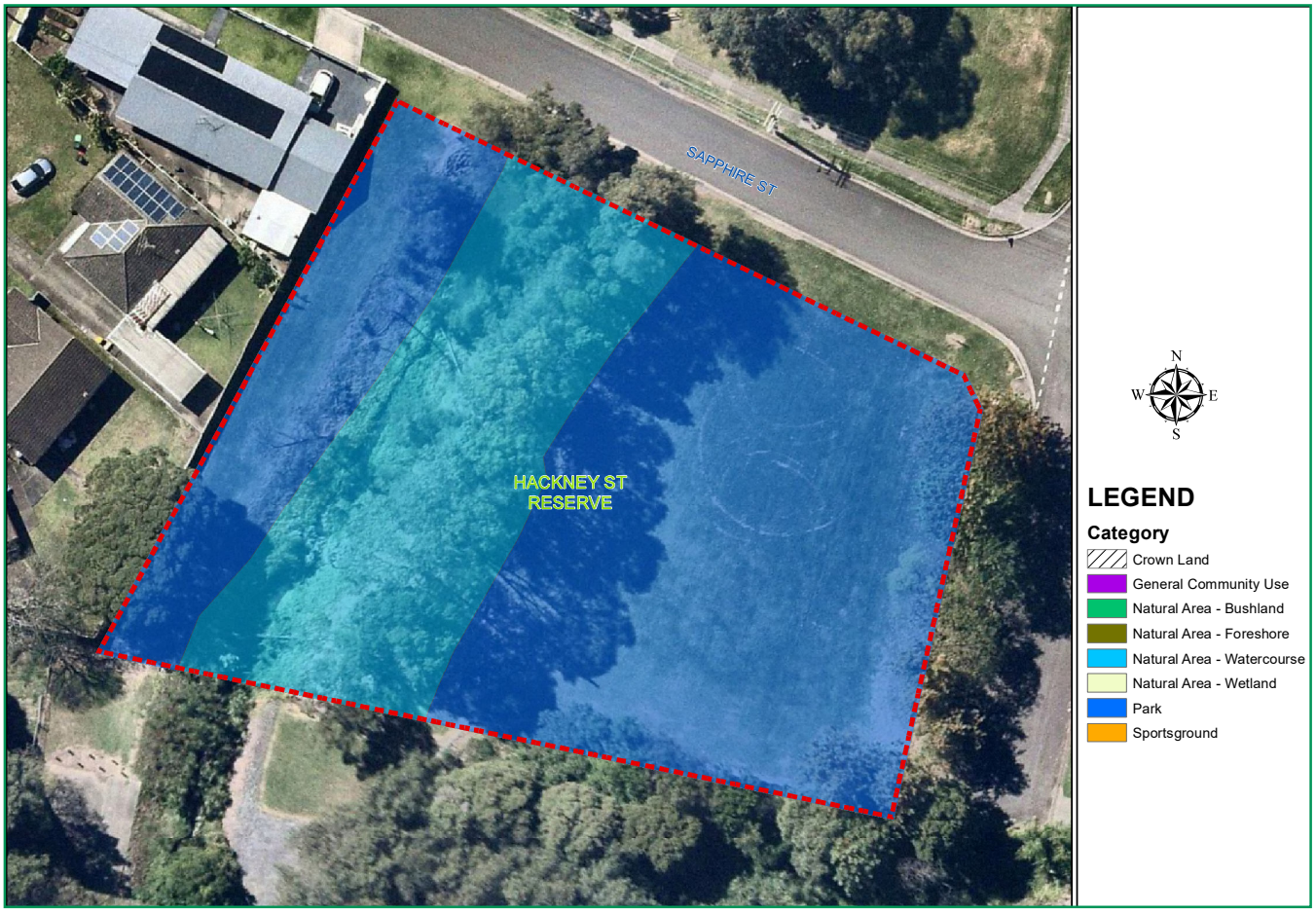
# Map - Girraween Park



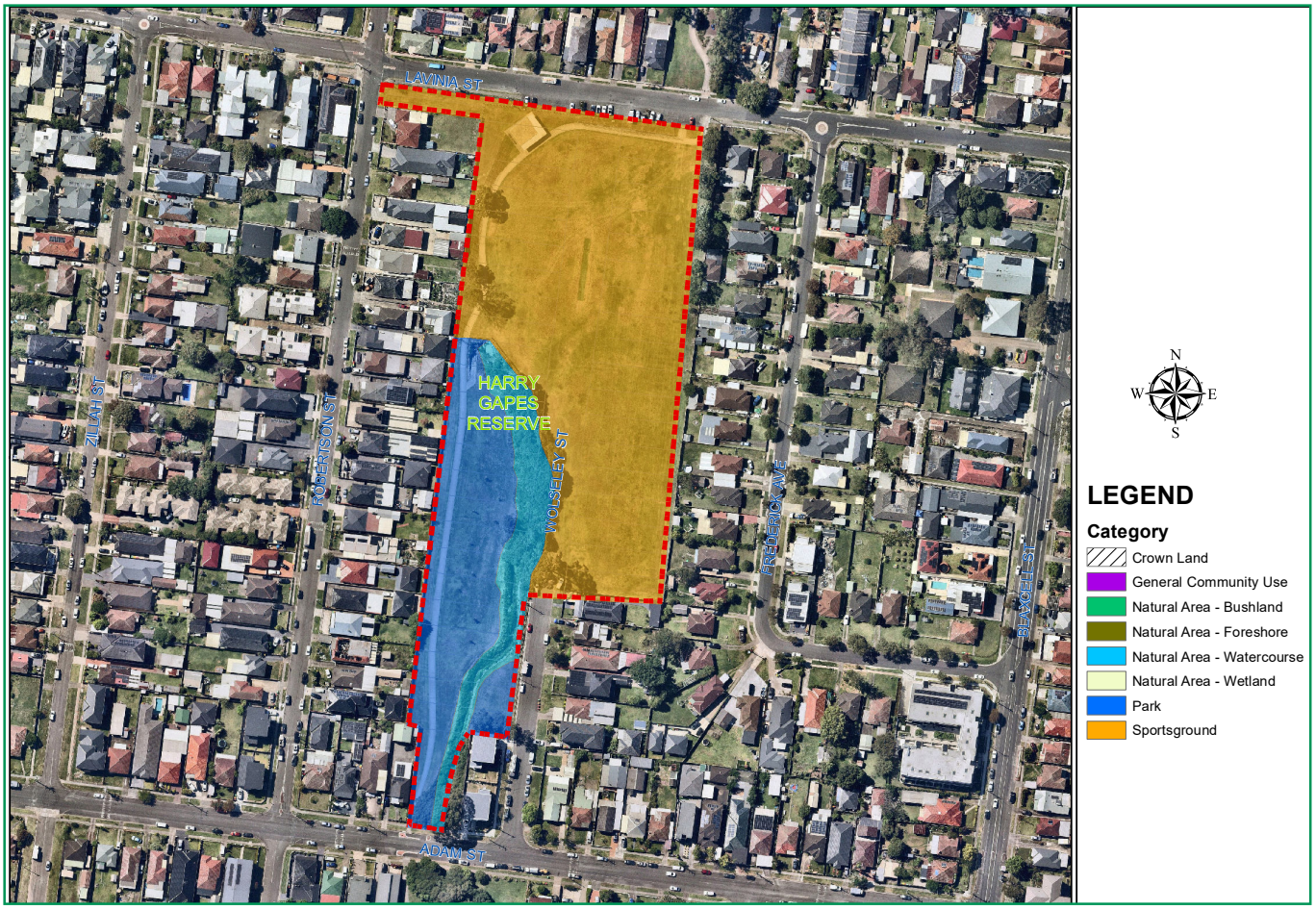
# Map - Guildford Road Reserve



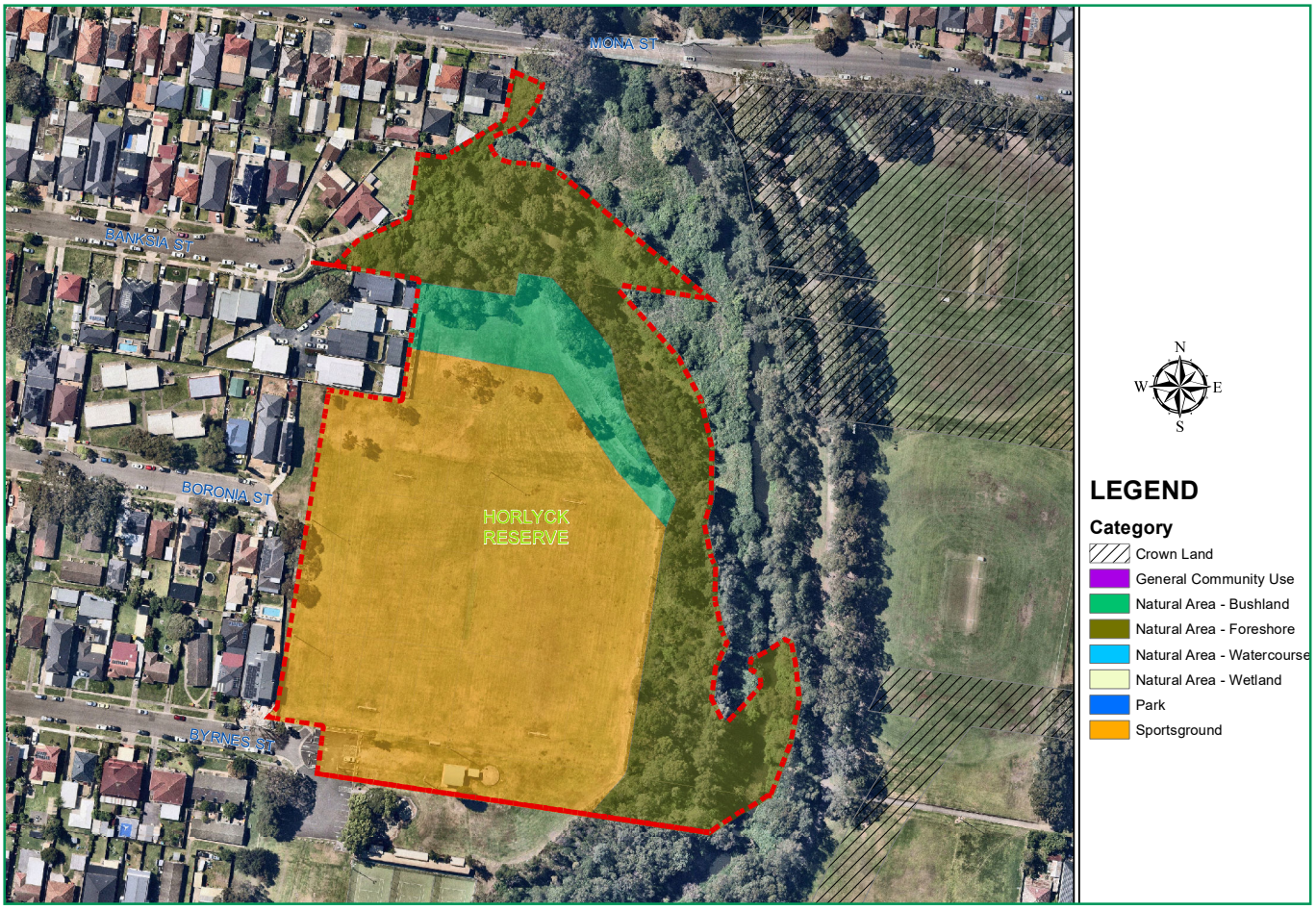
# Map - Hackney Street Reserve



## Map - Harry Gapes Reserve



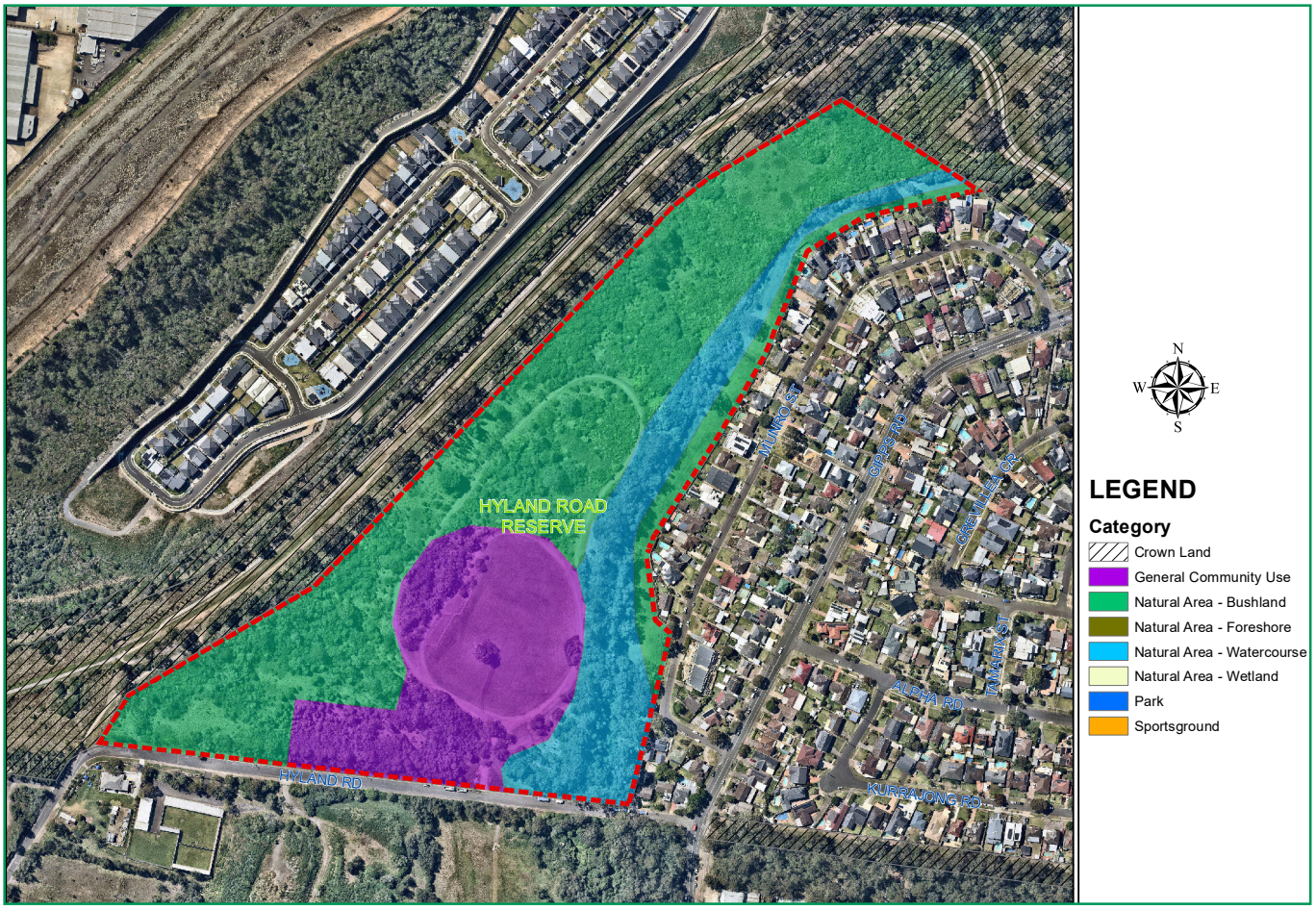
# Map - Horlyck Reserve



# Map - Hyland Road Park



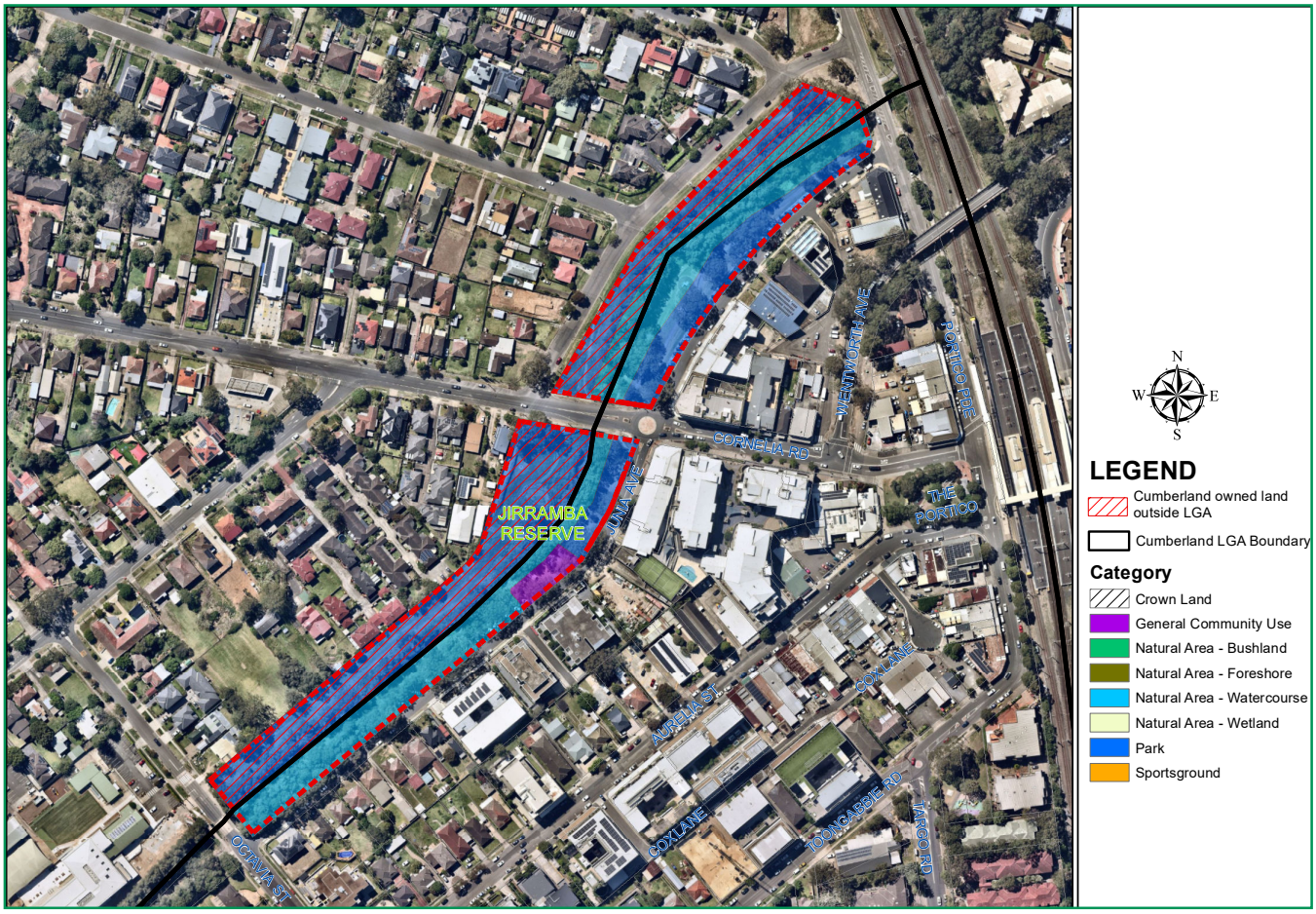
# Map - Hyland Road Reserve including Munro Street Park



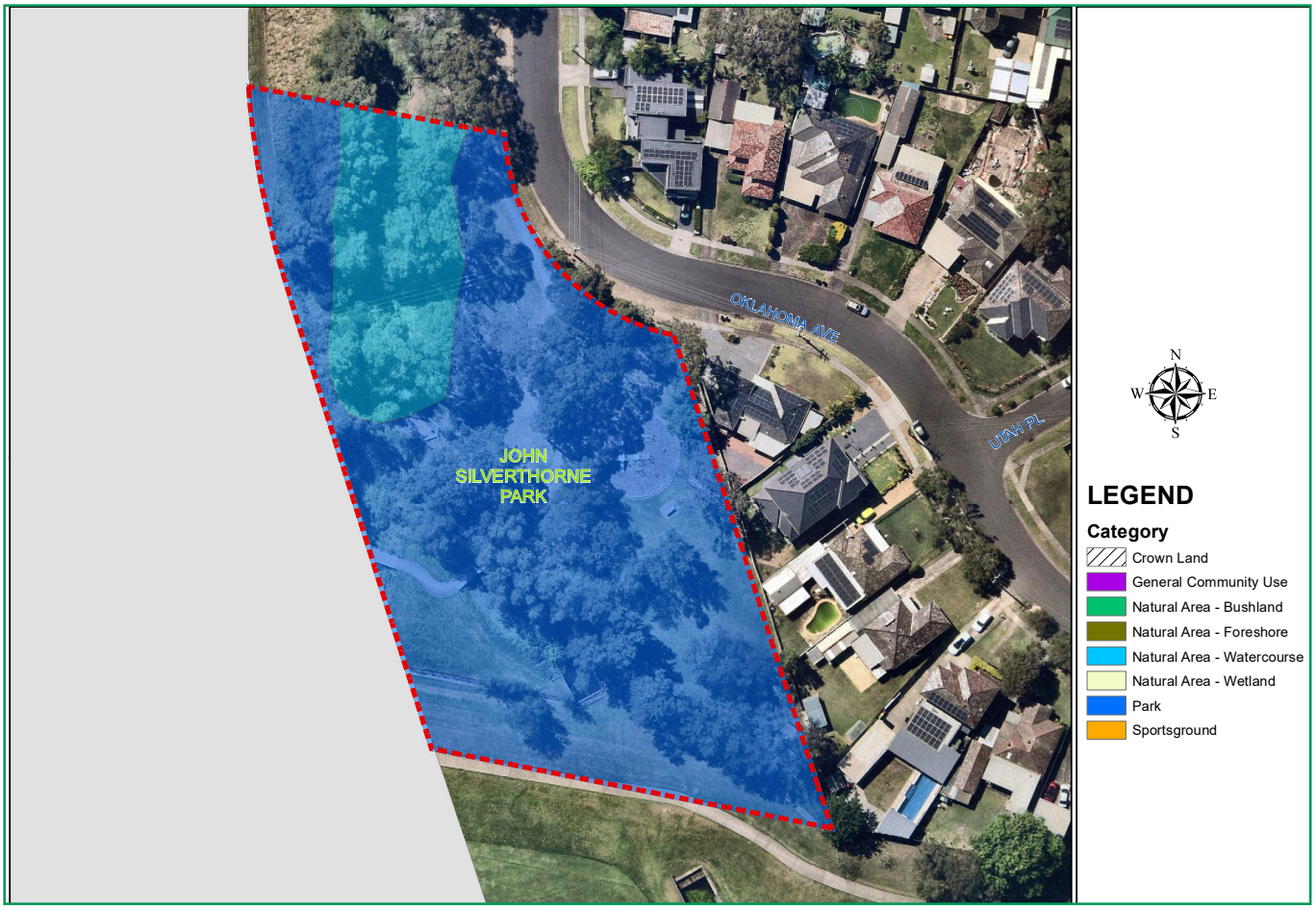
# Map - Jack Ferguson Reserve (Gipps Road Sporting Complex)



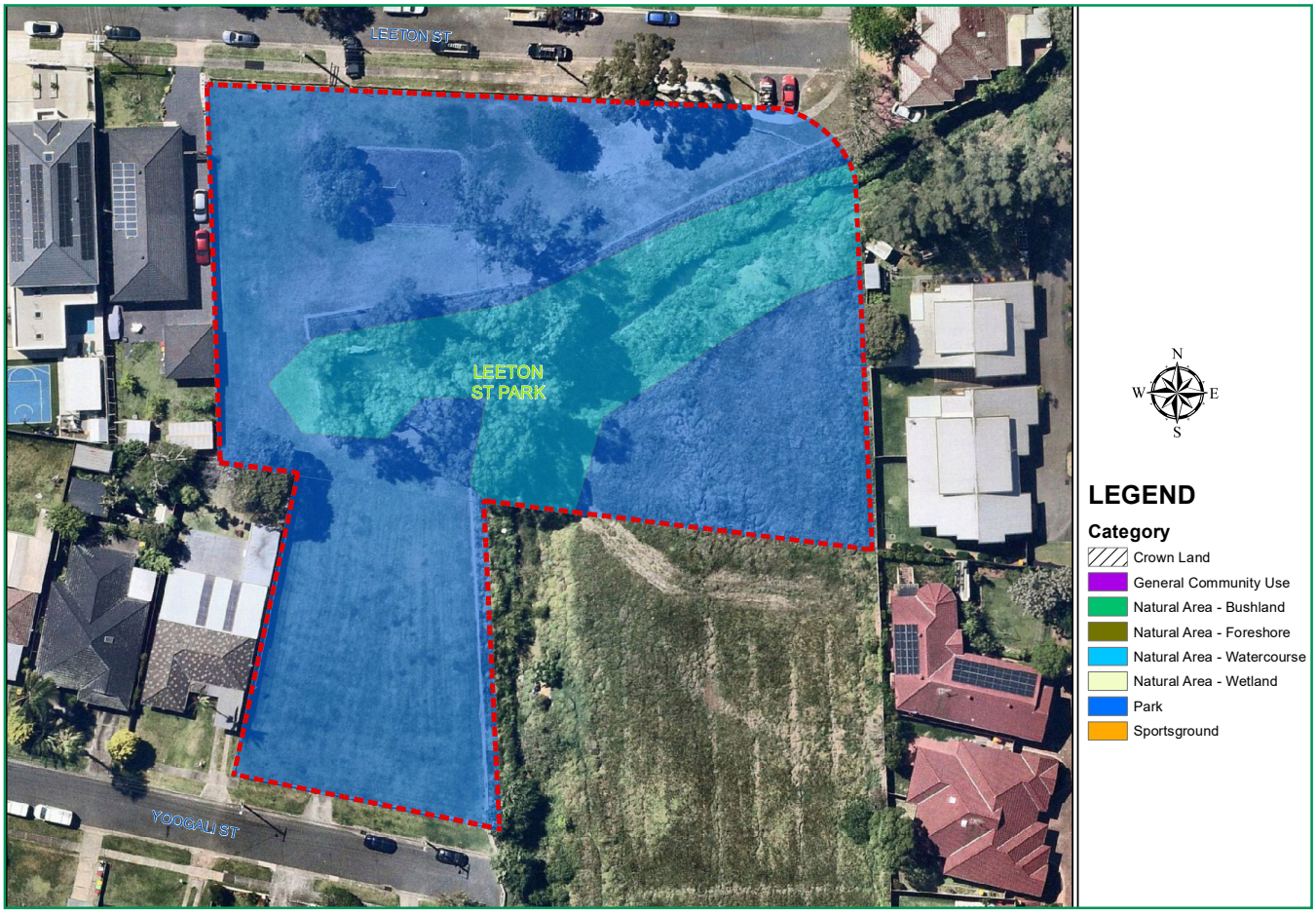
# Map - Jirramba Reserve



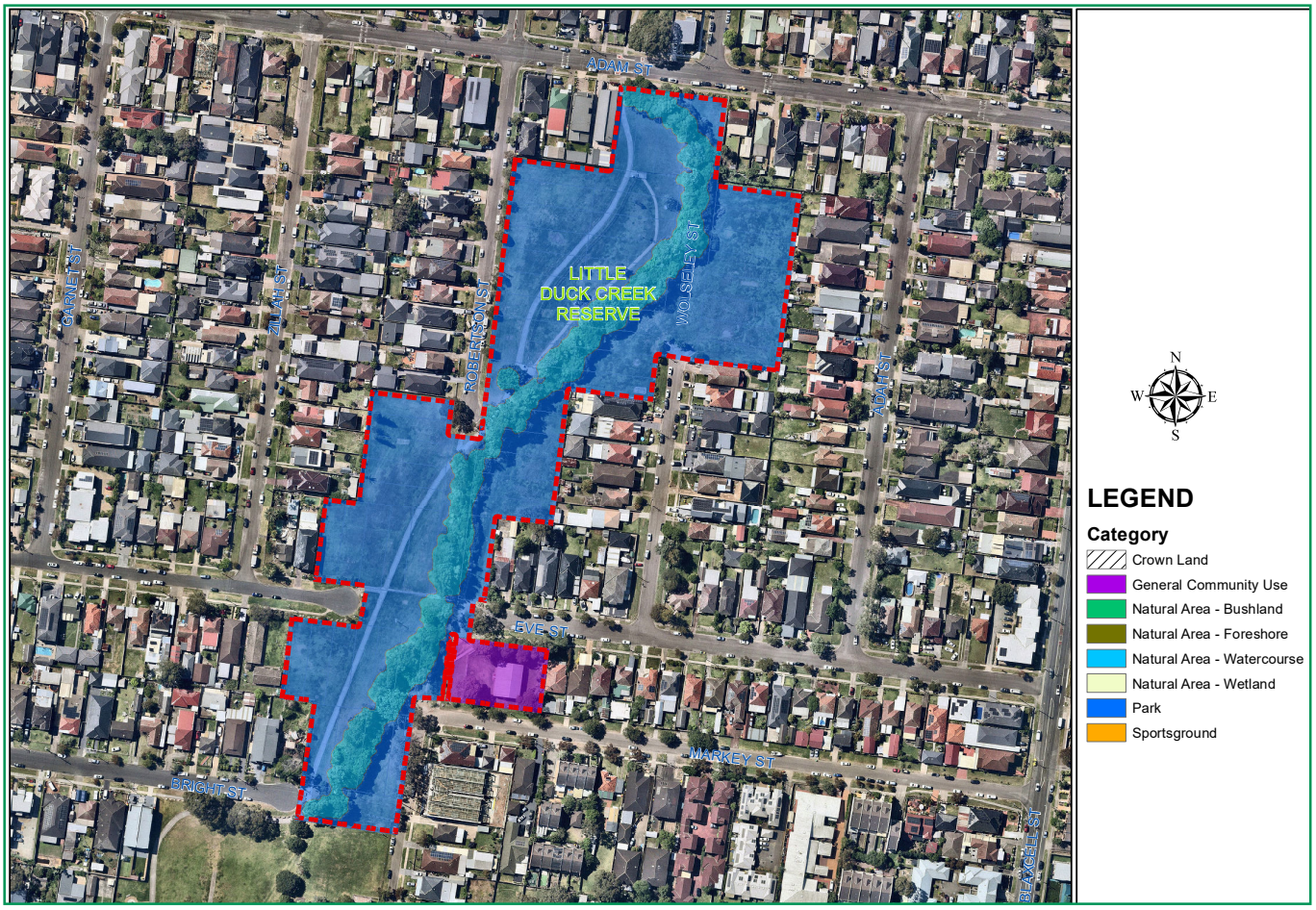
# Map - John Silverthorne Park



# Map - Leeton Street Park



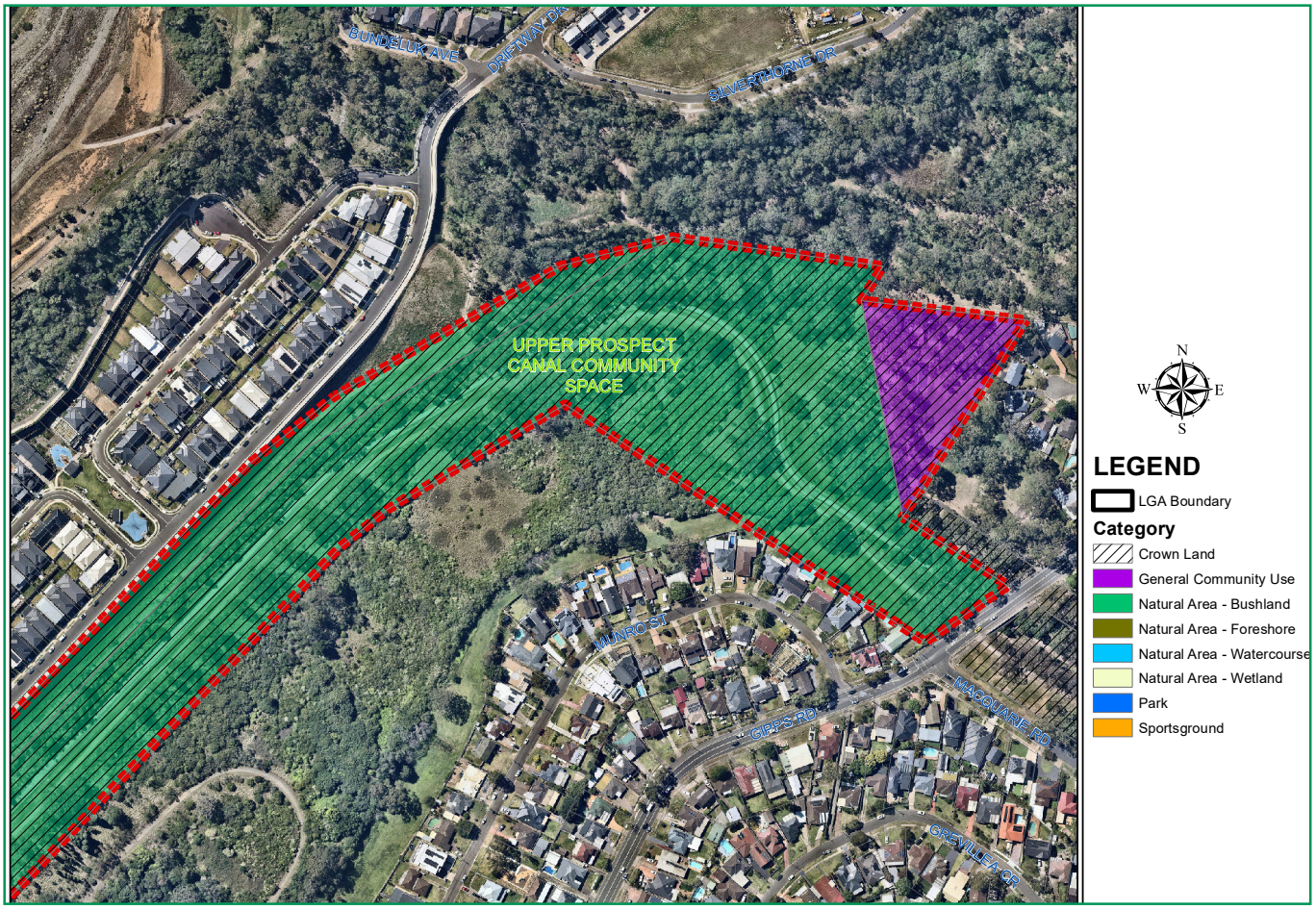
# Map - Little Duck Creek Reserve



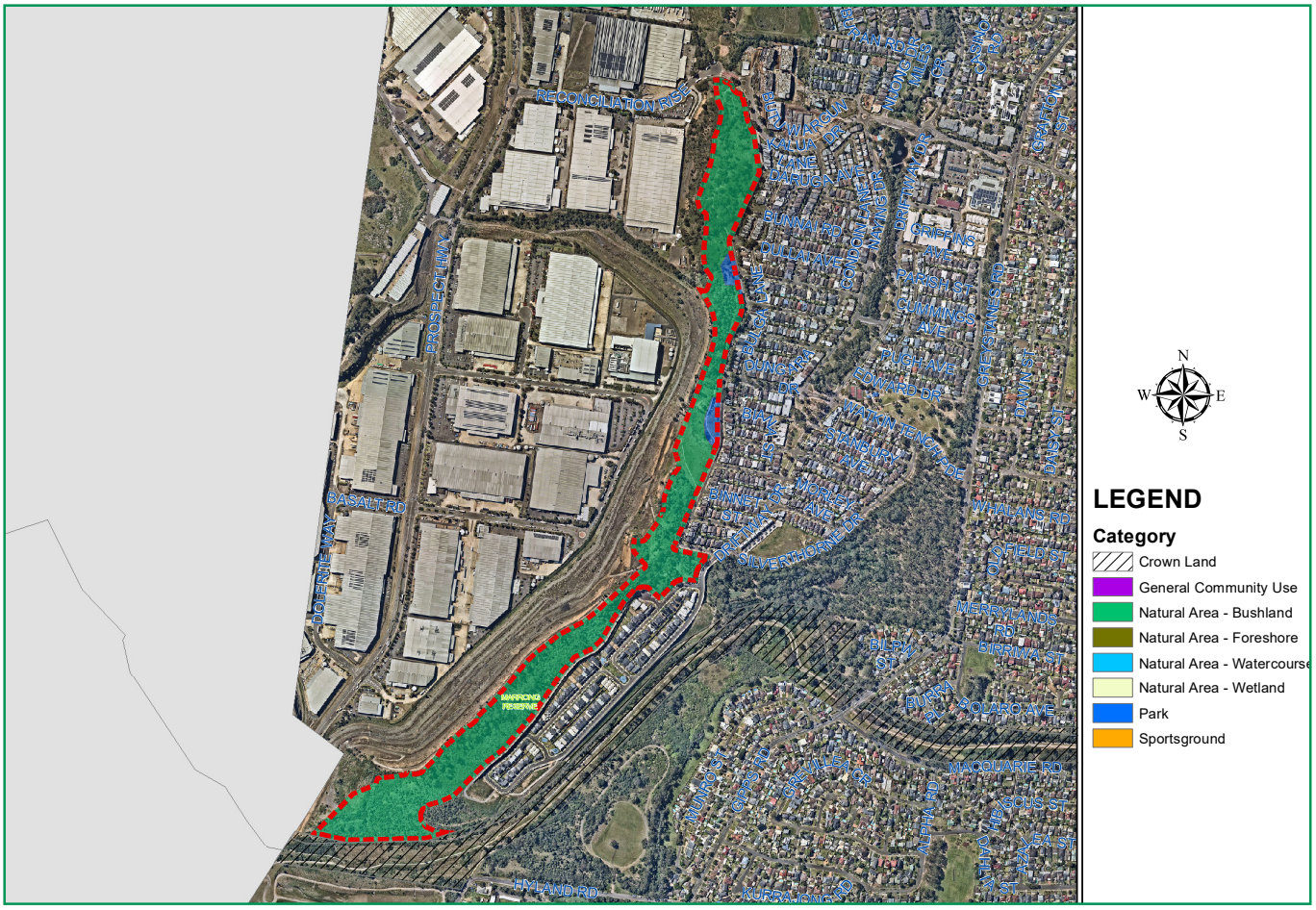
# Map - Lower and Upper Prospect Canal (Lower Canal Community Space)



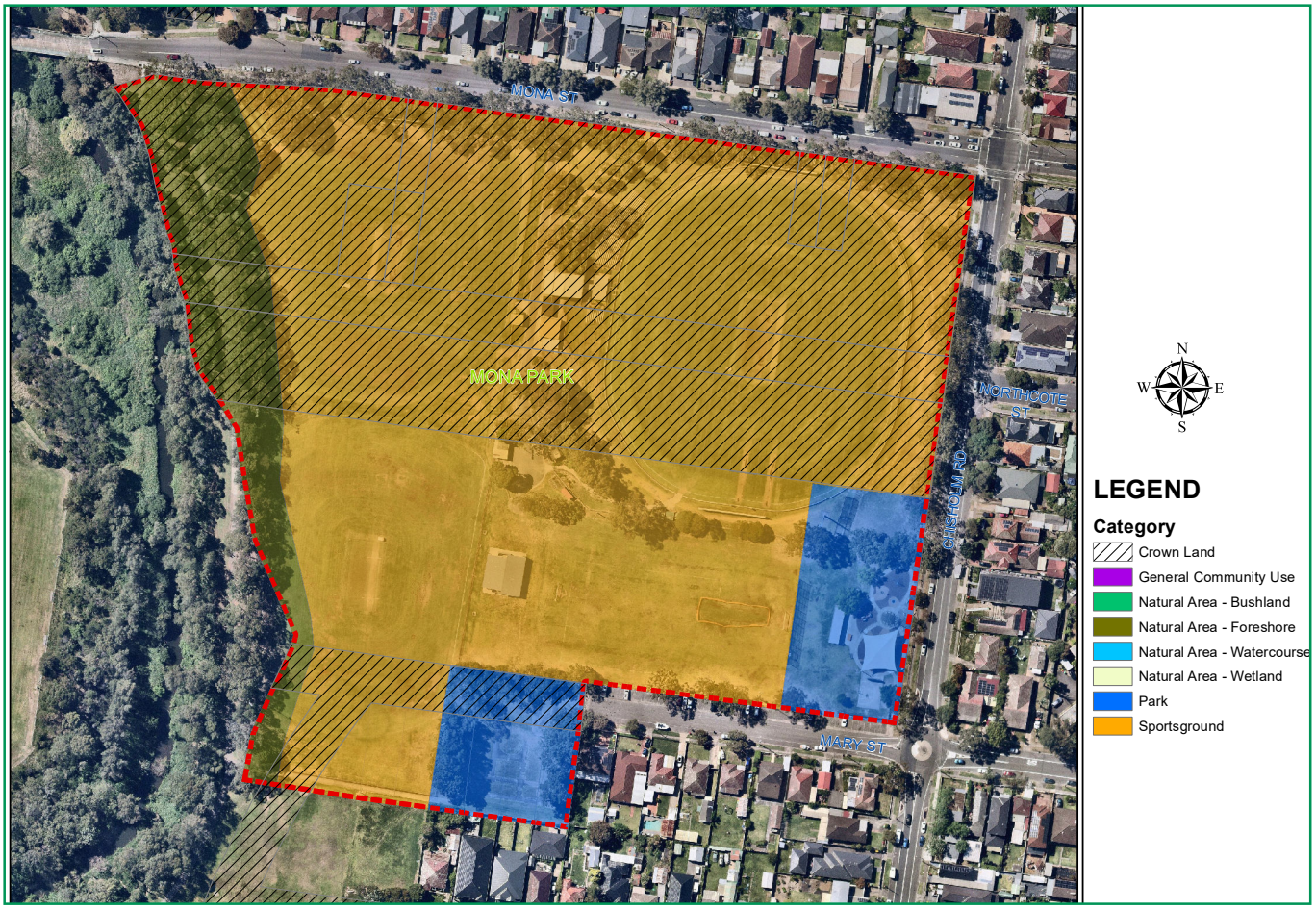
# Map - Lower and Upper Prospect Canal (Upper Canal Community Space)



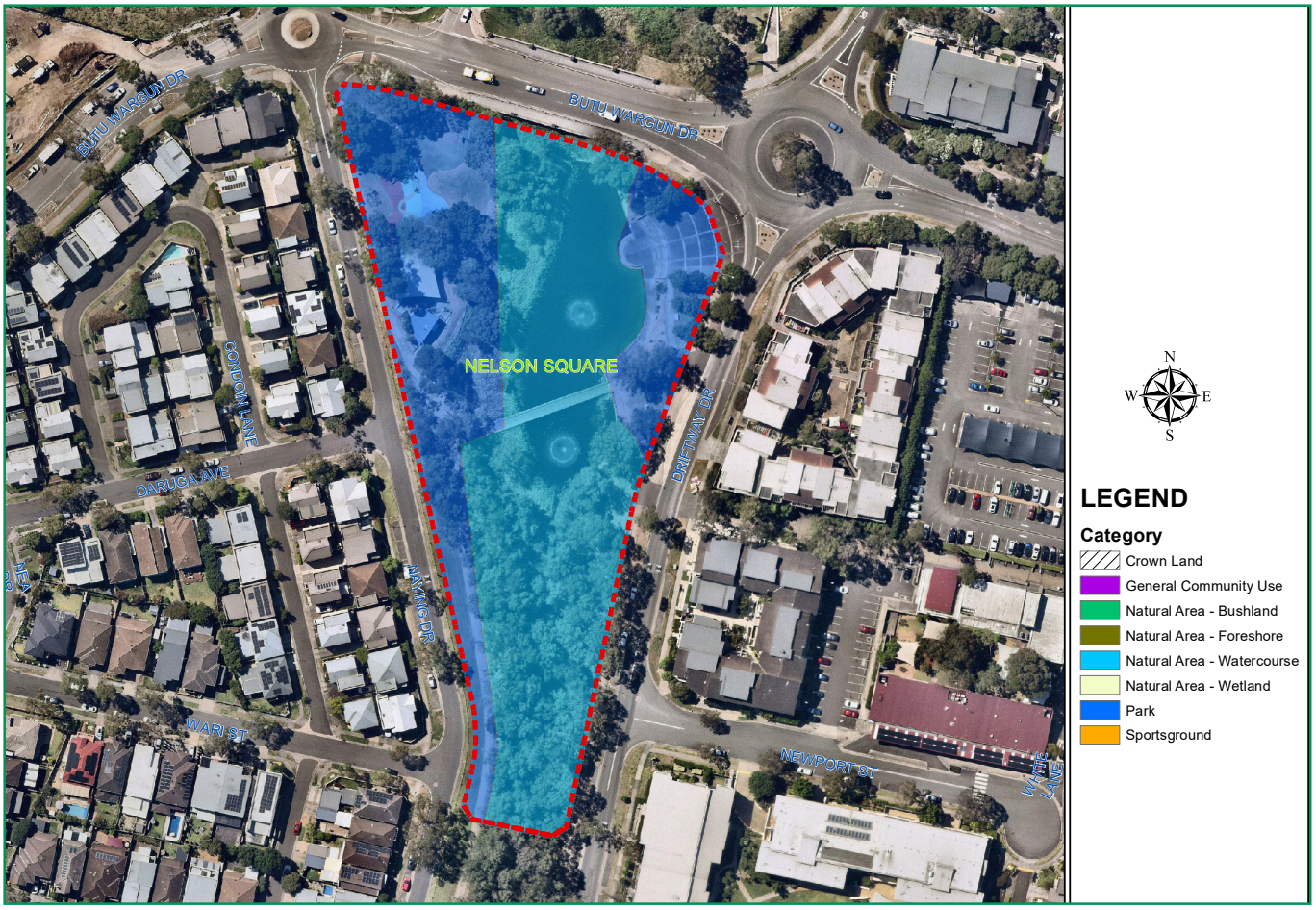
# Map - Marrong Reserve



# Map - Mona Park



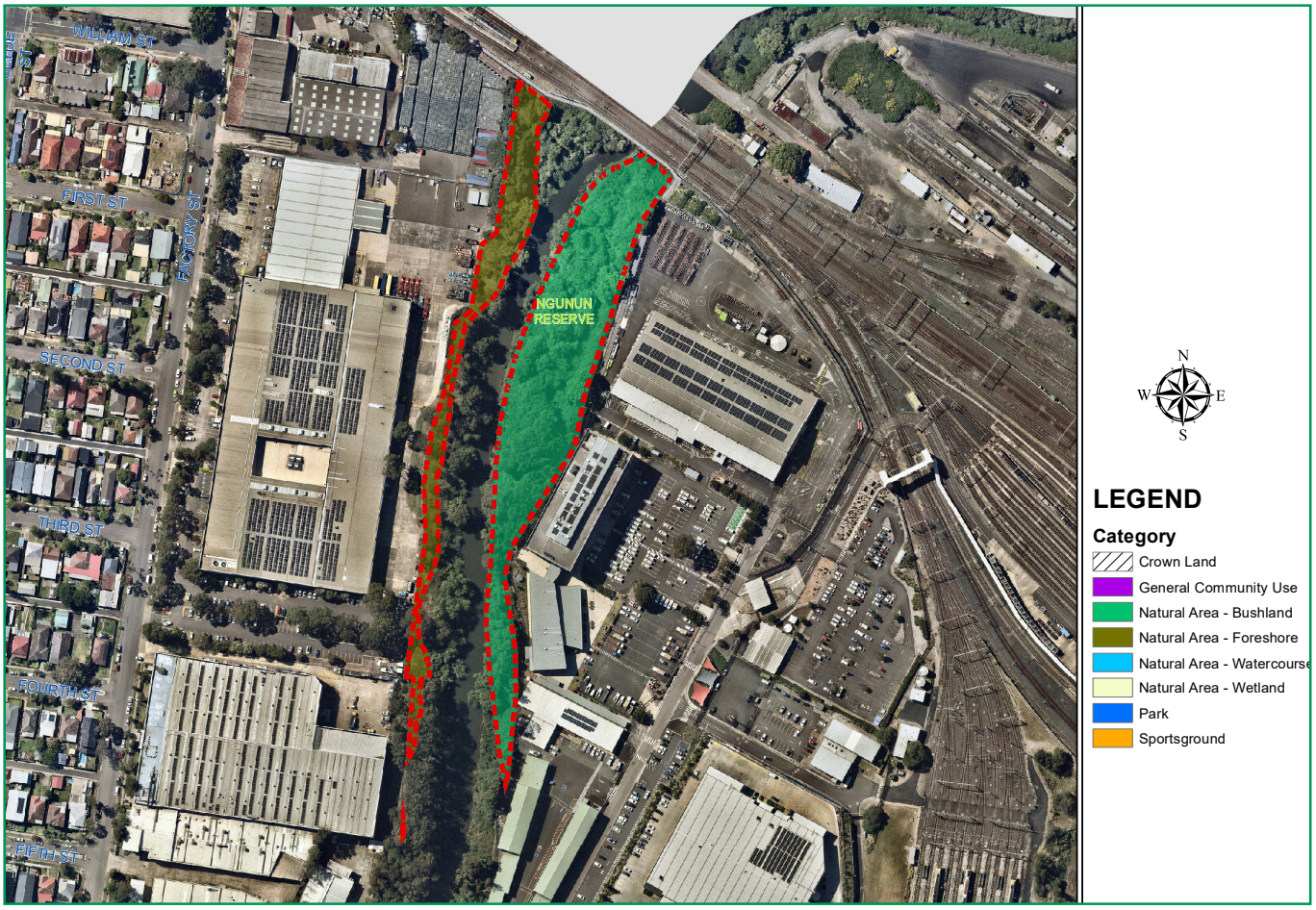
# Map - Nelson Square



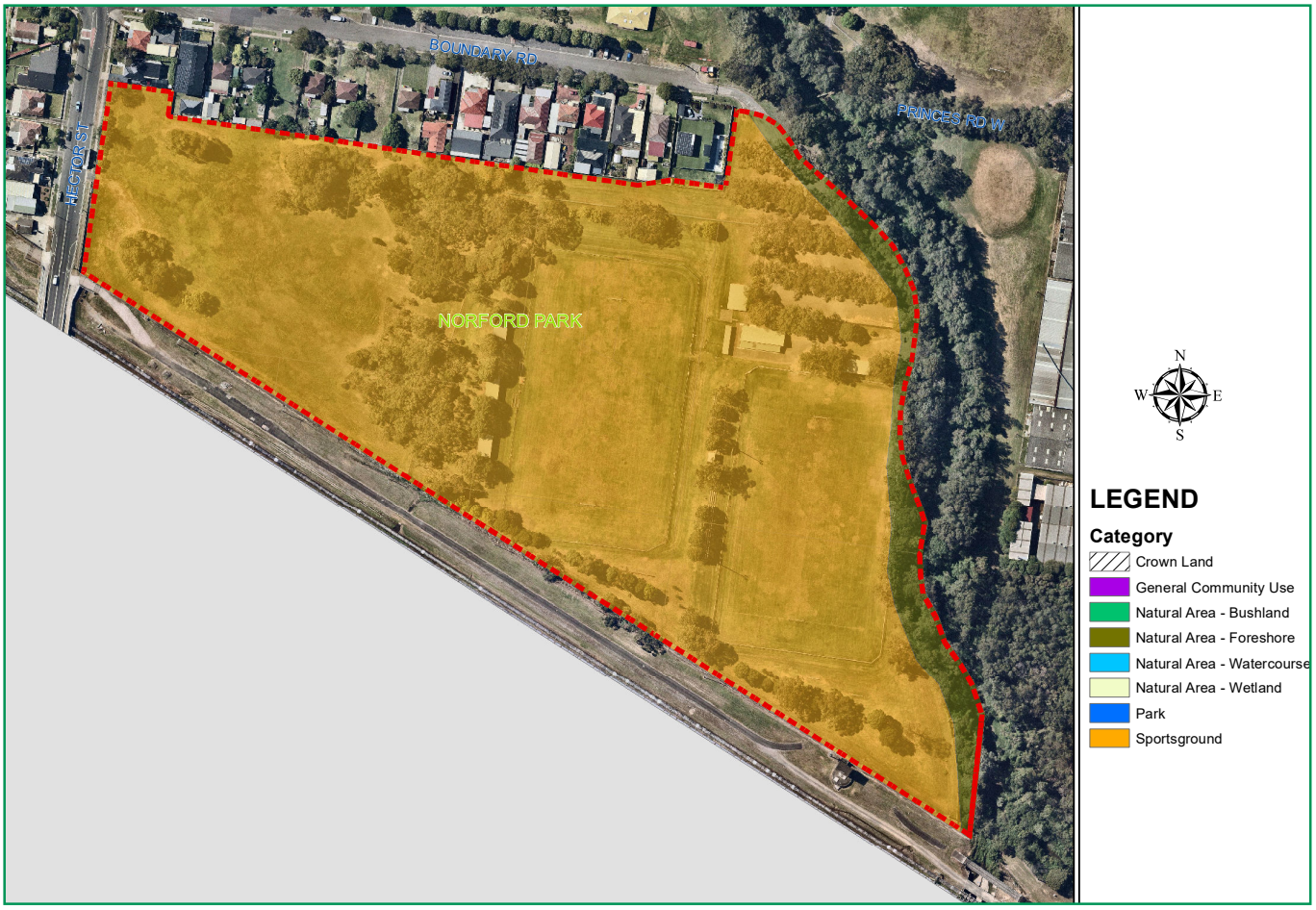
# Map - New Glasgow Park



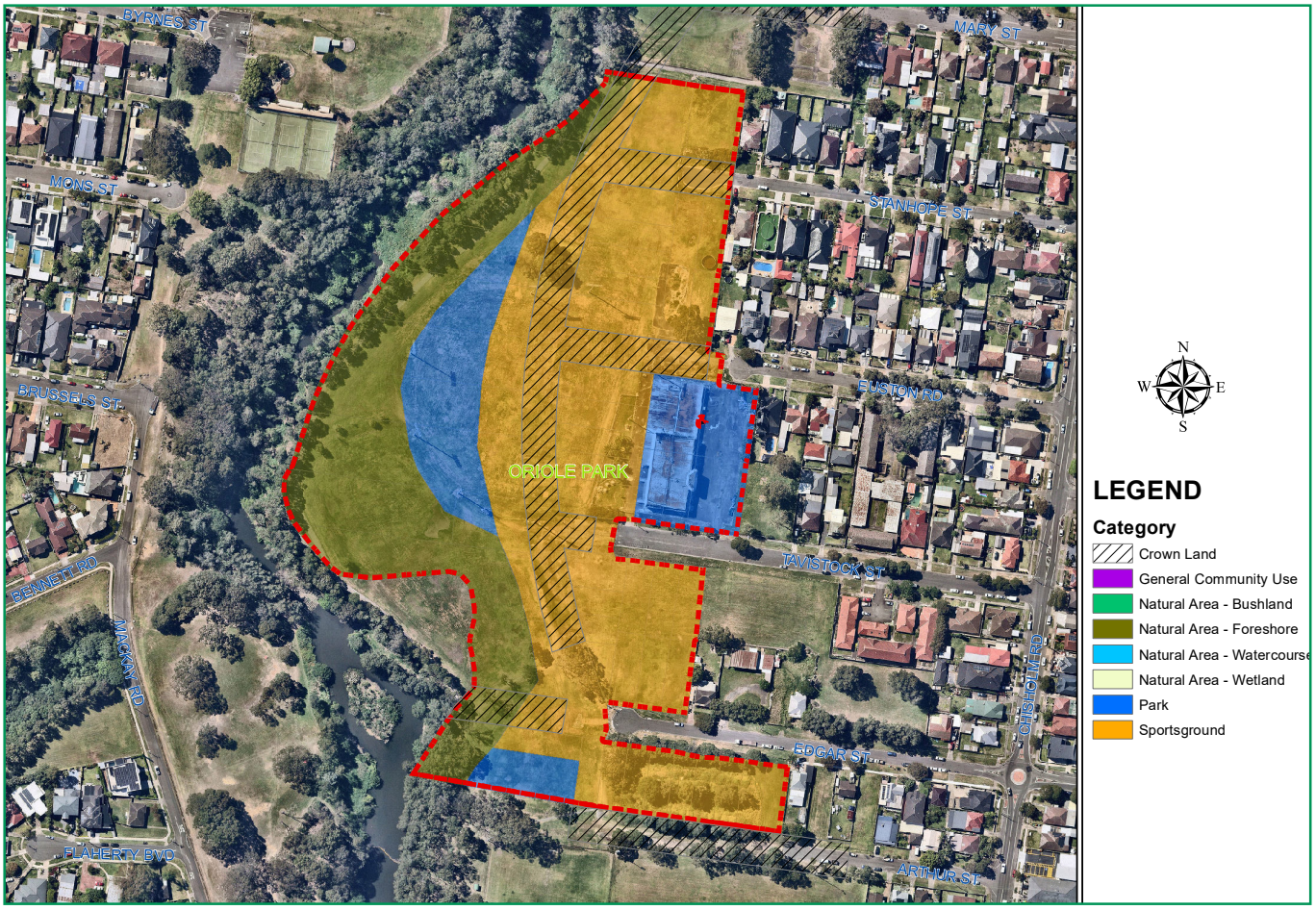
# Map - Ngunun Reserve



# Map - Norford Park



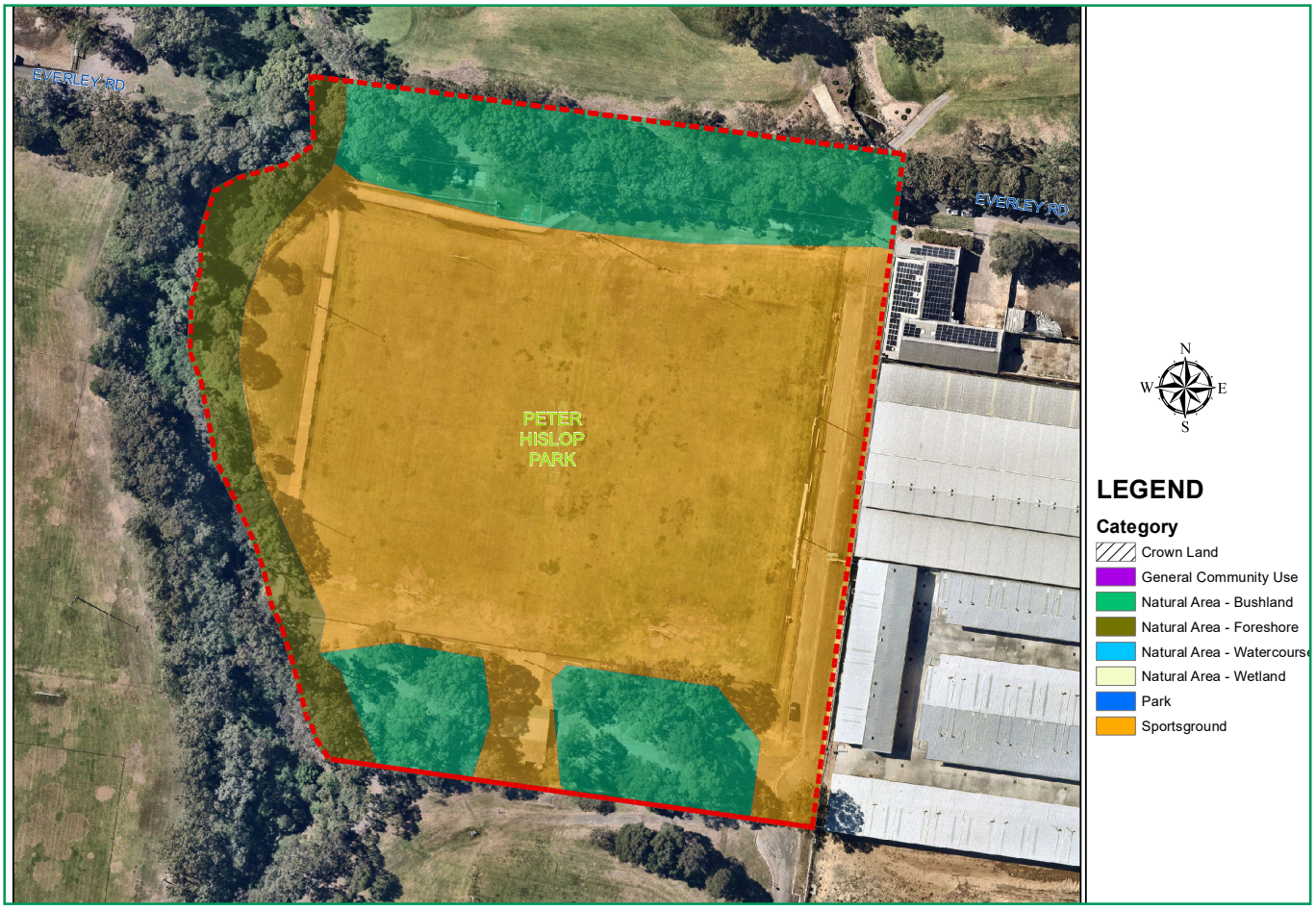
# Map - Oriole Park



# Map - Pendle Hill Park



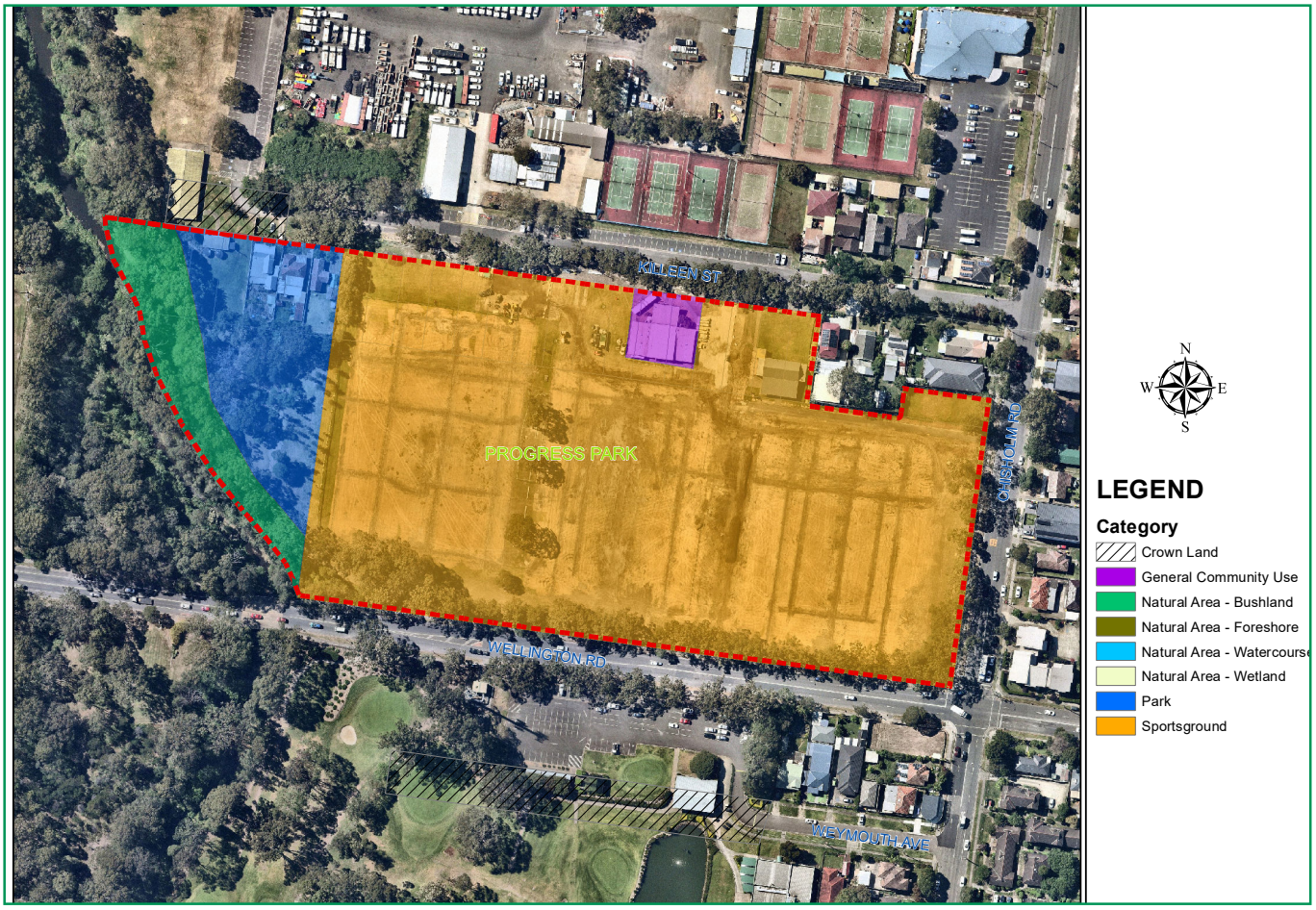
# Map - Peter Hislop Park



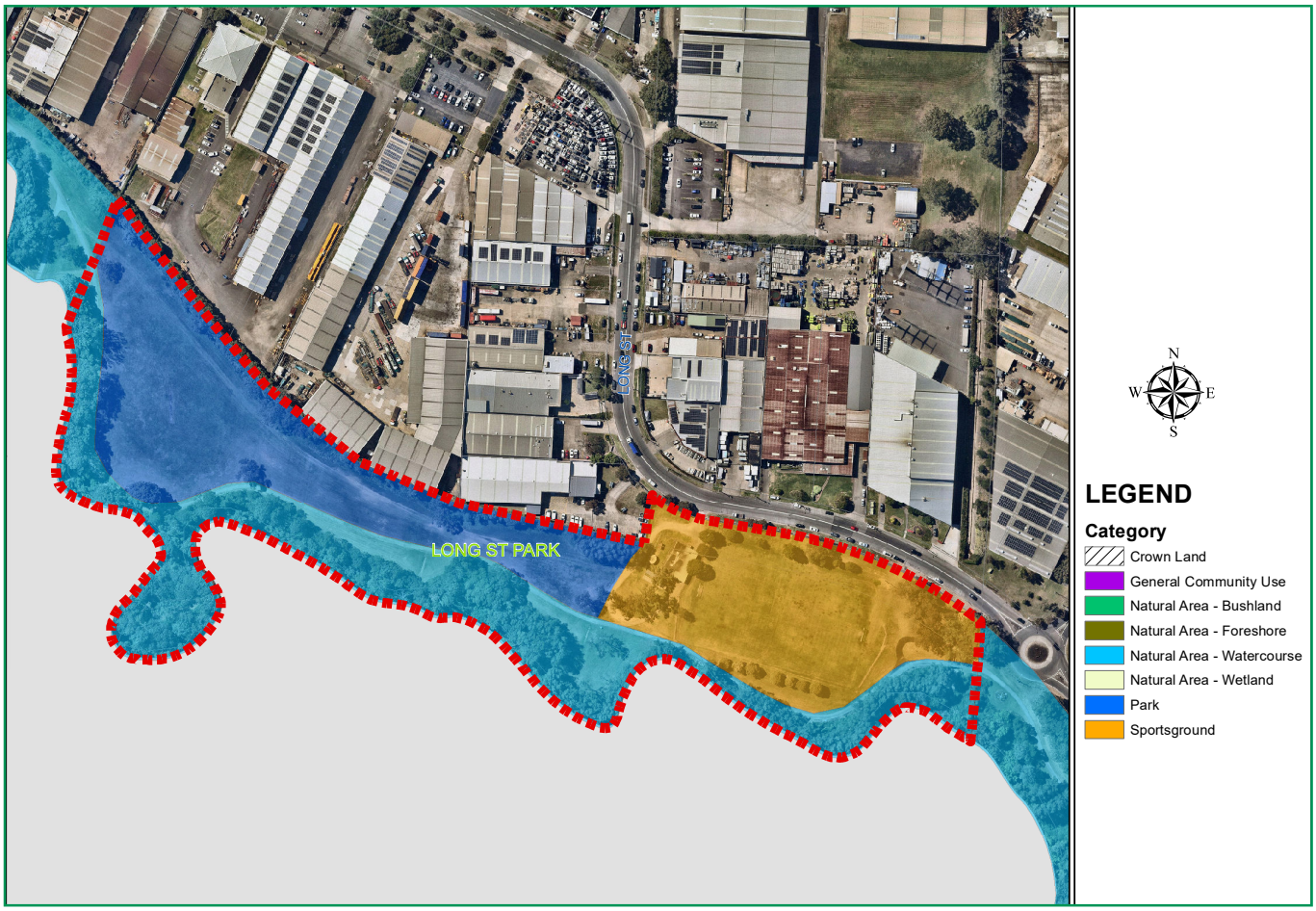
# Map - Princes Park



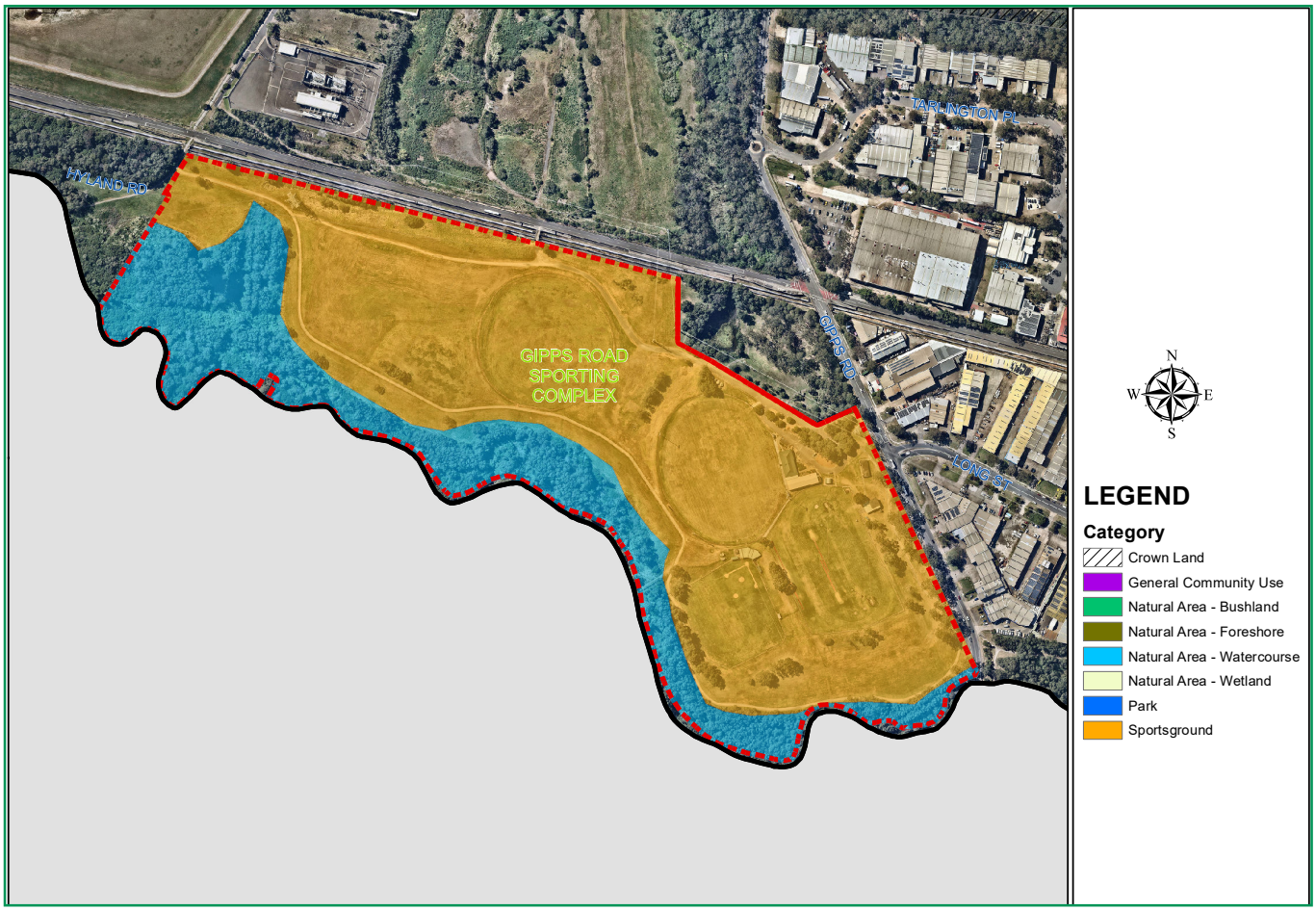
# Map - Progress Park



# Map - Prospect Creek (Long Street Park)



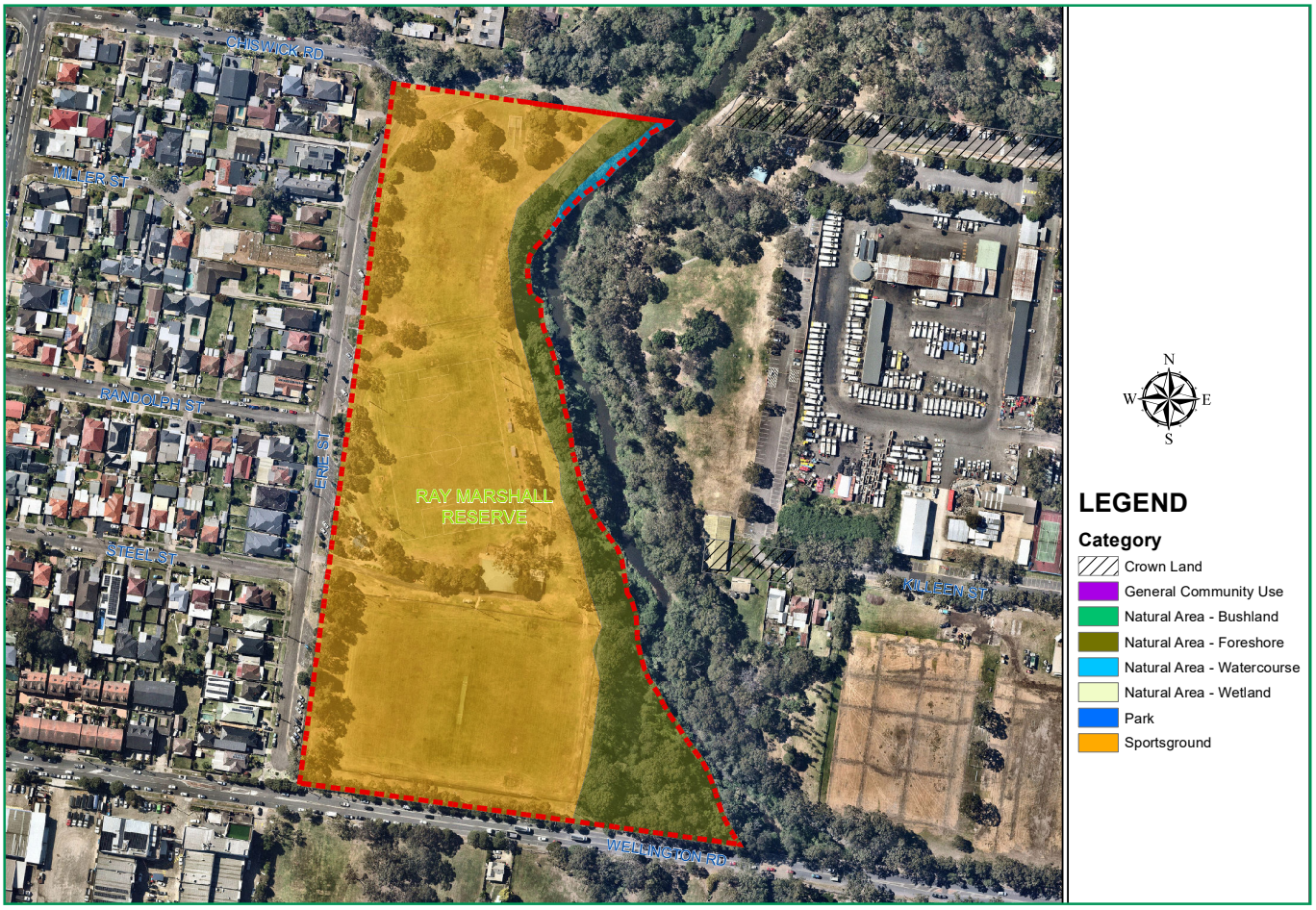
# Map - Prospect Creek (Gipps Road Sporting Complex)



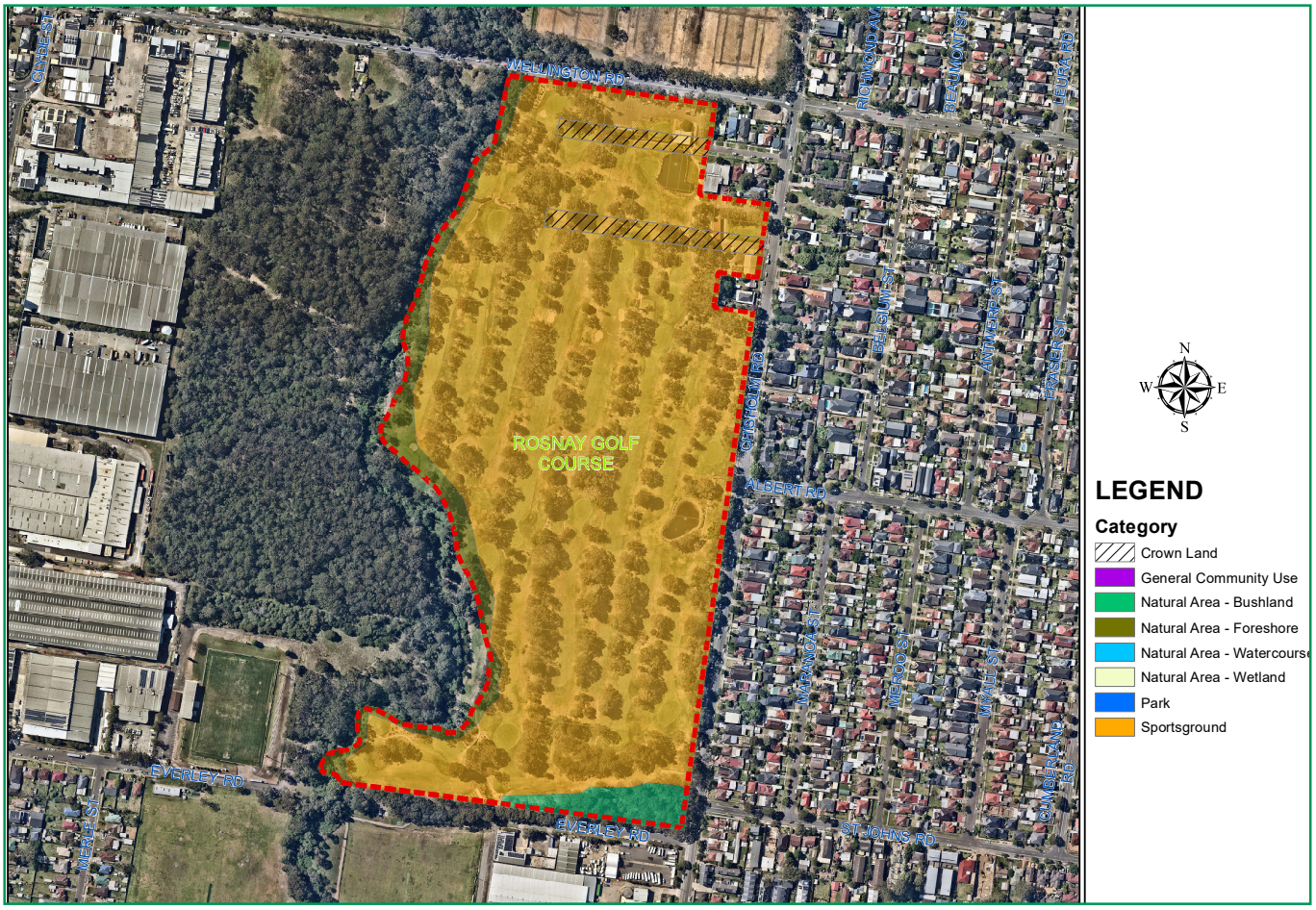
## Map - RAAF Stores Park



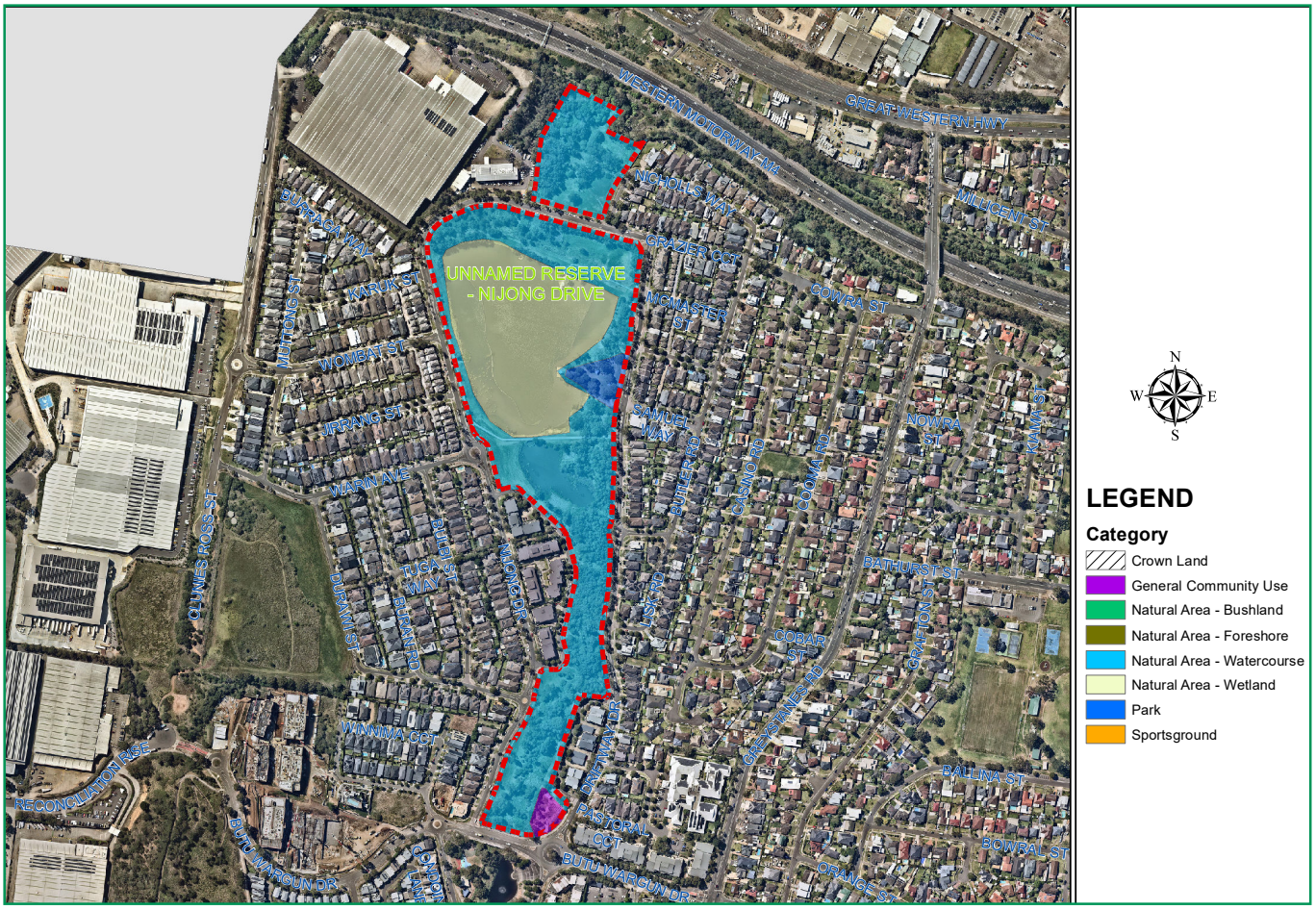
# Map - Ray Marshall Reserve



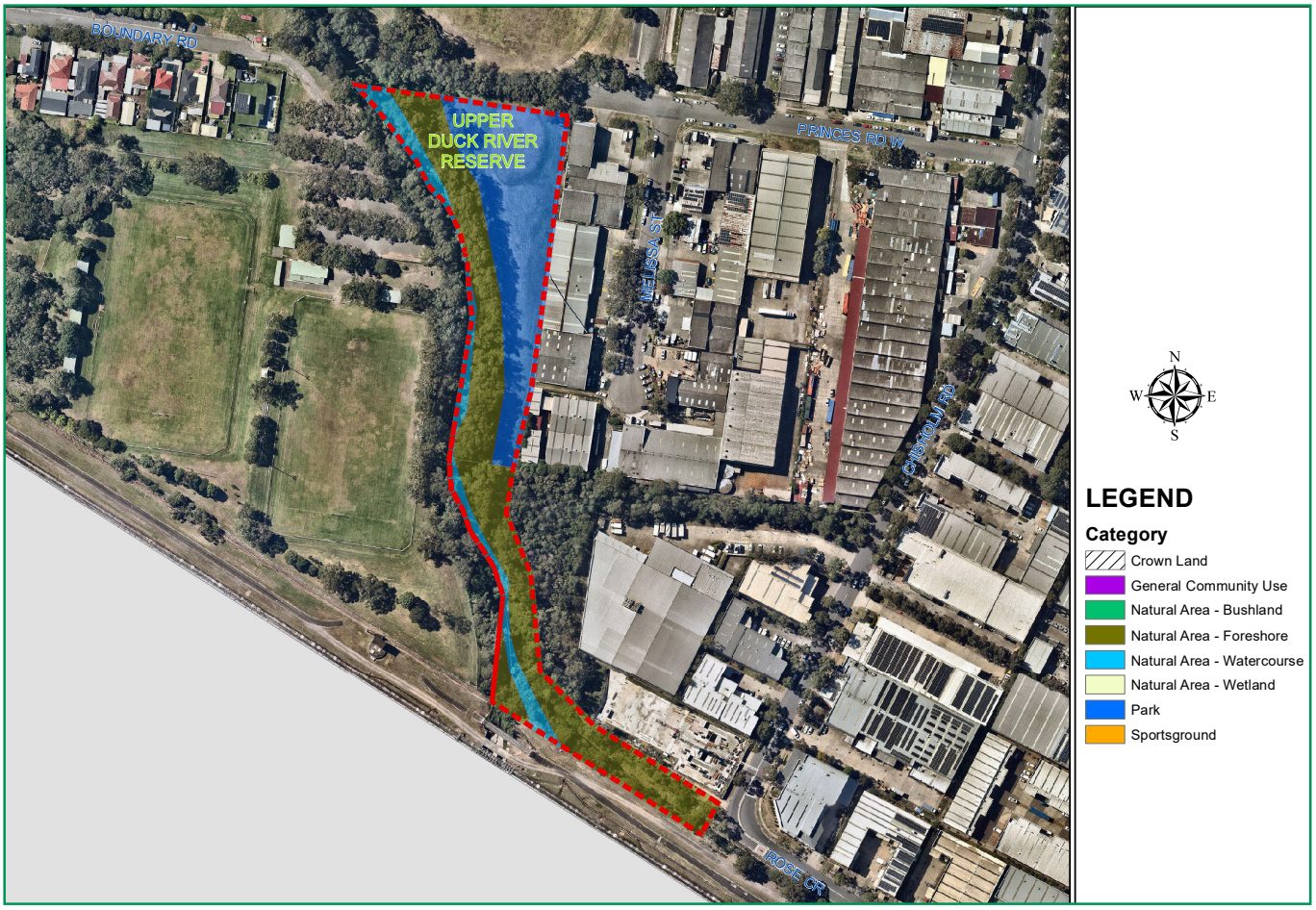
# Map - Rosnay Golf Course



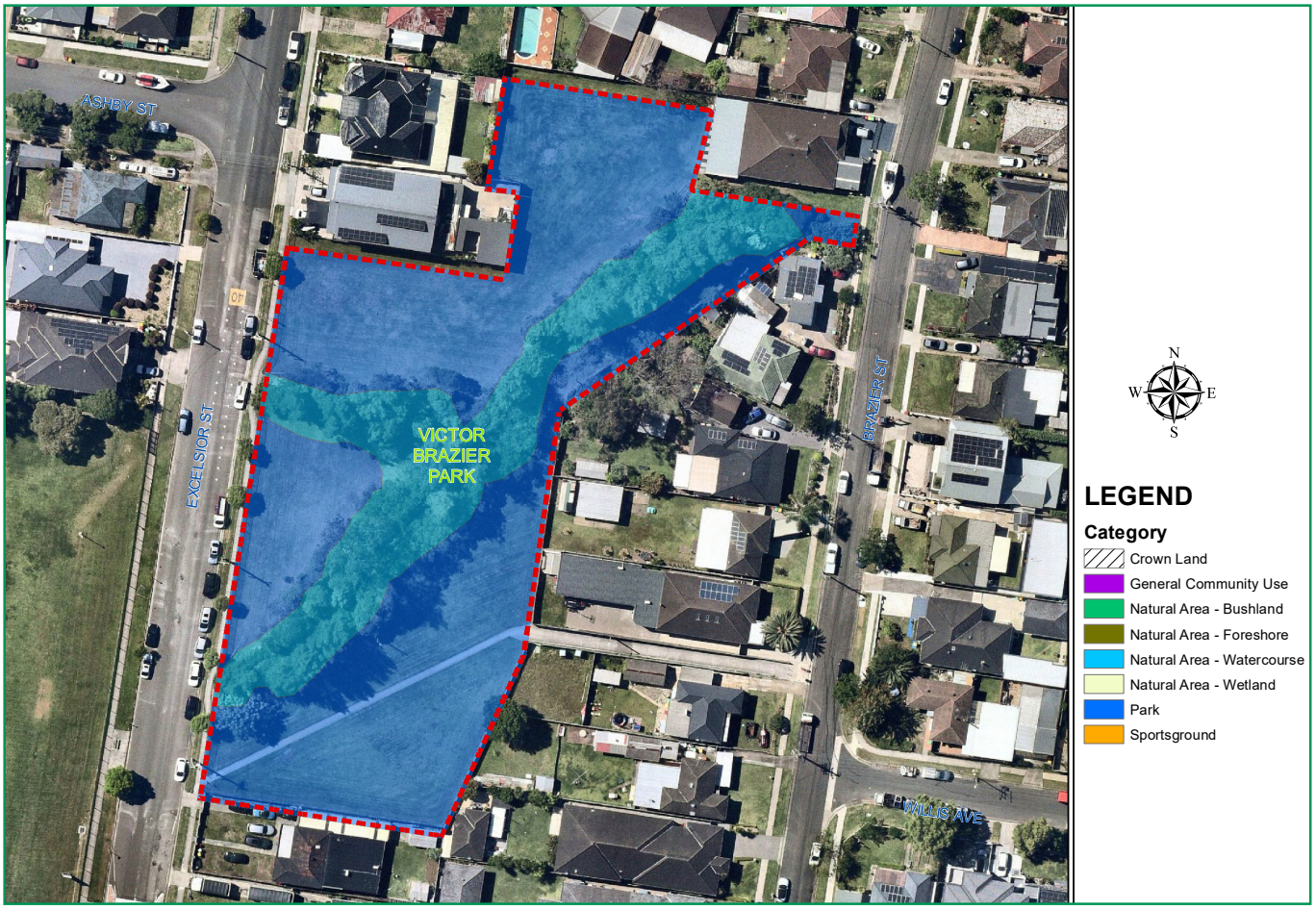
# Map - Unnamed Reserve -Nijong Drive



# Map - Upper Duck River Reserve



# Map - Victor Brazier Park



## Map - Wategora Reserve



# Map - Webbs Avenue Playing Fields



CUMBERLAND CITY COUNCIL

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# DOCUMENTS ASSOCIATED WITH REPORT PC018/26

## Attachment 2

## Public Hearing Report - Natural Areas Plan of Management

# Public Hearing Report:

## Draft Plan of Management for Natural Areas Lands

Local Government Act 1993 Section 40A
Categorisation of Community Land

Public Hearing held 5th March 2026

Report: Rev 2- 10th March 2026

Prepared for:

Cumberland City Council

Prepared by:

Environmental Partnership

**Public Hearing Report**

# Indigenous Acknowledgement

Cumberland City Council acknowledges the traditional custodians of this land, the Darug people, and pays respect to their elders past, present and emerging.

**Public Hearing Report**

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**Public Hearing Report**

# Statement of Report Purpose and Compliance

This Public Hearing Report has been prepared and submitted

by: Name: Adam Hunter
Company: Environmental Partnership (NSW) Pty Ltd
Address: Suite 301 22-36 Mountain Street Ultimo. NSW.2007.

In relation to a Public Hearing, held at Council offices on Tuesday 5th March 2025, into the proposed recategorisation of sites across Cumberland LGA as Natural Areas. This report has been prepared for Cumberland City Council.

## Certification:

**I certify that I acted in the role of Independent Chairperson at the above mentioned Public Hearing, have prepared this Report myself, and that the contents of this Report are a true and fair account of the Public Hearing's discussions and subsequent written submissions around recategorisation of sites across Cumberland LGA as Natural Areas in all material particulars and do not (by the presentation or omission of information) materially mislead.**

Adam Hunter

Director - Environmental Partnership (NSW) Pty Ltd

RLA FAILA

BLarch, UNSW, 1987

9th March 2026

**Public Hearing Report**

# Part 1: Introduction

## 1.1 Purpose of this report

This report provides a summary record of the independently chaired Public Hearing held by Cumberland City Council as listed below:

**5th March from 6-7.00**

**The Wali Room at Merrylands Services Centre – 16 Memorial Avenue, Merrylands**

The Public Hearing was held in compliance with Chapter 6, Division 2, Section 40A of the Local Government Act 1993 (LG Act) and was conducted into the proposed categorisation of community and Crown land in Council's **Draft Plan of Management for Natural Areas categorised** lands (the draft PoM).

## 1.2 Land covered by this report

The subject land is land is both Council-owned land and Crown owned Crown Reserve for which Council is the Crown Reserve Manager. The land is classified as community land under the LG Act. This means that a PoM must be prepared, publicly exhibited and adopted by Council prior to any changes to the nature and use of the land, to define permitted uses, and authorise leases, licences and other estates. In addition the Draft PoM will set management action plans with details to provide accountability in implementation and measuring success.

The land schedules provided in the draft POM detail the Council-owned community land and Crown Reserves and their proposed categorisations.

As outlined in section 2.5 of this report, Council must hold a public hearing in respect of a proposed PoM if the proposed plan would have the effect of categorising, or altering the categorisation of, community land. The Draft PoM does categorise some land for the first time and does propose changes to the categorisation of other sites. As such the Public Hearing was held to address Council's obligations under Section 40A of the LG Act.

## 1.3 Background

Cumberland City Council prepared the draft plan of management (draft PoM) for Natural Area Lands and placed the draft PoM on public exhibition for the mandatory minimum for draft PoMs public exhibition of 28 days with submissions to the draft PoMs being received for a further 14 days.

The draft PoM on public exhibition was able to be viewed online on Council's 'Have your Say' wepage

**Public Hearing Report**

# Part 2: Planning context

## 2.1 Community land

Land owned or controlled by Council is defined in the Local Government Act 1993 (LG Act) as 'public land', with exceptions such as roads.

All public land owned by Council is to be classified as either 'community' or 'operational' land (LG Act Chapter 6, Part 2 Division 1).

Classification clearly identifies land which should be kept for use by the general public (community) and that land which need not be kept or may have relatively simple dealings (operational). Classification determines the ease or difficulty with which land may be alienated by sale, leasing or some other means.

Community land must not be sold except in limited circumstances referred to in the LG Act. Community land may be leased or licensed, generally for up to 21 years, but potentially for 30 years with Minister's consent. Community land may only be leased or licensed for more than 5 years if public notice of the proposed lease or licence is given and, in the event that an objection is made to the proposed lease or licence, the Minister's consent is obtained. No such restrictions apply to operational land.

The use and management of community land is to be regulated by a plan of management. Until a plan of management is adopted, the nature and use of the land must not change.

Community land must therefore have community land categories assigned and must have community land plans of management adopted by Council.

## 2.2 Crown reserves

Under the Crown Land Management Act, 2016 a council manager of dedicated or reserved Crown land must manage the land as if it were community land under the LG Act.

These areas are required to have Plans of Management prepared and adopted in accordance with the provisions of the Local Government Act, 1993.

Accordingly Crown Reserves must also be categorised under the LG Act Community Land category system as if it were Community Land

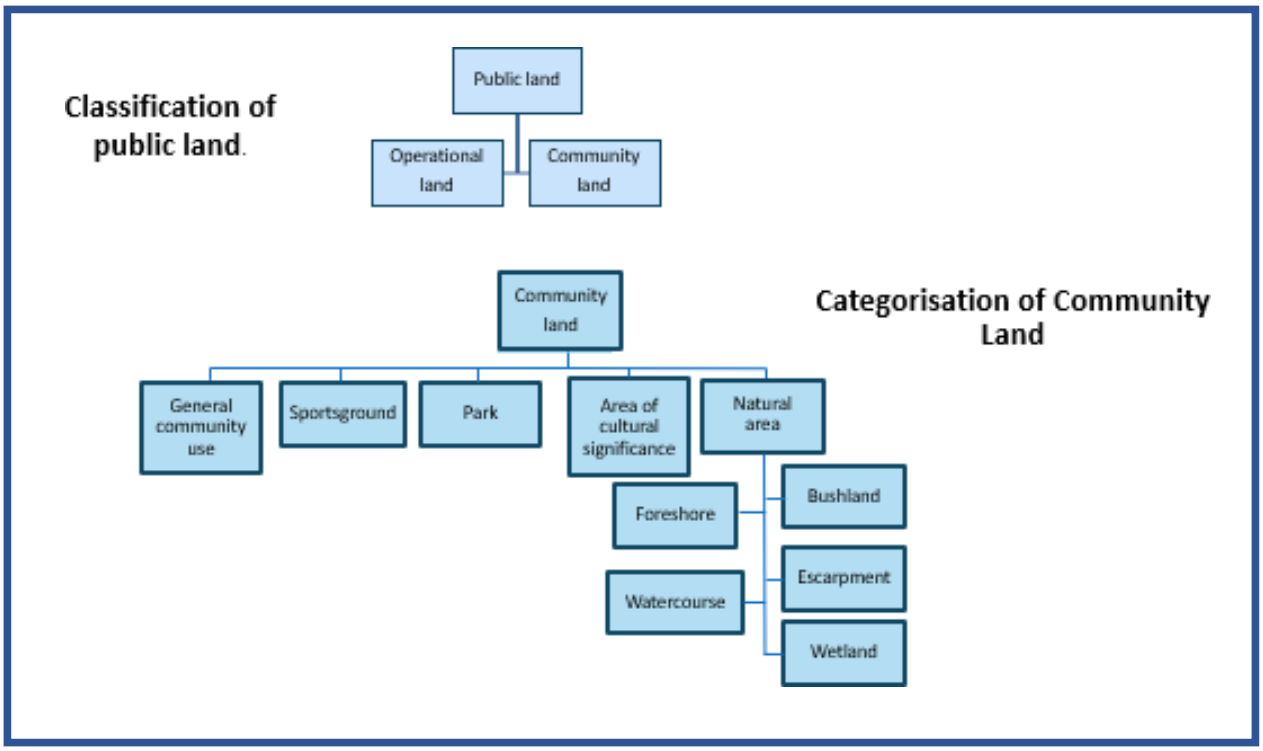
## 2.3 Categories of community land

The assignment of the categories is guided by the Local Government (General) Regulation 2021 (LG Regulation), which provides a description of land and use to guide appropriate assignment of categories to portions of the land.

Community land categories define the core objectives for use, management and development of community land. (LG Act Chapter 6 Part 2 Division 2).

See Appendix C: Core Objectives and Guidelines for Community Land Categories.
Figure 1: Classification and Categories shows the classification of public land, and categories of community land.

***Figure 1: Public Land Classification and Categories (LG Act)***




## 2.4 Community land assignment of categories in the draft PoM

The draft PoM addresses Council owned Community land and State owned Crown Reserves categorised as **Natural Areas**.

Appendix F: Schedule of Land Categorised for the First Time and with Land Category to be Changed, list the current (where applicable) categories for the sites subject to the PoM.

## 2.5 Proposed categorisation in the draft PoM

The assignment of the Natural Areas community land category in the draft PoM has been undertaken in accordance with the Local Government (General) Regulation 2021, Part 4 Community Land, Division 1 Guidelines for the categorisation of community land, and is based on Council's GIS Mapping system data, knowledge of the site and subsequential review by Council officer teams.

The proposed categorisation in the draft PoM provides in summary the following:

61 Natural area sites covered by the POM

30 Bushland categorisations

27 Watercourse categorisations

19 Foreshore categorisations

4 Wetland categorisations

With regards to sites being categorised for first time or proposed to have a change of categorisation there are:

16 sites with category un-changed

2 sites being categorised for the first time

43 sites with proposed change of category

2 'operational land' sites not technically required to be included in a POM

As above, for a number of sites the draft PoM either assigns a community land category to the land for the first time, or alter previously assigned categories, and so a public hearing is required under Section 40A of the LG Act.

With regards to Crown Reserves, the NSW Office of Local Government *Practice Note No.1 Public Land Management* states (Page 11):

> *Guidelines for council to assist in categorisation are provided in the Local Government (General) Regulation (cls.10 - 19). Council must have regard to the guidelines in determining a category (cl.9) but are not required to adopt any category merely because the land fits the description in the guidelines. Council should look at all the circumstances of the land in making a decision as to categorisation. For example, a piece of land may seem to satisfy the guidelines for more than one category. Council has a discretion in this case to look at the land in context, taking into account all relevant material before determining a category. It is important that council be able to justify any decision.*

## 2.6 Public hearing for categorisation of community land

The LG Act and the LG Reg both set parameters for the holding of Public Hearings. See Appendix A for pertinent legislation extracts. Council must hold a public hearing in respect of a proposed PoM if the proposed plan would have the effect of categorising, or altering the categorisation of, community land.

**Public Hearing Report**

Council must hold a further public hearing in respect of the proposed plan of management if Council decides to amend the proposed plan after a public hearing and the amendment of the plan would have the effect of altering the categorisation of community land from the categorisation of that land in the proposed plan that was considered at the previous public hearing.

It should be noted that the public hearing is held because of a change, amendment, or first application of a community land category. The public hearing is in respect of a proposed plan of management where this categorisation activity is occurring or proposed to occur, not a review of the draft plan of management or a community consultation into a draft plan of management. The public exhibition of a draft plan of management is the forum for detailed community consultation into the content, effect and outcomes of a draft plan of management.

There is no LG Act legislated time period for a public hearing, except that any public hearing report must be considered by Council prior to making any decision with respect to the matter to which it relates. It is lawful to conduct a LG Act Section 40A public hearing during or after the period of public exhibition of a draft plan of management.

The Crown Land Management Amendment (Plan of Management) Regulation 2021 (now clause 70 of the Crown Land Management Regulation 2018 – CLM Regulation) identified that Councils are no longer required to hold a public hearing about proposed plans of management (under section 40A of the LG Act) where the proposed plan would alter the land categorisations assigned. This exemption applies to all Plans of Management for Crown land managed by Council.

**Public Hearing Report**

# Part 3: The Public Hearing

## 3.1 Advertising and notification

The Draft POM was on public exhibition from 12 February 2026 until 30th March 2026. The general community was notified through Councils Facebook page on 27th February.

Notification was made to Council's Bushcare Groups, Aboriginal and Torres Strait Islander Committee, and Environment Advisory Committee. External notification was also made to NTSCORP, Deerubbin and Gandangara Local Aboriginal Land Council's.

All notifications encouraged the community to make a submission via the "Have your say" website.

## 3.2 Attendance at the Public Hearing

The Public Hearing was convened and managed by independent consultant: Adam Hunter Director, of Environmental Partnership Landscape Architects and Open Space Planners. Also in attendance were the following Council staff:

| | |
|---|---|
| Lisa Ivicevic | Urban and Open Space Planner |
| Gabriel Mangano | Recreation and Community Facilities Planner |

There was two RSVP's and two community attendees at the public hearing as at its close.

## 3.3 The Public Hearing

The Chair conducted the meeting providing an outline of the need for, and conduct of the public hearing, and Council's presentation was made with a review of categorisation at the sites, followed by general discussion. The meeting followed the agenda set out in Table 2.

***Table 2: Public Hearing Agenda***

| **Agenda Item** | |
|---|---|
| 1 | Open Meeting and Introduction |
| 2 | Acknowledgement of Country |
| 3 | Purpose of the public hearing |
| 4 | What is a plan of management |
| 5 | Requirements for a plan of management |
| 6 | Community land categorisation |
| 7 | Approach to council's plans of management |
| 8 | Areas being categorised for the first time and areas where existing categorisation is proposed to be changed or where additional categories are to be added |
| 9 | General discussion / questions |

## 3.4 Public Hearing record

The independent Public Hearing Chair, Adam Hunter of Environmental Partnership welcomed attendees, made an Acknowledgment of Country, and provided a general introduction to the Public Hearing and the Plan of Management process.

The Chair explained that this Public Hearing was a requirement under Sections 40A and 47G of the LG Act as the draft plan of management was either assigning a community land category to community land for the first time or altering previously assigned categories.

The Chair noted that, as required under the Local Government Act 1993 (the LG Act), neither he nor those recording the session were employees of Council nor a Councillor, nor had either Director been a Cumberland City Council employee or Councillor during the last five years.

The Chair also confirmed that the Public Hearing was into the assignment and use of community land categories to the land and that a record of the meeting would be taken and provided in the subsequent public hearing report. The Chair stated that the record would not be a verbatim record but a consolidated and accurate record of the discussion (comments, statements, suggestions, queries and any objections or agreements).

The Chair explained that the hearing record would seek to maintain privacy by recording attendee names and any organisations represented but not listing attendee's names against recorded discussion unless an attendee expressly requested it.

The Chair stated the Public Hearing was about one matter which was the use and nature of the category assigned to the community land in the draft PoMs. The Chair also stated that comments, suggestions and statements about the draft PoMs would be recorded but were matters that should also be directed in written submissions to the public exhibition of the draft PoMs.

A record of the public hearing is provided following. These list discussion points and note Council responses or Chair statements where applicable.

## Public Hearing Report

### Public Hearing Record

### 5th March from 6-7.00pm

### The Wali Room at Merrylands Services Centre – 16 Memorial Avenue, Merrylands

A record of the public hearing is provided in Table 1.1 listing discussion points and Council responses or Chair statements on the night. There were two RSVP's and two community attendees. The session ran from approximately 6.00pm – 7.00pm.

The Chair, Adam Hunter of Environmental Partnership welcomed attendees and introduced Council Officers and made an Acknowledgement of Country. He then then ran through the slide presentation (see Appendix D).

The Public Hearing record below (Table 1.1) provides a summary record (not verbatim) of the items discussed

**Table 1.1:**

**Record of Public Hearing Questions, Comments and Discussion 5th March 2026**

| Attendee comment question or discussion | Council response or clarification | Chair |
|---|---|---|
| **Generic Plan of Management for community land categorised as Natural Area – Cumberland City Council** | | |
| No queries / comments specifically about categorisation were made | | |
| How many Generic Plans of Management as opposed to site specific PoM's are there | Councils has so far prepared two Generic PoM's:<br>– General Community Use (adopted 2023)<br>– Natural Areas (Draft 2025)<br>Yet to be finalised are drafts for two other Generic PoM's<br>– Parks<br>– Sportsgrounds<br>Council intends to have site specific PoM's in place for its Premium Regional parks such as:<br>– Central Gardens<br>– Granville Park<br>– Holroyd Gardens<br>– Prospect Hill<br>– Wyatt Park<br>The Generic Plans and the new site specific plans will supercede the existing range of older PoM's many of which date from prior to the merger of Holroyd and Auburn Councils along with several open spaces previously in Parramatta LGA. | The Chair noted the listing of existing PoM's is available on Councils website: https://www.cumberland.nsw.gov.au/plans-public-spaces |

## Public Hearing Report

| Attendee comment question or discussion | Council response or clarification | Chair |
|---|---|---|
| Where is the Canal Reserve land covered by a PoM – concern with past construction works disturbing existing vegetation | Canal Reserve is included in this Draft Natural Areas PoM and is predominantly categorised Natural Area Bushland.<br>This gives the canal corridor lands a high level of protection in the future. | Refer number 10 on the overall map on pages 32-33 |
| Which PoM is Auburn Botanic Gardens covered | The Natural Areas of Auburn Botanic Gardens and the Duck River corridor as a whole are covered in this Draft Natural Areas PoM.<br>As there are other categories applicable to Auburn Botanic Gardens, the land is also addressed in the adopted General Community Use Generic PoM and the future Parks Generic PoM.<br>As such these sites with multiple categorisations have multiple strategies applicable to their management | |
| An attendee noted that areas of the Duck River and Canal Reserve contain some of the most important habitats in Cumberland | Council agreed and noted that for the Draft Natural Areas Generic PoM, creek and river systems such as Duck River Canal Reserve and Greystanes Creek are represented by clusters of natural areas sites along the corridors reflecting their conservation significance - Refer the overall map on pages 32-33 of the draft PoM. | The chair noted that section 6.6 of the PoM also outlines Council's commitment to developing site specific masterplans and/or concept plans for its natural areas |
| An attendee noted the need for greater awareness of habitat values | Council agreed and noted that a range of education performance targets are a key part of the Natural Areas PoM Action Plan – refer section 07 | |
| An attendee noted the wide diversity of vegetation communities within natural area | Council agreed and noted that the Natural Area categorisations reflect the importance of all native vegetation communities. Council will then tailor its approach to management of specific sites as required to meet the overall objectives and targets of the PoM | |
| An attendee noted the lack of community bushcare activities in Cumberland LGA | The meeting discussed that it appeared that these activities dropped away during Covid and have not been picked up again.<br>Council undertook to review this situation and if required strengthen existing targets and strategies related to the role of community bushcare. | The Chair notes that under the Strategic Priority *"Providing Transparent, Accountable and Strong Local Leadership"* in section 07 Action Plan of the draft PoM – it provides the following targets: |

**Public Hearing Report**

| Attendee comment question or discussion | Council response or clarification | Chair |
|---|---|---|
| | Council also undertook to advise attendees the best Council staff member to speak to regarding activating community bushcare. | *Encourage and support community and groups (eg bushcare) involvement in a variety of programs*<br>*Encourage schools to participate in revegetation programs*<br>*Encourage and support research and scientific studies programs of natural areas*<br>*Utilise any educational materials which are relevant to natural areas and the Cumberland Plain plant community*<br>*Encourage the community to join existing volunteer programs and relevant conversation programs within natural areas* |
| An attendee noted that Councils internal Bushland Management capacity appears light compared to the teams managing sports fields | Council noted that the PoM sets a new framework of goals priorities and performance targets for natural area management.<br>With adoption of the plan Council will review its approach to and resourcing of bushland management activities to best meet the stated objectives and targets. | |
| An attendee noted the need for ongoing coordination and liaison with related bodies such as Upper parramatta River Catchment Trust and and adjoining Councils where natural corridors cross boundaries | Council noted that with adoption of the plan Council will review its approach to coordinated environmental management across boundaries in the PoM to best meet the stated objectives and targets. | |
| **The Chair noted the process from here:**<br>• Prepare report on public hearing session<br>• Public hearing report made available to public<br>• Collate and consider submissions received as part of the public exhibition and questions / comments from public hearing<br>• Update draft Plan of Management where required<br>• Report to Council to adopt the Plan of Management<br>Meeting closed at 7PM | | |

# Part 4: Recommendations

## 4.1 Recommendations

This report recommends Council:

1. notes that this Report contains an accurate record (non-verbatim) of the Public Hearing held ;
2. makes this Public Hearing Report available for public inspection as required under the LG Act S.47G;
3. considers the report before making any decision with respect to adoption of the draft PoM and formal assignment of the community land categories in the draft PoM as required under the LG Act S.734 Public hearings by a council; and
4. notes that further amendments to, or application of other community land categories in the draft PoM may require an additional Public Hearing under Section 40A of the LG Act.

**Public Hearing Report**

# Part 5: Appendices

A Extracts of pertinent legislation

B. Core objectives for Community Land categories

C. Examples of Public Hearing notifications

D. Public Hearing Presentation

E. Schedules of land categorised for the first time

**Public Hearing Report**

## A Extracts of pertinant legislation

Blue notes / text are Public Hearing Chair explanatory notes

What does the LG Act say about this Public Hearing?

The LG Act Section 40 sets out the conditions under which Council may adopt a PoM for community land. One of these conditions is that a PoMs may not be adopted until any public hearing that may be required under Section 40A is held.

40A Public hearing in relation to proposed plans of management

(1) The council must hold a public hearing in respect of a proposed plan of management (including a plan of management that amends another plan of management) if the proposed plan would have the effect of categorising, or altering the categorisation of, community land under section 36(4)

[the five major categories set out in Section 36(4): Natural Area, Sportsground, Park, an Area of Cultural Significance, and Natural Areas.]

(2) However, a public hearing is not required if the proposed plan would merely have the effect of altering the categorisation of the land under section 36(5)

[the five natural area sub-categories set out in Section 36(5): Bushland, Wetland, Escarpment, Watercourse, and Foreshore].

(3) A council must hold a further public hearing in respect of the proposed plan of management if—

(a) the council decides to amend the proposed plan after a public hearing has been held in accordance with this section, and

(b) the amendment of the plan would have the effect of altering the categorisation of community land under section 36(4) [the five major categories] from the categorisation of that land in the proposed plan that was considered at the previous public hearing.

A public hearing is required to be held in accordance with LG Act Section 47G.

47G Public hearings

(2) The person presiding at a public hearing must not be—

(a) a councillor or employee of the council holding the public hearing, or

(b) a person who has been a councillor or employee of that council at any time during the 5 years before the date of his or her appointment.

(3) Not later than 4 days after it has received a report from the person presiding at the public hearing as to the result of the hearing, the council must make a copy of the report available for inspection by the public at a location within the area of the council.

Section 734 of the LG Act also applies to this public hearing.

734 Public hearings by a council

(1) This section applies to a public hearing that by this Act (section 29(1) except [where reclassification of community land to operational land under EP&A Act]) is required to be arranged by a council with respect to any matter.

(2) The public hearing is to be conducted in such manner as is determined by the council, subject to this Act and the regulations.

**Public Hearing Report**

(3) A report of the public hearing must be furnished to the council and the council must make the report public.

(4) The council must consider the report before making any decision with respect to the matter to which it relates.

What does the LG (General) Reg say about this Public Hearing ?

The LG Reg makes reference to submissions in relation to categorisation in a draft PoMs.

114 Adoption of draft plan of management in relation to which certain submissions have been made

(1) This clause applies if—

(a) a council prepares a draft plan of management, and

(b) the council receives any submission, made in accordance with the Act, concerning that draft plan that makes any objection to a categorisation of land under the draft plan, and

(c) the council adopts the plan of management without amending the categorisation that gave rise to the objection.

(2) If this clause applies, the resolution by which the council adopts the plan of management must state the council's reasons for categorising the relevant land in the manner that gave rise to the objection.

If Council decides to alter the proposed categorisation of community land from that in the Draft Plan of Management and that considered at the public hearing, Council must hold a further public hearing in respect of the proposed Plan of Management (Section 40A(3) of the Local Government Act 1993).

**Public Hearing Report**

## B. Core objectives for Community Land categories

| Category | Objectives (LG Act) | Guidelines for categorisation (LG Regulation) |
|---|---|---|
| **Park** | The core objectives for management of community land<br>categorised as a park are:<br>a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and<br>b) to provide for passive recreational activities or pastimes and for the casual playing of games, and<br>c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management. | The land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others. |
| **Sportsground** | The core objectives for management of community land<br>categorised as a sportsground are:<br>a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and<br>b) to ensure that such activities are managed having regard to any adverse impact on nearby residences. | The land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games. |
| **Natural Areas** | The core objectives for management of community land<br>categorised as Natural Areas are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:<br>a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and<br>b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities). | The land:<br>a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and<br>b) is not required to be categorised as a natural area and does not satisfy the guidelines under categorisation as a natural area, a sportsground, a park or an area of cultural significance. |
| **Cultural Significance** | The core objectives for management of community land<br>categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or | Land should be categorised as an area of cultural significance under section 36(4) of the Act if the land is—<br>a) an area of Aboriginal significance, because the land— |

## Public Hearing Report

| Category | Objectives (LG Act) | Guidelines for categorisation (LG Regulation) |
|---|---|---|
| **Cultural Significance (cont)** | research or social significance) for past, present or future generations by the active use of conservation methods. Those conservation methods may include any or all of the following methods—<br>d) the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance,<br>e) the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material,<br>f) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state,<br>g) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact),<br>h) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land. | • has been declared an Aboriginal place under section 84 of the National Parks and Wildlife Act 1974, or<br>• whether or not in an undisturbed state, is significant to Aboriginal people in terms of their traditional or contemporary cultures, or<br>• is of significance or interest because of Aboriginal associations, or<br>• displays physical evidence of Aboriginal occupation (for example, items or artifacts such as stone tools, weapons, engraving sites, sacred trees, sharpening grooves or other deposits, and objects or materials that relate to the settlement of the land or place), or<br>• is associated with Aboriginal stories, or<br>• contains heritage items dating after European settlement that help to explain the relationship between Aboriginal people and later settlers, or<br>b) an area of aesthetic significance, by virtue of—<br>• having strong visual or sensory appeal or cohesion, or<br>• including a significant landmark, or<br>• having creative or technical qualities, such as architectural excellence, or<br>c) an area of archaeological significance, because the area contains—<br>• evidence of past human activity (for example, below-ground features such as building foundations, occupation deposits, features or artifacts or above-ground features such as buildings, works, industrial structures, and relics, whether intact or ruined), or<br>• any other deposit, object or material that relates to the settlement of the land, or<br>d) an area of historical significance, because of the importance of an association or position of the land in the evolving pattern of Australian cultural history, or<br>e) an area of technical or research significance, because of the area's contribution to an understanding of Australia's cultural history or environment, or<br>f) an area of social significance, because of the area's association with Aboriginal life after 1788 or the area's association with a contemporary community for social, spiritual or other reasons. |

## Public Hearing Report

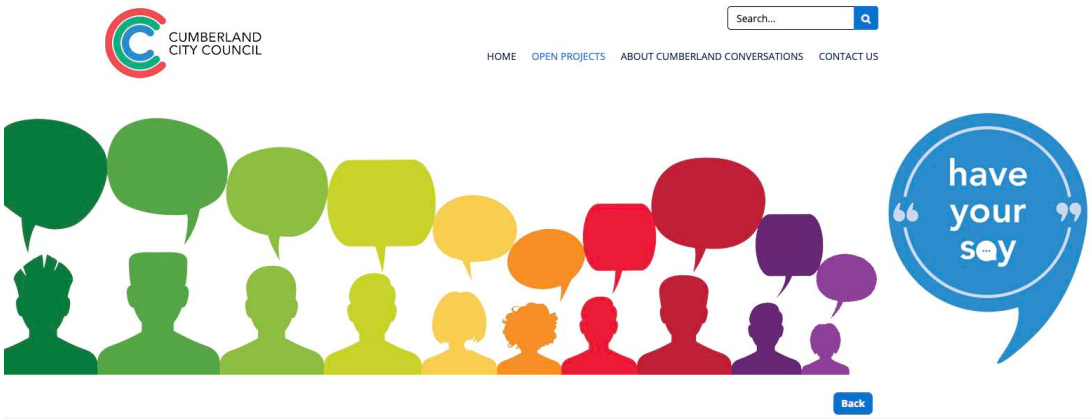
| Category | Objectives (LG Act) | Guidelines for categorisation (LG Regulation) |
|---|---|---|
| **Natural Area** | The core objectives for management of community land categorised as a natural area are:<br>a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and<br>b) to maintain the land, or that feature or habitat, in its natural state and setting, and<br>c) to provide for the restoration and regeneration of the land, and<br>d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and<br>e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the *Biodiversity Conservation Act 2016* or the *Fisheries Management Act 1994.* | The land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as:<br>• bushland,<br>• wetland,<br>• escarpment,<br>• watercourse or<br>• foreshore. |
| **Bushland** | The core objectives for management of community land categorised as bushland are—<br>a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and<br>b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and<br>c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and<br>d) to restore degraded bushland, and to protect existing landforms such as natural drainage lines, watercourses and foreshores, and<br>f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and<br>g) to protect bushland as a natural stabiliser of the soil surface. | Land that is categorised as a natural area should be further categorised as bushland under section 36(5) of the Act if the land contains primarily native vegetation and that vegetation—<br>a) is the natural vegetation or a remainder of the natural vegetation of the land, or<br>b) although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegn inlocality.<br>Such land includes—<br>• bushland that is mostly undisturbed with a good mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and that contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter), or<br>• moderately disturbed bushland with some regeneration of trees and shrubs, where there may be a regrowth area with trees of even age, where native shrubs and grasses are present in the understorey even though there may be some weed invasion, or highly disturbed bushland where the native understorey has been removed, where there may be significant weed invasion and where dead and dying trees are present, where there is no natural regeneration of trees or shrubs, but where the land is still<br>• capable of being rehabilitated |

## Public Hearing Report

| Category | Objectives (LG Act) | Guidelines for categorisation (LG Regulation) |
|---|---|---|
| **Wetland** | The core objectives for management of community land<br>categorised as wetland are—<br>a) to protect the biodiversity and ecological values of wetlands, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands, and<br>b) to restore and regenerate degraded wetlands, and<br>to facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands. | Land that is categorised as a natural area should be further categorised as wetland under section 36(5) of the Act if the land includes marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a waterbody that is inundated cyclically, intermittently or permanently with fresh, brackish or salt water, whether slow moving or stationary. |
| **Watercourse** | The core objectives for management of community land<br>categorised as a watercourse are—<br>a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and<br>b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and<br>c) to restore degraded watercourses, and<br>to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category. | Land that is categorised as a natural area should be further categorised as a watercourse under section 36(5) of the Act if the land includes—<br>a) any stream of water, whether perennial or intermittent, flowing in a natural channel, or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and<br>associated riparian land or vegetation. |
| **Escarpment** | The core objectives for management of community land<br>categorised as an escarpment are—<br>a) to protect any important geological, geomorphological or scenic features of the escarpment, and<br>to facilitate safe community use and enjoyment of the escarpment. | Land that is categorised as a natural area should be further categorised as an escarpment under section 36(5) of the Act if—<br>a) the land includes such features as a long cliff-like ridge or rock, and<br>the land includes significant or unusual geological, geomorphological or scenic qualities. |
| **Foreshore** | The core objectives for management of community land<br>categorised as foreshore are—<br>a) to maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area, and<br>to facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use. | Land that is categorised as a natural area should be further categorised as foreshore under section 36(5) of the Act if the land is situated on the water's edge and forms a transition zone between the aquatic and terrestrial environment. |

**Public Hearing Report**

## C. Examples of Public Hearing notifications




### Natural Areas Plan of Management

Follow Project

Council has prepared a Cumberland Natural Areas Plan of Management. The plan has been prepared within the legislative requirements of the Local Government Act 1993, Crown Land Management Act 2016 and Crown Land Management Regulation 2018, to support how natural areas managed and developed into the future. View the Cumberland Natural Areas Plan of Management in the Document Library.



A Public Hearing about the Cumberland Natural Areas Plan of Management categorisation of community and crown land will be held at Merrylands Service Centre, 16 Memorial Avenue, Merrylands on Thursday 5 March 2026. Register now to secure your spot.

**Now we want your feedback!**

Council values the opinions and suggestions of the community, and would appreciate your thoughts on the Cumberland Natural Areas Plan of Management.

During this community consultation period, residents are encouraged to give their feedback about the Cumberland Natural Areas Plan of Management and what they would like to see. **Submissions are open from Thursday 12 February 2026 until Monday 30 March 2026.**

**To Make A Submission on the Draft Plan:**

Submissions concerning this plan are to be made by **Monday 30 March 2026**.

There are three ways you can lodge a submission:

1. Complete an online submission below.
2. Email your submission to Council@cumberland.nsw.gov.au
3. Post your submission to The General Manager, Cumberland City Council, PO Box 42, Merrylands NSW 2160.

**Submit Your Feedback**

**Feedback on the Natural Areas Plan of Management**

Council has prepared a Plan of Management for Natural Areas in Cumberland. We would love to get your feedback on the Plan of Management.

**Submissions close on Monday 30 March 2026.**

Take this Survey

**Contact us**

Any questions?

If you have any questions about this project, please contact:

**Lisa Ivicevic -** Urban and Open Space Planner

**Gabriel Mangano** - Recreation and Community Facilities Planner

P: (02) 8757 9000
E: council@cumberland.nsw.gov.au

**Join the conversation and have your say!**

**Your Language**

**Your Language**
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**Call us using an interpreter**
To call us using an interpreter service, call the National Translating and Interpreting Service on 131 450, and ask them to call us on 8757 9000.

Select Language

**What's On**

No upcoming event found.

**Document Library**

Plan of Management

**Key Dates**

- **Consultation begins** Thursday 12 February 2026
- **Public Hearing** Thursday 5 March 2026
- **Consultation concludes** Monday 30 March 2026
- **Review of Submissions** Early-Mid 2026
- **Consideration by Council** Mid 2026

**Who's Listening**

**Gabriel Mangano**
Recreation and Community Facilities Planner
Cumberland City Council
P: (02) 8757 9000
E: council@cumberland.nsw.gov.au

**Lisa Ivicevic**
Urban and Open Space Planner
Cumberland City Council
P: (02) 8757 9000
E: council@cumberland.nsw.gov.au

**Public Hearing Report**

## D. Public Hearing presentation

**Public Hearing Report**

## E Table of land categorised for the first time and where categories are proposed for change

**Public Hearing Report**

## Community Land Table – Change of Category - Natural Areas PoM

| Reserve | Initial Categorisation | Proposed new or additional categorisation | Reserve contains Crown Land categorised NA |
|---|---|---|---|
| Bangor Park | Park, Sportsground* | Natural Area- Foreshore, Park | YES |
| Bolaro Avenue Park | Park | Natural – Area Bushland, Park | NO |
| Bud Greenspan Wetland | Nil | Natural Area - Wetland | NO |
| Byrnes Street Tennis Courts | Natural Area – Watercourse, Sportsground | Natural Area – Foreshore, Natural Area – Bushland, Sportsground | NO |
| Campbell Hill Pioneer Reserve | Park, Natural Area - Bushland | Natural Area – Bushland, Natural Area – watercourse, Park | NO |
| C V Kelly Park | Sportsground | Natural Area – Bushland, Sportsground | NO |
| Civic Park – Pendle Hill | Park, GCU | Natural Area – Watercourse, Park, GCU | YES |
| Dirrabari Reserve | Park | Natural Area – Bushland, Park | NO |
| Driftway Reserve | Park | Natural Area – Watercourse, Park | NO |
| Duck River Picnic Ground | Park, Sportsground* | Natural Area – Bushland, Park, GCU (depot) | YES |
| Duck River Reserve North | Natural Area - Watercourse | Natural Area – Foreshore, Park | NO |
| Duck River Reserve South | Natural Area - Watercourse | Natural Area – Foreshore, Natural Area – Bushland, Natural Area – Watercourse, Park | NO |
| Everley Park | Natural Area – Watercourse, Sportsground | Natural Area – Foreshore, Natural Area – Bushland, Sportsground | NO |
| Gallard Reserve | Park | Natural Area – Bushland, Park | NO |
| Gardenia Parade Park | Park | Park, Natural Area - Bushland | NO |
| Girraween Park | Sportsground, GCU | Natural Area – Bushland, Natural Area – Watercourse, Sportsground, Park | NO |
| Greystanes Woodland | Park | Natural Area - Bushland | YES |
| Gum Tree Reserve | Park | Natural Area - Bushland | NO |
| Hackney Street Reserve | Park | Natural Area – Watercourse, Park | NO |
| Horlyck Reserve | Natural Area – Watercourse, Sportsground | Natural Area – Foreshore, Natural Area – Bushland, Sportsground | NO |
| Hyland Road Reserve (including Munro Street Park) | Natural Area – Bushland, Natural Area – Wetland, Park, GCU | Natural Area – Bushland, Natural Area – Watercourse, GCU | NO |
| Hyland Road Park | Natural Area – Wetland, Cultural, Sportsground | Natural Area – Watercourse, GCU, Sportsground | NO |
| Jack Ferguson Reserve | Natural Area – Wetland, Park | Natural Area – Wetland, Natural Area - Bushland | NO |
| Leeton Street Park | Park | Natural Area – Watercourse, Park | NO |

**Public Hearing Report**

## Community Land Table – Change of Category - Natural Areas PoM

| Reserve | Initial Categorisation | Proposed new or additional categorisation | Reserve contains Crown Land categorised NA |
|---|---|---|---|
| Lower and Upper Prospect Canal | Park, Area of Cultural Significance, Natural Area - Bushland | Natural Area – Bushland, GCU | YES - ALL |
| Mona Park | Sportsground | Natural Area – Foreshore, Sportsground, Park | YES |
| Nelson Square | Park | Natural Area – Watercourse, Park | NO |
| New Glascow Park | Natural Area – Watercourse, Park | Natural Area – Foreshore, Park | NO |
| Ngunun Reserve | Natural Area – Watercourse | Natural Area – Foreshore, Natural Area – Bushland | NO |
| Norford Park | Natural Area – Watercourse, Sportsground, Park | Natural Area – Foreshore, Sportsground | NO |
| Oriole Park | Sportsground, GCU | Natural Area – Foreshore, Sportsground, Park | YES |
| Pendle Hill Creek Drainage Reserve | Park | Natural Area - Watercourse | NO |
| Pendle Hill Park | Sportsground | Natural Area – Bushland | NO |
| Peter Hislop Park | Sportsground, Natural Area - Bushland | Natural Area – Bushland, Natural Area – Foreshore, Sportsground | NO |
| Princes Park | Sportsground, Park | Natural Area – Bushland, Natural Area – Foreshore, Sportsground | NO |
| Progress Park | Sportsground | Natural Area – Bushland, Sportsground, Park, GCU | NO |
| Prospect Creek Reserve | Natural Area – Watercourse, Park* | Natural Area – Watercourse, Park and Sportsground | YES |
| RAAF Stores Park | Nil | Natural Areas – Bushland, Park | NO |
| Ray Marshall Reserve | Natural Area – Watercourse, Sportsground | Natural Area – Foreshore, Natural Area – Watercourse, Sportsground | NO |
| Rosnay Golf Course | Natural Area – Bushland, Sportsground | Natural Area – Bushland, Natural Area – Foreshore, Sportsground | YES |
| Sapphire Street Park | Park | Natural Area – Watercourse, Park | NO |
| Unnamed Reserve – Picrite Close | Park | Natural Area – Bushland | NO |
| Upper Duck River Reserve | Park | Natural Area – Foreshore, Natural Area – Watercourse | NO |
| Wategora Reserve | Natural Area – Watercourse, Natural Area – Bushland, GCU | Natural Area – Bushland, Natural Area – Foreshore | NO |
| Webbs Avenue Playing Fields | Sportsground | Natural Area – Foreshore, Sportsground, Park | YES |

*Crown land lot only

# DOCUMENTS ASSOCIATED WITH REPORT PC018/26

## Attachment 3

## Have Your Say Engagement Summary Report

CUMBERLAND
CITY COUNCIL

# Evaluation Summary

## Natural Areas Plan of Management

# EVALUTATION SUMMARY



## Executive Summary

Council has prepared a Cumberland Natural Areas Plan of Management. The plan has been prepared within the legislative requirements of the Local Government Act 1993, Crown Land Management Act 2016 and Crown Land Management Regulation 2018, to support how natural areas are managed and developed into the future.

### Have Your Say

Council's community engagement team created a landing page specifically for the Draft Natural Areas Plan of Management on Council's community engagement platform – Cumberland Conversations – as the main point of information for the community, and included:

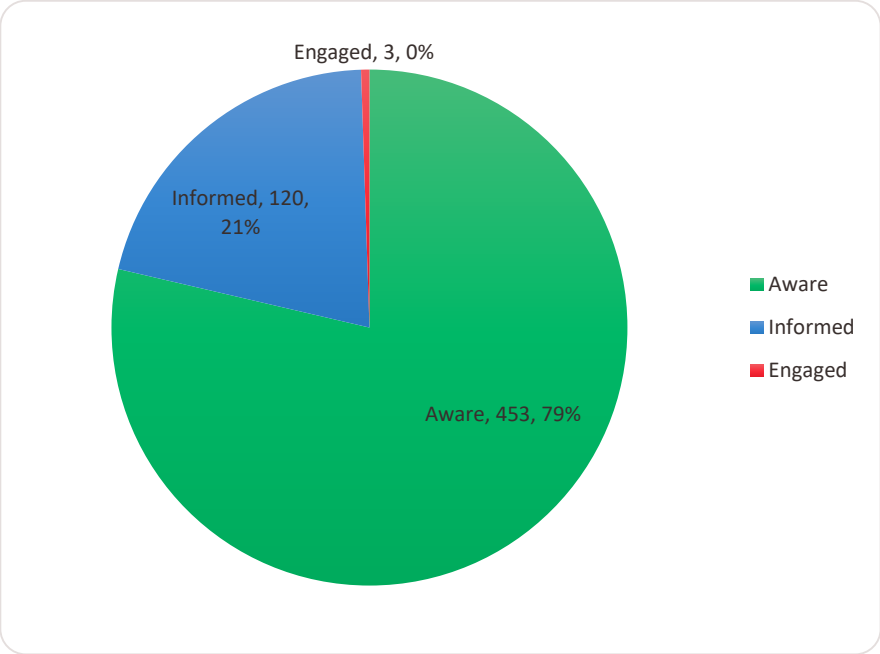
- Summary of the information;
- Document library containing relevant documentation relating to the plan; and
- Key dates.

### Engagement activity

Key statistics from the page can be found below:

| Total Page Views | Total Document Downloads | Aware Stakeholders | Informed Stakeholders | Engaged Stakeholders |
|---|---|---|---|---|
| 961 | 257 | 453 | 120 | Online: 3 |

Level of Online Engagement:




***Terminology***

- *Aware: Number of unique visitors who have viewed the project page, minus any visitors who have undertaken any activity eg: downloaded a document, viewed a video, completed a survey etc.*
- *Informed: Any unique visitor who has viewed a latest news item, viewed a document, viewed a video, viewed a FAQ minus any user that has engaged eg: done a poll, survey, ideas wall, interactive mapping, interactive document, forum.*
- *Engaged: Any unique visitor who has done a poll, survey, ideas wall, interactive mapping, interactive document, forum.*

END OF REPORT.

# DOCUMENTS ASSOCIATED WITH REPORT PC018/26

## Attachment 4

## Submission - Gandangara Local Aboriginal Land Council

**From:** [redacted]
**Sent:** Sat, 28 Mar 2026 23:28:43 +1100
**To:** "Records Department" <council@cumberland.nsw.gov.au>
**Cc:** [redacted]
**Subject:** Cumberland City Council Natural Areas Plan of Management - GLALC Submission
**Attachments:** 260328 GLALC Submission - Cumberland Natural Areas Management Plan.pdf

You don't often get email from [redacted] Learn why this is important

**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.

---

Good morning

On behalf of Gandangara Local Aboriginal Land Council (GLALC), please find attached a short submission with respect to Council's Natural Areas Plan of Management (the Plan). We believe that there is significant common ground between the Plan and GLALC's culture and environment management objectives and would like to open dialogue with Council to work towards mutually beneficial outcomes for this Plan, and the specific sub-plans that will follow.

We look forward to your response and to working closely with Council in the near future.

Thank you and kindest regards

[redacted]
Gandangara Local Aboriginal Land Council

Gandangara Local Aboriginal Land Council
[redacted]

GANDANGARA
Local Aboriginal Land Council
Maramali
Health Services
Transport Services

Gandangara Local Aboriginal Land Council (GLALC) acknowledges the Traditional Custodians of the lands & water we span. We pay our respects to the Elders past, present and to all First Peoples within our community.

Connect. Belong. Thrive.




This message contains confidential information and is intended for the individual or entity named as the recipient only. If you are not the intended recipient, please note that any dissemination, distribution, or copying of this message is strictly prohibited. If you have received this message in error, please notify us immediately by phone at the number above. Your cooperation is appreciated.

GANDANGARA
Local Aboriginal Land Council

The General Manager,
Cumberland City Council,
PO Box 42,
Merrylands NSW 2160
.council@cumberland.nsw.gov.au

[redacted]

28 March 2026

**Proposed Submission to the Cumberland City Council regarding the Draft Natural Areas Plan of Management**

Gandangara Local Aboriginal Land Council thanks the Cumberland City Council for the opportunity to make a submission regarding the Draft Natural Areas Plan of Management (the Plan). As a representative of Western Sydney's First People, and principal landowner under the *Aboriginal Land Rights Act (NSW) 1984*, we are pleased to note Council's interest in and commitment to restoring the remnants of the region's environment and biodiversity.

We note that Council's aim is commensurate with our own goals, which are to protect our culture, while bringing economic and environmental benefits to our communities. One of our most important goals is to capture the nexus between the natural environment and the area's culture to provide optimum protection to both. Unfortunately, this is one matter that does not appear to have been captured well by the Plan, but we believe can be managed in the finer detail of the area specific sub-plans that have yet to be written.

We have recently established a First Peoples' Ranger group to work closely with the Federal and State Governments, and with local councils, to seek mutually beneficial outcomes that are compliant with law and have potential to create employment pathways and other community benefits. We therefore wish to engage more fully with Council to progress this Plan and its area specific sub-plans in a timely and cost-efficient manner.

GLALC looks forward to your response and to working with you in the future to develop world class outcomes for management of these areas of land. Please contact our [redacted] should you wish to discuss these matters further.

Yours Sincerely

[redacted]
Gandangara Local Aboriginal Land Council

Item No: PC019/26

# 1-47 PERCIVAL ROAD, SMITHFIELD - LETTER OF OFFER FOR ADVERTISING SIGN

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

## SUMMARY

The subject site at 1-47 Percival Road, Smithfield (Lot 45 in Deposited Plan 872450) benefits from development consent (DA2025/0571) approving the erection of a digital advertising structure. As part of the conditions of the consent, the beneficiary of the consent, EiMedia, is required to enter into an agreement with Council for the provision of a public benefit in the form of advertising screen time for Council to use.

In accordance with the development consent, EiMedia has submitted a Letter of Offer to Council proposing to provide access to digital advertising content on the approved signage structure. The Letter of Offer proposes that screen time may be used at Council's sole discretion for community, public interest or non-commercial purposes, for ten (10) per cent of the total content loop (equivalent to one in every ten advertisements in the weekly playlist) throughout the year, at no cost to Council, for the life of the advertising structure. Following review by Council officers, the Letter of Offer is consistent with relevant State and local policies, as it would provide a public benefit through the provision of advertising screen time for Council to use.

It is recommended that the Property Committee and Council provide in-principle endorsement of EiMedia's Letter of Offer, endorse that a draft Voluntary Planning Agreement be prepared and publicly exhibited, and delegate authority to the General Manager to finalise and execute the Voluntary Planning Agreement, subject to no significant objections arising from public exhibition.

## RECOMMENDATION

**That the Property Committee recommend that Council:**

1. **Endorse in-principle the Letter of Offer 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. **Endorse that a draft Voluntary Planning Agreement be prepared in accordance with the Letter of Offer 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**
3. **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.**

## REPORT

The subject site is located at 1-47 Percival Road, Smithfield (Lot 45 in Deposited Plan 872450) as shown in Figure 1. The site benefits from a development consent (DA2025/0571) which approves the erection of a digital advertising structure having a height of 7.2m from the existing ground level measuring 13.2m x 3.2m (total display area of 42.4m2) which faces both the eastbound and westbound traffic on the Cumberland Highway (Warren Road). The development consent is subject to a condition of consent requiring the beneficiary of the consent (EiMedia) to enter into an agreement with Council for the provision of advertising screen time for Council to use (Condition 20 - Public Benefit Agreement for Advertising Rights).




Figure 1: Site subject to Development Application

In accordance with the development consent, EiMedia has submitted a Letter of Offer to Council proposing to provide access to digital advertising content on the approved signage structure. The screen time may be used at Council's sole discretion for community, public interest or non-commercial purposes. EiMedia proposes to allocate ten (10) per cent of the total content loop (equivalent to one in every ten advertisements in the weekly playlist) throughout the year, at no cost to Council, for the life of the advertising structure.

The provision of advertising screen time as an in-kind contribution for the approved signage structure is consistent with the Cumberland Planning Agreement Policy, Cumberland Large Display Advertising Policy, the Transport Corridor Outdoor Advertising and Signage Guidelines, and Chapter 3 of State Environmental Planning

Policy (Industry and Employment) 2021, as it is required that outdoor advertisements which are located within 250 metres of a classified road (within the meaning of the Roads Act 1993), any part of which is visible from the classified road and which has a display area greater than 20m$^2$ is required to enter into an agreement for the provision of public benefits in connection with the display.

It is recommended that the Property Committee and Council provide in-principle endorsement of EiMedia's Letter of Offer, endorse that a draft Voluntary Planning Agreement be prepared and publicly exhibited, and delegate authority to the General Manager to finalise and execute the Voluntary Planning Agreement, subject to no significant objections arising from public exhibition.

## COMMUNITY ENGAGEMENT

Subject to endorsement, a draft Voluntary Planning Agreement shall be prepared and placed on public exhibition for a period of 28 days in accordance with legislative and policy requirements.

## POLICY IMPLICATIONS

Policy implications for Council are outlined in the main body of 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

The applicant's offer to enter into a Planning Agreement has been considered by Council officers and is consistent with relevant State and Council policies. It is recommended that the Property Committee and Council provide in-principle endorsement of the Letter of Offer and undertake the next steps as outlined in this report.

## ATTACHMENTS

1. Letter of Offer - 1-47 Percival Rd, Smithfield. (confidential)
   Note: Included in Closed Business Paper 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.

Item No: PC020/26

## CUMBERLAND OPEN SPACE PLANNING PROPOSAL (PP2025/0001)

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

## SUMMARY

This report provides an overview of the Cumberland open space planning proposal and supporting documentation in accordance with Council's resolutions of June 2025 and October 2025. The report also includes outcomes of early community consultation carried out and consideration of the planning proposal by the Cumberland Local Planning Panel in April 2026.

The planning proposal seeks to amend planning controls to rationalise and clarify land use and zoning across 241 identified sites within the Cumberland LGA. The amendments aim to ensure the open space planning framework aligns with current and future land use needs, responds to community expectations, and is consistent with Council strategies and plans.

It is recommended that the Property Committee recommend to Council to endorse the proposed sites and documentation for the Cumberland open space planning proposal, as provided in this report, and forward the planning proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

## RECOMMENDATION

**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.**

## REPORT

### Background

Council's resolution of 18 June 2025 (Min.968, C06/25-140) states that Council receive the Minutes of the Cumberland Property Committee meeting held on 2 June 2025, and adopt the recommendation contained therein, which is:

That the Property Committee recommend that Council prepare a planning proposal that reviews land acquisition and open space requirements across the Cumberland LGA in response to site specific requests and to ensure alignment with current strategies and plans.

Based on the above, the Cumberland open space planning proposal has been prepared for multiple sites across the Cumberland LGA.

Council's resolution of 29 October 2025 (Min.1042, C10/25-204) states that Council receive the Minutes of the Cumberland Property Committee meeting held on 13 October 2025, and adopt the recommendations contained therein, which are:

1. *Endorse in-principle the proposed sites for inclusion in the planning proposal, as provided in Attachments 1 and 2, and as outlined in this report.*

2. *Endorse the planning proposal and supporting documentation, as provided in Attachment 3.*

3. *Endorse that the following activities are undertaken prior to a further report being considered by Council:*

    i. *Early community consultation on the planning proposal.*

    ii. *Refinements to the planning proposal (as required) following the review of submissions arising from early community consultation.*

    iii. *Consideration of the planning proposal by the Cumberland Local Planning Panel.*

4. *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.*

### Approach for the Planning Proposal

In preparing the Cumberland open space planning proposal, the following approach has been used to progress Council's resolution and ensure alignment with State and local strategies and plans:

- Inclusion of previously acquired sites for the provision of increased open space, including Auburn Park along Karrabah Road in Auburn, Targo Road Park along Targo Road in Girraween, and Dyin Ngurra (Merrylands Civic Square);

- Inclusion of existing parks and open spaces across Cumberland that are not zoned for open space, and are typically zoned as residential or mixed-use zones;

- Inclusion of sites for rezoning from open space to residential, aligned with the strategic directions outlined in the Duck River Parklands Strategic Masterplan. These cover individual sites and contiguous sites along Tavistock Street, Edgar Street, Arthur Street, Handley Street and Chisholm Road in Auburn; and

- Removal of sites zoned for open space (i.e. RE1 Public Recreation zoning) but are not in Council ownership. Most of these sites are also identified for land acquisition in the Cumberland LEP. For sites that are proposed to be removed, a review has been undertaken to ensure that the benchmarks of open space per person can be achieved in the suburb, or that alternate parks and open spaces are in close proximity to these locations.

Based on this approach, the Cumberland open space planning proposal has been prepared, which seeks the following amendments to the Cumberland Local Environmental Plan (LEP) 2021 for 241 sites, as shown in Figure 1:

- Include 163 existing sites that are used for public open space but are not currently zoned for its purpose by rezoning;

- Identify 26 sites currently owned by Council, for rezoning from open space to residential purposes, which are identified for consideration in the Duck River Strategic Masterplan;

- Removal of 26 privately owned sites no longer required for public open space land acquisition and rezone them to the adjoining residential zoning; and

- Identify 26 sites with related changes to the existing Land Reservation Acquisition (LRA) mapping removal and/or reclassification of land only.

A detailed list of sites outlining this information is included in Attachment 1 of this report.

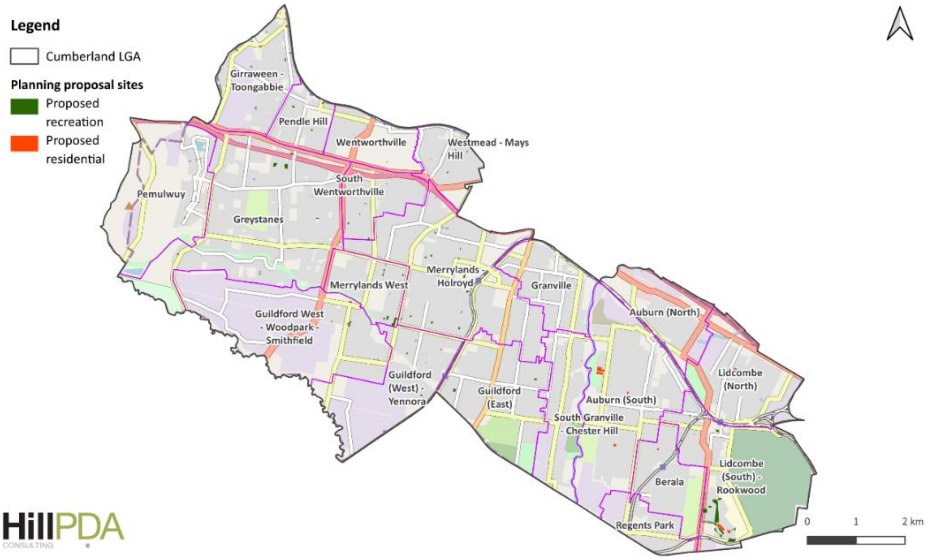



Figure 1: Overview of Sites Subject to the Planning Proposal

Further details of the sites identified in the Cumberland open space planning proposal, shown in alphabetical order by suburb, are provided in Table 2 below.

| Item No. | Map No. | Street Address | Suburb | Land Title | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class | Ownership |
|---|---|---|---|---|---|---|---|---|---|
| **1** | **1** | 43 Karrabah Road | AUBURN | Lot 1 Sec 16 DP 939788 | R3 | RE1 | Community | n/a | Council |
| **2** | **1** | 45 Karrabah Road | AUBURN | Lot 2 Sec 16 DP 939788 | R3 | RE1 | Community | n/a | Council |
| **3** | **1** | 47 Karrabah Road | AUBURN | Lot 3 Sec 16 DP 939788 | R3 | RE1 | Community | n/a | Council |
| **4** | **1** | 49 Karrabah Road | AUBURN | Lot 1 DP 1182664 | R3 | RE1 | Community | n/a | Council |
| **5** | **1** | 51 Karrabah Road | AUBURN | Lot 1 DP 175728 | R3 | RE1 | Community | n/a | Council |
| **6** | **1** | 51 Karrabah Road | AUBURN | Lot 6 DP 75498 | R3 | RE1 | Community | n/a | Council |
| **7** | **1** | 53 Karrabah Road | AUBURN | Lot 2 DP 1094958 | R3 | RE1 | Community | n/a | Council |
| **8** | **1** | 53 Karrabah Road | AUBURN | Lot 1 DP 1094958 | R3 | RE1 | Community | n/a | Council |
| **9** | **1** | 55 Karrabah Road | AUBURN | Lot 1 DP 75966 | R3 | RE1 | Community | n/a | Council |
| **10** | **1** | 55 Karrabah Road | AUBURN | Lot 1 DP 175761 | R3 | RE1 | Community | n/a | Council |
| **11** | **82** | Chisholm Road | AUBURN | Lot 2 DP 1063022 | E4 | RE1 | Community | n/a | Council |
| **12** | **112** | Killeen Street | AUBURN | Lot 57* DP 6713 | R2 | RE1 | Operational | Community | Council |
| **13** | **113** | 309 Cumberland Road | AUBURN | Lot 3 DP 35295 | RE1 | R2 | n/a | n/a | Private |
| **14** | **113** | 311 Cumberland Road | AUBURN | Lot 2 DP 35295 | RE1 | R2 | n/a | n/a | Private |
| **15** | **113** | 313 Cumberland Road | AUBURN | Lot 1 DP 35295 | RE1 | R2 | n/a | n/a | Private |
| **16** | **113** | 33 Albert Road | AUBURN | Lot 5 DP 222599 | RE1 | R2 | n/a | n/a | Private |
| **17** | **114** | 1/36 Chestnut Road | AUBURN | Lot 1 SP 62550 | RE1 | R2 | n/a | n/a | Private |
| **18** | **114** | 2/36 Chestnut Road | AUBURN | Lot 2 SP 62550 | RE1 | R2 | n/a | n/a | Private |

| Item No. | Map No. | Street Address | Suburb | Land Title | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class | Ownership |
|---|---|---|---|---|---|---|---|---|---|
| **19** | **114** | 38 Chestnut Road | AUBURN | Lot 114 DP 1638 | RE1 | R2 | n/a | n/a | Private |
| **20** | **114** | 40 Chestnut Road | AUBURN | Lot 113 DP 1638 | RE1 | R2 | n/a | n/a | Private |
| **21** | **114** | 47 Pine Road | AUBURN | Lot 104 DP 1638 | RE1 | R2 | n/a | n/a | Private |
| **22** | **115** | 249 Chisholm Road | AUBURN | Lot A DP 411422 | RE1 | R2 | n/a | n/a | Private |
| **23** | **115** | 251 Chisholm Road | AUBURN | Lot A DP 445768 | RE1 | R2 | n/a | n/a | Private |
| **241** | **115A** | Part of 179 Chisholm Road | AUBURN | Lot A DP 401112 | Reclassification to Operational land only (Existing zoning RE1) | | Community | Operational | Council |
| **24** | **116** | 1 Arthur Street | AUBURN | Lot 4 DP 8800 | RE1 | R2 | n/a | n/a | Private |
| **238** | **116A** | 3 Arthur Street | AUBURN | Lot 5 DP 8800 | RE1 | R2 | Community | Operational | Council |
| **25** | **117** | 4 Handley Street | AUBURN | Lot 4 DP 6338 | RE1 | R2 | n/a | n/a | Private |
| **26** | **124** | 67-73 Edgar Street | AUBURN | Lot 1 DP 112219 | RE1 | R2 | Community | Operational | Council |
| **27** | **124** | 67-73 Edgar Street | AUBURN | Lot 122 DP 742323 | RE1 | R2 | Operational | N/A | Council |
| **28** | **124** | 67-73 Edgar Street | AUBURN | Lot 1 DP 742973 | RE1 | R2 | Community | Operational | Council |
| **29** | **124** | 67-73 Edgar Street | AUBURN | Lot 2 DP 742973 | RE1 | R2 | Community | Operational | Council |
| **30** | **124** | 67-73 Edgar Street | AUBURN | Lot 3 DP 742973 | RE1 | R2 | Community | Operational | Council |
| **31** | **124** | 67-73 Edgar Street | AUBURN | Lot 4 DP 742973 | RE1 | R2 | Community | Operational | Council |
| **32** | **124** | 67-73 Edgar Street | AUBURN | Lot 5 DP 742973 | RE1 | R2 | Community | Operational | Council |
| **33** | **124** | 67-73 Edgar Street | AUBURN | Lot 6 DP 742973 | RE1 | R2 | Community | Operational | Council |
| **34** | **124** | 67-73 Edgar Street | AUBURN | Lot 7 DP 742973 | RE1 | R2 | Community | Operational | Council |
| **35** | **124** | 67-73 Edgar Street | AUBURN | Lot 8 DP 742973 | RE1 | R2 | Community | Operational | Council |
| **36** | **124** | 67-73 Edgar Street | AUBURN | Lot 15 DP 742973 | RE1 | R2 | Community | Operational | Council |
| **37** | **124** | 67-73 Edgar Street | AUBURN | Lot 16 DP 742973 | RE1 | R2 | Community | Operational | Council |
| **38** | **124** | 67-73 Edgar Street | AUBURN | Lot 17 DP 742973 | RE1 | R2 | Community | Operational | Council |
| **39** | **124** | 67-73 Edgar Street | AUBURN | Lot 18 DP 742973 | RE1 | R2 | Community | Operational | Council |
| **40** | **124** | 67-73 Edgar Street | AUBURN | Lot 19 DP 742973 | RE1 | R2 | Community | Operational | Council |
| **41** | **124** | 68 Edgar Street | AUBURN | Lot 41 * DP 8800 | RE1 | R2 | Operational | No change | Council |
| **42** | **124** | 70 Edgar Street | AUBURN | Lot 40 DP 8800 | RE1 | R2 | Community | Operational | Council |
| **43** | **124** | 72 Edgar Street | AUBURN | Lot 39 DP 8800 | RE1 | R2 | Community | Operational | Council |
| **44** | **124** | 74 Edgar Street | AUBURN | Lot 38 DP 8800 | RE1 | R2 | Community | Operational | Council |
| **45** | **124** | Edgar Street | AUBURN | Lot 32 DP 8800 | RE1 | R2 | Community | Operational | Council |
| **46** | **124** | Edgar Street | AUBURN | Lot 33 DP 8800 | RE1 | R2 | Community | Operational | Council |
| **47** | **124** | Edgar Street | AUBURN | Lot 34 * DP 8800 | RE1 | R2 | Operational | No change | Council |
| **48** | **124** | Edgar Street | AUBURN | Lot 35 * DP 8800 | RE1 | R2 | Operational | No change | Council |
| **49** | **124** | Edgar Street | AUBURN | Lot 36 DP 8800 | RE1 | R2 | Community | Operational | Council |

| Item No. | Map No. | Street Address | Suburb | Land Title | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class | Ownership |
|---|---|---|---|---|---|---|---|---|---|
| **50** | **124** | Edgar Street | AUBURN | Lot 37 * DP 8800 | RE1 | R2 | Operational | No change | Council |
| **51** | **121** | 37 Tilba Street | BERALA | Lot Z DP 409484 | RE1 | R3 | n/a | n/a | Private |
| **52** | **121** | 39 Tilba Street | BERALA | Lot Y DP 409484 | RE1 | R3 | n/a | n/a | Private |
| **53** | **12** | 195 Targo Road | GIRRAWEEN | Lot 28 DP 8768 | R3 | RE1 | Operational | Community | Council |
| **54** | **16** | Targo Road | GIRRAWEEN | Lot 4 DP 546873 | R2 | RE1 | Community | n/a | Council |
| **55** | **17** | 48P Oramzi Road | GIRRAWEEN | Lot 43 DP 1107063 | R2 | RE1 | Community | n/a | Council |
| **56** | **18** | 81 Oramzi Road | GIRRAWEEN | Lot 290 DP 8768 | R3 | RE1 | Community | n/a | Council |
| **57** | **19** | Palm Street | GIRRAWEEN | Lot 17 DP 240703 | R2 | RE1 | Community | n/a | Council |
| **58** | **20** | 14 Mardi Street | GIRRAWEEN | Lot 4 DP 226482 | R2 | RE1 | Community | n/a | Council |
| **59** | **20** | 182 Girraween Road | GIRRAWEEN | Lot 1 DP 226482 | R2 | RE1 | Community | n/a | Council |
| **60** | **20** | 33 Mardi Street | GIRRAWEEN | Lot 12 DP 226482 | R2 | RE1 | Community | n/a | Council |
| **61** | **21** | 77 Lance Crescent | GREYSTANES | Lot 47 DP 236404 | R2 | RE1 | Community | n/a | Council |
| **62** | **22** | White Gum Place | GREYSTANES | Lot 61 DP 845448 | R2 | RE1 | Community | n/a | Council |
| **63** | **23** | 60 Forest Gum Place | GREYSTANES | Lot 60 DP 845448 | R2 | RE1 | Community | n/a | Council |
| **64** | **24** | 61 Gerald Street | GREYSTANES | Lot 14 DP 31285 | R2 | RE1 | Community | n/a | Council |
| **65** | **24** | 61 Gerald Street | GREYSTANES | Lot 33 DP 31285 | R2 | RE1 | Community | n/a | Council |
| **66** | **25** | 2-4 Royal Place | GREYSTANES | Lot 17 DP 224902 | R2 | RE1 | Community | n/a | Council |
| **67** | **26** | 16 Bogan Street | GREYSTANES | Lot 22 DP 240929 | R2 | RE1 | Community | n/a | Council |
| **68** | **27** | 9-13 Ettalong Road | GREYSTANES | Lot 2 DP 619940 | R2 | RE1 | Community | n/a | Council |
| **69** | **28** | 20 Carnation Street | GREYSTANES | Lot 55 DP 229856 | E1 | RE1 | Community | n/a | Council |
| **70** | **28** | 32 Carnation Street | GREYSTANES | Lot 49 DP 229856 | E1 | RE1 | Community | n/a | Council |
| **71** | **72** | 1 Bradman Street | GREYSTANES | Lot 11 DP 228137 | R2 | RE1 | Community | n/a | Council |
| **72** | **101** | 36 Munro Street | GREYSTANES | Lot 51 DP 238643 | R2 | RE1 | Community | n/a | Council |
| **73** | **102** | 71 Munro Street | GREYSTANES | Lot 103 DP 238643 | R2 | RE1 | Community | n/a | Council |
| **239** | **72A** | 44A Benaud Place | GREYSTANES | Lot 17 DP 231034 | Reclassification to Operational land only (Existing zoning R2) | | Community | Operational | Council |
| **240** | **72B** | 44C Benaud Place | GREYSTANES | Lot 162 DP 746431 | Reclassification to Operational land only (Existing zoning R2) | | Community | Operational | Council |
| **74** | **14** | 40 Station Street | GUILDFORD | Lot 29 Sec 2 DP 1647 | R3 | RE1 | Operational | Community | Council |
| **75** | **14** | 42 Station Street | GUILDFORD | Lot 28 Sec 2 DP 1647 | R3 | RE1 | Operational | Community | Council |
| **76** | **14** | 44 Station Street | GUILDFORD | Lot 27 Sec 2 DP 1647 | R3 | RE1 | Operational | Community | Council |

| Item No. | Map No. | Street Address | Suburb | Land Title | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class | Ownership |
|---|---|---|---|---|---|---|---|---|---|
| **77** | **14** | 46 Station Street | GUILDFORD | Lot 26 Sec 2 DP 1647 | R3 | RE1 | Operational | Community | Council |
| **78** | **14** | 48 Station Street | GUILDFORD | Lot 25 Sec 2 DP 1647 | R3 | RE1 | Operational | Community | Council |
| **79** | **29** | Murdock Street | GUILDFORD | Lot B DP 338665 | R3 | RE1 | Community | n/a | Council |
| **80** | **30** | 2 San Remo Place | GUILDFORD | Lot Z DP 30971 | R2 | RE1 | Community | n/a | Council |
| **81** | **31** | 83 Cardigan Street | GUILDFORD | Lot 34 Sec 3 DP 734 | R4 | RE1 | Community | n/a | Council |
| **82** | **32** | 44 Bangor Street | GUILDFORD | Lot 25 Sec 13 DP 734 | R3 | RE1 | Community | n/a | Council |
| **83** | **33** | 52 Berwick Street | GUILDFORD | Lot 18 Sec 14 DP 734 | R3 | RE1 | Community | n/a | Council |
| **84** | **34** | 18P George Street | GUILDFORD | Lot 4 DP 255191 | R2 | RE1 | Community | n/a | Council |
| **85** | **34** | 18P George Street | GUILDFORD | Lot 105 DP 252056 | R2 | RE1 | Community | n/a | Council |
| **86** | **35** | 7 Carrington Road | GUILDFORD | Lot 5 DP 211200 | R2 | RE1 | Community | n/a | Council |
| **87** | **36** | 29 Allison Road | GUILDFORD | Lot 9 DP 1143055 | R2 | RE1 | Community | n/a | Council |
| **88** | **75** | 46 Eve Street | GUILDFORD | Lot 1 DP 626900 | R3 | RE1 | Community | n/a | Council |
| **89** | **75** | 46 Eve Street | GUILDFORD | Lot 2 DP 626900 | R3 | RE1 | Community | n/a | Council |
| **90** | **37** | 34 Fairfield Road | GUILDFORD WEST | Lot 2 DP 542462 | R2 | RE1 | Community | n/a | Council |
| **91** | **37** | 38A Fairfield Road | GUILDFORD WEST | Lot 1 DP 220787 | R2 | RE1 | Community | n/a | Council |
| **92** | **37** | 38A Fairfield Road | GUILDFORD WEST | Lot 3 DP 220787 | R2 | RE1 | Community | n/a | Council |
| **93** | **37** | 94P Albert Street | GUILDFORD WEST | Lot 21 DP 558242 | R2 | RE1 | Community | n/a | Council |
| **94** | **38** | 558 Guildford Road | GUILDFORD WEST | Lot 21 DP 558242 | R3 | RE1 | Community | n/a | Council |
| **95** | **40** | 6P Robert Street | HOLROYD | Lot 6 RO 248020 | R2 | RE1 | Community | n/a | Council |
| **96** | **41** | Crescent Street | HOLROYD | Lot 5 DP 1168481 | E3 | RE1 | Community | n/a | Council |
| **97** | **2** | Farm Road | LIDCOMBE | Lot 6110 DP 1179760 | R3 | RE1 | Community | n/a | Council |
| **98** | **3** | 6 Tallowwood Avenue | LIDCOMBE | Lot 6499 DP 1182327 | R3 | RE1 | Community | n/a | Council |
| **99** | **4** | Brooks Circuit | LIDCOMBE | Lot 821 DP 1150164 | R3 | RE1 | Community | n/a | Council |
| **100** | **4** | Brooks Circuit | LIDCOMBE | Lot 820 DP 1150164 | R3 | RE1 | Community | n/a | Council |
| **101** | **5** | Chapel Road | LIDCOMBE | Lot 801 DP 1150164 | R3 | RE1 | Community | n/a | Council |
| **102** | **6** | Betty Cuthbert Drive | LIDCOMBE | Lot 86 DP 1092836 | R3 | RE1 | Community | n/a | Council |
| **103** | **7** | Turpentine Park Turpentine Place | LIDCOMBE | Lot 3312 DP 1132055 | R3 | RE1 | Community | n/a | Council |
| **104** | **8** | Entrance Park Main Avenue | LIDCOMBE | Lot 816 DP 1150614 | R3 | RE1 | Community | n/a | Council |
| **105** | **9** | Peden Park Betty Cuthbert Drive | LIDCOMBE | Lot 100 DP 1139471 | R3 | RE1 | Community | n/a | Council |
| **106** | **10** | Bud Greenspan Circuit | LIDCOMBE | Lot 55 DP 1016757 | R3 | RE1 | Community | n/a | Council |
| **107** | **11** | Central Park, Botanica Drive | LIDCOMBE | Lot 41 DP 1089707 | R3 | RE1 | Community | n/a | Council |

| Item No. | Map No. | Street Address | Suburb | Land Title | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class | Ownership |
|---|---|---|---|---|---|---|---|---|---|
| **108** | **15** | Nyrang Street | LIDCOMBE | Lot 1 DP 213761 | E3 | RE1 | Operational | Community | Council |
| **109** | **76** | East Street | LIDCOMBE | Lot 65 DP 35510 | R2 | RE1 | Community | n/a | Council |
| **110** | **77** | Joseph Street & Botanica Drive | LIDCOMBE | Lot 21 DP 1086687 | R3 | RE1 | Community | n/a | Council |
| **111** | **77** | Joseph Street & Botanica Drive | LIDCOMBE | Lot 3549 DP 1145998 | R3 | RE1 | Community | n/a | Council |
| **112** | **78** | Ironbark Crescent | LIDCOMBE | Lot 30 DP 1086687 | R3 | RE1 | Community | n/a | Council |
| **113** | **79** | Lakeview Crescent Park | LIDCOMBE | Lot 16 DP 1074086 | R3 | RE1 | Community | n/a | Council |
| **114** | **80** | Grevillea Crescent Park | LIDCOMBE | Lot 17 DP 1074086 | R3 | RE1 | Community | n/a | Council |
| **115** | **80** | Joseph Street | LIDCOMBE | Lot 13 DP 1074086 | R3 | RE1 | Community | n/a | Council |
| **116** | **80** | Joseph Street | LIDCOMBE | Lot 14 DP 1074086 | R3 | RE1 | Community | n/a | Council |
| **117** | **80** | Main Avenue | LIDCOMBE | Lot 79 DP 1097193 | R3 | RE1 | Community | n/a | Council |
| **118** | **80** | Joseph Street | LIDCOMBE | Lot 82 DP 1139415 | R3 | RE1 | Community | n/a | Council |
| **119** | **86** | 29 Water Street | LIDCOMBE | Lot 1 Sec 2 DP 1599 | R2 | RE1 | Operational | Community | Council |
| **120** | **97** | 6 Taylor Street | LIDCOMBE | Lot A DP 163069 | E1 | RE1 | Community | n/a | Council |
| **121** | **97** | 6 Taylor Street | LIDCOMBE | Lot 463 DP 752036 | E1 | RE1 | Community | n/a | Council |
| **122** | **97** | 6 Taylor Street | LIDCOMBE | Lot A DP 163167 | E1 | RE1 | Community | n/a | Council |
| **123** | **118** | 6 Edith Street | LIDCOMBE | Lot 12 DP 7893 | RE1 | R3 | n/a | n/a | Private |
| **124** | **118** | 8 Edith Street | LIDCOMBE | Lot 11 DP 7893 | RE1 | R3 | n/a | n/a | Private |
| **125** | **118** | 83 Frances Street | LIDCOMBE | Lot 7 DP 7893 | RE1 | R3 | n/a | n/a | Private |
| **126** | **118** | 85 Frances Street | LIDCOMBE | Lot 8 DP 7893 | RE1 | R3 | n/a | n/a | Private |
| **127** | **118** | 87 Frances Street | LIDCOMBE | Lot 9 DP 7893 | RE1 | R3 | n/a | n/a | Private |
| **128** | **118** | 89 Frances Street | LIDCOMBE | Lot 10 DP 7893 | RE1 | R3 | n/a | n/a | Private |
| **129** | **119** | 2 Neville Street | LIDCOMBE | Lot 1 DP 948405 | RE1 | R2 | n/a | n/a | Private |
| **130** | **120** | 31 Cambridge Street | LIDCOMBE | Lot 11 Sec 11 DP 1493 | RE1 | R2 | n/a | n/a | Private |
| **131** | **126** | 38 Main Avenue | LIDCOMBE | Lot 11 DP 1277308 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **132** | **126** | 40 Main Avenue | LIDCOMBE | Lot 1 DP 1190600 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **133** | **127** | 1 Brooks Circuit | LIDCOMBE | Lot 1 SP 88160 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **134** | **127** | 2 Brooks Circuit | LIDCOMBE | Lot 2 SP 88160 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **135** | **127** | 3 Brooks Circuit | LIDCOMBE | Lot 3 SP 88160 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **136** | **127** | 4 Brooks Circuit | LIDCOMBE | Lot 4 SP 88160 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **137** | **127** | 5 Brooks Circuit | LIDCOMBE | Lot 5 SP 88160 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |

| Item No. | Map No. | Street Address | Suburb | Land Title | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class | Ownership |
|---|---|---|---|---|---|---|---|---|---|
| **138** | **127** | 6 Brooks Circuit | LIDCOMBE | Lot 6 SP 88160 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **139** | **127** | 7 Brooks Circuit | LIDCOMBE | Lot 7 SP 88160 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **140** | **127** | 8 Brooks Circuit | LIDCOMBE | Lot 8 SP 88160 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **141** | **127** | 9 Brooks Circuit | LIDCOMBE | Lot 9 SP 88160 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **142** | **127** | 1 Main Avenue | LIDCOMBE | Lot 10 SP 88160 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **143** | **127** | 10 Brooks Circuit | LIDCOMBE | Lot 11 SP 88160 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **144** | **127** | 11 Brooks Circuit | LIDCOMBE | Lot 12 SP 88160 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **145** | **127** | 12 Brooks Circuit | LIDCOMBE | Lot 13 SP 88160 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **146** | **127** | 13 Brooks Circuit | LIDCOMBE | Lot 14 SP 88160 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **147** | **127** | 14 Brooks Circuit | LIDCOMBE | Lot 17 SP 89608 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **148** | **127** | 15 Brooks Circuit | LIDCOMBE | Lot 18 SP 89608 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **149** | **127** | 16 Brooks Circuit | LIDCOMBE | Lot 16 SP 89608 | Removal from LRA map only (Existing zoning R3) | | n/a | n/a | Private |
| **150** | **42** | 4 Newman Street | MERRYLANDS | Lot 10B DP 364655 | R4 | RE1 | Community | n/a | Council |
| **151** | **42** | 6 Newman Street | MERRYLANDS | Lot 1 DP 200274 | R4 | RE1 | Community | n/a | Council |
| **152** | **43** | Myee Street | MERRYLANDS | Lot 4 DP 236725 | R3 | RE1 | Community | n/a | Council |
| **153** | **44** | 85P Clarence Street | MERRYLANDS | Lot 2 DP 529271 | R2 | RE1 | Community | n/a | Council |
| **154** | **44** | 97P Lockwood Street | MERRYLANDS | Lot 21 Sec B DP 977093 | R2 | RE1 | Community | n/a | Council |
| **155** | **44** | 97P Lockwood Street | MERRYLANDS | Lot 48 Sec B DP 977093 | R2 | RE1 | Community | n/a | Council |
| **156** | **44** | 98P Lockwood Street | MERRYLANDS | Lot 1 DP 529271 | R2, R3 | RE1 | Community | n/a | Council |
| **157** | **45** | 9 Lois Place | MERRYLANDS | Lot 9 DP 249044 | R2 | RE1 | Community | n/a | Council |
| **158** | **46** | 45 Manchester Street | MERRYLANDS | Lot 46 Sec 2 DP 5714 | R4 | RE1 | Community | n/a | Council |
| **159** | **47** | 22 Davison Street | MERRYLANDS | Lot 15 DP 801965 | R2 | RE1 | Community | n/a | Council |
| **160** | **48** | 29-31 Charlotte Street | MERRYLANDS | Lot 1 DP 537414 | R3 | RE1 | Community | n/a | Council |
| **161** | **48** | 29-31 Charlotte Street | MERRYLANDS | Lot 2 DP 537414 | R3 | RE1 | Community | n/a | Council |
| **162** | **81** | 4P Hillier Street | MERRYLANDS | Lot 12 DP 525059 | R2 | RE1 | Community | n/a | Council |
| **163** | **81** | 4P Hillier Street | MERRYLANDS | Lot 3 DP 510840 | R2 | RE1 | Community | n/a | Council |

| Item No. | Map No. | Street Address | Suburb | Land Title | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class | Ownership |
|---|---|---|---|---|---|---|---|---|---|
| **164** | **88** | 65 Neil Street | MERRYLANDS | Lot 29 Sec C DP 7916 | R4 | RE1 | Community | n/a | Council |
| **165** | **89** | 59 Shannon Avenue | MERRYLANDS | Lot 37 DP 235266 | R2 | RE1 | Community | n/a | Council |
| **166** | **90** | 14 Oxford Street | MERRYLANDS | Lot 11 DP 578933 | R4 | RE1 | Community | n/a | Council |
| **167** | **92** | 22 Belmont Street | MERRYLANDS | Lot 16 Sec 2 DP 1857 | R2 | RE1 | Community | n/a | Council |
| **168** | **92** | 22 Belmont Street | MERRYLANDS | Lot 17 Sec 2 DP 1857 | R2 | RE1 | Community | n/a | Council |
| **169** | **93** | 88 Belmont Street | MERRYLANDS | Lot 411 DP 552807 | R2 | RE1 | Community | n/a | Council |
| **170** | **94** | 33 Leigh Street | MERRYLANDS | Lot 3 DP 240696 | R3 | RE1 | Community | n/a | Council |
| **171** | **98** | 28-36 McFarlane Street | MERRYLANDS | Lot 46 Sec A DP7916 | E2 | RE1 | Operational | Community | Council |
| **172** | **99** | 203-211 Merrylands Road | MERRYLANDS | Lot 1 DP 658197 | Reclassification to community land only (Existing zoning RE1) | | Operational | Community | Council |
| **173** | **99** | 203-211 Merrylands Road | MERRYLANDS | Lot D DP 344249 | Reclassification to community land only (Existing zoning RE1) | | Operational | Community | Council |
| **174** | **99** | 213 Merrylands Road | MERRYLANDS | Lot 18G DP 383945 | Reclassification to community land only (Existing zoning RE1) | | Operational | Community | Council |
| **175** | **125** | 215 Merrylands Road | MERRYLANDS | Lot 13 DP 1210565 | Removal from LRA map only (Existing zoning E2) | | n/a | n/a | Private |
| **176** | **49** | Ruth Street | MERRYLANDS WEST | Lot 1A DP 419169 | R2 | RE1 | Community | n/a | Council |
| **177** | **50** | 5 Arcadia Street | MERRYLANDS WEST | Lot 1 DP 220890 | R4 | RE1 | Community | n/a | Council |
| **178** | **50** | 5 Arcadia Street | MERRYLANDS WEST | Lot 2 DP 220890 | R4 | RE1 | Community | n/a | Council |
| **179** | **51** | 11 Arcadia Street | MERRYLANDS WEST | Lot 1 DP 311515 | R4 | RE1 | Community | n/a | Council |
| **180** | **52** | 2 Todd Street | MERRYLANDS WEST | Lot 20 Sec G DP2733 | R4 | RE1 | Community | n/a | Council |
| **181** | **53** | 48 Arthur Street | MERRYLANDS WEST | Lot 17 Sec E DP 2733 | R4 | RE1 | Community | n/a | Council |
| **182** | **54** | 29 Barcom Street | MERRYLANDS WEST | Lot 2 DP 205020 | R3 | RE1 | Community | n/a | Council |
| **183** | **95** | 31 Cusack Street | MERRYLANDS WEST | Lot 3 DP 223067 | R2 | RE1 | Community | n/a | Council |
| **184** | **95** | 31 Cusack Street | MERRYLANDS WEST | Lot 4 DP 223067 | R2 | RE1 | Community | n/a | Council |
| **185** | **95** | 36 Cusack Street | MERRYLANDS WEST | Lot 3 DP 808761 | R2 | RE1 | Community | n/a | Council |
| **186** | **96** | 129P Fowler Road | MERRYLANDS WEST | Lot 3 DP 214510 | R2 | RE1 | Community | n/a | Council |
| **187** | **96** | 151P Fowler Road | MERRYLANDS WEST | Lot 1 DP 534678 | R2 | RE1 | Community | n/a | Council |
| **188** | **96** | 155P Fowler Road | MERRYLANDS WEST | Lot 21 DP 553742 | R2 | RE1 | Community | n/a | Council |
| **189** | **96** | 157P Fowler Road | MERRYLANDS WEST | Lot 1 DP 236170 | R2 | RE1 | Community | n/a | Council |
| **190** | **96** | 161P Fowler Road | MERRYLANDS WEST | Lot 3 DP 510695 | R2 | RE1 | Community | n/a | Council |
| **191** | **96** | 163P Fowler Road | MERRYLANDS WEST | Lot 1 DP 808084 | R2 | RE1 | Community | n/a | Council |
| **192** | **96** | 167P Fowler Road | MERRYLANDS WEST | Lot 2 DP 572657 | R2 | RE1 | Community | n/a | Council |

| Item No. | Map No. | Street Address | Suburb | Land Title | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class | Ownership |
|---|---|---|---|---|---|---|---|---|---|
| **193** | **96** | 16P Bowden Street | MERRYLANDS WEST | Lot 3 DP 514016 | R2 | RE1 | Community | n/a | Council |
| **194** | **96** | 20P Bowden Street | MERRYLANDS WEST | Lot 23 DP 562206 | R2 | RE1 | Community | n/a | Council |
| **195** | **104** | 81 Naying Drive | PEMULWUY | Lot 3079 DP 1068163 | R3 | RE1 | Community | n/a | Council |
| **196** | **105** | 199R Driftway Drive | PEMULWUY | Lot 2002 DP 1149384 | R3 | RE1 | Community | n/a | Council |
| **197** | **106** | 15 Durawi Street | PEMULWUY | Lot 500 DP 1151738 | R3 | RE1 | Community | n/a | Council |
| **198** | **107** | 61 Nijong Drive | PEMULWUY | Lot 432 DP 1136588 | R3 | RE1 | Community | n/a | Council |
| **199** | **108** | 52P Nijong Drive | PEMULWUY | Lot 4003 DP 1151984 | R4 | RE1 | Community | n/a | Council |
| **200** | **109** | 26P Grazier Circuit | PEMULWUY | Lot 2036 DP 1110142 | R3 | RE1 | Community | n/a | Council |
| **201** | **110** | 166 Driftway Drive | PEMULWUY | Lot 133 DP 1061621 | R3 | RE1 | Community | n/a | Council |
| **202** | **111** | 39 Naying Drive | PEMULWUY | Lot 4095 DP 1081249 | R3 | RE1 | Community | n/a | Council |
| **203** | **55** | 10A MacKlin Street | PENDLE HILL | Lot 14 DP 29336 | R2 | RE1 | Community | n/a | Council |
| **204** | **55** | 10A MacKlin Street | PENDLE HILL | Lot 15 DP 29336 | R2 | RE1 | Community | n/a | Council |
| **205** | **56** | 5A Daley Street | PENDLE HILL | Lot 27 DP 203157 | R2 | RE1 | Community | n/a | Council |
| **206** | **56** | 5A Daley Street | PENDLE HILL | Lot 28 DP 203157 | R2 | RE1 | Community | n/a | Council |
| **207** | **57** | 2 Frederick Street | PENDLE HILL | Lot 10 DP 216135 | R2 | RE1 | Community | n/a | Council |
| **208** | **58** | 14 Boyne Avenue | PENDLE HILL | Lot 13 DP 206506 | R2 | RE1 | Community | n/a | Council |
| **209** | **58** | 14 Boyne Avenue | PENDLE HILL | Lot 14 DP 206506 | R2 | RE1 | Community | n/a | Council |
| **210** | **59** | 8 Goodall Street | PENDLE HILL | Lot 64 DP 14088 | R4 | RE1 | Community | n/a | Council |
| **211** | **59** | 10 Goodall Street | PENDLE HILL | Lot 65 DP 14088 | R4 | RE1 | Community | n/a | Council |
| **212** | **73** | 1B Mackay Road | SOUTH GRANVILLE | Lot 3 DP 213194 | R2 | RE1 | Community | n/a | Council |
| **213** | **74** | 4B Banksia Street | SOUTH GRANVILLE | Lot 5 DP 719042 | R2 | RE1 | Community | n/a | Council |
| **214** | **61** | 20P Richmond Street | SOUTH WENTWORTHVILLE | Lot 692 DP 11653 | R2 | RE1 | Community | n/a | Council |
| **215** | **62** | 3 Paul Crescent | SOUTH WENTWORTHVILLE | Lot 14 DP 31065 | R2 | RE1 | Community | n/a | Council |
| **216** | **62** | 3 Paul Crescent | SOUTH WENTWORTHVILLE | Lot 15 DP 31065 | R2 | RE1 | Community | n/a | Council |
| **217** | **63** | 5 Irrigation Road | SOUTH WENTWORTHVILLE | Lot 17 DP 212626 | R2 | RE1 | Community | n/a | Council |
| **218** | **83** | 17P Finlayson Street | SOUTH WENTWORTHVILLE | Lot 694 DP 11653 | R2 | RE1 | Community | n/a | Council |
| **219** | **84** | 9P Allen Street | SOUTH WENTWORTHVILLE | Lot 693 DP 11653 | R2 | RE1 | Community | n/a | Council |
| **220** | **85** | 26 Wirralee Street | SOUTH WENTWORTHVILLE | Lot 47B DP 400135 | R2 | RE1 | Community | n/a | Council |
| **221** | **87** | 57H Boronia Street | SOUTH WENTWORTHVILLE | Lot 5 DP 28623 | R3 | RE1 | Community | n/a | Council |
| **222** | **13** | 18 Toongabbie Road | TOONGABBIE | Lot B DP 386836 | E1 | RE1 | Operational | Community | Council |
| **223** | **13** | 20 Toongabbie Road | TOONGABBIE | Lot A DP 386836 | E1 | RE1 | Operational | Community | Council |

| Item No. | Map No. | Street Address | Suburb | Land Title | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class | Ownership |
|---|---|---|---|---|---|---|---|---|---|
| **224** | **103** | 125 Toongabbie Road | TOONGABBIE | Lot 229 DP 11508 | R2 | RE1 | Community | n/a | Council |
| **225** | **122** | 12 Octavia Street | TOONGABBIE | Lot 184 DP 11508 | RE1 | R2 | n/a | n/a | Private |
| **226** | **123** | 72 Toongabbie Road | TOONGABBIE | Lot 2 DP 231623 | RE1 | R2 | n/a | n/a | Private |
| **227** | **123** | 74 Toongabbie Road | TOONGABBIE | Lot 1 DP 231623 | RE1 | R2 | n/a | n/a | Private |
| **228** | **60** | 58A Fullagar Road | WENTWORTHVILLE | Lot 2 DP 867703 | R4 | RE1 | Community | n/a | Council |
| **229** | **64** | 18 Pye Street | WESTMEAD | Lot A DP 160032 | R3 | RE1 | Community | n/a | Council |
| **230** | **65** | 22A Church Avenue | WESTMEAD | Lot 53A DP 35587 | R2 | RE1 | Community | n/a | Council |
| **231** | **66** | 74P Hawkesbury Road | WESTMEAD | Lot 1 DP 502834 | E1 | RE1 | Community | n/a | Council |
| **232** | **67** | 69 Amos Street | WESTMEAD | Lot 16 DP 11412 | R2 | RE1 | Community | n/a | Council |
| **233** | **68** | 63 Good Street | WESTMEAD | Lot 1 DP 13463 | R4 | RE1 | Community | n/a | Council |
| **234** | **69** | 27 Sandra Street | WOODPARK | Lot 3 DP 507247 | R2 | RE1 | Community | n/a | Council |
| **235** | **70** | 15-19 Martin Crescent | WOODPARK | Lot 9 DP 213674 | R2 | RE1 | Community | n/a | Council |
| **236** | **70** | 15-19 Martin Crescent | WOODPARK | Lot 10 DP 213674 | R2 | RE1 | Community | n/a | Council |
| **237** | **70** | 15-19 Martin Crescent | WOODPARK | Lot 6 DP 230783 | R2 | RE1 | Community | n/a | Council |

Note: * Land is 'operational' land and requires interests to be changed from title or requires reclassification

The zoning references are as follows: R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, E1 Local Centre, E2 Commercial Centre, E4 General Industrial and RE1 Public Recreation

Table 2: List of Sites for Inclusion in the Planning Proposal

The maps below in Figures 2 to 38 indicate the locations of the sites listed in Table 2 identified for rezoning as either open space (shown in green) or residential (shown in pink).




Figure 2: Auburn (1)

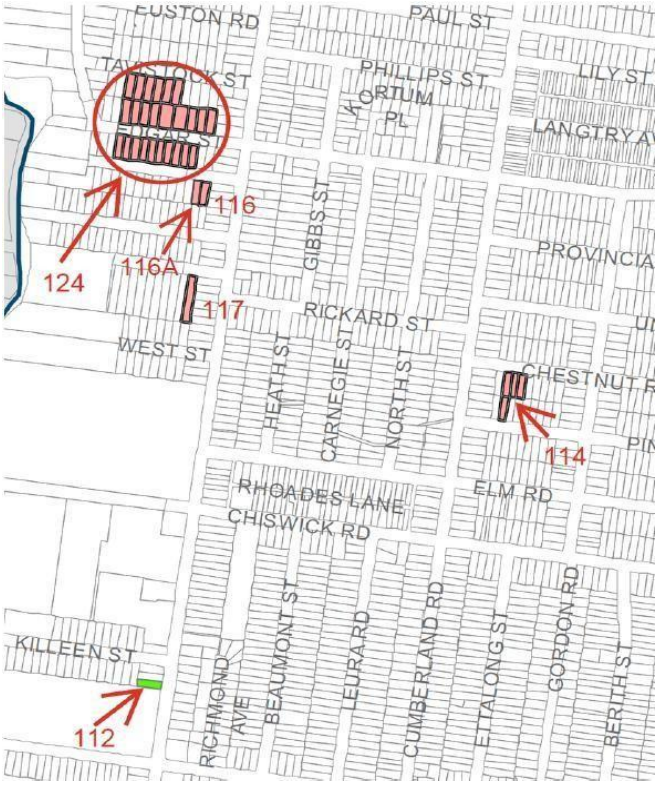



Figure 3: Auburn (2)

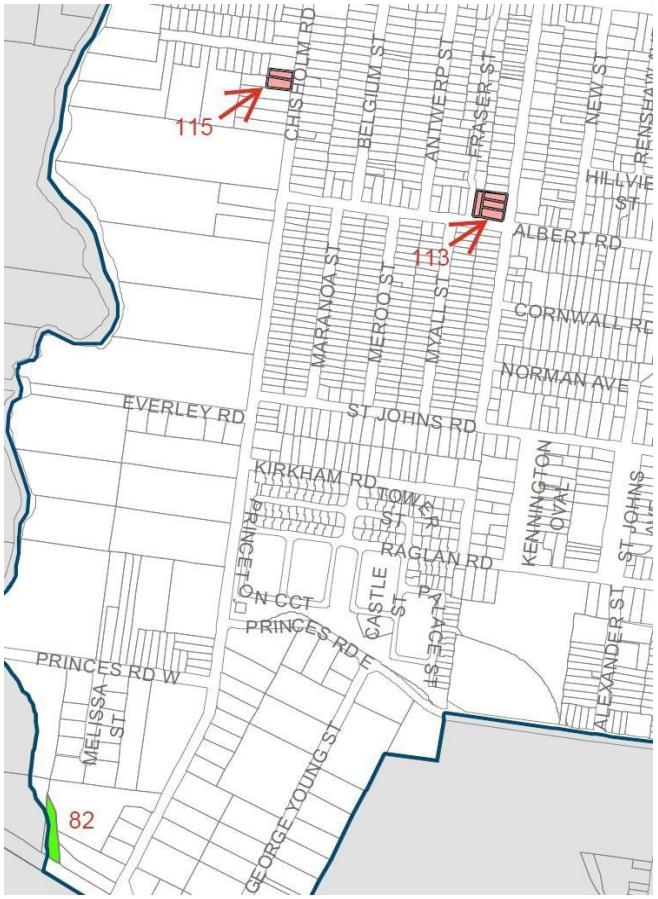



Figure 4: Auburn (3)




Figure 5: Berala




Figure 6: Girraween (1)




Figure 7: Girraween (2)




Figure 8: Greystanes (1)

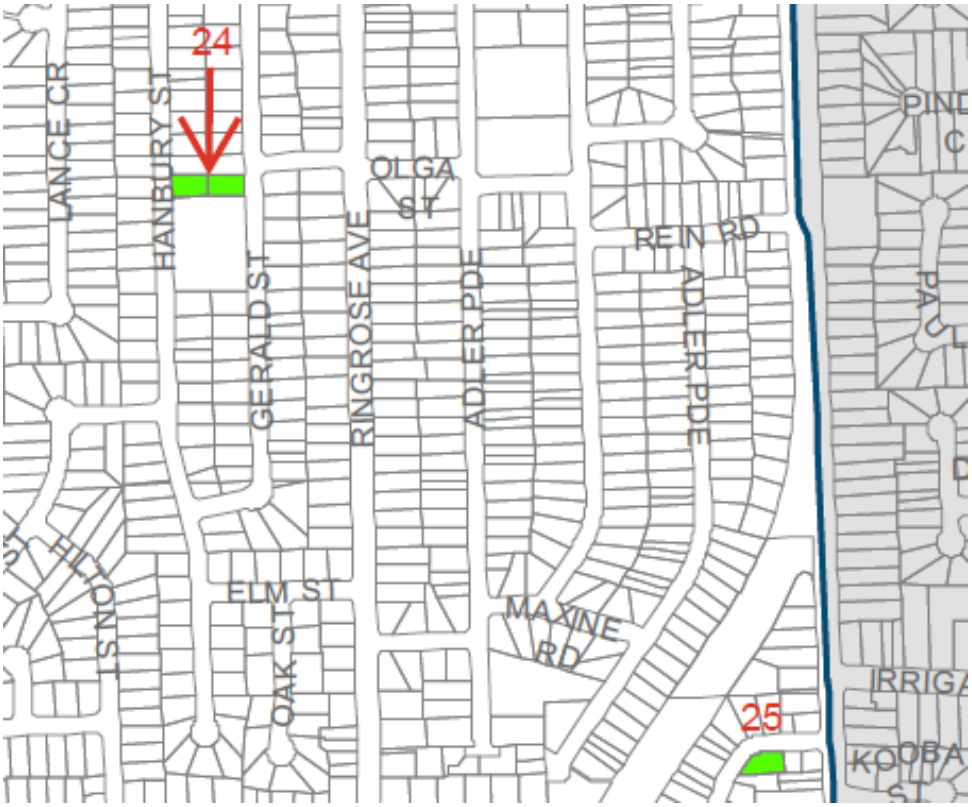



Figure 9: Greystanes (2)

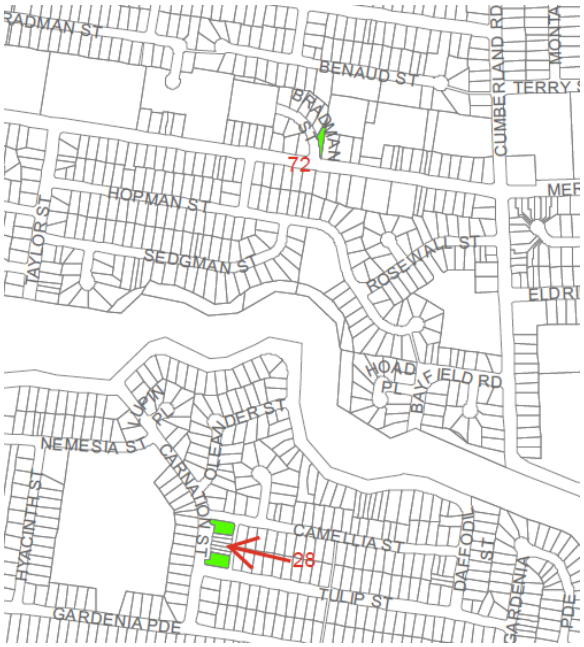



Figure 10: Greystanes (3)




Figure 11: Greystanes (4)




Figure 12: Guildford (1)




Figure 13: Guildford (2)

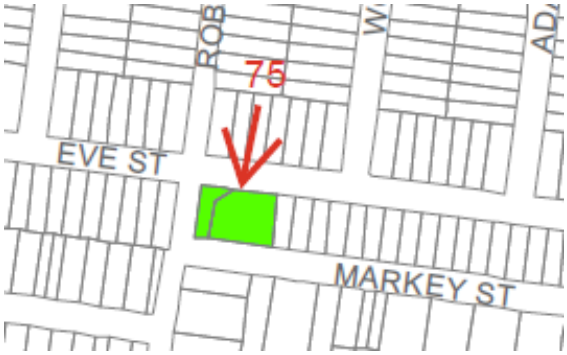



Figure 14: Guildford (3)




Figure 15: Guildford West (1)




Figure 16: Guildford West (2)

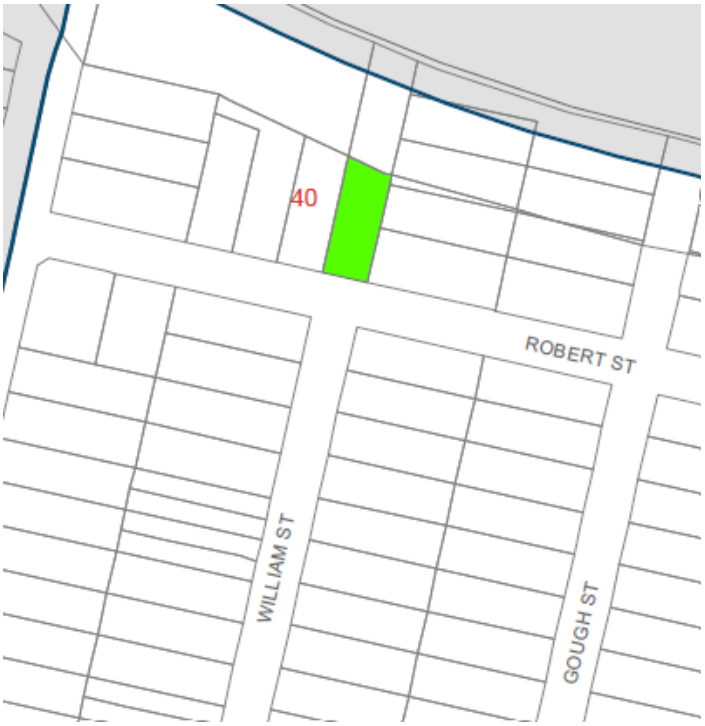



Figure 17: Holroyd (1)

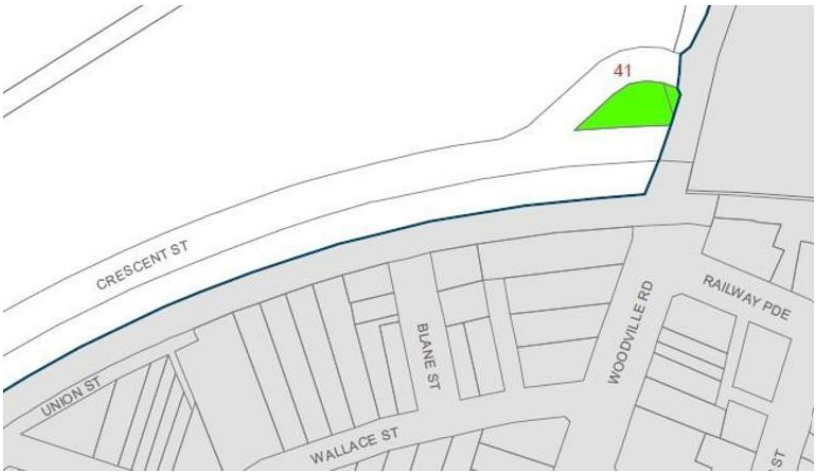



Figure 18: Holroyd (2)




Figure 19: Lidcombe (1)




Figure 20: Lidcombe (2)

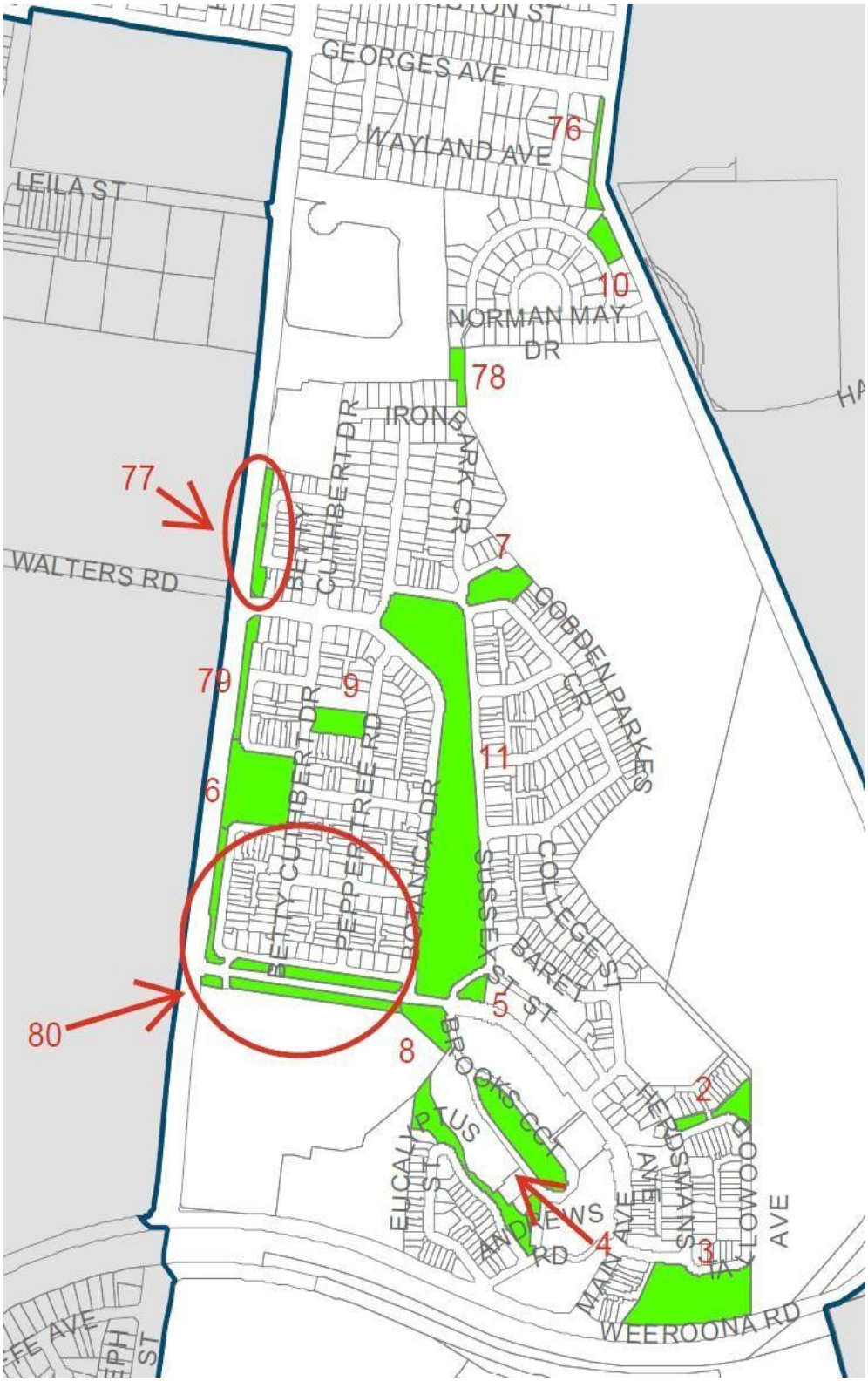



Figure 21: Lidcombe (3)




Figure 22: Merrylands (1)

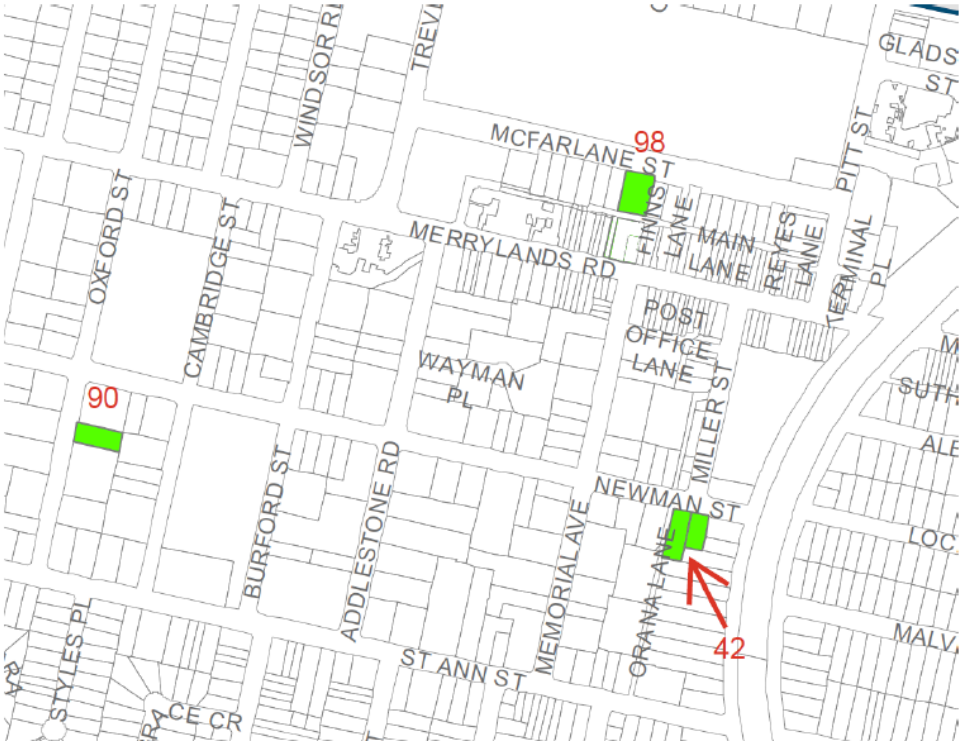



Figure 23: Merrylands (2)




Figure 24: Merrylands (3)




Figure 25: Merrylands West (1)




Figure 26: Merrylands West (2)




Figure 27: Pemulwuy (1)




Figure 28: Pemulwuy (2)




Figure 29: Pendle Hill (1)




Figure 30: Pendle Hill (2)




Figure 31: South Granville




Figure 32: South Wentworthville (1)




Figure 33: South Wentworthville (2)

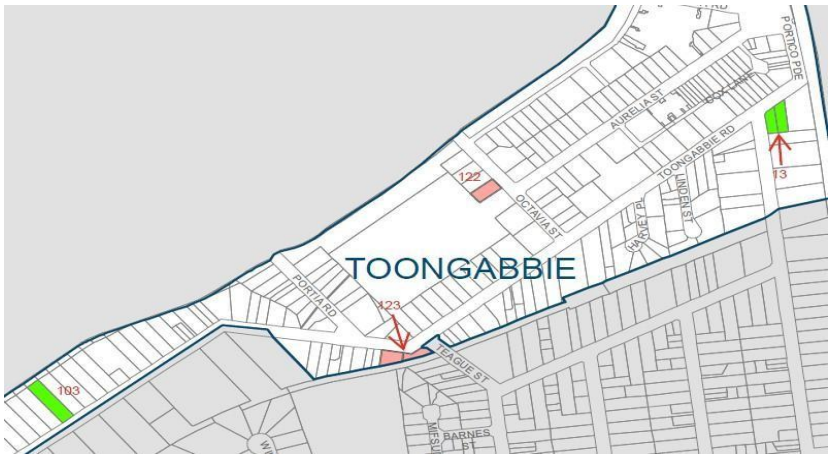



Figure 34: Toongabbie




Figure 35: Wentworthville




Figure 36: Westmead

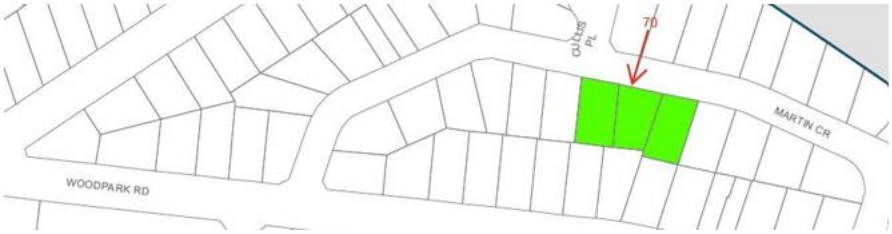



Figure 37: Woodpark (1)




Figure 38: Woodpark (2)

Table 3 provides a list of planning proposal sites that are identified by landowners and are resolved by Council, or site-specific investigation undertaken by Council.

| Suburb Name | Site specific requests by landowners | Site specific investigation by Council | Total number of sites |
|---|---|---|---|
| Auburn | 29 | 23 | 52 |
| Berala | - | 2 | 2 |
| Girraween | - | 8 | 8 |
| Greystanes | 2* | 13 | 15 |
| Guildford | - | 16 | 16 |
| Guildford West | - | 5 | 5 |
| Holroyd | - | 2 | 2 |
| Lidcombe | 7 | 46 | 53 |
| Merrylands | - | 26 | 26 |
| Merrylands West | - | 19 | 19 |
| Pemulwuy | - | 8 | 8 |
| Pendle Hill | - | 9 | 9 |
| South Granville | - | 2 | 2 |
| South Wentworthville | - | 8 | 8 |
| Toongabbie | | 6 | 6 |
| Wentworthville | - | 1 | 1 |
| Westmead | - | 5 | 5 |
| Woodpark | - | 4 | 4 |
| **Total** | **38** | **203** | **241** |

Note: *Request from adjoining landowners to reclassify Council land

Table 3: Sites Included in the Planning Proposal by Request or by Council

Of these 241 sites, 163 sites are proposed to be rezoned as open space, 52 sites are proposed to be rezoned as residential, 20 sites are proposed to be removed from the LRA mapping only and 6 sites are proposed to be re-classified to either community or operational land only. The above is summarised by suburb in Table 4.

| Suburb Name | Number of Sites proposed for Open Space | Number of Sites proposed for Residential | Number of Sites for Land Reservation Acquisition (LRA) Removal Only | Number of Sites proposed for Community and Operational Reclassification Only |
|---|---|---|---|---|
| Auburn | 12 | 39 | - | 1 |
| Berala | - | 2 | - | - |
| Girraween | 8 | - | - | - |
| Greystanes | 13 | - | - | 2 |
| Guildford | 16 | - | - | - |
| Guildford West | 5 | - | - | - |
| Holroyd | 2 | - | - | - |
| Lidcombe | 26 | 8 | 19 | - |
| Merrylands | 22 | - | 1 | 3 |
| Merrylands West | 19 | - | - | - |
| Pemulwuy | 8 | - | - | - |
| Pendle Hill | 9 | - | - | - |
| South Granville | 2 | - | - | - |
| South Wentworthville | 8 | - | - | - |
| Toongabbie | 3 | 3 | - | - |
| Wentworthville | 1 | - | - | - |
| Westmead | 5 | - | - | - |
| Woodpark | 4 | - | - | - |
| **Total Sites** | **163** | **52** | **20** | **6** |

Table 4: Sites Included in the Planning Proposal by Zoning Type

The planning proposal would allow for Cumberland LGA to have a net increase of 184,924 sqm of open space zoned sites, in comparison to 31,588 sqm of area to be rezoned to residential sites. Table 5 below indicates all suburbs to receive a net increase on open space provision with the exception of Auburn, due to the inclusion of sites within the Duck River Parklands Strategic Masterplan, and Berala, due to the proposed removal of land acquisition requirements for two sites in this suburb.

| Suburb Name | Proposed Open Space Area (sqm) | Proposed Residential Area (sqm) |
|---|---|---|
| Auburn | 5,390 | 24,000 |
| Berala | -- | 1,041 |
| Girraween | 5,941 | -- |
| Greystanes | 17,503 | -- |
| Guildford | 9,388 | -- |
| Guildford West | 4,509 | -- |
| Holroyd | 1,253 | -- |
| Lidcombe | 83,830 | 4,454 |
| Merrylands | 17,288 | -- |
| Merrylands West | 17,214 | -- |
| Pemulwuy | 4,305 | -- |
| Pendle Hill | 5,319 | -- |
| South Granville | 855 | -- |
| South Wentworthville | 3,916 | -- |
| Toongabbie | 2,945 | 2,093 |
| Wentworthville | 284 | -- |
| Westmead | 2,795 | -- |
| Woodpark | 2,189 | -- |
| **Total Area (sqm)** | **184,924** | **31,588** |

Table 5: Sites Included in the Planning Proposal by Area of Proposed Residential and Proposed Open Space

**Planning Proposal**

Using the analysis outlined in the report, a Cumberland open space planning proposal has been prepared by consultants Hill PDA for consideration by Council. The planning proposal involves 241 properties in total and will deliver a net increase in zoned public open space provision, improve community access to open spaces, and support the delivery of housing in appropriate locations. The planning proposal will establish the existing function of sites through land use zoning changes and will not have any adverse effects on the environment or adjoining properties.

From a technical perspective, the planning proposal seeks amendments to the Cumberland LEP 2021 to:

- Increase the overall supply of public open space and improve access to, and more equitable distribution of, quality public open space.
- Ensure the sites that has been acquired by Council to be rezoned to RE1 Public Recreation to protect them as open space.
- Retain and protect existing occupied houses that are close to existing services, facilities and infrastructure including open space, so to continue their contribution to the supply of housing, particularly where the houses are historically located on RE1 Public Recreation zone.

- Remove reservation of privately owned land for public purpose in the LRA mapping, that have been identified as a low priority and therefore no longer required to be acquired. These sites will be rezoned back for residential purposes.

- Provide certainty for landowners and the community as to the long-term land use envisaged for the privately owned sites.

- Respond to community concerns regarding the proposed acquisition of land occupied by housing, to reduce uncertainty, constraints and financial risks for those landowners.

- Enable Council to better manage and allocate finances, securing long-term financial sustainability for the benefit of the broader community.

- Amend Schedule 4 of the Cumberland LEP 2021 to reclassify certain sites when rezoning land to open space or residential to correctly reflect the land classification to enable future development of sites with its proposed rezoned use and purpose.

The planning proposal has been prepared in accordance with Division 3.4 of the Environmental Planning and Assessment Act 1979 and the NSW Department of Planning, Housing and Infrastructure's Local Environmental Plan Making Guideline (August 2023).

As a result of the proposed amendments above, the Cumberland LEP 2021 mapping for the affected site needs to be amended as follows:

- Amend the LRA map to remove or update acquisition layers on the identified sites.

- Amend Land Zoning (LZN) map to rezone land to either open space or residential zones, as appropriate for each site.

- Implement associated amendments to the Height of Building (HOB), Floor Space Ratio (FSR), and Lot Size (LSZ) maps for certain site to reflect the intended land use outcomes.

- Amend Schedule 4 of the Cumberland LEP 2021 relating to the corresponding classification and reclassification of public land, as the Local Government Act 1993 requires that all public land must be classified as either community land or operational land.

**Statement of Council's Interest**

Council has further engaged Hill PDA consulting to prepare a Statement of Council's Interest with regards to reclassification of land, which is an attachment to this report. This is prepared to meet requirements under the Department of Planning, Infrastructure and Housing's Planning Practice Note PN 16-001 relating to 'classification and reclassification of public land via a LEP'. Council is also likely to be required to conduct a public hearing for Council land to be reclassified, should the planning proposal progress to the post-Gateway stage.

**Strategic Merit Assessment**

Consistency with the Greater Sydney Region Plan and Central City District Plan

The planning proposal is consistent with the directions of the Greater Sydney Region Plan: A Metropolis of Three Cities, as outlined below:

- Objective 6: Services and infrastructure meet communities' changing needs - The planning proposal will result in the rationalisation of open space provision and classification, which provides certainty to the community.

- Objective 7: Communities are healthy, resilient and socially connected - The planning proposal will result in a net increase of open space and improved access to quality open space in most areas. This will create opportunities for social interaction and active lifestyles, resulting in social, cultural and health benefits.

- Objective 10: Greater housing supply - The planning proposal will provide certainty to the affected privately owned residential sites, which are well located and supported by facilities and infrastructure. The planning proposal will also create infill opportunities for additional housing supply.

- Objective 11: Housing is more diverse and affordable - This planning proposal will not hinder the delivery of Cumberland Local Housing Strategy outcomes and it will support the Planning Priorities outlined in the Cumberland 2030: Our Local Strategic Planning Statement.

- Objective 31: Public open space is accessible, protected and enhanced - The planning proposal will protect sites currently used for recreation purposes by rezoning the land from Residential to RE1 Public Recreation zone. The planning proposal will also remove several sites from the Land Reservation Acquisition (LRA) Map, allowing resources to be reallocated by Council to deliver higher priority open space projects in the future.

- Objective 38: Heatwaves and extreme heat are managed - Retaining and improving public open spaces will reduce urban heat effect.

The proposal is also consistent with the priorities and actions in the Central City District Plan, as outlined below.

- Planning priority N1: Planning for a city supported by infrastructure - The planning proposal will ensure better alignment of recreation and open space infrastructure with anticipated residential and employment growth.

- Planning Priority N3: Providing services and social infrastructure to meet people's changing needs - The planning proposal responds to the changing open space hierarchies in the Cumberland LGA and seeks to update the property acquisition plan accordingly. It also balances housing provision and open space supply to provide the community with certainty and ensures that residential uses are still within close proximity to open spaces.

- Planning Priority N17: Delivering high quality open space - The planning proposal achieves this Planning Priority by taking a balanced approach in managing open space provision across the Cumberland LGA. The planning proposal includes rezonings from R3 Medium Density Residential or R2 Low Density Residential to RE1 Public Recreation zone, protecting sites that already functioning as public open space. These changes will ensure alignment between zoning, land ownership and actual use, allowing Council to secure them for long-term public benefit. The planning proposal also includes several rezonings from RE1 Public Recreation to R2 Low Density Residential or R3 Medium Density Residential zone, where Council has no further intention or need to acquire the land that is currently occupied by private residential dwellings but had previously been identified for acquisition. In these instances, the sites are either too small to provide quality open space (i.e. under 0.5ha), fragmented, costly to acquire, or located in areas that are already well-served by existing open spaces.

**Consistency with the Draft Sydney Plan**

The Draft Sydney Plan, which placed on exhibition between December 2025 and February 2026, has been prepared by the Department of Planning, Housing, and Infrastructure to replace the existing Greater Sydney Region Plan - a Metropolis of Three Cities, 2018.

The planning proposal is consistent with the priorities and responses of the above draft plan, as outlined below:

- Priority: Housed – Responses 1, 2 and 3: The planning proposal will provide certainty to the communities, provide for more housing, contribute to housing targets and secure the supply of affordable housing through the provision of additional housing within different locations of Cumberland with 30-minute access to a Metropolitan Centre (i.e., Parramatta CBD).

- Priority: Connected – Responses 5 and 7: The planning proposal will provide a net increase of open space and improve connectivity and access to quality open space in most areas. This will create opportunities for social interaction and active lifestyles, resulting in social, cultural and health benefits and aligning infrastructure with planned growth.

- Priority: Resilient – Responses 7 and 12; and Priority: Liveable – Responses 5 and 6: The planning proposal will provide additional open space within infill and residential areas, which will further enhance Cumberland's natural environment. This will ensure all residential areas are within 400 metres of an open space and all high-density residential areas (over 60 dwellings per hectare) are within 200 metres of an open space. The planning proposal will protect sites currently used for recreational purposes by ensuring the appropriate RE1 Public Recreation Zone is in place. The planning proposal will also remove several sites from the Land Reservation Acquisition (LRA) Map, allowing much needed open space projects to be prioritised by Council in the future. The overall social impacts of the planning proposal are therefore considered to be positive. It allows Council to better utilise its resources for future and /or ongoing capital works to enhance open spaces in Cumberland.

Consistency with Cumberland 2030: Our Local Strategic Planning Statement

As discussed above, the planning proposal is consistent with the priorities and actions in Cumberland 2030: Our Local Strategic Planning Statement, as outlined below:

- Local Planning Priority 5 – Deliver housing diversity to suit changing needs: The planning proposal will provide certainty to the communities and provide for more housing that support the needs of the community.

- Local Planning Priority 13 – Protecting, enhancing, and increasing natural and green space: The planning proposal will provide additional open space within infill and residential areas, which will further enhance Cumberland's natural environment.

Consistency with Cumberland Local Housing Strategy

The planning proposal is consistent with the Cumberland Local Housing Strategy, by providing certainty to the affected privately owned residential sites and creating infill opportunities for additional housing supply.

Consistency with Cumberland Open Space and Recreation Strategy

The planning proposal is consistent with the Cumberland Local Housing Strategy, by safeguarding the existing open spaces, increasing the overall open space provisions, and improving access to and quality of open spaces in the Cumberland LGA.

Consistency with other state plans

*Public Open Space Strategy for NSW*

Table 6 below considers the planning proposal's consistency with relevant directions and actions of the above Strategy which the objectives are achieved.

| Directions and actions | Consistency with Proposal |
|---|---|
| Recognise public open space as infrastructure that is essential for creating great places to live and supporting healthy and active lifestyles | The proposal supports this direction by ensuring public open space is strategically planned and zoned in line with current and future community needs. It includes the rezoning of properties of residential zoned land to open space in areas where park expansion or improved access is warranted. This reinforces open space as critical social infrastructure. |
| Recognise access to public open space as fundamental to supporting healthy and active lifestyles for people of all ages, abilities, and backgrounds | The proposal results in a more balanced and equitable distribution of open space across the LGA. In some areas, additional open space is introduced or expanded (e.g. Girraween and Lidcombe), improving local access for communities. In other locations, land currently zoned as open space but not functioning as such, is proposed to be rezoned to residential, ensuring that the planning framework reflects actual use and need.<br><br>Additionally, Council has made significant recent investments in open space infrastructure, supported by funding from the NSW Government's Western Sydney Infrastructure Grants Program, including the Civic Park Pendle Hill Upgrade project, which will deliver new sport courts, BBQ facilities, and inclusive recreation zones. Other funded initiatives include the New Hyland Road Sporting Complex, Guildford Pool Modernisation, and Lidcombe Town Centre Activation.<br><br>These initiatives, in conjunction with the Planning proposal amendments, will contribute to a higher-quality, more inclusive and accessible open space network. |
| Provide public open space in areas where it is most needed | The proposed rezonings from residential to open space in Auburn, Lidcombe, Girraween, South Granville, Guildford, Guildford West, Holroyd, Greystanes, Pemulwuy, Pendle Hill, Toongabbie, South Wentworthville, Westmead, Woodpark, Merrylands, and Merrylands West, are consistent with Council's Open Space and Recreation Strategy and projected population growth. |

Table 6: Consistency of Proposal with Public Open Spaces Strategy for NSW

*Greener Places: An Urban Green Infrastructure Design Framework for NSW*

Table 7 considers the planning proposal's consistency with the four key principles outlined within the above framework below.

| **Principles** | **Consistency with Proposal** |
|---|---|
| Integration | A balanced approach and detailed open space analysis has been undertaken to ensure that properties being included in this Planning Proposal are still integrated and are consistent with the broader state aligned with urban green infrastructure frameworks and strategies. |
| Connectivity | A balanced approach and detailed open space analysis has been undertaken to ensure that properties being included in this Planning Proposal are still integrated and are consistent with the broader state aligned with urban green infrastructure frameworks and strategies. |
| Multifunctionality | The formalisation of the properties to be rezoned for open space and remove the Land Reservation Acquisition (LRA) demonstrates their increasing value to be used by the community, opening the land for interaction, sense of connectedness and community capacity. In time further investment can occur to enhance the multi-use of the land, instead of the financial capital to purchase the land. |
| Participation | The open space can provide equity of access and be more fully utilised as there is certainty of its use by the community. |

Table 7: Consistency of Proposal with Greener Places Framework

*Draft Greener Places Design Guide*

The Greener Places Design Guide covers how to design, plan and implement green infrastructure in urban areas throughout New South Wales. Table 8 outlines the planning proposal's consistency with this guide.

| Direction | Strategy | Consistency with Proposal |
|---|---|---|
| **Local Access** | | |
| High density areas > 60 dwellings/hectare | 2-to-three-minute walk or200m walking distance to a local park (barrier free). | The planning proposal supports improved local access in higher density areas, where new or expanded open spaces are proposed |
| Medium- to low-density areas > 60 dwellings/hectare | 5-minute walk or 400m walking distance to a local park (barrier free) | The planning proposal supports improved local access in higher density areas, where new or expanded open spaces are proposed |
| **District Access** | | |
| (Note: these also provide local access) | 25-minute walk or 2km proximity to a district park. | The planning proposal does not significantly impact district access. The proposed rezonings mainly involve small or already vacant sites and focuses on aligning zoning with its existing land use |
| **Regional Access** | | |
| (Note: these also provide local access and district access) | Up to 30-minute travel time of public transport or by vehicle to regional open space. | Planning Proposal is likely to have minimal impact on regional access. Changes are localised, small in scale, and primarily reflect existing use patterns and being consistent with their residential surroundings |

Table 8: Consistency of Proposal with Draft Greener Places Design Guide

**Key Considerations**

The Cumberland open space planning proposal is unlikely to result in any social, environmental and economic effects or other impacts, such as traffic and built form impacts as a result. The planning proposal is likely to result in providing social benefits, including securing existing public land for open space purposes, and in safeguarding areas for provision of housing, where land is already being used for residential purposes or more suited with its surrounding context. All land that remains designated as public open space will continue to operate as such, ensuring ongoing access to greenery, shade and recreational opportunities for the community.

The planning proposal is anticipated to deliver the following outcomes:

- Net gain of zoned public open space: The proposal delivers over 153,000m² of additional zoned public open space within the Cumberland LGA.

- Greater certainty for landowners: Removes long-standing acquisition reservations, allowing landowners to progress future housing development with more positively.

- More efficient use of Council funds: Allows Council to re-prioritise open space investment based on future population demand and growth.

- Improved alignment of land use and zoning: Ensures land zoning and land classification reflect actual site use, improving accessibility, amenity, and alignment with community needs.

**Early Community Consultation**

The planning proposal and the supporting information were publicly exhibited from Monday 24 November 2025 to Monday 15 December 2025 for 22 days. The notification was done in accordance with Council's Planning Proposal Notification Policy.

The planning proposal was also promoted through Council's Have Your Say page, Council's social media, and e-news platforms. Notices were also posted on Council's social media platforms on 24 November 2025 and 8 December 2025 to inform about the planning proposal exhibition to the Cumberland community.

Hard copies of the planning proposal with supporting documentation were made available to the residents in the libraries at Auburn, Lidcombe, Greystanes, Regents Park, Guildford, Granville, Merrylands and Wentworthville and the two administration service centres at Merrylands and Auburn.

A total of approximately 5,385 notification letters were sent to existing landowners of affected sites and surrounding landowners and tenants, within approximately 60-metre radius of the affected sites.

Council received a total of 50 submissions, including 35 online submissions via Council's Have You Say portal and 15 written submissions via email or post. Council officers also responded to approximately 70 phone enquiries during the exhibition period to provide additional information to the community and provide further clarification on the planning proposal.

Based on the submissions received, the majority were either neutral or in support of the proposal. Some objections were received on the merits of the proposal or comments on specific sites. A response has been provided on all submissions received, as provided in the Community Engagement Report.

**Cumberland Local Planning Panel Advice**

The Cumberland Local Planning Panel meeting held on 8 April 2026 provided the following advice on the proposal:

*That the Cumberland Local Planning Panel endorse the Cumberland Open Space Planning Proposal and supporting documentation to be forwarded to Council with a recommendation to proceed to a Gateway Determination.*

*The Panel also recommends that Council review Table 2 to ensure that the land classifications that are applicable are correct particularly as these relate to privately owned land.*

In response to the advice from the Panel, Council officers have further reviewed and updated the planning proposal information and Table 2 within this report to ensure the land classifications applied are only applicable to Council land and not privately owned land and shown the ownership type.

### Status and Next Steps

The status and next steps of the Cumberland Open Space Planning Proposal is also provided in Figure 39.




Figure 39: Status and Next Steps of Planning Proposal

Based on the activities undertaken to date, the Cumberland Open Space Planning Proposal and supporting documentation is now provided to the Property Committee and Council for consideration. It is recommended that the Property Committee recommend to Council to endorse the proposed sites and documentation for the Cumberland open space planning proposal, as provided in this report, and forward the planning proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

## COMMUNITY ENGAGEMENT

Information on early community consultation activities is outlined in the main body of the report.

Further statutory consultation will be carried out by Council officers if the proposal proceeds past Gateway stage.

## POLICY IMPLICATIONS

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

## RISK IMPLICATIONS

There are minimal risk implications for Council on the proposal outlined in this report.

## FINANCIAL IMPLICATIONS

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

## CONCLUSION

The Cumberland open space planning proposal seeks to implement changes to the planning controls to rationalise and clarify the intended land use and zoning of identified sites across the Cumberland LGA. These amendments aim to ensure that the Cumberland open space planning framework is consistent with current and future land use functions, respond to demonstrated community needs, and align with Council's current strategies and plans.

It is recommended that the Property Committee recommend to Council to endorse the proposed sites and documentation for the Cumberland open space planning proposal, as provided in this report, and forward the planning proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

## ATTACHMENTS

1. List of Sites for Inclusion in the Cumberland Open Space Planning Proposal ⇩
2. Cumberland Open Space Planning Proposal and Supporting Documentation ⇩
3. Statement of Council's Interest for Cumberland Open Space Planning Proposal ⇩
4. Community Engagement Report ⇩
5. Cumberland Local Planning Panel Advice ⇩

# DOCUMENTS ASSOCIATED WITH REPORT PC020/26

## Attachment 1

## List of Sites for Inclusion in the Cumberland Open Space Planning Proposal

CUMBERLAND CITY COUNCIL

# List of Sites for inclusion in Cumberland Open Space Planning Proposal

**Types 1 to 4 (refer to individual tables to view details of each item)**

| Category | Total sites and item numbers |
|---|---|
| Type 1 - Sites that are used for public open space but are not currently zoned for its purpose by rezoning | **163 sites**<br><br>Item Nos 1-12, 53-122, 150-171, 176-224, 228-237 |
| Type 2 - Sites currently owned by Council, for rezoning from open space to residential purposes, which are identified for consideration in the Duck River Strategic Masterplan | **26 sites**<br><br>Item Nos 26-50, 238 |
| Type 3 - Removal of privately owned sites no longer required for public open space land acquisition and rezoning them to the adjoining residential zoning | **26 sites**<br><br>Item Nos 13-25, 51-52, 123-130, 225-227 |
| Type 4 - Identify sites with related changes to the existing Land Reservation Acquisition (LRA) mapping removal and/or reclassification of land only | **26 sites**<br><br>Item Nos 131-149, 172-175, 239-241 |

## Type 1: Sites that are used for public open space but are not currently zoned for its purpose (163)

| Item No. | Map no. | Street Address | Suburb | Land Title | Land ID | Existing Zone | Proposed Zone | Ownership |
|---|---|---|---|---|---|---|---|---|
| 1 | 1 | 43 Karrabah Road | AUBURN | Lot 1 Sec 16 DP 939788 | 33024 | R3 | RE1 | Council |
| 2 | 1 | 45 Karrabah Road | AUBURN | Lot 2 Sec 16 DP 939788 | 33025 | R3 | RE1 | Council |
| 3 | 1 | 47 Karrabah Road | AUBURN | Lot 3 Sec 16 DP 939788 | 33026 | R3 | RE1 | Council |
| 4 | 1 | 49 Karrabah Road | AUBURN | Lot 1 DP 1182664 | 50249 | R3 | RE1 | Council |
| 5 | 1 | 51 Karrabah Road | AUBURN | Lot 1 DP 175728 | 26302 | R3 | RE1 | Council |
| 6 | 1 | 51 Karrabah Road | AUBURN | Lot 6 DP 75498 | 24050 | R3 | RE1 | Council |
| 7 | 1 | 53 Karrabah Road | AUBURN | Lot 2 DP 1094958 | 44865 | R3 | RE1 | Council |
| 8 | 1 | 53 Karrabah Road | AUBURN | Lot 1 DP 1094958 | 44864 | R3 | RE1 | Council |
| 9 | 1 | 55 Karrabah Road | AUBURN | Lot 1 DP 75966 | 24054 | R3 | RE1 | Council |
| 10 | 1 | 55 Karrabah Road | AUBURN | Lot 1 DP 175761 | 26307 | R3 | RE1 | Council |

| Item No. | Map no. | Street Address | Suburb | Land Title | Land ID | Existing Zone | Proposed Zone | Ownership |
|---|---|---|---|---|---|---|---|---|
| **11** | **82** | Chisholm Road | AUBURN | Lot 2 DP 1063022 | 25701 | E4 | RE1 | Council |
| **12** | **112** | Killeen Street | AUBURN | Lot 57 DP 6713 | 18610 | R2 | RE1 | Council |
| **53** | **12** | 195 Targo Road | GIRRAWEEN | Lot 28 DP 8768 | 103308 | R3 | RE1 | Council |
| **54** | **16** | Targo Road | GIRRAWEEN | Lot 4 DP 546873 | 110864 | R2 | RE1 | Council |
| **55** | **17** | 48P Oramzi Road | GIRRAWEEN | Lot 43 DP 1107063 | 129710 | R2 | RE1 | Council |
| **56** | **18** | 81 Oramzi Road | GIRRAWEEN | Lot 290 DP 8768 | 98874 | R3 | RE1 | Council |
| **57** | **19** | Palm Street | GIRRAWEEN | Lot 17 DP 240703 | 99226 | R2 | RE1 | Council |
| **58** | **20** | 14 Mardi Street | GIRRAWEEN | Lot 4 DP 226482 | 90593 | R2 | RE1 | Council |
| **59** | **20** | 182 Girraween Road | GIRRAWEEN | Lot 1 DP 226482 | 86397 | R2 | RE1 | Council |
| **60** | **20** | 33 Mardi Street | GIRRAWEEN | Lot 12 DP 226482 | 90594 | R2 | RE1 | Council |
| **61** | **21** | 77 Lance Crescent | GREYSTANES | Lot 47 DP 236404 | 106699 | R2 | RE1 | Council |
| **62** | **22** | White Gum Place | GREYSTANES | Lot 61 DP 845448 | 108053 | R2 | RE1 | Council |
| **63** | **23** | 60 Forest Gum Place | GREYSTANES | Lot 60 DP 845448 | 109676 | R2 | RE1 | Council |
| **64** | **24** | 61 Gerald Street | GREYSTANES | Lot 14 DP 31285 | 106069 | R2 | RE1 | Council |
| **65** | **24** | 61 Gerald Street | GREYSTANES | Lot 33 DP 31285 | 116416 | R2 | RE1 | Council |
| **66** | **25** | 2-4 Royal Place | GREYSTANES | Lot 17 DP 224902 | 94495 | R2 | RE1 | Council |

| Item No. | Map no. | Street Address | Suburb | Land Title | Land ID | Existing Zone | Proposed Zone | Ownership |
|---|---|---|---|---|---|---|---|---|
| **67** | **26** | 16 Bogan Street | GREYSTANES | Lot 22 DP 240929 | 82988 | R2 | RE1 | Council |
| **68** | **27** | 9-13 Ettalong Road | GREYSTANES | Lot 2 DP 619940 | 113122 | R2 | RE1 | Council |
| **69** | **28** | 20 Carnation Street | GREYSTANES | Lot 55 DP 229856 | 87498 | E1 | RE1 | Council |
| **70** | **28** | 32 Carnation Street | GREYSTANES | Lot 49 DP 229856 | 87504 | E1 | RE1 | Council |
| **71** | **72** | 1 Bradman Street | GREYSTANES | Lot 11 DP 228137 | 83289 | R2 | RE1 | Council |
| **72** | **101** | 36 Munro Street | GREYSTANES | Lot 51 DP 238643 | 106958 | R2 | RE1 | Council |
| **73** | **102** | 71 Munro Street | GREYSTANES | Lot 103 DP 238643 | 106351 | R2 | RE1 | Council |
| **74** | **14** | 40 Station Street | GUILDFORD | Lot 29 Sec 2 DP 1647 | 65315 | R3 | RE1 | Council |
| **75** | **14** | 42 Station Street | GUILDFORD | Lot 28 Sec 2 DP 1647 | 65317 | R3 | RE1 | Council |
| **76** | **14** | 44 Station Street | GUILDFORD | Lot 27 Sec 2 DP 1647 | 65320 | R3 | RE1 | Council |
| **77** | **14** | 46 Station Street | GUILDFORD | Lot 26 Sec 2 DP 1647 | 67994 | R3 | RE1 | Council |
| **78** | **14** | 48 Station Street | GUILDFORD | Lot 25 Sec 2 DP 1647 | 67995 | R3 | RE1 | Council |

| Item No. | Map no. | Street Address | Suburb | Land Title | Land ID | Existing Zone | Proposed Zone | Ownership |
|---|---|---|---|---|---|---|---|---|
| **79** | **29** | Murdock Street | GUILDFORD | Lot B DP 338665 | 107540 | R3 | RE1 | Council |
| **80** | **30** | 2 San Remo Place | GUILDFORD | Lot Z DP 30971 | 104271 | R2 | RE1 | Council |
| **81** | **31** | 83 Cardigan Street | GUILDFORD | Lot 34 Sec 3 DP 734 | 88656 | R4 | RE1 | Council |
| **82** | **32** | 44 Bangor Street | GUILDFORD | Lot 25 Sec 13 DP 734 | 80749 | R3 | RE1 | Council |
| **83** | **33** | 52 Berwick Street | GUILDFORD | Lot 18 Sec 14 DP 734 | 83840 | R3 | RE1 | Council |
| **84** | **34** | 18P George Street | GUILDFORD | Lot 4 DP 255191 | 85729 | R2 | RE1 | Council |
| **85** | **34** | 18P George Street | GUILDFORD | Lot 105 DP 252056 | 85730 | R2 | RE1 | Council |
| **86** | **35** | 7 Carrington Road | GUILDFORD | Lot 5 DP 211200 | 86965 | R2 | RE1 | Council |
| **87** | **36** | 29 Allison Road | GUILDFORD | Lot 9 DP 1143055 | 128571 | R2 | RE1 | Council |
| **88** | **75** | 46 Eve Street | GUILDFORD | Lot 1 DP626900 | 60701 | R3 | RE1 | Council |
| **89** | **75** | 46 Eve Street | GUILDFORD | Lot 2 DP 626900 | 60702 | R3 | RE1 | Council |
| **90** | **37** | 34 Fairfield Road | GUILDFORD WEST | Lot 2 DP 542462 | 91609 | R2 | RE1 | Council |
| **91** | **37** | 38A Fairfield Road | GUILDFORD WEST | Lot 1 DP 220787 | 107195 | R2 | RE1 | Council |
| **92** | **37** | 38A Fairfield Road | GUILDFORD WEST | Lot 3 DP 220787 | 107196 | R2 | RE1 | Council |

| Item No. | Map no. | Street Address | Suburb | Land Title | Land ID | Existing Zone | Proposed Zone | Ownership |
|---|---|---|---|---|---|---|---|---|
| **93** | **37** | 94P Albert Street | GUILDFORD WEST | Lot 21 DP 558242 | 81352 | R2 | RE1 | Council |
| **94** | **38** | 558 Guildford Road | GUILDFORD WEST | Lot 1 DP 524591 | 88066 | R3 | RE1 | Council |
| **95** | **40** | 6P Robert Street | HOLROYD | Lot 6 RO 248020 | 103402 | R2 | RE1 | Council |
| **96** | **41** | Crescent Street | HOLROYD | Lot 5 DP 1168481 | 120968 | E3 | RE1 | Council |
| **97** | **2** | Farm Road | LIDCOMBE | Lot 6110 DP 1179760 | 50364 | R3 | RE1 | Council |
| **98** | **3** | 6 Tallowwood Avenue | LIDCOMBE | Lot 6499 DP 1182327 | 51309 | R3 | RE1 | Council |
| **99** | **4** | Brooks Circuit | LIDCOMBE | Lot 821 DP 1150164 | 48777 | R3 | RE1 | Council |
| **100** | **4** | Brooks Circuit | LIDCOMBE | Lot 820 DP 1150164 | 48776 | R3 | RE1 | Council |
| **101** | **5** | Chapel Road | LIDCOMBE | Lot 801 DP 1150164 | 48757 | R3 | RE1 | Council |
| **102** | **6** | Betty Cuthbert Drive | LIDCOMBE | Lot 86 DP 1092836 | 44762 | R3 | RE1 | Council |
| **103** | **7** | Turpentine Park Turpentine Place | LIDCOMBE | Lot 3312 DP 1132055 | 47192 | R3 | RE1 | Council |
| **104** | **8** | Entrance Park Main Avenue | LIDCOMBE | Lot 816 DP 1150164 | 48772 | R3 | RE1 | Council |
| **105** | **9** | Peden Park Betty Cuthbert Drive | LIDCOMBE | Lot 100 DP 1139471 | 47031 | R3 | RE1 | Council |
| **106** | **10** | Bud Greenspan Circuit | LIDCOMBE | Lot 55 DP 1016757 | 24994 | R3 | RE1 | Council |

| Item No. | Map no. | Street Address | Suburb | Land Title | Land ID | Existing Zone | Proposed Zone | Ownership |
|---|---|---|---|---|---|---|---|---|
| **107** | **11** | Central Park, Botanica Drive | LIDCOMBE | Lot 41 DP 1089707 | 44761 | R3 | RE1 | Council |
| **108** | **15** | Nyrang Street | LIDCOMBE | Lot 1 DP 213761 | 26787 | E3 | RE1 | Council |
| **109** | **76** | East Street | LIDCOMBE | Lot 65 DP 35510 | 24729 | R2 | RE1 | Council |
| **110** | **77** | Joseph Street & Botanica Drive | LIDCOMBE | Lot 21 DP 1086687 | 44740 | R3 | RE1 | Council |
| **111** | **77** | Joseph Street & Botanica Drive | LIDCOMBE | Lot 3549 DP 1145998 | 47731 | R3 | RE1 | Council |
| **112** | **78** | Ironbark Crescent | LIDCOMBE | Lot 30 DP 1086687 | 44749 | R3 | RE1 | Council |
| **113** | **79** | Lakeview Crescent Park | LIDCOMBE | Lot 16 DP 1074086 | 42768 | R3 | RE1 | Council |
| **114** | **80** | Grevillea Crescent Park | LIDCOMBE | Lot 17 DP 1074086 | 42769 | R3 | RE1 | Council |
| **115** | **80** | Joseph Street | LIDCOMBE | Lot 13 DP 1074086 | 42765 | R3 | RE1 | Council |
| **116** | **80** | Joseph Street | LIDCOMBE | Lot 14 DP 1074086 | 42766 | R3 | RE1 | Council |
| **117** | **80** | Main Avenue | LIDCOMBE | Lot 79 DP 1097193 | 45061 | R3 | RE1 | Council |
| **118** | **80** | Joseph Street | LIDCOMBE | Lot 82 DP 1139415 | 47086 | R3 | RE1 | Council |
| **119** | **86** | 29 Water Street | LIDCOMBE | Lot 1 Sec 2 DP 1599 | 16216 | R2 | RE1 | Council |
| **120** | **97** | 6 Taylor Street | LIDCOMBE | Lot A DP 163069 | 26198 | E1 | RE1 | Council |

| Item No. | Map no. | Street Address | Suburb | Land Title | Land ID | Existing Zone | Proposed Zone | Ownership |
|---|---|---|---|---|---|---|---|---|
| **121** | **97** | 6 Taylor Street | LIDCOMBE | Lot 463 DP 752036 | 31205 | E1 | RE1 | Council |
| **122** | **97** | 6 Taylor Street | LIDCOMBE | Lot A DP 163167 | 26200 | E1 | RE1 | Council |
| **150** | **42** | 4 Newman Street | MERRYLANDS | Lot 10B DP364655 | 100303 | R4 | RE1 | Council |
| **151** | **42** | 6 Newman Street | MERRYLANDS | Lot 1 DP 200274 | 100302 | R4 | RE1 | Council |
| **152** | **43** | Myee Street | MERRYLANDS | Lot 4 DP 236725 | 100359 | R3 | RE1 | Council |
| **153** | **44** | 85P Clarence Street | MERRYLANDS | Lot 2 DP 529271 | 129156 | R2 | RE1 | Council |
| **154** | **44** | 97P Lockwood Street | MERRYLANDS | Lot 21 Sec B DP 977093 | 103398 | R2 | RE1 | Council |
| **155** | **44** | 97P Lockwood Street | MERRYLANDS | Lot 48 Sec B DP 977093 | 92726 | R2 | RE1 | Council |
| **156** | **44** | 98P Lockwood Street | MERRYLANDS | Lot 1 DP 529271 | 129157 | R2, R3 | RE1 | Council |
| **157** | **45** | 9 Lois Place | MERRYLANDS | Lot 9 DP 249044 | 89235 | R2 | RE1 | Council |
| **158** | **46** | 45 Manchester Street | MERRYLANDS | Lot 46 Sec 2 DP 5714 | 90535 | R4 | RE1 | Council |
| **159** | **47** | 22 Davison Street | MERRYLANDS | Lot 15 DP 801965 | 91877 | R2 | RE1 | Council |
| **160** | **48** | 29-31 Charlotte Street | MERRYLANDS | Lot 1 DP 537414 | 88720 | R3 | RE1 | Council |

| Item No. | Map no. | Street Address | Suburb | Land Title | Land ID | Existing Zone | Proposed Zone | Ownership |
|---|---|---|---|---|---|---|---|---|
| **161** | **48** | 29-31 Charlotte Street | MERRYLANDS | Lot 2 DP 537414 | 88721 | R3 | RE1 | Council |
| **162** | **81** | 4P Hillier Street | MERRYLANDS | Lot 12 DP 525059 | 86584 | R2 | RE1 | Council |
| **163** | **81** | 4P Hillier Street | MERRYLANDS | Lot 3 DP 510840 | 114755 | R2 | RE1 | Council |
| **164** | **88** | 65 Neil Street | MERRYLANDS | Lot 29 Sec C DP 7916 | 106935 | R4 | RE1 | Council |
| **165** | **89** | 59 Shannon Avenue | MERRYLANDS | Lot 37 DP 235266 | 104272 | R2 | RE1 | Council |
| **166** | **90** | 14 Oxford Street | MERRYLANDS | Lot 11 DP 578933 | 98782 | R4 | RE1 | Council |
| **167** | **92** | 22 Belmont Street | MERRYLANDS | Lot 16 Sec 2 DP 1857 | 104369 | R2 | RE1 | Council |
| **168** | **92** | 22 Belmont Street | MERRYLANDS | Lot 17 Sec 2 DP 1857 | 104370 | R2 | RE1 | Council |
| **169** | **93** | 88 Belmont Street | MERRYLANDS | Lot 411 DP 552807 | 82067 | R2 | RE1 | Council |
| **170** | **94** | 33 Leigh Street | MERRYLANDS | Lot 3 DP 240696 | 98124 | R3 | RE1 | Council |
| **171** | **98** | 28-36 McFarlane Street | MERRYLANDS | Lot 46 Sec A DP7916 | 115348 | E2 | RE1 | Council |
| **176** | **49** | Ruth Street | MERRYLANDS WEST | Lot 1A DP 419169 | 94269 | R2 | RE1 | Council |
| **177** | **50** | 5 Arcadia Street | MERRYLANDS WEST | Lot 1 DP 220890 | 80244 | R4 | RE1 | Council |

| Item No. | Map no. | Street Address | Suburb | Land Title | Land ID | Existing Zone | Proposed Zone | Ownership |
|---|---|---|---|---|---|---|---|---|
| **178** | **50** | 5 Arcadia Street | MERRYLANDS WEST | Lot 2 DP 220890 | 80245 | R4 | RE1 | Council |
| **179** | **51** | 11 Arcadia Street | MERRYLANDS WEST | Lot 1 DP 311515 | 103032 | R4 | RE1 | Council |
| **180** | **52** | 2 Todd Street | MERRYLANDS WEST | Lot 20 Sec G DP2733 | 111435 | R4 | RE1 | Council |
| **181** | **53** | 48 Arthur Street | MERRYLANDS WEST | Lot 17 Sec E DP 2733 | 80441 | R4 | RE1 | Council |
| **182** | **54** | 29P Barcom Street | MERRYLANDS WEST | Lot 2 DP 205020 | 83223 | R3 | RE1 | Council |
| **183** | **95** | 31 Cusack Street | MERRYLANDS WEST | Lot 3 DP 223067 | 85020 | R2 | RE1 | Council |
| **184** | **95** | 31 Cusack Street | MERRYLANDS WEST | Lot 4 DP 223067 | 85021 | R2 | RE1 | Council |
| **185** | **95** | 36 Cusack Street | MERRYLANDS WEST | Lot 3 DP 808761 | 114199 | R2 | RE1 | Council |
| **186** | **96** | 129P Fowler Road | MERRYLANDS WEST | Lot 3 DP 214510 | 86277 | R2 | RE1 | Council |
| **187** | **96** | 151P Fowler Road | MERRYLANDS WEST | Lot 1 DP 534678 | 86281 | R2 | RE1 | Council |
| **188** | **96** | 155P Fowler Road | MERRYLANDS WEST | Lot 21 DP 553742 | 86283 | R2 | RE1 | Council |
| **189** | **96** | 157P Fowler Road | MERRYLANDS WEST | Lot 1 DP 236170 | 86285 | R2 | RE1 | Council |
| **190** | **96** | 161P Fowler Road | MERRYLANDS WEST | Lot 3 DP 510695 | 84514 | R2 | RE1 | Council |
| **191** | **96** | 163P Fowler Road | MERRYLANDS WEST | Lot 1 DP 808084 | 112466 | R2 | RE1 | Council |

| Item No. | Map no. | Street Address | Suburb | Land Title | Land ID | Existing Zone | Proposed Zone | Ownership |
|---|---|---|---|---|---|---|---|---|
| **192** | **96** | 167P Fowler Road | MERRYLANDS WEST | Lot 2 DP 572657 | 84516 | R2 | RE1 | Council |
| **193** | **96** | 16P Bowden Street | MERRYLANDS WEST | Lot 3 DP 514016 | 82716 | R2 | RE1 | Council |
| **194** | **96** | 20P Bowden Street | MERRYLANDS WEST | Lot 23 DP 562206 | 82713 | R2 | RE1 | Council |
| **195** | **104** | 81 Naying Drive | PEMULWUY | Lot 3079 DP 1068163 | 120712 | R3 | RE1 | Council |
| **196** | **105** | 199R Driftway Drive | PEMULWUY | Lot 2002 DP 1149384 | 121753 | R3 | RE1 | Council |
| **197** | **106** | 15 Durawi Street | PEMULWUY | Lot 500 DP 1151738 | 122285 | R3 | RE1 | Council |
| **198** | **107** | 61 Nijong Drive | PEMULWUY | Lot 432 DP 1136588 | 127827 | R3 | RE1 | Council |
| **199** | **108** | 52P Nijong Drive | PEMULWUY | Lot 4003 DP 1151984 | 124275 | R4 | RE1 | Council |
| **200** | **109** | 26P Grazier Circuit | PEMULWUY | Lot 2036 DP 1110142 | 125971 | R3 | RE1 | Council |
| **201** | **110** | 166 Driftway Drive | PEMULWUY | Lot 133 DP 1061621 | 118920 | R3 | RE1 | Council |
| **202** | **111** | 39 Naying Drive | PEMULWUY | Lot 4095 DP 1081249 | 119886 | R3 | RE1 | Council |
| **203** | **55** | 10A MacKlin Street | PENDLE HILL | Lot 14 DP 29336 | 89331 | R2 | RE1 | Council |
| **204** | **55** | 10A MacKlin Street | PENDLE HILL | Lot 15 DP 29336 | 89332 | R2 | RE1 | Council |
| **205** | **56** | 5A Daley Street | PENDLE HILL | Lot 27 DP 203157 | 92984 | R2 | RE1 | Council |
| **206** | **56** | 5A Daley Street | PENDLE HILL | Lot 28 DP 203157 | 92985 | R2 | RE1 | Council |
| **207** | **57** | 2 Frederick Street | PENDLE HILL | Lot 10 DP 216135 | 86248 | R2 | RE1 | Council |

| Item No. | Map no. | Street Address | Suburb | Land Title | Land ID | Existing Zone | Proposed Zone | Ownership |
|---|---|---|---|---|---|---|---|---|
| **208** | **58** | 14 Boyne Avenue | PENDLE HILL | Lot 13 DP 206506 | 82563 | R2 | RE1 | Council |
| **209** | **58** | 14 Boyne Avenue | PENDLE HILL | Lot 14 DP 206506 | 82564 | R2 | RE1 | Council |
| **210** | **59** | 8 Goodall Street | PENDLE HILL | Lot 64 DP 14088 | 87281 | R4 | RE1 | Council |
| **211** | **59** | 10 Goodall Street | PENDLE HILL | Lot 65 DP 14088 | 87282 | R4 | RE1 | Council |
| **212** | **73** | 1B Mackay Road | SOUTH GRANVILLE | Lot 3 DP 213194 | 67083 | R2 | RE1 | Council |
| **213** | **74** | 4B Banksia Street | SOUTH GRANVILLE | Lot 5 DP 719042 | 58322 | R2 | RE1 | Council |
| **214** | **61** | 20P Richmond Street | SOUTH WENTWORTHVILLE | Lot 692 DP 11653 | 107460 | R2 | RE1 | Council |
| **215** | **62** | 3 Paul Crescent | SOUTH WENTWORTHVILLE | Lot 14 DP 31065 | 98423 | R2 | RE1 | Council |
| **216** | **62** | 3 Paul Crescent | SOUTH WENTWORTHVILLE | Lot 15 DP 31065 | 98424 | R2 | RE1 | Council |
| **217** | **63** | 5 Irrigation Road | SOUTH WENTWORTHVILLE | Lot 17 DP 212626 | 94684 | R2 | RE1 | Council |
| **218** | **83** | 17P Finlayson Street | SOUTH WENTWORTHVILLE | Lot 694 DP 11653 | 126970 | R2 | RE1 | Council |
| **219** | **84** | 9P Allen Street | SOUTH WENTWORTHVILLE | Lot 693 DP 11653 | 127778 | R2 | RE1 | Council |
| **220** | **85** | 26 Wirralee Street | SOUTH WENTWORTHVILLE | Lot 47B DP 400135 | 115215 | R2 | RE1 | Council |
| **221** | **87** | 57H Boronia Street | SOUTH WENTWORTHVILLE | Lot 5 DP 28623 | 82006 | R3 | RE1 | Council |
| **222** | **13** | 18 Toongabbie Road | TOONGABBIE | Lot B DP 386836 | 110232 | E1 | RE1 | Council |

| Item No. | Map no. | Street Address | Suburb | Land Title | Land ID | Existing Zone | Proposed Zone | Ownership |
|---|---|---|---|---|---|---|---|---|
| **223** | **13** | 20 Toongabbie Road | TOONGABBIE | Lot A DP 386836 | 110231 | E1 | RE1 | Council |
| **224** | **103** | 125 Toongabbie Road | TOONGABBIE | Lot 229 DP 11508 | 111580 | R2 | RE1 | Council |
| **228** | **60** | 58A Fullagar Road | WENTWORTHVILLE | Lot 2 DP 867703 | 113140 | R4 | RE1 | Council |
| **229** | **64** | 18 Pye Street | WESTMEAD | Lot A DP 160032 | 105677 | R3 | RE1 | Council |
| **230** | **65** | 22A Church Avenue | WESTMEAD | Lot 53A DP 35587 | 105971 | R2 | RE1 | Council |
| **231** | **66** | 74P Hawkesbury Road | WESTMEAD | Lot 1 DP 502834 | 95754 | E1 | RE1 | Council |
| **232** | **67** | 69 Amos Street | WESTMEAD | Lot 16 DP 11412 | 80293 | R2 | RE1 | Council |
| **233** | **68** | 63 Good Street | WESTMEAD | Lot 1 DP 13463 | 86688 | R4 | RE1 | Council |
| **234** | **69** | 27 Sandra Street | WOODPARK | Lot 3 DP 507247 | 101956 | R2 | RE1 | Council |
| **235** | **70** | 15-19 Martin Crescent | WOODPARK | Lot 9 DP 213674 | 105592 | R2 | RE1 | Council |
| **236** | **70** | 15-19 Martin Crescent | WOODPARK | Lot 10 DP 213674 | 105593 | R2 | RE1 | Council |
| **237** | **70** | 15-19 Martin Crescent | WOODPARK | Lot 6 DP 230783 | 120330 | R2 | RE1 | Council |

## Type 2: Sites currently owned by Council, for rezoning from open space to residential purposes, which are identified for consideration in the Duck River Strategic Masterplan Sites (26)

| Item No. | Map No. | Street Address | Suburb | Land Title | Land ID | Existing Zone | Proposed Zone | Ownership |
|---|---|---|---|---|---|---|---|---|
| **26** | **124** | 67-73 Edgar Street | AUBURN | Lot 1 DP 112219 | 25852 | RE1 | R2 | Council |
| **27** | **124** | 67-73 Edgar Street | AUBURN | Lot 122 DP 742323 | 30450 | RE1 | R2 | Council |
| **28** | **124** | 67-73 Edgar Street | AUBURN | Lot 1 DP 742973 | 30743 | RE1 | R2 | Council |
| **29** | **124** | 67-73 Edgar Street | AUBURN | Lot 2 DP 742973 | 30745 | RE1 | R2 | Council |
| **30** | **124** | 67-73 Edgar Street | AUBURN | Lot 3 DP 742973 | 30746 | RE1 | R2 | Council |
| **31** | **124** | 67-73 Edgar Street | AUBURN | Lot 4 DP 742973 | 30747 | RE1 | R2 | Council |
| **32** | **124** | 67-73 Edgar Street | AUBURN | Lot 5 DP 742973 | 30748 | RE1 | R2 | Council |
| **33** | **124** | 67-73 Edgar Street | AUBURN | Lot 6 DP 742973 | 30749 | RE1 | R2 | Council |
| **34** | **124** | 67-73 Edgar Street | AUBURN | Lot 7 DP 742973 | 30750 | RE1 | R2 | Council |
| **35** | **124** | 67-73 Edgar Street | AUBURN | Lot 8 DP 742973 | 30751 | RE1 | R2 | Council |
| **36** | **124** | 67-73 Edgar Street | AUBURN | Lot 15 DP 742973 | 30758 | RE1 | R2 | Council |
| **37** | **124** | 67-73 Edgar Street | AUBURN | Lot 16 DP 742973 | 30759 | RE1 | R2 | Council |
| **38** | **124** | 67-73 Edgar Street | AUBURN | Lot 17 DP 742973 | 30760 | RE1 | R2 | Council |

| Item No. | Map No. | Street Address | Suburb | Land Title | Land ID | Existing Zone | Proposed Zone | Ownership |
|---|---|---|---|---|---|---|---|---|
| **39** | **124** | 67-73 Edgar Street | AUBURN | Lot 18 DP 742973 | 30761 | RE1 | R2 | Council |
| **40** | **124** | 67-73 Edgar Street | AUBURN | Lot 19 DP 742973 | 30762 | RE1 | R2 | Council |
| **41** | **124** | 68 Edgar Street | AUBURN | Lot 41 DP 8800 | 21546 | RE1 | R2 | Council |
| **42** | **124** | 70 Edgar Street | AUBURN | Lot 40 DP 8800 | 21545 | RE1 | R2 | Council |
| **43** | **124** | 72 Edgar Street | AUBURN | Lot 39 DP 8800 | 21544 | RE1 | R2 | Council |
| **44** | **124** | 74 Edgar Street | AUBURN | Lot 38 DP 8800 | 21543 | RE1 | R2 | Council |
| **45** | **124** | Edgar Street | AUBURN | Lot 32 DP 8800 | 21537 | RE1 | R2 | Council |
| **46** | **124** | Edgar Street | AUBURN | Lot 33 DP 8800 | 21538 | RE1 | R2 | Council |
| **47** | **124** | Edgar Street | AUBURN | Lot 34 DP 8800 | 21539 | RE1 | R2 | Council |
| **48** | **124** | Edgar Street | AUBURN | Lot 35 DP 8800 | 21540 | RE1 | R2 | Council |
| **49** | **124** | Edgar Street | AUBURN | Lot 36 DP 8800 | 21541 | RE1 | R2 | Council |
| **50** | **124** | Edgar Street | AUBURN | Lot 37 DP 8800 | 21542 | RE1 | R2 | Council |
| **238** | **116A** | 3 Arthur Street | AUBURN | Lot 5 DP 8800 | 20320 | RE1 | R2 | Council |

## Type 3: Removal of privately owned sites no longer required for public open space land acquisition and rezoning them to the adjoining residential zoning (26)

| Item No. | Map No. | Street Address | Suburb | Land Title | Land ID | Existing Zoning | Proposed Zoning | Ownership |
|---|---|---|---|---|---|---|---|---|
| **13** | **113** | 309 Cumberland Road | AUBURN | Lot 3 DP 35295 | 24283 | RE1 | R2 | Privately owned |
| **14** | **113** | 311 Cumberland Road | AUBURN | Lot 2 DP 35295 | 24282 | RE1 | R2 | Privately owned |
| **15** | **113** | 313 Cumberland Road | AUBURN | Lot 1 DP 35295 | 24281 | RE1 | R2 | Privately owned |
| **16** | **113** | 33 Albert Road | AUBURN | Lot 5 DP 222599 | 26949 | RE1 | R2 | Privately owned |
| **17** | **114** | 1/36 Chestnut Road | AUBURN | Lot 1 SP 62550 | 38166 | RE1 | R2 | Privately owned |
| **18** | **114** | 2/ 36 Chestnut Road | AUBURN | Lot 2 SP 62550 | 38167 | RE1 | R2 | Privately owned |
| **19** | **114** | 38 Chestnut Road | AUBURN | Lot 114 DP 1638 | 16487 | RE1 | R2 | Privately owned |
| **20** | **114** | 40 Chestnut Road | AUBURN | Lot 113 DP 1638 | 16486 | RE1 | R2 | Privately owned |
| **21** | **114** | 47 Pine Road | AUBURN | Lot 104 DP 1638 | 16477 | RE1 | R2 | Privately owned |
| **22** | **115** | 249 Chisholm Road | AUBURN | Lot A DP 411422 | 29316 | RE1 | R2 | Privately owned |
| **23** | **115** | 251 Chisholm Road | AUBURN | Lot A DP 445768 | 29464 | RE1 | R2 | Privately owned |
| **24** | **116** | 1 Arthur Street | AUBURN | Lot 4 DP 8800 | 20319 | RE1 | R2 | Privately owned |
| **25** | **117** | 4 Handley Street | AUBURN | Lot 4 DP 6338 | 18794 | RE1 | R2 | Privately owned |

| Item No. | Map No. | Street Address | Suburb | Land Title | Land ID | Existing Zone | Proposed Zone | Ownership |
|---|---|---|---|---|---|---|---|---|
| **51** | **121** | 37 Tilba Street | BERALA | Lot Z DP 409484 | 29279 | RE1 | R3 | Privately owned |
| **52** | **121** | 39 Tilba Street | BERALA | Lot Y DP 409484 | 29278 | RE1 | R3 | Privately owned |
| **123** | **118** | 6 Edith Street | LIDCOMBE | Lot 12 DP 7893 | 19911 | RE1 | R3 | Privately owned |
| **124** | **118** | 8 Edith Street | LIDCOMBE | Lot 11 DP 7893 | 19910 | RE1 | R3 | Privately owned |
| **125** | **118** | 83 Frances Street | LIDCOMBE | Lot 7 DP 7893 | 19906 | RE1 | R3 | Privately owned |
| **126** | **118** | 85 Frances Street | LIDCOMBE | Lot 8 DP 7893 | 19907 | RE1 | R3 | Privately owned |
| **127** | **118** | 87 Frances Street | LIDCOMBE | Lot 9 DP 7893 | 19908 | RE1 | R3 | Privately owned |
| **128** | **118** | 89 Frances Street | LIDCOMBE | Lot 10 DP 7893 | 19909 | RE1 | R3 | Privately owned |
| **129** | **119** | 2 Neville Street | LIDCOMBE | Lot 1 DP 948405 | 32192 | RE1 | R2 | Privately owned |
| **130** | **120** | 31 Cambridge Street | LIDCOMBE | Lot 11 Sec 11 DP 1493 | 15904 | RE1 | R2 | Privately owned |
| **225** | **122** | 12 Octavia Street | TOONGABBIE | Lot 184 DP 11508 | 99335 | RE1 | R2 | Privately owned |
| **226** | **123** | 72 Toongabbie Road | TOONGABBIE | Lot 2 DP 231623 | 114967 | RE1 | R2 | Privately owned |
| **227** | **123** | 74 Toongabbie Road | TOONGABBIE | Lot 1 DP 231623 | 110223 | RE1 | R2 | Privately owned |

## Type 4: Sites with related changes to the existing land reservation mapping removal and/or reclassification of land only (26)

| Item No. | Map No. | Street Address | Suburb | Land Title | Land ID | Existing Zoning | Proposed Zoning | Ownership |
|---|---|---|---|---|---|---|---|---|
| **131** | **126** | 38 Main Avenue | LIDCOMBE | Lot 11 DP 1277308 | 141242 | R3 | R3 | Privately owned |
| **132** | **126** | 40 Main Avenue | LIDCOMBE | Lot 1 DP 1190600 | 51524 | R3 | R3 | Privately owned |
| **142** | **127** | 1 Main Avenue | LIDCOMBE | Lot 10 SP 88160 | 51354 | R3 | R3 | Privately owned |
| **133** | **127** | 1 Brooks Circuit | LIDCOMBE | Lot 1 SP 88160 | 51345 | R3 | R3 | Privately owned |
| **134** | **127** | 2 Brooks Circuit | LIDCOMBE | Lot 2 SP 88160 | 51346 | R3 | R3 | Privately owned |
| **135** | **127** | 3 Brooks Circuit | LIDCOMBE | Lot 3 SP 88160 | 51347 | R3 | R3 | Privately owned |
| **136** | **127** | 4 Brooks Circuit | LIDCOMBE | Lot 4 SP 88160 | 51348 | R3 | R3 | Privately owned |
| **137** | **127** | 5 Brooks Circuit | LIDCOMBE | Lot 5 SP 88160 | 51349 | R3 | R3 | Privately owned |
| **138** | **127** | 6 Brooks Circuit | LIDCOMBE | Lot 6 SP 88160 | 51350 | R3 | R3 | Privately owned |
| **139** | **127** | 7 Brooks Circuit | LIDCOMBE | Lot 7 SP 88160 | 51351 | R3 | R3 | Privately owned |
| **140** | **127** | 8 Brooks Circuit | LIDCOMBE | Lot 8 SP 88160 | 51352 | R3 | R3 | Privately owned |
| **141** | **127** | 9 Brooks Circuit | LIDCOMBE | Lot 9 SP 88160 | 51353 | R3 | R3 | Privately owned |
| **143** | **127** | 10 Brooks Circuit | LIDCOMBE | Lot 11 SP 88160 | 51355 | R3 | R3 | Privately owned |
| **144** | **127** | 11 Brooks Circuit | LIDCOMBE | Lot 12 SP 88160 | 51356 | R3 | R3 | Privately owned |

| Item No. | Map No. | Street Address | Suburb | Land Title | Land ID | Existing Zone | Proposed Zone | Ownership |
|---|---|---|---|---|---|---|---|---|
| **145** | **127** | 12 Brooks Circuit | LIDCOMBE | Lot 13 SP 88160 | 51357 | R3 | R3 | Privately owned |
| **146** | **127** | 13 Brooks Circuit | LIDCOMBE | Lot 14 SP 88160 | 51358 | R3 | R3 | Privately owned |
| **147** | **127** | 14 Brooks Circuit | LIDCOMBE | Lot 17 SP 89608 | 51489 | R3 | R3 | Privately owned |
| **148** | **127** | 15 Brooks Circuit | LIDCOMBE | Lot 18 SP 89608 | 51488 | R3 | R3 | Privately owned |
| **149** | **127** | 16 Brooks Circuit | LIDCOMBE | Lot 16 SP 89608 | 51487 | R3 | R3 | Privately owned |
| **172** | **99** | 203-211 Merrylands Road | MERRYLANDS | Lot 1 DP 658197 | 113616 | RE1 | RE1 | Council |
| **173** | **99** | 203-211 Merrylands Road | MERRYLANDS | Lot D DP 344249 | 113617 | RE1 | RE1 | Council |
| **174** | **99** | 213 Merrylands Road | MERRYLANDS | Lot 18G DP 383945 | 90764 | RE1 | RE1 | Council |
| **175** | **125** | 215 Merrylands Road | MERRYLANDS | Lot 13 DP 1210565 | 130691 | E2 | E2 | Privately owned |
| **241** | **115A** | Part of 179 Chisholm Road | AUBURN | Lot A DP 401112 | 28936 | RE1 | RE1 | Council |
| **239** | **72A** | 44A Benaud Place | GREYSTANES | Lot 17 DP 231034 | 82236 | R2 | R2 | Council |
| **240** | **72B** | 44C Benaud Place | GREYSTANES | Lot 162 DP 746431 | 82235 | R2 | R2 | Council |

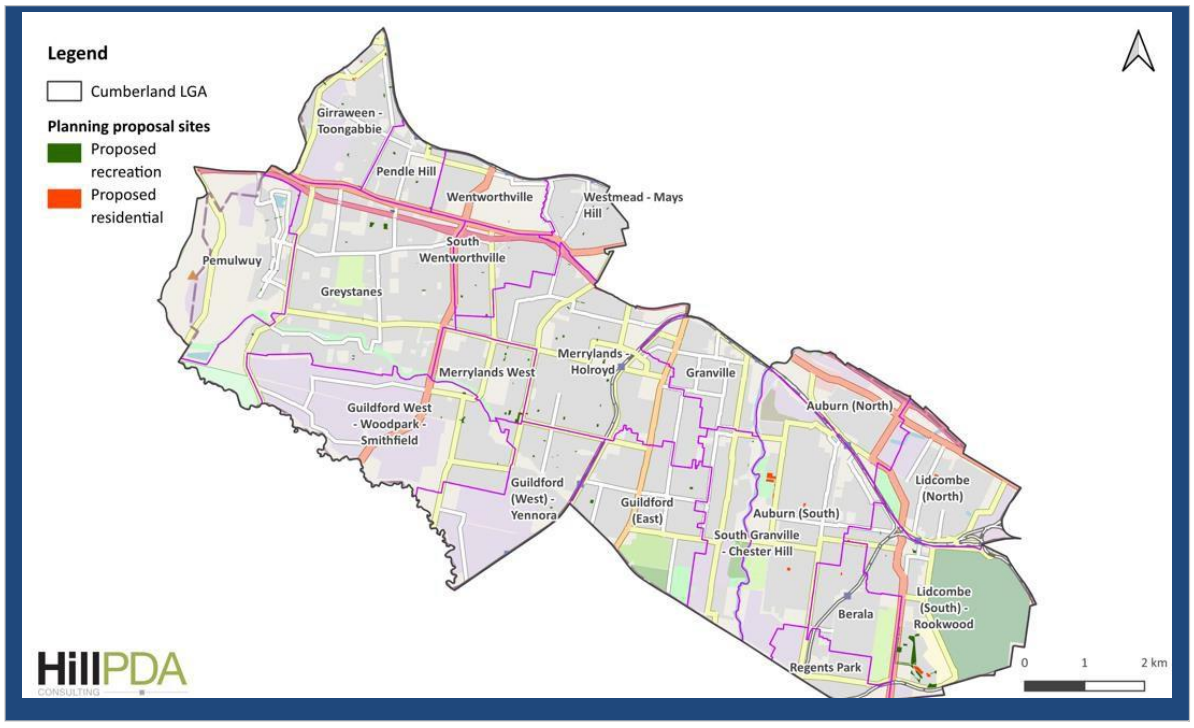
# DOCUMENTS ASSOCIATED WITH REPORT PC020/26

## Attachment 2

## Cumberland Open Space Planning Proposal and Supporting Documentation

CUMBERLAND CITY COUNCIL

# CUMBERLAND OPEN SPACE PLANNING PROPOSAL




## 17 April 2026

(Draft PP for Property Committee and Council consideration)

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# Executive summary

This Planning Proposal is prepared to ensure that appropriate planning controls are in place for open space across Cumberland Local Government Area (LGA). It includes a response to various resolutions of Cumberland City Council (Council) to amend the zoning and development standards of 241 sites that have historically been used as open space but not appropriately zoned, or land that currently has a dwelling thereon but zoned public open space.

The Planning Proposal also includes the reclassification of certain sites between community and operational land where no zoning change is proposed. The Planning Proposal has been prepared by Hill PDA for Council in consultation with Council officers.

This Planning Proposal proposes to rationalise and clarify the intended land use and zoning of the several properties, ensuring that the planning controls reflect current and future land use, community needs and strategic planning directions.

This Planning Proposal seeks amendments to the Cumberland Local Environmental Plan 2021 (Cumberland LEP 2021) to:

- Rationalise and formalise public open space provision across Cumberland Local Government Area (LGA).
- Provide for 184,924 sqm of open space area by rezoning 163 of the 241 sites that were either residential or business zoned land to public open space to reflect and formalise their current use as open space.
- Rezone 31,588sqm of open space land (52 sites (lots)) to residential land to support housing supply by reinstating residential zoning for land no longer needed as open space.
- Remove 46 sites, that are currently identified for acquisition, as identified in the Land Reservation Acquisition (LRA) Map as they are no longer required for public purposes, and rezone to permit a maximum floor space ratio, maximum building height and minimum lot size requirement consistent with the adjoining properties. The above lands consist of 20 sites (lots) which require only the LRA removal, and the remaining 26 sites (lots) require LRA removal and amendments to planning controls.
- Provide certainty for the community and landowners as to the long-term land use envisaged for the identified sites that are privately owned with a house thereon and no longer required for acquisition.
- Undertake the reclassification of some lands (15 sites) from operational to community lands and some land (28 sites) from community to operational lands. The assessment achieves the requirements of the Department of Planning's Practice Note (PN 16-001) relating to reclassification of land.
- Undertake Local Environmental Plan amendments to ensure consistency across planning instruments.

The Planning Proposal includes 241 allotments from across the LGA and in total delivers a net gain in public open space, improved community access to open space, and supports the delivery of housing in appropriate locations. The Planning Proposal will not facilitate any actual physical change in land use on any sites and will not have any adverse effects on the environment or adjoining properties.

The Proposal satisfies and aligns with relevant State Planning Policies and the Section 9.1 Ministerial Directions of the Environmental Planning and Assessment Act, 1979 and Council strategic planning frameworks and policies.

The Planning Proposal has been prepared in accordance with Division 3.4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the NSW Department of Planning, Housing and Infrastructure's LEP Making Guidelines (August 2023).

Importantly, these changes:

- Do not alter land use permissions or facilitate development inconsistent with surrounding areas,
- Do not result in adverse environmental or community impacts, and
- Provide greater certainty regarding the long-term use and planning intent for affected sites.

# Introduction

Cumberland City Council (Council) prepared this Planning Proposal in accordance with Division 3.4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the NSW Department of Planning, Housing and Infrastructure's LEP Making Guidelines (August 2023), associated to 241 properties within Cumberland Local Government Area (LGA). This Planning Proposal proposes to rationalise and clarify the intended land use and zoning of several lots, ensuring that the planning controls reflect current and future land use, community needs and strategic planning directions.

The properties included in this Planning Proposal are in response to Council resolutions associated with: -

- Formalising existing open space in planning controls to support increasing housing supply.
- Council, through a planning analysis, confirming the ongoing use of residential zoned land for open, that it owns, and provide for further community benefit, and
- Council receiving requests from landowners and confirming its intention not to purchase the land for open space as a dwelling exists on the land.

The Planning Proposal aligns land uses with broader strategic plans, including: -

- Cumberland 2030: Our Local Strategic Planning Statement and
- Cumberland Open Space and Recreation Strategy 2019–2029, which outlines a long-term vision to provide sufficient open space and recreation facilities in line with population growth.

This Planning Proposal outcome will enhance open space and further support Council's commitment of spending $1.6M on master planning, embellishment and extension of open space and parks, such as Auburn Park, Remembrance Park playground and Merrylands Civic Square. It can also provide opportunities for funding, or obtaining support grant funding, in the future for enhancing current open space such as, for example, Wyatt Park, and Phillips Park playground. Together the Planning Proposal and the Council's investment in enhancing open space across Cumberland provide significant benefits for the growing population.

The Planning Proposal will result in a net increase of 153,336 sqm towards the supply of, and community access to, quality open space. Simultaneously enabling a net gain in residential zoned land capacity, with zoning changes that create capacity for approximately 52 dwellings. Key outcomes by suburb are outlined in Table 1.

Table1: Summary of the Planning Proposal proposed open space and residential areas

| Suburb Name | Proposed Open Space Area (sqm) | Proposed Residential Area (sqm) |
|---|---|---|
| Auburn | 5,390 | 24,000 |
| Berala | | 1,041 |
| Girraween | 5,941 | |
| Greystanes | 17,503 | |
| Guildford | 9,388 | |
| Guildford West | 4,509 | |
| Holroyd | 1,253 | |
| Lidcombe | 83,830 | 4,454 |
| Merrylands | 17,288 | |
| Merrylands West | 17,214 | |

| Suburb Name | Proposed Open Space Area (sqm) | Proposed Residential Area (sqm) |
|---|---|---|
| Pemulwuy | 4,305 | |
| Pendle Hill | 5,319 | |
| South Granville | 855 | |
| South Wentworthville | 3,916 | |
| Toongabbie | 2,945 | 2,093 |
| Wentworthville | 284 | |
| Westmead | 2,795 | |
| Woodpark | 2,189 | |
| **Total Area (sqm)** | **184,924** | **31,588** |

Source: Cumberland Council (October 2025)

The Planning Proposal also involves minor housekeeping amendments that include the removal of 46 sites (lots) from Land Reservation Acquisition (LRA) mapping where open spaces have already been dedicated or constructed. 14 Council owned sites (lots) are proposed to be confirmed as open space as they contribute to the broader open space network and/or are currently functioning as open space but do not reflect the correct land classification. 28 sites (lots) are required to be reclassified to operational land. The sites (lots) require the reclassification via an amendment 4 of the Cumberland LEP 2021.

This Planning Proposal is a coordinated response to site-specific planning needs across the Cumberland LGA. It seeks to both support housing delivery in line with state and local housing targets, by rezoning properties where open space is no longer required, and formalising open space to address local recreation needs.

Overall, the Proposal strikes a balance between accommodating housing growth and maintaining access to high-quality public open space.

# Background

The Cumberland Open Space and Recreation Strategy provide Council's strategic direction for open space, sport and recreation services and facilities. As part of the Strategy, benchmarking analysis has been undertaken on the provision of open space, and has identified priority areas for focus, including Auburn North and Pendell Hill. For Auburn North, this has led to the acquisition of land to expand and embellish Auburn Park. For Pendle Hill, this has led to $16m upgrade of Civic Park to support usage of open space, recreation and environmental needs. It also identified land for open space access as part of a planning proposal on Dunmore Street.

In addition, a holistic approach to land reserved for acquisition and open space requirements in Cumberland has been identified to provide a stronger and more appropriate framework to rationalise open space and support housing delivery across various sites within the Cumberland LGA. The Proposal ensures zoning, and Land Reservation Acquisition (LRA) mapping better reflect current land use, strategic planning directions, and community needs. It also reflects relevant Council resolutions (see an overview in **Appendix A**) on the matter.

In preparing this Planning Proposal, the following approach has been used to progress Council's resolution and ensure alignment with state and local strategies and plans: -

- Inclusion of previously acquired sites for the provision of open space, including Auburn Park, Targo Road Park and Dyin Ngurra (Merrylands Civic Square).

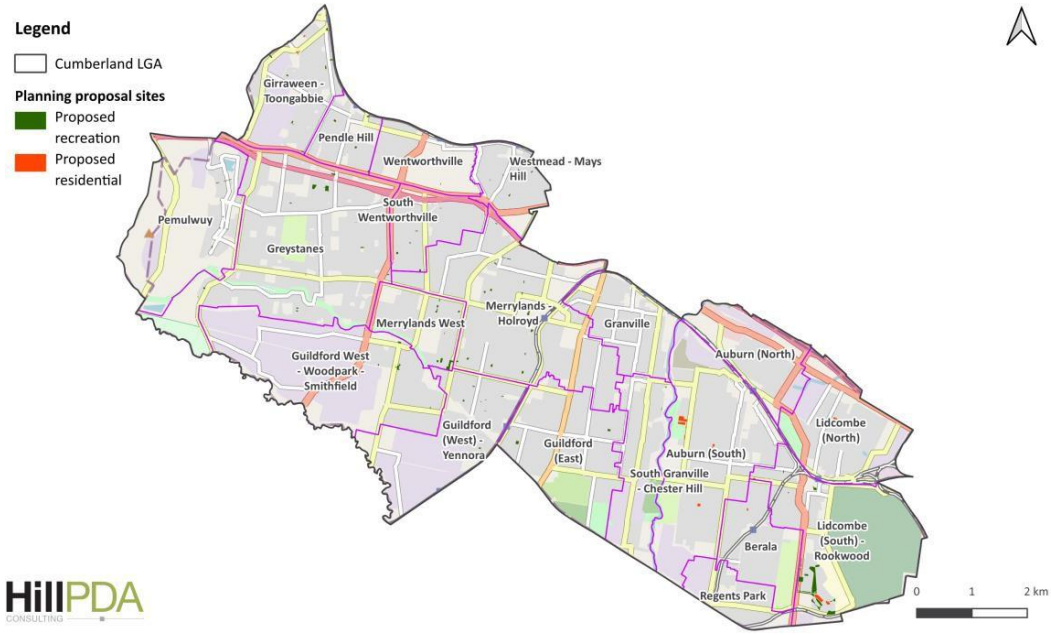
- Inclusion of existing parks and open space across Cumberland that are not zoned for open space and are typically zoned as residential or mixed use.
- Inclusion of sites for rezoning from open space to residential, aligned with the strategic directions outlined in the Duck River Parklands Strategic Masterplan.
- Removal of sites, zoned for open space and not in council's ownership. Most of these sites are also identified for land acquisition in the Cumberland Local Environmental Plan. For sites, which are proposed to be rezoned, a review has been undertaken to ensure that the benchmarks of open space per person can be achieved, or that parks and open spaces are still in close proximity of the locations.

# Proposed sites affected by planning proposal

This Planning Proposal applies to 241 lots within the suburbs of Auburn, Lidcombe, Girraween, Berala, South Granville, Guildford, Guildford West, Holroyd, Greystanes, Pemulwuy, Pendle Hill and Toongabbie, South Wentworthville, Westmead, Woodpark, Merrylands, Merrylands West, as shown below in Figure 1. A detailed table listing each individual property and the specific amendments proposed is provided in **Appendix B.**

The proposed properties affected by the Planning Proposal are shown at an overall scale in the Figure 1 below. The 241 sites (lots) have been grouped and shown in the maps at a closer view, particularly where the properties are proposed for open space or residential land use (see maps sections in **Appendix C**). The properties affected by the Planning Proposal are summarised in Table 2 below, with further details in **Appendix B**.

*Figure 1: Overview of sites affected by the Planning Proposal.*




Source: HillPDA (2025)

Table 2: Land to which this Planning Proposal applies.

| Item No. | Site Map No | Address / name | Title | Zone | | Land Classification | | Remove LRA |
|---|---|---|---|---|---|---|---|---|
| | | | | Current | Proposed | Current | Proposed | |
| | **AUBURN** | | | | | | | |
| **1** | **1** | 43 Karrabah Road | Lot 1 Sec 16 DP 939788 | R3 | RE1 | Community | n/a | n/a |
| **2** | | 45 Karrabah Road | Lot 2 Sec 16 DP 939788 | | | | | |
| **3** | | 47 Karrabah Road | Lot 3 Sec 16 DP 939788 | | | | | |
| **4** | | 49 Karrabah Road | Lot 1 DP 1182664 | | | | | |
| **5 &6** | | 51 Karrabah Road | Lot 1 DP 175728<br>Lot 6 DP 75498 | | | | | |
| **7 & 8** | | 53 Karrabah Road | Lot 1 DP 1094958<br>Lot 2 DP 1094958 | | | | | |
| **9 & 10** | | 55 Karrabah Road | Lot 1 DP 75966<br>Lot 1 DP 175761 | | | | | |
| **11** | **82** | Chisholm Road | Lot 2 DP 1063022 | E4 | RE1 | Community | n/a | n/a |
| **12** | **112** | Killeen Street | Lot 57 DP 6713 | R2 | RE1 | Operational | Community | n/a |
| **13** | **113** | **309 Cumberland Road**** | Lot 3 DP 35295 | RE1 | R2 | n/a | n/a | Yes |
| **14** | | **311 Cumberland Road**** | Lot 2 DP 35295 | | | | | |
| **15** | | **313 Cumberland Road**** | Lot 1 DP 35295 | | | | | |
| **16** | | **33 Albert Road**** | Lot 5 DP 222599 | | | | | |

| Item No. | Site Map No | Address / name | Title | Zone | | Land Classification | | Remove LRA |
|---|---|---|---|---|---|---|---|---|
| | | | | Current | Proposed | Current | Proposed | |
| **17** | **114** | **1/36 Chestnut Road**** | Lot 1 SP 62550 | RE1 | R2 | n/a | n/a | Yes |
| **18** | | **2/36 Chestnut Road**** | Lot 2 SP 62550 | | | | | |
| **19** | | **38 Chestnut Road**** | Lot 114 DP 1638 | | | | | |
| **20** | | **40 Chestnut Road**** | Lot 113 DP 1638 | | | | | |
| **21** | | **47 Pine Road**** | Lot 104 DP 1638 | | | | | |
| **22** | **115** | **249 Chisholm Road**** | Lot A DP 411422 | RE1 | R2 | n/a | n/a | Yes |
| **23** | | **251 Chisholm Road**** | Lot A DP 445768 | | | | | |
| **241** | **115A** | Part of 179 Chisholm Road | Lot A DP 401112 | RE1 | RE1 | Community | Operational | n/a |
| **24** | **116** | **1 Arthur Street**** | Lot 4 DP 8800 | RE1 | R2 | n/a | n/a | Yes |
| **238** | **116A** | 3 Arthur Street | Lot 5 DP8800 | RE1 | R2 | Community | Operational | n/a |
| **25** | **117** | **4 Handley Street**** | Lot 4 DP 6338 | RE1 | R2 | n/a | n/a | Yes |

| Item No. | Site Map No | Address / name | Title | Zone | | Land Classification | | Remove LRA |
|---|---|---|---|---|---|---|---|---|
| | | | | Current | Proposed | Current | Proposed | |
| **27** | **124** | 67-73 Edgar Street | Lot 122 DP 742323 | RE1 | R2 | Operational | n/a | n/a |
| **26, 28 - 40** | **124** | | Lot 1 DP 112219<br>Lot 1 DP 742973<br>Lot 2 DP 742973<br>Lot 3 DP 742973<br>Lot 4 DP 742973<br>Lot 5 DP 742973<br>Lot 6 DP 742973<br>Lot 7 DP 742973<br>Lot 8 DP 742973<br>Lot 15 DP 742973<br>Lot 16 DP 742973<br>Lot 17 DP 742973<br>Lot 18 DP 742973<br>Lot 19 DP 742973 | | | Community | Operational | |
| **42** | | 70 Edgar Street | Lot 40 DP 8800 | | | | | |
| **43** | | 72 Edgar Street | Lot 39 DP 8800 | | | | | |
| **44** | | 74 Edgar Street | Lot 38 DP 8800 | | | | | |
| **45, 46, 49** | | Edgar Street | Lot 32 DP 8800<br>Lot 33 DP 8800<br>Lot 36 DP 8800 | | | | | |

| Item No. | Site Map No | Address / name | Title | Zone | | Land Classification | | Remove LRA |
|---|---|---|---|---|---|---|---|---|
| | | | | Current | Proposed | Current | Proposed | |
| **41, 47, 48, 50** | **124** | 68 Edgar Street (Lot 41 of DP 8800) and Edgar Street | Lot 41 DP 8800*<br>Lot 34 DP 8800*<br>Lot 35 DP 8800*<br>Lot 37 DP 8800* | RE1 | R2 | Operational | No change required to Operaitonal land (requires interests to be changed from classified land) | N/A |
| | **BERALA** | | | | | | | |
| **51** | **121** | **37 Tilba Street**** | Lot Z DP 409484 | RE1 | R3 | n/a | n/a | Yes |
| **52** | | **39 Tilba Street**** | Lot Y DP 409484 | | | | | |
| | **GIRRAWEEN** | | | | | | | |
| **53** | **12** | 195 Targo Road | Lot 28 DP 8768 | R3 | RE1 | Operational | Community | n/a |
| **54** | **16** | Targo Road | Lot 4 DP 546873 | R2 | RE1 | Community | n/a | n/a |
| **55** | **17** | 48P Oramzi Road | Lot 43 DP 1107063 | R2 | RE1 | Community | n/a | n/a |
| **56** | **18** | 81 Oramzi Road | Lot 290 DP 8768 | R3 | RE1 | Community | n/a | n/a |
| **57** | **19** | Palm Street | Lot 17 DP 240703 | R2 | RE1 | Community | n/a | n/a |
| **58** | **20** | 14 Mardi Street | Lot 4 DP 226482 | R2 | RE1 | Community | n/a | n/a |
| **59** | | 182 Girraween Road | Lot 1 DP 226482 | | | | | |
| **60** | | 33 Mardi Street | Lot 12 DP 226482 | | | | | |
| | **GREYSTANES** | | | | | | | |
| **61** | **21** | 77 Lance Crescent | Lot 47 DP 236404 | R2 | RE1 | Community | n/a | n/a |

| Item No. | Site Map No | Address / name | Title | Zone | | Land Classification | | Remove LRA |
|---|---|---|---|---|---|---|---|---|
| | | | | Current | Proposed | Current | Proposed | |
| **62** | **22** | White Gum Place | Lot 61 DP 845448 | R2 | RE1 | Community | n/a | n/a |
| **63** | **23** | 60 Forest Gum Place | Lot 60 DP 845448 | R2 | RE1 | Community | n/a | n/a |
| **64 &65** | **24** | 61 Gerald Street | Lot 14 DP 31285<br>Lot 33 DP 31285 | R2 | RE1 | Community | n/a | n/a |
| **66** | **25** | 2-4 Royal Place | Lot 17 DP 224902 | R2 | RE1 | Community | n/a | n/a |
| **67** | **26** | 16 Bogan Street | Lot 22 DP 240929 | R2 | RE1 | Community | n/a | n/a |
| **68** | **27** | 9-13 Ettalong Road | Lot 2 DP 619940 | R2 | RE1 | Community | n/a | n/a |
| **69** | **28** | 20 Carnation Street | Lot 55 DP 229856 | E1 | RE1 | Community | n/a | n/a |
| **70** | | 32 Carnation Street | Lot 49 DP 229856 | | | | | |
| **71** | **72** | 1 Bradman Street | Lot 11 DP 228137 | R2 | RE1 | Community | n/a | n/a |
| **239** | **72A** | 44A Benaud Place | Lot 17 DP 231034 | R2 | R2 | Community | Operational | n/a |
| **240** | **72B** | 44C Benaud Place | Lot 162 DP 746431 | R2 | R2 | Community | Operational | n/a |
| **72** | **101** | 36 Munro Street | Lot 51 DP 238643 | R2 | RE1 | Community | n/a | n/a |
| **73** | **102** | 71 Munro Street | Lot 103 DP 238643 | R2 | RE1 | Community | n/a | n/a |
| | **GUILDFORD** | | | | | | | |
| **74** | **14** | 40 Station Street | Lot 29 Sec 2 DP 1647 | R3 | RE1 | Operational | Community | n/a |
| **75** | | 42 Station Street | Lot 28 Sec 2 DP 1647 | | | | | |
| **76** | | 44 Station Street | Lot 27 Sec 2 DP 1647 | | | | | |
| **77** | | 46 Station Street | Lot 26 Sec 2 DP 1647 | | | | | |
| **78** | | 48 Station Street | Lot 25 Sec 2 DP 1647 | | | | | |
| **79** | **29** | Murdock Street | Lot B DP 338665 | R3 | RE1 | Community | n/a | n/a |
| **80** | **30** | 2 San Remo Place | Lot Z DP 30971 | R2 | RE1 | Community | n/a | n/a |
| **81** | **31** | 83 Cardigan Street | Lot 34 Sec 3 DP 734 | R4 | RE1 | Community | n/a | n/a |
| **82** | **32** | 44 Bangor Street | Lot 25 Sec 13 DP 734 | R3 | RE1 | Community | n/a | n/a |
| **83** | **33** | 52 Berwick Street | Lot 18 Sec 14 DP 734 | R3 | RE1 | Community | n/a | n/a |

| Item No. | Site Map No | Address / name | Title | Zone | | Land Classification | | Remove LRA |
|---|---|---|---|---|---|---|---|---|
| | | | | Current | Proposed | Current | Proposed | |
| **84 & 85** | **34** | 18P George Street | Lot 4 DP 255191<br>Lot 105 DP 252056 | R2 | RE1 | Community | n/a | n/a |
| **86** | **35** | 7 Carrington Road | Lot 5 DP 211200 | R2 | RE1 | Community | n/a | n/a |
| **87** | **36** | 29 Allison Road | Lot 9 DP 1143055 | R2 | RE1 | Community | n/a | n/a |
| **88 & 89** | **75** | 46 Eve Street | Lot 1 DP 626900<br>Lot 2 DP 626900 | R3 | RE1 | Community | n/a | n/a |
| | **GUILDFORD WEST** | | | | | | | |
| **90** | **37** | 34 Fairfield Road | Lot 2 DP 542462 | R2 | RE1 | Community | n/a | n/a |
| **91 & 92** | | 38A Fairfield Road | Lot 1 DP 220787<br>Lot 3 DP 220787 | R2 | RE1 | Community | n/a | n/a |
| **93** | | 94P Albert Street | Lot 21 DP 558242 | R2 | RE1 | Community | n/a | n/a |
| **94** | **38** | 558 Guildford Road | Lot 1 DP 524591 | R3 | RE1 | Community | n/a | n/a |
| | **HOLROYD** | | | | | | | |
| **95** | **40** | 6P Robert Street | Lot 6 RO 248020 | R2 | RE1 | Community | n/a | n/a |
| **96** | **41** | Crescent Street | Lot 5 DP 1168481 | E3 | RE1 | Community | n/a | n/a |
| | **LIDCOMBE** | | | | | | | |
| **97** | **2** | Farm Road | Lot 6110 DP 1179760 | R3 | RE1 | Community | n/a | n/a |
| **98** | **3** | 6 Tallowwood Avenue | Lot 6499 DP 1182327 | R3 | RE1 | Community | n/a | n/a |
| **99 & 100** | **4** | Brooks Circuit | Lot 821 DP 1150164<br>Lot 820 DP 1150164 | R3 | RE1 | Community | n/a | n/a |
| **101** | **5** | Chapel Road | Lot 801 DP 1150164 | R3 | RE1 | Community | n/a | n/a |
| **102** | **6** | Betty Cuthbert Drive | Lot 86 DP 1092836 | R3 | RE1 | Community | n/a | n/a |
| **103** | **7** | Turpentine Park<br>Turpentine Place | Lot 3312 DP 1132055 | R3 | RE1 | Community | n/a | n/a |

| Item No. | Site Map No | Address / name | Title | Zone | | Land Classification | | Remove LRA |
|---|---|---|---|---|---|---|---|---|
| | | | | Current | Proposed | Current | Proposed | |
| **104** | **8** | Entrance Park Main Avenue | Lot 816 DP 1150614 | R3 | RE1 | Community | n/a | n/a |
| **105** | **9** | Peden Park Betty Cuthbert Drive | Lot 100 DP 1139471 | R3 | RE1 | Community | n/a | n/a |
| **106** | **10** | Bud Greenspan Circuit | Lot 55 DP 1016757 | R3 | RE1 | Community | n/a | n/a |
| **107** | **11** | Central Park, Botanica Drive | Lot 41 DP 1089707 | R3 | RE1 | Community | n/a | n/a |
| **108** | **15** | Nyrang Street | Lot 1 DP 213761 | E3 | RE1 | Operational | Community | n/a |
| **109** | **76** | East Street | Lot 65 DP 35510 | R2 | RE1 | Community | n/a | n/a |
| **110 & 111** | **77** | Joseph Street & Botanica Drive | Lot 21 DP 1086687<br>Lot 3549 DP 1145998 | R3 | RE1 | Community | n/a | n/a |
| **112** | **78** | Ironbark Crescent | Lot 30 DP 1086687 | R3 | RE1 | Community | n/a | n/a |
| **113** | **79** | Lakeview Crescent Park | Lot 16 DP 1074086 | R3 | RE1 | Community | n/a | n/a |
| **114**<br>**115**<br>**116**<br>**117**<br>**118** | **80** | Grevillea Crescent Park,<br>Main Avenue and Joseph Street | Lot 17 DP 1074086<br>Lot 13 DP 1074086<br>Lot 14 DP 1074086<br>Lot 79 DP 1097193<br>Lot 82 DP 1139415 | R3 | RE1 | Community | n/a | n/a |
| **119** | **86** | 29 Water Street | Lot 1 Sec 2 DP 1599 | R2 | RE1 | Operational | Community | n/a |
| **120**<br>**121**<br>**122** | **97** | 6 Taylor Street | Lot A DP 163069<br>Lot 463 DP 752036<br>Lot A DP 163167 | E1 | RE1 | Community | n/a | n/a |

| Item No. | Site Map No | Address / name | Title | Zone | | Land Classification | | Remove LRA |
|---|---|---|---|---|---|---|---|---|
| | | | | Current | Proposed | Current | Proposed | |
| **123** | **118** | **6 Edith Street**** | Lot 12 DP 7893 | RE1 | R3 | n/a | n/a | Yes |
| **124** | | **8 Edith Street**** | Lot 11 DP 7893 | | | | | |
| **125** | | **83 Frances Street**** | Lot 7 DP 7893 | | | | | |
| **126** | | **85 Frances Street**** | Lot 8 DP 7893 | | | | | |
| **127** | | **87 Frances Street**** | Lot 9 DP 7893 | | | | | |
| **128** | | **89 Frances Street**** | Lot 10 DP 7893 | | | | | |
| **129** | **119** | **2 Neville Street**** | Lot 1 DP 948405 | RE1 | R2 | n/a | n/a | Yes |
| **130** | **120** | **31 Cambridge Street**** | Lot 11 Sec 11 DP 1493 | RE1 | R2 | n/a | n/a | Yes |
| **131** | **126** | **38 Main Avenue**** | Lot 11 DP 1277308 | R3 | R3 | n/a | n/a | Yes |
| **132** | | **40 Main Avenue**** | Lot 1 DP 1190600 | | | | | |
| **142** | **127** | **1 Main Avenue**** | Lot 10 SP 88160 | R3 | R3 | n/a | n/a | Yes |
| **133** | | **1 Brooks Circuit**** | Lot 1 SP 88160 | R3 | R3 | n/a | n/a | Yes |
| **134** | | **2 Brooks Circuit**** | Lot 2 SP 88160 | R3 | R3 | n/a | n/a | Yes |
| **135** | | **3 Brooks Circuit**** | Lot 3 SP 88160 | R3 | R3 | n/a | n/a | Yes |
| **136** | | **4 Brooks Circuit**** | Lot 4 SP 88160 | R3 | R3 | n/a | n/a | Yes |
| **137** | | **5 Brooks Circuit**** | Lot 5 SP 88160 | R3 | R3 | n/a | n/a | Yes |
| **138** | | **6 Brooks Circuit**** | Lot 6 SP 88160 | R3 | R3 | n/a | n/a | Yes |
| **139** | | **7 Brooks Circuit**** | Lot 7 SP 88160 | R3 | R3 | n/a | n/a | Yes |

| Item No. | Site Map No | Address / name | Title | Zone | | Land Classification | | Remove LRA |
|---|---|---|---|---|---|---|---|---|
| | | | | Current | Proposed | Current | Proposed | |
| **140** | | **8 Brooks Circuit**** | Lot 8 SP 88160 | R3 | R3 | n/a | n/a | Yes |
| **141** | | **9 Brooks Circuit**** | Lot 9 SP 88160 | R3 | R3 | n/a | n/a | Yes |
| **143** | | **10 Brooks Circuit**** | Lot 11 SP 88160 | R3 | R3 | n/a | n/a | Yes |
| **144** | | **11 Brooks Circuit**** | Lot 12 SP 88160 | R3 | R3 | n/a | n/a | Yes |
| **145** | | **12 Brooks Circuit**** | Lot 13 SP 88160 | R3 | R3 | n/a | n/a | Yes |
| **146** | | **13 Brooks Circuit**** | Lot 14 SP 88160 | R3 | R3 | n/a | n/a | Yes |
| **147** | | **14 Brooks Circuit**** | Lot 17 SP 89608 | R3 | R3 | n/a | n/a | Yes |
| **148** | | **15 Brooks Circuit**** | Lot 18 SP 89608 | R3 | R3 | n/a | n/a | Yes |
| **149** | | **16 Brooks Circuit**** | Lot 16 SP 89608 | R3 | R3 | n/a | n/a | Yes |
| | **MERRYLANDS** | | | | | | | |
| **150** | **42** | 4 Newman Street | Lot 10B DP364655 | R4 | RE1 | Community | n/a | n/a |
| **151** | | 6 Newman Street | Lot 1 DP 200274 | | | | | |
| **152** | **43** | Myee Street | Lot 4 DP 236725 | R3 | RE1 | Community | n/a | n/a |
| **153** | **44** | 85P Clarence Street | Lot 2 DP 529271 | R2 | RE1 | Community | n/a | n/a |

| Item No. | Site Map No | Address / name | Title | Zone | | Land Classification | | Remove LRA |
|---|---|---|---|---|---|---|---|---|
| | | | | Current | Proposed | Current | Proposed | |
| **154**<br>**155** | | 97P Lockwood Street | Lot 21 Sec B DP 977093<br>Lot 48 Sec B DP 977093 | R2 | RE1 | | | |
| **156** | | 98P Lockwood Street | Lot 1 DP 529271 | Part R2 and Part R3 | RE1 | | | |
| **157** | **45** | 9 Lois Place | Lot 9 DP 249044 | R2 | RE1 | Community | n/a | n/a |
| **158** | **46** | 45 Manchester Street | Lot 46 Sec 2 DP 5714 | R4 | RE1 | Community | n/a | n/a |
| **159** | **47** | 22 Davison Street | Lot 15 DP 801965 | R2 | RE1 | Community | n/a | n/a |
| **160 & 161** | **48** | 29-31 Charlotte Street | Lot 1 DP 537414<br>Lot 2 DP 537414 | R3 | RE1 | Community | n/a | n/a |
| **162 & 163** | **81** | 4P Hillier Street | Lot 12 DP 525059<br>Lot 3 DP 510840 | R2 | RE1 | Community | n/a | n/a |
| **164** | **88** | 65 Neil Street | Lot 29 Sec C DP 7916 | R4 | RE1 | Community | n/a | n/a |
| **165** | **89** | 59 Shannon Avenue | Lot 37 DP 235266 | R2 | RE1 | Community | n/a | n/a |
| **166** | **90** | 14 Oxford Street | Lot 11 DP 578933 | R4 | RE1 | Community | n/a | n/a |
| **167 & 168** | **92** | 22 Belmont Street | Lot 16 Sec 2 DP 1857<br>Lot 17 Sec 2 DP 1857 | R2 | RE1 | Community | n/a | n/a |
| **169** | **93** | 88 Belmont Street | Lot 411 DP 552807 | R2 | RE1 | Community | n/a | n/a |
| **170** | **94** | 33 Leigh Street | Lot 3 DP 240696 | R3 | RE1 | Community | n/a | n/a |
| **171** | **98** | 28-36 McFarlane Street | Lot 46 Sec A DP7916 | E2 | RE1 | Operational | Community | n/a |

| Item No. | Site Map No | Address / name | Title | Zone | | Land Classification | | Remove LRA |
|---|---|---|---|---|---|---|---|---|
| | | | | Current | Proposed | Current | Proposed | |
| **172 & 173** | **99** | 203-211 Merrylands Road | Lot 1 DP 658197<br>Lot D DP 344249 | RE1 | RE1 | Operational | Community | n/a |
| **174** | | 213 Merrylands Road | Lot 18G DP 383945 | | | | | |
| **175** | **125** | **215 Merrylands Road**** | Lot 13 DP 1210565 | E2 | E2 | n/a | n/a | Yes |
| | **MERRYLANDS WEST** | | | | | | | |
| **176** | **49** | Ruth Street | Lot 1A DP 419169 | R2 | RE1 | Community | n/a | n/a |
| **177 & 178** | **50** | 5 Arcadia Street | Lot 1 DP 220890<br>Lot 2 DP 220890 | R4 | RE1 | Community | n/a | n/a |
| **179** | **51** | 11 Arcadia Street | Lot 1 DP 311515 | R4 | RE1 | Community | n/a | n/a |
| **180** | **52** | 2 Todd Street | Lot 20 Sec G DP2733 | R4 | RE1 | Community | n/a | n/a |
| **181** | **53** | 48 Arthur Street | Lot 17 Sec E DP 2733 | R4 | RE1 | Community | n/a | n/a |
| **182** | **54** | 29P Barcom Street | Lot 2 DP 205020 | R3 | RE1 | Community | n/a | n/a |
| **183 184** | **95** | 31 Cusack Street | Lot 3 DP 223067<br>Lot 4 DP 223067 | R2 | RE1 | Community | n/a | n/a |
| **185** | | 36 Cusack Street | Lot 3 DP 808761 | | | | | |
| **186** | **96** | 129P Fowler Road | Lot 3 DP 214510 | R2 | RE1 | Community | n/a | n/a |
| **187** | | 151P Fowler Road | Lot 1 DP 534678 | | | | | |
| **188** | | 155P Fowler Road | Lot 21 DP 553742 | | | | | |
| **189** | | 157P Fowler Road | Lot 1 DP 236170 | | | | | |
| **190** | | 161P Fowler Road | Lot 3 DP 510695 | | | | | |
| **191** | | 163P Fowler Road | Lot 1 DP 808084 | | | | | |
| **192** | | 167P Fowler Road | Lot 2 DP 572657 | | | | | |
| **193** | | 16P Bowden Street | Lot 3 DP 514016 | | | | | |

| Item No. | Site Map No | Address / name | Title | Zone | | Land Classification | | Remove LRA |
|---|---|---|---|---|---|---|---|---|
| | | | | Current | Proposed | Current | Proposed | |
| **194** | | 20P Bowden Street | Lot 23 DP 562206 | | | | | |
| | **PEMULWUY** | | | | | | | |
| **195** | **104** | 81 Naying Drive | Lot 3079 DP 1068163 | R3 | RE1 | Community | n/a | n/a |
| **196** | **105** | 199R Driftway Drive | Lot 2002 DP 1149384 | R3 | RE1 | Community | n/a | n/a |
| **197** | **106** | 15 Durawi Street | Lot 500 DP 1151738 | R3 | RE1 | Community | n/a | n/a |
| **198** | **107** | 61 Nijong Drive | Lot 432 DP 1136588 | R3 | RE1 | Community | n/a | n/a |
| **199** | **108** | 52P Nijong Drive | Lot 4003 DP 1151984 | R4 | RE1 | Community | n/a | n/a |
| **200** | **109** | 26P Grazier Circuit | Lot 2036 DP 1110142 | R3 | RE1 | Community | n/a | n/a |
| **201** | **110** | 166 Driftway Drive | Lot 133 DP 1061621 | R3 | RE1 | Community | n/a | n/a |
| **202** | **111** | 39 Naying Drive | Lot 4095 DP 1081249 | R3 | RE1 | Community | n/a | n/a |
| | **PENDLE HILL** | | | | | | | |
| **203 & 204** | **55** | 10A MacKlin Street | Lot 14 DP 29336<br>Lot 15 DP 29336 | R2 | RE1 | Community | n/a | n/a |
| **205 & 206** | **56** | 5A Daley Street | Lot 27 DP 203157<br>Lot 28 DP 203157 | R2 | RE1 | Community | n/a | n/a |
| **207** | **57** | 2 Frederick Street | Lot 10 DP 216135 | R2 | RE1 | Community | n/a | n/a |
| **208 & 209** | **58** | 14 Boyne Avenue | Lot 13 DP 206506<br>Lot 14 DP 206506 | R2 | RE1 | Community | n/a | n/a |
| **210** | **59** | 8 Goodall Street | Lot 64 DP 14088 | R4 | RE1 | Community | n/a | n/a |
| **211** | | 10 Goodall Street | Lot 65 DP 14088 | | | | | |

| Item No. | Site Map No | Address / name | Title | Zone | | Land Classification | | Remove LRA |
|---|---|---|---|---|---|---|---|---|
| | | | | Current | Proposed | Current | Proposed | |
| | **SOUTH GRANVILLE** | | | | | | | |
| **212** | **73** | 1B Mackay Road | Lot 3 DP 213194 | R2 | RE1 | Community | n/a | n/a |
| **213** | **74** | 4B Banksia Street | Lot 5 DP 719042 | R2 | RE1 | Community | n/a | n/a |
| | **SOUTH WENTWORTHVILLE** | | | | | | | |
| **214** | **61** | 20P Richmond Street | Lot 692 DP 11653 | R2 | RE1 | Community | n/a | n/a |
| **215**<br>**216** | **62** | 3 Paul Crescent | Lot 14 DP 31065<br>Lot 15 DP 31065 | R2 | RE1 | Community | n/a | n/a |
| **217** | **63** | 5 Irrigation Road | Lot 17 DP 212626 | R2 | RE1 | Community | n/a | n/a |
| **218** | **83** | 17P Finlayson Street | Lot 694 DP 11653 | R2 | RE1 | Community | n/a | n/a |
| **219** | **84** | 9P Allen Street | Lot 693 DP 11653 | R2 | RE1 | Community | n/a | n/a |
| **220** | **85** | 26 Wirralee Street | Lot 47B DP 400135 | R2 | RE1 | Community | n/a | n/a |
| **221** | **87** | 57H Boronia Street | Lot 5 DP 28623 | R3 | RE1 | Community | n/a | n/a |
| | **TOONGABBIE** | | | | | | | |
| **222** | **13** | 18 Toongabbie Road | Lot B DP 386836 | E1 | RE1 | Operational | Community | n/a |
| **223** | | 20 Toongabbie Road | Lot A DP 386836 | | | | | |
| **224** | **103** | 125 Toongabbie Road | Lot 229 DP 11508 | R2 | RE1 | Community | n/a | n/a |
| **225** | **122** | **12 Octavia Street**** | Lot 184 DP 11508 | RE1 | R2 | n/a | n/a | Yes |
| **226** | **123** | **72 Toongabbie Road**** | Lot 2 DP 231623 | RE1 | R2 | n/a | n/a | Yes |
| **227** | | **74 Toongabbie Road**** | Lot 1 DP 231623 | | | | | |
| | **WENTWORTHVILLE** | | | | | | | |
| **228** | **60** | 58A Fullagar Road | Lot 2 DP 867703 | R4 | RE1 | Community | n/a | n/a |
| | **WESTMEAD** | | | | | | | |
| **229** | **64** | 18 Pye Street | Lot A DP 160032 | R3 | RE1 | Community | n/a | n/a |
| **230** | **65** | 22A Church Avenue | Lot 53A DP 35587 | R2 | RE1 | Community | n/a | n/a |
| **231** | **66** | 74P Hawkesbury Road | Lot 1 DP 502834 | E1 | RE1 | Community | n/a | n/a |

| Item No. | Site Map No | Address / name | Title | Zone | | Land Classification | | Remove LRA |
|---|---|---|---|---|---|---|---|---|
| | | | | Current | Proposed | Current | Proposed | |
| **232** | **67** | 69 Amos Street | Lot 16 DP 11412 | R2 | RE1 | Community | n/a | n/a |
| **233** | **68** | 63 Good Street | Lot 1 DP 13463 | R4 | RE1 | Community | n/a | n/a |
| | **WOODPARK** | | | | | | | |
| **234** | **69** | 27 Sandra Street | Lot 3 DP 507247 | R2 | RE1 | Community | n/a | n/a |
| **235 & 236 & 237** | **70** | 15-19 Martin Crescent | Lot 9 DP 213674<br>Lot 10 DP 213674<br>Lot 6 DP 230783 | R2 | RE1 | Community | n/a | n/a |

**Note:**

* Lands at lots 34, 35, 37 and 41 of DP 8800 are currently classified as operational land (as per council's former repealed Auburn LEP 2000 (Amendment No.7) with no interests changed. The PP proposes to only remove/discharge interests from the current classified operational land.

** Denotes in bold letters land privately owned (46 sites).

# Structure of this planning proposal

The form and content of this Planning Proposal comply with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the NSW Department of Planning and Environment's *LEP Making Guidelines (August 2023)*.

The Planning Proposal is structured as follows:

- Part 1—Objectives or intended outcomes
- Part 2—Explanation of provisions to be included in the proposed instrument
- Part 3—Justification and process for implementation
- Part 4—Maps showing proposed modifications and the area to which they apply
- Part 5—Community consultation to be undertaken
- Part 6—Draft timeline for the Planning Proposal.

# Part 1 – Objectives and intended outcomes.

## 1.1 Objectives

The objective of this Planning Proposal is to ensure that open space planning controls in Cumberland reflect current provisions and changes for future needs as outlined in relevant strategies and plans.

The Planning Proposal provides a more holistic approach to provide greater certainty for landowners and the community, support housing and open space outcomes, and facilitate coordinated, sustainable growth across the Cumberland LGA.

## 1.2 Intended outcomes

The Planning Proposal seeks to:

- Increase the overall supply of public open space and improve access to, and more equitable distribution of, quality public open space to align with growth on land where land has been acquired by Council. These properties need to be rezoned to RE1 to protect the site as open space.
- Retain and protect existing occupied houses so to continue their contribution to the supply of housing close to existing services, facilities and infrastructure including open space, particularly where the houses are historically located on RE1 - open space zoned land.
- Provide certainty for landowners and the community as to the long-term land use envisaged for the privately owned sites.
- Remove reservation of land for a public purpose that is currently identified on the Land Reservation Acquisition mapping (LRA), related to any lots that are privately owned and to be rezoned for residential purposes. These lots have been identified as a low priority and therefore no longer required by Council.
- Respond to community concerns regarding the proposed acquisition of land occupied by housing, with a view to reduce uncertainty, constraints and financial risks for those landowners.
- Enable Council to better manage and allocate finances, securing long-term financial sustainability for the benefit of the broader community, by reclassifying the land, under the Local Government Act, to be classified as 'community land' or 'operational land'.
- Reclassify certain sites under the Local Government Act 1993 where no zoning change is proposed, to ensure the land classification accurately reflects and supports the ongoing operational nature of those sites.

# Part 2 – Explanation of provisions

## 2.1 Summary of intended provisions

This Planning Proposal seeks to achieve the objectives and intended outcomes described in Part 1 by amending Cumberland LEP 2021 as per Table 3 below.

The intended provisions are: -

1. Amend the Cumberland LEP 2021 – Land Zoning Map - as outlined in Table 3, and to include the amendments for specific land as outlined in Table 2.

Table 3: Amend the Cumberland LEP 2021 – Land Zoning Map

| Number of land parcels | Current | Proposed |
|---|---|---|
| 8 | E1 Local Centre | RE1 Public Recreation |
| 1 | E2 Commercial Centre | RE1 Public Recreation |
| 2 | E3 Productivity Support | RE1 Public Recreation |
| 1 | E4 General Industrial | RE1 Public Recreation |
| 77 | R2 Low Density Residential | RE1 Public Recreation |
| 57 | R3 Medium Density Residential | RE1 Public Recreation |
| 1 | Part R2 Low Density Residential and Part R3 Medium Density Residential | RE1 Public Recreation |
| 16 | R4 High Density Residential | RE1 Public Recreation |
| 44 | RE1 Public Recreation | R2 Low Density Residential |
| 8 | RE1 Public Recreation | R3 Medium Density Residential |

2. Amend the Cumberland LEP 2021 - Height of Buildings Map - as in Table 4 and include the amendments for specific land as outlined in Table 2.

Table 4: Amend the Cumberland LEP 2021 – Height of Buildings Map

| Current | Proposed |
|---|---|
| No height | 9m |
| 9m | No height of building control |
| 10m | No height of building control |
| 11m | No height of building control |
| 12.5m | No height of building control |
| 14m | No height of building control |
| 15m | No height of building control |
| 17m | No height of building control |
| 32m | No height of building control |
| 77m | No height of building control |

3. Amend the Cumberland LEP 2021 - Floor Space Ratio Map - as in Table 5 and include the amendments for specific land as outlined in Table 2.

Table 5: Amend the Cumberland LEP 2021 - Floor Space Ratio Map

| Current | Proposed |
|---|---|
| 0.5:1 | No FSR control |
| 0.6:1 | No FSR control |
| 0.7:1 | No FSR control |
| 0.75:1 | No FSR control |
| 1:1 | No FSR control |
| 1.2:1 | No FSR control |
| 2:1 | No FSR control |
| 2.8:1 | No FSR control |
| 3:1 | No FSR control |
| 5:1 | No FSR control |
| 7.5:1 | No FSR control |

4. Amend the Cumberland LEP 2021 - Lot Size Map to include the amendments as outlined in Table 6.

Table 6: Amend the Cumberland LEP 2021 - Lot Size Map

| Current | Proposed |
|---|---|
| No Lot Size control | 450sqm |
| 200sqm | No lot size control |
| 300sqm | No lot size control |
| 450sqm | No lot size control |
| 500sqm | No lot size control |
| 900sqm | No lot size control |
| 1,500sqm | No lot size control |

5. Amend the Cumberland LEP 2021 – Lot Size Map to exclude Clause 4.11 from applying to the following lots as outlined below.

Table 7: Amend the Cumberland LEP 2021 – to be excluded from Clause 4.11 – former Lidcombe Hospital Site

| Lot | Proposed |
|---|---|
| Lot 6110 DP 1179760 | No lot size control |
| Lot 6499 DP 1182327 | No lot size control |
| Lot 821 DP 1150164 | No lot size control |
| Lot 820 DP 1150164 | No lot size control |
| Lot 801 DP 1150164 | No lot size control |
| Lot 86 DP 1092836 | No lot size control |
| Lot 3312 DP 1132055 | No lot size control |
| Lot 816 DP 1150164 | No lot size control |
| Lot 100 DP 1139471 | No lot size control |
| Lot 6110 DP 1179760 | No lot size control |
| Lot 41 DP 1089707 | No lot size control |

| Lot | Proposed |
|---|---|
| Lot 21 DP 1086687 | No lot size control |
| Lot 3549 DP 1145998 | No lot size control |
| Lot 30 DP 1086687 | No lot size control |
| Lot 16 DP 1074086 | No lot size control |
| Lot 17 DP 1074086 | No lot size control |
| Lot 13 DP 1074086 | No lot size control |
| Lot 14 DP 1074086 | No lot size control |
| Lot 79 DP 1097193 | No lot size control |
| Lot 82 DP 1139415 | No lot size control |

6. Amend the Cumberland LEP 2021 – Land Reservation Acquisition Map by the removal of 46 properties from the Land Reservation Acquisition Map as outlined in Table 2.

7. Amend the Cumberland LEP 2021 – Amend Schedule 4 to amend 28 properties within Part 1 and Part 2 from community land to operational land. The intended provision is as follows:

Table 8: Part 1 and Part 2 Land classified, or to be reclassified, as operational land with or without interests changed.

| Column 1 | Column 2 |
|---|---|
| **Locality** | **Description** |
| Auburn | Lot A DP 401112 |
| Auburn | Lot 5 DP 8800 |
| Auburn | Lot 1 DP 112219 |
| Auburn | Lot 1 DP 742973 |
| Auburn | Lot 2 DP 742973 |
| Auburn | Lot 3 DP 742973 |
| Auburn | Lot 4 DP 742973 |
| Auburn | Lot 5 DP 742973 |
| Auburn | Lot 6 DP 742973 |
| Auburn | Lot 7 DP 742973 |
| Auburn | Lot 8 DP 742973 |
| Auburn | Lot 15 DP 742973 |
| Auburn | Lot 16 DP 742973 |
| Auburn | Lot 17 DP 742973 |
| Auburn | Lot 18 DP 742973 |
| Auburn | Lot 19 DP 742973 |
| Auburn | Lot 41 DP 8800* |
| Auburn | Lot 40 DP 8800 |
| Auburn | Lot 39 DP 8800 |
| Auburn | Lot 38 DP 8800 |
| Auburn | Lot 32 DP 8800 |
| Auburn | Lot 33 DP 8800 |
| Auburn | Lot 34 DP 8800* |
| Auburn | Lot 35 DP 8800* |

| Column 1 | Column 2 |
|---|---|
| Auburn | Lot 36 DP 8800 |
| Auburn | Lot 37 DP 8800* |
| Greystanes | Lot 17 DP 231034 |
| Greystanes | Lot 162 DP 746431 |

Note: * Lands highlighted are already classified as operational land but no interests have been changed on title. The PP only seeks to change interests appearing on title to remove any restrictions as applicable and open sites for residential.

8. Amend the Cumberland LEP 2021 – Amend Schedule 4, to amend 15 properties within Part 3 from operational land to community land. The intended provision is as follows: -

Table 9: Part 3 Land to be reclassified, from operational land to community land

| Column 1 | Column 2 |
|---|---|
| **Locality** | **Description** |
| Auburn | Lot 57 DP6713 |
| Girraween | Lot 28 DP 8768 |
| Toongabbie | Lot A DP 386836 |
| Toongabbie | Lot B DP 386836 |
| Guildford | Lot 29 Sec 2 DP 1647 |
| Guildford | Lot 28 Sec 2 DP 1647 |
| Guildford | Lot 27 Sec 2 DP 1647 |
| Guildford | Lot 26 Sec 2 DP 1647 |
| Guildford | Lot 25 Sec 2 DP 1647 |
| Lidcombe | Lot 1 DP 213761 |
| Lidcombe | Lot 1 Sec 2 DP 1599 |
| Merrylands | Lot 46 Sec A DP7916 |
| Merrylands | Lot D DP 344249 |
| Merrylands | Lot 1 DP 658197 |
| Merrylands | Lot 18G DP 383945 |

The table outlines a summary of the current planning provisions and the proposed amendments per suburb as there is similarity in the strategic approach.

Details of the proposed intended provisions can be reviewed in **Appendix B.**

## 2.2 Mapping amendments (Cumberland LEP 2021)

As a result of the proposed amendments in Section 2.1 above, the LEP mapping for the lots needs to be amended.

- Amend Land Zoning mapping to rezone land between Open Space and Residential zones, as appropriate for each site.
- Make associated amendments to the Height of Building (HOB), Floor Space Ratio (FSR), and Minimum Lot Size (LSZ) maps for certain site to reflect the intended and land use outcomes.

- Amend the Land Reservation Acquisition (LRA) mapping to remove or update acquisition layers on identified sites.

Part 4 of this Planning Proposal contains images of the proposed mapping amendments by area.

## 2.3 Schedule 4 amendments

The Local Government Act 1993 (LG Act) states that all public land must be classified as either community land or operational land. These land classifications are defined in the LG Act as follows:

- **Community Land:** land that is set aside for community use, such as public parks and sportsgrounds. Development and use of this land are subject to strict controls such as community land cannot be sold, leased, or licensed for more than 30 years.
- **Operational Land:** land that is used for commercial or operational functions (e.g., offices, works depot, car park, sewage pump station, etc) or is being retained for commercial or strategic reasons. The range of controls that apply to community land do not apply to the use and management of operational land.

The land subject to this Planning Proposal further proposes and reclassifies Council land zoned RE1 public recreation from operational to community land and community land to operational land as shown in Table 2. This is done through an amendment to Schedule 4 - Classification and Reclassification of public land under the Cumberland LEP 2021.In accordance with LEP Practice Note PN 16-001, which provides guidance on classifying and reclassifying public land through a Local Environmental Plan, councils are required to demonstrate both strategic and site-specific merit. The Practice Note includes a comprehensive information checklist within Attachment 1 and clarifies matters relating to public reserves and interests in land.

All Councils must address the requirements set out in 'Attachment 1 – Information Checklist for Proposals to Classify or Reclassify Public Land through an LEP' when seeking to classify or reclassify public land.

The relevant details for sites proposed to be reclassified from community land to operational land, and from operational land to community land, are provided in Appendix E – Statement of Council's Interest, which is included as a separate attachment to this report.

# Part 3 – Justification

Part 3 of the Planning Proposal provides the rationale for the proposed amendments to Cumberland LEP 2021 and responds to the Proposal's strategic and site-specific merit questions, as outlined in the Department of Planning and Environment's LEP Making Guidelines (August 2023).

## Section A – Need for the proposal

**Q1. Is the Planning proposal a result of any strategic study or report?**

No, this Planning Proposal is not the result of any strategic study but rather a holistic consideration of open space taking into account the principles and Strategic Directions to implement the Council's Open Space and Recreation Strategy 2019-2029, as well as ensuring alignment with Cumberland 2030: Our Local Strategic Planning Statement.

The Planning Proposal responds to a series of resolutions made by Council to review open space requirements across the Cumberland LGA. Many of these resolutions were in response to specific requests by landowners but have also been informed by the planning work undertaken by Council.

For sites to be rezoned to RE1, the rezoning will secure public open space by permitting the current use of the sites to be used as open space, providing certainty for the community regarding the intended future use of the sites.

For those areas being removed from LRA mapping and rezoned to residential, the proposed residential zones reflect the current uses (residential) that have been developed on the sites and the market preferences to retain residential uses rather than providing open space. The rezoning to residential and removal of LRA enables housing targets to be retained, with no loss of housing for the growing community.

The strategic study enables Council to invest in capital works that would be more beneficial to the community, rather than any land acquisition. This is shown with Council's recent upgrade of parks in Cumberland as well as proposed investment for further upgrades to open space in Cumberland.

**Q2. Is the Planning proposal the best means of achieving the objectives and outcomes, or is there a better way?**

Yes. The proposed amendments to land zone, minimum lot size, height of building, floor space ratio and land reservation mapping require a planning proposal to amend Cumberland LEP 2021.

While land may be reclassified from operational to community by resolution of Council, the proposed amendments to Schedule 4 (Classification and reclassification of public land) are included in the Planning Proposal for the sake of efficiency.

The Planning Proposal is the best means of achieving the objective to reflect the uses that have developed on these sites, and to achieve additional open space to support the growing community. Not proceeding with the planning proposal would mean the zoning would be inconsistent with current uses (in many locations, create existing use rights, continue to create confusion, and place pressure on the Council from the community in relation to the sites.

## Section B – Relationship to strategic planning framework

**Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?**

Yes. The Planning Proposal gives effect to the objectives and actions of the applicable regional and district plan, as outlined below.

**Draft Sydney Plan (December 2025)**

The Draft Sydney Plan, currently on exhibition has been prepared by the Department of Planning, Housing, Industry and Infrastructure to replace the existing Greater Sydney Region Plan - a Metropolis of Three Cities, 2018.

The new draft Plan applies to 33 local government areas within Sydney and sets out a 20-year vision and plan to manage growth and change across Sydney region for assessment of Planning Proposals. The draft Plan was released alongside 'A new approach to strategic planning' discussion paper that outlines seven (7) key state land use priorities which aligns with the state plan and 12 planning responses which the Sydney Plan applies to the Sydney context. The draft plan addresses these priorities with specific policy and planning responses which requires the planning proposal assessment to be consistent. The plan further contains actions for implementation over the next 5 years aligned with a 20-year vision to address future growth in Sydney.

Cumberland is identified as being part of the Sydney Region and the table below provides an assessment of planning proposal's consistency with the relevant priorities and responses.

*Table 10: Consistency with the draft Sydney Regional Plan*

| Priorities | Response | Consistency |
|---|---|---|
| **Housed**<br>• More housing supply to bring down cost and wait times<br>• Greater housing diversity and more choice<br>• People living near jobs, services, and amenities<br>• More affordable and secure housing | Response 1 – Implement Sydney Housing targets<br><br>Response 2 – Increase housing diversity and choice<br><br>Response 3- Secure the supply of affordable housing | **The proposal is consistent with responses 1, 2 and 3.**<br><br>The Planning Proposal's rationalisation of open space and residential properties will provide certainty to the communities within the changing economic times to provide for more housing by increasing housing diversity and choice, contribute to housing targets, secure the supply of affordable housing with the provision of additional housing with open space. |
| **Connected**<br>• Jobs and housing around transport | Response 5- Align Infrastructure with planned growth | **The proposal is consistent with responses 5 and 7.**<br>The Planning Proposal will result in a net increase of |

| Priorities | Response | Consistency |
|---|---|---|
| | Response 7- Grow and connect public open space | open space and improved connectivity with access to quality open space in most areas. This will support opportunities for social interaction and active lifestyles, resulting in many social, cultural and health benefits and align infrastructure with planned growth. |
| **Resilient**<br>• Natural assets and biodiversity<br>• Sustainable built Environment | Response 7- Grow and connect public open space<br><br>Response 12 - Protect and enhance the natural environment | **The proposal is consistent with responses 7 and 12.**<br><br>The result of the investigations for this Planning Proposal identified opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high-density residential areas (over 60 dwellings per hectare) are within 200 metres of open space. The Planning Proposal supports additional open space within infill areas and residential areas and connecting neighbourhoods within and outside centres.<br><br>The Planning Proposal will protect sites currently used for recreation purposes by rezoning the land from Residential to RE1 Public Recreation Zone.<br>The Planning Proposal will also remove several sites from the Land Reservation Map, allowing higher priority open space projects to be prioritised by Council in the future. The overall social effects of the Planning Proposal are therefore considered to be positive. |

| Priorities | Response | Consistency |
|---|---|---|
| | | The outcome creates financial sustainability to better utilise council funds for future/ongoing capital.<br><br>The recognition of existing and the net increase of new open space will lead to further enhancing and protecting the natural environment. |
| **Liveable**<br>• Diverse and Changing communities<br>• Access to open space, Infrastructure, and services<br>• Vibrant Communities | Response 5 - Align Infrastructure with planned growth<br><br>Response 6 - Create a more vibrant Sydney | **The proposal is consistent with responses 5 and 6.**<br>The Planning Proposal will result in a net increase of open space and improved connectivity with access to quality open space in most areas. This will support opportunities for social interaction and active lifestyles, resulting in many social, cultural and health benefits and align infrastructure with planned growth.<br><br>The outcome creates financial sustainability to better utilise council funds for future/ongoing capital to align with future planned growth and further create vibrant neighbourhood and communities leading to a vibrant Sydney. |

**Greater Sydney Region Plan**

The Greater Sydney Region Plan – A Metropolis of Three Cities, 2018 (the Regional Plan) sets out a 20-year plan to manage growth and change across Greater Sydney, informing district and local plans and the assessment of Planning Proposals. It is based on a 40-year vision of three distinct cities – Central River City, Western Parkland City and Eastern Harbour City - where most residents in each city have 30-minute-access to jobs and services. Cumberland is identified as being part of the Central River City.

The Region Plan contains 10 directions and 40 objectives to guide future growth. Table 11 identifies relevant objectives and strategies and considers the Proposal's consistency against these.

*Table 11: Consistency with the Regional Plan*

| Objective | Consistency |
|---|---|
| **Liveability** | |
| Objective 6: Services and infrastructure meet communities' changing needs | **The Planning Proposal is consistent with the Objective.** The rationalisation of open space and residential properties provides certainty to the communities within the changing economic times. |
| Objective 7: Communities are healthy, resilient and socially connected | **The Planning Proposal is consistent with the Objective.** Strategy 7.1 is to deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities. The Proposal will result in a net increase of open space and improved access to quality open space in most areas. This will support opportunities for social interaction and active lifestyles, resulting in many social, cultural and health benefits. |
| Objective 10: Greater housing supply | **The Planning Proposal is consistent with the Objective.** Councils have a responsibility to meet local and regional housing targets and increase the supply of the right type of housing in the right locations, supported by infrastructure. In identifying locations for housing growth, councils are to consider opportunities to improve amenity including recreation, the public realm, increase walkable and cycle friendly connections to centres. The Proposal confirms the current housing supply on sites, which are well located and supported by facilities and infrastructure. The Proposal also creates infill opportunities for additional housing supply, within areas which complement the Cumberland Council's Open Space and Recreation Strategy. |
| Objective 11: Housing is more diverse and affordable | **The Planning Proposal is consistent with the Objective.** Council's Local Housing Strategy identifies opportunities for the delivery of housing supply. This Planning Proposal will not hinder the delivery of the Local Housing Strategy's outcomes and support the |

| Objective | Consistency |
|---|---|
| | Planning Priorities outlined in Cumberland 2030: Our Local Strategic Planning Statement. |
| **Sustainability** | |
| Objective 31: Public open space is accessible, protected and enhanced | **The Planning Proposal is consistent with the Objective.**<br>Strategy 31.1 is to maximise the use of existing open space and protect, enhance and expand public open space. This involves expanding networks of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow. The result of the investigations for this Planning Proposal identified opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high-density residential areas (over 60 dwellings per hectare) are within 200 metres of open space.<br><br>The Planning Proposal will protect sites currently used for recreation purposes by rezoning the land from Residential to RE1 Public Recreation Zone.<br>The Planning Proposal will also remove several sites from the Land Reservation Map, allowing higher priority open space projects to be prioritised by Council in the future. The overall social effects of the Planning Proposal are therefore considered to be positive.<br><br>The outcome creates financial sustainability to better utilise council funds for future/ongoing capital projects where open space is required, accessible and enhanced. |
| Objective 38: Heatwaves and extreme heat are managed | **The Planning Proposal is consistent with the Objective.**<br>Retaining open space areas as public open space with vegetation provides a way to assist in reducing urban heat effect. |

**Central City District Plan**

The Central City District Plan (District Plan) builds on the Regional Plan to provide a 20-year plan for the Central City, and comprises six local government areas: Cumberland, Canterbury-Bankstown, Parramatta, Georges River, The Hills and Blacktown. The District Plan is structured around the same directions and objectives as the Region Plan and provides 22 planning priorities that are specific to the Central City LGAs.

Table 12 identifies relevant planning priorities and considers the Proposal's consistency against these.

*Table 11: Consistency with the Central City District Plan*

| Planning priority | Consistency |
|---|---|
| **Infrastructure & collaboration** | |
| Planning priority N1: Planning for a city supported by infrastructure | **The Planning Proposal is consistent with the Objective.** Population growth is to be aligned with infrastructure and planning decisions to equitably enhance local opportunities, inclusion and connection to services, maximising community outcomes.<br><br>The removal of certain sites from LRA mapping that are no longer considered a priority for open space provision will allow Council to refocus funding towards higher priority open space projects within centres. This will ensure better alignment of recreation and open space infrastructure with anticipated residential and employment growth.<br>The current sites with dwellings are well serviced by infrastructure, and hence effectively using the current infrastructure provision. |
| **Liveability** | |
| Planning Priority N3: Providing services and social infrastructure to meet people's changing needs. | **The Planning Proposal is consistent with the Objective.**<br>The District Plan recognises the social, physical and mental health benefits of open spaces to local communities and the contribution they make to the attractiveness of the district as a place to live, work and visit.<br><br>Improving liveability is about creating and renewing great places, neighbourhoods and centres. This requires place-based planning that builds on local strengths and focuses on provision of a range of housing types in the right locations and open spaces to encourage healthy, active lifestyles and social interaction. Integrated and targeted delivery of infrastructure (including open space and recreational areas) is needed to support growth and is to consider existing levels of provision and use and respond to changing demands over time and in different places.<br>This Planning Proposal responds to the changing open space hierarchies in the Cumberland LGA and seeks to |

| Planning priority | Consistency |
|---|---|
| | update the property acquisition plan accordingly. It also results in a balance between providing housing and supplying open space to meet people's changing circumstances, and in virtually all cases, sites are still within close proximity to any additional open space. |
| **Sustainability** | |
| Planning Priority N17: Delivering high quality open space | **The Planning Proposal is consistent with the Objective.**<br>The Central City District Plan recognises that as urban areas densify, access to high quality open space becomes increasingly critical for liveability and community wellbeing. Priority N17 focuses on ensuring the quality, quantity and distribution of open space is maintained or improved. It promotes the protection of existing open space, improved connections via the Greater Sydney Green Grid (which includes the Duck River Corridor) and delivering high quality, diverse, and accessible open space within 400m of homes (or 200m for high-density areas).<br><br>The Planning Proposal achieves the Planning Priority by taking a balanced approach to managing open space across Cumberland LGA. The Proposal includes rezonings from R3 or R2 to RE1, protecting sites already functioning as public open space, including community land and parks. These changes will ensure alignment between zoning, land ownership, and actual use, allowing Council to enhance these spaces and secure them for long-term public benefit. At the same time, the proposal includes several rezonings from RE1 to R2 (low density residential) or R3 (medium density residential), where land had previously been identified for acquisition but is currently occupied by private residential dwellings with no realistic prospect or need for acquisition. In these instances, the sites are either too small to provide quality open space (i.e., under 0.5ha), fragmented, costly to acquire, or located in areas already well-served by existing parks.<br><br>Additionally, many of these sites are located nearby parks that have already been recently upgraded (e.g. Phillips Park, Wyatt Park, Norman Park, and Dudley Street Reserve). The proposed changes will remove planning uncertainty for landowners and allow Council to focus investment on open space where it can deliver the most value.<br>Overall, the Planning Proposal supports the objectives of Planning Priority N17 by protecting and enhancing viable open space, improving connectivity with existing green corridors. |

**Q4. Is the Planning proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?**

Yes. The Planning Proposal is consistent with Cumberland Local Strategic Planning Statement (LSPS) and other endorsed local strategies, as outlined below.

***Consistency with Cumberland 2030: Our Local Strategic Planning Statement (LSPS)***

The Cumberland LSPS was endorsed by Council at its meeting on 20 November 2019 and endorsed by the (then) Greater Sydney Commission in March 2020.

The LSPS notes that, while the overall quality of existing open space is generally high, there are gaps in the provision of open space in some areas. It also notes that increased housing supply and diversity is needed to respond to forecast population growth.

The LSPS provides strategic direction and a coordinated approach to effectively manage growth and development in the local area. It sets a land use vision and identifies priorities and actions to support the vision, focused on four key themes. Table 13 considers the Proposal's consistency with the LSPS.

*Table 12: The Planning Proposal's consistency with the Cumberland LSPS*

| Planning priority | Consistency |
|---|---|
| **Places and spaces for everyone: Housing and community**<br><br>Planning Priority 5: Delivering housing diversity to suit changing needs<br><br>Planning Priority 7: Design vibrant and attractive centres and encourage healthy living | **The Planning Proposal is consistent with the Planning Priority.**<br><br>Cumberland is experiencing strong growth, and this is set to continue. By 2036, Cumberland is forecast to welcome around 60,000 additional people. The LSPS promotes an increase in housing supply and diversity to respond to community needs, including diverse housing typologies in locations close to existing services, facilities and infrastructure including open space.<br><br>The LSPS also promotes placed-based planning, with a focus on delivering walkable neighbourhoods that provide access to parks and public spaces and promote active lifestyles and social connection.<br><br>The Planning Proposal protects and enhances open space by rezoning several sites (163 sites) from business or residential to RE1 to reflect and protect their current use as open space. This will assist Council in delivering liveable, connected neighbourhoods that support healthy and active lifestyles, as prioritised in the LSPS. Parks to be rezoned to RE1, including parks near Brooks Circuit, Bangor Park, Turpentine Park, and Targo Road Reserve, are in |

| Planning priority | Consistency |
|---|---|
| | established or growing centres and will continue to provide accessible recreation opportunities.<br><br>The Planning Proposal supports housing diversity and supply by rezoning several sites from RE1 to R2 or R3 where land is already occupied by residential dwellings and no longer intended to be acquired as open space. This reflects actual land use on the properties, reduces uncertainty for landowners and ensures housing is not lost in areas already serviced by infrastructure and open space. These changes are consistent with the LSPS direction to deliver housing in walkable, well-connected neighbourhoods. |
| **The Great outdoors: Environment & open space**<br><br>Planning Priority 13: Protecting, enhancing and increasing natural and green spaces | Cumberland has over 400 parks, totalling to over 700 ha of open space. However, this open space is not distributed evenly. With Cumberland forecast to grow over the next 20 years, the 'quantum' provision of open space per person will change unless new open space areas are delivered. It is important for Council to plan for the open space needs of Cumberland's residents by considering both the quantum amount and how people will access it. The Greater Sydney Commission indicates that all dwellings should be within 400m of quality open space (>0.5ha). Dwellings in high density areas should be within 200m of quality open space of at least 0.1ha.<br><br>In areas where provision and proximity is low, through this Planning Proposal, Council seeks to prioritise expanding the size of existing open space areas (e.g. through acquisition of adjoining sites), improving pedestrian access to existing open space (e.g. through active street networks or connecting existing parks), and creating a network of smaller spaces that provide a range of recreation functions with active street connections between.<br><br>Key actions that are being undertaken through this Planning proposal are to:<br>• implement the Cumberland Open Space and Recreation Strategy |

| Planning priority | Consistency |
|---|---|
| | • continue to protect and enhance natural and green spaces through Council's strategies, plans and programs<br>• explore opportunities to increase the percentage of homes within 400 m of quality green space (200 m for high density developments) as part of the LGA's passive open space hierarchy.<br><br>The Planning Proposal contributes directly to Priority 13 by protecting and formalising existing open spaces through the rezoning of several sites to RE1, particularly in areas identified for population growth. Sites such as Bangor Park, Brooks Circuit Park, and parkland near the Duck River Corridor support Cumberland's passive open space hierarchy and reinforce the Greater Sydney Green Grid.<br><br>In instances where this Planning Proposal will remove sites from the RE1 zone and LRA mapping, the Proposal provides clear justification in that the sites are either too small to meet the 0.5ha quality open space benchmark, already occupied by dwellings, or are nearby parks with recent upgrades. Removing these sites from LRA Mapping will help Council better redirect resources to areas with better potential to provide open space opportunities, consistent with the Cumberland Open Space and Recreation Strategy.<br><br>Council is also prioritising funding for park improvements in growth areas including Friend Park, Auburn Park, Chadwick Reserve and parks along the Duck River Parklands, ensuring future population growth is met with enhanced open space provision and access. The Proposal will ensure funds can be better directed to prioritise these improvements. |

**Consistency with the Cumberland Community Strategic Plan 2025 – 2035**

The Cumberland Community Strategic Plan 2025 – 2035 (Cumberland CSP) is a 10-year plan based around 4 strategic goals, 9 objectives and 20 strategies that are used to guide Council's efforts to build a better Cumberland City in partnership the local community. Table 14 considers the Proposal's consistency with relevant or applicable strategic priorities of the Cumberland CSP.

*Table 13: The Planning Proposal's consistency with the Cumberland CSP*

| Strategic direction | Consistency |
|---|---|
| Direction 2: Enhancing the Natural and Built Environment | **The Planning Proposal is consistent with the Direction.** The Planning Proposal aligns with this strategic direction by rezoning several Council-owned sites to RE1 – Public Recreation, to ensure their long-term protection and formalise their function as public open space. This Proposal supports the 'celebration and protection of the natural environment' (Strategy 2.1.1–2.1.3) and aligns with the CSP's emphasis on resilient and sustainable land use.<br><br>Simultaneously, the Proposal facilitates targeted residential rezonings (46 sites (lots)) where land acquisition is no longer required or viable, thus balancing the need for housing with the protection of valued green space. The Proposal supports vibrant and accessible places and contributes to more sustainable and purposeful infrastructure planning (in line with Strategies 2.2.1–2.2.3). |
| Direction 3: Delivering Sustainable, Safe and Accessible Infrastructure and Services | **The Planning Proposal is consistent with the Direction**. This strategic direction is most directly addressed by the Planning Proposal. By increasing the overall supply and better distribution of open space in line with population growth, the Proposal supports the creation of welcoming, liveable, and equitable recreational areas (consistent with Objective 3.1).<br><br>The rezoning of key sites improves community access to green spaces (consistent with Strategy 3.1.1), ensures these spaces are fit for purpose and support active lifestyles (Strategy 3.1.2), and allows Council to better manage and deliver safe, accessible and well-maintained recreational services (Strategy 3.1.3).<br>The Proposal's focus on rationalising open space also allows for more effective and sustainable use of Council resources. |
| Direction 4: Providing Transparent, Accountable and Strong Local Leadership | **The Planning Proposal is consistent with the Direction**. The Planning Proposal responds to requests that Council no longer acquire the land for open space purposes. The Council resolution supports the request not to purchase the properties. The Proposal therefore provides clarity on the land use intent and removes uncertainty for landowners, improving trust and transparency.<br><br>By aligning zoning with land ownership and acquisition priorities, the Proposal enhances decision-making and |

| Strategic direction | Consistency |
|---|---|
| | allows Council to better manage finances and community expectations. This demonstrates responsible and accountable governance, in line with Direction 4. |

**Consistency with Cumberland Open Space and Recreation Strategy 2019 to 2029**

Adopted by Council in February 2020, the Cumberland Open Space and Recreation Strategy (COSRC) provide a ten-year direction for open space, sport and recreation services and facilities within the local area, promoting social inclusion, connectivity, health and well-being, increased sport and recreation participation and social and environmental sustainability.

Table 15 considers the Proposal's consistency with relevant strategic priorities and actions.

*Table 14: The Planning Proposal's consistency with the Cumberland OSRC*

| Strategic priority | Consistency |
|---|---|
| 1. Deliver new open space & new recreation facilities that meet the needs of our growing population. | **The Planning Proposal is consistent with the Policy.**<br>Strategy 1.1 outlines the need to deliver new, connected and high-quality open space to address current undersupply. This strategy involves developing an open space acquisition strategy which includes:<br>• a focus on expanding existing assets, improving connections to existing open space, and providing spaces for new recreation facilities.<br>• pursing acquisitions identified in Cumberland Local Infrastructure Contributions Plan 2020 to acquire or negotiate with developers to provide open space areas in strategic locations and increase the recreation carrying capacity of existing open space.<br>Strategy 1.3 is to deliver new, connected and high-quality open space and recreation facilities to address forecast population growth.<br><br>The Planning Proposal contributes directly to Strategy 1.1 and 1.3 by protecting and rezoning many sites from residential to RE1 Public Recreation. These areas reinforce the existing open space network in locations of forecast population growth and will help Council meet its target of 9m² of open space per person. The Proposal ensures that current open space is retained and contributes to meeting proximity benchmarks (i.e. within 400m of quality open space >0.5ha).<br>Where land previously identified for acquisition is no longer required or viable, such as sites adjacent to Fraser Park, Pine Road Park, and Kelly Park, the Proposal rationalises RE1 zoning and removes LRA mapping, as these sites are too small to meet quality open space thresholds and/or are already occupied by housing. This |

| Strategic priority | Consistency |
|---|---|
| | will enable Council to redirect their resources to park upgrades and high-already identified as high priority actions in the Cumberland Local Infrastructure Contributions Plan 2020. |
| 2. Increasing the quality and capacity of existing open space and recreation facilities | **The Planning Proposal is consistent with the Policy.**<br>Strategy 2.1 seeks to increase the quality of recreation spaces to support increased use and diversity of recreation opportunities. In areas with a high proportion of pocket parks (<1,000sqm), Council is to investigate opportunities to re-imagine spaces that are poorly sited for recreation and consider potential for other uses including non-recreational uses (Action 2.1.3).<br>The Proposal will ensure that land is secured for community use where it is already functioning as open space. This includes sites, such as Central Park, sites adjacent to the Duck River Parklands and parkland near Sydney University Hockey Fields. These changes are also intended to complement Council's ongoing investment in park upgrades, such as Wyatt Park, Norman Park, Friend Park, and Auburn Park, to improve open space access in priority locations.<br><br>Consistent with Action 2.1.3, several properties within the Planning Proposal have been identified as no longer practical to acquire or that would not meaningfully expand usable parkland. It is for this reason; the Proposal is to rezone the properties to reflect their residential use. This includes lots, for example, adjacent to Webbs Avenue Park, Girraween Park, and Jack and Jill Reserve, where retention as RE1 would not significantly enhance the open space network. |

**Consistency with Cumberland Local Housing Strategy 2020**

Adopted by Council in June 2020, the Cumberland Local Housing Strategy (LHS) is built on a vision of sustainable growth with a key focus on providing housing diversity and affordability, a vibrant and safe place for the community to live and work which supports the 30-minute city.

This Planning Proposal intends to revert approximately 52 properties of RE1 Public Recreation zoned land to residential uses. This will ensure that there is certainty for the local community around the provision of local open space. The potential implication of these changes in meeting dwelling targets for the overall LGA is negligible as the proposed zonings will reflect the current uses of the subject sites.

Table 16 considers the Proposal's consistency with relevant priorities and actions outlined in the LHS.

*Table 15: The Planning Proposal's consistency with the Cumberland Local Housing Strategy*

| Strategic priority | Consistency |
|---|---|
| 1. Delivering housing diversity | The LHS promotes the delivery of a mix of dwelling types, sizes and tenure to meet demand within Cumberland's diverse community (Objective 1).<br><br>The Planning Proposal does not directly deliver new housing diversity. However, the rezoning of RE1 sites that are currently used for residential purposes to residential zones will better reflect their existing use. This supports greater housing diversity by protecting existing housing stock, allowing it to continue to contribute to the overall mix of housing in the LGA. |
| 3. Facilitating housing that respects and enhances local character | The LHS encourages opportunities for 'Missing Middle' low rise medium density housing to be identified within Cumberland (Objective 3).<br><br>Action 3.2 is to review planning controls to facilitate well designed dual occupancies, terraces and manor homes in appropriate locations, as well as review and update DCP controls to include character and place-based controls as appropriate.<br><br>By aligning the zoning with existing residential use, it provides opportunities to redevelop the sites to create additional housing typologies, ensures greater clarity in planning controls and helps preserve and safeguard existing housing or develop new housing. |
| 5. Infrastructure-led delivery | The LHS Local Priority 9 encourages the provision of high quality, fit-for-purpose community and social infrastructure in line with growth and changing requirements.<br><br>Action 5.2 is to align the collection of funding collected from the Cumberland Local Infrastructure Contributions Plan with planning and delivery of growth infrastructure.<br><br>This Planning Proposal will allow Council to better target its investment in public infrastructure. The removal of RE1 zoning from lots no longer intended to be acquired for open space purposes will allow local infrastructure funding to be directed to more strategic or higher priority sites. |

## Q5. Is the planning proposal consistent with any other applicable state and regional studies or strategies?

**Consistency with Public Open Space Strategy for NSW**

The NSW Public Open Space Strategy was released by the previous Department of Planning and Environment in 2022. The Strategy has 5 objectives and outlines a collaborative, evidence-based approach for government agencies to plan, invest, and deliver public open spaces. The Strategy objectives are achieved through specific directions and actions. Table 17 considers the Planning Proposal's consistency with relevant directions and actions of this Strategy.

*Table 16: The Planning Proposal's consistency with the Public Open Space Strategy for NSW*

| Directions and actions | Consistency |
|---|---|
| Recognise public open space as infrastructure that is essential for creating great places to live and supporting healthy and active lifestyles. | The Proposal supports this direction by ensuring public open space is strategically planned and zoned in line with current and future community needs. It includes the rezoning of 151 properties of residential zoned land to open space in areas where park expansion or improved access is warranted. This reinforces open space as critical social infrastructure. |
| Recognise access to public open space as fundamental to supporting healthy and active lifestyles for people of all ages, abilities and backgrounds. | The Proposal results in a more balanced and equitable distribution of open space across the LGA. In some areas, additional open space is introduced or expanded (e.g. Girraween and Lidcombe), improving local access for communities. In other locations, land currently zoned as open space but not functioning as such, is proposed to be rezoned to residential, ensuring that the planning framework reflects actual use and need.<br><br>Additionally, Council has made significant recent investments in open space infrastructure, supported by funding from the NSW Government's Western Sydney Infrastructure Grants Program, including the Civic Park Pendle Hill Upgrade project, which will deliver new sport courts, BBQ facilities, and inclusive recreation zones. Other funded initiatives include the New Hyland Road Sporting Complex, Guildford Pool Modernisation, and Lidcombe Town Centre Activation.<br><br>These initiatives, in conjunction with the Planning Proposal amendments, will contribute to a higher-quality, more inclusive and accessible open space network. |

| Directions and actions | Consistency |
|---|---|
| Provide public open space in areas where it is most needed. | The proposed rezonings from residential to open space in Auburn, Lidcombe, Girraween, Berala, South Granville, Guildford, Guildford West, Holroyd, Greystanes, Pemulwuy, Pendle Hill, Toongabbie, South Wentworthville, Westmead, Woodpark, Merrylands, and Merrylands West, are consistent with Council's Open Space and Recreation Strategy and projected population growth.<br><br>The proposed rezonings support both current use patterns and projected demand for open space across the LGA. |

**Consistency with the Greener Places: An Urban Green Infrastructure Design Framework for NSW (2020)**

Prepared by the Government Architect NSW, the Greener Places: An Urban Green Infrastructure Design Framework, the Framework is about the creation of a networked urban ecosystem of green space that encompasses parks and open spaces including urban trees, streets, squares, and waterways to help create a healthier, more liveable, and resilient place to live.

The objectives of the Framework are:

*1. To protect, conserve and enhance NSW's network of green and open natural spaces.*

*2. To deliver a network of high-quality, high-performing, and well-designed green spaces, establishing a crucial component of urban infrastructure to address the environmental challenges of the 21st century.*

*3. To protect and enhance local habitat, including both native flora and fauna.*

*4. To promote healthy living, encourage physical activity, social cohesion, and enhance wellbeing by providing liveable places for the NSW community.*

*5. To create a more strategic approach to planning for green infrastructure, encouraging early and integrated investment through statutory planning*

*6. To deliver better tools for the delivery of green infrastructure across NSW.*

Table 18 considers the Planning Proposal's consistency with the four key principles, as outlined below.

*Table 17: The Planning Proposal's consistency with Greener Places Guideline*

| Principles | Consistency |
|---|---|
| Integration | An analysis has been undertaken, as shown in Appendix D, that a balanced approach has been undertaken to ensure that properties being included in this Planning Proposal are still integrated with the broader open space strategy. |
| Connectivity | The properties to be rezoned to open space provide good connectivity to encourage walking and cycling, |

| Principles | Consistency |
|---|---|
| | and places for community to connect within close distance to where they live. |
| Multifunctionality | The formalisation of the properties to be rezoned for open space and remove the LRA demonstrates their increasing value to be used by the community, opening the land for interaction, sense of connectedness and community capacity. In time further investment can occur to enhance the multi-use of the land, instead of the financial capital to purchase the land. |
| Participation | The open space can provide equity of access and be more fully utilized as there is certainty of its use by the community. |

**Consistency with the Draft Greener Places Design Guide (2020)**

Prepared by the Government Architect NSW, the draft Greener Places Design Gude is a design framework to support the Urban Green Infrastructure Framework in NSW, and based around four key principles:

- Integration – combine green infrastructure with urban development and grey infrastructure
- Connectivity – create an interconnected network of open space
- Multifunctionality - deliver multiple ecosystem services simultaneously
- Participation – involve stakeholders in development and implementation.

The Greener Places Design Guide covers how to design, plan and implement green infrastructure in urban areas throughout NSW. It provides strategies, recommendations and performance criteria to help planning authorities and design and development communities deliver green infrastructure. Table 19 considers the Planning Proposal's consistency with the performance indicators.

*Table 18: The Planning Proposal's consistency with the Greener Places Guideline*

| Direction | Strategy | Consistency |
|---|---|---|
| Local access | | |
| High density areas > 60 dwellings/hectare | 2-to-three-minute walk or 200m walking distance to a local park (barrier free). | Planning Proposal supports improved local access in higher-density areas, where new or expanded open spaces are proposed.<br>Figure 24 shows the improved or safeguarded access to open space resulting from the Planning Proposal. Areas of green hatching indicate a |

| Direction | Strategy | Consistency |
|---|---|---|
| | | 400m walkable catchment from sites proposed to be rezoned from residential to RE1. |
| Medium- to low-density areas > 60 dwellings/hectare | 5-minute walk or 400m walking distance to a local park (barrier free) | Planning Proposal supports improved local access in higher-density areas, where new or expanded open spaces are proposed. |
| District access | | |
| (Note: these also provide local access) | 25-minute walk or 2km proximity to a district park. | Planning Proposal does not significantly impact district access. The rezoning mainly involves small or already vacant sites and focuses on aligning zoning with existing use. |
| Regional access | | |
| (Note: these also provide local access & district access) | Up to 30-minute travel time of public transport or by vehicle to regional open space. | Planning Proposal will likely have minimal impact on regional access. Changes are localised, small in scale, and primarily reflect existing use patterns. |

The proposed rezoning of 163 properties (equivalent to around 184,924sqm of land) from residential and business to RE1 will formalise the current use of those sites as public open space. This will ensure surrounding homes have continued access to open space.

The proposed rezoning of 52 properties from RE1 to residential zoning will not impact on access to existing open space, given the properties are occupied by privately owned dwellings at present, and therefore not currently accessible to the broader community. Many of the sites are also adjacent to existing parks, which will not change the parks through this proposal.

**Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

Yes. The Planning Proposal is consistent with applicable SEPPs, as outlined in Table 20.

*Table 20: Consistency with State Environmental Planning Policies*

| SEPP | Consistency |
|---|---|
| State Environmental Planning Policy (Housing) 2021 known as SEPP (Housing) 2021 | **Consistent**<br>This SEPP may be relevant to the development of certain properties in the future, specifically, lots that are proposed to be rezoned to R2 Low Density Residential and R3 Medium Density Residential.<br>These lots have potential to contribute to housing supply including 'missing middle' housing typologies covered by this SEPP. In certain instances, where there are minimal land-based constraints and development meet certain criteria, housing may be developed under fast-track complying development stream. |
| State Environmental Planning Policy (Transport and Infrastructure) 2021, known as SEPP (Transport and Infrastructure) 2021 | **Not relevant.**<br>Consideration of the relevant provisions of the SEPP would be required as part of any future development application. This Planning Proposal does not contain provisions that contradict or would hinder the application of this SEPP. |
| State Environmental Planning Policy (Biodiversity and Conservation) 2021, known as SEPP (Biodiversity and Conservation) 2021 | **Not relevant.**<br>Properties are not identified on native vegetation mapping. The Planning Proposal is consistent with the provisions of this SEPP. |
| State Environmental Planning Policy (Resilience and Hazards) 2021, known as SEPP (Resilience and Hazards) 2021 | **Consistent**<br>The Planning Proposal is consistent with the Resilience & Hazards SEPP. Sites proposed for rezoning from RE1 Public Recreation to residential are already used for residential purposes and will continue in that use, meaning no change in land use or potential contamination categorisation. Sites that will remain as open space are not proposed to change in function.<br>Any future development would be subject to site-specific assessment, including consideration of contamination or acid sulphate soils, in accordance with relevant planning and environmental legislation. |
| State Environmental Planning Policy (Exempt and Complying | **Consistent**<br>This SEPP can be relevant to the development of residential lots in the future, particularly properties that |

| SEPP | Consistency |
|---|---|
| Development Codes) 2008, known as SEPP (Exempt and Complying Development Codes) 2021. | are proposed to be rezoned to R2 Low Density Residential and R3 Medium Density Residential and may redevelop in the future.<br>In certain instances, where there are minimal land-based constraints and development meet certain criteria, housing may be developed under fast-track complying development code. |
| State Environmental Planning Policy (Sustainable Buildings) 2022, known as SEPP (Sustainable Buildings) 2022. | **Not relevant.**<br>Consideration of the relevant provisions of the SEPP would be required as part of any future development application. |

**Q7. Is the Planning Proposal consistent with applicable Ministerial Directions under 9.1 of the Act?**

Yes. The Planning Proposal is consistent with applicable Ministerial Directions made under Section 9.1 of the EP&A Act, as outlined in Table 21.

*Table 19: The Planning Proposal's consistency with applicable Ministerial Directions*

| Direction | Consistency |
|---|---|
| **Focus area 1: Planning systems** | |
| 1.1 Implementation of Regional Plans | **Consistent.**<br>The Proposal's is consistent with and gives effect to the Regional Plan, as discussed in Table 11. It will not undermine the achievement of the Plan's vision, land use strategy, policies, outcomes or actions. |
| 1.3 Approval and referral requirements | **Consistent.**<br>The Proposal does not involve provisions that would require concurrence, consultation or referral of development applications to a Minister or public authority. Land reclassification will be referred to Department of Local Government, when necessary. |
| 1.4 Site specific provisions | **Consistent.**<br>The Proposal does not include unnecessarily restrictive site-specific planning controls. |
| 1.4A Exclusion of development | **Consistent.** |

| Direction | Consistency |
|---|---|
| standards from variation | The Proposal does not seek to introduce or alter an existing exclusion to clause 4.6 of a Standard Instrument LEP or an equivalent provision of any other environmental planning instrument. |
| **Focus area 1: Planning systems – Place-based** | |
| 1.5 Parramatta Road Corridor Urban Transformation Strategy | **Consistent.**<br>Planning Proposal amendments are broadly consistent with the Parramatta Road Transformation Strategy 2016. By refining zoning in areas such as Auburn along Parramatta Road, the proposal helps align land use with the strategic vision of delivering vibrant, well-connected, and balanced urban precincts.<br>The removal of sites from the Land Reservation Acquisition (LRA) map and the rezoning of existing land used as open space to RE1 Public Recreation better reflects the actual land use. The Proposal will support a more efficient distribution of open space and housing. This aligns with the strategy's goals of creating well-connected, liveable precincts that balance employment, housing, and access to public space. |
| 1.19 Implementation of the Westmead Place Strategy | **Consistent.**<br>The Planning Proposal supports the Westmead Place Strategy by providing well connected public open spaces for the local community and connecting streets and places within the green grid. |
| **Focus area 3: Biodiversity & conservation** | |
| 3.2 Heritage conservation | **Consistent.**<br>26 properties spread within Auburn, Berala, Lidcombe, Toongabbie and Merrylands are proposed to be removed from LRA mapping and rezoned.<br>Properties in Main Avenue Lidcombe, are to be rezoned to remove the LRA mapping and retain R3 Medium Density Residential zoning are within the Lidcombe Hospital Precinct, on the State Heritage Register.<br>An assessment of the potential impacts to any heritage items from any future redevelopment of the properties can be undertaken as part of the development application process. |
| 3.7 Public bushland | **Consistent.** |

| Direction | Consistency |
|---|---|
| | The Proposal is consistent with this direction. |
| **Focus area 4: Resilience & hazards** | |
| 4.1 Flooding | **Consistent**.<br>The Proposal does not seek to rezone land within the flood planning area from recreation to a residential zone. |
| 4.3 Planning for bushfire protection | **Consistent.**<br>The Proposal does not seek to rezone land within a bushfire prone area. |
| 4.4 Remediation of contaminated land | **Consistent.**<br>Planning Proposal is not changing the physical works for lots proposed to be rezoned to residential, and thus it is considered that the sites are suitable for the intended use. |
| 4.5 Acid Sulfate soils | **Consistent.**<br>Some of the lots subject to this planning proposal are identified as Class 4 and Class 5 on the Acid Sulfate Soils Map. The Proposal does not include provisions that intensify land uses on these lots. Any future development will be subject to development assessment requirements under the LEP, including Clause 6.1 (Acid Sulfate Soils), and will require appropriate management in accordance with the Acid Sulfate Soils Planning Guidelines. |
| **Focus area 5: Transport & infrastructure** | |
| 5.1 Integrating land use and transport | **Consistent.**<br>Consistent with objectives of this direction. |
| 5.2 Reserving land for a public purpose | **Consistent**.<br>Prior to finalisation, Council intends to refer the Proposal to the Planning Secretary (or an officer of the Department nominated by the Secretary) to approve the proposed removal of certain sites from LRA mapping. |
| **Focus area 6: Housing** | |
| 6.1 Residential zones | **Consistent.** |

| Direction | Consistency |
|---|---|
| | The Planning Proposal supports the existing dwellings on the site, or future delivery of diverse housing including 'missing middle' typologies, close to public transport and accessible by walking and cycling in an existing urban area, thereby maximising the use of existing infrastructure. |

## Section C – Environmental, social and economic impact

**Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

No. There are no critical habitat areas, threatened species, populations or ecological communities or their habitats present on the subject properties. As such, this Planning Proposal does not adversely affect any critical habitat or threatened species, populations or ecological communities, or their habitats.

**Q9. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

The Proposal is limited to zoning and mapping amendments, including changes to Land Zoning (LZN), Land Reservation Acquisition (LRA), and associated development standards (HOB, FSR, LSZ) across selected properties. The changes in zoning predominantly reflect the current use of these lands. The Planning Proposal does not propose to facilitate any change in the current uses on these sites and as such there are no likely environmental effects resulting from the Planning Proposal.

Any potential environmental impacts will be assessed at the development application stage, where detailed site-specific considerations, such as biodiversity, heritage, and stormwater management, will be addressed through relevant legislation and assessment processes.

The Proposal is expected to have positive environmental effects in locations where land is proposed to be rezoned to RE1 Public Recreation, enhancing open space provision, protecting land from future development, and supporting urban greening and ecological outcomes.

**Q10. Has the planning proposal adequately addressed any social and economic effects?**

Yes, the Planning Proposal adequately addresses social and economic effects. The Planning Proposal has the potential to result in social benefits including securing existing public land for open space purposes and in safeguarding areas for housing where land is already being used for residential purposes.

As outlined below, the proposal will result in a range of public benefits.

**Improvements to public open space provision**

Public open space provides opportunities for social interaction and active lifestyles, resulting in a wide variety of social, cultural and health benefits.

Overall, the Planning Proposal will increase the supply of, and access to, quality open space in Cumberland LGA, aligned with projected growth.

**Appendix D** contains an independent analysis of open space quantum and access using the framework provided in the Cumberland Open Space and Recreation Strategy (COSRS), with benchmarking to Forecast.id dataset.

Council adopts the World Health Organisation's benchmark of 9m$^2$ (0.0009 ha) of open space per resident. In relation to access, Council seeks to ensure that all dwellings are within 400m of quality open space of at least 0.5ha (5,000 sqm) and all medium to high density dwellings within 200m of quality open space of at least 0.1ha (1,000 sqm).

Overall, the proposed changes result in significant formalised increase of open space of 184,924 sqm. Most of the sites being removed from the LRA map are under 0.5 ha (5,000 sqm) in size. The only areas that show a slight decrease in open space are suburbs that already have sufficient open space, such as Auburn (South), Berala, Girraween–Toongabbie and Lidcombe (North). These reductions are considered relatively minor and are not expected to affect overall open space availability. Areas that will experience an increase in RE1 zoned land Auburn North and Lidcombe South - Rookwood both have an open space deficit, which the Proposal helps address.

**Benefits for landowners**

From the perspective of landowners whose land was identified for acquisition, the removal of their land from LRA mapping would have positive economic implications should they seek to sell the land or obtain finance. Without the removal of the LRA affectation on their land, this would limit the ability to realise the potential for the site.

If the Planning Proposal is not pursued and the LRA affectation remains in place, this has potential to result in adverse economic outcomes for the landowners should they wish to sell their land or obtain finance. In such cases, the landowner could force the acquisition of the land under the hardship provisions of Section 23(1) of the Land Acquisition (Just Terms Compensation) Act 1991 (LA Act 1991). Section 24(2) of the LA Act 1991 outlines that an owner of land suffers hardship if:

a) the owner is unable to sell the land, or is unable to sell the land at its market value, because of the designation of the land for acquisition for a public purpose, and
b) it has become necessary for the owner to sell all or any part of the land without delay—
c) for pressing personal, domestic or social reasons, or
d) to avoid the loss of (or a substantial reduction in) the owner's income.

This Planning Proposal facilitates this circumstance from not occurring.

**Better use of Council funds**

From the perspective of the relevant acquisition authority, purchasing land that is no longer required for a public purpose would have significant positive financial implications. The Proposal therefore protects the financial sustainability of council and other acquisition authorities.

One of the intended outcomes of this Planning Proposal is to remove properties from the land reservation acquisition map in the Cumberland LEP. This will enable Council to divert these funds towards higher priority open space land acquisitions and open space works, which service a greater number of residents and workers and better align with forecast population growth.

**Way of life**

The proposal will align land zoning with current land uses. This alignment will reduce uncertainty for residents, and remove inconsistencies in planning controls, potentially improving way of life for residents.

**Improved accessibility**

Way of life refers to how people live, how they get around, how they work, how they play, and how they interact on a daily basis Access refers to how people access and use infrastructure, services and facilities. Aligning the zoning with existing residential use may improve future access to local infrastructure, services, and facilities by enabling more accurate planning and service provision based on recognised residential land uses.

Confirming open space areas as formal RE1 open space, enables more open space to be accessible to the surrounding community, rather than seemingly perceived to be privately owned.

**Surroundings**

Impacts to surroundings can include access to, and use of, services that ecosystems provide, public safety and security, access to and use of the natural and built environment, and its aesthetic value and amenity.

Under this Planning Proposal, no changes are proposed to existing open space use or function. Where land remains as public open space, its retention will continue to support access to greenery, shade, and recreational benefits. Rezoned residential land, already used as housing, will retain its existing character and amenity, preserving neighbourhood aesthetics.

## Section D – Infrastructure (Local, State and Commonwealth)

**Q11. Is there adequate public infrastructure for the Planning Proposal?**

As the Planning Proposal does not intend to facilitate any change in the current land use on the subject sites, the existing public infrastructure is considered adequate to support the proposed rezonings. The Planning Proposal is not expected to place additional demands on public infrastructure.

Instead, the planning proposal intends to formalise the zones (proposed residential and open space) to reflect their current use with its surrounds in the best possible manner in keeping with the existing standard planning controls that apply to RE1, R2, R3 or R4 zoning. The planning proposal is likely to result in provision of 52 or more additional dwellings to meet the state government's housing crisis to open-up sites for residential and further recognise and formalise open space within the Cumberland LGA.

The Gateway Determination will confirm the additional studies required and which public authorities to be consulted. Section E – State and Commonwealth Interests

**Q12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

Should the Planning Proposal proceed to the gateway stage, further consultation with relevant public authorities will occur.

# Part 4 – Mapping

The Planning Proposal proposes amendments to the following mapping under Cumberland LEP 2021:

- Land zone
- Minimum lot size
- Height of buildings
- Floor space ratio.
- Land reservation acquisition

Images for the proposed mapping amendments are provided by Site Map number reference overleaf which is consistent with the numbering of sites within Table 2 and Appendix B of this PP.

Note: That there are no LEP maps for reclassification of land and these provisions will be addressed and included via amending Schedule 4 of Parts 1, 2 or 3 of the Cumberland LEP 2021.

## 4.1 Land use zone


Site 1: 43-55 Karrabah Road, AUBURN
Existing
Proposed
CAMPBELL STREET
KIHILLA ROAD
KARRABAH ROAD
BEEMRA STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
30
60 m


Site 2: Farm Road, LIDCOMBE
Existing
Proposed
HERDSMANS AVENUE
FARM ROAD
TALLOWWOOD AVENUE
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
30
60 m


Site 3: 6 Tallowwood Avenue, LIDCOMBE
Existing
ANDREWS ROAD
MAIR AVENUE
HERDSMANS AVENUE
TALLOWWOOD AVENUE
WEEROONA ROAD
Proposed
ANDREWS ROAD
MAIR AVENUE
HERDSMANS AVENUE
TALLOWWOOD AVENUE
WEEROONA ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E4 - General Industrial
R3 - Medium Density Residential
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
40
80 m


Site 4: Brooks Circuit, LIDCOMBE
Existing
SUSSEX STREET
COLLEGE STREET
MAIN AVENUE
FARM ROAD
BROOKS CIRCUIT
EUCALYPTUS STREET
HERDSMANS AVENUE
WEEROONA ROAD
ANDREWS ROAD
Proposed
SUSSEX STREET
COLLEGE STREET
MAIN AVENUE
FARM ROAD
BROOKS CIRCUIT
EUCALYPTUS STREET
HERDSMANS AVENUE
WEEROONA ROAD
ANDREWS ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E1 - Local Centre
R3 - Medium Density Residential
R4 High Density Residential
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
90
180 m

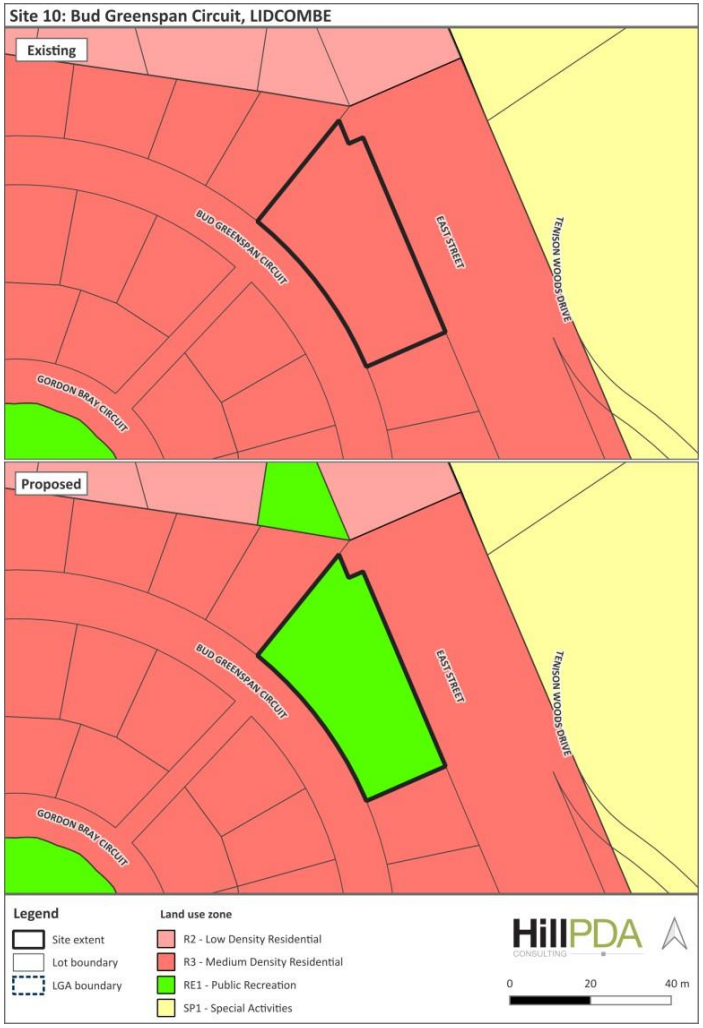

Site 5: Chapel Road, LIDCOMBE
Existing
CHAPEL ROAD
SUSSEX STREET
MAIN AVENUE
BROOKS CIRCUIT
Proposed
CHAPEL ROAD
SUSSEX STREET
MAIN AVENUE
BROOKS CIRCUIT
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

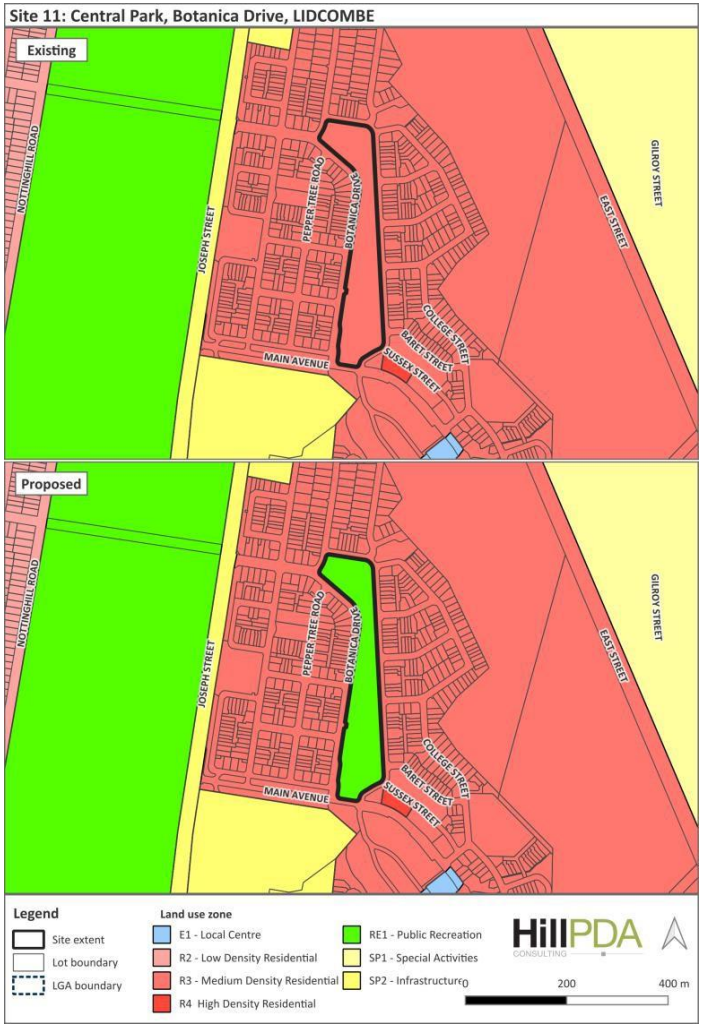

Site 6: Betty Cuthbert Drive, LIDCOMBE
Existing
JOSEPH STREET
LAKEVIEW CRESCENT
BETTY CUTHBERT DRIVE
GREVILLEA CRESCENT
JACARANDA AVENUE
PEPPER TREE ROAD
Proposed
JOSEPH STREET
LAKEVIEW CRESCENT
BETTY CUTHBERT DRIVE
GREVILLEA CRESCENT
JACARANDA AVENUE
PEPPER TREE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
40
80 m


Site 7: Turpentine Park Turpentine Place, LIDCOMBE
Existing
TURPENTINE PLACE
IRONBARK CRESCENT
SUSSEX STREET
COBDEN PARKES CRESCENT
Proposed
TURPENTINE PLACE
IRONBARK CRESCENT
SUSSEX STREET
COBDEN PARKES CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m


Site 8: Entrance Park, LIDCOMBE
Existing
CHAPEL ROAD
MAIN AVENUE
BROOKS CIRCUIT
Proposed
CHAPEL ROAD
MAIN AVENUE
BROOKS CIRCUIT
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
R4 High Density Residential
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m


Site 9: Peden Park Betty Cuthbert Drive, LIDCOMBE
Existing
BETTY CUTHBERT DRIVE
PEPPER TREE ROAD
Proposed
BETTY CUTHBERT DRIVE
PEPPER TREE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

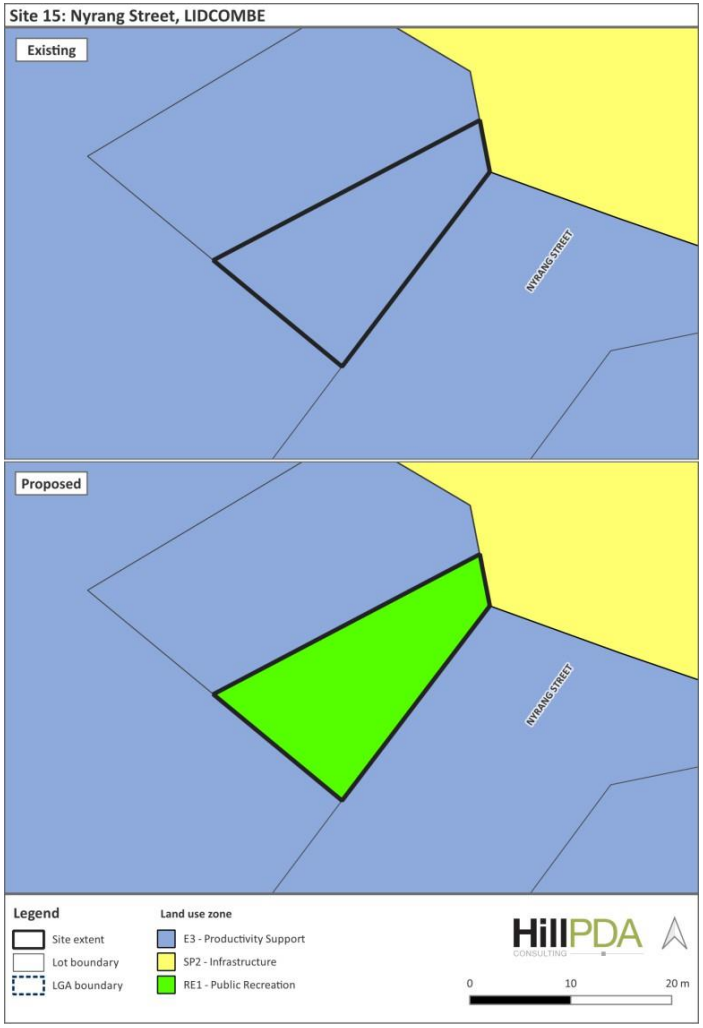

Site 10: Bud Greenspan Circuit, LIDCOMBE
Existing
BUD GREENSPAN CIRCUIT
EAST STREET
TENSON WOODS DRIVE
GORDON BRAY CIRCUIT
Proposed
BUD GREENSPAN CIRCUIT
EAST STREET
TENSON WOODS DRIVE
GORDON BRAY CIRCUIT
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
SP1 - Special Activities
HillPDA
CONSULTING
0
20
40 m


Site 11: Central Park, Botanica Drive, LIDCOMBE
Existing
Proposed
NOTTINGHILL ROAD
JOSEPH STREET
PEPPER TREE ROAD
BOTANICA DRIVE
MAIN AVENUE
COLLEGE STREET
BARET STREET
SUSSEX STREET
EAST STREET
GILROY STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E1 - Local Centre
R2 - Low Density Residential
R3 - Medium Density Residential
R4 High Density Residential
RE1 - Public Recreation
SP1 - Special Activities
SP2 - Infrastructure
HillPDA
CONSULTING
0
200
400 m

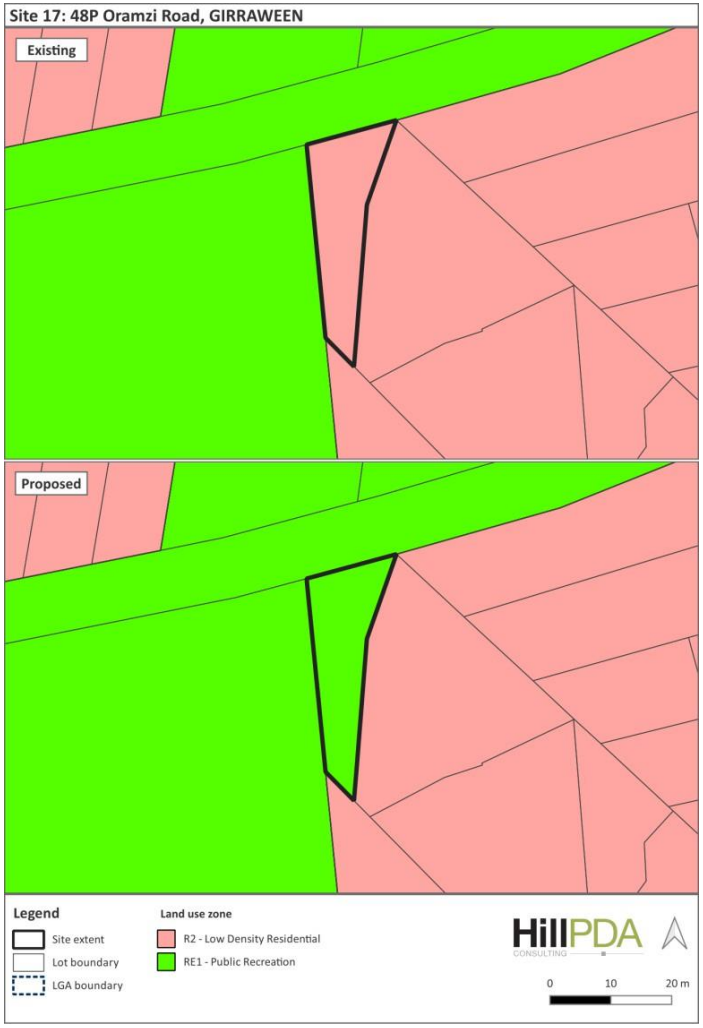

Site 12: 195 Targo Road, GIRRAWEEN
Existing
Proposed
TARGO ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
RE1 - Public Recreation
SP2 - Infrastructure
HillPDA
CONSULTING
0
10
20 m


Site 13: 18-20 Toongabbie Road, TOONGABBIE
Existing
TOONGABBIE ROAD
TARGO ROAD
Proposed
TOONGABBIE ROAD
TARGO ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E1 - Local Centre
R4 High Density Residential
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m

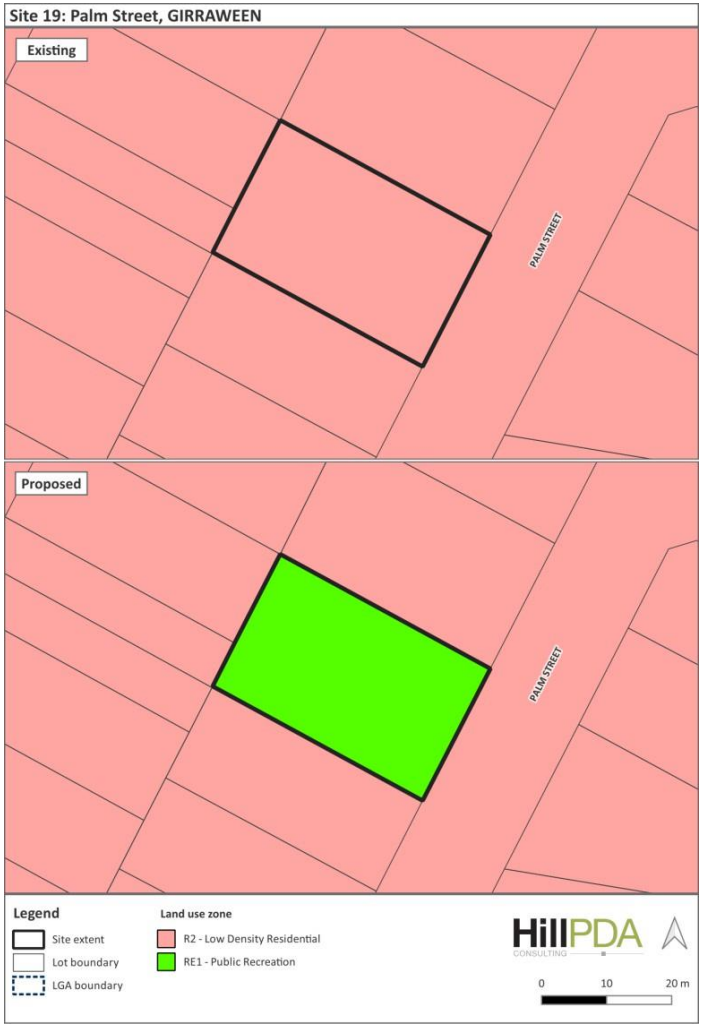

Site 14: 40-48 Station Street, GUILDFORD
Existing
STATION STREET
BOLTON STREET
RHODES AVENUE
Proposed
STATION STREET
BOLTON STREET
RHODES AVENUE
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m

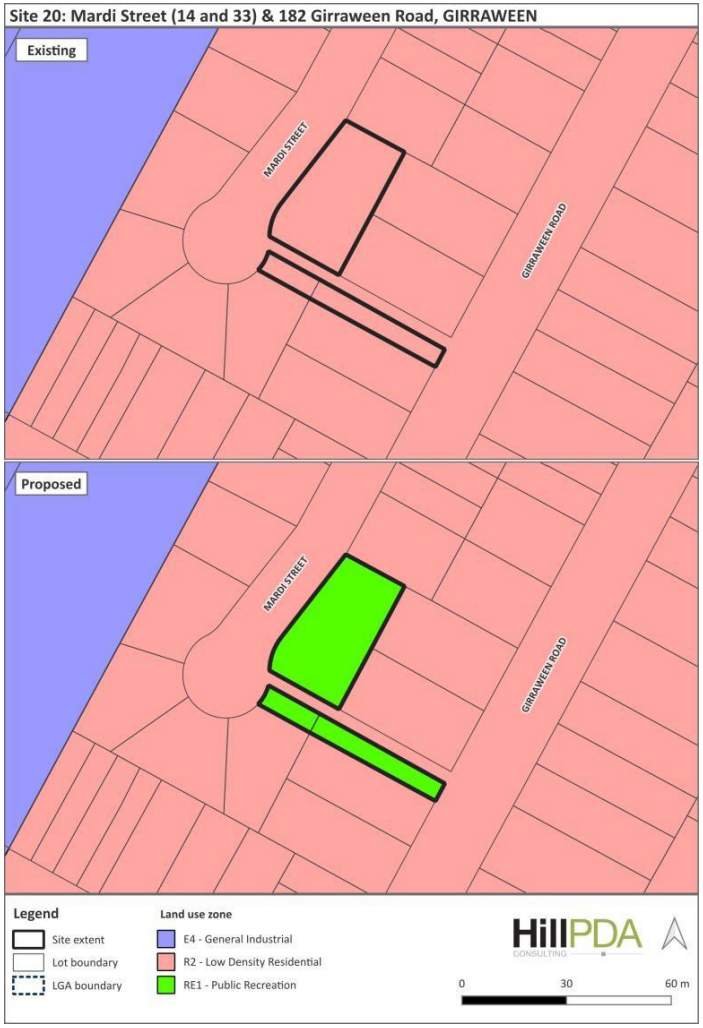

Site 15: Nyrang Street, LIDCOMBE
Existing
NYRANG STREET
Proposed
NYRANG STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E3 - Productivity Support
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

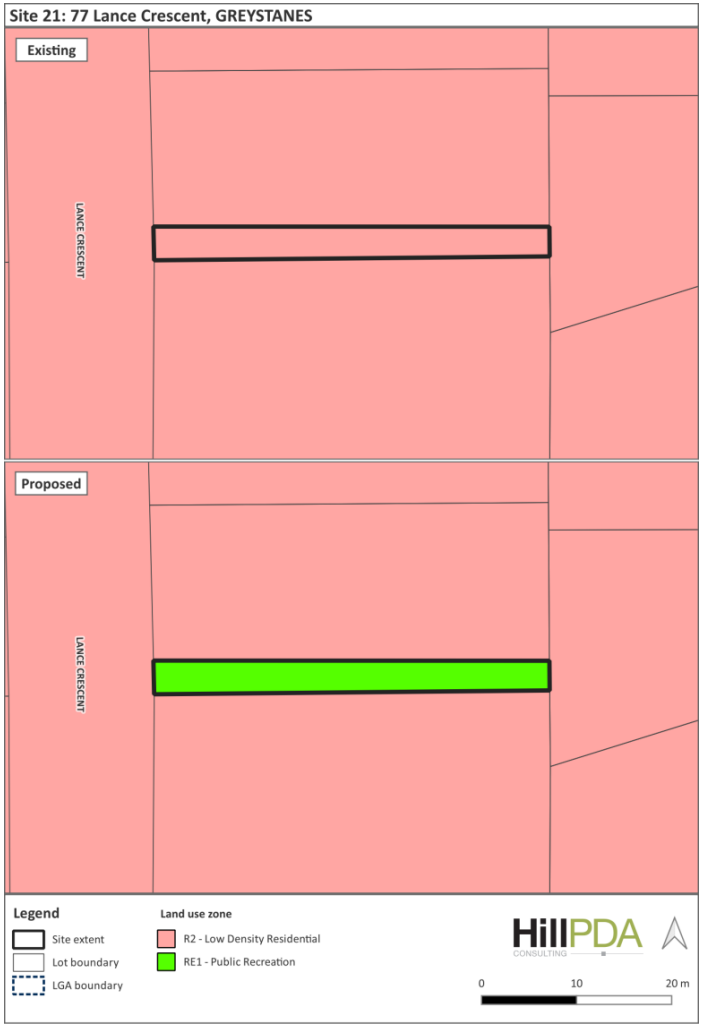

Site 16: Targo Road, GIRRAWEEN
Existing
MANSFIELD STREET
TARGO ROAD
GREAT WESTERN HIGHWAY
Proposed
MANSFIELD STREET
TARGO ROAD
GREAT WESTERN HIGHWAY
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

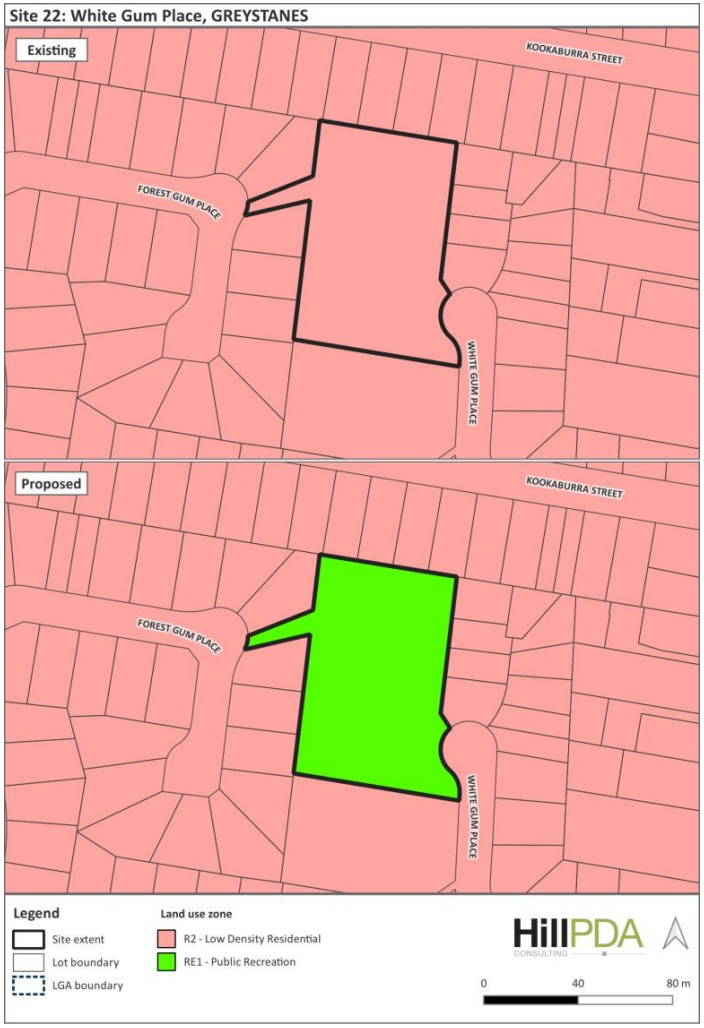

Site 17: 48P Oramzi Road, GIRRAWEEN
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

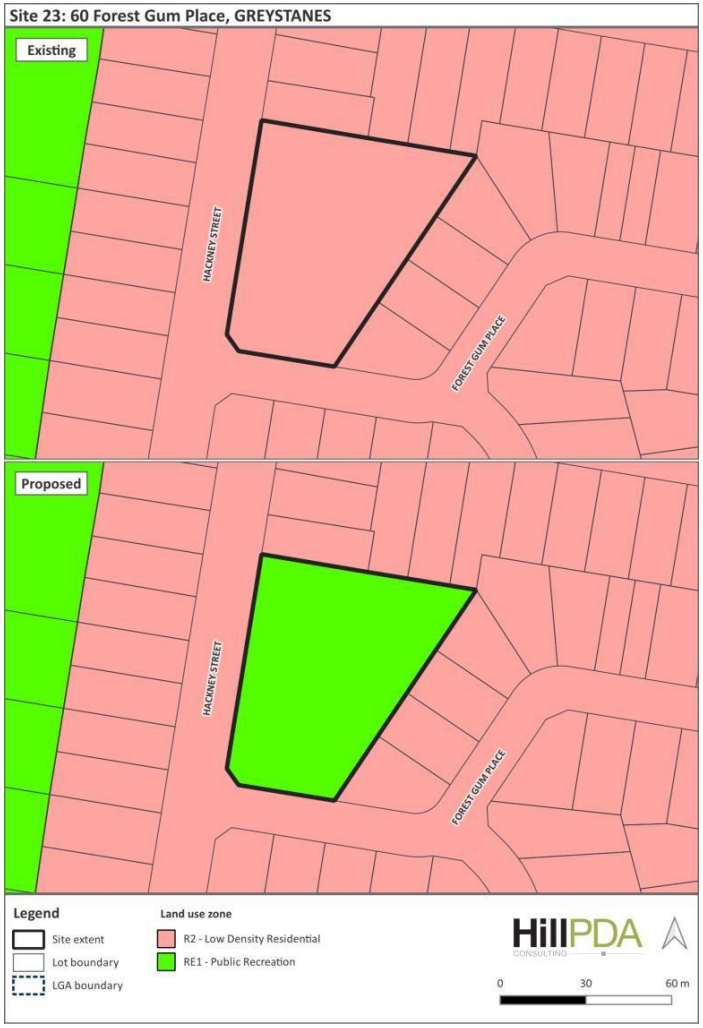

Site 18: 81 Oramzi Road, GIRRAWEEN
Existing
ORAMZI ROAD
CARINYA ROAD
TARGO ROAD
Proposed
ORAMZI ROAD
CARINYA ROAD
TARGO ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m

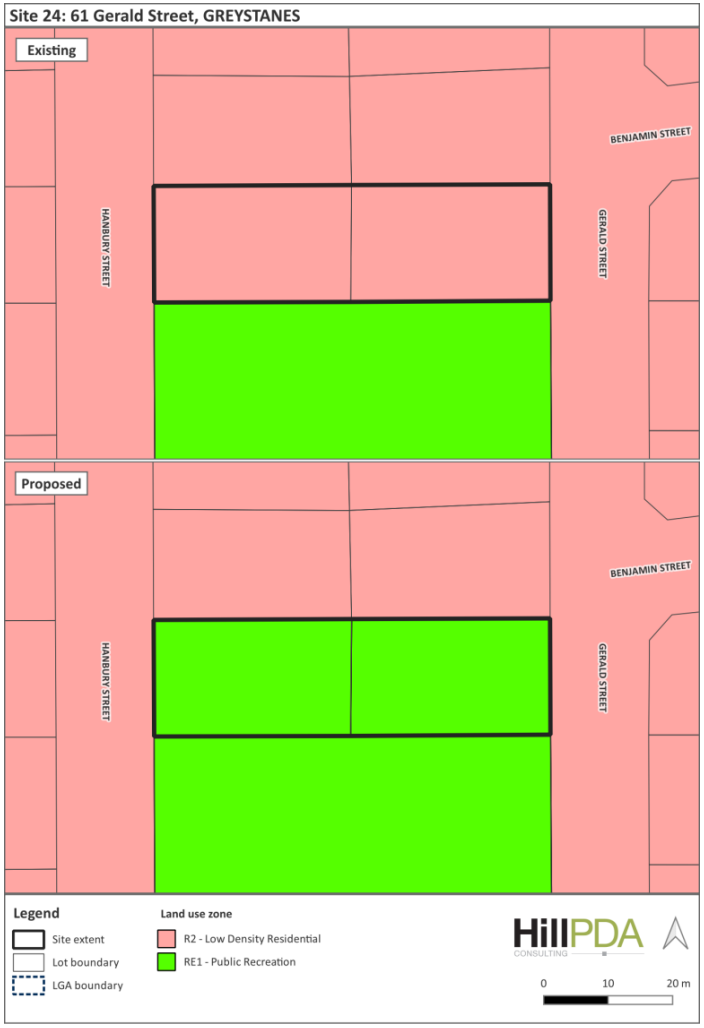

Site 19: Palm Street, GIRRAWEEN
Existing
PALM STREET
Proposed
PALM STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

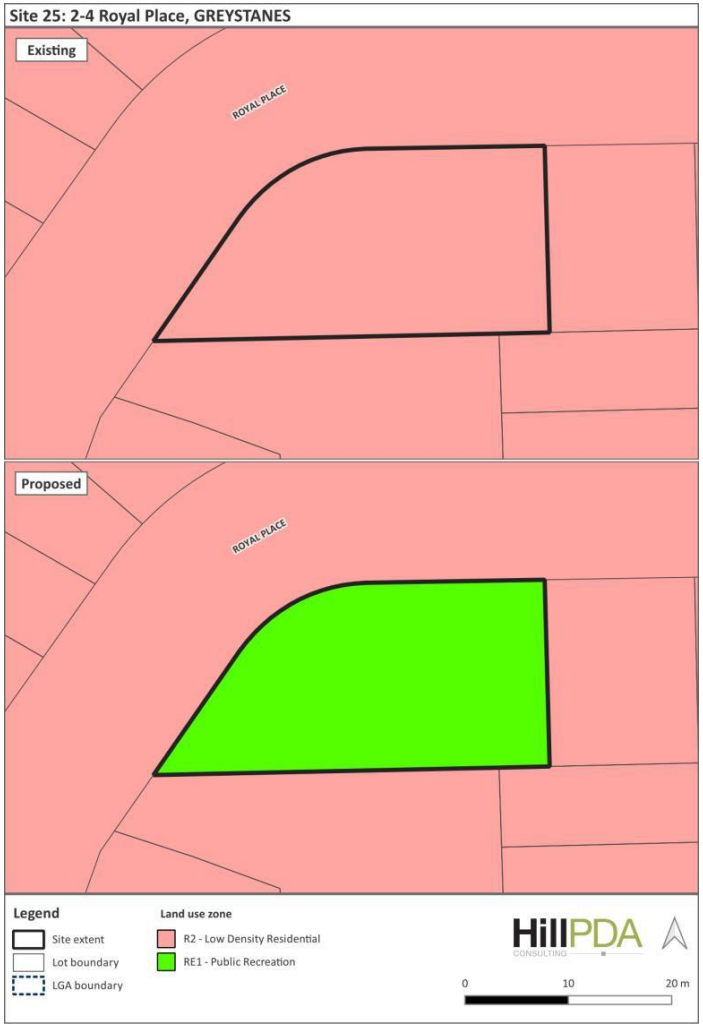

Site 20: Mardi Street (14 and 33) & 182 Girraween Road, GIRRAWEEN
Existing
MARDI STREET
GIRRAWEEN ROAD
Proposed
MARDI STREET
GIRRAWEEN ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E4 - General Industrial
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
30
60 m

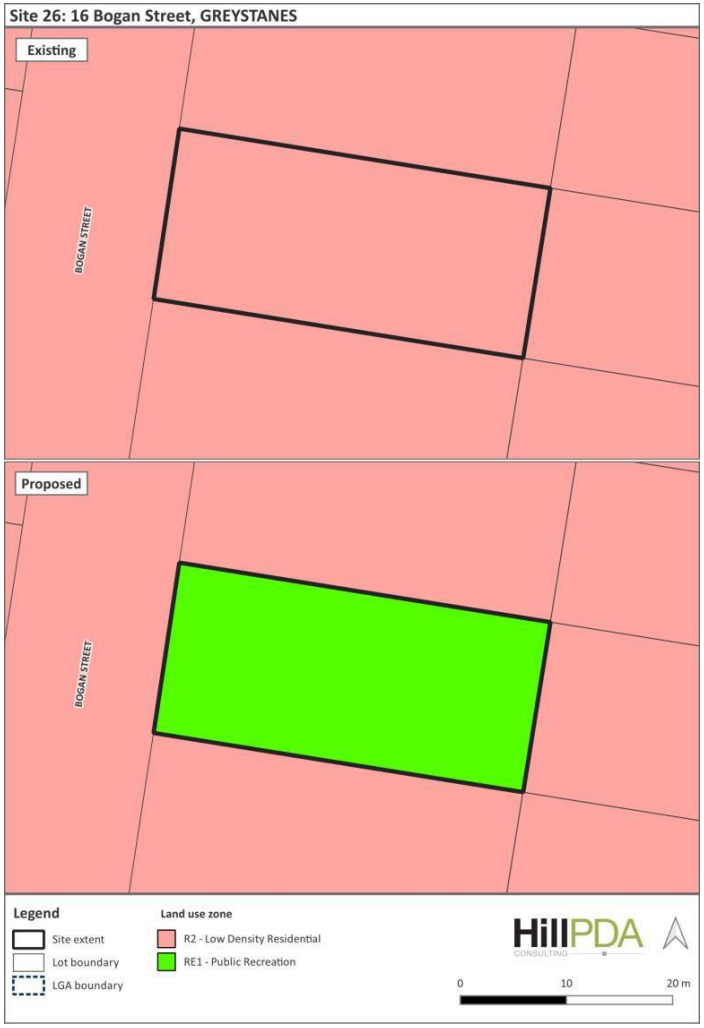

Site 21: 77 Lance Crescent, GREYSTANES
Existing
LANCE CRESCENT
Proposed
LANCE CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 22: White Gum Place, GREYSTANES
Existing
KOOKABURRA STREET
FOREST GUM PLACE
WHITE GUM PLACE
Proposed
KOOKABURRA STREET
FOREST GUM PLACE
WHITE GUM PLACE
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
40
80 m


Site 23: 60 Forest Gum Place, GREYSTANES
Existing
HACKNEY STREET
FOREST GUM PLACE
Proposed
HACKNEY STREET
FOREST GUM PLACE
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
30
60 m


Site 24: 61 Gerald Street, GREYSTANES
Existing
HANBURY STREET
BENJAMIN STREET
GERALD STREET
Proposed
HANBURY STREET
BENJAMIN STREET
GERALD STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 25: 2-4 Royal Place, GREYSTANES
Existing
ROYAL PLACE
Proposed
ROYAL PLACE
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 26: 16 Bogan Street, GREYSTANES
Existing
BOGAN STREET
Proposed
BOGAN STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 27: 9-13 Ettalong Road, GREYSTANES
Existing
ETTALONG ROAD
WESTERN MOTORWAY
Proposed
ETTALONG ROAD
WESTERN MOTORWAY
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E3 - Productivity Support
R2 - Low Density Residential
R3 - Medium Density Residential
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m


Site 28: Carnation Street (20 and 32), GREYSTANES
Existing
CAMELLIA STREET
POPPY PLACE
CARNATION STREET
TULIP STREET
Proposed
CAMELLIA STREET
POPPY PLACE
CARNATION STREET
TULIP STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E1 - Local Centre
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
30
60 m

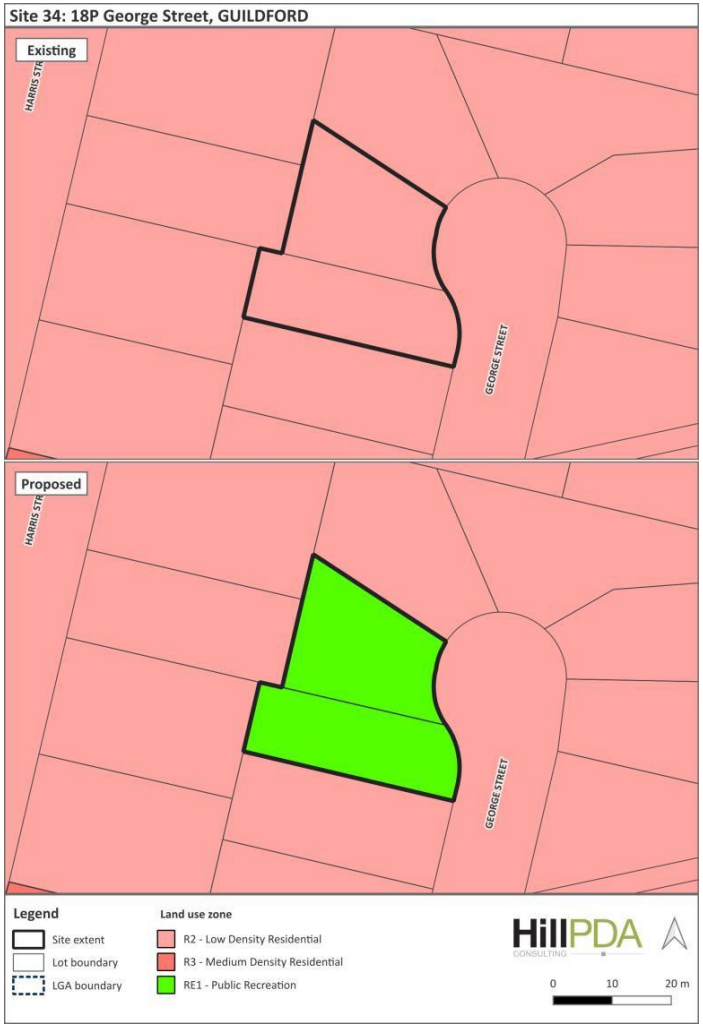

Site 29: Murdock Street Park, GUILDFORD
Existing
MURDOCK STREET
Proposed
MURDOCK STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

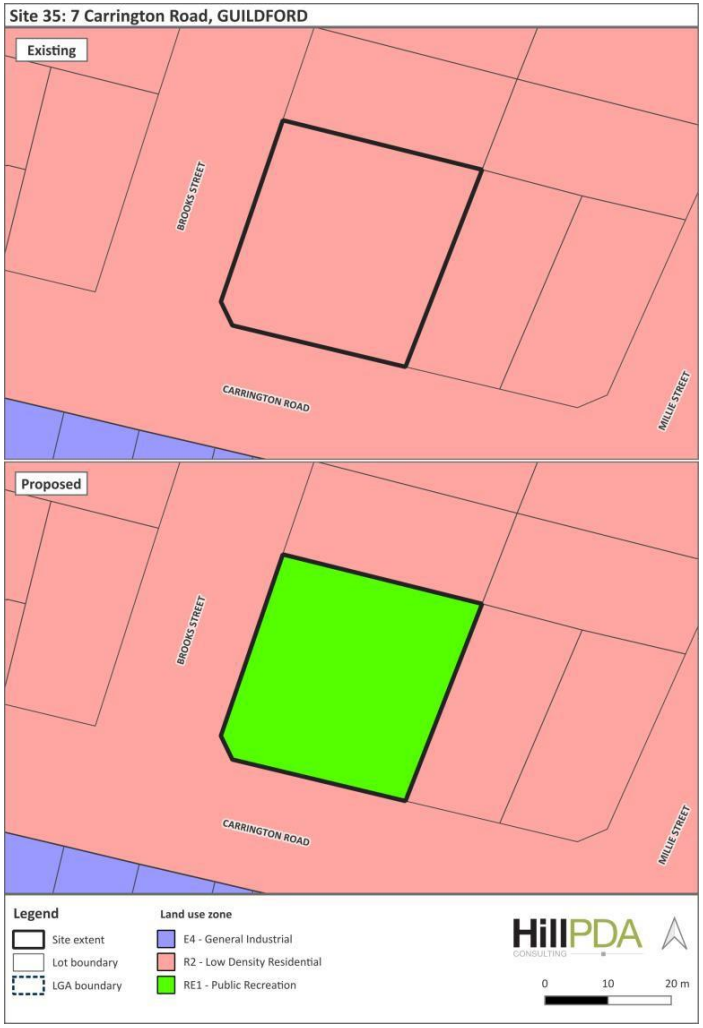

Site 30: 2 San Remo Place, GUILDFORD
Existing
WAINWRIGHT STREET
SAN REMO PLACE
Proposed
WAINWRIGHT STREET
SAN REMO PLACE
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

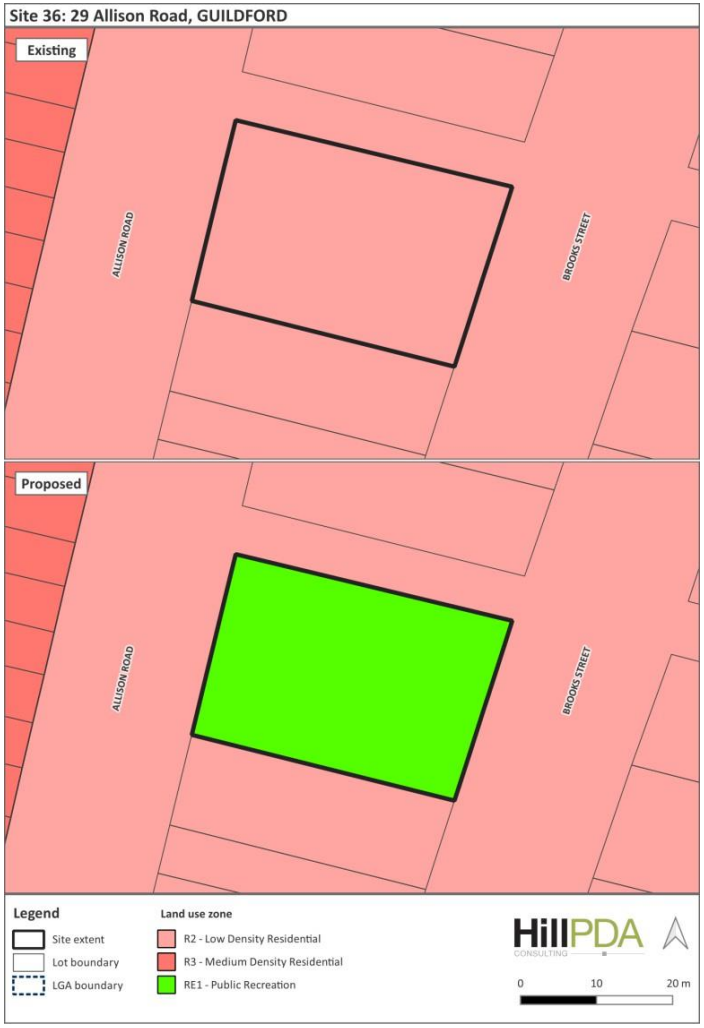

Site 31: 83 Cardigan Street, GUILDFORD
Existing
STIMSON STREET
CARDIGAN STREET
Proposed
STIMSON STREET
CARDIGAN STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
9
18 m

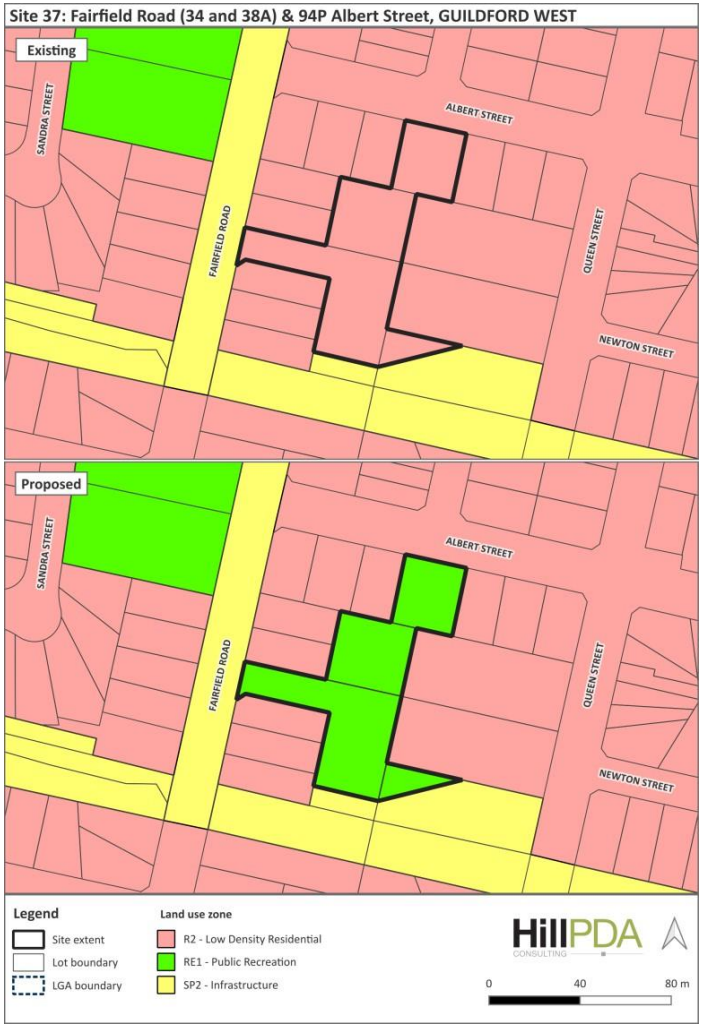

Site 32: 44 Bangor Street, GUILDFORD
Existing
BANGOR STREET
Proposed
BANGOR STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
9
18 m


Site 33: 52 Berwick Street, GUILDFORD
Existing
BERWICK STREET
BEAUFORT STREET
Proposed
BERWICK STREET
BEAUFORT STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
R4 High Density Residential
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
9
18 m

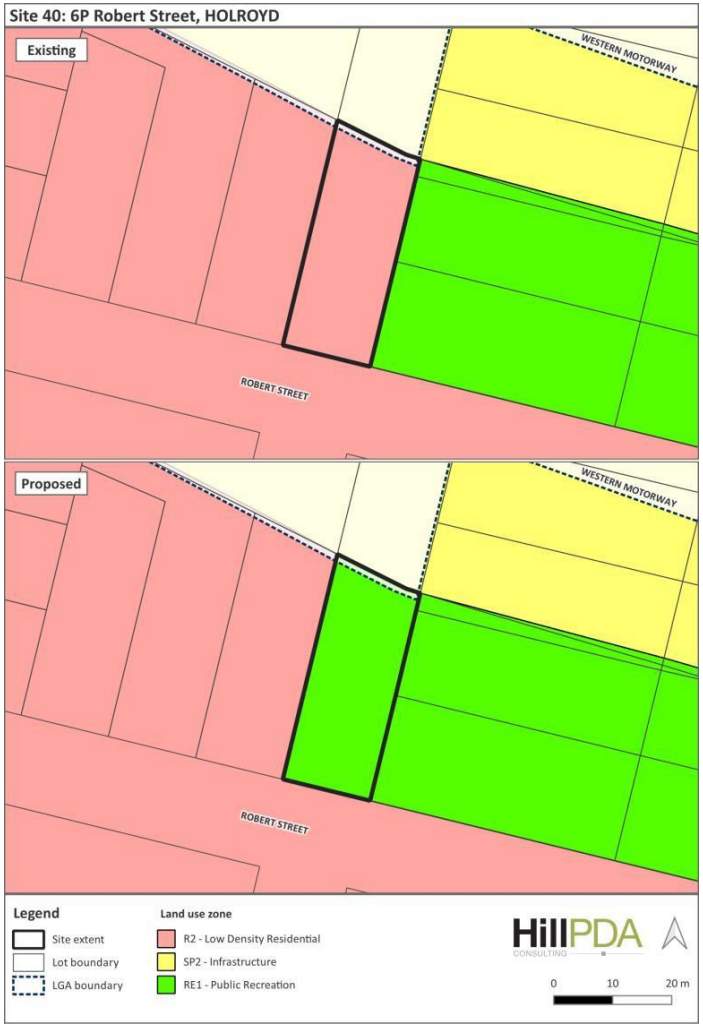

Site 34: 18P George Street, GUILDFORD
Existing
GEORGE STREET
Proposed
GEORGE STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

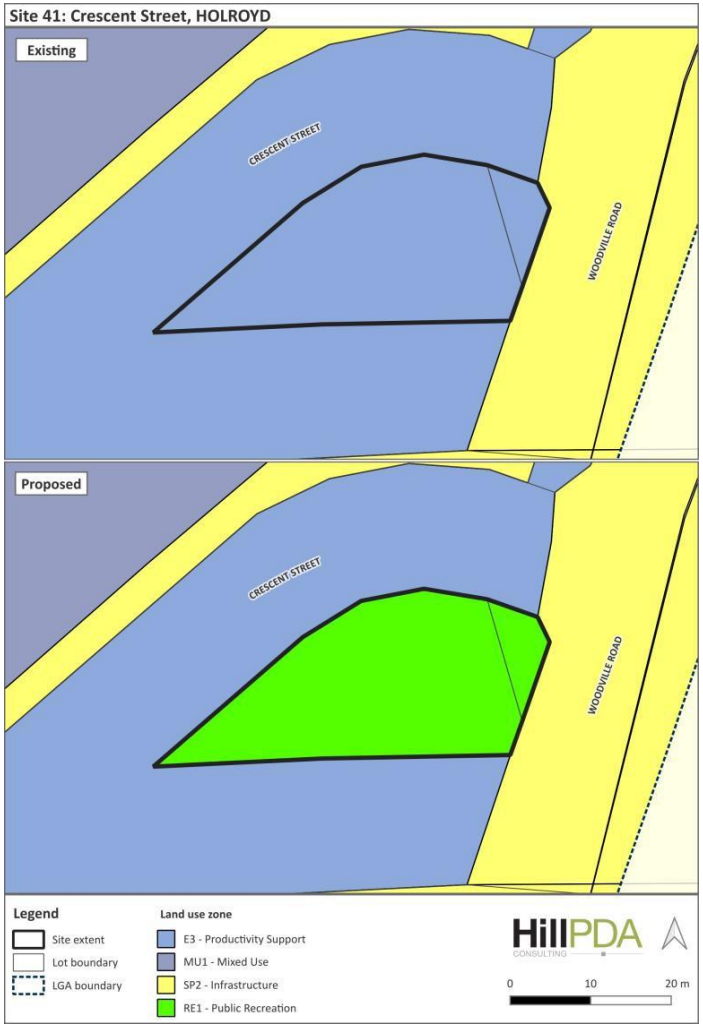

Site 35: 7 Carrington Road, GUILDFORD
Existing
BROOKS STREET
CARRINGTON ROAD
MILLIE STREET
Proposed
BROOKS STREET
CARRINGTON ROAD
MILLIE STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E4 - General Industrial
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 36: 29 Allison Road, GUILDFORD
Existing
ALLISON ROAD
BROOKS STREET
Proposed
ALLISON ROAD
BROOKS STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 37: Fairfield Road (34 and 38A) & 94P Albert Street, GUILDFORD WEST
Existing
SANDRA STREET
ALBERT STREET
FAIRFIELD ROAD
QUEEN STREET
NEWTON STREET
Proposed
SANDRA STREET
ALBERT STREET
FAIRFIELD ROAD
QUEEN STREET
NEWTON STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
SP2 - Infrastructure
HillPDA
CONSULTING
0
40
80 m

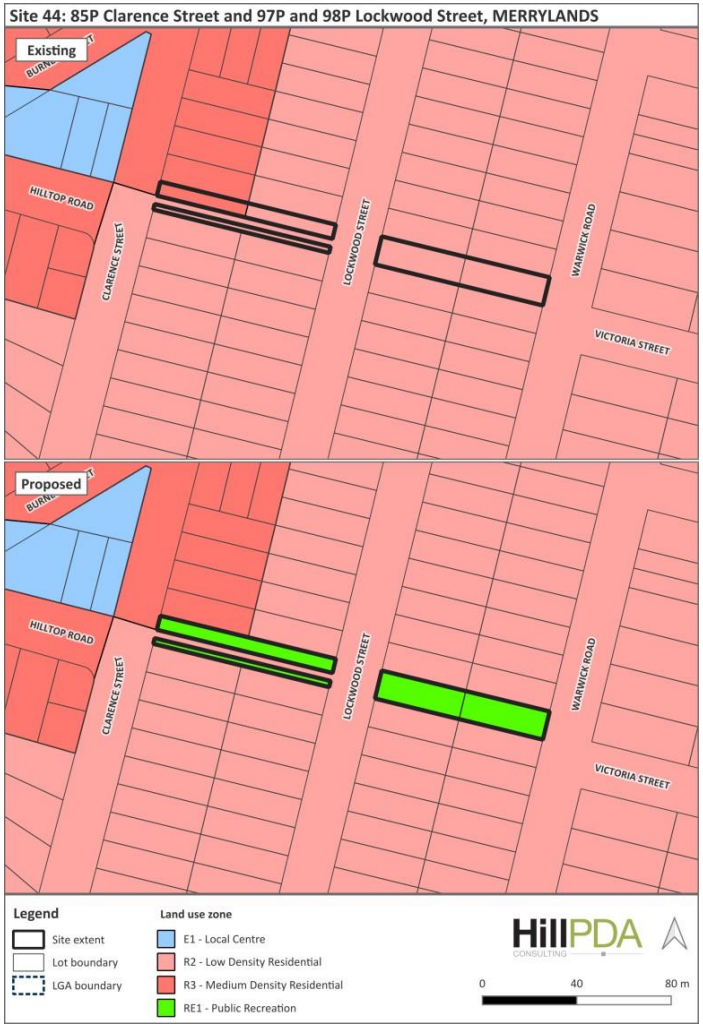

Site 38: 558 Guildford Road, GUILDFORD WEST
Existing
GUILDFORD ROAD
Proposed
GUILDFORD ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

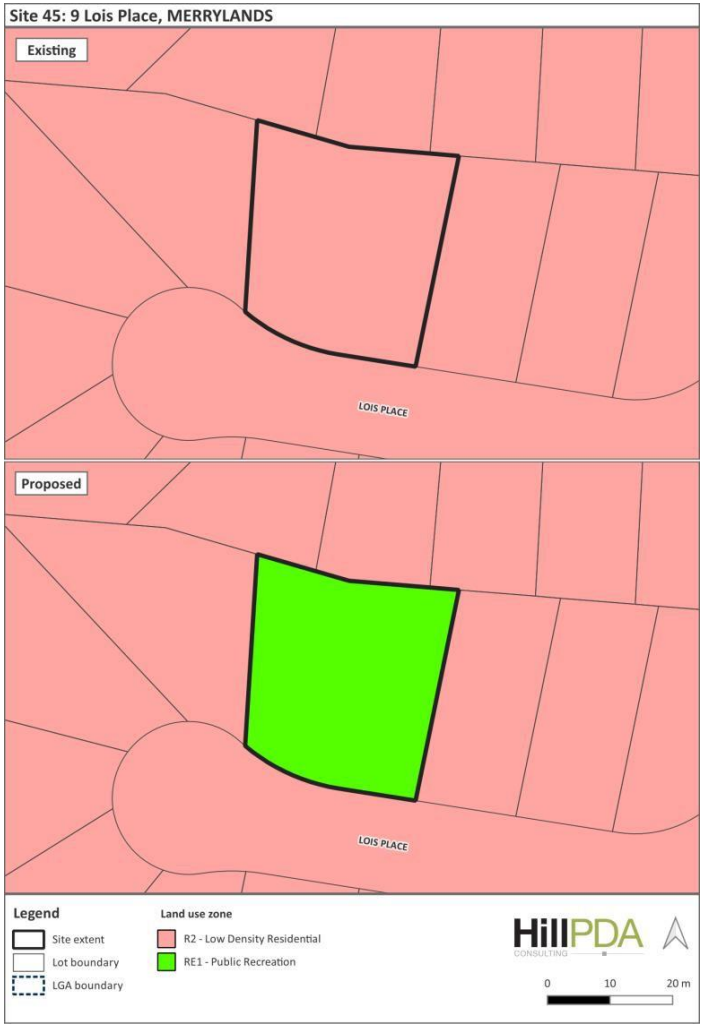

Site 40: 6P Robert Street, HOLROYD
Existing
WESTERN MOTORWAY
ROBERT STREET
Proposed
WESTERN MOTORWAY
ROBERT STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 41: Crescent Street, HOLROYD
Existing
CRESCENT STREET
WOODVILLE ROAD
Proposed
CRESCENT STREET
WOODVILLE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E3 - Productivity Support
MU1 - Mixed Use
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

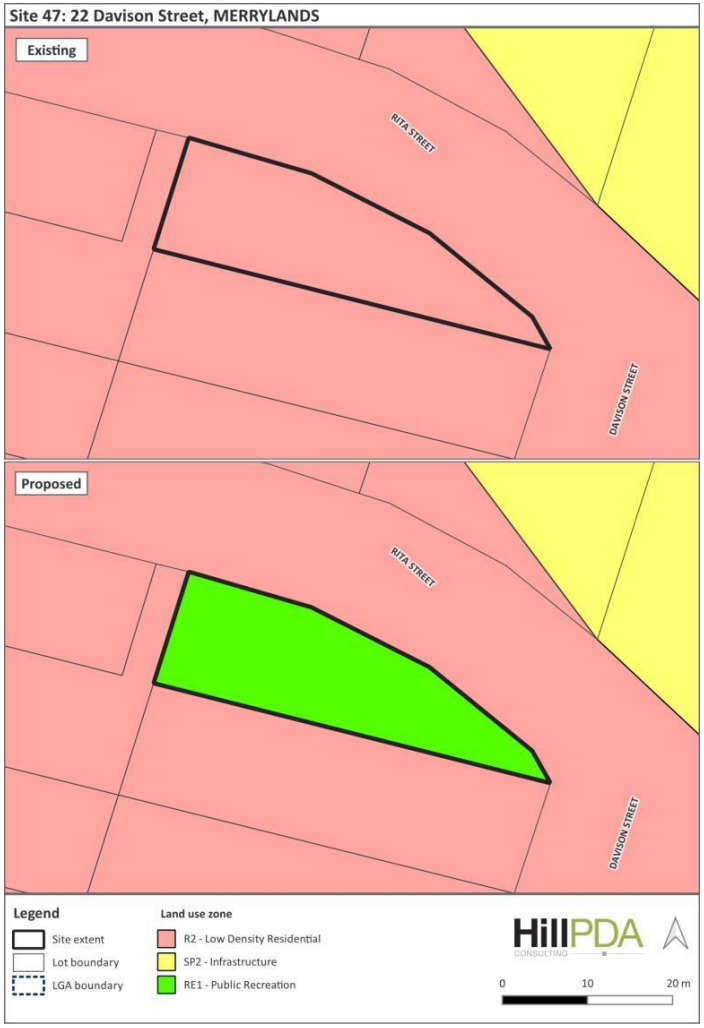

Site 42: 4 and 6 Newman Street, MERRYLANDS
Existing
NEWMAN STREET
MILITARY ROAD
Proposed
NEWMAN STREET
MILITARY ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E2 - Commercial Centre
R4 High Density Residential
RE1 - Public Recreation
SP2 - Infrastructure
HillPDA
CONSULTING
0
20
40 m


Site 43: Myee Street, MERRYLANDS
Existing
MYEE STREET
WALKER STREET
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 44: 85P Clarence Street and 97P and 98P Lockwood Street, MERRYLANDS
Existing
Proposed
HILLTOP ROAD
CLARENCE STREET
LOCKWOOD STREET
WARWICK ROAD
VICTORIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E1 - Local Centre
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
40
80 m


Site 45: 9 Lois Place, MERRYLANDS
Existing
Proposed
LOIS PLACE
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 46: 45 Manchester Street, MERRYLANDS
Existing
MANCHESTER STREET
Proposed
MANCHESTER STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 47: 22 Davison Street, MERRYLANDS
Existing
RITA STREET
DAVISON STREET
Proposed
RITA STREET
DAVISON STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 48: 29-31 Charlotte Street, MERRYLANDS
Existing
VILLIERS STREET
HARRIS STREET
CHARLOTTE STREET
Proposed
VILLIERS STREET
HARRIS STREET
CHARLOTTE STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 49: Ruth Street, MERRYLANDS WEST
Existing
RUTH STREET
KENYONS ROAD
Proposed
RUTH STREET
KENYONS ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 50: 5 Arcadia Street, MERRYLANDS WEST
Existing
ARCADIA STREET
TODD STREET
Proposed
ARCADIA STREET
TODD STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

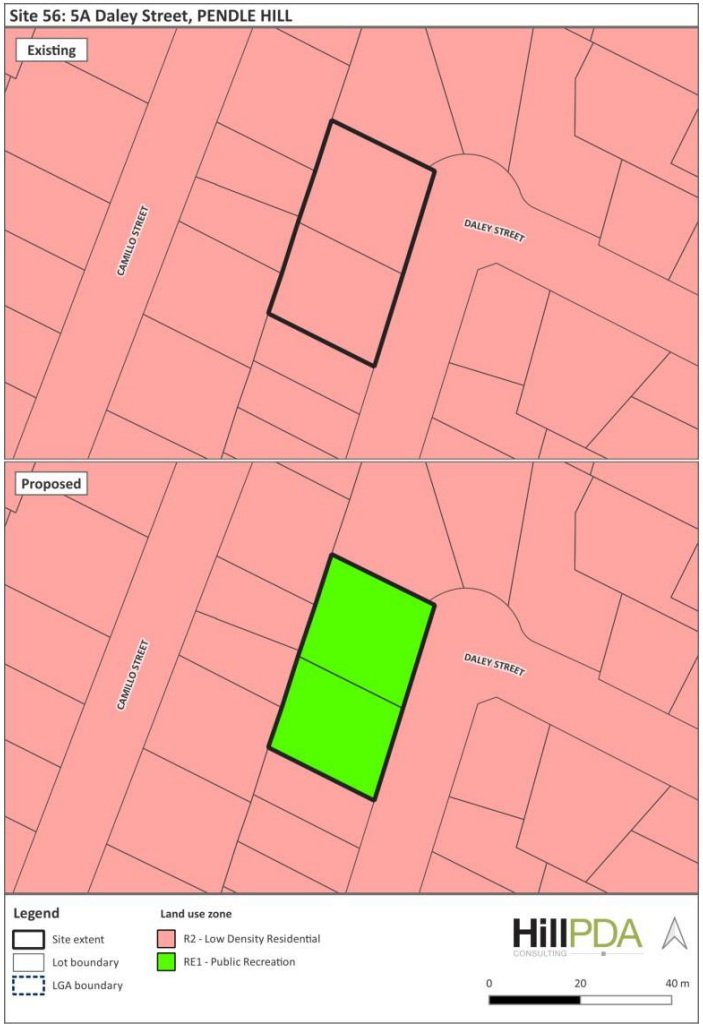

Site 51: 11 Arcadia Street, MERRYLANDS WEST
Existing
ARCADIA STREET
Proposed
ARCADIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

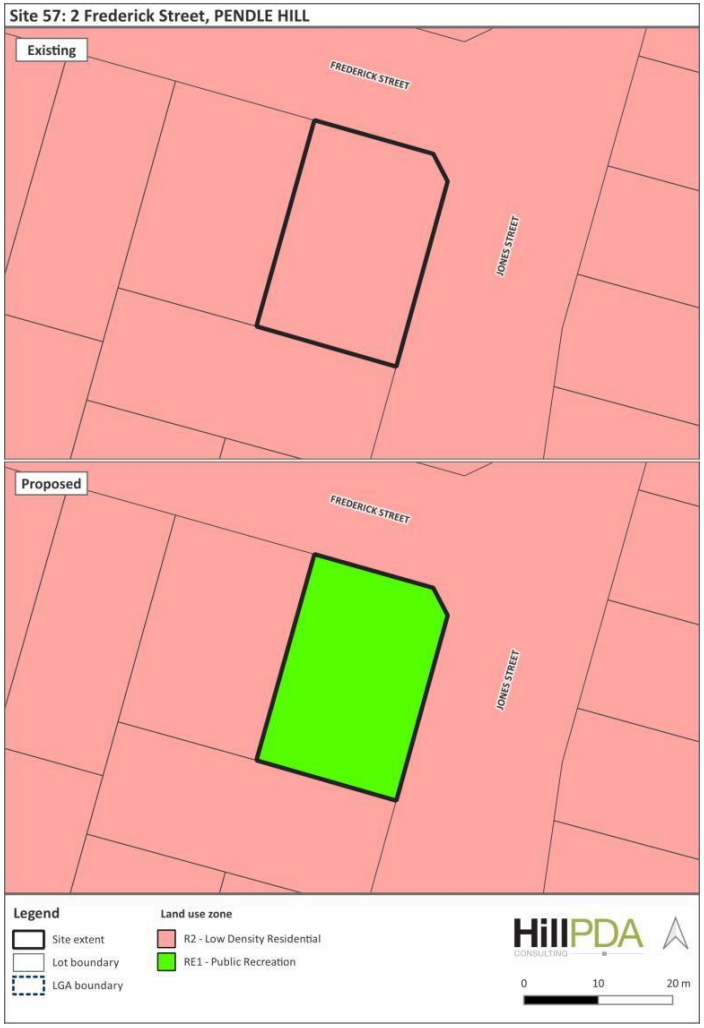

Site 52: 2 Todd Street, MERRYLANDS WEST
Existing
TODD STREET
ARCADIA STREET
Proposed
TODD STREET
ARCADIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m

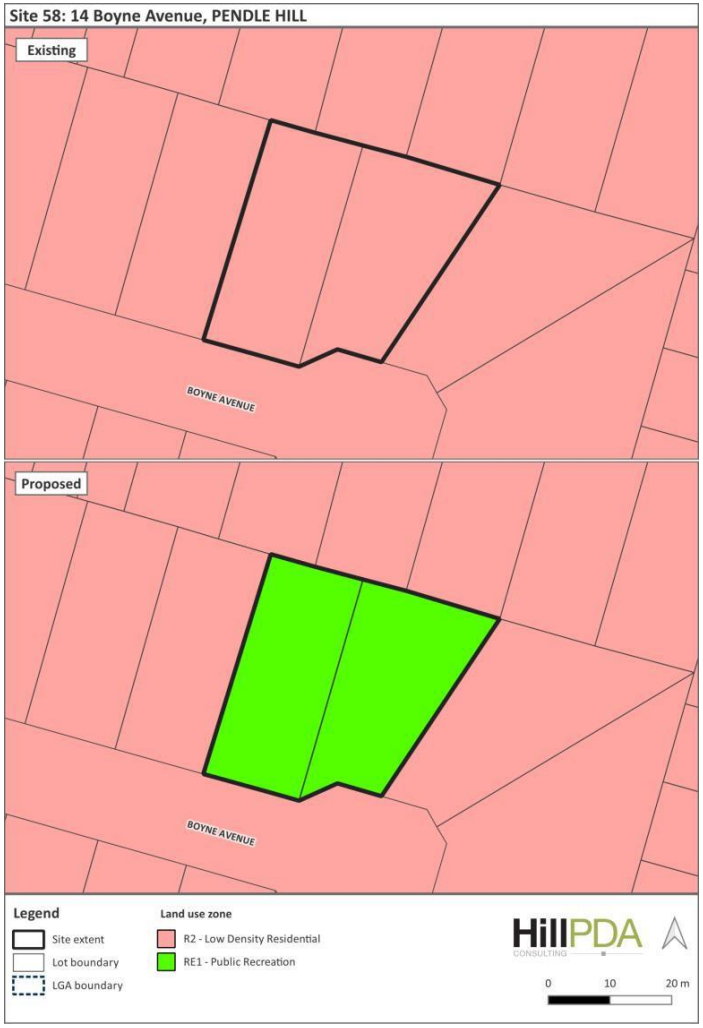

Site 53: 48 Arthur Street, MERRYLANDS WEST
Existing
ARCADIA STREET
ARTHUR STREET
Proposed
ARCADIA STREET
ARTHUR STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m


Site 54: 29P Barcom Street, MERRYLANDS WEST
Existing
BARCOM STREET
Proposed
BARCOM STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 55: 10A Macklin Street, PENDLE HILL
Existing
WARMAN STREET
MACKLIN STREET
Proposed
WARMAN STREET
MACKLIN STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m

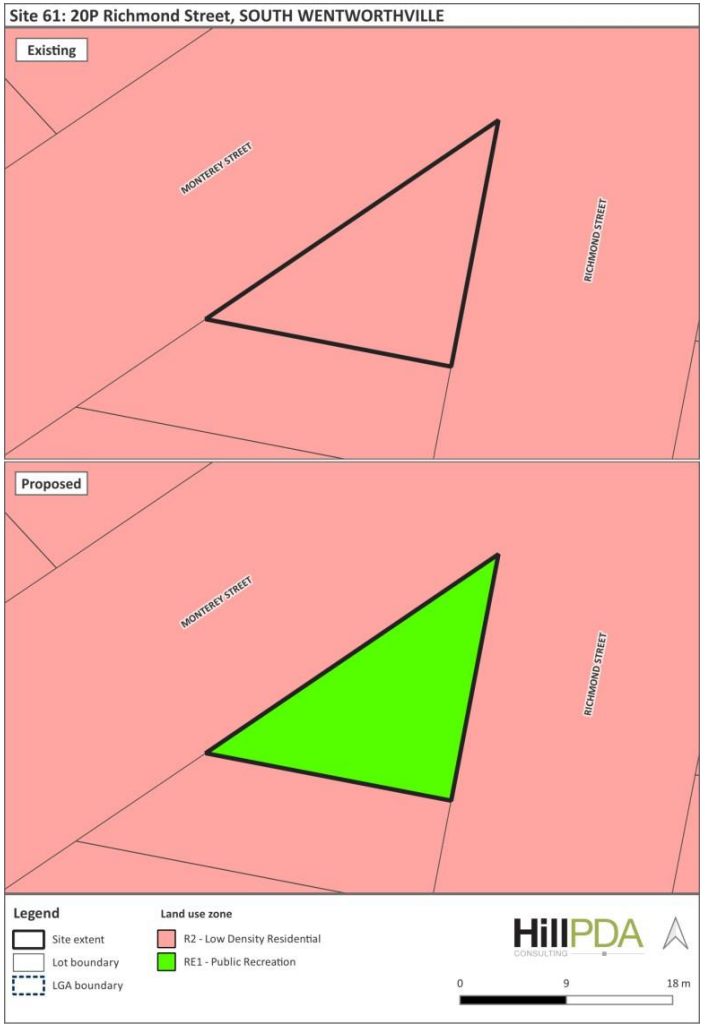

Site 56: 5A Daley Street, PENDLE HILL
Existing
CAMILLO STREET
DALEY STREET
Proposed
CAMILLO STREET
DALEY STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m

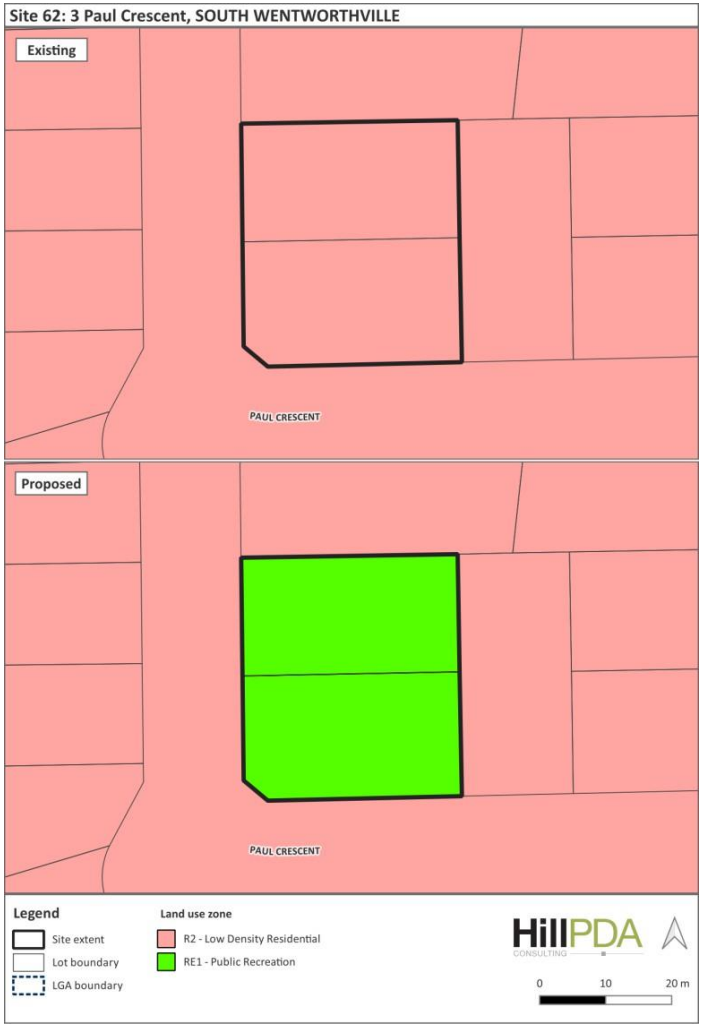

Site 57: 2 Frederick Street, PENDLE HILL
Existing
FREDERICK STREET
JONES STREET
Proposed
FREDERICK STREET
JONES STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 58: 14 Boyne Avenue, PENDLE HILL
Existing
BOYNE AVENUE
Proposed
BOYNE AVENUE
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 59: 8-10 Goodall Street, PENDLE HILL
Existing
GOODALL STREET
STAPLETON STREET
Proposed
GOODALL STREET
STAPLETON STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E1 - Local Centre
R4 High Density Residential
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 60: 58A Fullagar Road, WENTWORTHVILLE
Existing
FULLAGAR ROAD
Proposed
FULLAGAR ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E1 - Local Centre
R2 - Low Density Residential
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 61: 20P Richmond Street, SOUTH WENTWORTHVILLE
Existing
MONTEREY STREET
RICHMOND STREET
Proposed
MONTEREY STREET
RICHMOND STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
9
18 m


Site 62: 3 Paul Crescent, SOUTH WENTWORTHVILLE
Existing
PAUL CRESCENT
Proposed
PAUL CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 63: 5 Irrigation Road, SOUTH WENTWORTHVILLE
Existing
LUCERNE AVENUE
BISCAYNE AVENUE
IRRIGATION ROAD
Proposed
LUCERNE AVENUE
BISCAYNE AVENUE
IRRIGATION ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 64: 18 Pye Street, WESTMEAD
Existing
PYE STREET
HOUISON STREET
Proposed
PYE STREET
HOUISON STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

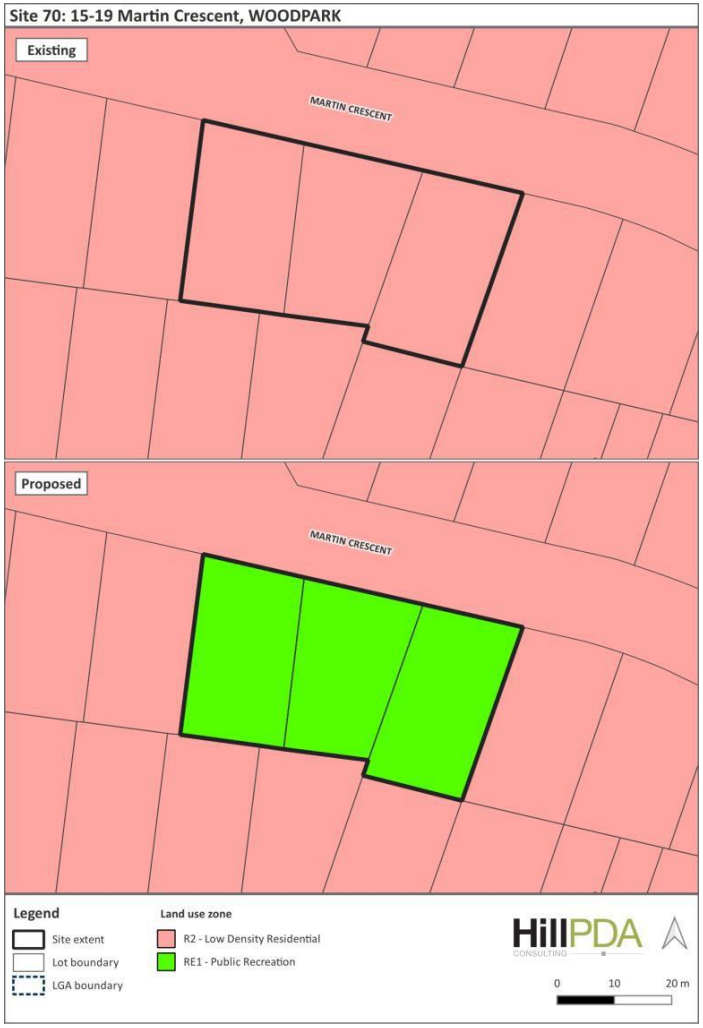

Site 65: 22A Church Avenue, WESTMEAD
Existing
MACARTHUR CRESCENT
Proposed
MACARTHUR CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 66: 74P Hawkesbury Road, WESTMEAD
Existing
HAWKESBURY ROAD
NOLAN CRESCENT
Proposed
HAWKESBURY ROAD
NOLAN CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E1 - Local Centre
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
9
18 m


Site 67: 69 Amos Street, WESTMEAD
Existing
HOWE STREET
WHITWORTH STREET
AMOS STREET
Proposed
HOWE STREET
WHITWORTH STREET
AMOS STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m

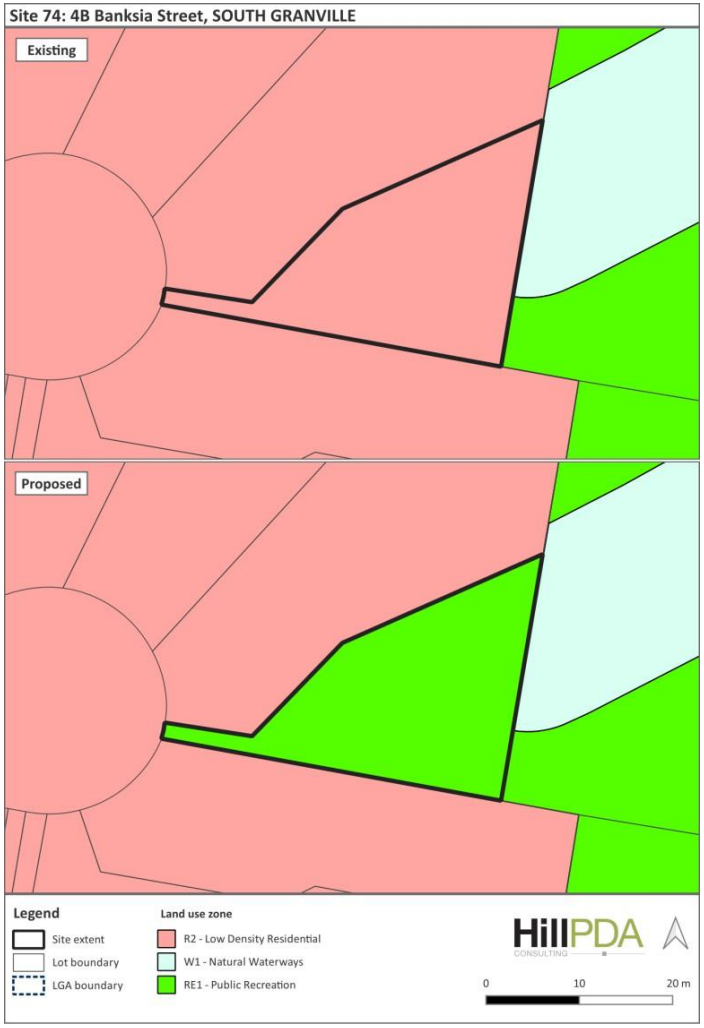

Site 68: 63 Good Street, WESTMEAD
Existing
BERYL STREET
GOOD STREET
Proposed
BERYL STREET
GOOD STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 69: 27 Sandra Street, WOODPARK
Existing
SANDRA STREET
Proposed
SANDRA STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

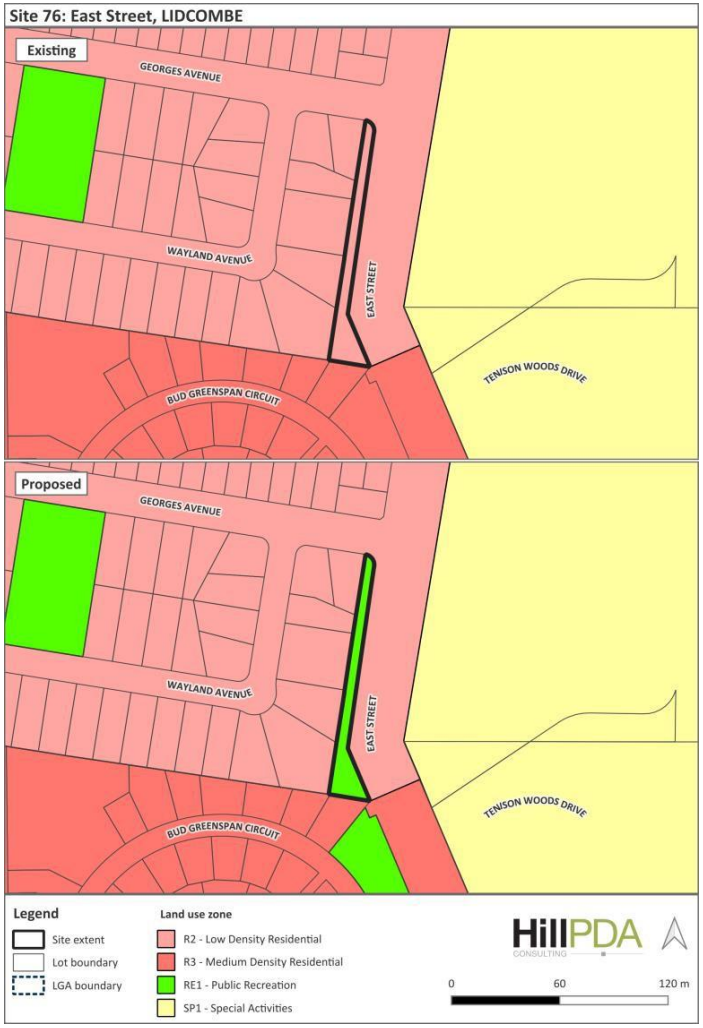

Site 70: 15-19 Martin Crescent, WOODPARK
Existing
MARTIN CRESCENT
Proposed
MARTIN CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 72: 1 Bradman Street, GREYSTANES
Existing
BRADMAN STREET
MERRYLANDS ROAD
Proposed
BRADMAN STREET
MERRYLANDS ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
SP2 - Infrastructure
HillPDA
CONSULTING
0
20
40 m


Site 73: 1B Mackay Road, SOUTH GRANVILLE
Existing
BRUSSELS STREET
Proposed
BRUSSELS STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
W1 - Natural Waterways
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m


Site 74: 4B Banksia Street, SOUTH GRANVILLE
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
W1 - Natural Waterways
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 75: 46 Eve Street, GUILDFORD
Existing
EVE STREET
MARKEY STREET
Proposed
EVE STREET
MARKEY STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
W1 - Natural Waterways
HillPDA
CONSULTING
0
10
20 m

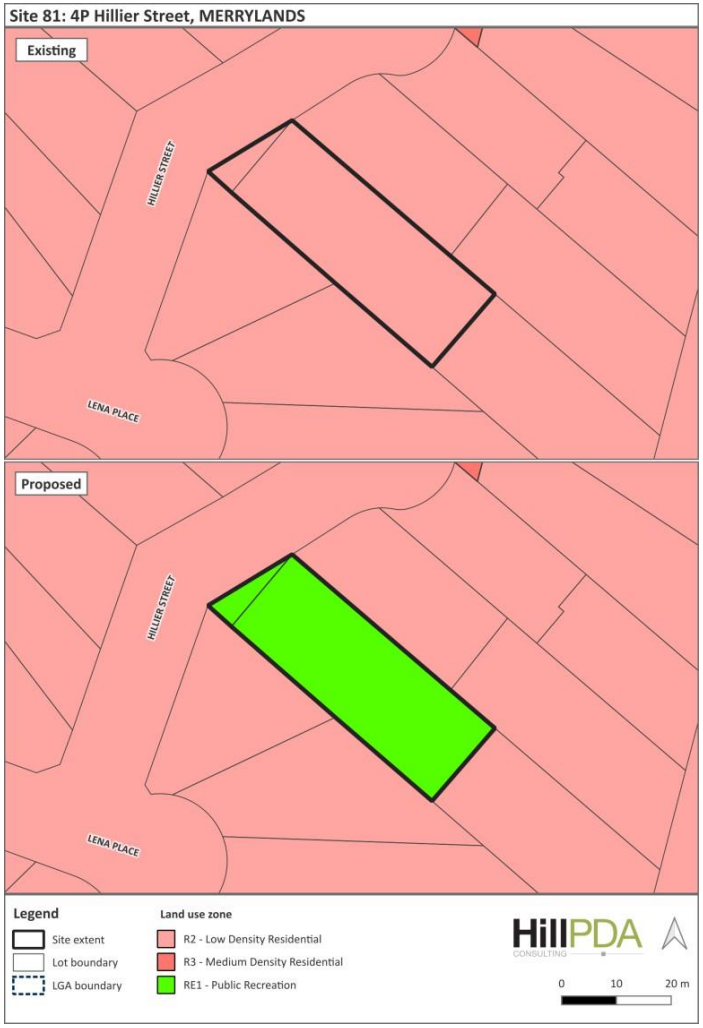

Site 76: East Street, LIDCOMBE
Existing
GEORGES AVENUE
WAYLAND AVENUE
EAST STREET
TENSON WOODS DRIVE
BUD GREENSPAN CIRCUIT
Proposed
GEORGES AVENUE
WAYLAND AVENUE
EAST STREET
TENSON WOODS DRIVE
BUD GREENSPAN CIRCUIT
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
SP1 - Special Activities
HillPDA
CONSULTING
0
60
120 m


Site 77: Joseph Street & Botanica Drive, LIDCOMBE
Existing
JOSEPH STREET
WATTLE CRESCENT
BETTY CUTHBERT DRIVE
MAGNOLIA AVENUE
IRONBARK CRESCENT
BOTANICA DRIVE
Proposed
JOSEPH STREET
WATTLE CRESCENT
BETTY CUTHBERT DRIVE
MAGNOLIA AVENUE
IRONBARK CRESCENT
BOTANICA DRIVE
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
60
120 m

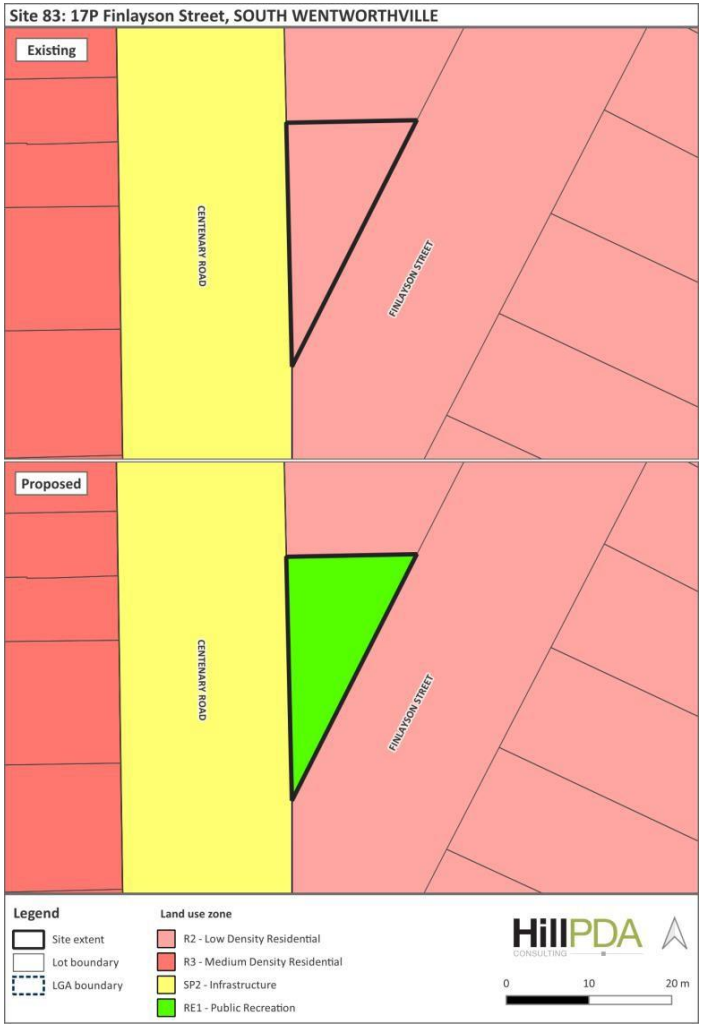

Site 78: Ironbark Crescent, LIDCOMBE
Existing
IRONBARK CRESCENT
Proposed
IRONBARK CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
30
60 m

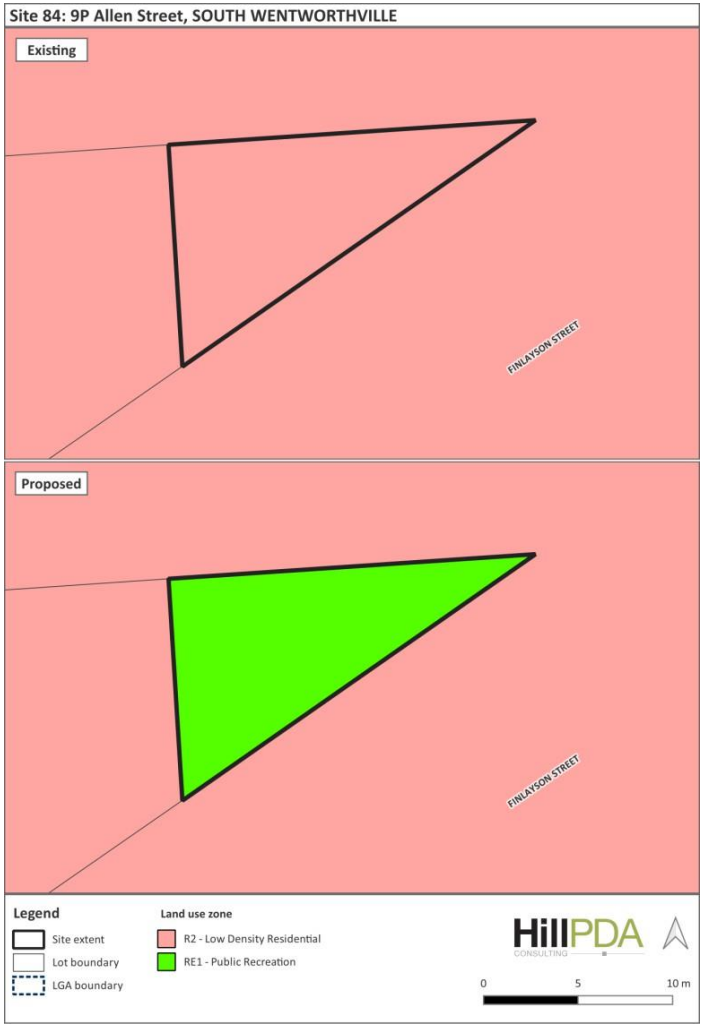

Site 79: Lakeview Crescent Park, LIDCOMBE
Existing
Proposed
BOTANICA DRIVE
BETTY CUTHBERT DRIVE
JOSEPH STREET
LAKEVIEW CRESCENT
PEPPER TREE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
RE1 - Public Recreation
SP2 - Infrastructure
HillPDA
CONSULTING
0
60
120 m

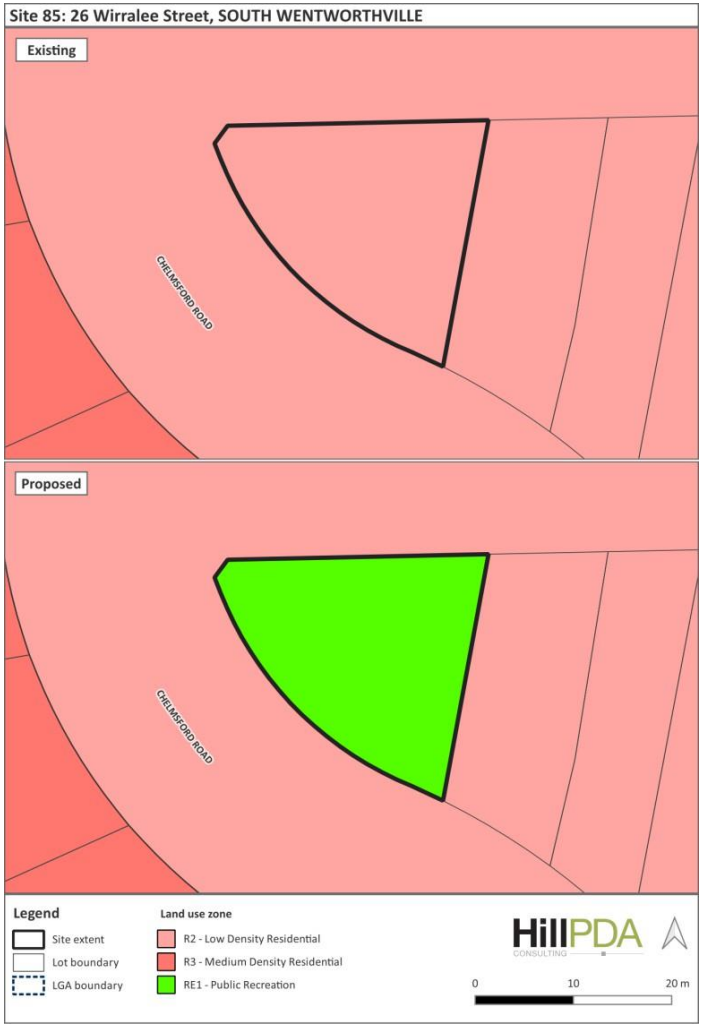

Site 80: Grevillea Crescent Park, Joseph Street & Main Avenue, LIDCOMBE
Existing
Proposed
GREVILLEA CRESCENT
PEPPER TREE ROAD
BOTANICA DRIVE
SUSSEX STREET
BAKER STREET
JOSEPH STREET
PALM CIRCUIT
MAIN AVENUE
CHAPEL ROAD
BROOKS CIRCUIT
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
R4 High Density Residential
RE1 - Public Recreation
SP2 - Infrastructure
HillPDA
CONSULTING
0
100
200 m


Site 81: 4P Hillier Street, MERRYLANDS
Existing
HILLIER STREET
LENA PLACE
Proposed
HILLIER STREET
LENA PLACE
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 82: Chisholm Road, AUBURN
Existing
MUNRO STREET
CHISHOLM ROAD
Proposed
MUNRO STREET
CHISHOLM ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E4 - General Industrial
R2 - Low Density Residential
RE1 - Public Recreation
SP2 - Infrastructure
HillPDA
CONSULTING
0
50
100 m


Site 83: 17P Finlayson Street, SOUTH WENTWORTHVILLE
Existing
CENTENARY ROAD
FINLAYSON STREET
Proposed
CENTENARY ROAD
FINLAYSON STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

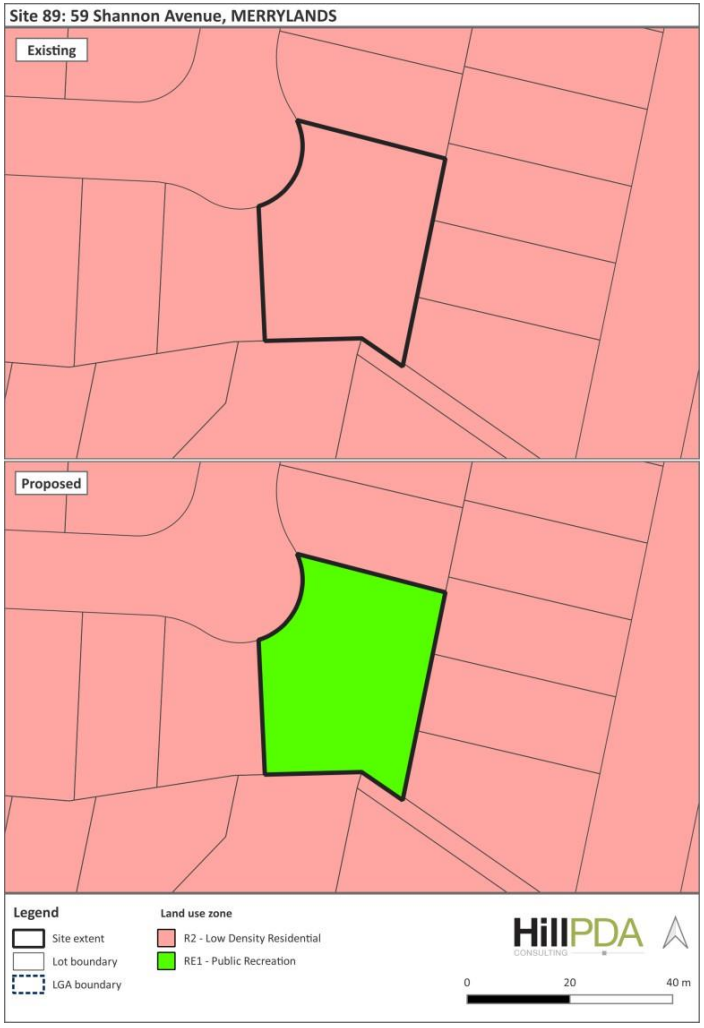

Site 84: 9P Allen Street, SOUTH WENTWORTHVILLE
Existing
FINLAYSON STREET
Proposed
FINLAYSON STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
5
10 m


Site 85: 26 Wirralee Street, SOUTH WENTWORTHVILLE
Existing
CHELMSFORD ROAD
Proposed
CHELMSFORD ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 86: 29 Water Street, LIDCOMBE
Existing
WATER STREET
LIVINGSTONE ROAD
Proposed
WATER STREET
LIVINGSTONE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m


Site 87: 57H Boronia Street, SOUTH WENTWORTHVILLE
Existing
BORONIA STREET
Proposed
BORONIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 88: 65 Neil Street, MERRYLANDS
Existing
TREVES STREET
NEIL STREET
Proposed
TREVES STREET
NEIL STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m

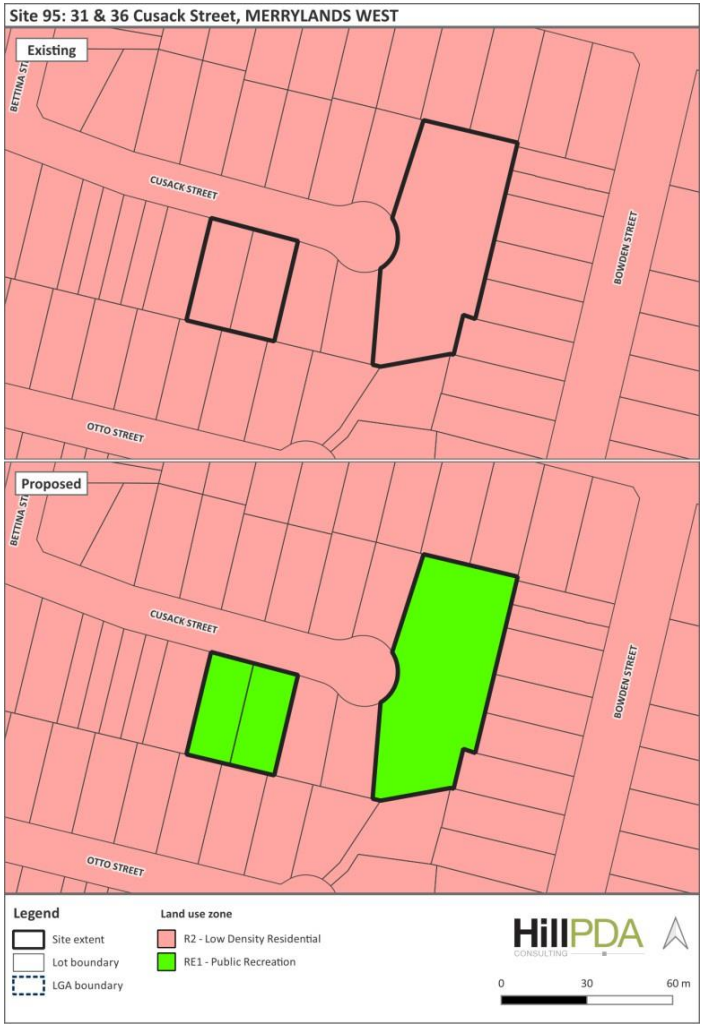

Site 89: 59 Shannon Avenue, MERRYLANDS
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m

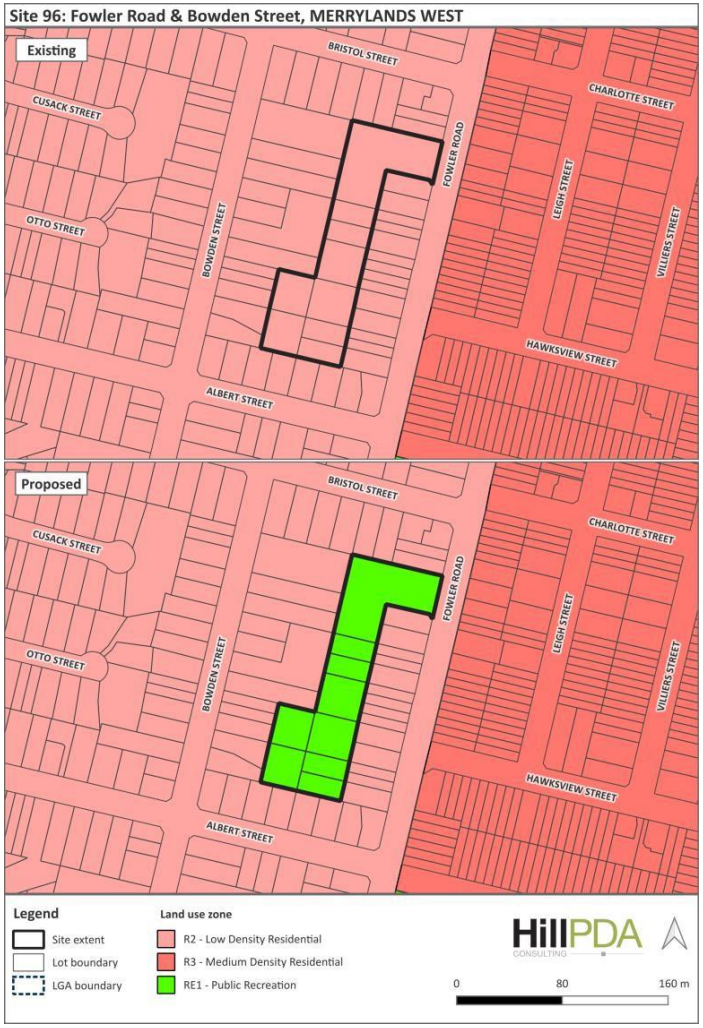

Site 90: 14 Oxford Street, MERRYLANDS
Existing
OXFORD STREET
Proposed
OXFORD STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 92: 22 Belmont Street, MERRYLANDS
Existing
BELMONT STREET
CECIL STREET
Proposed
BELMONT STREET
CECIL STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m


Site 93: 88 Belmont Street, MERRYLANDS
Existing
BELMONT STREET
Proposed
BELMONT STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m

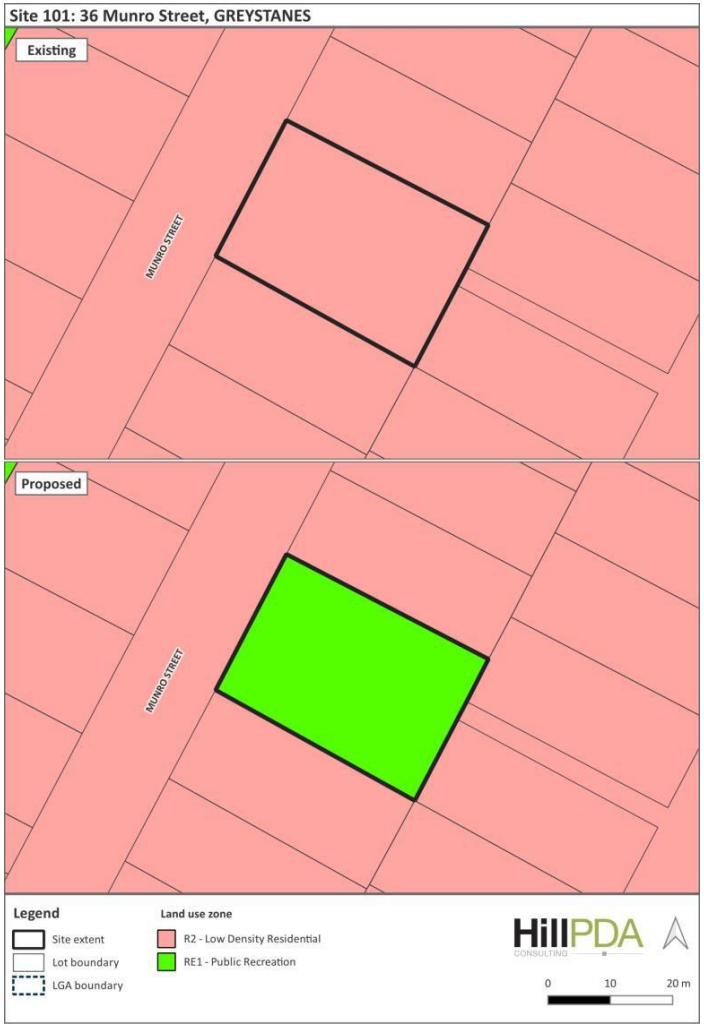

Site 94: 33 Leigh Street, MERRYLANDS
Existing
LEIGH STREET
Proposed
LEIGH STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 95: 31 & 36 Cusack Street, MERRYLANDS WEST
Existing
BETTINA ST
CUSACK STREET
BOWDEN STREET
OTTO STREET
Proposed
BETTINA ST
CUSACK STREET
BOWDEN STREET
OTTO STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
30
60 m


Site 96: Fowler Road & Bowden Street, MERRYLANDS WEST
Existing
BRISTOL STREET
CUSACK STREET
CHARLOTTE STREET
FOWLER ROAD
LEIGH STREET
VILLIERS STREET
OTTO STREET
BOWDEN STREET
HAWKSVIEW STREET
ALBERT STREET
Proposed
BRISTOL STREET
CUSACK STREET
CHARLOTTE STREET
FOWLER ROAD
LEIGH STREET
VILLIERS STREET
OTTO STREET
BOWDEN STREET
HAWKSVIEW STREET
ALBERT STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
80
160 m

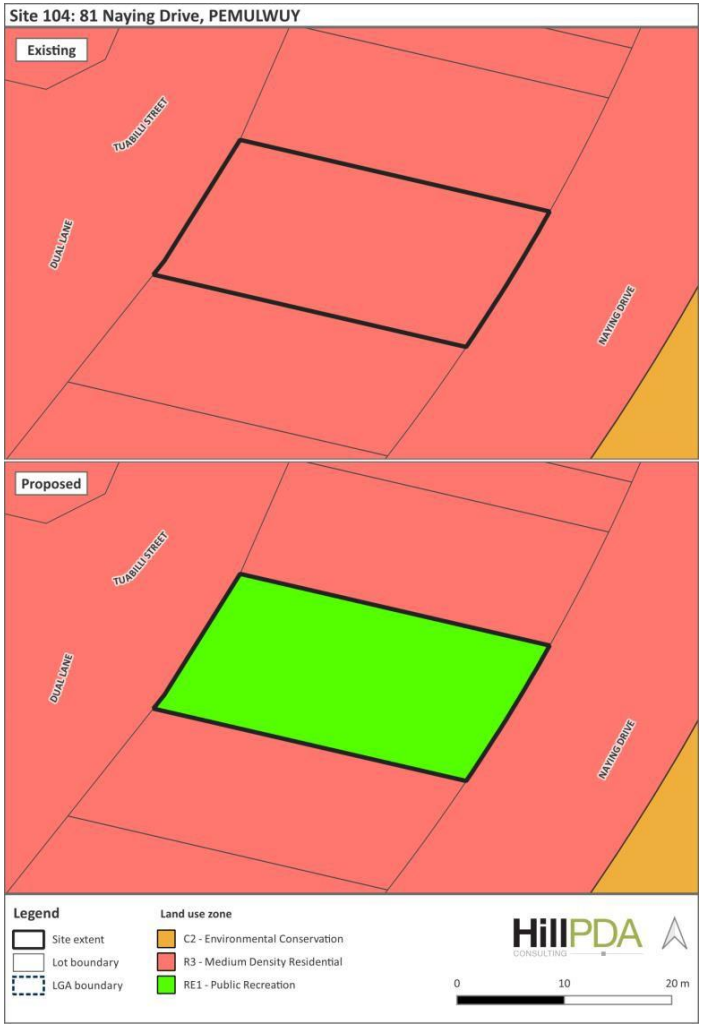

Site 97: 6 Taylor Street, LIDCOMBE
Existing
TAYLOR STREET
JOSEPH STREET
MARK STREET
Proposed
TAYLOR STREET
JOSEPH STREET
MARK STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E1 - Local Centre
RE2 - Private Recreation
RE1 - Public Recreation
HillPDA
CONSULTING
0
30
60 m


Site 98: 28-36 McFarlane Street, MERRYLANDS
Existing
MCFARLANE STREET
FINNS LANE
MAIN LANE
Proposed
MCFARLANE STREET
FINNS LANE
MAIN LANE
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E2 - Commercial Centre
SP2 - Infrastructure
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m


Site 101: 36 Munro Street, GREYSTANES
Existing
MUNRO STREET
Proposed
MUNRO STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 102: 71 Munro Street, GREYSTANES
Existing
MUNRO STREET
Proposed
MUNRO STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

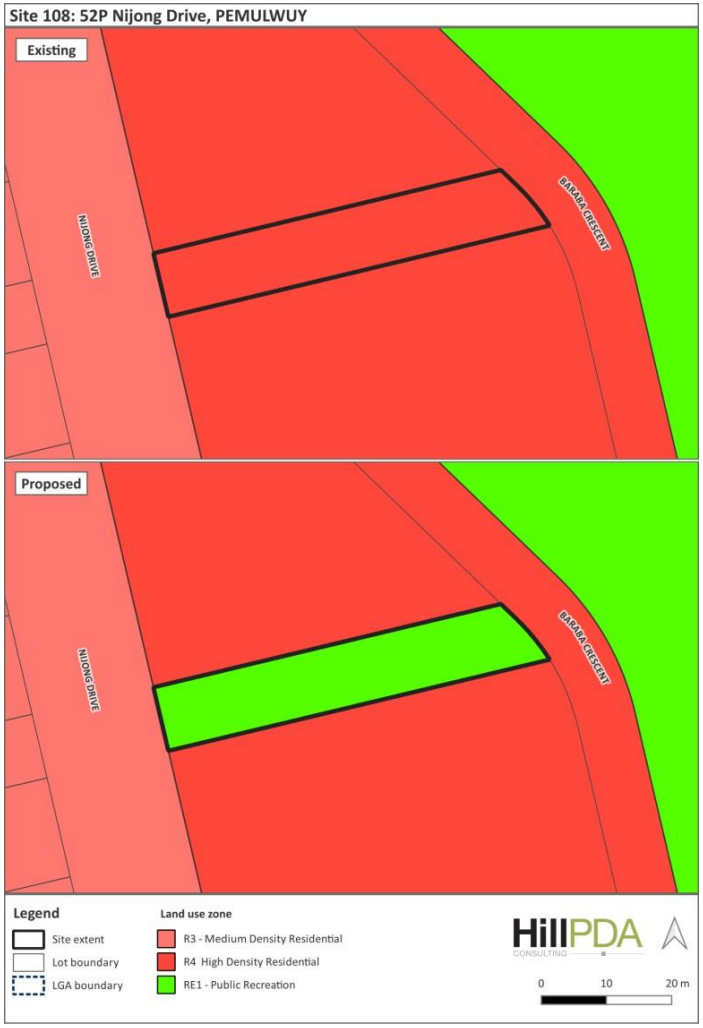

Site 103: 125 Toongabbie Road, TOONGABBIE
Existing
TOONGABBIE ROAD
Proposed
TOONGABBIE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
E4 - General Industrial
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
30
60 m


Site 104: 81 Naying Drive, PEMULWUY
Existing
TUABILLI STREET
DUAL LANE
NAYING DRIVE
Proposed
TUABILLI STREET
DUAL LANE
NAYING DRIVE
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
C2 - Environmental Conservation
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 105: 199R Driftway Drive, PEMULWUY
Existing
WAIANA STREET
LAWSON AVENUE
BIANA STREET
DRIFTWAY DRIVE
BOBBINA AVENUE
MORLEY AVENUE
Proposed
WAIANA STREET
LAWSON AVENUE
BIANA STREET
DRIFTWAY DRIVE
BOBBINA AVENUE
MORLEY AVENUE
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m


Site 106: 15 Durawi Street, PEMULWUY
Existing
DURAWI STREET
BURAN ROAD
TUGA WAY
Proposed
DURAWI STREET
BURAN ROAD
TUGA WAY
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 107: 61 Nijong Drive, PEMULWUY
Existing
BULBI STREET
TUGA WAY
NIJONG DRIVE
Proposed
BULBI STREET
TUGA WAY
NIJONG DRIVE
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 108: 52P Nijong Drive, PEMULWUY
Existing
NIJONG DRIVE
BAKARA CRESCENT
Proposed
NIJONG DRIVE
BAKARA CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 109: 26P Grazier Circuit, PEMULWUY
Existing
NICHOLLS WAY
GRAZIER CIRCUIT
COWRA STREET
Proposed
NICHOLLS WAY
GRAZIER CIRCUIT
COWRA STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

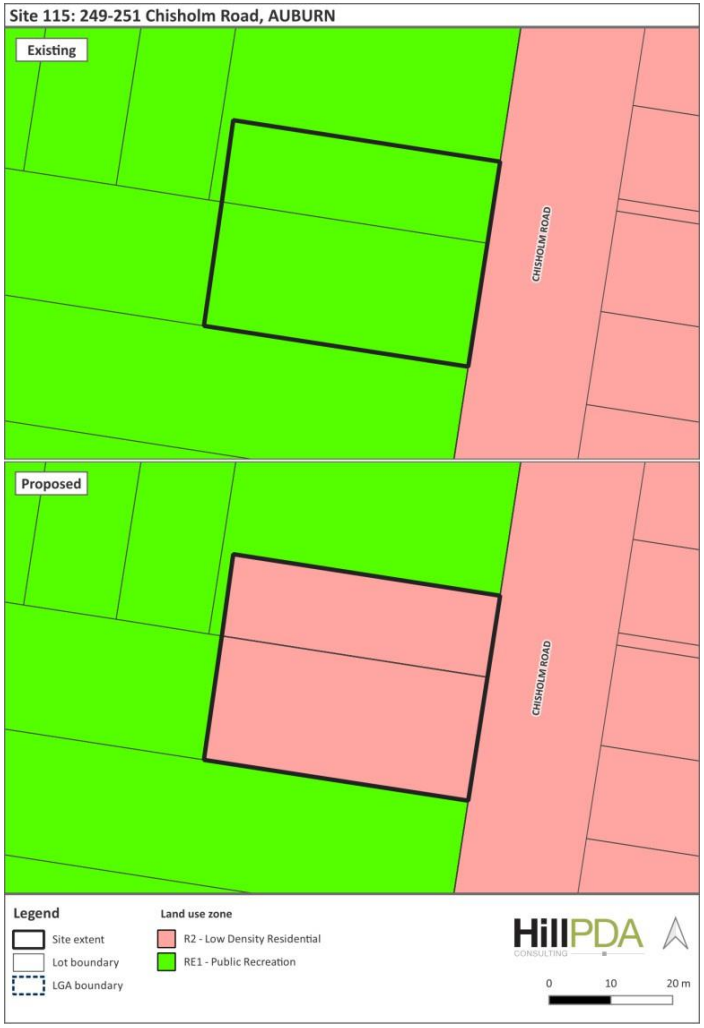

Site 110: 166 Driftway Drive, PEMULWUY
Existing
DRIFTWAY DRIVE
BISHOP AVENUE
CHARLES LANE
Proposed
DRIFTWAY DRIVE
BISHOP AVENUE
CHARLES LANE
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
C2 - Environmental Conservation
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
9
18 m


Site 111: 39 Naying Drive, PEMULWUY
Existing
BUNNAI ROAD
CONDOIN LANE
NAYING DRIVE
Proposed
BUNNAI ROAD
CONDOIN LANE
NAYING DRIVE
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
C2 - Environmental Conservation
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
8
16 m


Site 112: Killeen Street, AUBURN
Existing
CHISHOLM ROAD
Proposed
CHISHOLM ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 113: 309-313 Cumberland Road & 33 Albert Road, AUBURN
Existing
FRASER STREET
CUMBERLAND ROAD
MYALL STREET
ALBERT ROAD
Proposed
FRASER STREET
CUMBERLAND ROAD
MYALL STREET
ALBERT ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m


Site 114: 36-40 Chestnut Road & 47 Pine Road, AUBURN
Existing
CHESTNUT ROAD
CUMBERLAND ROAD
PINE ROAD
Proposed
CHESTNUT ROAD
CUMBERLAND ROAD
PINE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
30
60 m


Site 115: 249-251 Chisholm Road, AUBURN
Existing
CHISHOLM ROAD
Proposed
CHISHOLM ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 116: 1 Arthur Street, AUBURN
Existing
ARTHUR STREET
CHISHOLM ROAD
Proposed
ARTHUR STREET
CHISHOLM ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 116A: 3 Arthur Street, AUBURN
Existing
ARTHUR STREET
Proposed
ARTHUR STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

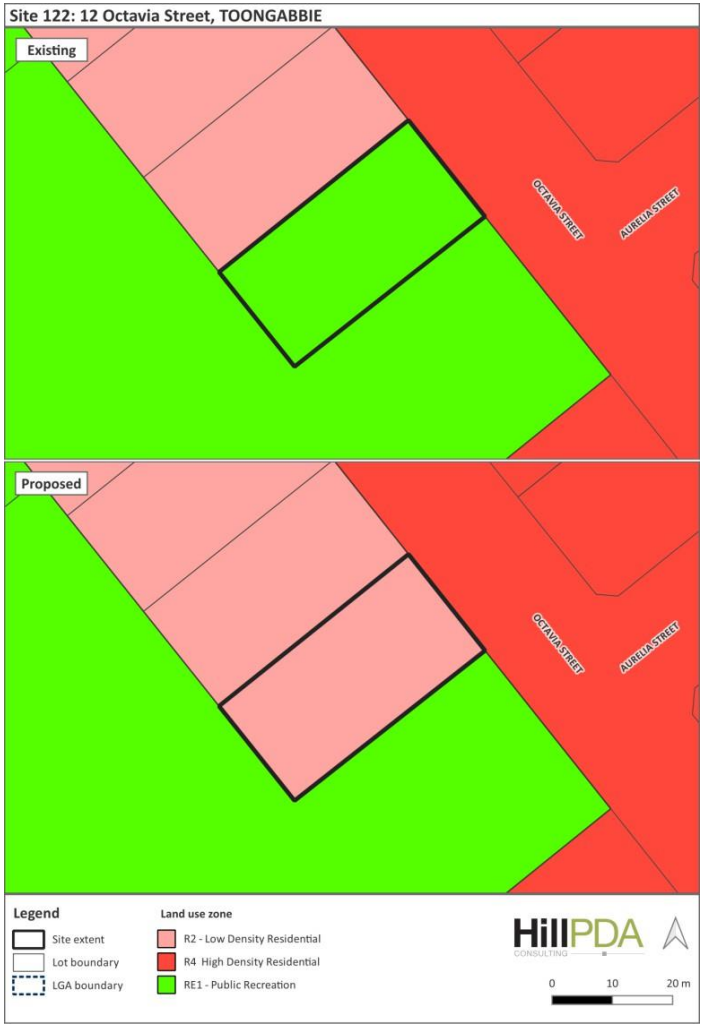

Site 117: 4 Handley Street, AUBURN
Existing
HANDLEY STREET
CHISHOLM ROAD
RICKARD STREET
Proposed
HANDLEY STREET
CHISHOLM ROAD
RICKARD STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
30
60 m


Site 118: 6-8 Edith Street & 83-89 Frances Street, LIDCOMBE
Existing
JOHN STREET
EDITH STREET
FRANCES STREET
Proposed
JOHN STREET
EDITH STREET
FRANCES STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
30
60 m

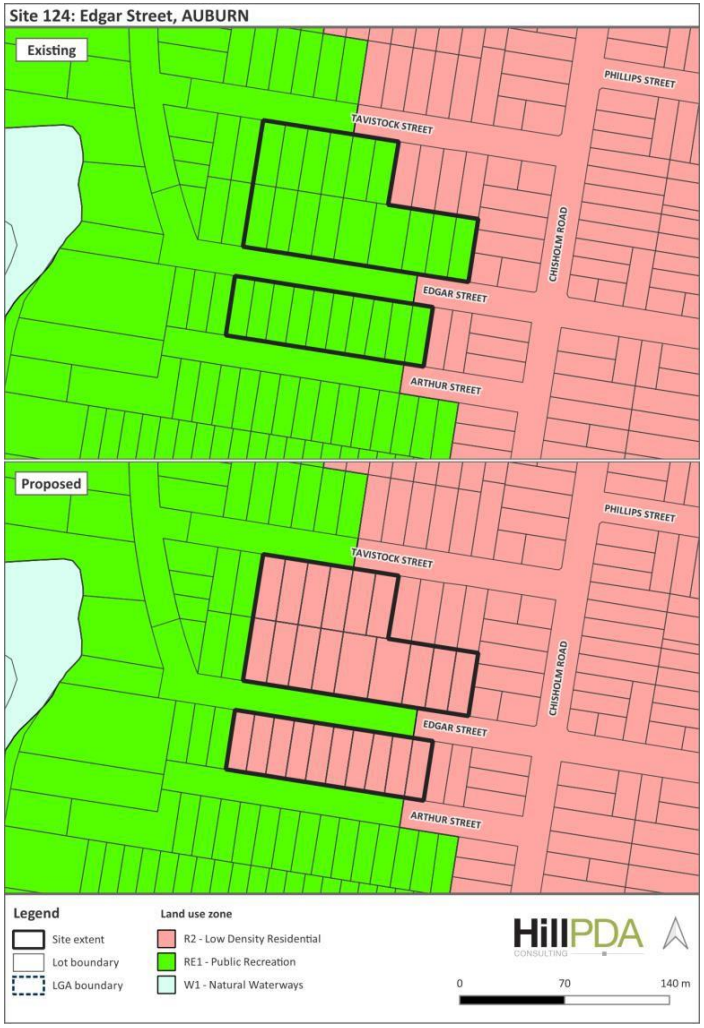

Site 119: 2 Neville Street, LIDCOMBE
Existing
NEVILLE STREET
CARROLL STREET
MATTHEW ROAD
Proposed
NEVILLE STREET
CARROLL STREET
MATTHEW ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 120: 31 Cambridge Street, LIDCOMBE
Existing
CAMBRIDGE STREET
VAUGHAN STREET
Proposed
CAMBRIDGE STREET
VAUGHAN STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 121: 37-39 Tilba Street, BERALA
Existing
CAMBRIDGE STREET
TILBA STREET
Proposed
CAMBRIDGE STREET
TILBA STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R3 - Medium Density Residential
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m


Site 122: 12 Octavia Street, TOONGABBIE
Existing
OCTAVIA STREET
AURELIA STREET
Proposed
OCTAVIA STREET
AURELIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R4 High Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
10
20 m

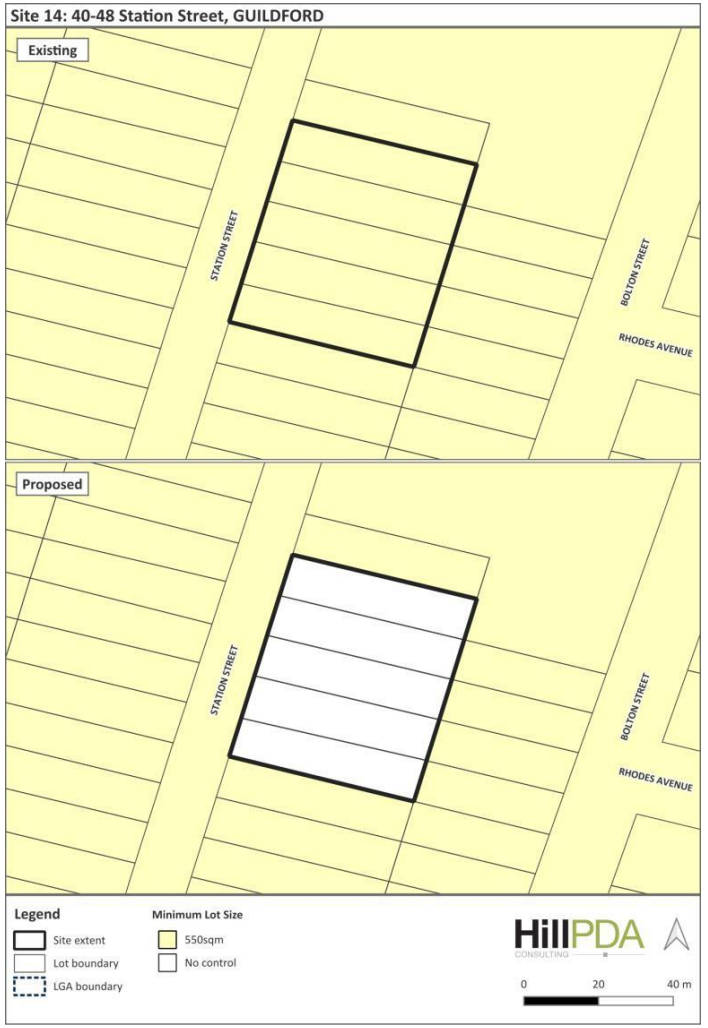

Site 123: 72-74 Toongabbie Road, TOONGABBIE
Existing
TOONGABBIE ROAD
TEAGUE STREET
Proposed
TOONGABBIE ROAD
TEAGUE STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
R3 - Medium Density Residential
RE1 - Public Recreation
HillPDA
CONSULTING
0
20
40 m

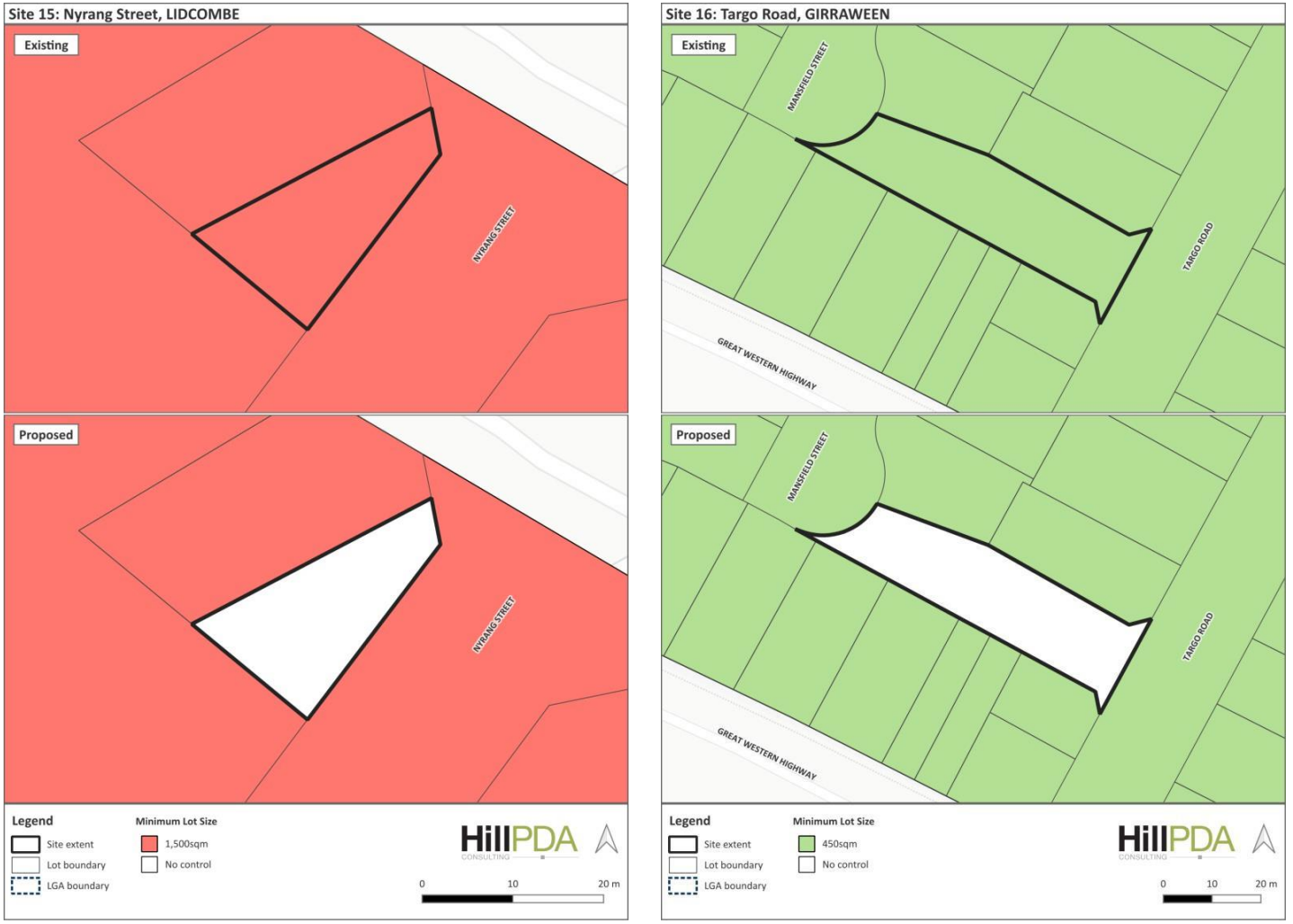

Site 124: Edgar Street, AUBURN
Existing
PHILLIPS STREET
TAVISTOCK STREET
CHISHOLM ROAD
EDGAR STREET
ARTHUR STREET
Proposed
PHILLIPS STREET
TAVISTOCK STREET
CHISHOLM ROAD
EDGAR STREET
ARTHUR STREET
Legend
Site extent
Lot boundary
LGA boundary
Land use zone
R2 - Low Density Residential
RE1 - Public Recreation
W1 - Natural Waterways
HillPDA
CONSULTING
0
70
140 m

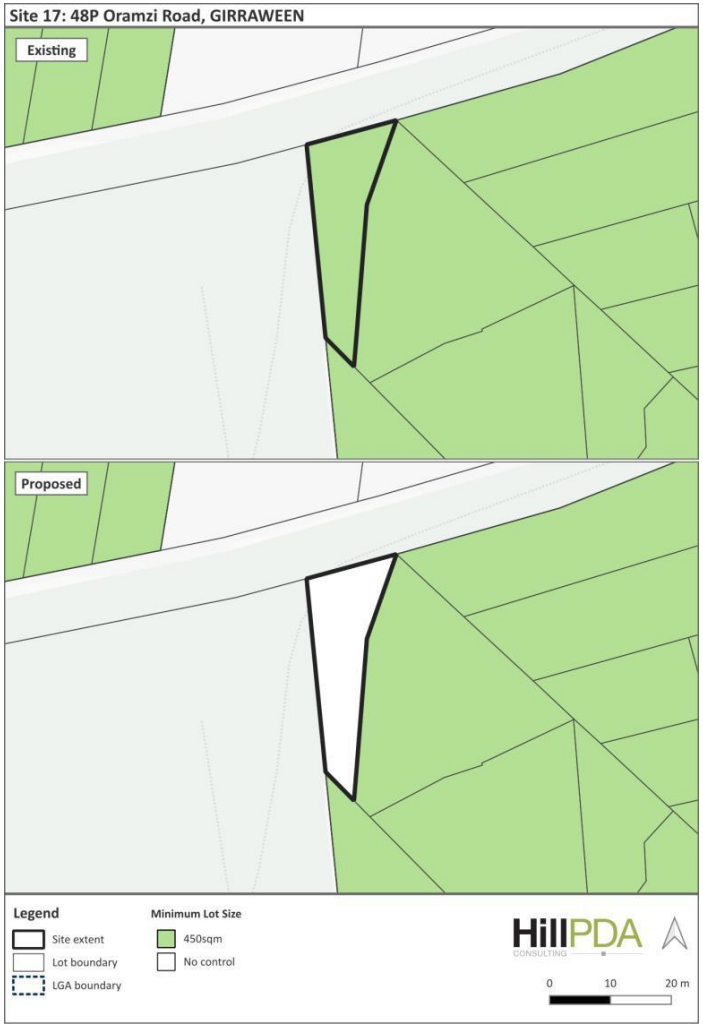
## 4.2 Minimum lot size


Sites 2-9, 11, & 77-80: Former Lidcombe Hospital Site, Lidcombe
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
900sqm
Area affected by LEP CL4.1
Land removed from LEP CL4.1
HillPDA
CONSULTING
0
300
600 m


Site 12: 195 Targo Road, GIRRAWEEN
Existing
TARGO ROAD
Proposed
TARGO ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
900sqm
No control
HillPDA
CONSULTING
0
10
20 m

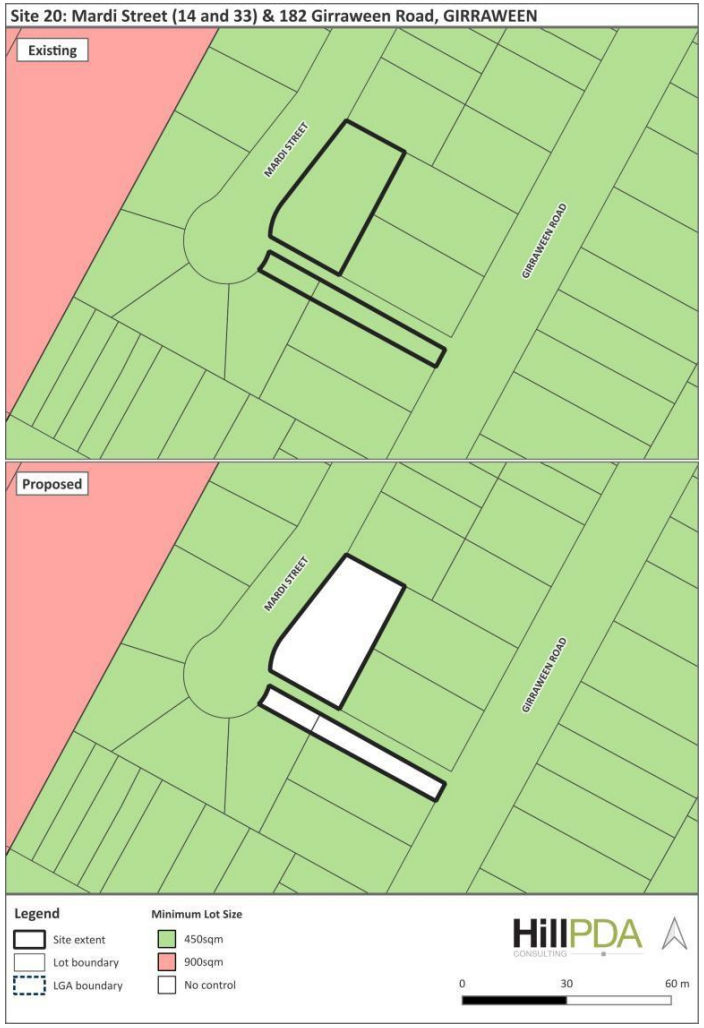

Site 14: 40-48 Station Street, GUILDFORD
Existing
STATION STREET
BOLTON STREET
RHODES AVENUE
Proposed
STATION STREET
BOLTON STREET
RHODES AVENUE
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
550sqm
No control
HillPDA
CONSULTING
0
20
40 m

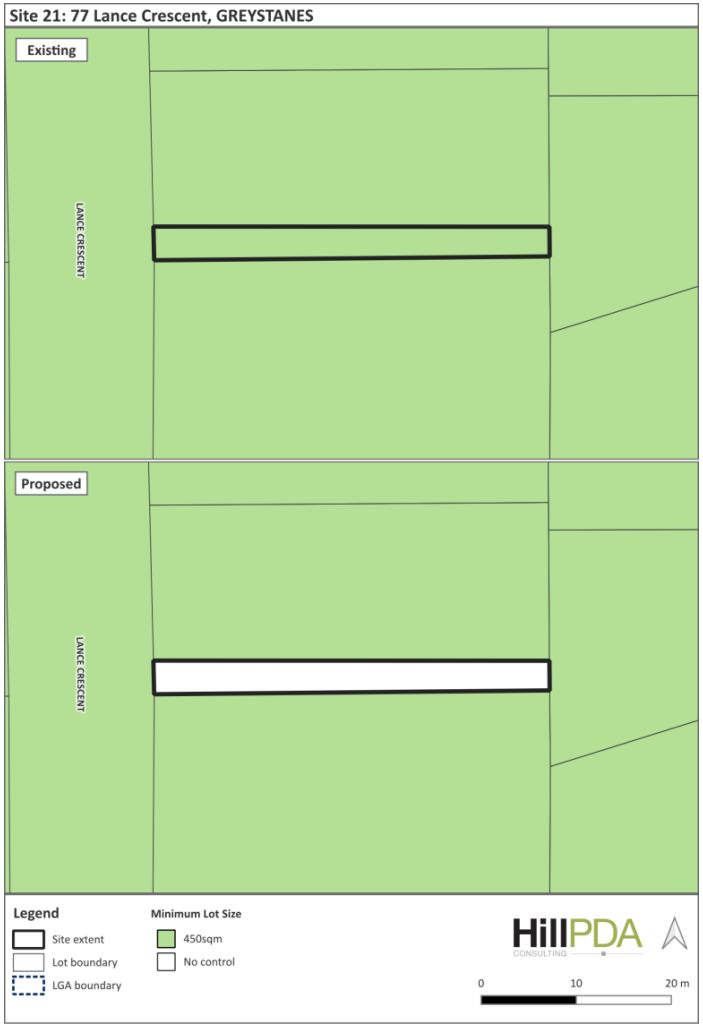

Site 15: Nyrang Street, LIDCOMBE
Existing
NYRANG STREET
Proposed
NYRANG STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
1,500sqm
No control
HillPDA
CONSULTING
0
10
20 m
Site 16: Targo Road, GIRRAWEEN
Existing
MANSFIELD STREET
TARGO ROAD
GREAT WESTERN HIGHWAY
Proposed
MANSFIELD STREET
TARGO ROAD
GREAT WESTERN HIGHWAY
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 17: 48P Oramzi Road, GIRRAWEEN
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m

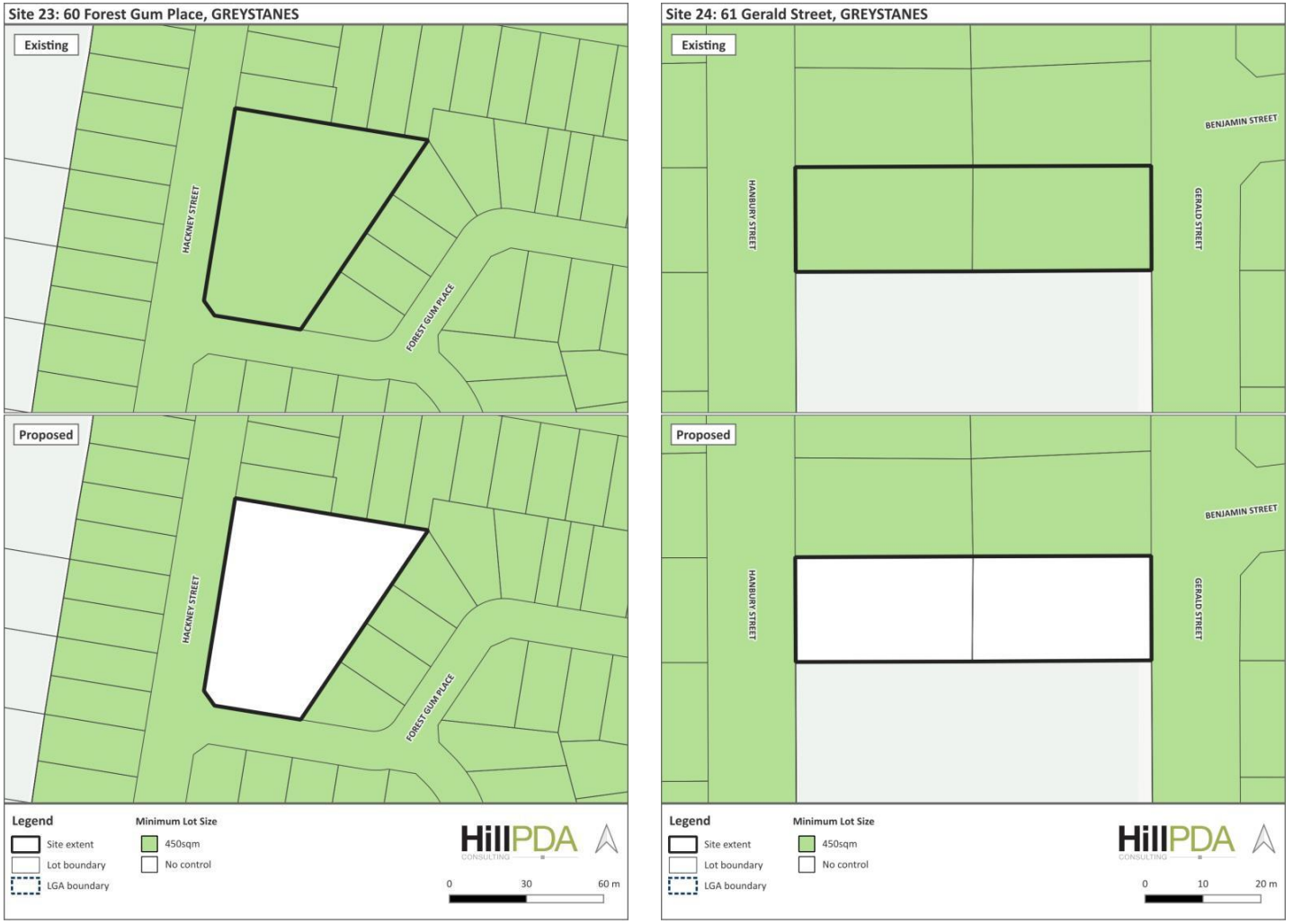

Site 18: 81 Oramzi Road, GIRRAWEEN
Existing
Proposed
ORAMZI ROAD
CARINYA ROAD
TARGO ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
900sqm
No control
HillPDA
CONSULTING
0
20
40 m

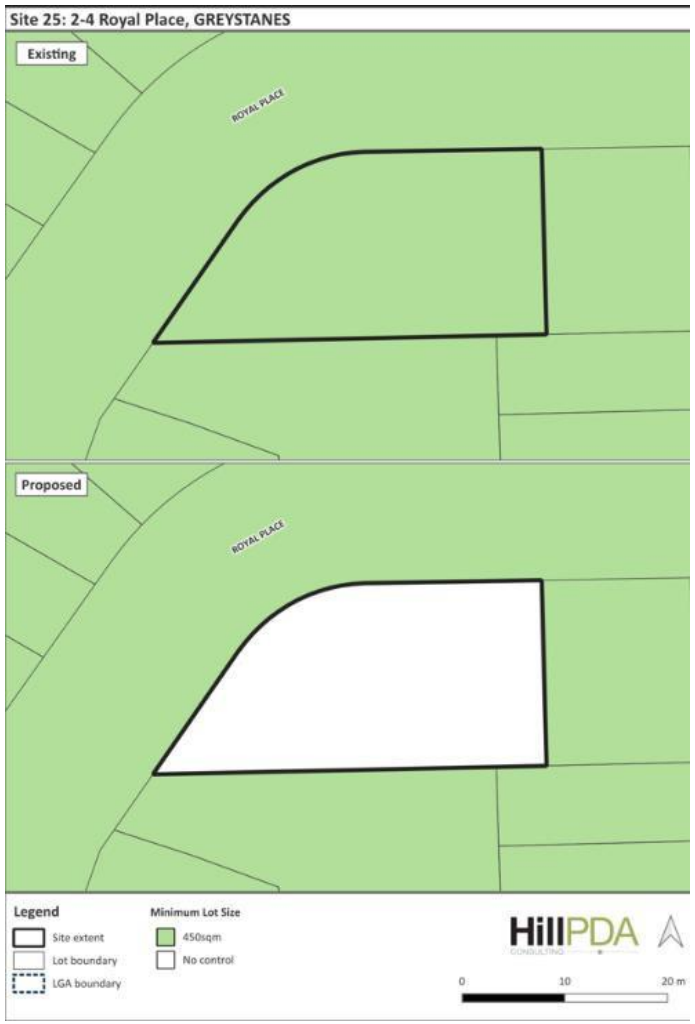

Site 19: Palm Street, GIRRAWEEN
Existing
PALM STREET
Proposed
PALM STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 20: Mardi Street (14 and 33) & 182 Girraween Road, GIRRAWEEN
Existing
MARDI STREET
GIRRAWEEN ROAD
Proposed
MARDI STREET
GIRRAWEEN ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
900sqm
No control
HillPDA
CONSULTING
0
30
60 m


Site 21: 77 Lance Crescent, GREYSTANES
Existing
LANCE CRESCENT
Proposed
LANCE CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 22: White Gum Place, GREYSTANES
Existing
KOOKABURRA STREET
FOREST GUM PLACE
WHITE GUM PLACE
Proposed
KOOKABURRA STREET
FOREST GUM PLACE
WHITE GUM PLACE
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
40
80 m


Site 23: 60 Forest Gum Place, GREYSTANES
Existing
HACKNEY STREET
FOREST GUM PLACE
Proposed
HACKNEY STREET
FOREST GUM PLACE
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
30
60 m
Site 24: 61 Gerald Street, GREYSTANES
Existing
BENJAMIN STREET
HANBURY STREET
GERALD STREET
Proposed
BENJAMIN STREET
HANBURY STREET
GERALD STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 25: 2-4 Royal Place, GREYSTANES
Existing
ROYAL PLACE
Proposed
ROYAL PLACE
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
0
10
20 m


Site 26: 16 Bogan Street, GREYSTANES
Existing
BOGAN STREET
Proposed
BOGAN STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 27: 9-13 Ettalong Road, GREYSTANES
Existing
ETTALONG ROAD
WESTERN MOTORWAY
Proposed
ETTALONG ROAD
WESTERN MOTORWAY
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
900sqm
No control
HillPDA
CONSULTING
0
20
40 m

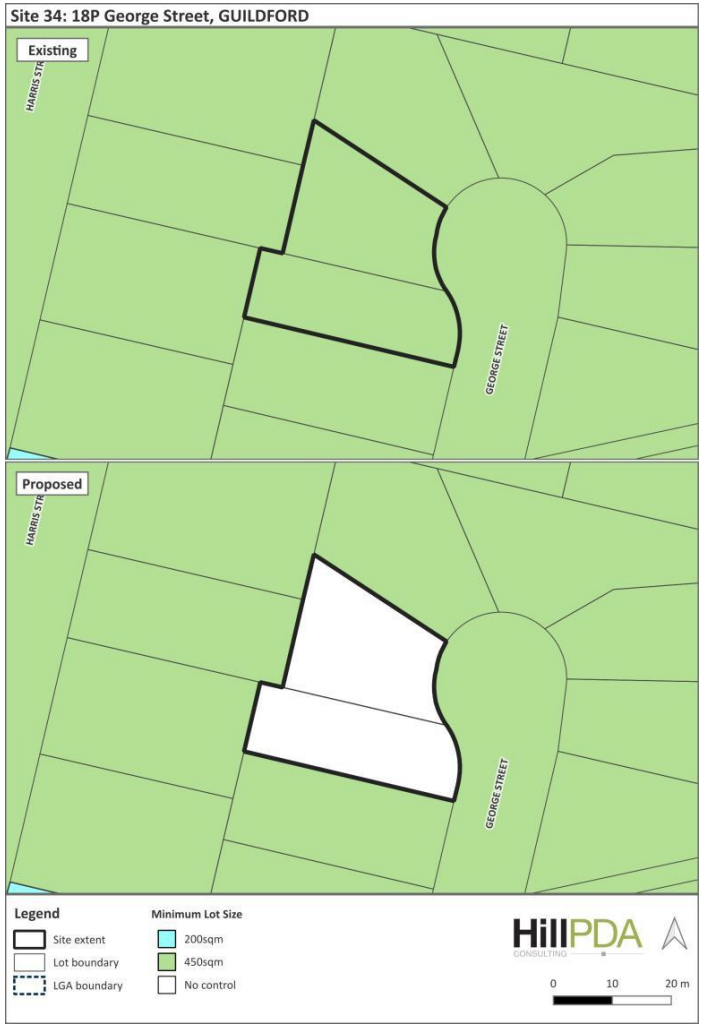

Site 29: Murdock Street Park, GUILDFORD
Existing
MURDOCK STREET
Proposed
MURDOCK STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
200sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 30: 2 San Remo Place, GUILDFORD
Existing
WAINWRIGHT STREET
SAN REMO PLACE
Proposed
WAINWRIGHT STREET
SAN REMO PLACE
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 31: 83 Cardigan Street, GUILDFORD
Existing
STIMSON STREET
CARDIGAN STREET
Proposed
STIMSON STREET
CARDIGAN STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
900sqm
No control
HillPDA
CONSULTING
0
9
18 m


Site 32: 44 Bangor Street, GUILDFORD
Existing
BANGOR STREET
Proposed
BANGOR STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
200sqm
900sqm
No control
HillPDA
CONSULTING
0
9
18 m

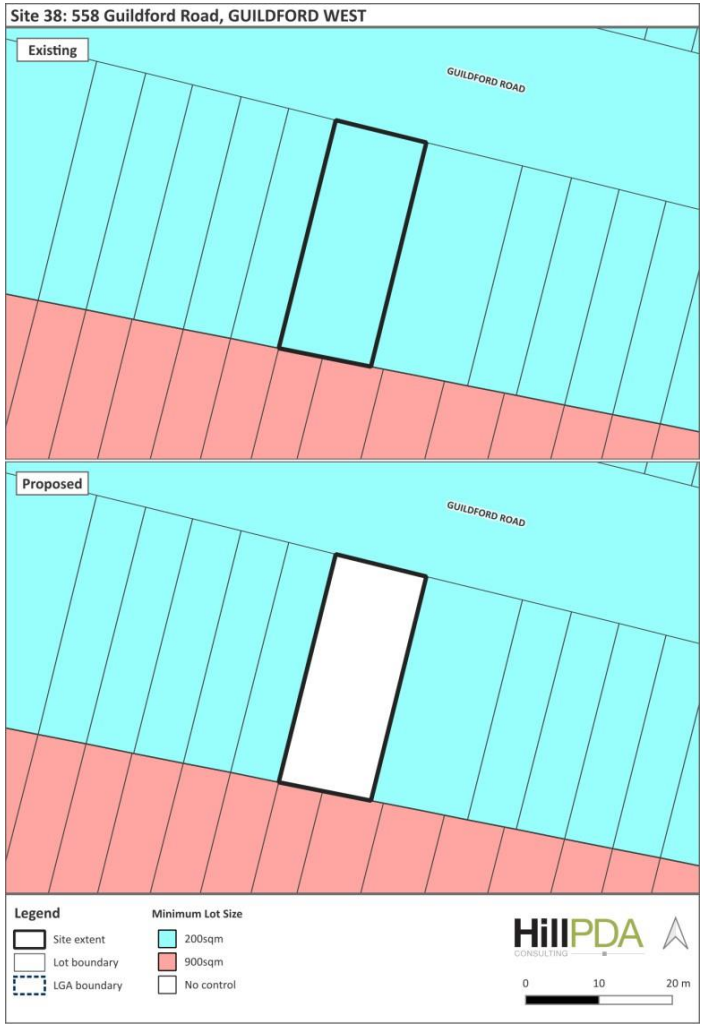

Site 33: 52 Berwick Street, GUILDFORD
Existing
BERWICK STREET
BEAUFORT STREET
Proposed
BERWICK STREET
BEAUFORT STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
200sqm
900sqm
No control
HillPDA
CONSULTING
0
9
18 m


Site 34: 18P George Street, GUILDFORD
Existing
GEORGE STREET
Proposed
GEORGE STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
200sqm
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 35: 7 Carrington Road, GUILDFORD
Existing
BROOKS STREET
CARRINGTON ROAD
MILLIE STREET
Proposed
BROOKS STREET
CARRINGTON ROAD
MILLIE STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
1,200sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 36: 29 Allison Road, GUILDFORD
Existing
ALLISON ROAD
BROOKS STREET
Proposed
ALLISON ROAD
BROOKS STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
200sqm
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 37: Fairfield Road (34 and 38A) & 94P Albert Street, GUILDFORD WEST
Existing
SANDRA STREET
ALBERT STREET
FAIRFIELD ROAD
QUEEN STREET
NEWTON STREET
Proposed
SANDRA STREET
ALBERT STREET
FAIRFIELD ROAD
QUEEN STREET
NEWTON STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
40
80 m


Site 38: 558 Guildford Road, GUILDFORD WEST
Existing
GUILDFORD ROAD
Proposed
GUILDFORD ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
200sqm
900sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 40: 6P Robert Street, HOLROYD
Existing
WESTERN MOTORWAY
ROBERT STREET
Proposed
WESTERN MOTORWAY
ROBERT STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 42: 4 and 6 Newman Street, MERRYLANDS
Existing
NEWMAN STREET
MILITARY ROAD
Proposed
NEWMAN STREET
MILITARY ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
900sqm
No control
HillPDA
CONSULTING
0
20
40 m


Site 43: Myee Street, MERRYLANDS
Existing
MYEE STREET
WALKER STREET
Proposed
MYEE STREET
WALKER STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
900sqm
No control
HillPDA
CONSULTING
0
10
20 m

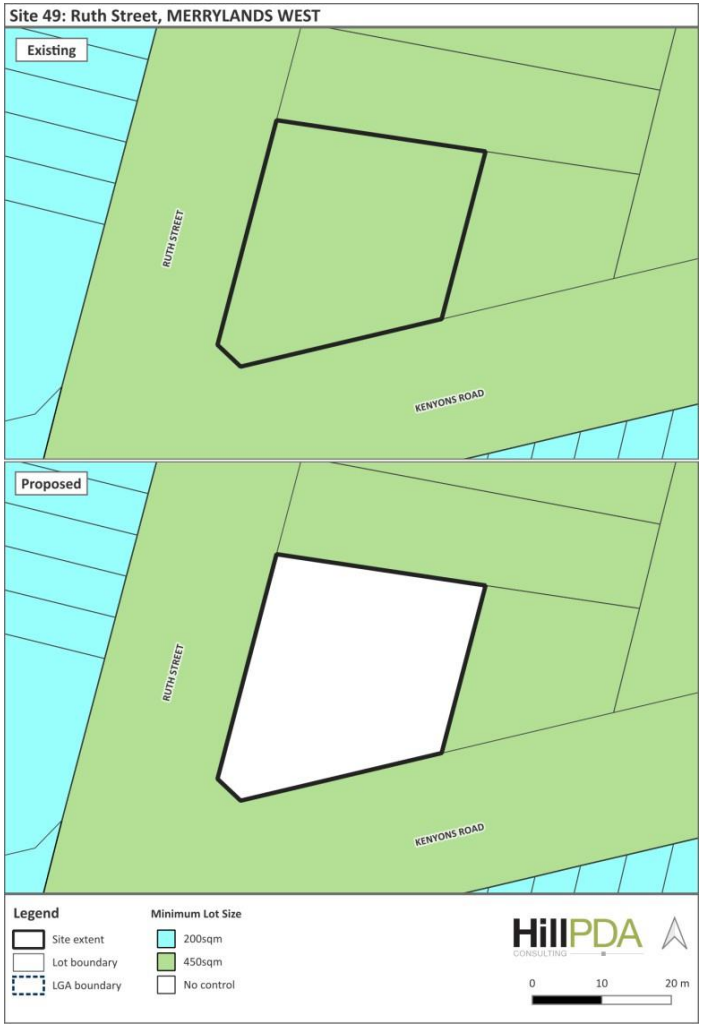

Site 44: 85P Clarence Street and 97P and 98P Lockwood Street, MERRYLANDS
Existing
HILLTOP ROAD
CLARENCE STREET
LOCKWOOD STREET
WARWICK ROAD
VICTORIA STREET
Proposed
HILLTOP ROAD
CLARENCE STREET
LOCKWOOD STREET
WARWICK ROAD
VICTORIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
900sqm
No control
HillPDA
CONSULTING
0
40
80 m

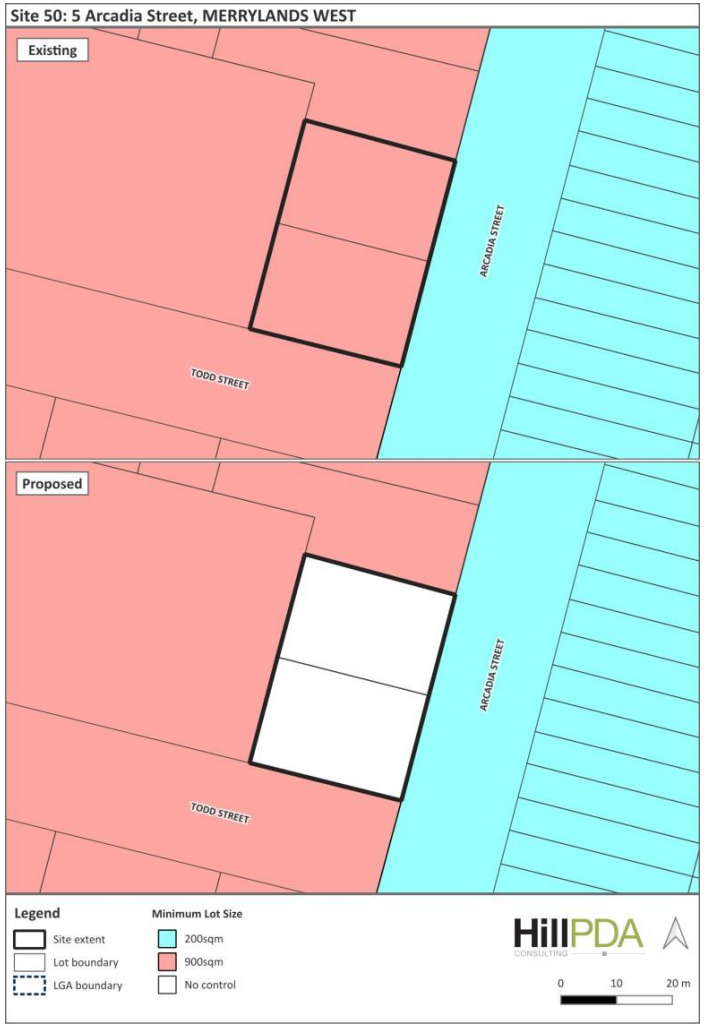

Site 45: 9 Lois Place, MERRYLANDS
Existing
LOIS PLACE
Proposed
LOIS PLACE
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m

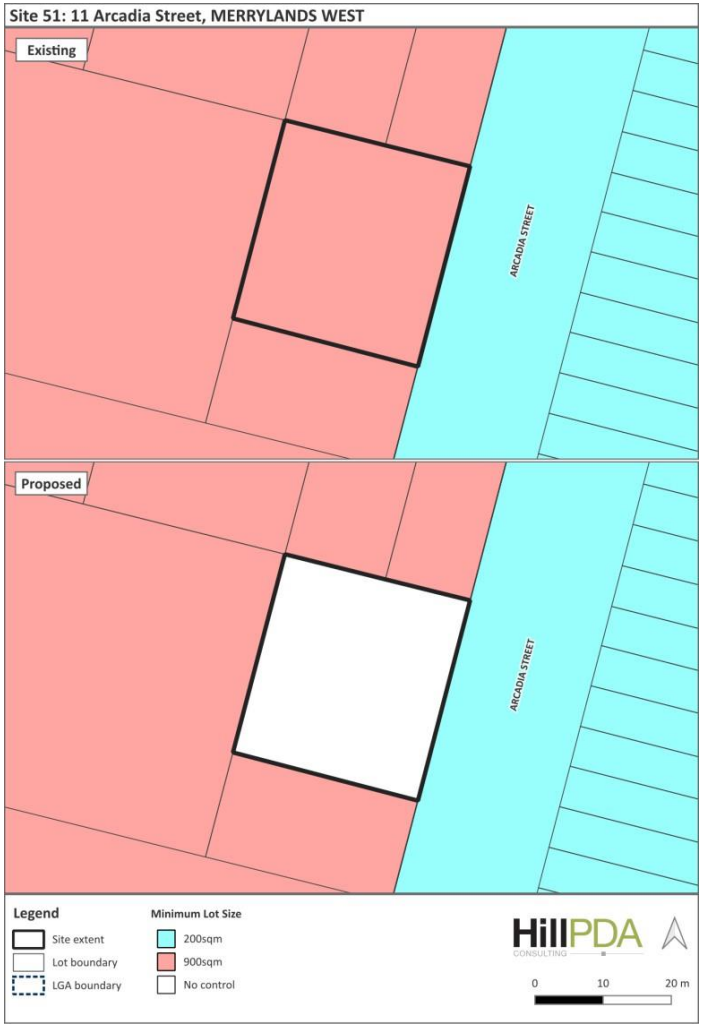

Site 46: 45 Manchester Street, MERRYLANDS
Existing
MANCHESTER STREET
Proposed
MANCHESTER STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
900sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 47: 22 Davison Street, MERRYLANDS
Existing
RITA STREET
DAVISON STREET
Proposed
RITA STREET
DAVISON STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 48: 29-31 Charlotte Street, MERRYLANDS
Existing
VILLIERS STREET
HARRIS STREET
CHARLOTTE STREET
Proposed
VILLIERS STREET
HARRIS STREET
CHARLOTTE STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
200sqm
450sqm
No control
HillPDA
CONSULTING
0
10
20 m

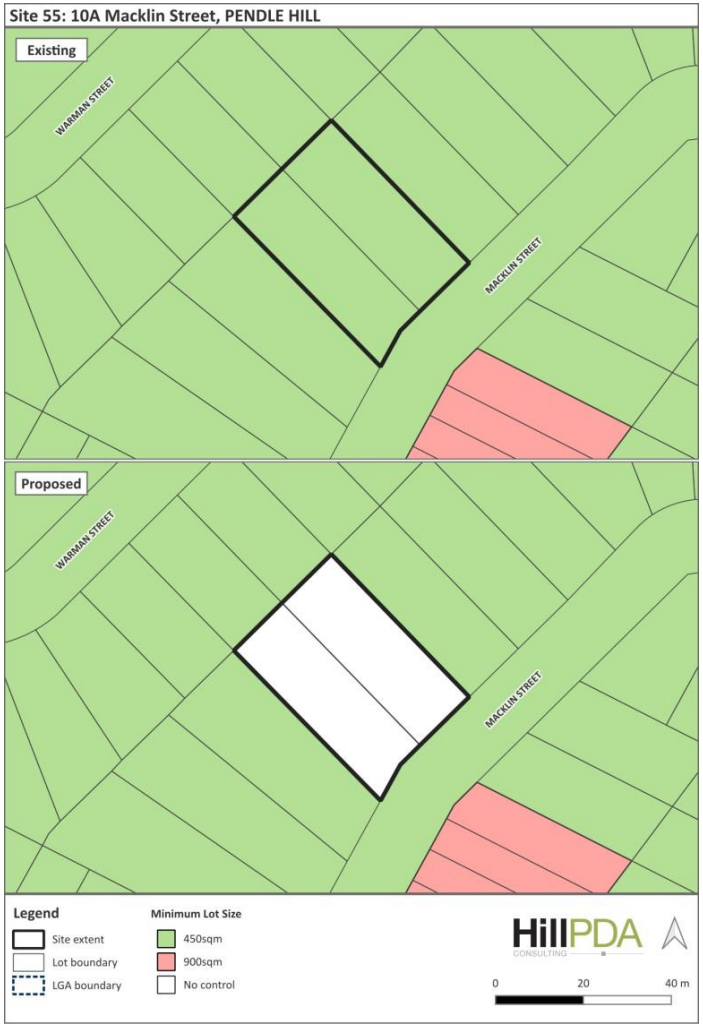

Site 49: Ruth Street, MERRYLANDS WEST
Existing
RUTH STREET
KENYONS ROAD
Proposed
RUTH STREET
KENYONS ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
200sqm
450sqm
No control
HillPDA
CONSULTING
0
10
20 m

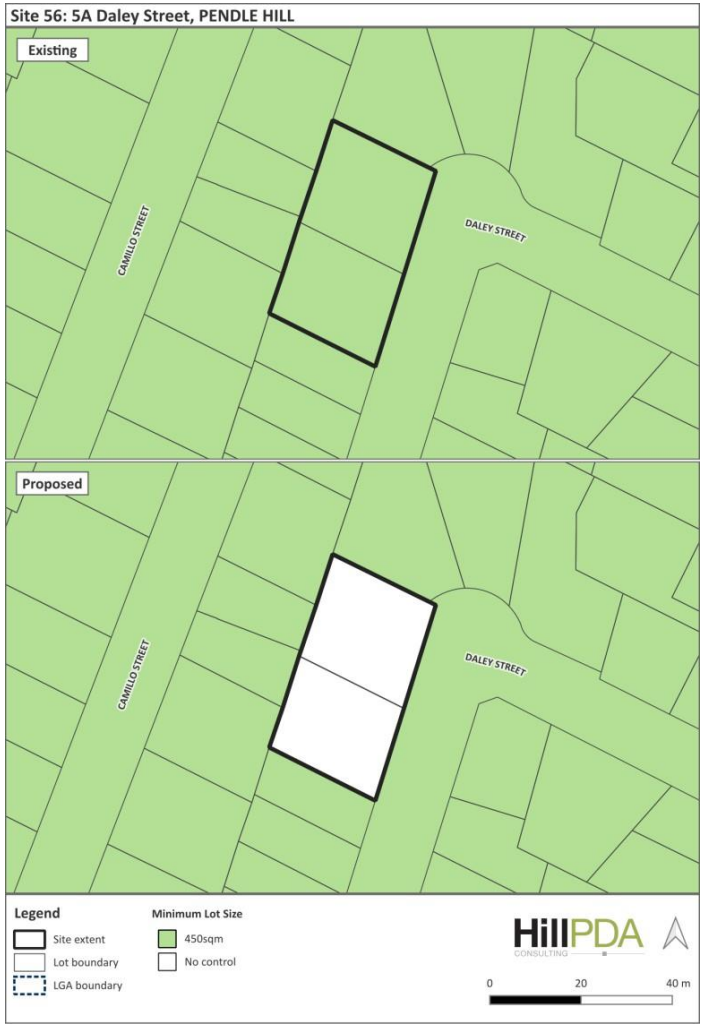

Site 50: 5 Arcadia Street, MERRYLANDS WEST
Existing
ARCADIA STREET
TODD STREET
Proposed
ARCADIA STREET
TODD STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
200sqm
900sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 51: 11 Arcadia Street, MERRYLANDS WEST
Existing
ARCADIA STREET
Proposed
ARCADIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
200sqm
900sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 52: 2 Todd Street, MERRYLANDS WEST
Existing
TODD STREET
ARCADIA STREET
Proposed
TODD STREET
ARCADIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
200sqm
900sqm
No control
HillPDA
CONSULTING
0
20
40 m


Site 53: 48 Arthur Street, MERRYLANDS WEST
Existing
ARCADIA STREET
ARTHUR STREET
Proposed
ARCADIA STREET
ARTHUR STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
200sqm
900sqm
No control
HillPDA
CONSULTING
0
20
40 m
Site 54: 29P Barcom Street, MERRYLANDS WEST
Existing
BARCOM STREET
Proposed
BARCOM STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
200sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 55: 10A Macklin Street, PENDLE HILL
Existing
WARMAN STREET
MACKLIN STREET
Proposed
WARMAN STREET
MACKLIN STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
900sqm
No control
HillPDA
CONSULTING
0
20
40 m

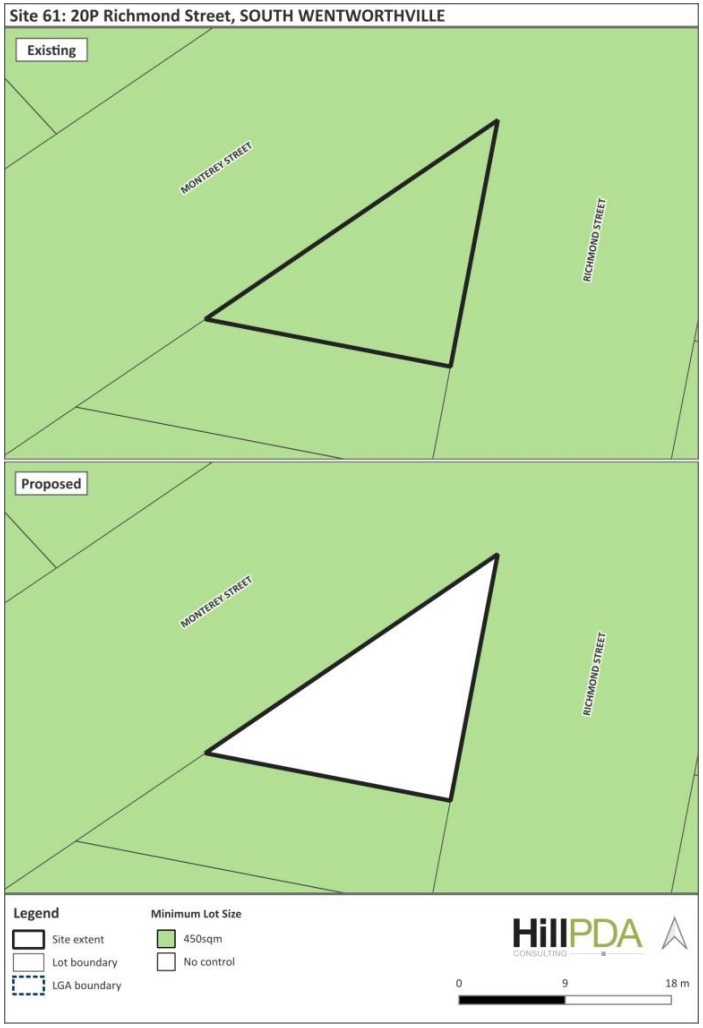

Site 56: 5A Daley Street, PENDLE HILL
Existing
CAMILLO STREET
DALEY STREET
Proposed
CAMILLO STREET
DALEY STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
20
40 m

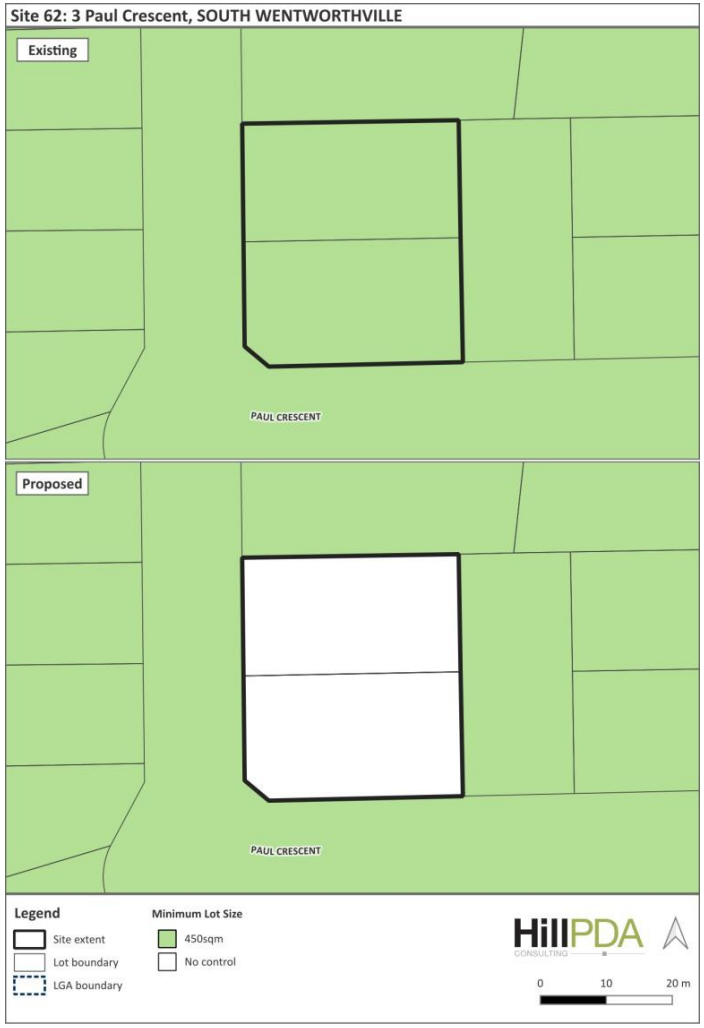

Site 57: 2 Frederick Street, PENDLE HILL
Existing
FREDERICK STREET
JONES STREET
Proposed
FREDERICK STREET
JONES STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 58: 14 Boyne Avenue, PENDLE HILL
Existing
BOYNE AVENUE
Proposed
BOYNE AVENUE
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 59: 8-10 Goodall Street, PENDLE HILL
Existing
GOODALL STREET
STAPLETON STREET
Proposed
GOODALL STREET
STAPLETON STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
900sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 60: 58A Fullagar Road, WENTWORTHVILLE
Existing
FULLAGAR ROAD
Proposed
FULLAGAR ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
900sqm
No control
HillPDA
CONSULTING
0
10
20 m

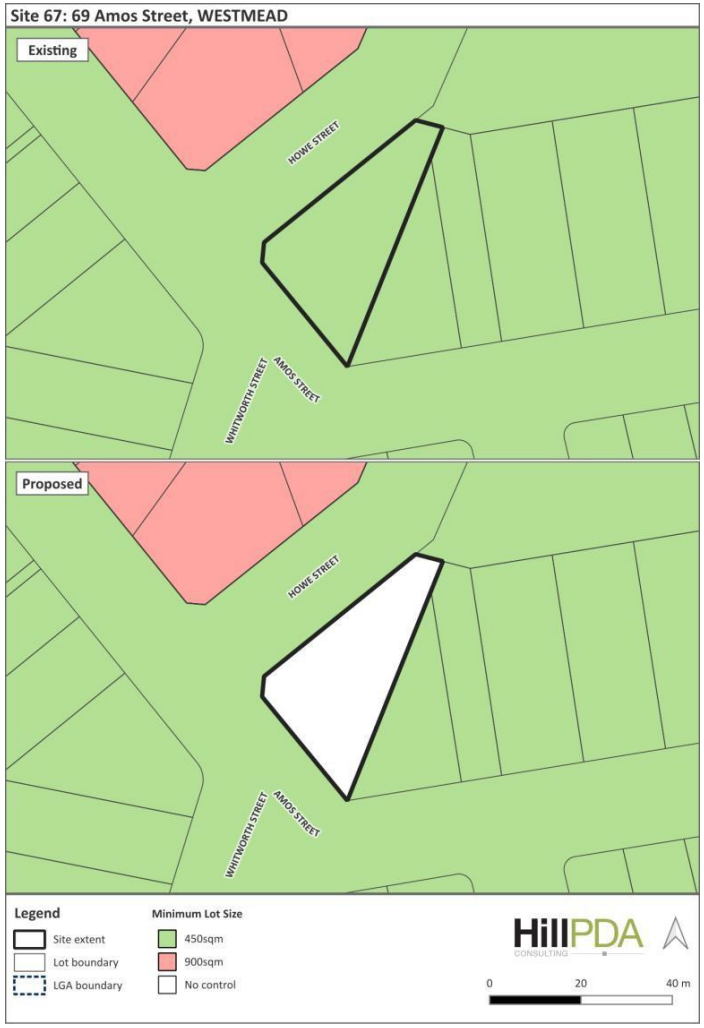

Site 61: 20P Richmond Street, SOUTH WENTWORTHVILLE
Existing
MONTEREY STREET
RICHMOND STREET
Proposed
MONTEREY STREET
RICHMOND STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
9
18 m

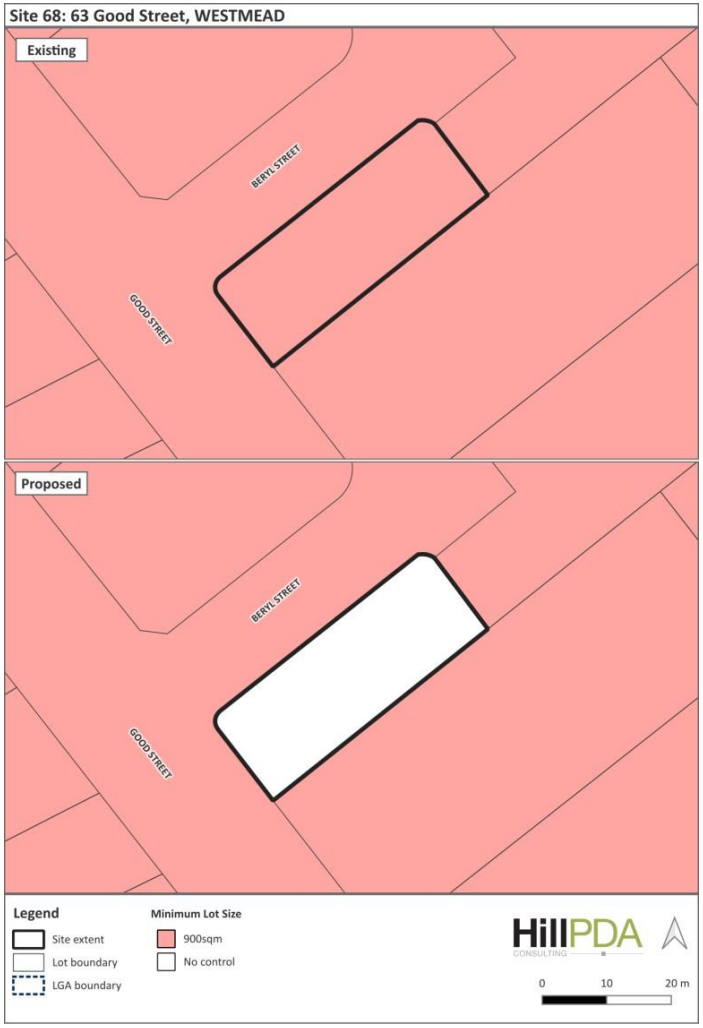

Site 62: 3 Paul Crescent, SOUTH WENTWORTHVILLE
Existing
PAUL CRESCENT
Proposed
PAUL CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 63: 5 Irrigation Road, SOUTH WENTWORTHVILLE
Existing
LUCERNE AVENUE
BISCAYNE AVENUE
IRRIGATION ROAD
Proposed
LUCERNE AVENUE
BISCAYNE AVENUE
IRRIGATION ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 64: 18 Pye Street, WESTMEAD
Existing
PYE STREET
HOUISON STREET
Proposed
PYE STREET
HOUISON STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
900sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 65: 22A Church Avenue, WESTMEAD
Existing
MACARTHUR CRESCENT
Proposed
MACARTHUR CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m

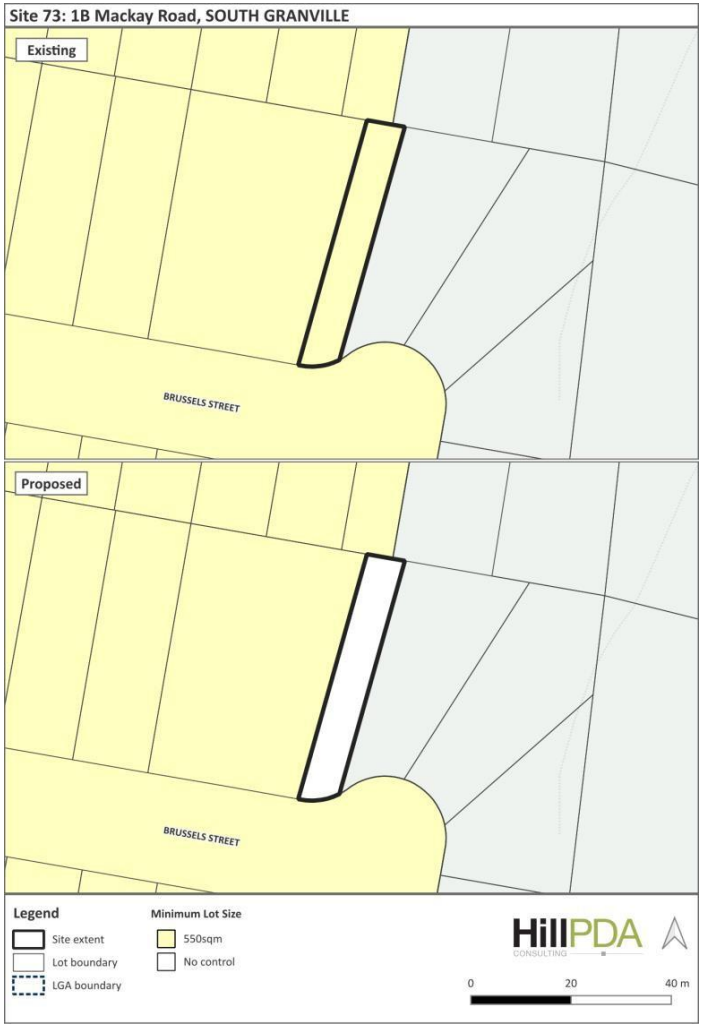

Site 67: 69 Amos Street, WESTMEAD
Existing
HOWE STREET
WHITWORTH STREET
AMOS STREET
Proposed
HOWE STREET
WHITWORTH STREET
AMOS STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
900sqm
No control
HillPDA
CONSULTING
0
20
40 m

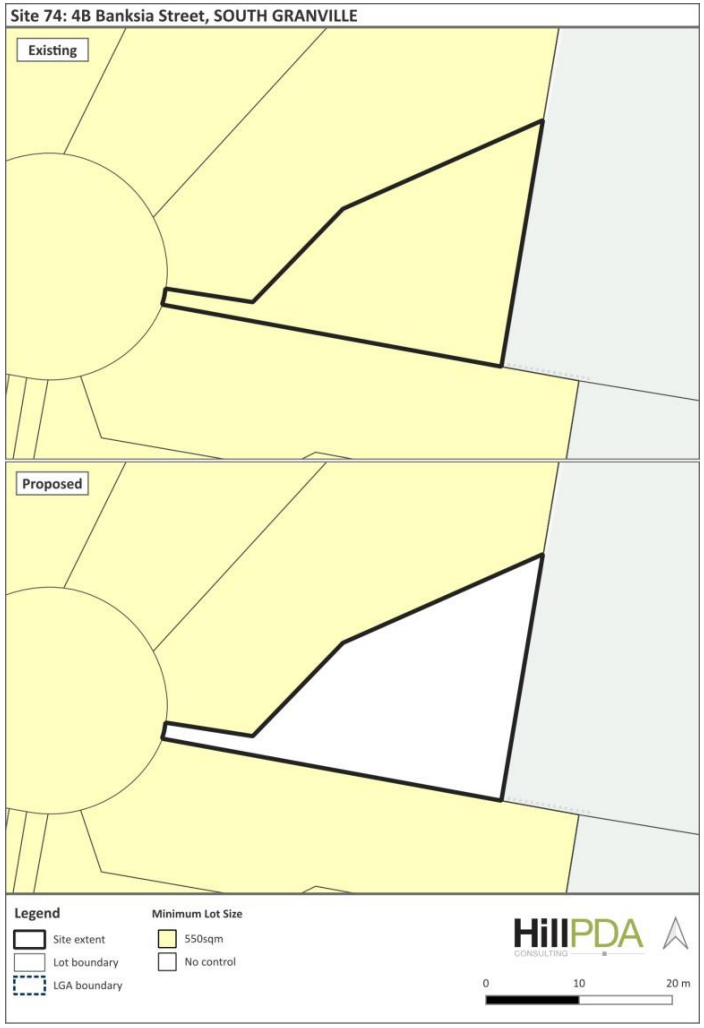

Site 68: 63 Good Street, WESTMEAD
Existing
BERYL STREET
GOOD STREET
Proposed
BERYL STREET
GOOD STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
900sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 69: 27 Sandra Street, WOODPARK
Existing
SANDRA STREET
Proposed
SANDRA STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 70: 15-19 Martin Crescent, WOODPARK
Existing
MARTIN CRESCENT
Proposed
MARTIN CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m

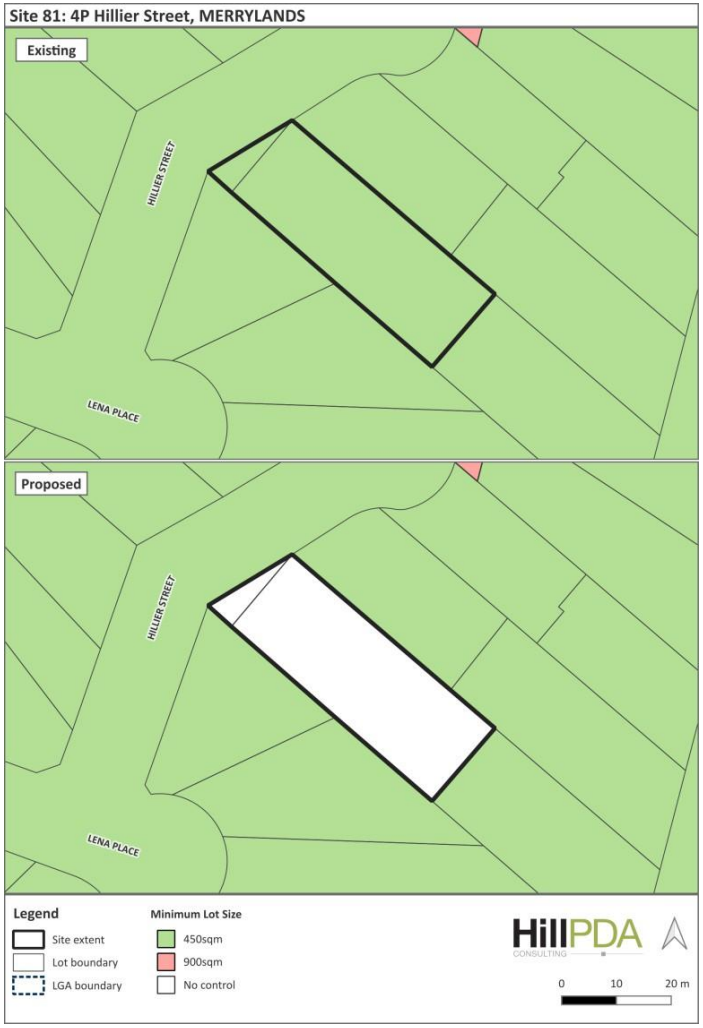

Site 72: 1 Bradman Street, GREYSTANES
Existing
BRADMAN STREET
MERRYLANDS ROAD
Proposed
BRADMAN STREET
MERRYLANDS ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
900sqm
No control
HillPDA
CONSULTING
0
20
40 m


Site 73: 1B Mackay Road, SOUTH GRANVILLE
Existing
BRUSSELS STREET
Proposed
BRUSSELS STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
550sqm
No control
HillPDA
CONSULTING
0
20
40 m

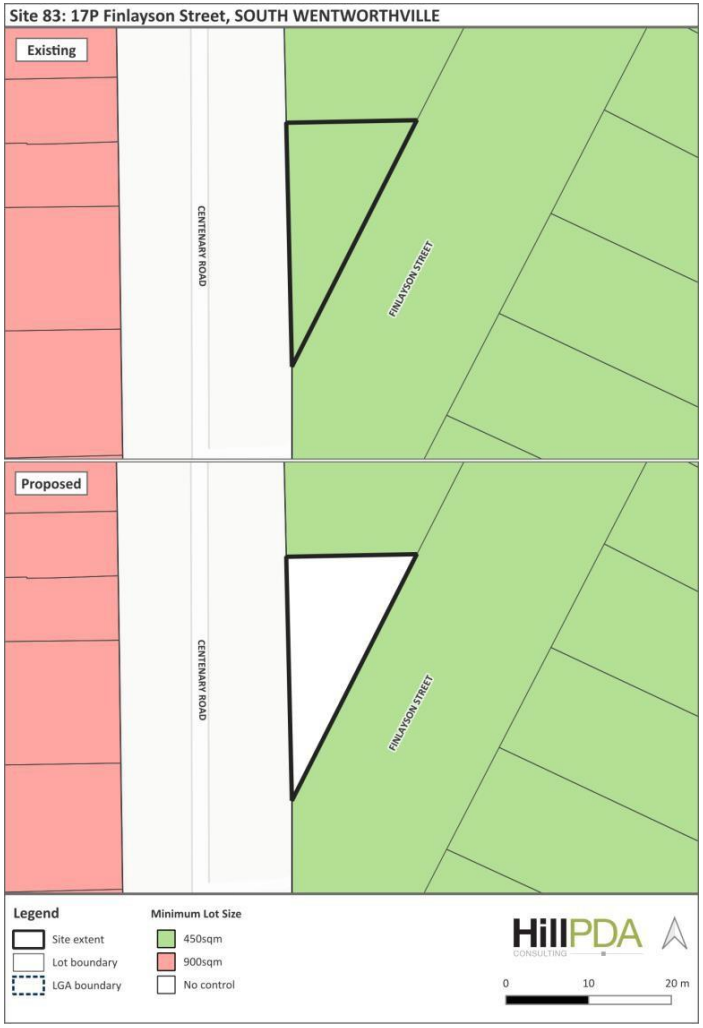

Site 74: 4B Banksia Street, SOUTH GRANVILLE
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
550sqm
No control
HillPDA
CONSULTING
0
10
20 m

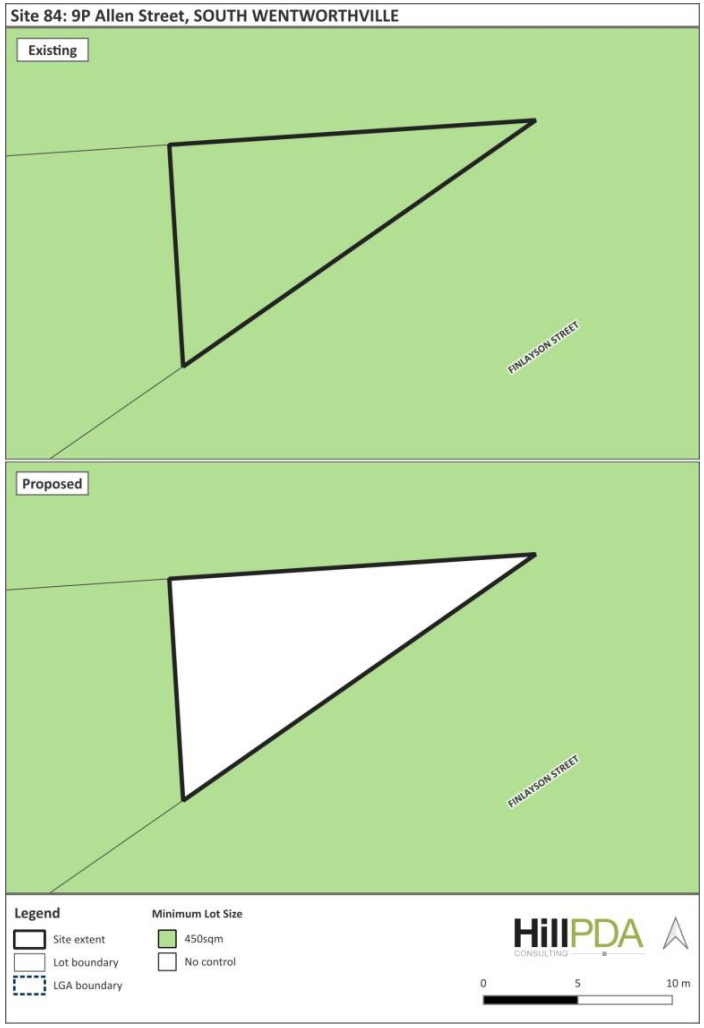

Site 75: 46 Eve Street, GUILDFORD
Existing
EVE STREET
MARKEY STREET
Proposed
EVE STREET
MARKEY STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
550sqm
No control
HillPDA
CONSULTING
0
10
20 m

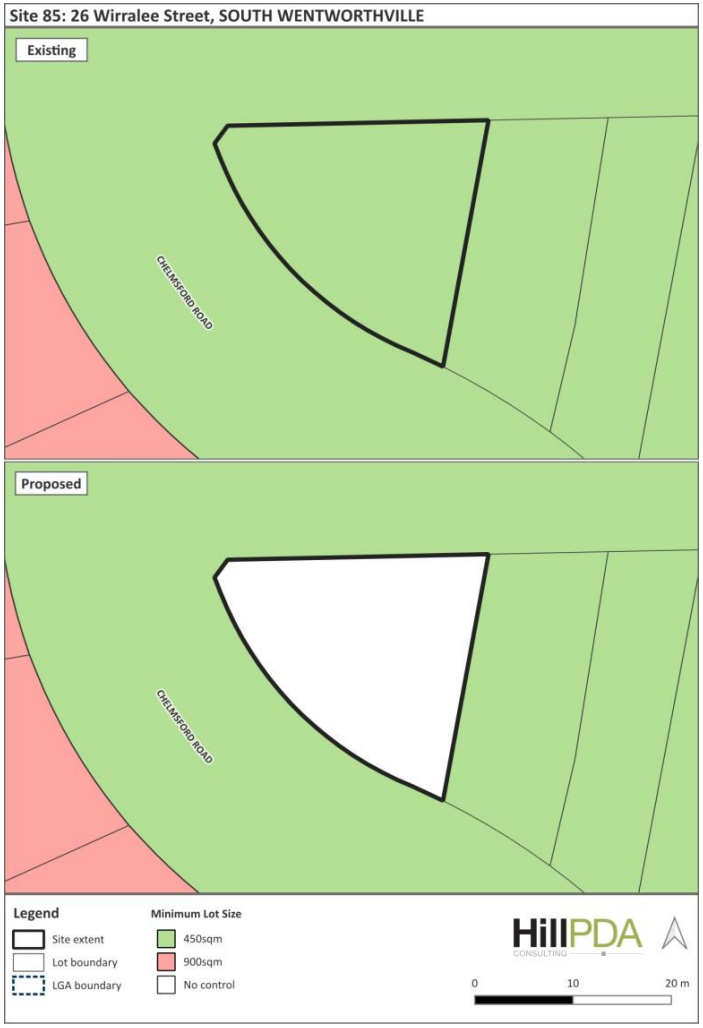

Site 76: East Street, LIDCOMBE
Existing
GEORGES AVENUE
WAYLAND AVENUE
EAST STREET
BUD GREENSPAN CIRCUIT
TENISON WOODS DRIVE
Proposed
GEORGES AVENUE
WAYLAND AVENUE
EAST STREET
BUD GREENSPAN CIRCUIT
TENISON WOODS DRIVE
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
60
120 m


Site 81: 4P Hillier Street, MERRYLANDS
Existing
HILLIER STREET
LENA PLACE
Proposed
HILLIER STREET
LENA PLACE
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
900sqm
No control
HillPDA
CONSULTING
0
10
20 m

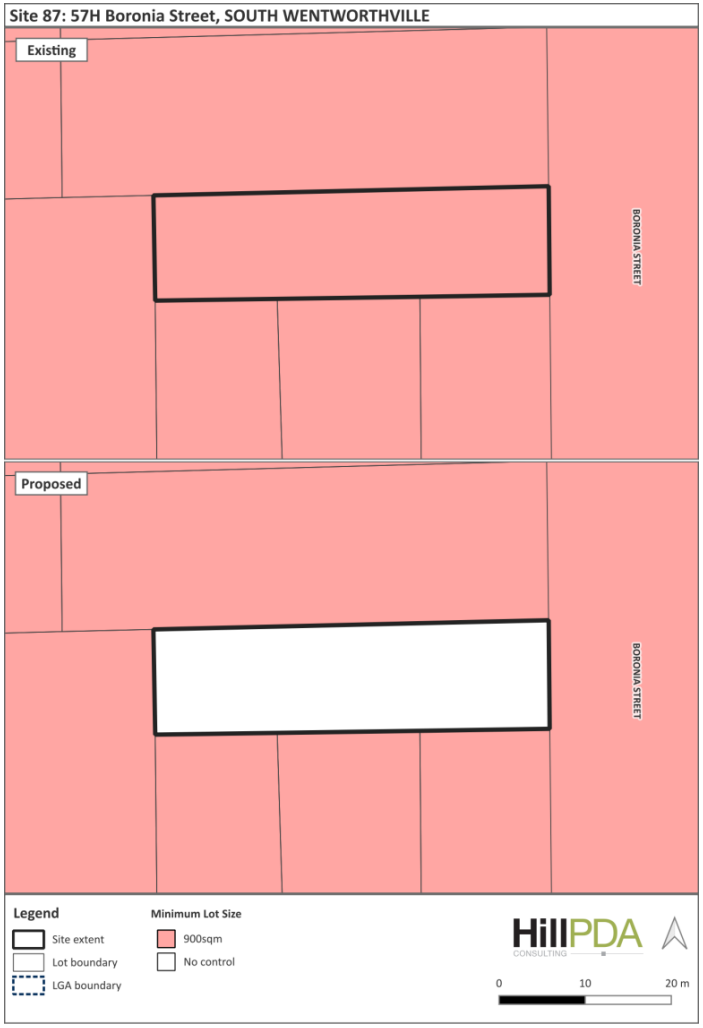

Site 82: Chisholm Road, AUBURN
Existing
MUNRO STREET
CHISHOLM ROAD
Proposed
MUNRO STREET
CHISHOLM ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
1,500sqm
No control
HillPDA
CONSULTING
0
50
100 m


Site 83: 17P Finlayson Street, SOUTH WENTWORTHVILLE
Existing
CENTENARY ROAD
FINLAYSON STREET
Proposed
CENTENARY ROAD
FINLAYSON STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
900sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 84: 9P Allen Street, SOUTH WENTWORTHVILLE
Existing
FINLAYSON STREET
Proposed
FINLAYSON STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
5
10 m


Site 85: 26 Wirralee Street, SOUTH WENTWORTHVILLE
Existing
CHELMSFORD ROAD
Proposed
CHELMSFORD ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
900sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 86: 29 Water Street, LIDCOMBE
Existing
WATER STREET
LIVINGSTONE ROAD
Proposed
WATER STREET
LIVINGSTONE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
20
40 m


Site 87: 57H Boronia Street, SOUTH WENTWORTHVILLE
Existing
BORONIA STREET
Proposed
BORONIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
900sqm
No control
HillPDA
CONSULTING
0
10
20 m

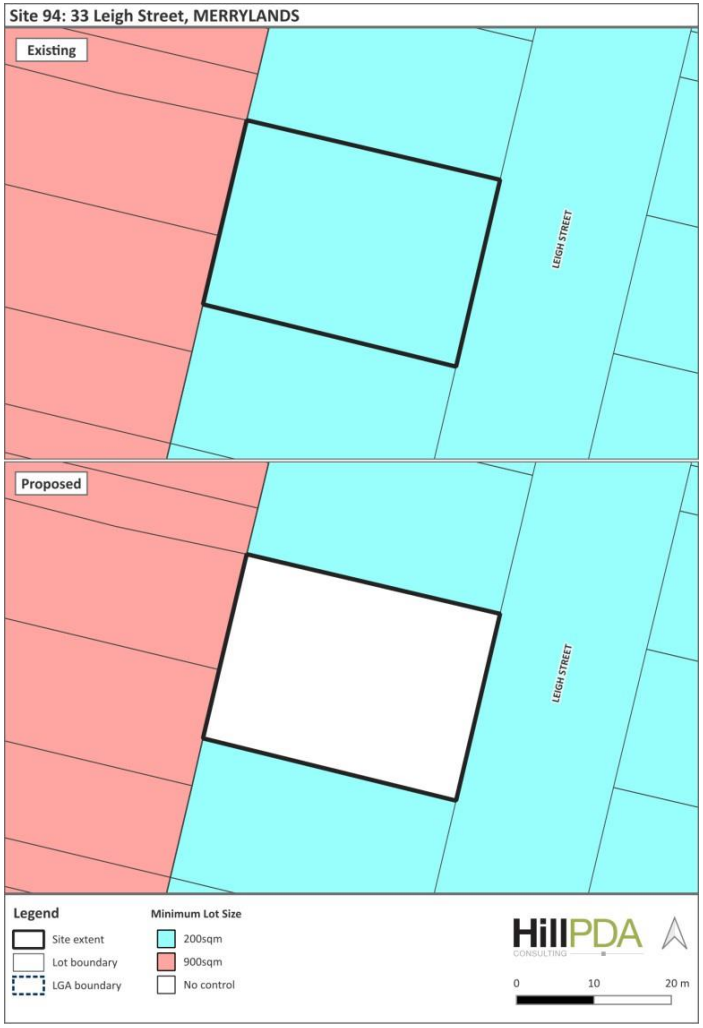

Site 88: 65 Neil Street, MERRYLANDS
Existing
TREVES STREET
NEIL STREET
Proposed
TREVES STREET
NEIL STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
900sqm
No control
HillPDA
CONSULTING
0
20
40 m


Site 89: 59 Shannon Avenue, MERRYLANDS
Existing
SHANNON AVENUE
CLARENCE STREET
Proposed
SHANNON AVENUE
CLARENCE STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
20
40 m

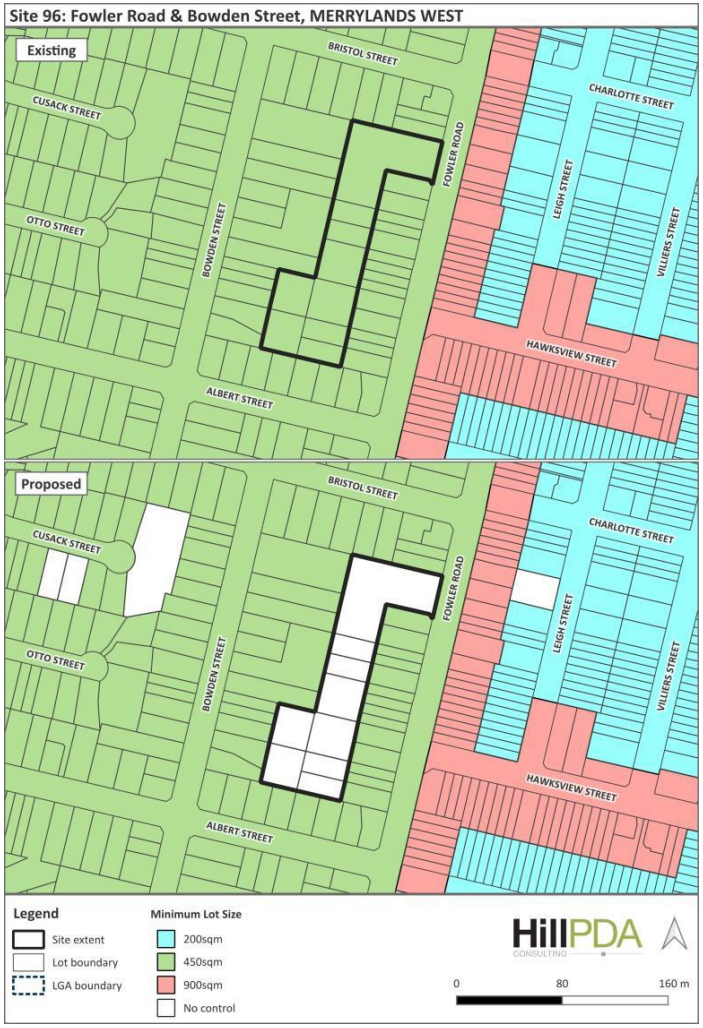

Site 90: 14 Oxford Street, MERRYLANDS
Existing
OXFORD STREET
Proposed
OXFORD STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
900sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 92: 22 Belmont Street, MERRYLANDS
Existing
BELMONT STREET
CECIL STREET
Proposed
BELMONT STREET
CECIL STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
200sqm
450sqm
No control
HillPDA
CONSULTING
0
20
40 m


Site 93: 88 Belmont Street, MERRYLANDS
Existing
BELMONT STREET
Proposed
BELMONT STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
20
40 m

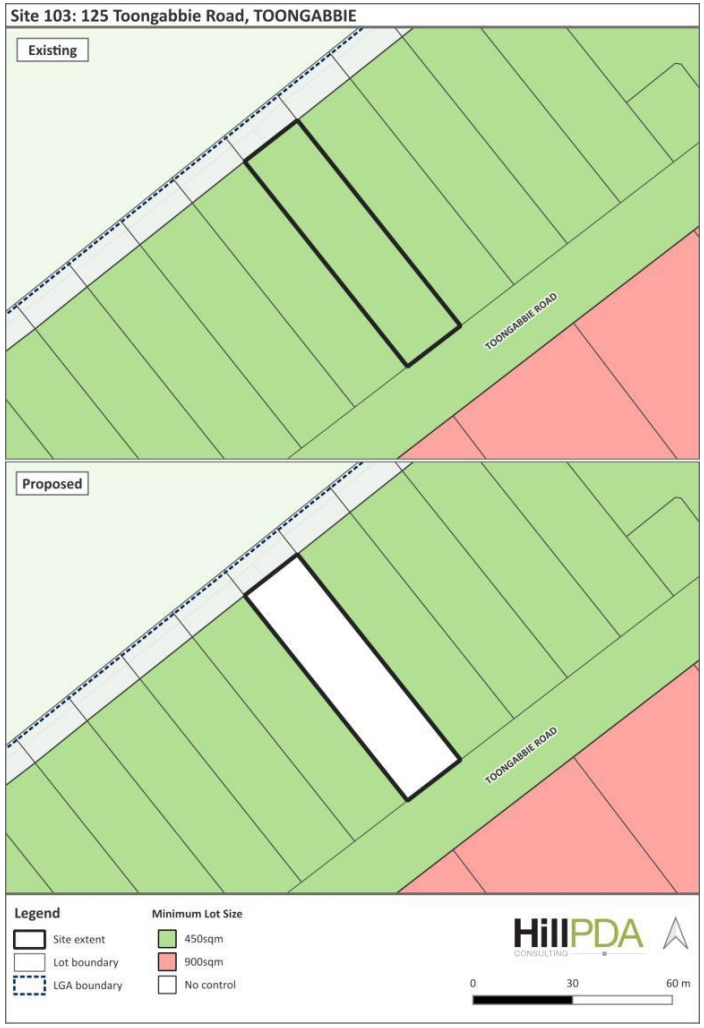

Site 94: 33 Leigh Street, MERRYLANDS
Existing
Proposed
LEIGH STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
200sqm
900sqm
No control
HillPDA
CONSULTING
0
10
20 m

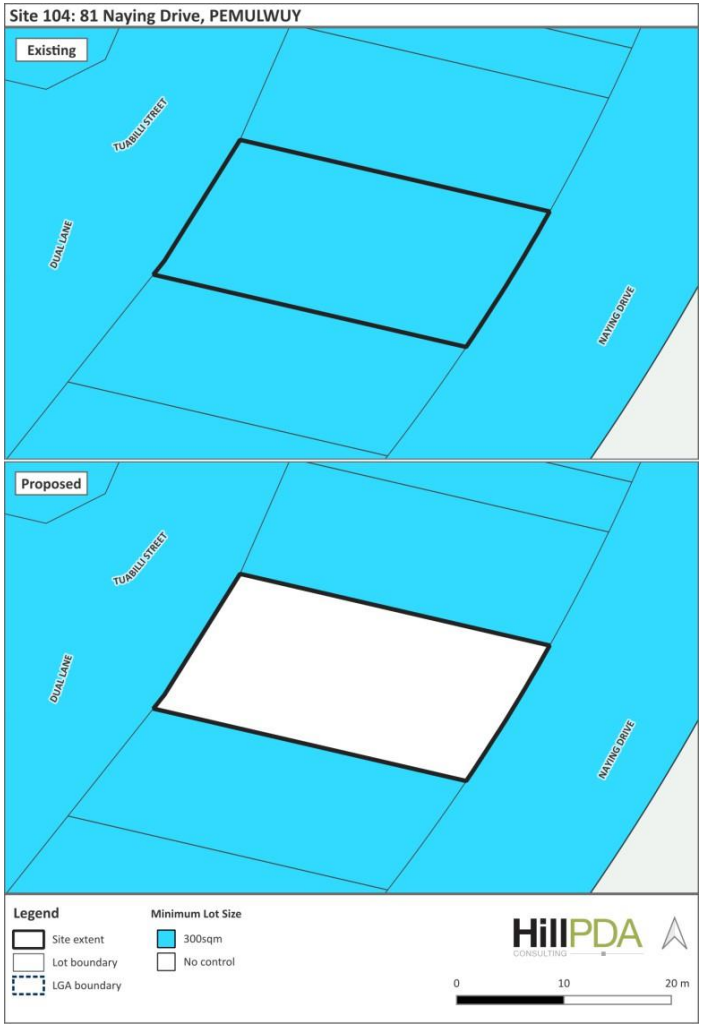

Site 95: 31 & 36 Cusack Street, MERRYLANDS WEST
Existing
Proposed
BETTINA ST
CUSACK STREET
BOWDEN STREET
OTTO STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
30
60 m

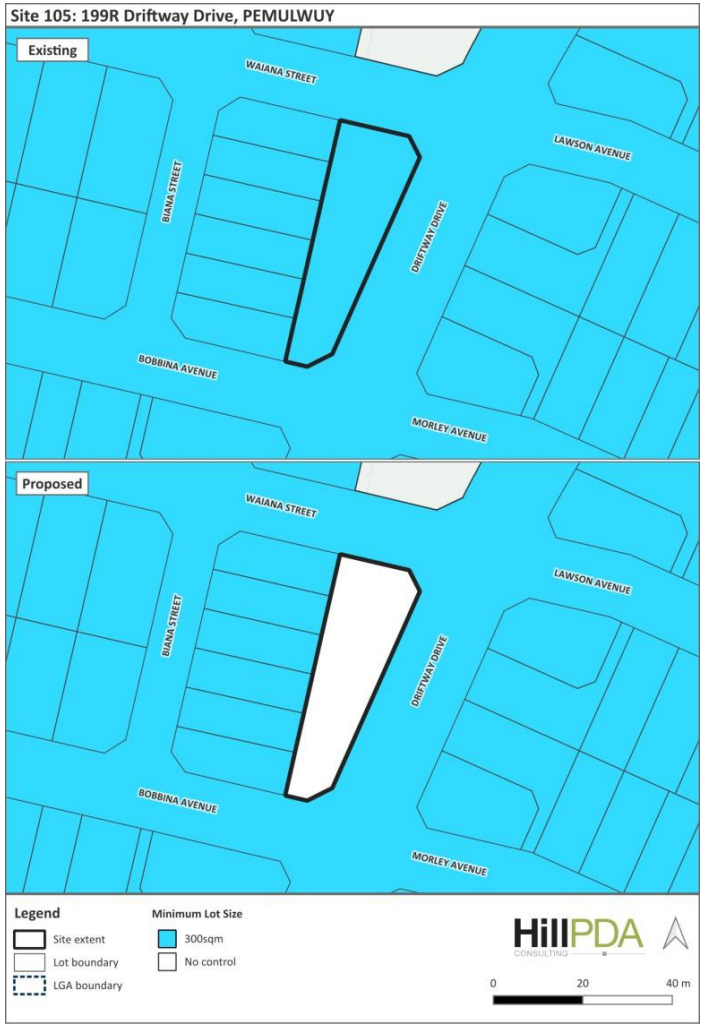

Site 96: Fowler Road & Bowden Street, MERRYLANDS WEST
Existing
BRISTOL STREET
CUSACK STREET
OTTO STREET
BOWDEN STREET
FOWLER ROAD
LEIGH STREET
CHARLOTTE STREET
VILLIERS STREET
HAWKSVIEW STREET
ALBERT STREET
Proposed
BRISTOL STREET
CUSACK STREET
OTTO STREET
BOWDEN STREET
FOWLER ROAD
LEIGH STREET
CHARLOTTE STREET
VILLIERS STREET
HAWKSVIEW STREET
ALBERT STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
200sqm
450sqm
900sqm
No control
HillPDA
CONSULTING
0
80
160 m

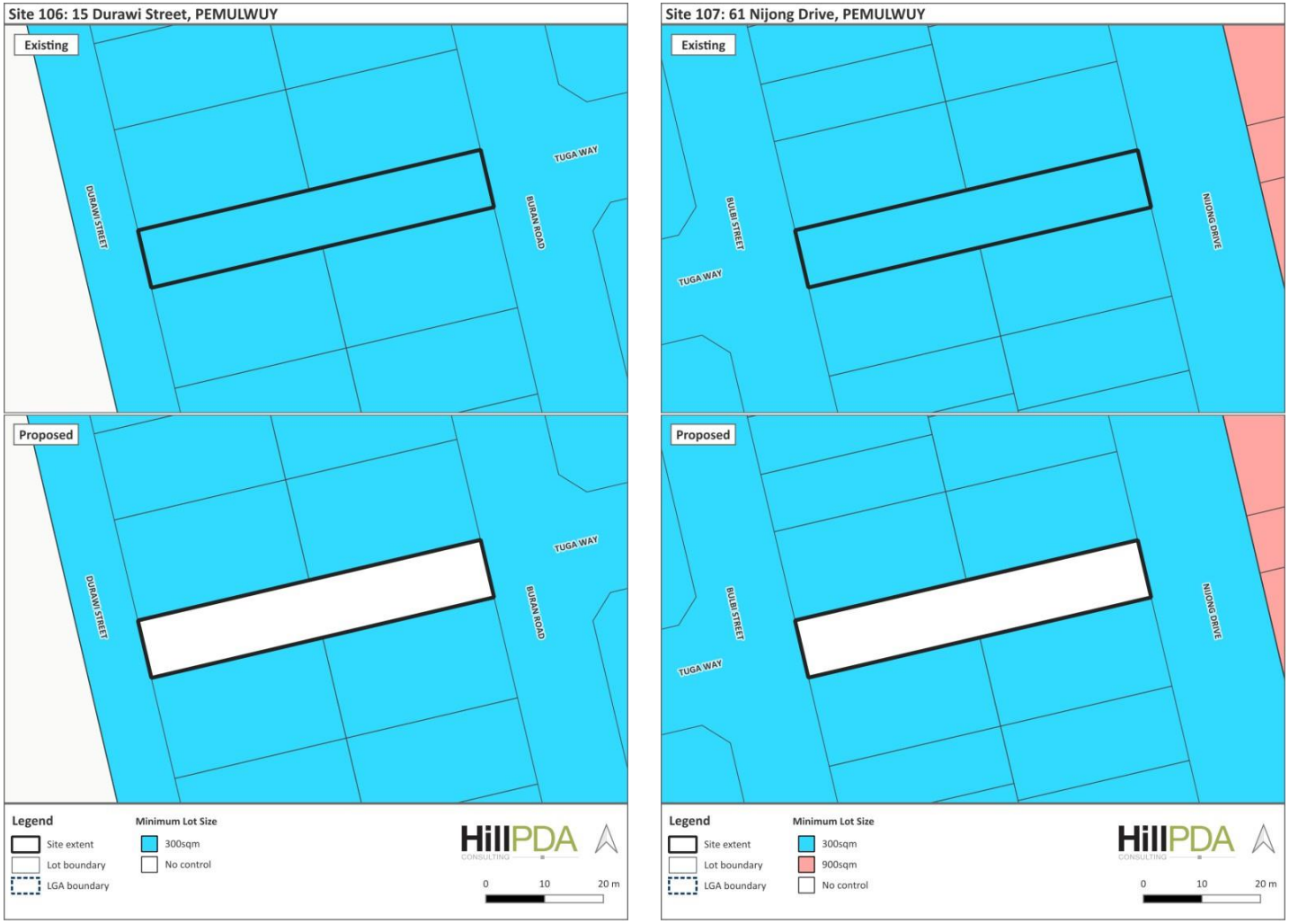

Site 101: 36 Munro Street, GREYSTANES
Existing
MUNRO STREET
Proposed
MUNRO STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m

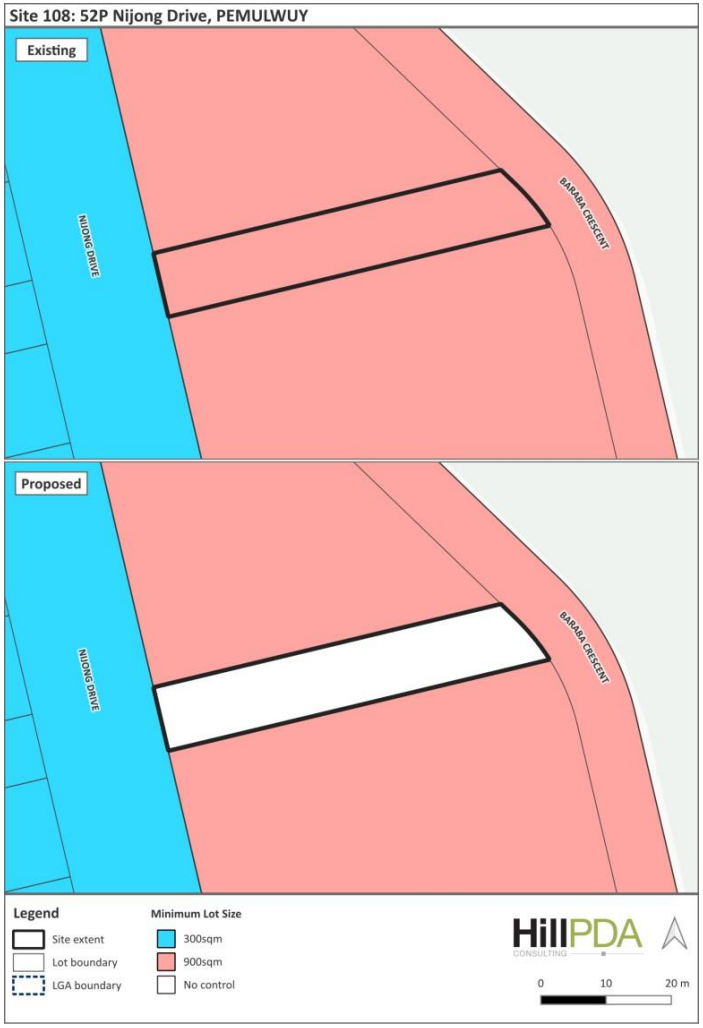

Site 102: 71 Munro Street, GREYSTANES
Existing
MUNRO STREET
Proposed
MUNRO STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 103: 125 Toongabbie Road, TOONGABBIE
Existing
TOONGABBIE ROAD
Proposed
TOONGABBIE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
900sqm
No control
HillPDA
CONSULTING
0
30
60 m

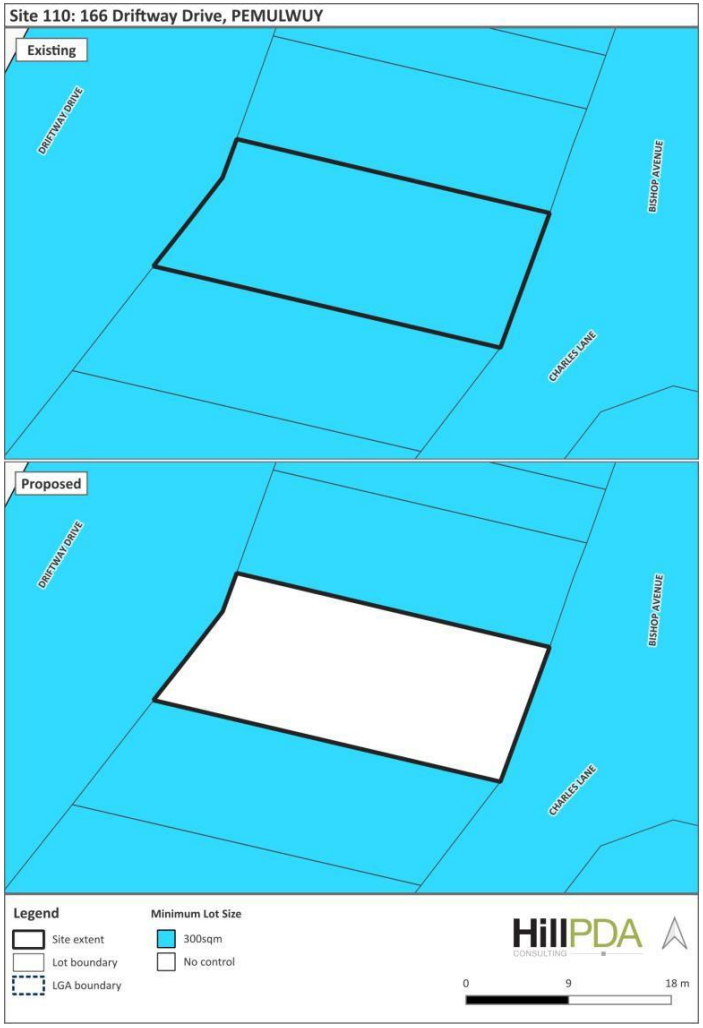

Site 104: 81 Naying Drive, PEMULWUY
Existing
TUABILLI STREET
DUAL LANE
NAYING DRIVE
Proposed
TUABILLI STREET
DUAL LANE
NAYING DRIVE
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
300sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 105: 199R Driftway Drive, PEMULWUY
Existing
WAIANA STREET
LAWSON AVENUE
BIANA STREET
DRIFTWAY DRIVE
BOBBINA AVENUE
MORLEY AVENUE
Proposed
WAIANA STREET
LAWSON AVENUE
BIANA STREET
DRIFTWAY DRIVE
BOBBINA AVENUE
MORLEY AVENUE
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
300sqm
No control
HillPDA
CONSULTING
0
20
40 m


Site 106: 15 Durawi Street, PEMULWUY
Existing
DURAWI STREET
BURAN ROAD
TUGA WAY
Proposed
DURAWI STREET
BURAN ROAD
TUGA WAY
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
300sqm
No control
HillPDA
CONSULTING
0
10
20 m
Site 107: 61 Nijong Drive, PEMULWUY
Existing
BUBI STREET
TUGA WAY
NIJONG DRIVE
Proposed
BUBI STREET
TUGA WAY
NIJONG DRIVE
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
300sqm
900sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 108: 52P Nijong Drive, PEMULWUY
Existing
NIJONG DRIVE
BARABA CRESCENT
Proposed
NIJONG DRIVE
BARABA CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
300sqm
900sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 109: 26P Grazier Circuit, PEMULWUY
Existing
NICHOLLS WAY
GRAZIER CIRCUIT
COWRA STREET
Proposed
NICHOLLS WAY
GRAZIER CIRCUIT
COWRA STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
300sqm
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 110: 166 Driftway Drive, PEMULWUY
Existing
DRIFTWAY DRIVE
BISHOP AVENUE
CHARLES LANE
Proposed
DRIFTWAY DRIVE
BISHOP AVENUE
CHARLES LANE
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
300sqm
No control
HillPDA
CONSULTING
0
9
18 m


Site 111: 39 Naying Drive, PEMULWUY
Existing
BUNNAI ROAD
CONDOIN LANE
NAYING DRIVE
Proposed
BUNNAI ROAD
CONDOIN LANE
NAYING DRIVE
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
300sqm
No control
HillPDA
CONSULTING
0
8
16 m


Site 112: Killeen Street, AUBURN
Existing
CHISHOLM ROAD
Proposed
CHISHOLM ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
10
20 m


Site 113: 309-313 Cumberland Road & 33 Albert Road
Existing
FRASER STREET
CUMBERLAND ROAD
MYALL STREET
ALBERT ROAD
Proposed
FRASER STREET
CUMBERLAND ROAD
MYALL STREET
ALBERT ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
450sqm
No control
HillPDA
CONSULTING
0
20
40 m


Site 114: 36-40 Chestnut Road & 47 Pine Road, AUBURN
Existing
CHESTNUT ROAD
CUMBERLAND ROAD
PINE ROAD
Proposed
CHESTNUT ROAD
CUMBERLAND ROAD
PINE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
No control
450sqm
HillPDA
CONSULTING
0
30
60 m


Site 115: 249 and 251 Chisholm Road, AUBURN
Existing
CHISHOLM ROAD
Proposed
CHISHOLM ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
No control
450sqm
HillPDA
CONSULTING
0
10
20 m


Site 116: 1 Arthur Street, AUBURN
Existing
ARTHUR STREET
CHISHOLM ROAD
Proposed
ARTHUR STREET
CHISHOLM ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
No control
450sqm
HillPDA
CONSULTING
0
10
20 m


Site 116A: 3 Arthur Street, AUBURN
Existing
ARTHUR STREET
Proposed
ARTHUR STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
No control
450sqm
HillPDA
CONSULTING
0
10
20 m


Site 117: 4 Handley Street, AUBURN
Existing
HANDLEY STREET
CHISHOLM ROAD
RICKARD STREET
Proposed
HANDLEY STREET
CHISHOLM ROAD
RICKARD STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
No control
450sqm
HillPDA
CONSULTING
0
30
60 m


Site 119: 2 Neville Street, LIDCOMBE
Existing
NEVILLE STREET
CARROLL STREET
MATTHEW ROAD
Proposed
NEVILLE STREET
CARROLL STREET
MATTHEW ROAD
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
No control
450sqm
HillPDA
CONSULTING
0
10
20 m


Site 120: 31 Cambridge Street, LIDCOMBE
Existing
CAMBRIDGE STREET
VAUGHAN STREET
Proposed
CAMBRIDGE STREET
VAUGHAN STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
No control
450sqm
HillPDA
CONSULTING
0
10
20 m


Site 122: 12 Octavia Street, TOONGABBIE
Existing
Proposed
OCTAVIA STREET
AURELIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
No control
450sqm
900sqm
HillPDA
CONSULTING
0
10
20 m


Site 123: 72 and 74 Toongabbie Road, TOONGABBIE
Existing
Proposed
TOONGABBIE ROAD
TEAGUE STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
No control
450sqm
900sqm
HillPDA
CONSULTING
0
20
40 m


Site 124: Edgar Street, AUBURN
Existing
PHILLIPS STREET
TAVISTOCK STREET
CHISHOLM ROAD
EDGAR STREET
ARTHUR STREET
Proposed
PHILLIPS STREET
TAVISTOCK STREET
CHISHOLM ROAD
EDGAR STREET
ARTHUR STREET
Legend
Site extent
Lot boundary
LGA boundary
Minimum Lot Size
No control
450sqm
HillPDA
CONSULTING
0
70
140 m

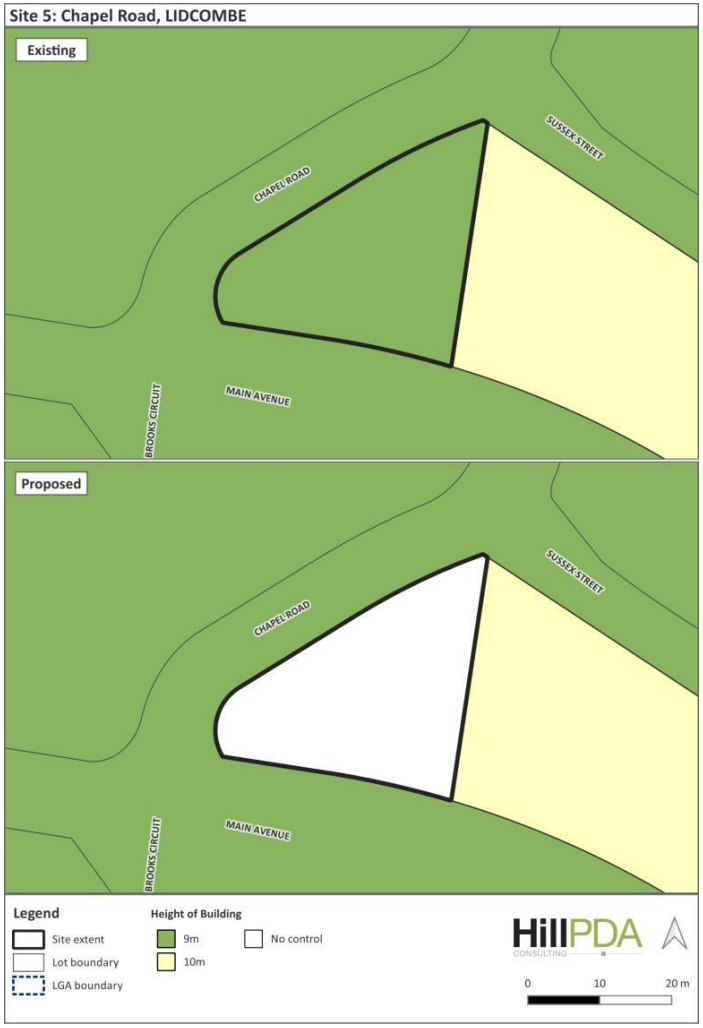
## 4.3 Height of buildings


Site 1: 43-55 Karrabah Road, AUBURN
Existing
CAMPBELL STREET
KIHILLA ROAD
KARRABAH ROAD
BEEMRA STREET
Proposed
CAMPBELL STREET
KIHILLA ROAD
KARRABAH ROAD
BEEMRA STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
30
60 m


Site 2: Farm Road, LIDCOMBE
Existing
HERDSMANS AVENUE
FARM ROAD
TALLOWWOOD AVENUE
Proposed
HERDSMANS AVENUE
FARM ROAD
TALLOWWOOD AVENUE
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
30
60 m


Site 3: 6 Tallowwood Avenue, LIDCOMBE
Existing
ANDREWS ROAD
MAIN AVENUE
HERDSMANS AVENUE
TALLOWWOOD AVENUE
WEEROONA ROAD
Proposed
ANDREWS ROAD
MAIN AVENUE
HERDSMANS AVENUE
TALLOWWOOD AVENUE
WEEROONA ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
40
80 m


Site 4: Brooks Circuit, LIDCOMBE
Existing
SUSSEX STREET
COLLEGE STREET
MAIN AVENUE
BROOKS CIRCUIT
FARM ROAD
EUCALYPTUS STREET
HERDSMANS AVENUE
ANDREWS ROAD
WEEROONA ROAD
Proposed
SUSSEX STREET
COLLEGE STREET
MAIN AVENUE
BROOKS CIRCUIT
FARM ROAD
EUCALYPTUS STREET
HERDSMANS AVENUE
ANDREWS ROAD
WEEROONA ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
10m
12m
No control
HillPDA
CONSULTING
0
90
180 m


Site 5: Chapel Road, LIDCOMBE
Existing
CHAPEL ROAD
SUSSEX STREET
MAIN AVENUE
BROOKS CIRCUIT
Proposed
CHAPEL ROAD
SUSSEX STREET
MAIN AVENUE
BROOKS CIRCUIT
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
10m
No control
HillPDA
CONSULTING
0
10
20 m


Site 6: Betty Cuthbert Drive, LIDCOMBE
Existing
LAKEVIEW CRESCENT
JOSEPH STREET
BETTY CUTHBERT DRIVE
JACARANDA AVENUE
PEPPER TREE ROAD
GREVILLEA CRESCENT
Proposed
LAKEVIEW CRESCENT
JOSEPH STREET
BETTY CUTHBERT DRIVE
JACARANDA AVENUE
PEPPER TREE ROAD
GREVILLEA CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
40
80 m


Site 7: Turpentine Park Turpentine Place, LIDCOMBE
Existing
TURPENTINE PLACE
IRONBARK CRESCENT
SUSSEX STREET
COBDEN PARKES CRESCENT
Proposed
TURPENTINE PLACE
IRONBARK CRESCENT
SUSSEX STREET
COBDEN PARKES CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
20
40 m


Site 8: Entrance Park Main Avenue, LIDCOMBE
Existing
MAIN AVENUE
CHAPEL ROAD
BROOKS CIRCUIT
Proposed
MAIN AVENUE
CHAPEL ROAD
BROOKS CIRCUIT
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
10m
No control
HillPDA
CONSULTING
0
20
40 m


Site 9: Peden Park Betty Cuthbert Drive, LIDCOMBE
Existing
BETTY CUTHBERT DRIVE
PEPPER TREE ROAD
Proposed
BETTY CUTHBERT DRIVE
PEPPER TREE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 10: Bud Greenspan Circuit, LIDCOMBE
Existing
BUD GREENSPAN CIRCUIT
EAST STREET
TENISON WOODS DRIVE
GORDON BRAY CIRCUIT
Proposed
BUD GREENSPAN CIRCUIT
EAST STREET
TENISON WOODS DRIVE
GORDON BRAY CIRCUIT
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
20
40 m

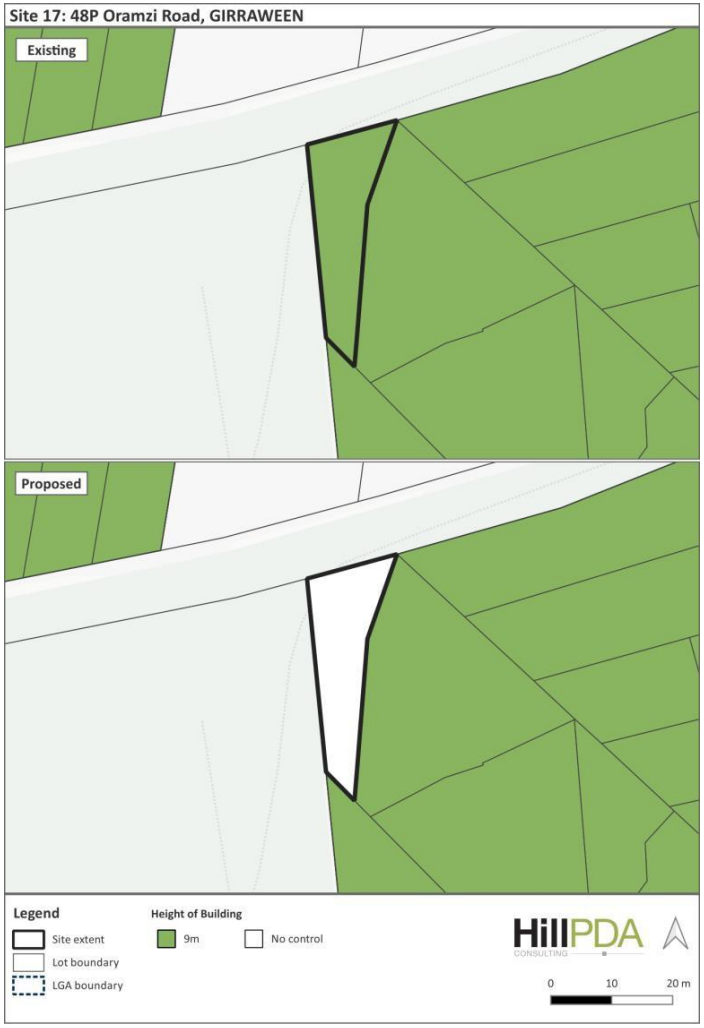

Site 11: Central Park, Botanica Drive, LIDCOMBE
Existing
Proposed
NOTTINGHILL ROAD
JOSEPH STREET
PEPPER TREE ROAD
BOTANICA DRIVE
EAST STREET
GILROY STREET
COLLEGE STREET
BARET STREET
SUSSEX STREET
MAIN AVENUE
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
10m
12m
No control
HillPDA
CONSULTING
0
200
400 m


Site 12: 195 Targo Road, GIRRAWEEN
Existing
Proposed
TARGO ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 13: 18-20 Toongabbie Road, TOONGABBIE
Existing
20 m
17 m
15 m
TOONGABBIE ROAD
TARGO ROAD
Proposed
20 m
17 m
15 m
TOONGABBIE ROAD
TARGO ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
15m
17m
20m
No control
HillPDA
CONSULTING
0
20
40 m

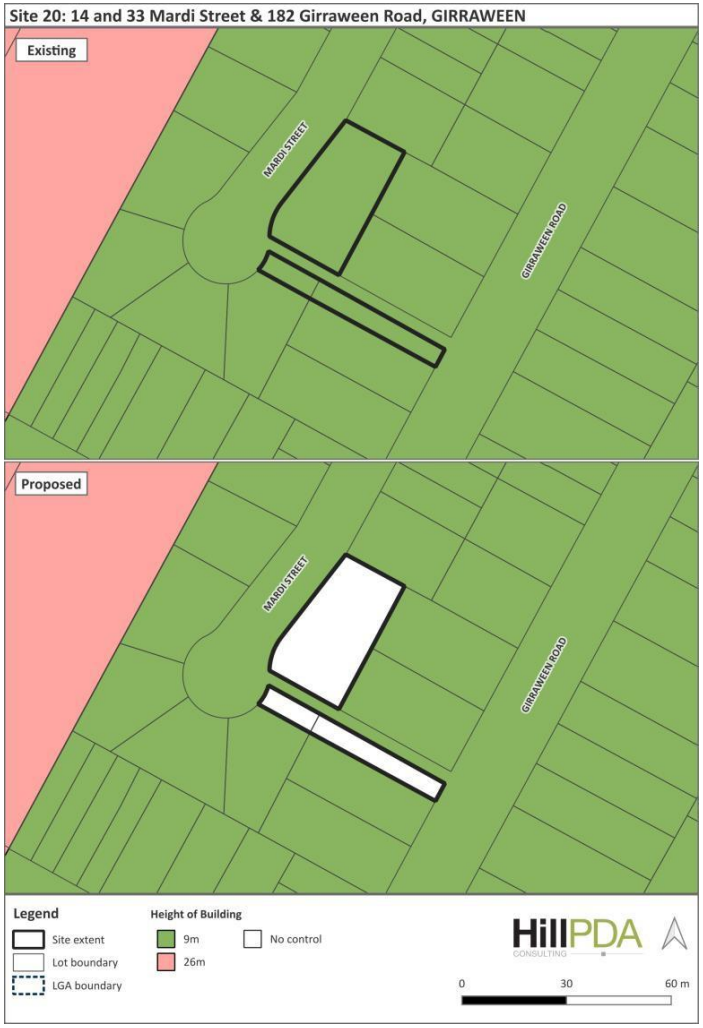

Site 14: 40-48 Station Street, GUILDFORD
Existing
STATION STREET
BOLTON STREET
RHODES AVENUE
Proposed
STATION STREET
BOLTON STREET
RHODES AVENUE
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
11m
No control
HillPDA
CONSULTING
0
20
40 m

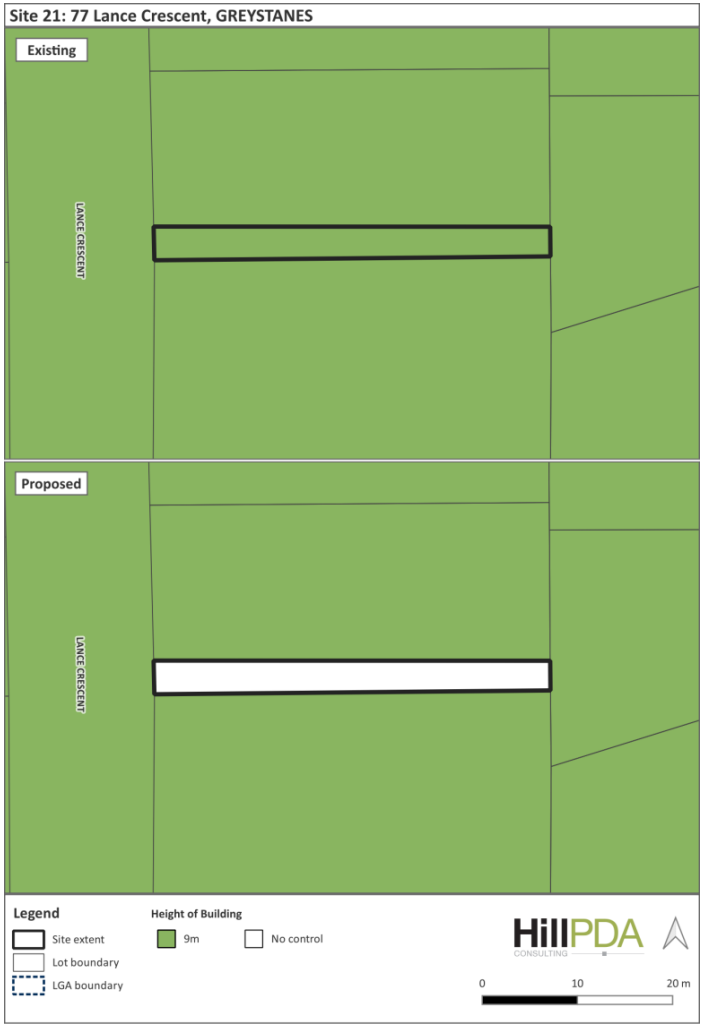

Site 16: Targo Road, GIRRAWEEN
Existing
MANSFIELD STREET
TARGO ROAD
GREAT WESTERN HIGHWAY
Proposed
MANSFIELD STREET
TARGO ROAD
GREAT WESTERN HIGHWAY
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 17: 48P Oramzi Road, GIRRAWEEN
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m

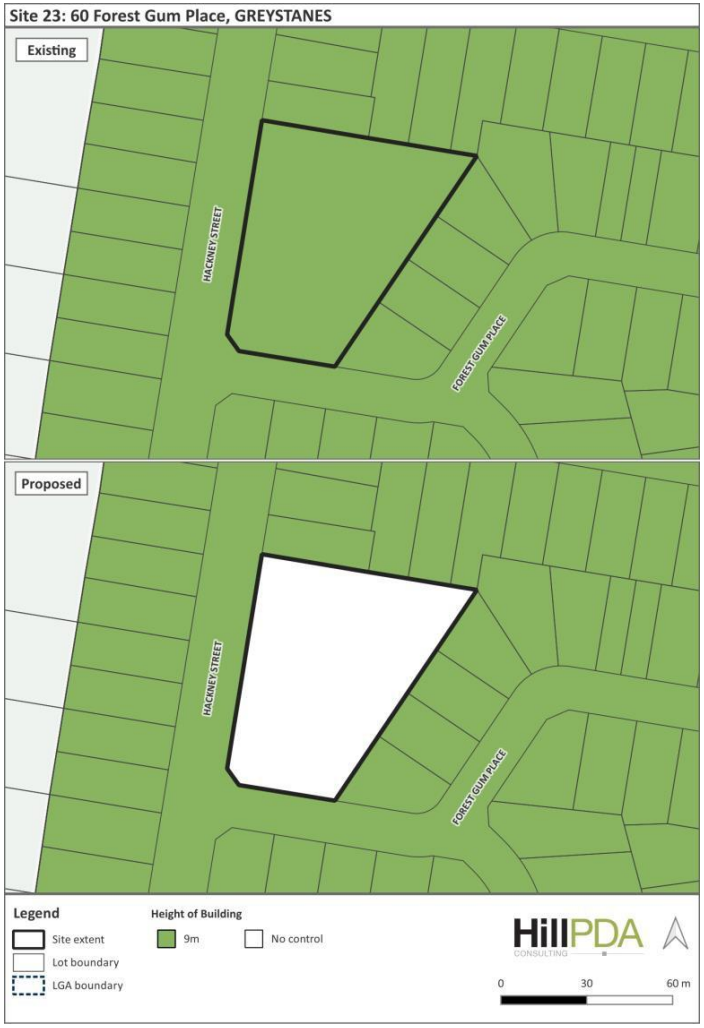

Site 18: 81 Oramzi Road, GIRRAWEEN
Existing
ORAMZI ROAD
CARINYA ROAD
TARGO ROAD
Proposed
ORAMZI ROAD
CARINYA ROAD
TARGO ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
20
40 m

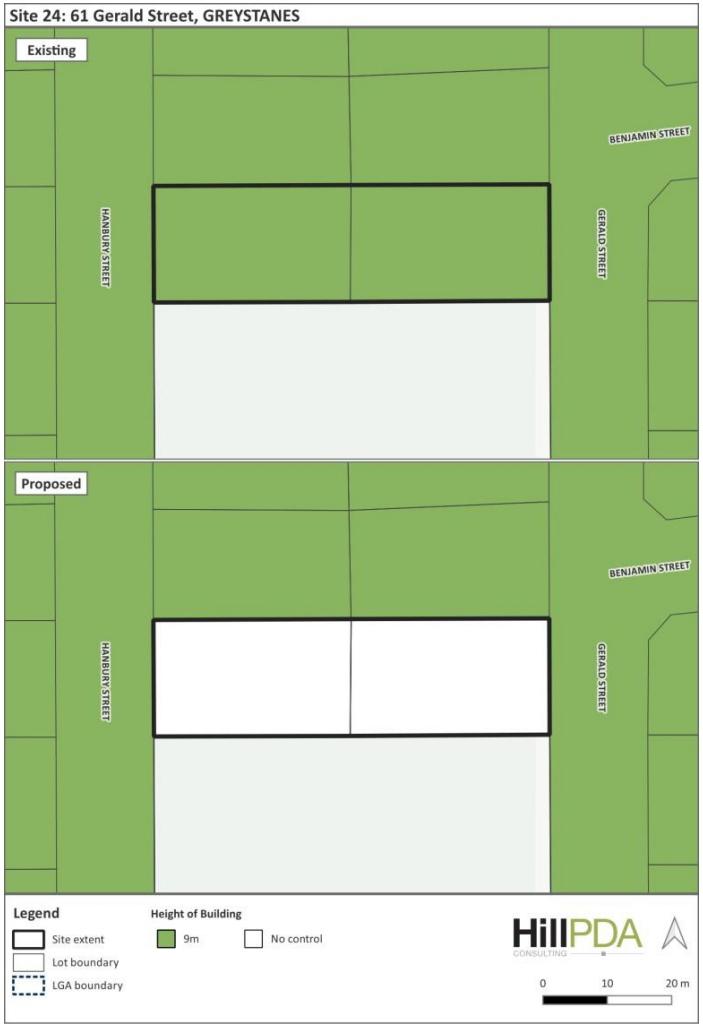

Site 19: Palm Street, GIRRAWEEN
Existing
PALM STREET
Proposed
PALM STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m

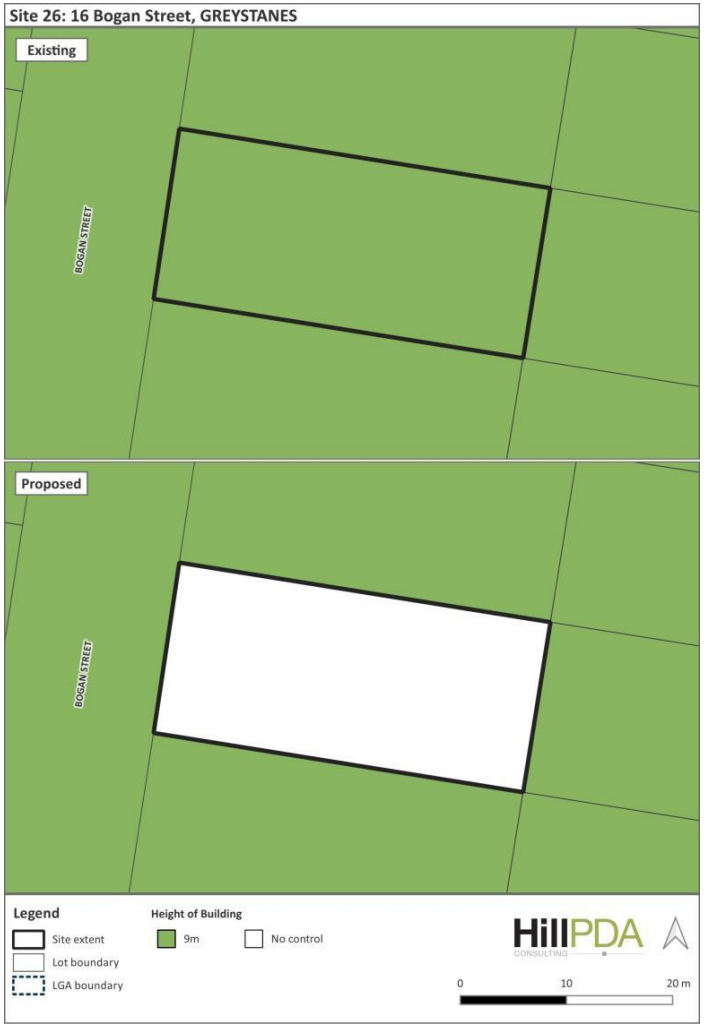

Site 20: 14 and 33 Mardi Street & 182 Girraween Road, GIRRAWEEN
Existing
MARDI STREET
GIRRAWEEN ROAD
Proposed
MARDI STREET
GIRRAWEEN ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
26m
No control
HillPDA
CONSULTING
0
30
60 m


Site 21: 77 Lance Crescent, GREYSTANES
Existing
LANCE CRESCENT
Proposed
LANCE CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m

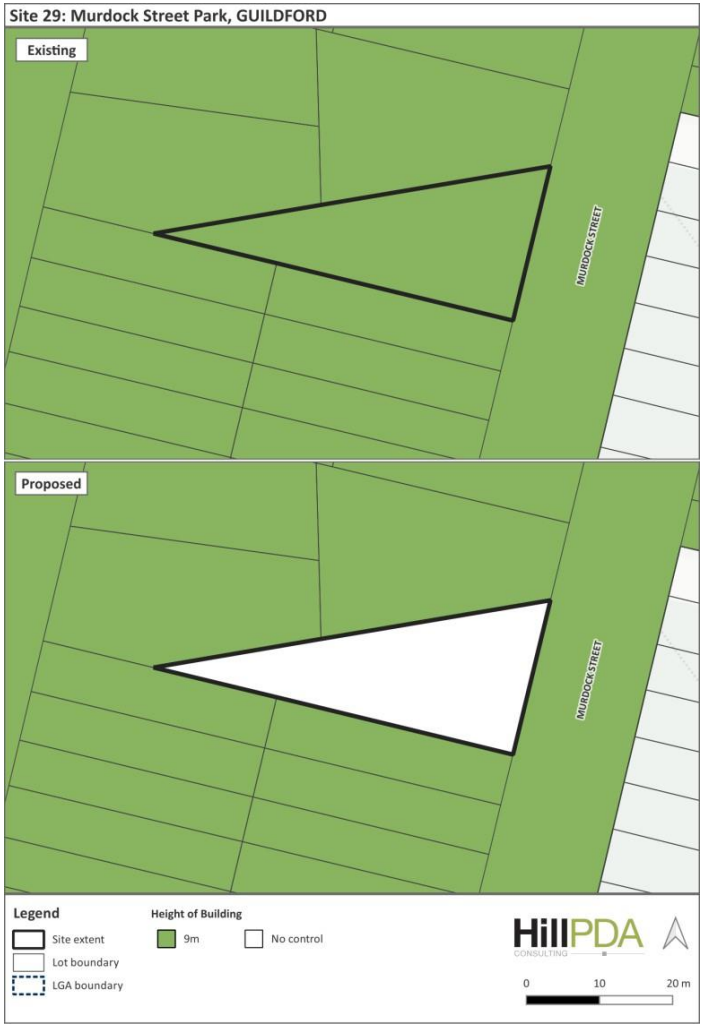

Site 22: White Gum Place, GREYSTANES
Existing
KOOKABURRA STREET
FOREST GUM PLACE
WHITE GUM PLACE
Proposed
KOOKABURRA STREET
FOREST GUM PLACE
WHITE GUM PLACE
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
40
80 m


Site 23: 60 Forest Gum Place, GREYSTANES
Existing
HACKNEY STREET
FOREST GUM PLACE
Proposed
HACKNEY STREET
FOREST GUM PLACE
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
30
60 m


Site 24: 61 Gerald Street, GREYSTANES
Existing
BENJAMIN STREET
HANBURY STREET
GERALD STREET
Proposed
BENJAMIN STREET
HANBURY STREET
GERALD STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m

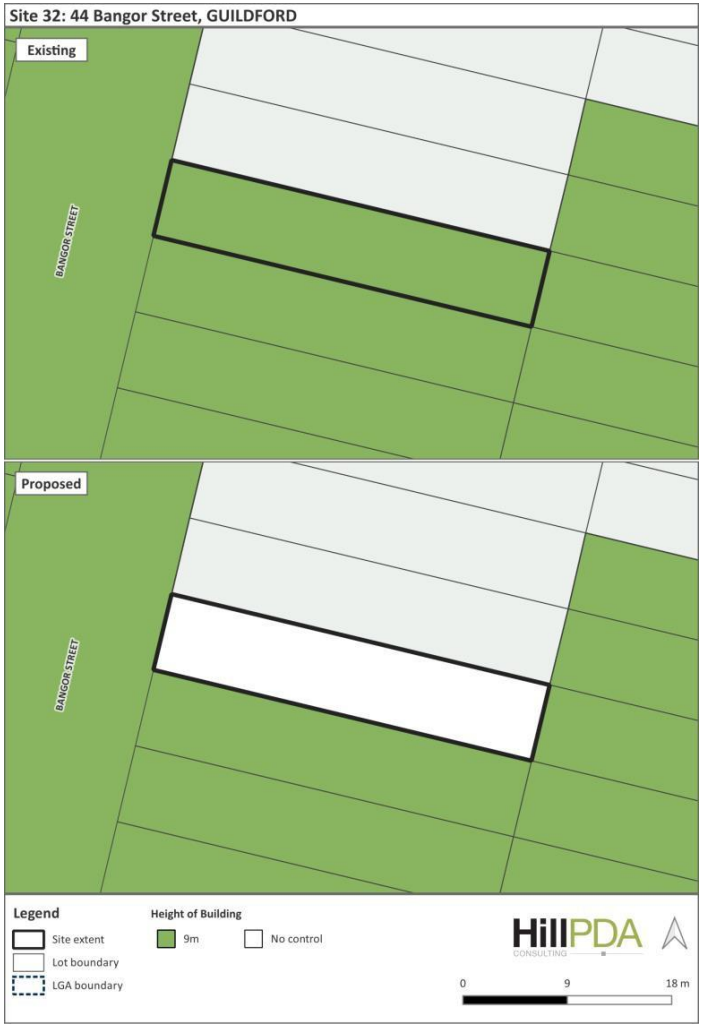

Site 26: 16 Bogan Street, GREYSTANES
Existing
BOGAN STREET
Proposed
BOGAN STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 27: 9-13 Ettalong Road, GREYSTANES
Existing
ETTALONG ROAD
WESTERN MOTORWAY
Proposed
ETTALONG ROAD
WESTERN MOTORWAY
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
14m
No control
HillPDA
CONSULTING
0
20
40 m

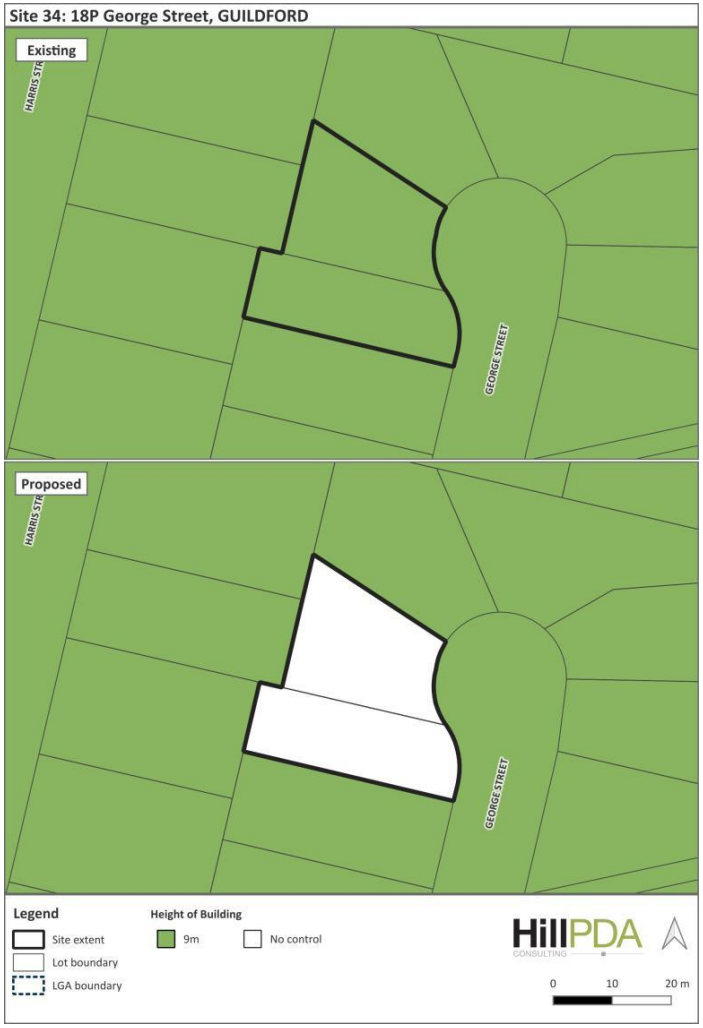

Site 29: Murdock Street Park, GUILDFORD
Existing
MURDOCK STREET
Proposed
MURDOCK STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 30: 2 San Remo Place, GUILDFORD
Existing
WAINWRIGHT STREET
SAN REMO PLACE
Proposed
WAINWRIGHT STREET
SAN REMO PLACE
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m

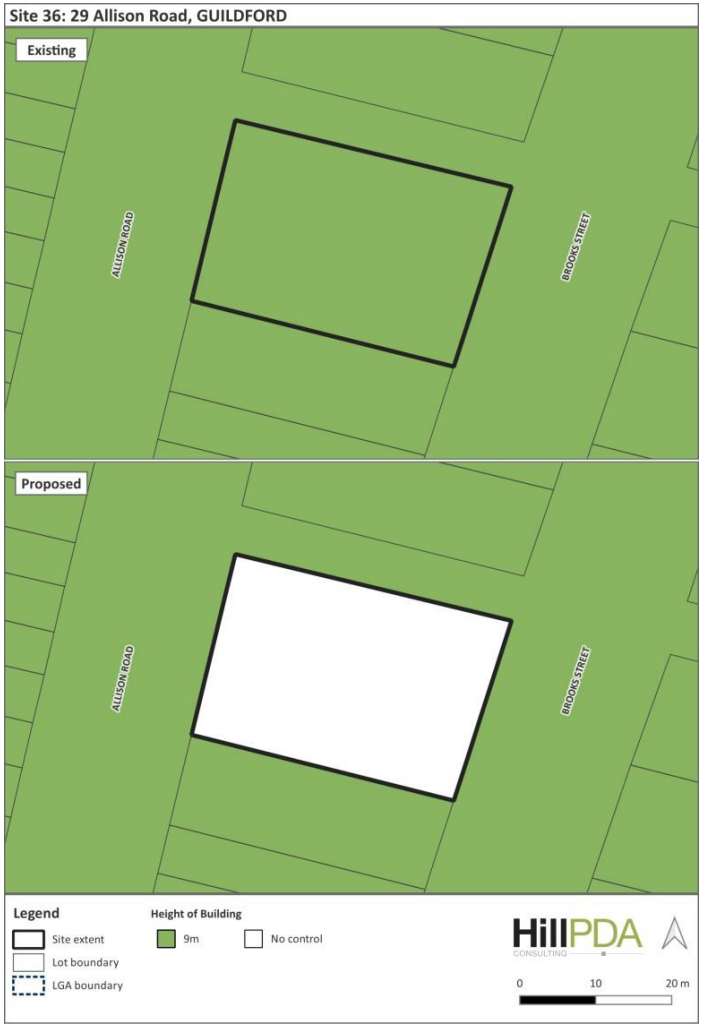

Site 31: 83 Cardigan Street, GUILDFORD
Existing
STIMSON STREET
CARDIGAN STREET
Proposed
STIMSON STREET
CARDIGAN STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
15m
No control
HillPDA
CONSULTING
0
9
18 m


Site 32: 44 Bangor Street, GUILDFORD
Existing
BANGOR STREET
Proposed
BANGOR STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
9
18 m


Site 33: 52 Berwick Street, GUILDFORD
Existing
BERWICK STREET
BEAUFORT STREET
Proposed
BERWICK STREET
BEAUFORT STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
15m
No control
HillPDA
CONSULTING
0
9
18 m

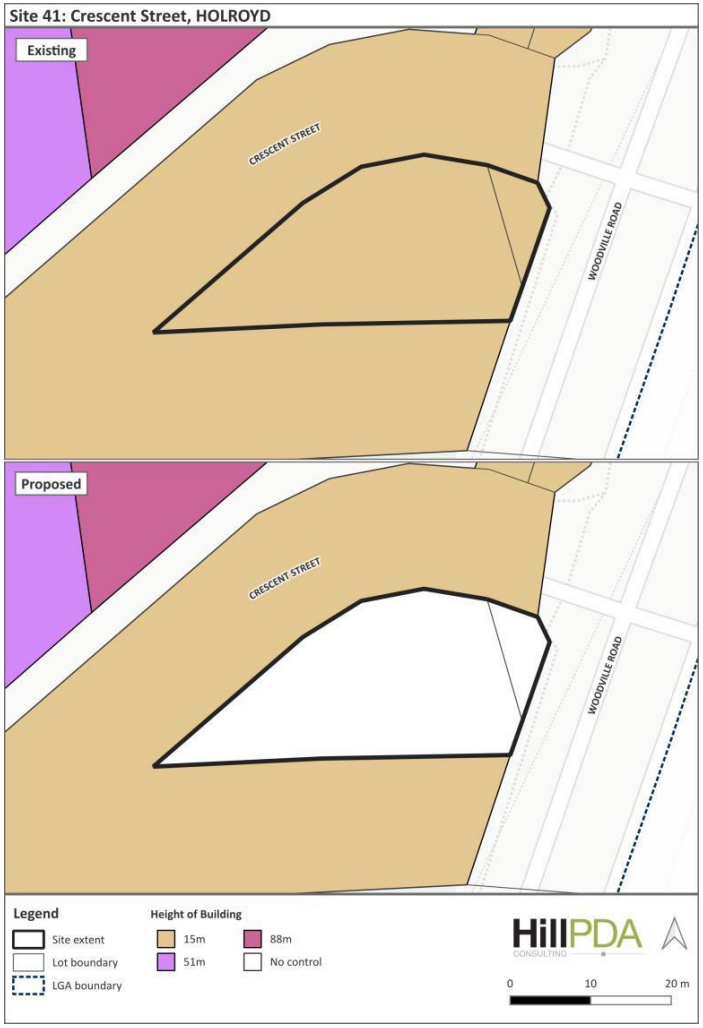

Site 34: 18P George Street, GUILDFORD
Existing
HARRIS STR
GEORGE STREET
Proposed
HARRIS STR
GEORGE STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m

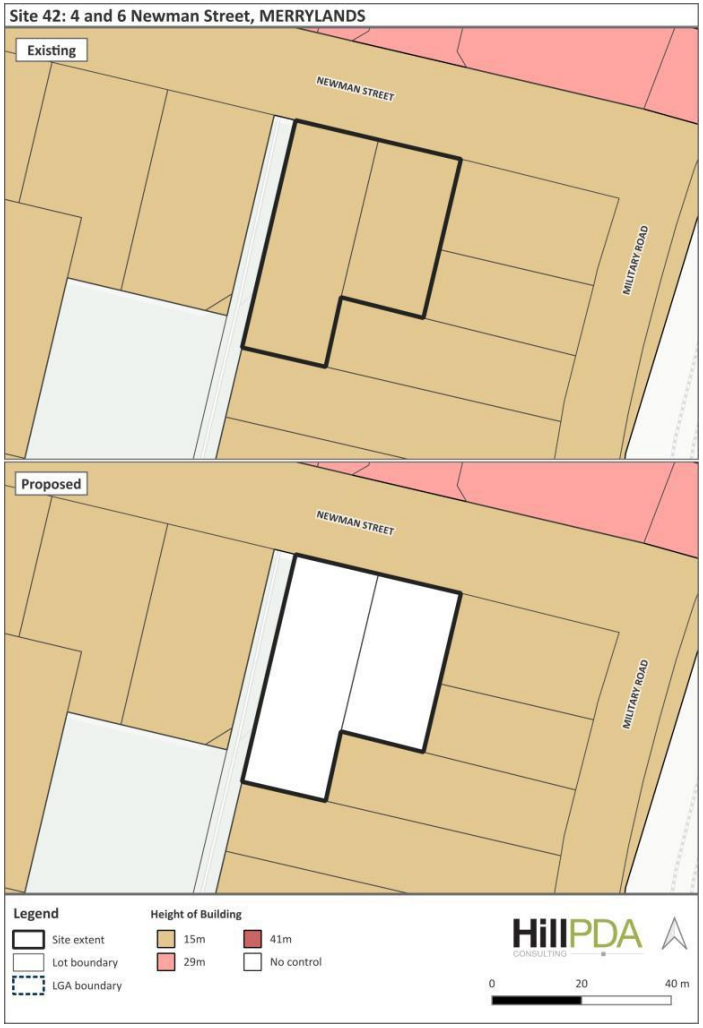

Site 35: 7 Carrington Road, GUILDFORD
Existing
BROOKS STREET
CARRINGTON ROAD
MILLIE STREET
Proposed
BROOKS STREET
CARRINGTON ROAD
MILLIE STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 36: 29 Allison Road, GUILDFORD
Existing
ALLISON ROAD
BROOKS STREET
Proposed
ALLISON ROAD
BROOKS STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 37: Fairfield Road (34 and 38A) & 94P Albert Street, GUILDFORD WEST
Existing
SANDRA STREET
ALBERT STREET
FAIRFIELD ROAD
QUEEN STREET
NEWTON STREET
Proposed
SANDRA STREET
ALBERT STREET
FAIRFIELD ROAD
QUEEN STREET
NEWTON STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
40
80 m


Site 40: 6P Robert Street, HOLROYD
Existing
WESTERN MOTORWAY
ROBERT STREET
Proposed
WESTERN MOTORWAY
ROBERT STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 41: Crescent Street, HOLROYD
Existing
CRESCENT STREET
WOODVILLE ROAD
Proposed
CRESCENT STREET
WOODVILLE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
15m
88m
51m
No control
HillPDA
CONSULTING
0
10
20 m


Site 42: 4 and 6 Newman Street, MERRYLANDS
Existing
NEWMAN STREET
MILITARY ROAD
Proposed
NEWMAN STREET
MILITARY ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
15m
29m
41m
No control
HillPDA
CONSULTING
0
20
40 m

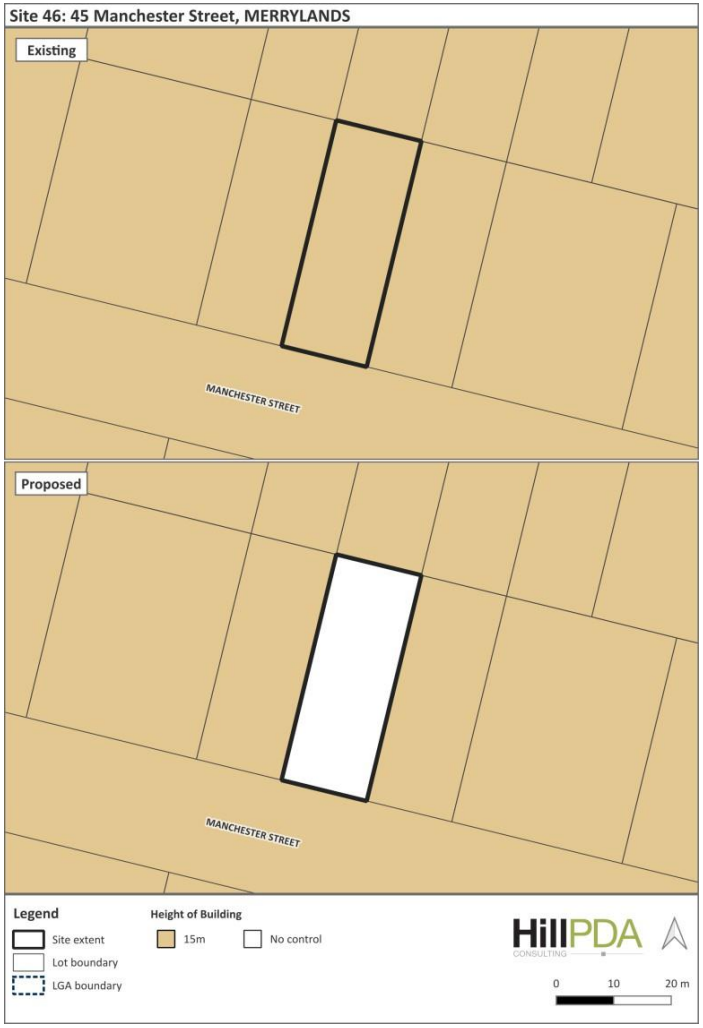

Site 43: Myee Street, MERRYLANDS
Existing
MYEE STREET
WALKER STREET
Proposed
MYEE STREET
WALKER STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m

Site 44: 85P Clarence Street and 97P and 98P Lockwood Street, MERRYLANDS




Site 45: 9 Lois Place, MERRYLANDS



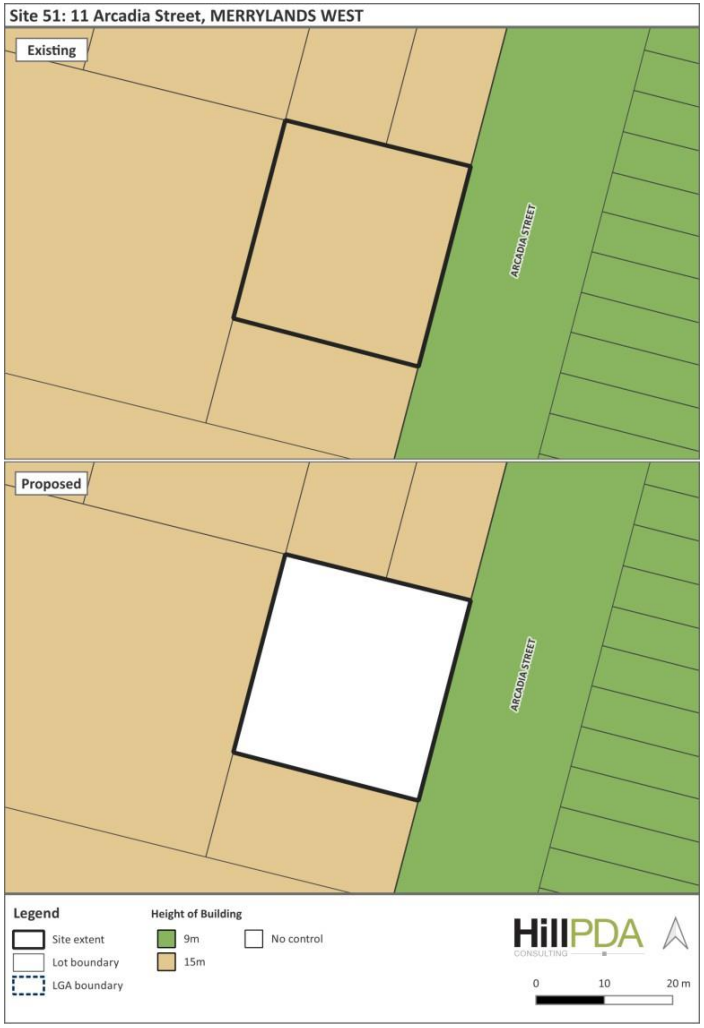

Site 46: 45 Manchester Street, MERRYLANDS
Existing
MANCHESTER STREET
Proposed
MANCHESTER STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
15m
No control
HillPDA
CONSULTING
0
10
20 m

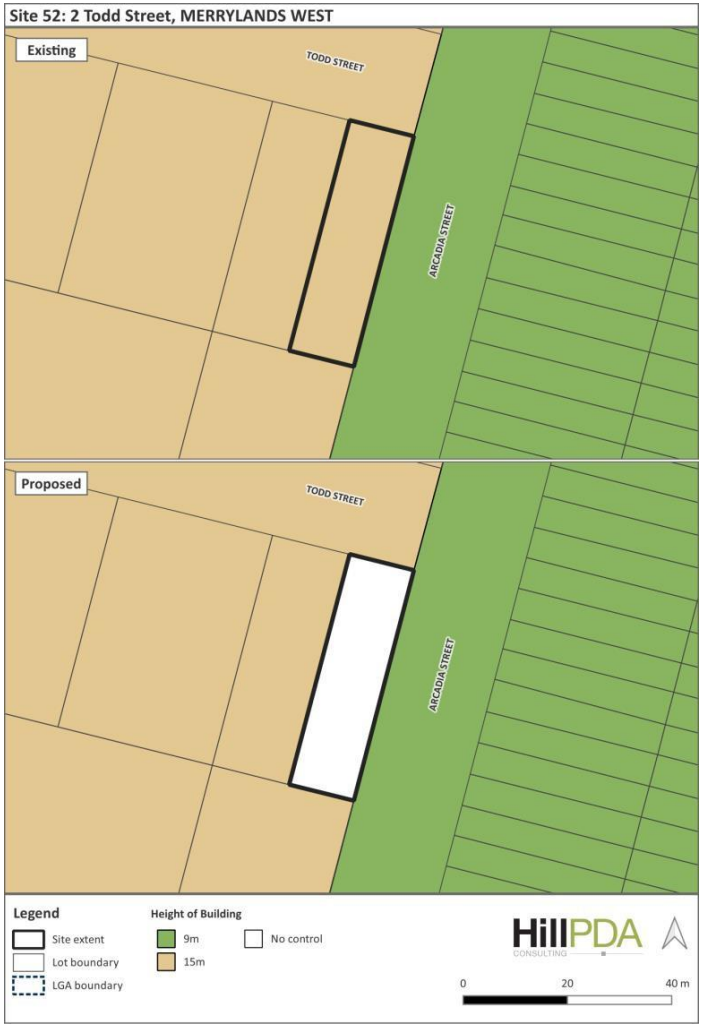

Site 47: 22 Davison Street, MERRYLANDS
Existing
RITA STREET
DAVISON STREET
Proposed
RITA STREET
DAVISON STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 48: 29-31 Charlotte Street, MERRYLANDS
Existing
VILLIERS STREET
HARRIS STREET
CHARLOTTE STREET
Proposed
VILLIERS STREET
HARRIS STREET
CHARLOTTE STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m

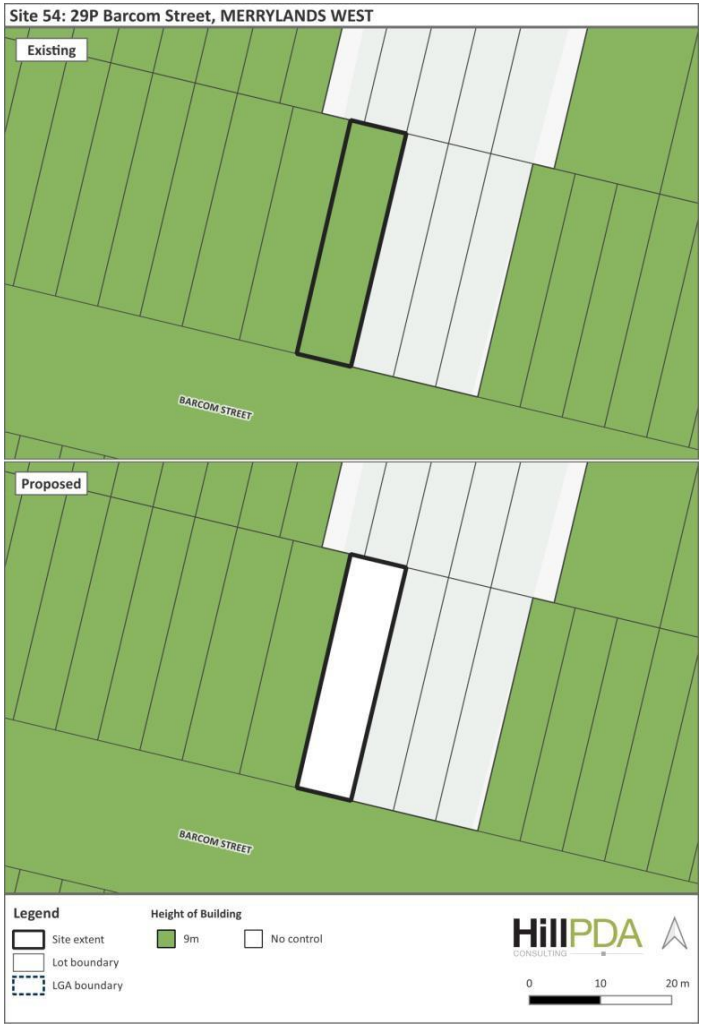

Site 49: Ruth Street, MERRYLANDS WEST
Existing
RUTH STREET
KENYONS ROAD
Proposed
RUTH STREET
KENYONS ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 50: 5 Arcadia Street, MERRYLANDS WEST
Existing
ARCADIA STREET
TODD STREET
Proposed
ARCADIA STREET
TODD STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
15m
No control
HillPDA
CONSULTING
0
10
20 m


Site 51: 11 Arcadia Street, MERRYLANDS WEST
Existing
ARCADIA STREET
Proposed
ARCADIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
15m
No control
HillPDA
CONSULTING
0
10
20 m


Site 52: 2 Todd Street, MERRYLANDS WEST
Existing
TODD STREET
ARCADIA STREET
Proposed
TODD STREET
ARCADIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
15m
No control
HillPDA
CONSULTING
0
20
40 m


Site 53: 48 Arthur Street, MERRYLANDS WEST
Existing
ARCADIA STREET
ARTHUR STREET
Proposed
ARCADIA STREET
ARTHUR STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
15m
No control
HillPDA
CONSULTING
0
20
40 m


Site 54: 29P Barcom Street, MERRYLANDS WEST
Existing
BARCOM STREET
Proposed
BARCOM STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 55: 10A Macklin Street, PENDLE HILL
Existing
WARMAN STREET
MACKLIN STREET
Proposed
WARMAN STREET
MACKLIN STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
20
40 m

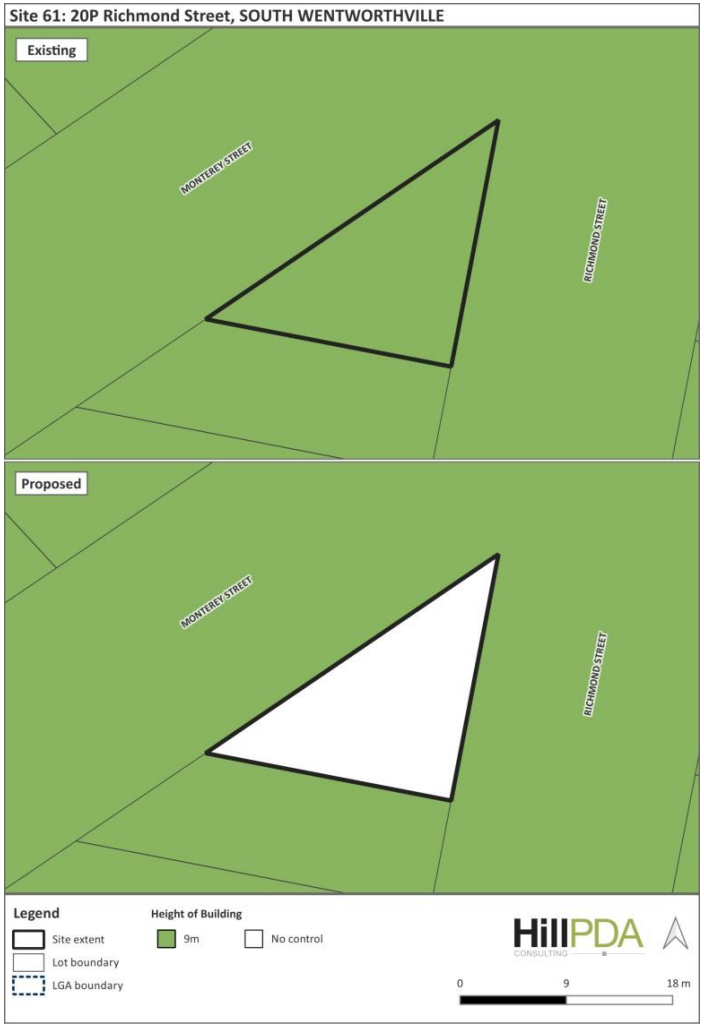

Site 56: 5A Daley Street, PENDLE HILL
Existing
CAMILLO STREET
DALEY STREET
Proposed
CAMILLO STREET
DALEY STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
20
40 m

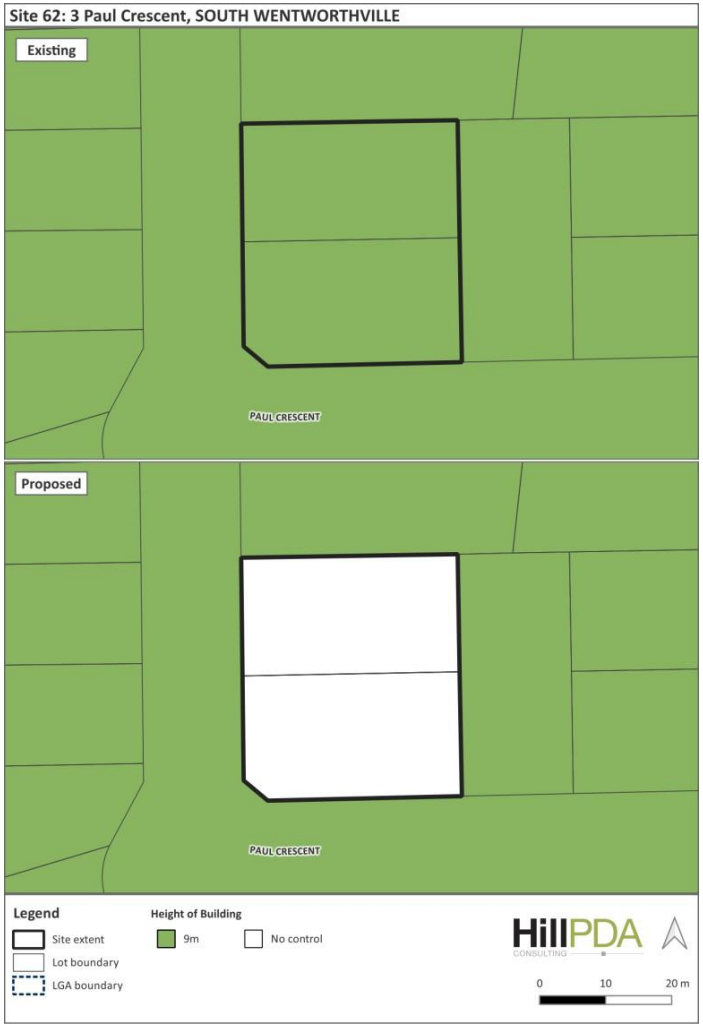

Site 57: 2 Frederick Street, PENDLE HILL
Existing
FREDERICK STREET
JONES STREET
Proposed
FREDERICK STREET
JONES STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 58: 14 Boyne Avenue, PENDLE HILL
Existing
BOYNE AVENUE
Proposed
BOYNE AVENUE
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 59: 8-10 Goodall Street, PENDLE HILL
Existing
GOODALL STREET
STAPLETON STREET
Proposed
GOODALL STREET
STAPLETON STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
15m
17m
No control
HillPDA
CONSULTING
0
10
20 m


Site 60: 58A Fullagar Road, WENTWORTHVILLE
Existing
FULLAGAR ROAD
Proposed
FULLAGAR ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
15m
17m
No control
HillPDA
CONSULTING
0
10
20 m


Site 61: 20P Richmond Street, SOUTH WENTWORTHVILLE
Existing
MONTEREY STREET
RICHMOND STREET
Proposed
MONTEREY STREET
RICHMOND STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
9
18 m


Site 62: 3 Paul Crescent, SOUTH WENTWORTHVILLE
Existing
PAUL CRESCENT
Proposed
PAUL CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m

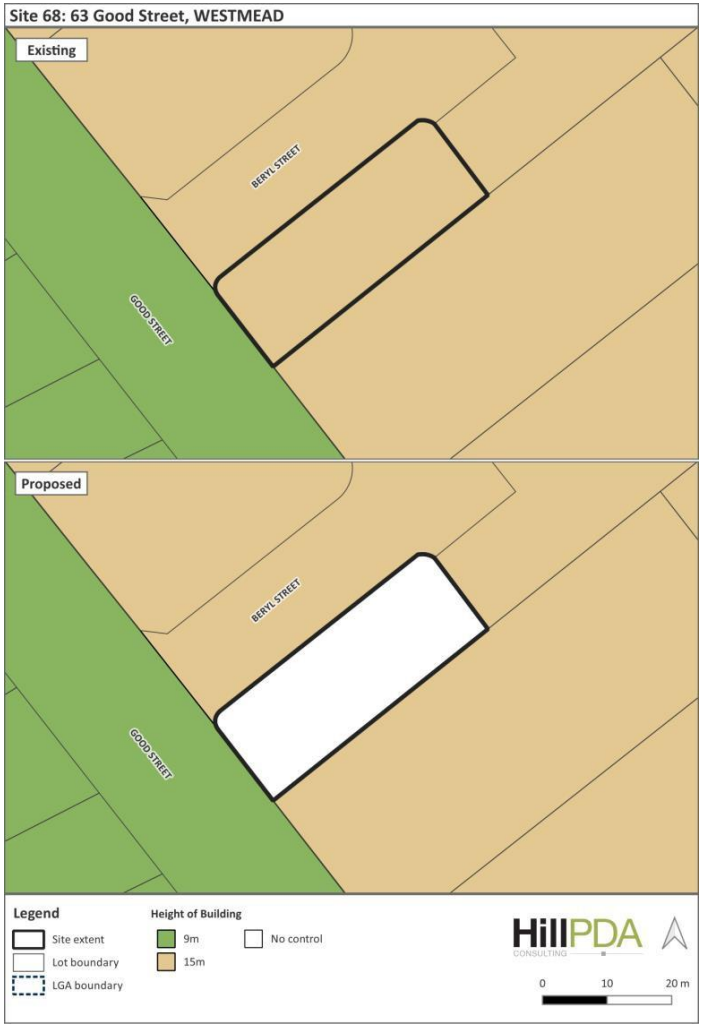

Site 63: 5 Irrigation Road, SOUTH WENTWORTHVILLE
Existing
LUCERNE AVENUE
BISCAYNE AVENUE
IRRIGATION ROAD
Proposed
LUCERNE AVENUE
BISCAYNE AVENUE
IRRIGATION ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 64: 18 Pye Street, WESTMEAD
Existing
PYE STREET
HOUISON STREET
Proposed
PYE STREET
HOUISON STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
15m
No control
HillPDA
CONSULTING
0
10
20 m


Site 65: 22A Church Avenue, WESTMEAD
Existing
MACARTHUR CRESCENT
Proposed
MACARTHUR CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m

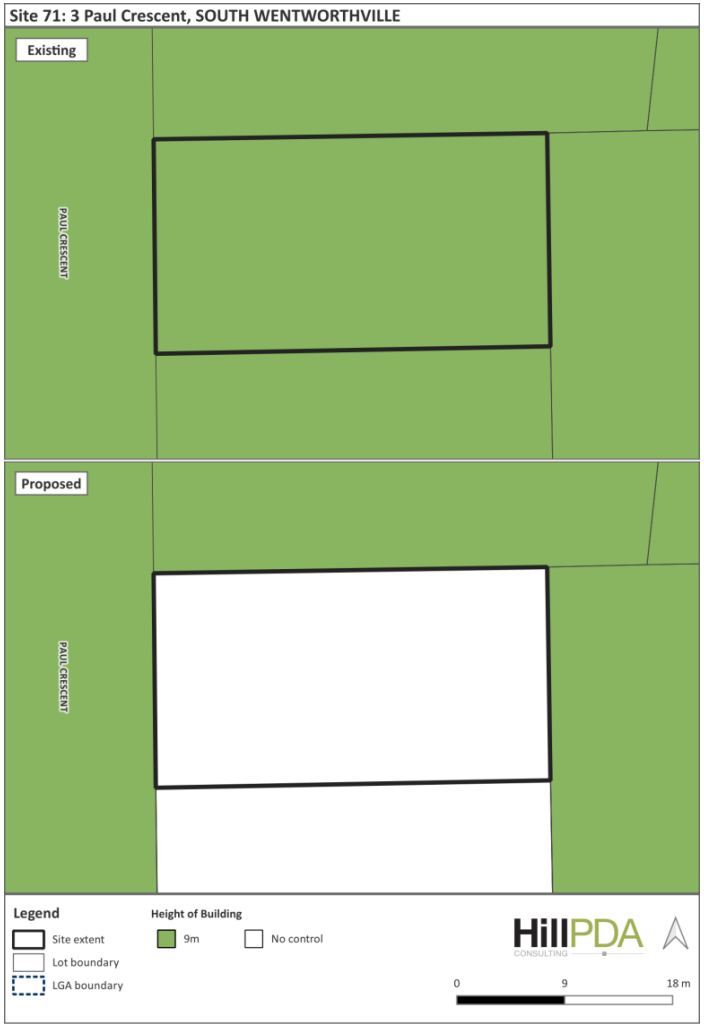

Site 66: 74P Hawkesbury Road, WESTMEAD
Existing
HAWKESBURY ROAD
NOLAN CRESCENT
Proposed
HAWKESBURY ROAD
NOLAN CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
17m
No control
HillPDA
CONSULTING
0
9
18 m


Site 67: 69 Amos Street, WESTMEAD
Existing
HOWE STREET
WHITWORTH STREET
AMOS STREET
Proposed
HOWE STREET
WHITWORTH STREET
AMOS STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
20
40 m


Site 68: 63 Good Street, WESTMEAD
Existing
BERYL STREET
GOOD STREET
Proposed
BERYL STREET
GOOD STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
15m
No control
HillPDA
CONSULTING
0
10
20 m


Site 69: 27 Sandra Street, WOODPARK
Existing
SANDRA STREET
Proposed
SANDRA STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 70: 15-19 Martin Crescent, WOODPARK
Existing
MARTIN CRESCENT
Proposed
MARTIN CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 71: 3 Paul Crescent, SOUTH WENTWORTHVILLE
Existing
PAUL CRESCENT
Proposed
PAUL CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
9
18 m


Site 72: 1 Bradman Street, GREYSTANES
Existing
BRADMAN STREET
MERRYLANDS ROAD
Proposed
BRADMAN STREET
MERRYLANDS ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
20
40 m


Site 73: 1B Mackay Road, SOUTH GRANVILLE
Existing
BRUSSELS STREET
Proposed
BRUSSELS STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
20
40 m


Site 74: 4B Banksia Street, SOUTH GRANVILLE
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 75: 46 Eve Street, GUILDFORD
Existing
EVE STREET
MARKEY STREET
Proposed
EVE STREET
MARKEY STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
11m
No control
HillPDA
CONSULTING
0
10
20 m


Site 76: East Street, LIDCOMBE
Existing
GEORGES AVENUE
WAYLAND AVENUE
EAST STREET
TENSON WOODS DRIVE
BUD GREENSPAN CIRCUIT
Proposed
GEORGES AVENUE
WAYLAND AVENUE
EAST STREET
TENSON WOODS DRIVE
BUD GREENSPAN CIRCUIT
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
60
120 m

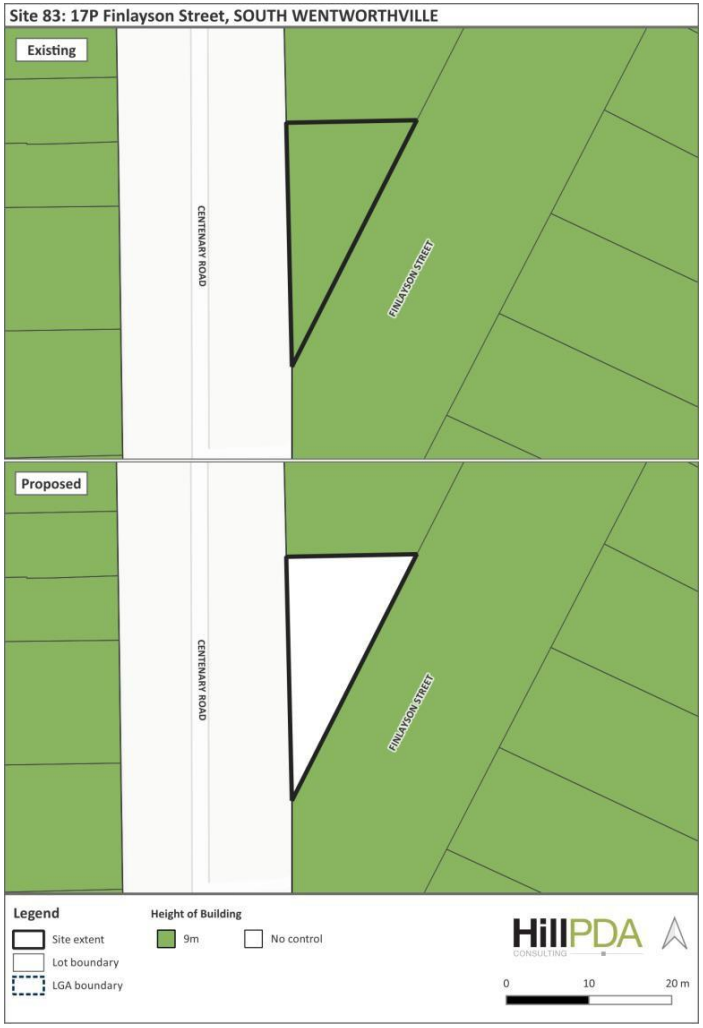

Site 77: Joseph Street & Botanica Drive, LIDCOMBE
Existing
JOSEPH STREET
WATTLE CRESCENT
BETTY CUTHBERT DRIVE
MAGNOLIA AVENUE
IRONBARK CRESCENT
BOTANICA DRIVE
Proposed
JOSEPH STREET
WATTLE CRESCENT
BETTY CUTHBERT DRIVE
MAGNOLIA AVENUE
IRONBARK CRESCENT
BOTANICA DRIVE
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
60
120 m

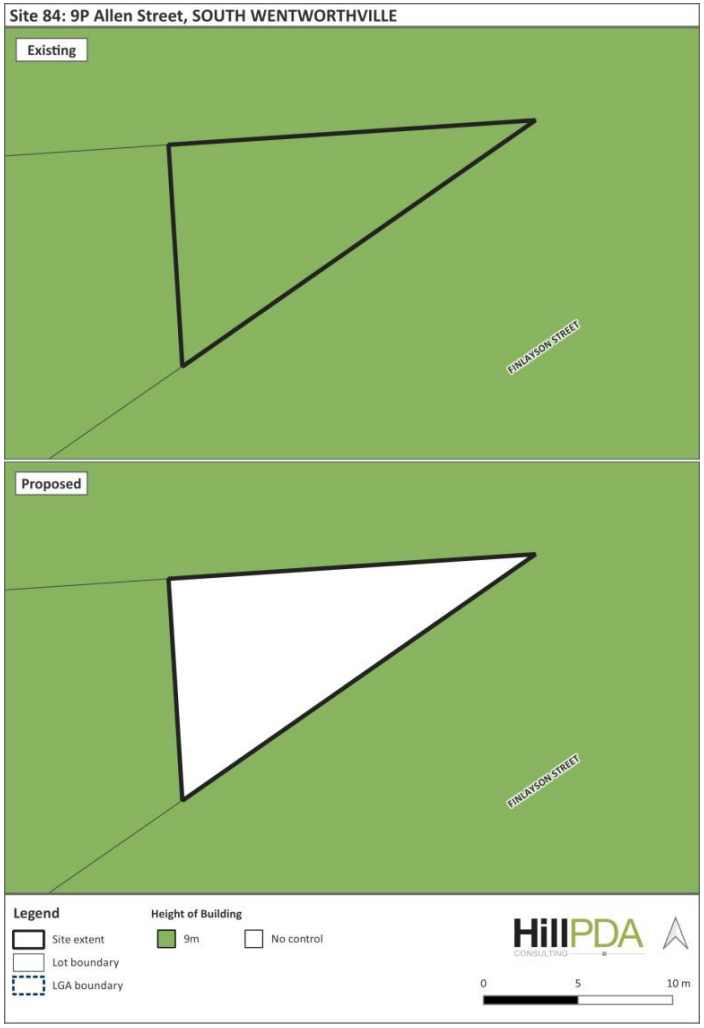

Site 78: Ironbark Crescent, LIDCOMBE
Existing
IRONBARK CRESCENT
Proposed
IRONBARK CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
30
60 m

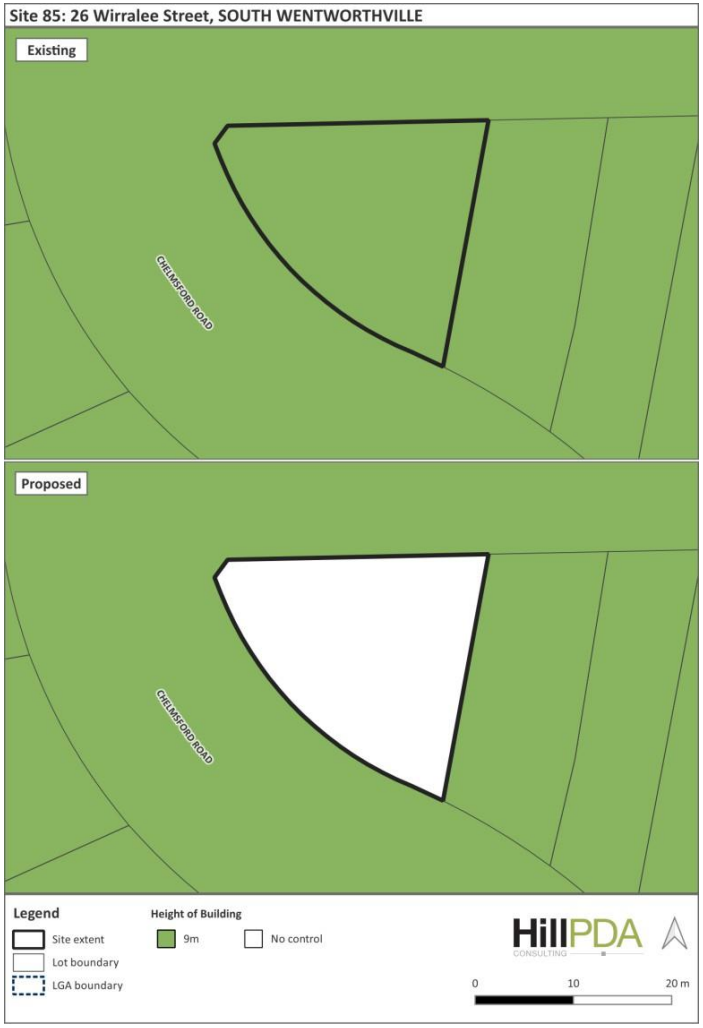

Site 79: Lakeview Crescent Park, LIDCOMBE
Existing
BOTANICA DRIVE
BETTY CUTHBERT DRIVE
JOSEPH STREET
LAKEVIEW CRESCENT
PEPPER TREE ROAD
Proposed
BOTANICA DRIVE
BETTY CUTHBERT DRIVE
JOSEPH STREET
LAKEVIEW CRESCENT
PEPPER TREE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
60
120 m


Site 80: Grevillea Crescent Park, Joseph Street & Main Avenue, LIDCOMBE
Existing
Proposed
JOSEPH STREET
GREVILLEA CRESCENT
PEPPER TREE ROAD
BOTANICA DRIVE
SUSSEX STREET
BAKER STREET
PALM CIRCUIT
MAIN AVENUE
CHAPEL ROAD
BROOKS CIRCUIT
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
10m
No control
HillPDA
CONSULTING
0
100
200 m

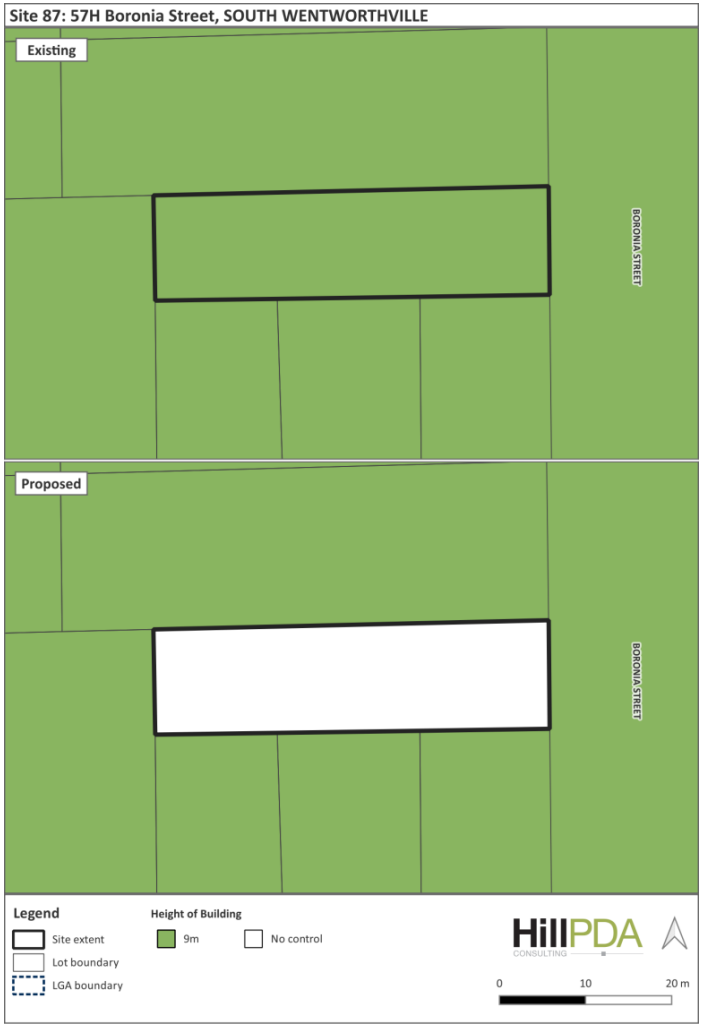

Site 81: 4P Hillier Street, MERRYLANDS
Existing
Proposed
HILLIER STREET
LENA PLACE
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 83: 17P Finlayson Street, SOUTH WENTWORTHVILLE
Existing
CENTENARY ROAD
FINLAYSON STREET
Proposed
CENTENARY ROAD
FINLAYSON STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 84: 9P Allen Street, SOUTH WENTWORTHVILLE
Existing
FINLAYSON STREET
Proposed
FINLAYSON STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
5
10 m


Site 85: 26 Wirralee Street, SOUTH WENTWORTHVILLE
Existing
CHELMSFORD ROAD
Proposed
CHELMSFORD ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 86: 29 Water Street, LIDCOMBE
Existing
WATER STREET
LIVINGSTONE ROAD
Proposed
WATER STREET
LIVINGSTONE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
20m
No control
HillPDA
CONSULTING
0
20
40 m


Site 87: 57H Boronia Street, SOUTH WENTWORTHVILLE
Existing
BORONIA STREET
Proposed
BORONIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 88: 65 Neil Street, MERRYLANDS
Existing
TREVES STREET
NEIL STREET
Proposed
TREVES STREET
NEIL STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
15m
No control
HillPDA
CONSULTING
0
20
40 m


Site 89: 59 Shannon Avenue, MERRYLANDS
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
20
40 m

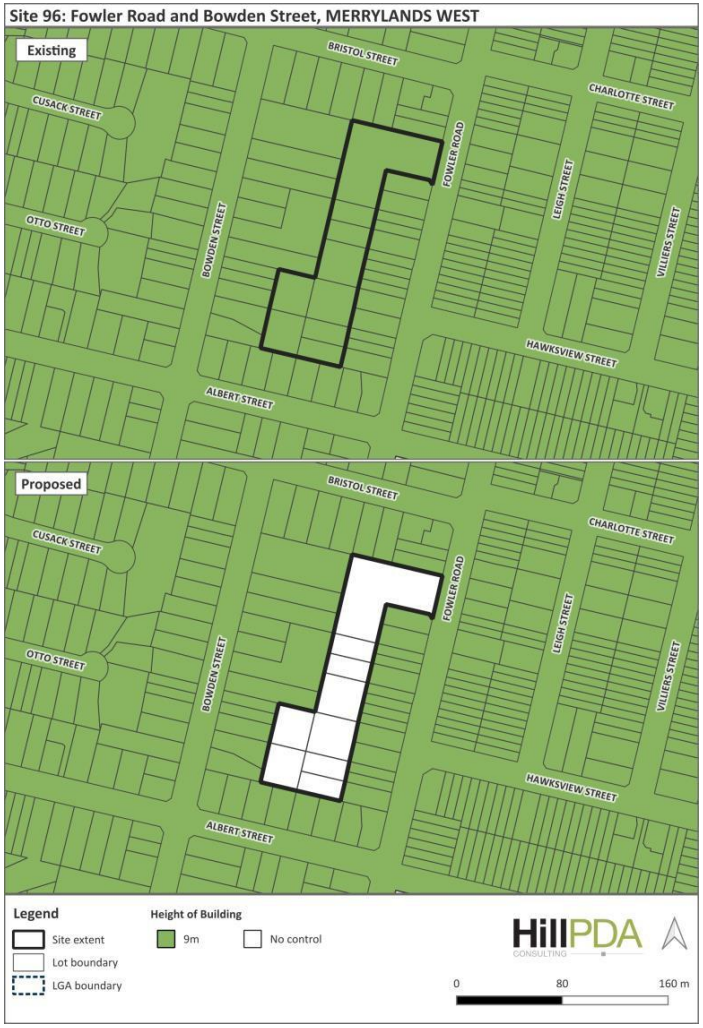

Site 90: 14 Oxford Street, MERRYLANDS
Existing
Proposed
OXFORD STREET
OXFORD STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
15m
No control
HillPDA
CONSULTING
0
10
20 m


Site 92: 22 Belmont Street, MERRYLANDS
Existing
BELMONT STREET
CECIL STREET
Proposed
BELMONT STREET
CECIL STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
20
40 m


Site 93: 88 Belmont Street, MERRYLANDS
Existing
BELMONT STREET
Proposed
BELMONT STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
20
40 m


Site 94: 33 Leigh Street, MERRYLANDS
Existing
LEIGH STREET
Proposed
LEIGH STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m

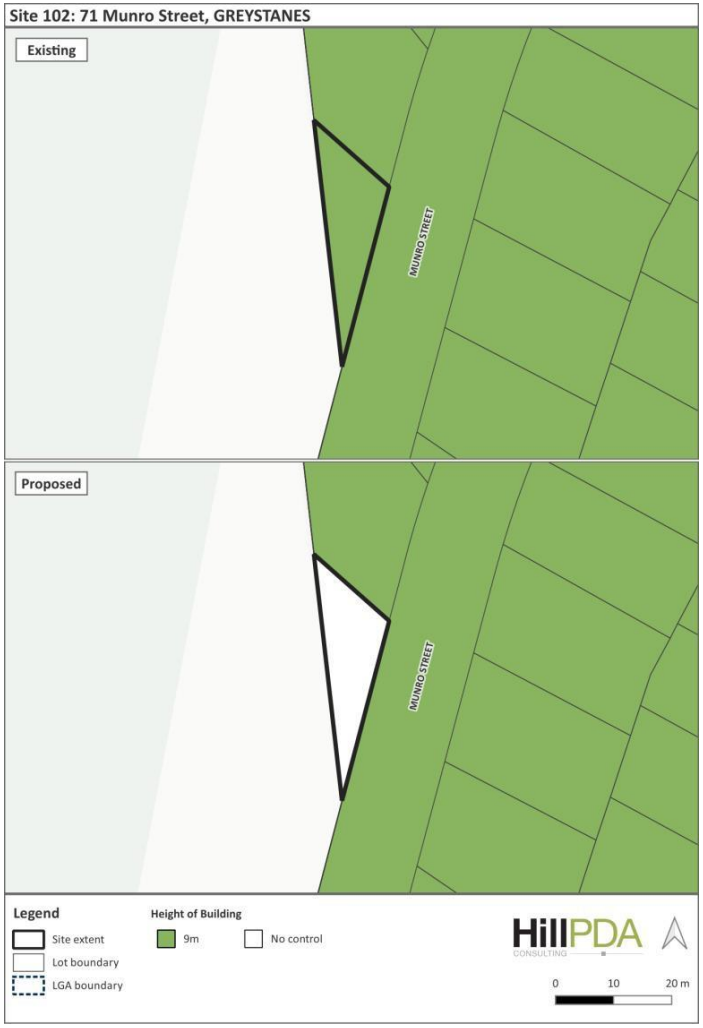

Site 95: 31 & 36 Cusack Street, MERRYLANDS WEST
Existing
BETTINA ST
CUSACK STREET
BOWDEN STREET
OTTO STREET
Proposed
BETTINA ST
CUSACK STREET
BOWDEN STREET
OTTO STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
30
60 m

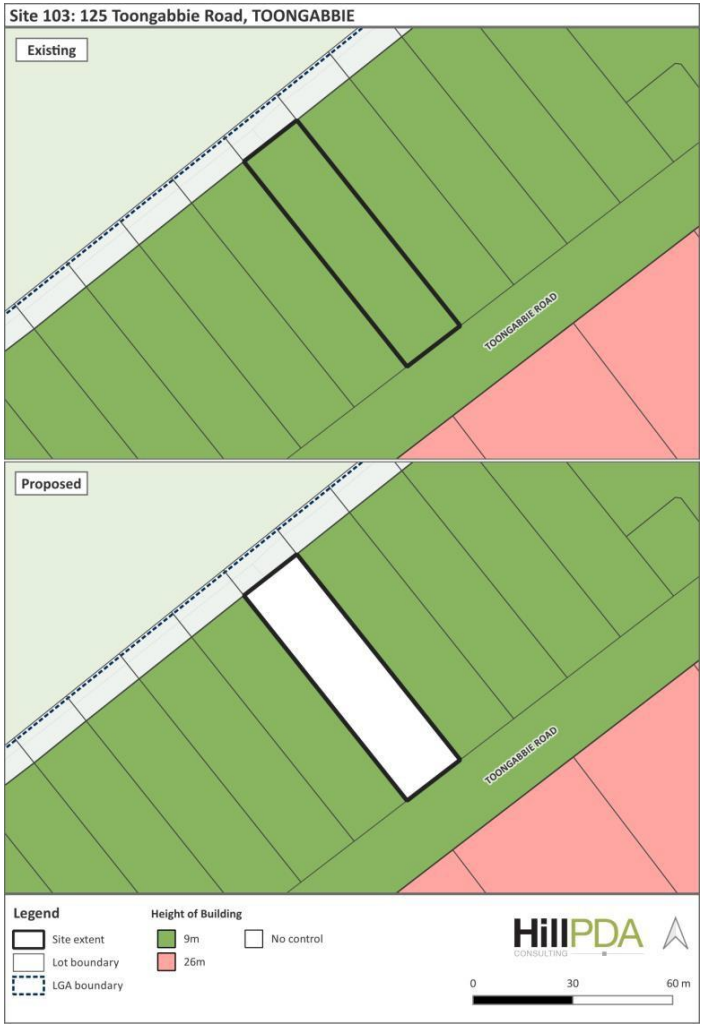

Site 96: Fowler Road and Bowden Street, MERRYLANDS WEST
Existing
BRISTOL STREET
CHARLOTTE STREET
CUSACK STREET
FOWLER ROAD
LEIGH STREET
VILLIERS STREET
OTTO STREET
BOWDEN STREET
HAWKSVIEW STREET
ALBERT STREET
Proposed
BRISTOL STREET
CHARLOTTE STREET
CUSACK STREET
FOWLER ROAD
LEIGH STREET
VILLIERS STREET
OTTO STREET
BOWDEN STREET
HAWKSVIEW STREET
ALBERT STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
80
160 m

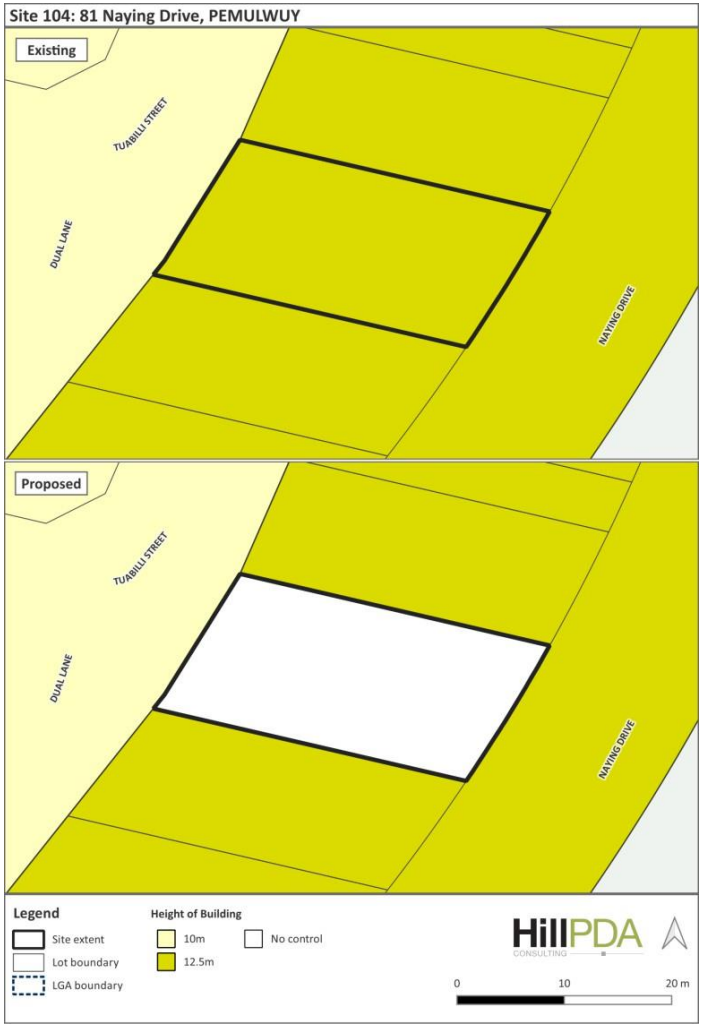

Site 97: 6 Taylor Street, LIDCOMBE
Existing
TAYLOR STREET
JOSEPH STREET
MARK STREET
Proposed
TAYLOR STREET
JOSEPH STREET
MARK STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
32m
38m
45m
55m
No control
HillPDA
CONSULTING
0
30
60 m

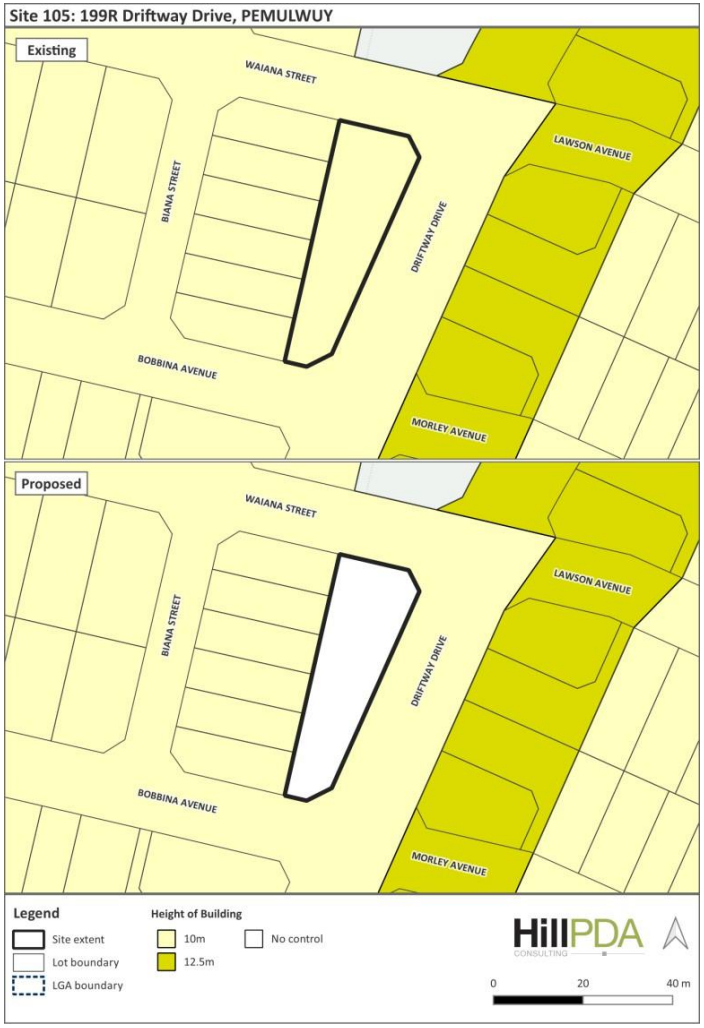

Site 98: 28-36 McFarlane Street, MERRYLANDS
Existing
MCFARLANE STREET
FINNS LANE
MAIN LANE
Proposed
MCFARLANE STREET
FINNS LANE
MAIN LANE
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
14m
77m
84m
105m
No control
HillPDA
CONSULTING
0
20
40 m


Site 101: 36 Munro Street, GREYSTANES
Existing
MUNRO STREET
Proposed
MUNRO STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 102: 71 Munro Street, GREYSTANES
Existing
MUNRO STREET
Proposed
MUNRO STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m

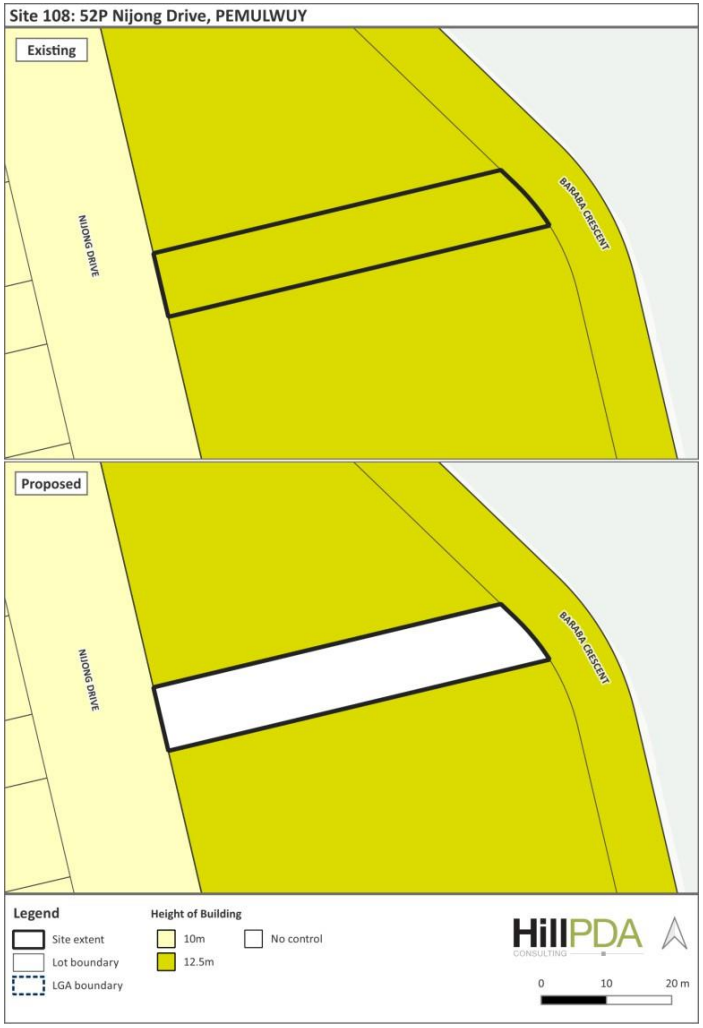

Site 103: 125 Toongabbie Road, TOONGABBIE
Existing
TOONGABBIE ROAD
Proposed
TOONGABBIE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
26m
No control
HillPDA
CONSULTING
0
30
60 m


Site 104: 81 Naying Drive, PEMULWUY
Existing
TUABILLI STREET
DUAL LANE
NAYING DRIVE
Proposed
TUABILLI STREET
DUAL LANE
NAYING DRIVE
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
10m
12.5m
No control
HillPDA
CONSULTING
0
10
20 m


Site 105: 199R Driftway Drive, PEMULWUY
Existing
WAIANA STREET
LAWSON AVENUE
BIANA STREET
DRIFTWAY DRIVE
BOBBINA AVENUE
MORLEY AVENUE
Proposed
WAIANA STREET
LAWSON AVENUE
BIANA STREET
DRIFTWAY DRIVE
BOBBINA AVENUE
MORLEY AVENUE
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
10m
12.5m
No control
HillPDA
CONSULTING
0
20
40 m


Site 106: 15 Durawi Street, PEMULWUY
Existing
DURAWI STREET
BURAN ROAD
TUGA WAY
Proposed
DURAWI STREET
BURAN ROAD
TUGA WAY
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
10m
No control
HillPDA
CONSULTING
0
10
20 m


Site 107: 61 Nijong Drive, PEMULWUY
Existing
BULBI STREET
TUGA WAY
NIJONG DRIVE
Proposed
BULBI STREET
TUGA WAY
NIJONG DRIVE
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
10m
12.5m
No control
HillPDA
CONSULTING
0
10
20 m

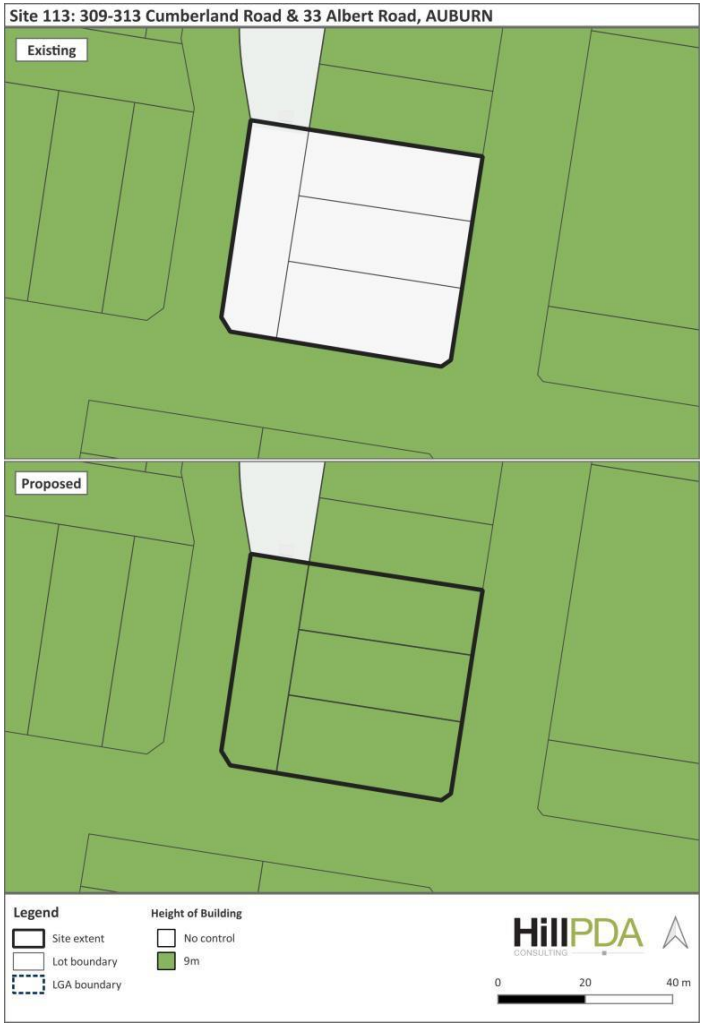

Site 108: 52P Nijong Drive, PEMULWUY
Existing
NIJONG DRIVE
BARABA CRESCENT
Proposed
NIJONG DRIVE
BARABA CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
10m
12.5m
No control
HillPDA
CONSULTING
0
10
20 m


Site 109: 26P Grazier Circuit, PEMULWUY
Existing
NICHOLLS WAY
GRAZIER CIRCUIT
COWRA STREET
Proposed
NICHOLLS WAY
GRAZIER CIRCUIT
COWRA STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 110: 166 Driftway Drive, PEMULWUY
Existing
DRIFTWAY DRIVE
BISHOP AVENUE
CHARLES LANE
Proposed
DRIFTWAY DRIVE
BISHOP AVENUE
CHARLES LANE
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
10m
12.5m
No control
HillPDA
CONSULTING
0
9
18 m

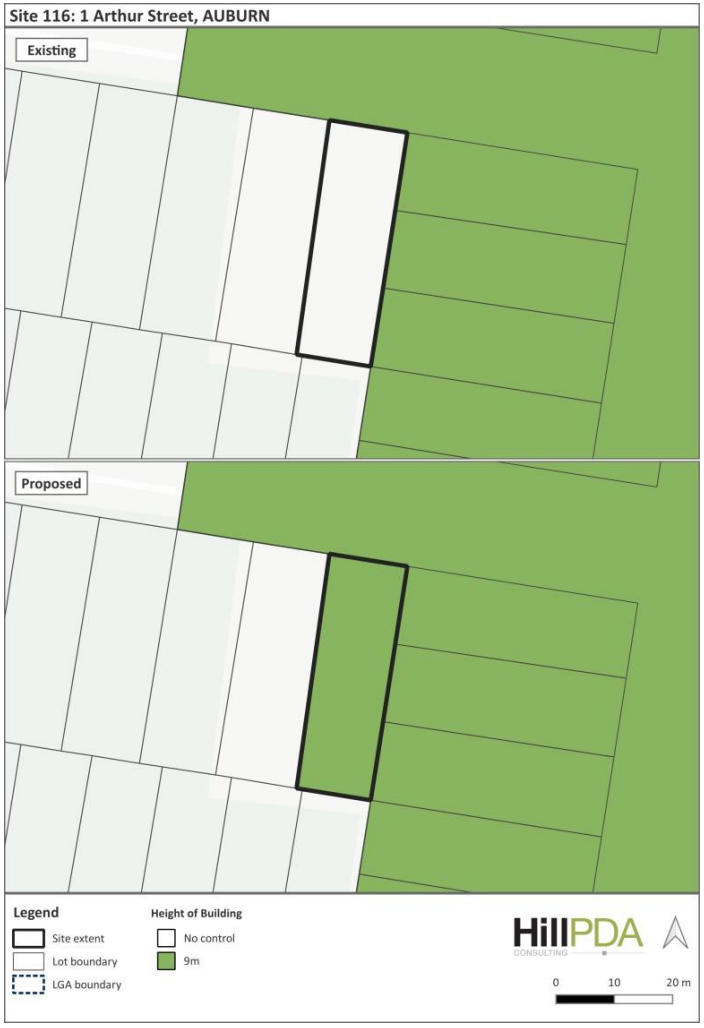

Site 111: 39 Naying Drive, PEMULWUY
Existing
BUNNAI ROAD
CONDOIN LANE
NAYING DRIVE
Proposed
BUNNAI ROAD
CONDOIN LANE
NAYING DRIVE
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
10m
12.5m
No control
HillPDA
CONSULTING
0
8
16 m

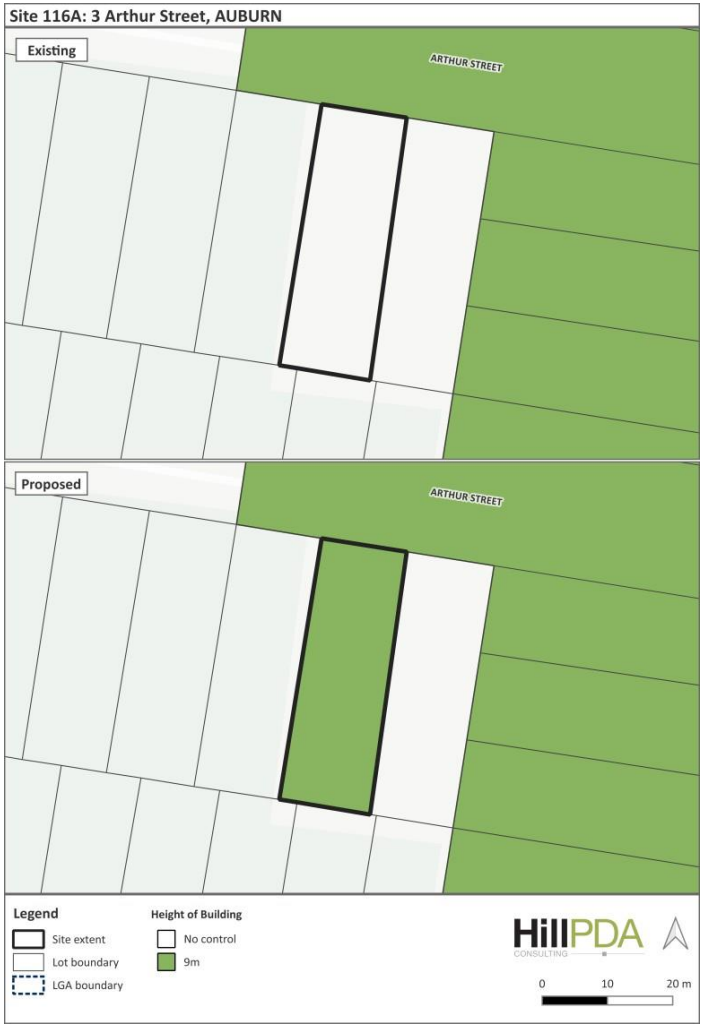

Site 112: Killeen Street, AUBURN
Existing
CHISHOLM ROAD
Proposed
CHISHOLM ROAD
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
9m
No control
HillPDA
CONSULTING
0
10
20 m


Site 113: 309-313 Cumberland Road & 33 Albert Road, AUBURN
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
No control
9m
HillPDA
CONSULTING
0
20
40 m


Site 114: 36-40 Chestnut Road & 47 Pine Road, AUBURN
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
No control
9m
HillPDA
CONSULTING
0
30
60 m

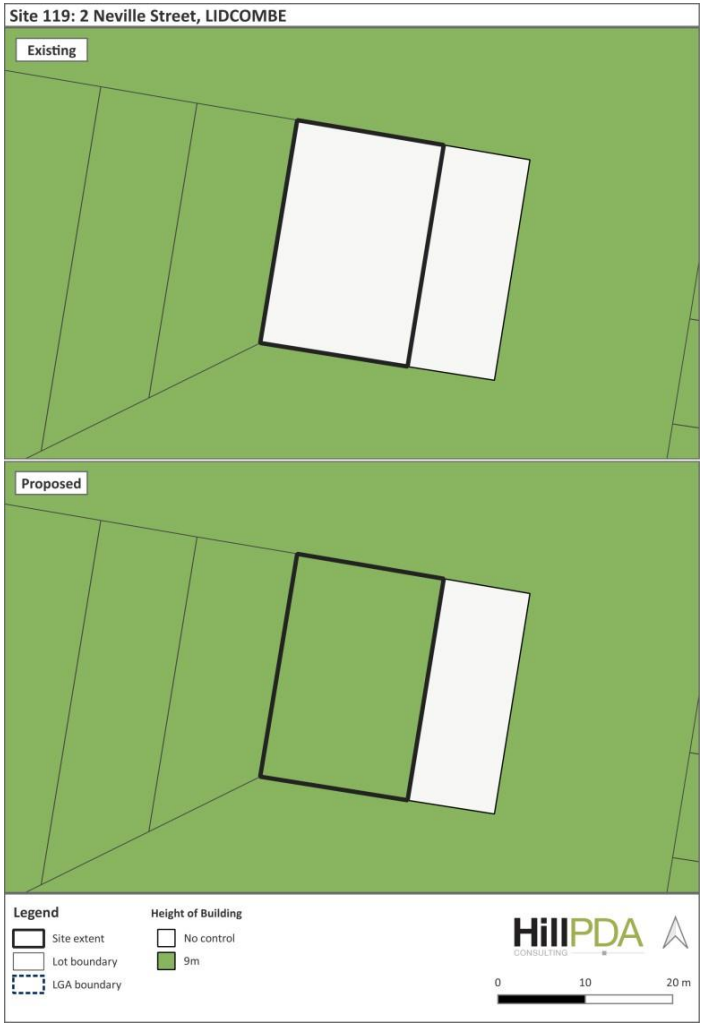

Site 115: 249-251 Chisholm Road, AUBURN
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
No control
9m
HillPDA
CONSULTING
0
10
20 m

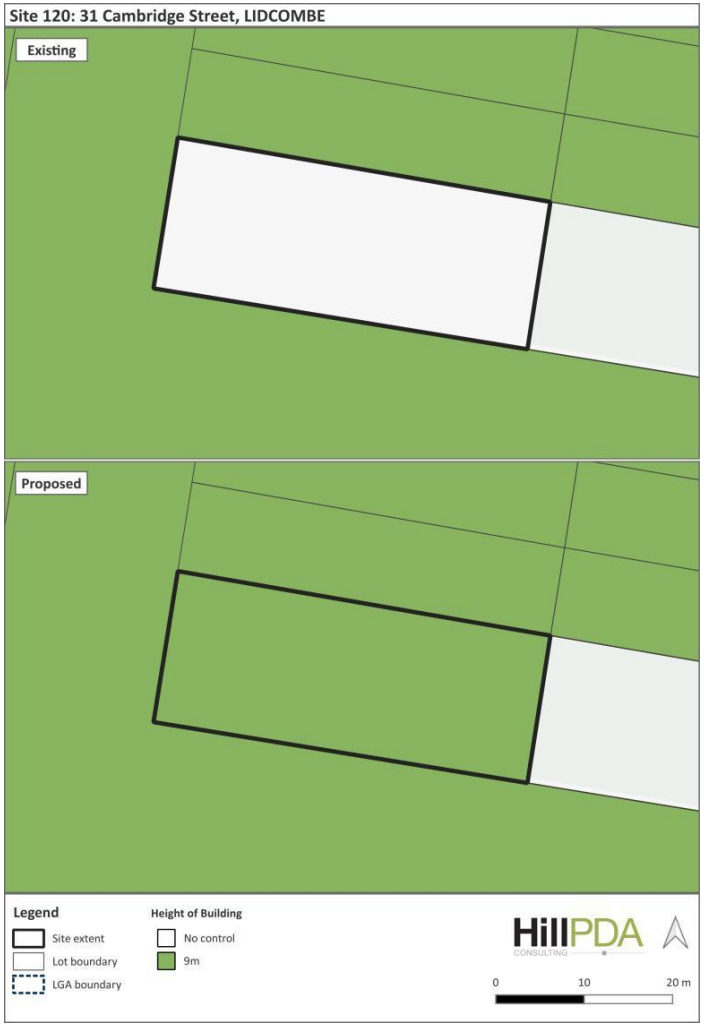

Site 116: 1 Arthur Street, AUBURN
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
No control
9m
HillPDA
CONSULTING
0
10
20 m

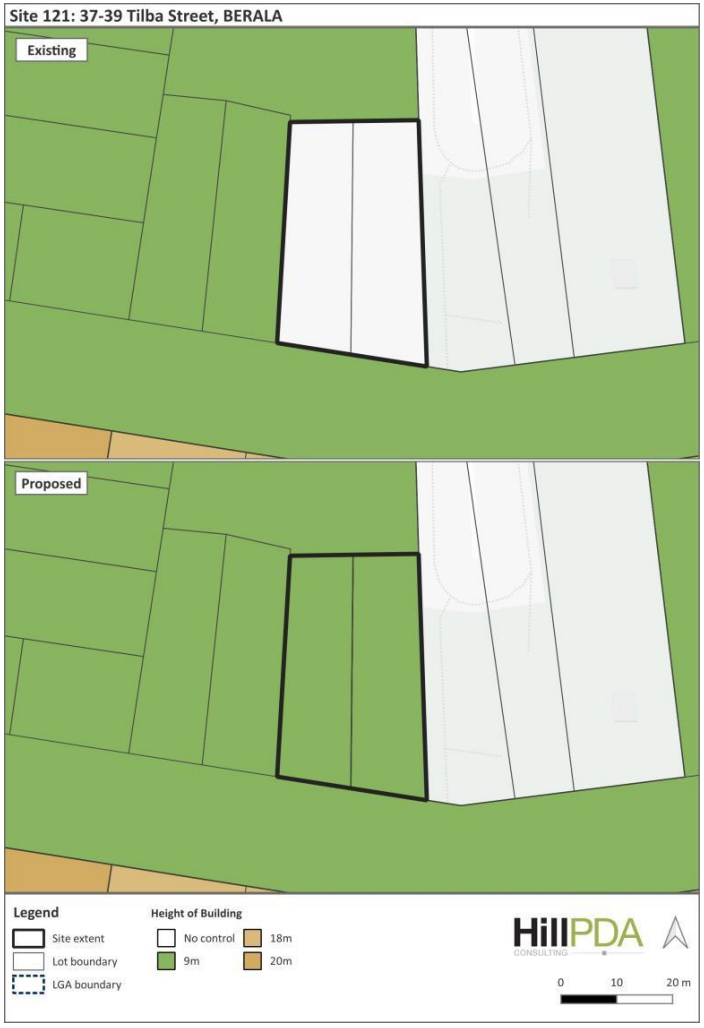

Site 116A: 3 Arthur Street, AUBURN
Existing
ARTHUR STREET
Proposed
ARTHUR STREET
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
No control
9m
HillPDA
CONSULTING
0
10
20 m


Site 117: 4 Handley Street, AUBURN
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
No control
9m
HillPDA
CONSULTING
0
30
60 m

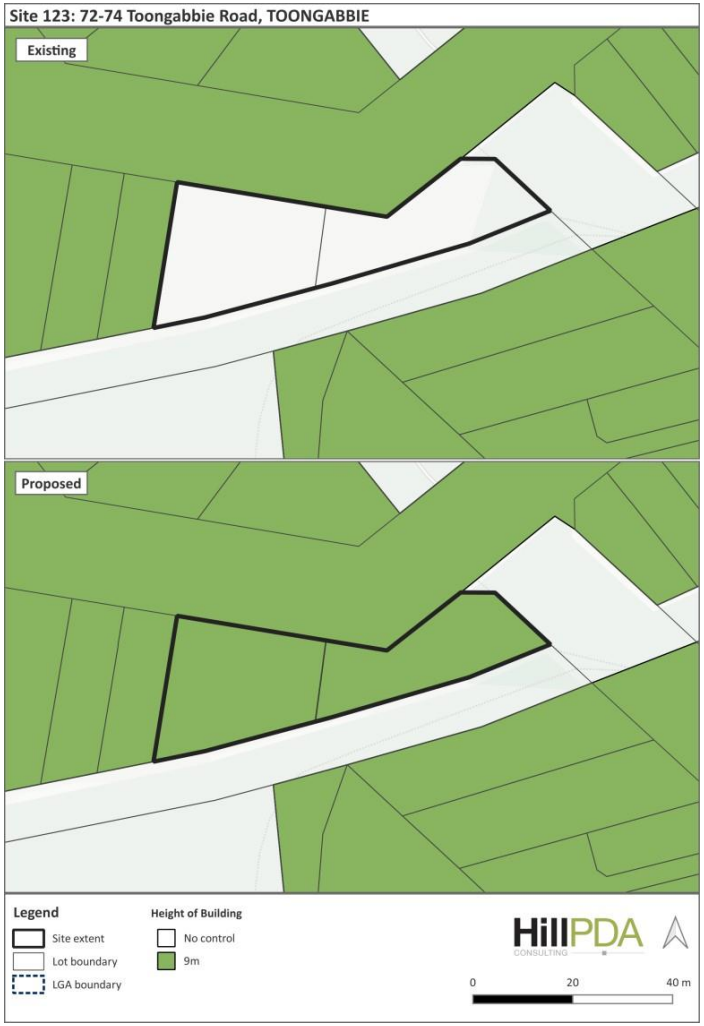

Site 118: 6-8 Edith Street & 83-89 Frances Street, LIDCOMBE
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
No control
9m
HillPDA
CONSULTING
0
30
60 m


Site 119: 2 Neville Street, LIDCOMBE
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
No control
9m
HillPDA
CONSULTING
0
10
20 m


Site 120: 31 Cambridge Street, LIDCOMBE
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
No control
9m
HillPDA
CONSULTING
0
10
20 m


Site 121: 37-39 Tilba Street, BERALA
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
No control
9m
18m
20m
HillPDA
CONSULTING
0
10
20 m


Site 122: 12 Octavia Street, TOONGABBIE
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
No control
9m
15m
HillPDA
CONSULTING
0
10
20 m

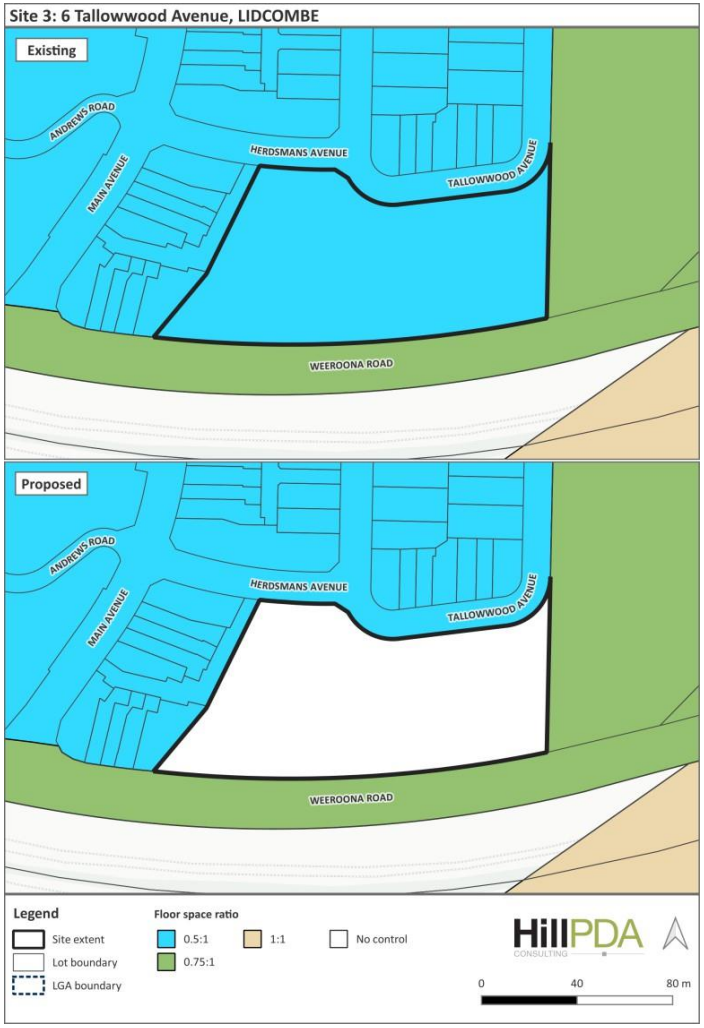

Site 123: 72-74 Toongabbie Road, TOONGABBIE
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
No control
9m
HillPDA
CONSULTING
0
20
40 m


Site 124: Edgar Street, AUBURN
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Height of Building
No control
9m
HillPDA
CONSULTING
0
70
140 m

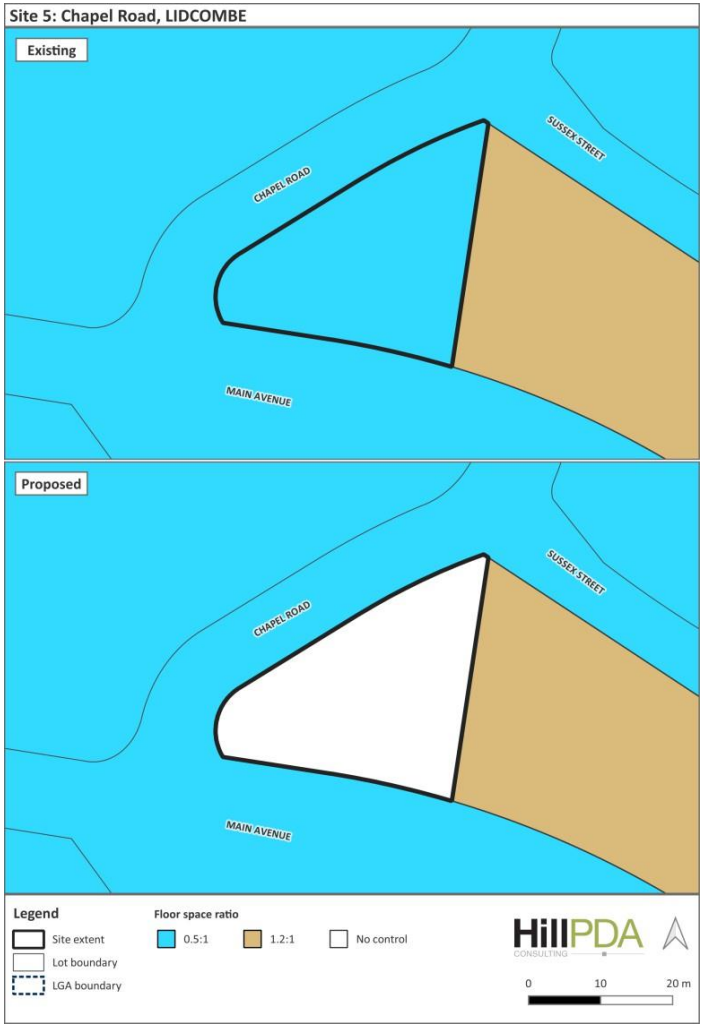
## 4.4 Floor space ratio


Site 1: 43-55 Karrabah Road, AUBURN
Existing
Proposed
KIHILLA ROAD
CAMPBELL STREET
BEEMRA STREET
KARRABAH ROAD
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.75:1
No control
HillPDA
CONSULTING
0
30
60 m

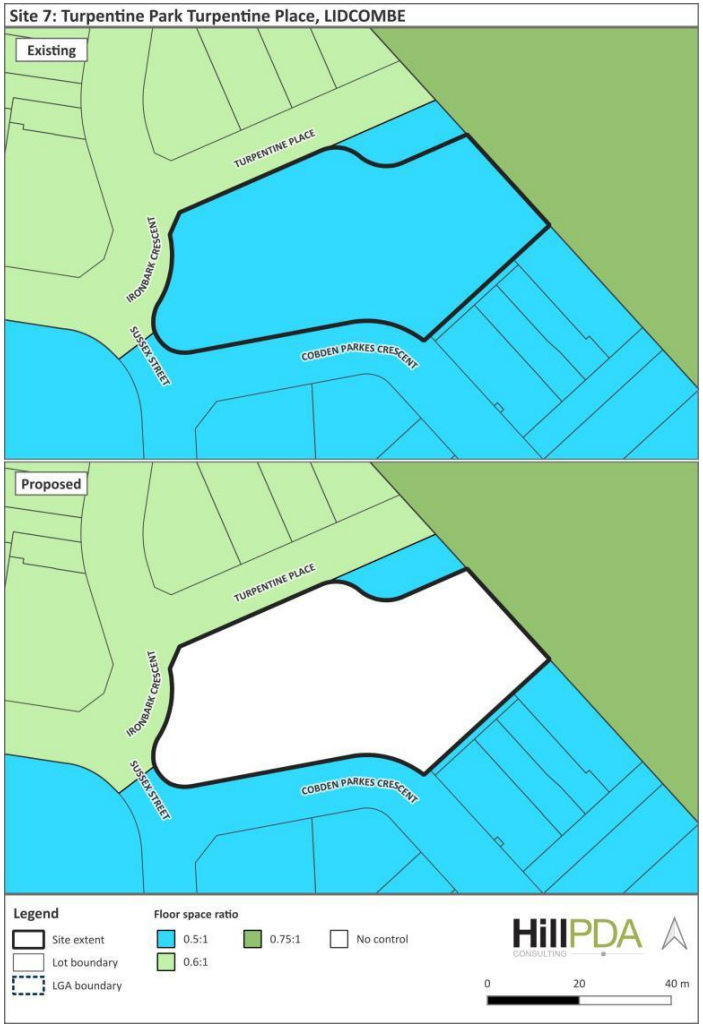

Site 2: Farm Road, LIDCOMBE
Existing
Proposed
HERDSMANS AVENUE
FARM ROAD
TALLOWWOOD AVENUE
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.5:1
0.75:1
No control
HillPDA
CONSULTING
0
30
60 m


Site 3: 6 Tallowwood Avenue, LIDCOMBE
Existing
ANDREWS ROAD
MAIN AVENUE
HERDSMANS AVENUE
TALLOWWOOD AVENUE
WEEROONA ROAD
Proposed
ANDREWS ROAD
MAIN AVENUE
HERDSMANS AVENUE
TALLOWWOOD AVENUE
WEEROONA ROAD
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.5:1
1:1
No control
0.75:1
HillPDA
CONSULTING
0
40
80 m

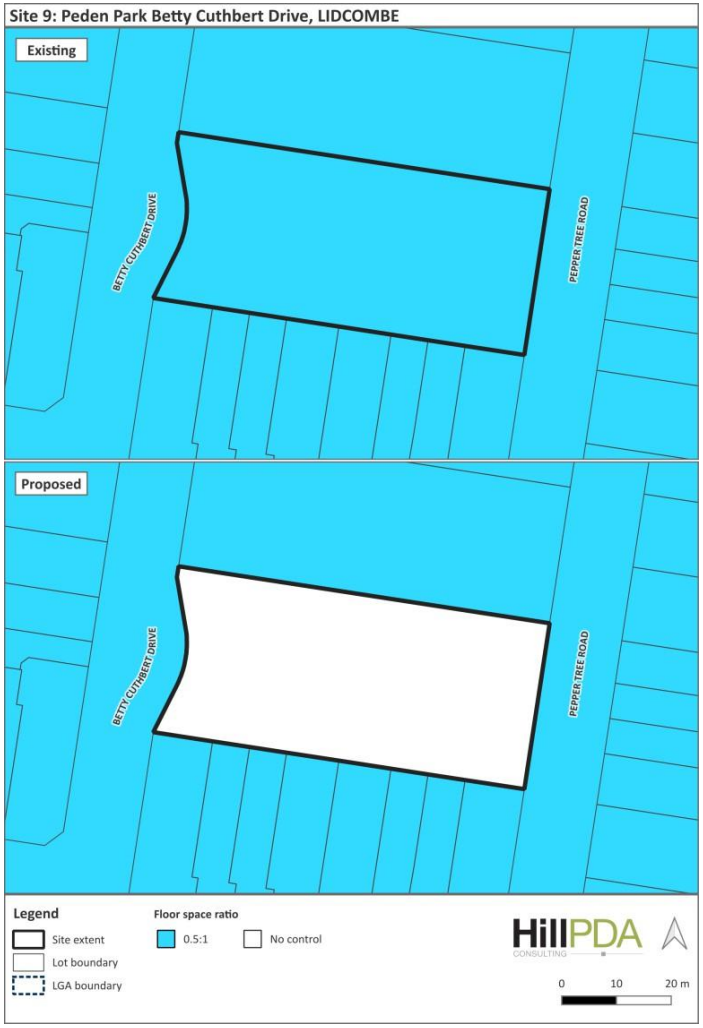

Site 4: Brooks Circuit, LIDCOMBE
Existing
SUSSEX STREET
COLLEGE STREET
MAIN AVENUE
FARM ROAD
BROOKS CIRCUIT
EUCALYPTUS STREET
HERDSMANS AVENUE
ANDREWS ROAD
WEEROONA ROAD
Proposed
SUSSEX STREET
COLLEGE STREET
MAIN AVENUE
FARM ROAD
BROOKS CIRCUIT
EUCALYPTUS STREET
HERDSMANS AVENUE
ANDREWS ROAD
WEEROONA ROAD
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.5:1
1:1
No control
0.75:1
1.2:1
HillPDA
CONSULTING
0
90
180 m


Site 5: Chapel Road, LIDCOMBE
Existing
CHAPEL ROAD
SUSSEX STREET
MAIN AVENUE
Proposed
CHAPEL ROAD
SUSSEX STREET
MAIN AVENUE
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.5:1
1.2:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 6: Betty Cuthbert Drive, LIDCOMBE
Existing
LAKEVIEW CRESCENT
JOSEPH STREET
BETTY CUTHBERT DRIVE
JACARANDA AVENUE
PEPPER TREE ROAD
GREVILLEA CRESCENT
Proposed
LAKEVIEW CRESCENT
JOSEPH STREET
BETTY CUTHBERT DRIVE
JACARANDA AVENUE
PEPPER TREE ROAD
GREVILLEA CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.5:1
No control
HillPDA
CONSULTING
0
40
80 m


Site 7: Turpentine Park Turpentine Place, LIDCOMBE
Existing
TURPENTINE PLACE
IRONBARK CRESCENT
SUSSEX STREET
COBDEN PARKES CRESCENT
Proposed
TURPENTINE PLACE
IRONBARK CRESCENT
SUSSEX STREET
COBDEN PARKES CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.5:1
0.6:1
0.75:1
No control
HillPDA
CONSULTING
0
20
40 m

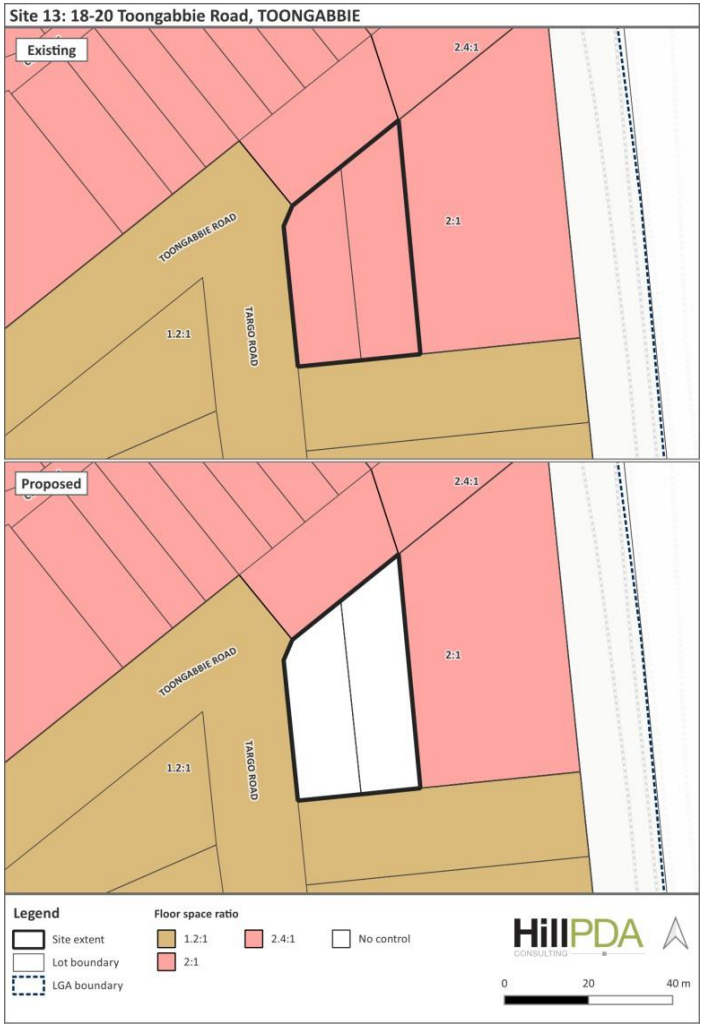

Site 8: Entrance Park, Main Avenue, LIDCOMBE
Existing
MAIN AVENUE
CHAPEL ROAD
BROOKS CIRCUIT
Proposed
MAIN AVENUE
CHAPEL ROAD
BROOKS CIRCUIT
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.5:1
1.2:1
No control
HillPDA
CONSULTING
0
20
40 m


Site 9: Peden Park Betty Cuthbert Drive, LIDCOMBE
Existing
BETTY CUTHBERT DRIVE
PEPPER TREE ROAD
Proposed
BETTY CUTHBERT DRIVE
PEPPER TREE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.5:1
No control
HillPDA
CONSULTING
0
10
20 m

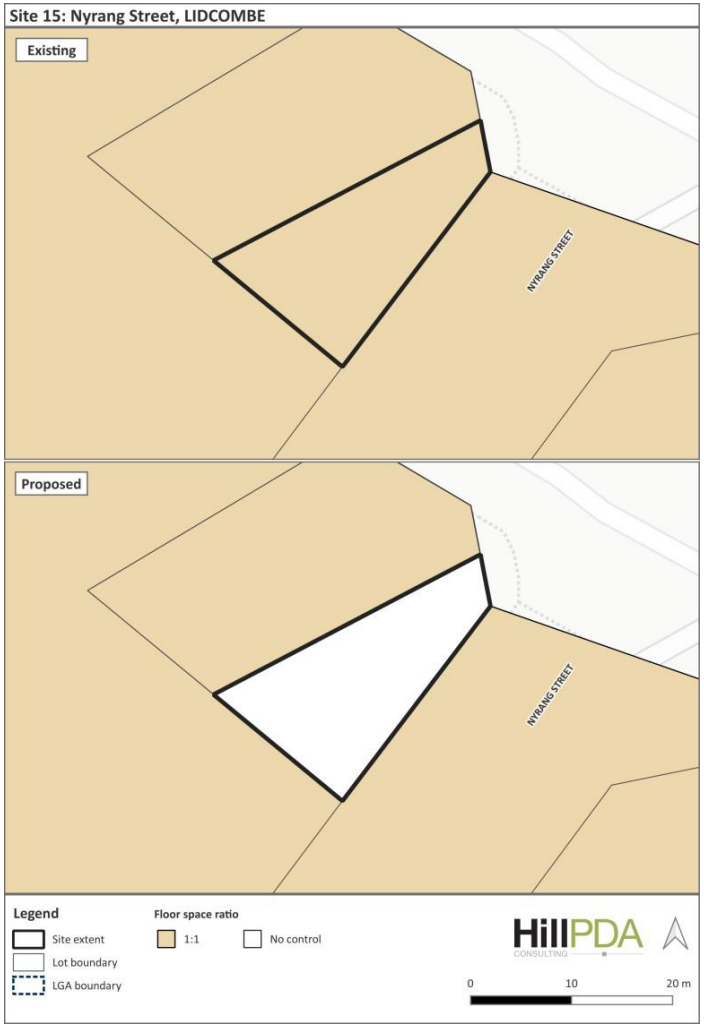

Site 10: Bud Greenspan Circuit, LIDCOMBE
Existing
BUD GREENSPAN CIRCUIT
EAST STREET
TENISON WOODS DRIVE
GORDON BRAY CIRCUIT
Proposed
BUD GREENSPAN CIRCUIT
EAST STREET
TENISON WOODS DRIVE
GORDON BRAY CIRCUIT
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.75:1
No control
HillPDA
CONSULTING
0
20
40 m


Site 11: Central Park, Botanica Drive, LIDCOMBE
Existing
Proposed
NOTTINGHILL ROAD
JOSEPH STREET
PEPPER TREE ROAD
BOTANICA DRIVE
MAIN AVENUE
COLLEGE STREET
BARET STREET
SUSSEX STREET
EAST STREET
GILROY STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.5:1
0.6:1
0.75:1
1:1
1.2:1
No control
HillPDA
CONSULTING
0
200
400 m

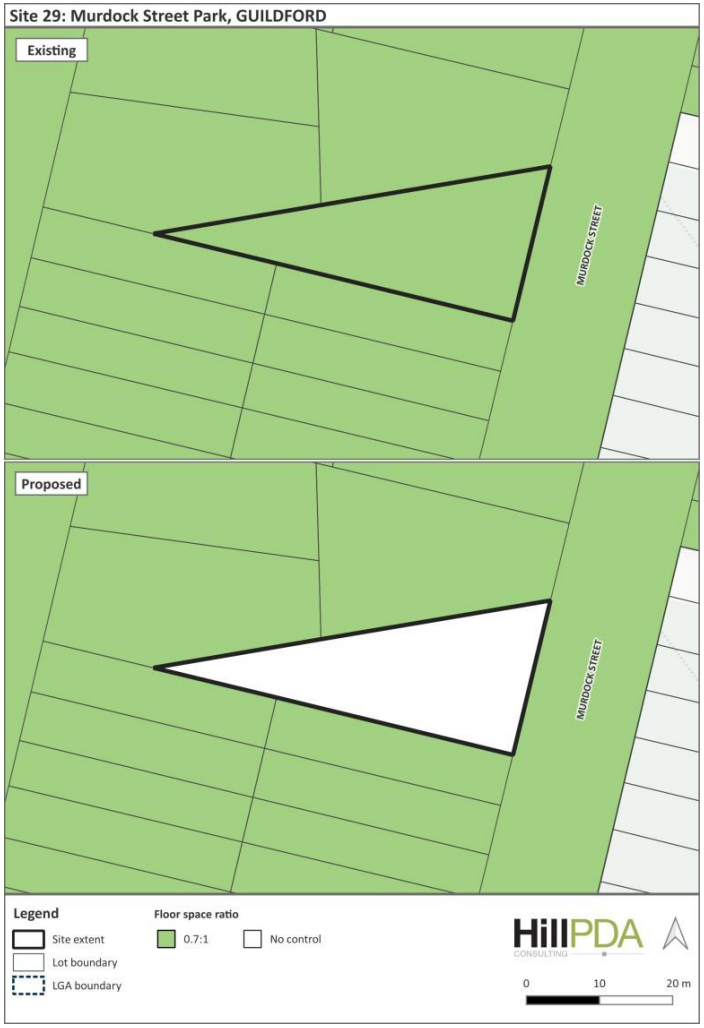

Site 12: 195 Targo Road, GIRRAWEEN
Existing
Proposed
TARGO ROAD
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
No control
HillPDA
CONSULTING
0
10
20 m

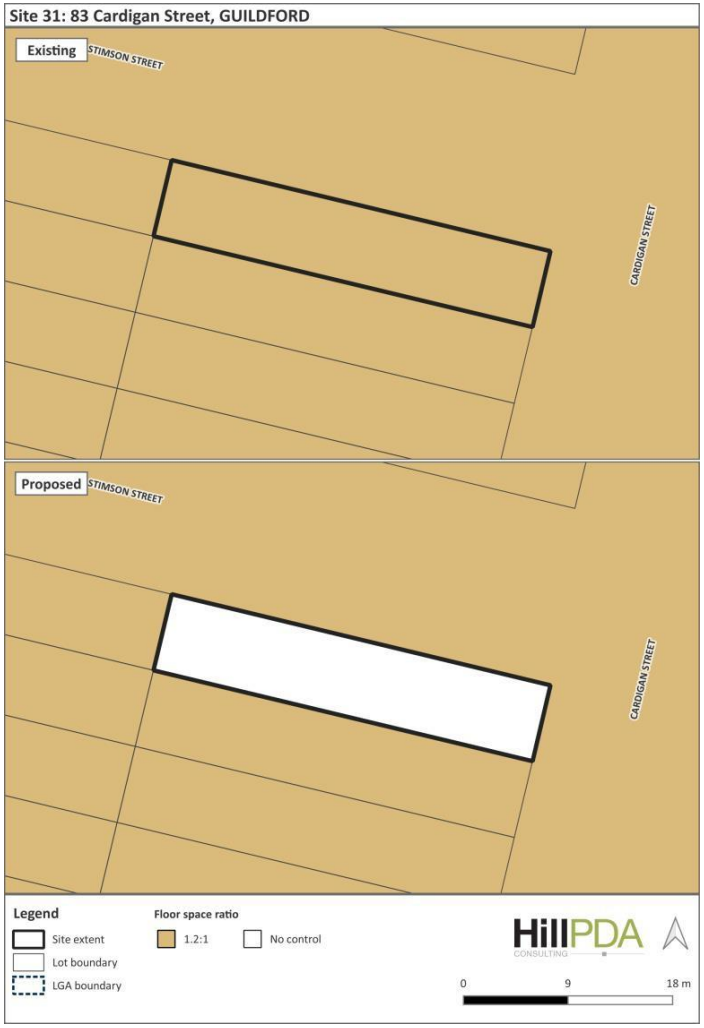

Site 13: 18-20 Toongabbie Road, TOONGABBIE
Existing
2.4:1
2:1
1.2:1
TOONGABBIE ROAD
TARGO ROAD
Proposed
2.4:1
2:1
1.2:1
TOONGABBIE ROAD
TARGO ROAD
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
1.2:1
2:1
2.4:1
No control
HillPDA
CONSULTING
0
20
40 m

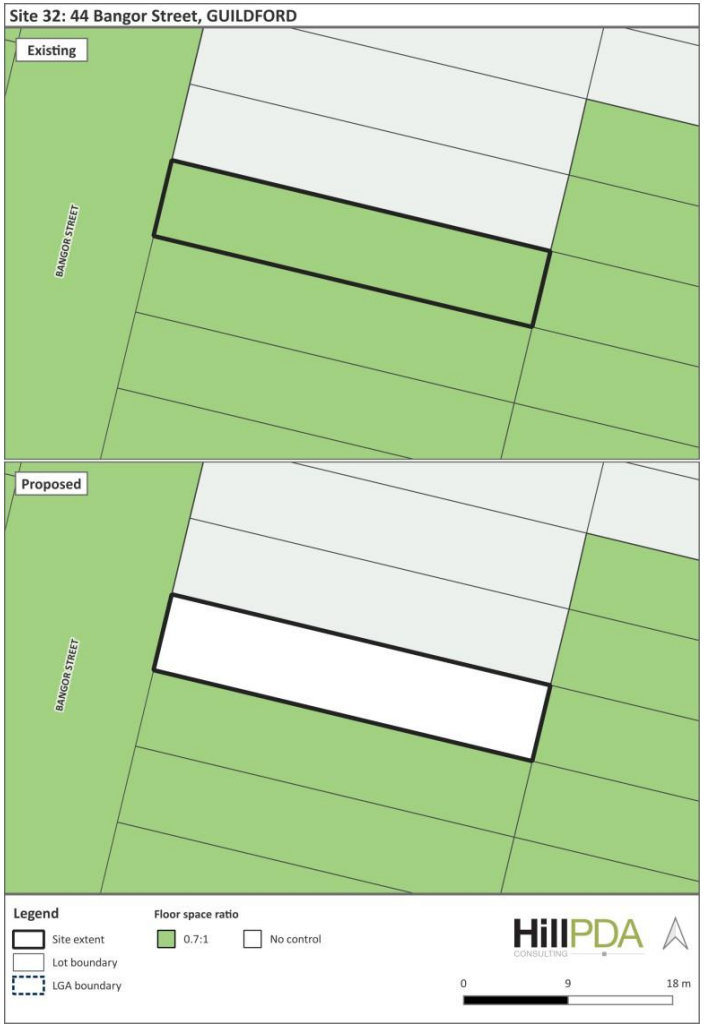

Site 14: 40-48 Station Street, GUILDFORD
Existing
STATION STREET
BOLTON STREET
RHODES AVENUE
Proposed
STATION STREET
BOLTON STREET
RHODES AVENUE
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.6:1
0.8:1
No control
HillPDA
CONSULTING
0
20
40 m


Site 15: Nyrang Street, LIDCOMBE
Existing
NYRANG STREET
Proposed
NYRANG STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
1:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 18: 81 Oramzi Road, GIRRAWEEN
Existing
ORAMZI ROAD
CARINYA ROAD
TARGO ROAD
Proposed
ORAMZI ROAD
CARINYA ROAD
TARGO ROAD
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
No control
HillPDA
CONSULTING
0
20
40 m

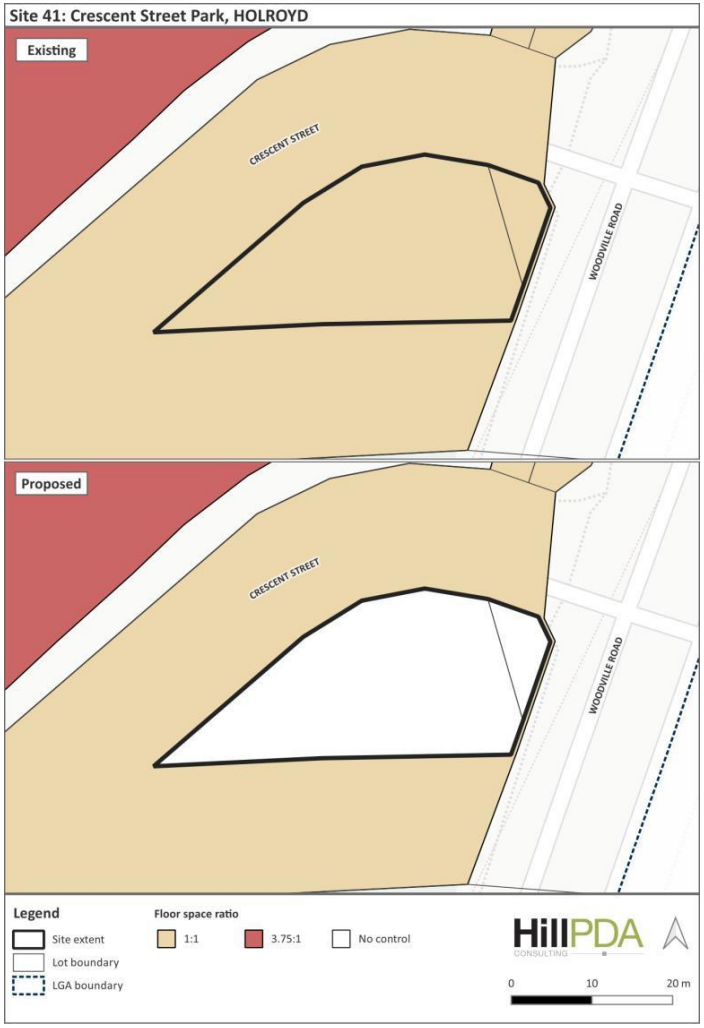

Site 29: Murdock Street Park, GUILDFORD
Existing
MURDOCK STREET
Proposed
MURDOCK STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 31: 83 Cardigan Street, GUILDFORD
Existing
STIMSON STREET
CARDIGAN STREET
Proposed
STIMSON STREET
CARDIGAN STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
1.2:1
No control
HillPDA
CONSULTING
0
9
18 m


Site 32: 44 Bangor Street, GUILDFORD
Existing
BANGOR STREET
Proposed
BANGOR STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
No control
HillPDA
CONSULTING
0
9
18 m


Site 33: 52 Berwick Street, GUILDFORD
Existing
BERWICK STREET
BEAUFORT STREET
Proposed
BERWICK STREET
BEAUFORT STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
1.2:1
No control
HillPDA
CONSULTING
0
9
18 m


Site 38: 558 Guildford Road, GUILDFORD WEST
Existing
GUILDFORD ROAD
Proposed
GUILDFORD ROAD
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 41: Crescent Street Park, HOLROYD
Existing
CRESCENT STREET
WOODVILLE ROAD
Proposed
CRESCENT STREET
WOODVILLE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
1:1
3.75:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 42: 4 and 6 Newman Street, MERRYLANDS
Existing
NEWMAN STREET
MILITARY ROAD
Proposed
NEWMAN STREET
MILITARY ROAD
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
1.2:1
5.5:1
No control
5:1
HillPDA
CONSULTING
0
20
40 m


Site 43: Myee Street, MERRYLANDS
Existing
MYEE STREET
WALKER STREET
Proposed
MYEE STREET
WALKER STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 44: 85P Clarence Street and 97 and 98P Lockwood Street, MERRYLANDS
Existing
Proposed
HILLTOP ROAD
CLARENCE STREET
LOCKWOOD STREET
WARWICK ROAD
VICTORIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
1.2:1
No control
HillPDA
CONSULTING
0
40
80 m


Site 46: 45 Manchester Street, MERRYLANDS
Existing
Proposed
MANCHESTER STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
1.2:1
No control
HillPDA
CONSULTING
0
10
20 m

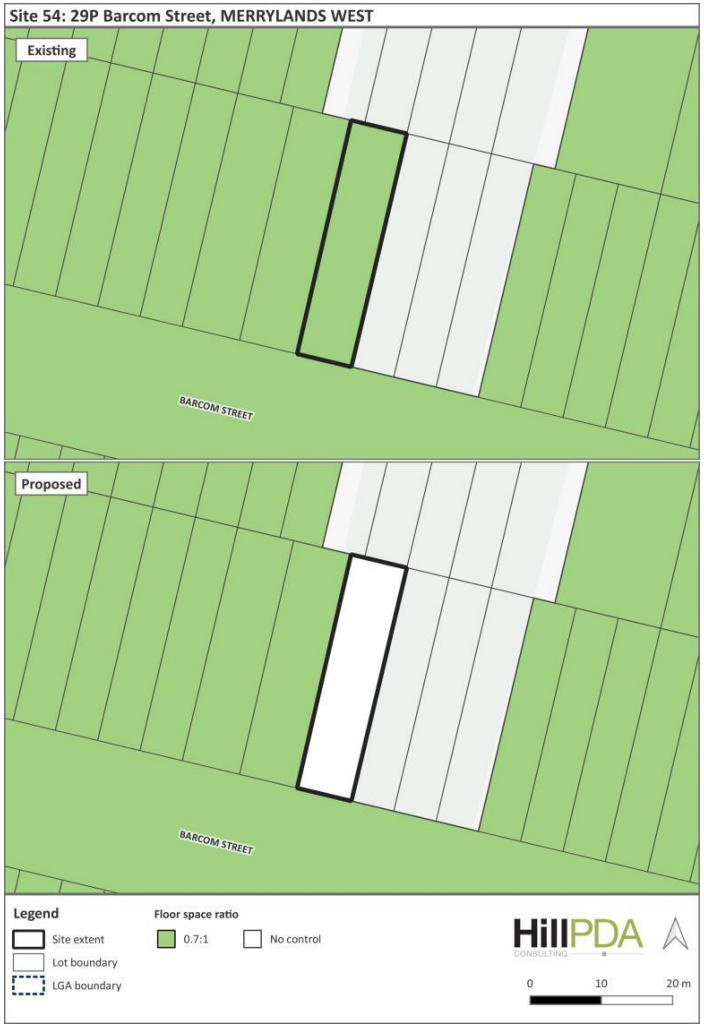

Site 48: 29-31 Charlotte Street, MERRYLANDS
Existing
VILLIERS STREET
HARRIS STREET
CHARLOTTE STREET
Proposed
VILLIERS STREET
HARRIS STREET
CHARLOTTE STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
No control
HillPDA
CONSULTING
0
10
20 m

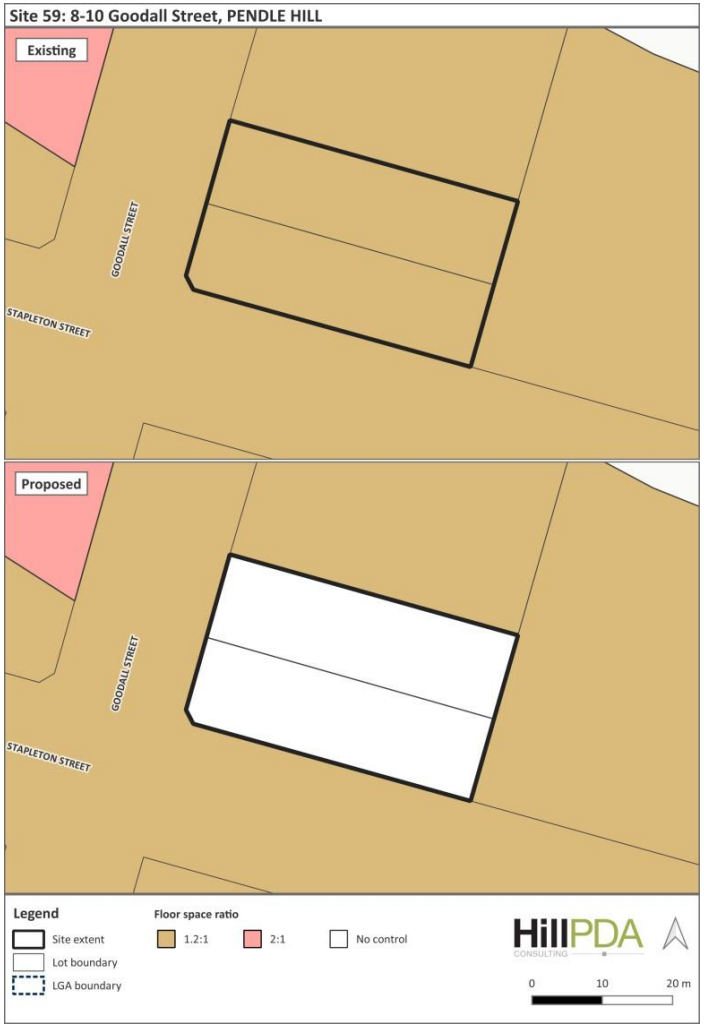

Site 50: 5 Arcadia Street, MERRYLANDS WEST
Existing
ARCADIA STREET
TODD STREET
Proposed
ARCADIA STREET
TODD STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
1.2:1
No control
HillPDA
CONSULTING
0
10
20 m

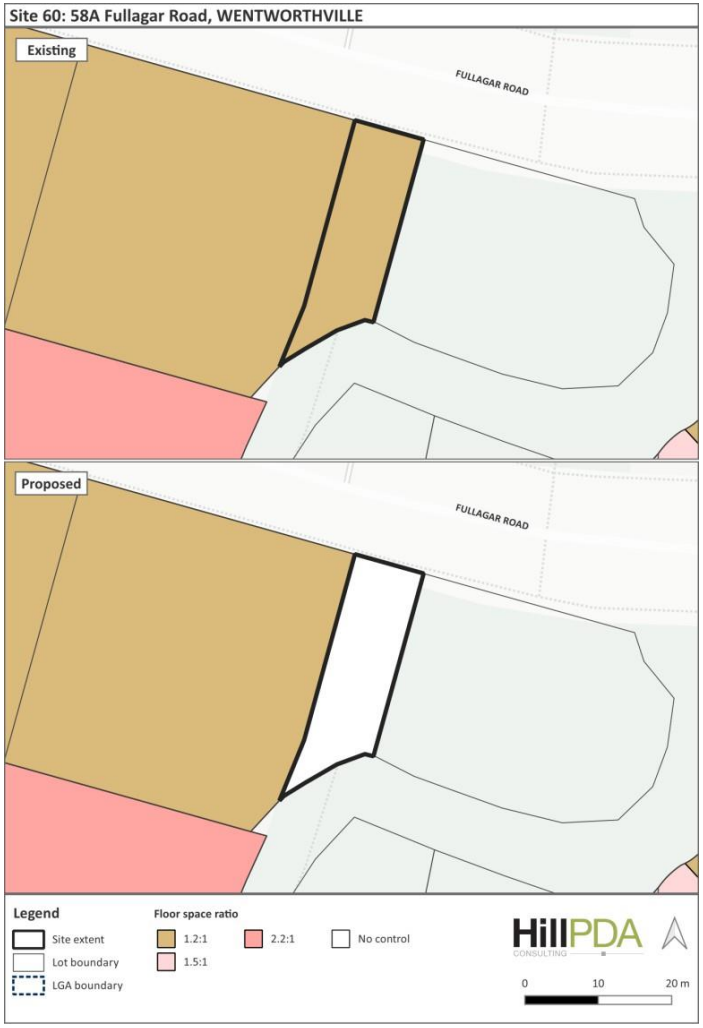

Site 51: 11 Arcadia Street, MERRYLANDS WEST
Existing
ARCADIA STREET
Proposed
ARCADIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
1.2:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 52: 2 Todd Street, MERRYLANDS WEST
Existing
TODD STREET
ARCADIA STREET
Proposed
TODD STREET
ARCADIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
1.2:1
No control
HillPDA
CONSULTING
0
20
40 m


Site 53: 48 Arthur Street, MERRYLANDS WEST
Existing
ARCADIA STREET
ARTHUR STREET
Proposed
ARCADIA STREET
ARTHUR STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
1.2:1
No control
HillPDA
CONSULTING
0
20
40 m


Site 54: 29P Barcom Street, MERRYLANDS WEST
Existing
BARCOM STREET
Proposed
BARCOM STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 59: 8-10 Goodall Street, PENDLE HILL
Existing
GOODALL STREET
STAPLETON STREET
Proposed
GOODALL STREET
STAPLETON STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
1.2:1
2:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 60: 58A Fullagar Road, WENTWORTHVILLE
Existing
FULLAGAR ROAD
Proposed
FULLAGAR ROAD
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
1.2:1
2.2:1
No control
1.5:1
HillPDA
CONSULTING
0
10
20 m

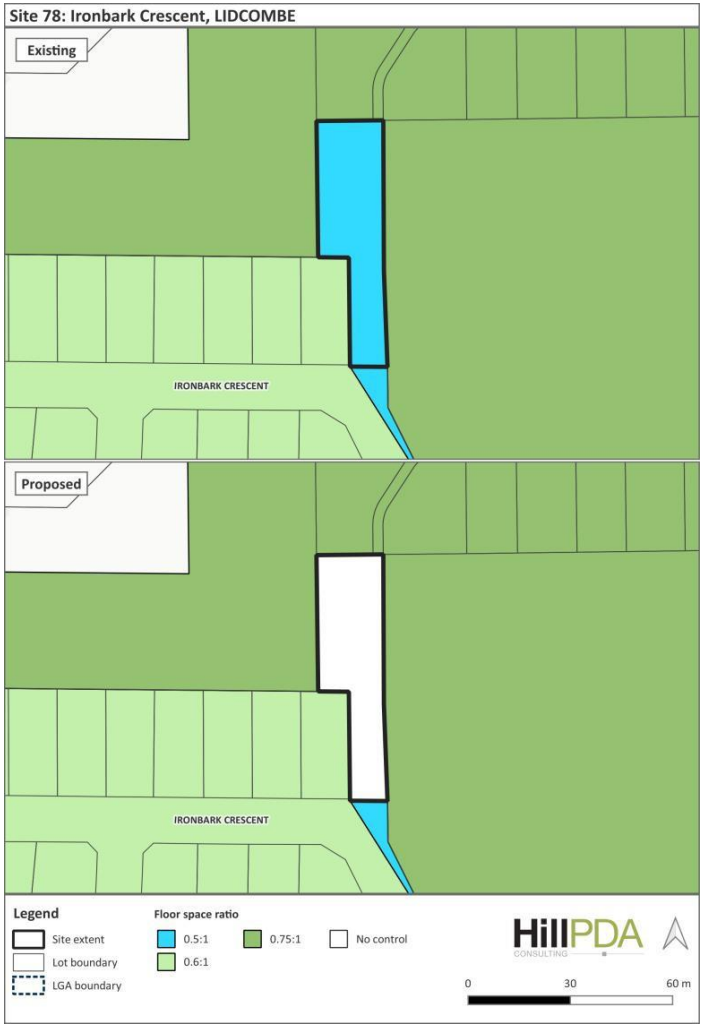

Site 64: 18 Pye Street, WESTMEAD
Existing
PYE STREET
HOUISON STREET
Proposed
PYE STREET
HOUISON STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
1.2:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 66: 74P Hawkesbury Road, WESTMEAD
Existing
HAWKESBURY ROAD
NOLAN CRESCENT
Proposed
HAWKESBURY ROAD
NOLAN CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
2:1
No control
HillPDA
CONSULTING
0
9
18 m


Site 68: 63 Good Street, WESTMEAD
Existing
BERYL STREET
GOOD STREET
Proposed
BERYL STREET
GOOD STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
1.2:1
No control
HillPDA
CONSULTING
0
10
20 m

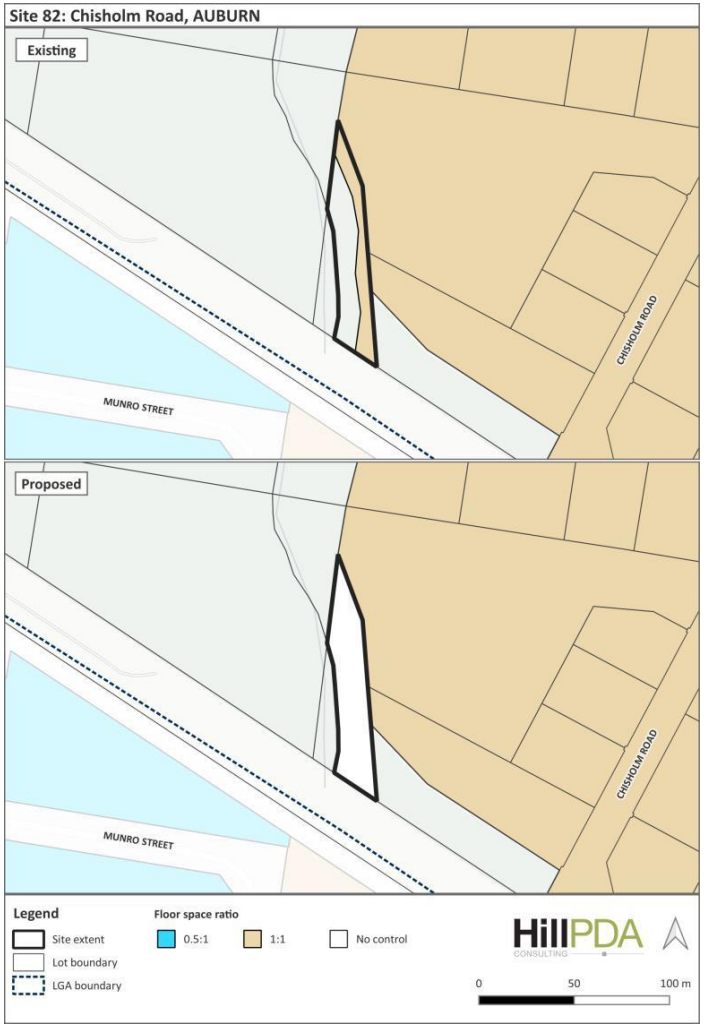

Site 75: 46 Eve Street, GUILDFORD
Existing
EVE STREET
MARKEY STREET
Proposed
EVE STREET
MARKEY STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.6:1
No control
HillPDA
CONSULTING
0
10
20 m

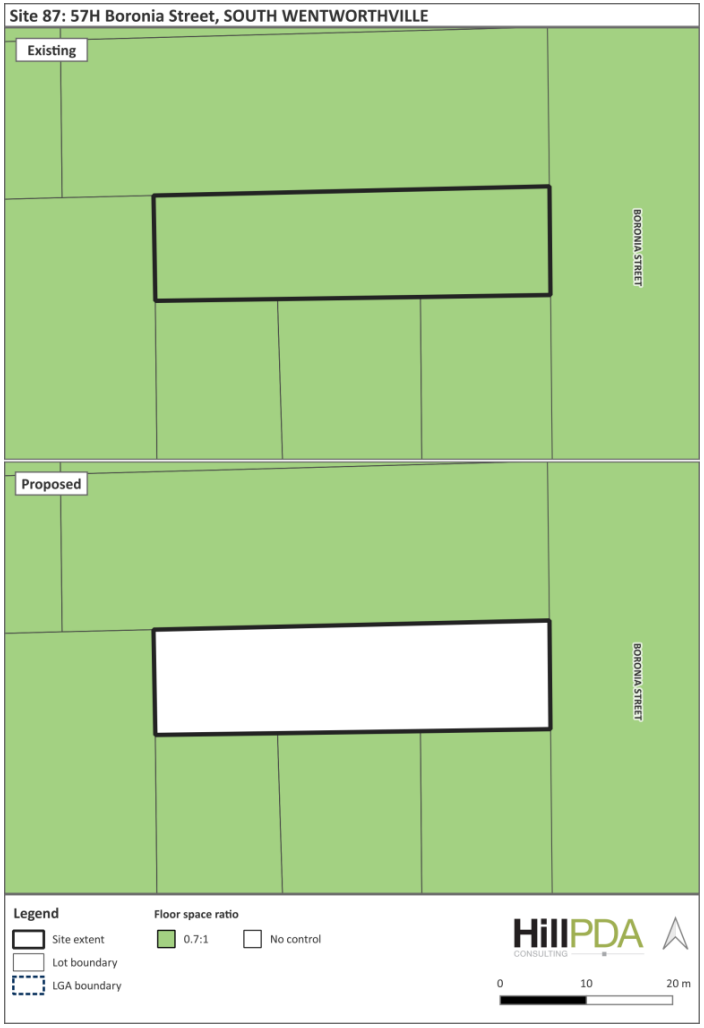

Site 77: Joseph Street & Botanica Drive, LIDCOMBE
Existing
JOSEPH STREET
WATTLE CRESCENT
BETTY CUTHBERT DRIVE
MAGNOLIA AVENUE
BOTANICA DRIVE
Proposed
JOSEPH STREET
WATTLE CRESCENT
BETTY CUTHBERT DRIVE
MAGNOLIA AVENUE
BOTANICA DRIVE
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.5:1
0.6:1
No control
HillPDA
CONSULTING
0
60
120 m


Site 78: Ironbark Crescent, LIDCOMBE
Existing
IRONBARK CRESCENT
Proposed
IRONBARK CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.5:1
0.75:1
No control
0.6:1
HillPDA
CONSULTING
0
30
60 m


Site 79: Joseph Street & Botanica Drive, LIDCOMBE
Existing
BOTANICA DRIVE
JOSEPH STREET
BETTY CUTHBERT DRIVE
LAKEVIEW CRESCENT
PEPPER TREE ROAD
Proposed
BOTANICA DRIVE
JOSEPH STREET
BETTY CUTHBERT DRIVE
LAKEVIEW CRESCENT
PEPPER TREE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.5:1
0.6:1
No control
HillPDA
CONSULTING
0
60
120 m


Site 80: Grevillea Crescent Park, Joseph Street & Main Avenue, LIDCOMBE
Existing
Proposed
JOSEPH STREET
GREVILLEA CRESCENT
PEPPER TREE ROAD
BOTANICA DRIVE
SUSSEX STREET
BAKER STREET
PALM CIRCUIT
MAIN AVENUE
CHAPEL ROAD
BROOKS CIRCUIT
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.5:1
1.2:1
No control
HillPDA
CONSULTING
0
100
200 m


Site 82: Chisholm Road, AUBURN
Existing
Proposed
MUNRO STREET
CHISHOLM ROAD
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.5:1
1:1
No control
HillPDA
CONSULTING
0
50
100 m


Site 87: 57H Boronia Street, SOUTH WENTWORTHVILLE
Existing
BORONIA STREET
Proposed
BORONIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 88: 65 Neil Street, MERRYLANDS
Existing
TREVES STREET
NEIL STREET
Proposed
TREVES STREET
NEIL STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
1.2:1
No control
HillPDA
CONSULTING
0
20
40 m

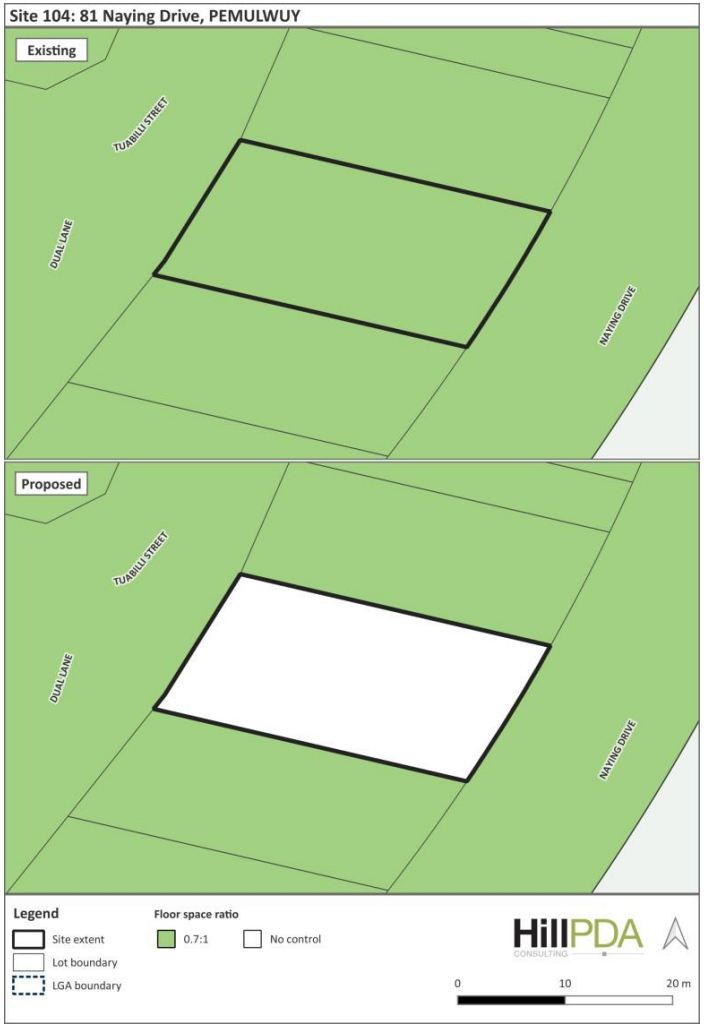

Site 90: 14 Oxford Street, MERRYLANDS
Existing
OXFORD STREET
Proposed
OXFORD STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
1.2:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 94: 33 Leigh Street, MERRYLANDS
Existing
LEIGH STREET
Proposed
LEIGH STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 97: 6 Taylor Street, LIDCOMBE
Existing
TAYLOR STREET
JOSEPH STREET
MARK STREET
Proposed
TAYLOR STREET
JOSEPH STREET
MARK STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
5:1
No control
HillPDA
CONSULTING
0
30
60 m

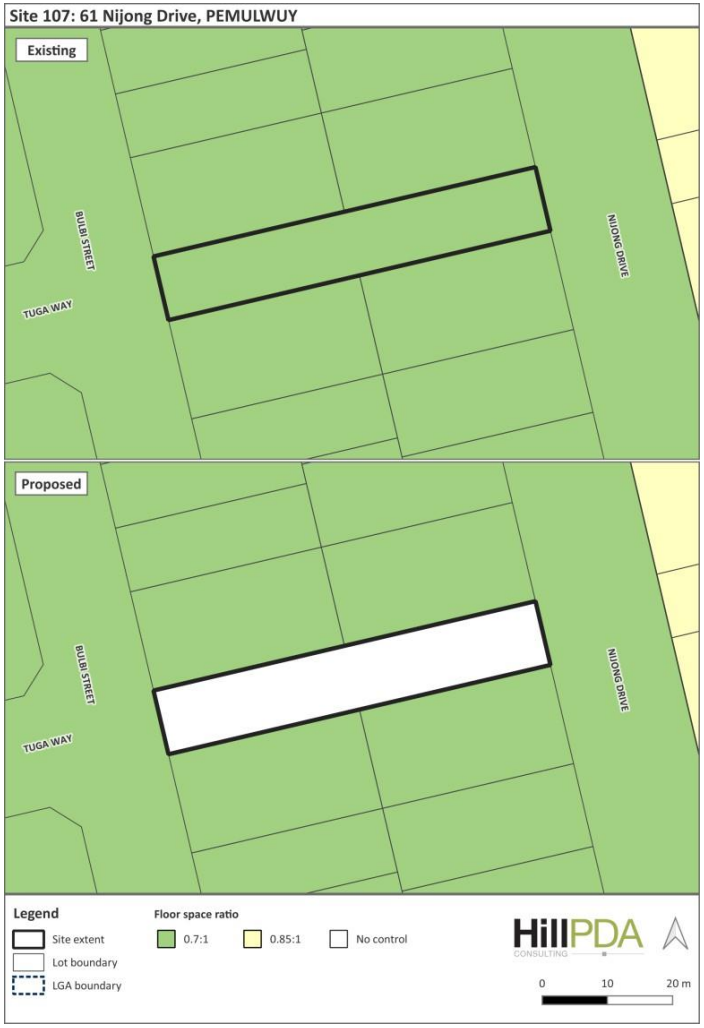

Site 98: 28-36 McFarlane Street, MERRYLANDS
Existing
MCFARLANE STREET
2.8:1
8:1
8.5:1
FINNS LANE
3:1
7:1
MAIN LANE
7.5:1
7.5:1
2.5:1
Proposed
MCFARLANE STREET
2.8:1
8:1
8.5:1
FINNS LANE
3:1
7:1
MAIN LANE
7.5:1
7.5:1
2.5:1
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
2.5:1
2.8:1
3:1
7.5:1
8:1
8.5:1
No control
HillPDA
CONSULTING
0
20
40 m

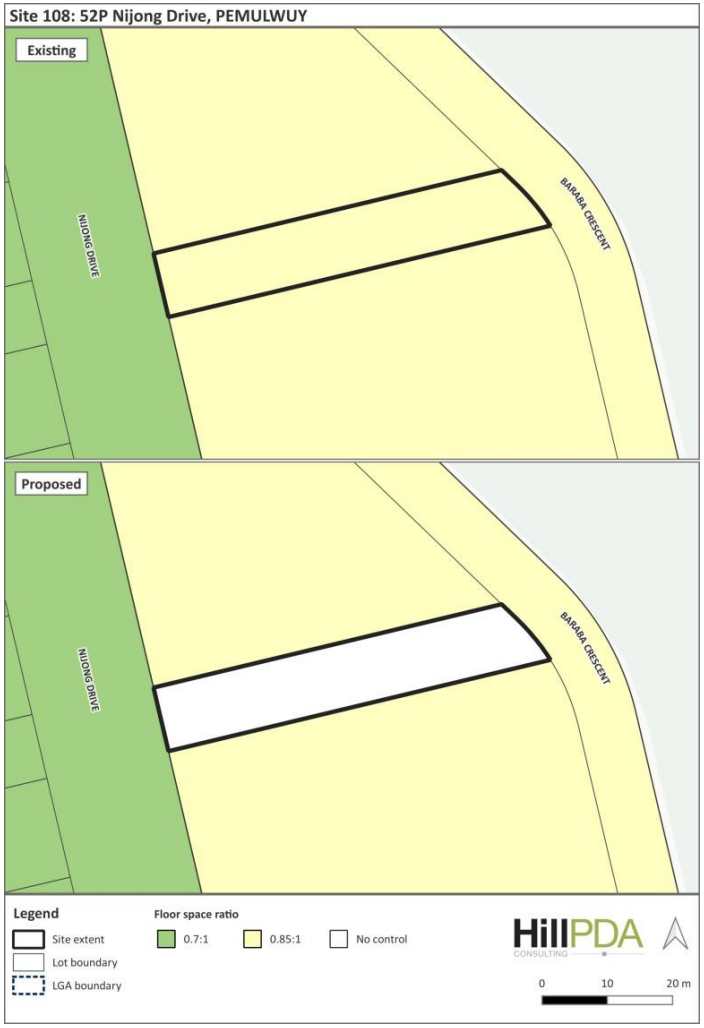

Site 100: 40-48 Station Street, GUILDFORD
Existing
STATION STREET
Proposed
STATION STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.6:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 104: 81 Naying Drive, PEMULWUY
Existing
TUABILLI STREET
DUAL LANE
NAYING DRIVE
Proposed
TUABILLI STREET
DUAL LANE
NAYING DRIVE
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 105: 199R Driftway Drive, PEMULWUY
Existing
WAIANA STREET
LAWSON AVENUE
BIANA STREET
DRIFTWAY DRIVE
BOBBINA AVENUE
MORLEY AVENUE
Proposed
WAIANA STREET
LAWSON AVENUE
BIANA STREET
DRIFTWAY DRIVE
BOBBINA AVENUE
MORLEY AVENUE
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
No control
HillPDA
CONSULTING
0
20
40 m


Site 106: 15 Durawi Street, PEMULWUY
Existing
DURAWI STREET
TUGA WAY
BURAN ROAD
Proposed
DURAWI STREET
TUGA WAY
BURAN ROAD
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 107: 61 Nijong Drive, PEMULWUY
Existing
BULBI STREET
TUGA WAY
NIJONG DRIVE
Proposed
BULBI STREET
TUGA WAY
NIJONG DRIVE
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
0.85:1
No control
HillPDA
CONSULTING
0
10
20 m

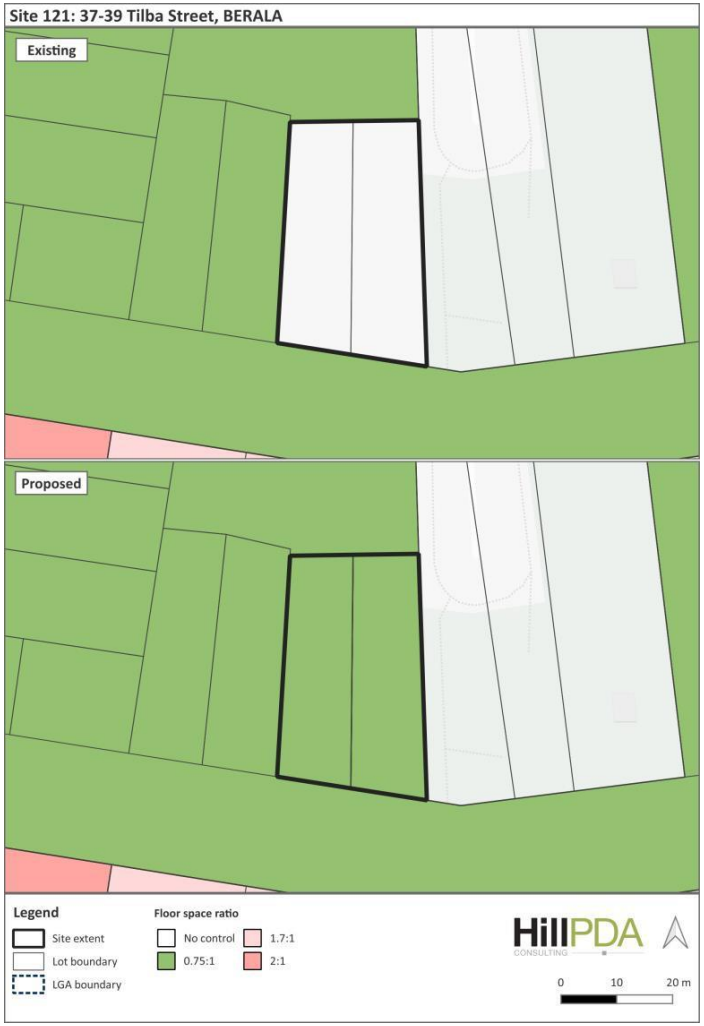

Site 108: 52P Nijong Drive, PEMULWUY
Existing
NIJONG DRIVE
BARABA CRESCENT
Proposed
NIJONG DRIVE
BARABA CRESCENT
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
0.85:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 109: 26P Grazier Circuit, PEMULWUY
Existing
NICHOLLS WAY
GRAZIER CIRCUIT
COWRA STREET
Proposed
NICHOLLS WAY
GRAZIER CIRCUIT
COWRA STREET
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
No control
HillPDA
CONSULTING
0
10
20 m


Site 110: 166 Driftway Drive, PEMULWUY
Existing
DRIFTWAY DRIVE
BISHOP AVENUE
CHARLES LANE
Proposed
DRIFTWAY DRIVE
BISHOP AVENUE
CHARLES LANE
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
No control
HillPDA
CONSULTING
0
9
18 m


Site 111: 39 Naying Drive, PEMULWUY
Existing
BUNNAI ROAD
CONDOIN LANE
NAYING DRIVE
Proposed
BUNNAI ROAD
CONDOIN LANE
NAYING DRIVE
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
0.7:1
No control
HillPDA
CONSULTING
0
8
16 m

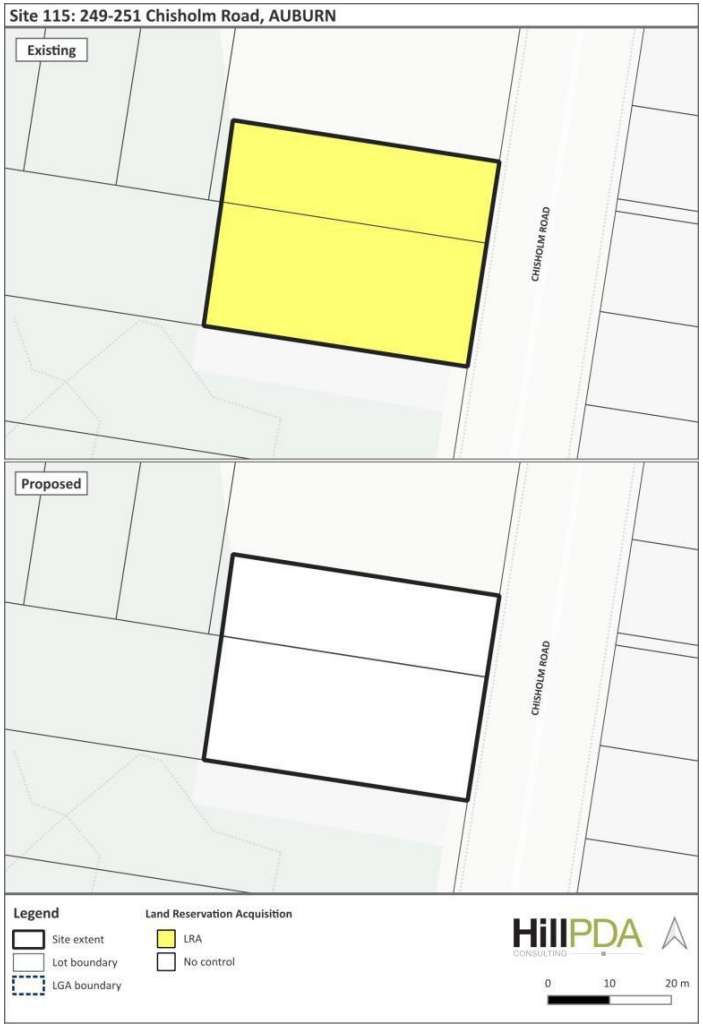

Site 118: 6-8 Edith Street & 83-89 Frances Street, LIDCOMBE
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
No control
0.75:1
HillPDA
CONSULTING
0
30
60 m


Site 121: 37-39 Tilba Street, BERALA
Existing
Proposed
Legend
Site extent
Lot boundary
LGA boundary
Floor space ratio
No control
1.7:1
0.75:1
2:1
HillPDA
CONSULTING
0
10
20 m

## 4.5 Land reservation acquisition

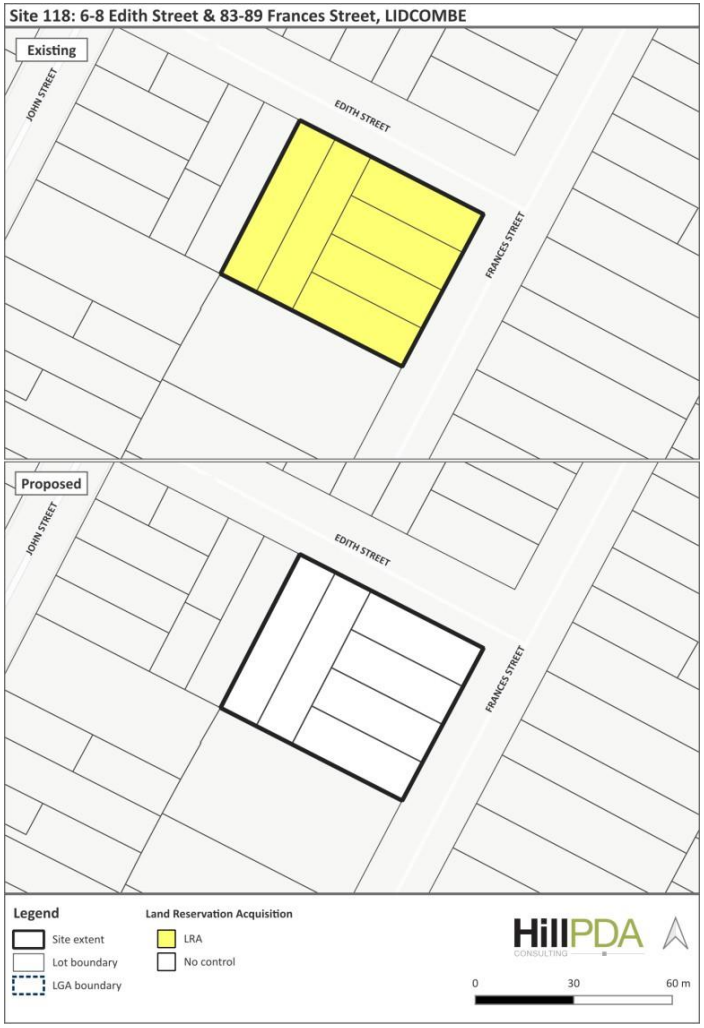

Site 113: 309-313 Cumberland Road & 33 Albert Road, AUBURN
Existing
FRASER STREET
CUMBERLAND ROAD
MYALL STREET
ALBERT ROAD
Proposed
FRASER STREET
CUMBERLAND ROAD
MYALL STREET
ALBERT ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land Reservation Acquisition
LRA
No control
HillPDA
CONSULTING
0
20
40 m


Site 114: 36-40 Chestnut Road & 47 Pine Road, AUBURN
Existing
CHESTNUT ROAD
CUMBERLAND ROAD
PINE ROAD
Proposed
CHESTNUT ROAD
CUMBERLAND ROAD
PINE ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land Reservation Acquisition
LRA
No control
HillPDA
CONSULTING
0
30
60 m


Site 115: 249-251 Chisholm Road, AUBURN
Existing
CHISHOLM ROAD
Proposed
CHISHOLM ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land Reservation Acquisition
LRA
No control
HillPDA
CONSULTING
0
10
20 m


Site 116: 1 Arthur Street, AUBURN
Existing
ARTHUR STREET
CHISHOLM ROAD
Proposed
ARTHUR STREET
CHISHOLM ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land Reservation Acquisition
LRA
No control
HillPDA
CONSULTING
0
10
20 m

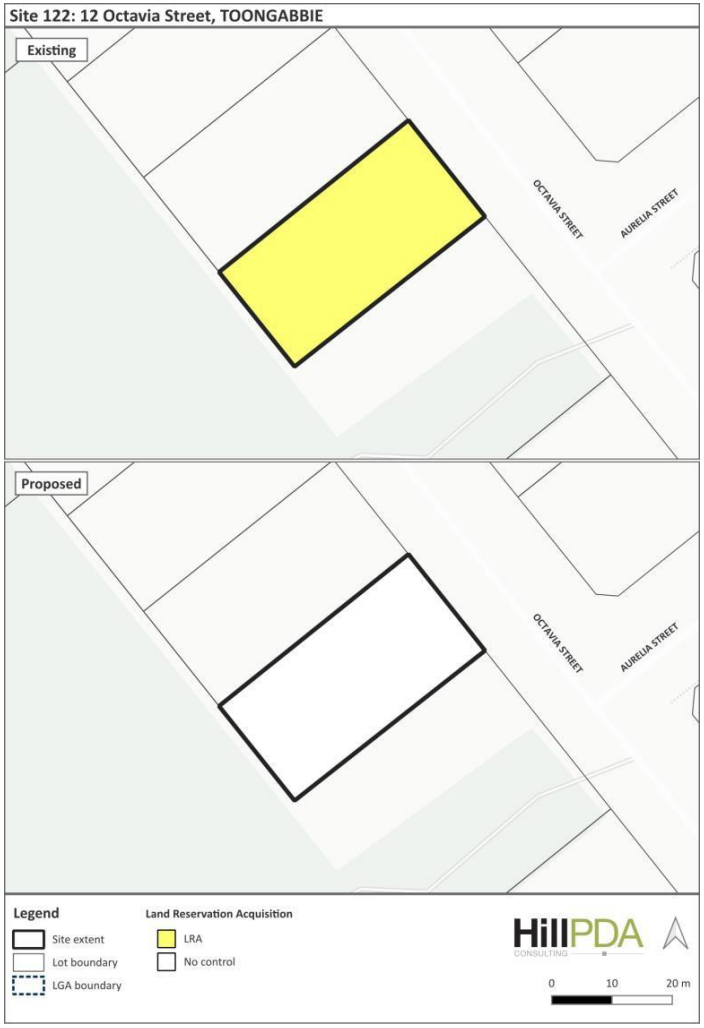

Site 117: 4 Handley Street, AUBURN
Existing
HANDLEY STREET
CHISHOLM ROAD
RICKARD STREET
Proposed
HANDLEY STREET
CHISHOLM ROAD
RICKARD STREET
Legend
Site extent
Lot boundary
LGA boundary
Land Reservation Acquisition
LRA
No control
HillPDA
CONSULTING
0
30
60 m

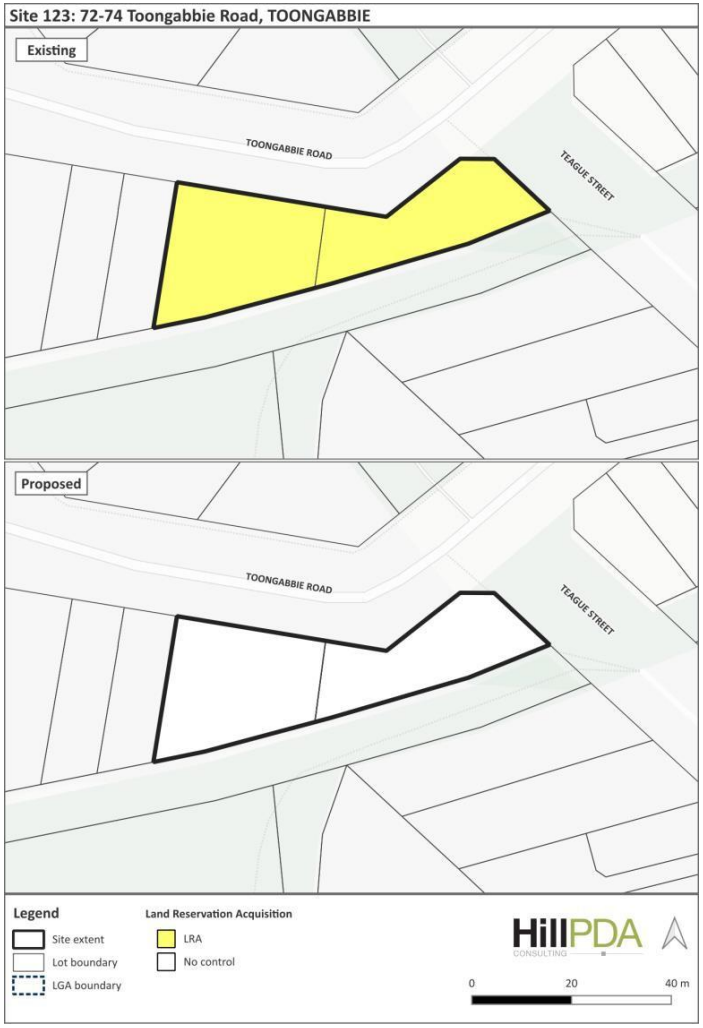

Site 118: 6-8 Edith Street & 83-89 Frances Street, LIDCOMBE
Existing
JOHN STREET
EDITH STREET
FRANCES STREET
Proposed
JOHN STREET
EDITH STREET
FRANCES STREET
Legend
Site extent
Lot boundary
LGA boundary
Land Reservation Acquisition
LRA
No control
HillPDA
CONSULTING
0
30
60 m


Site 119: 2 Neville Street, LIDCOMBE
Existing
NEVILLE STREET
CARROLL STREET
MATTHEW ROAD
Proposed
NEVILLE STREET
CARROLL STREET
MATTHEW ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land Reservation Acquisition
LRA
No control
HillPDA
CONSULTING
0
10
20 m


Site 120: 31 Cambridge Street, LIDCOMBE
Existing
CAMBRIDGE STREET
VAUGHAN STREET
Proposed
CAMBRIDGE STREET
VAUGHAN STREET
Legend
Site extent
Lot boundary
LGA boundary
Land Reservation Acquisition
LRA
No control
HillPDA
CONSULTING
0
10
20 m

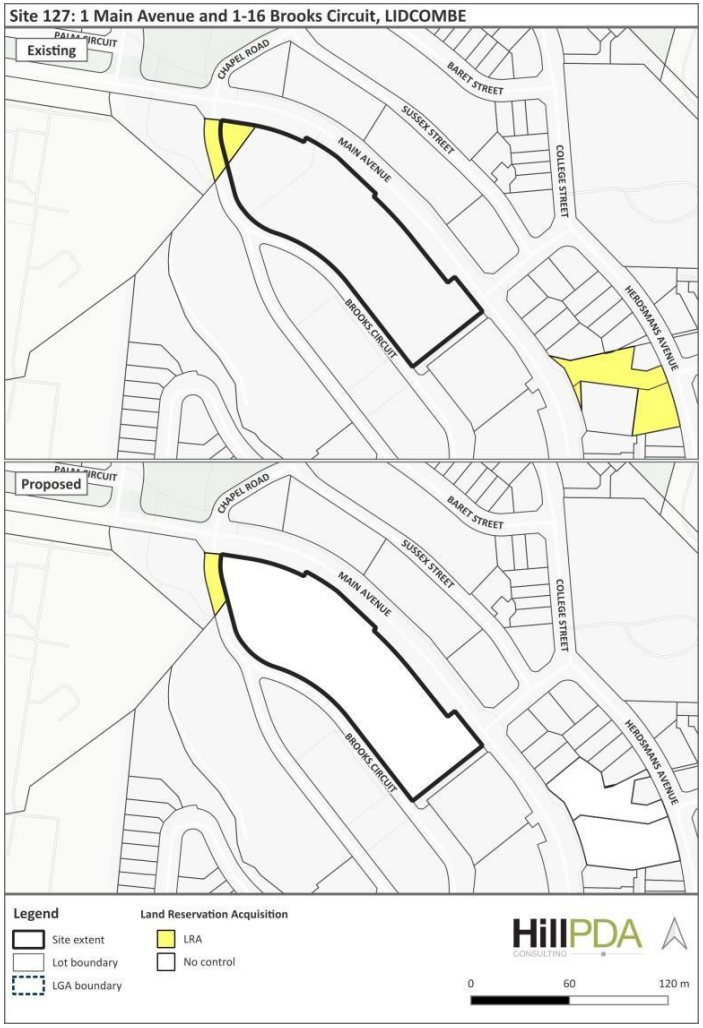

Site 121: 37-39 Tilba Street, BERALA
Existing
CAMBRIDGE STREET
TILBA STREET
Proposed
CAMBRIDGE STREET
TILBA STREET
Legend
Site extent
Lot boundary
LGA boundary
Land Reservation Acquisition
LRA
No control
HillPDA
CONSULTING
0
10
20 m


Site 122: 12 Octavia Street, TOONGABBIE
Existing
OCTAVIA STREET
AURELIA STREET
Proposed
OCTAVIA STREET
AURELIA STREET
Legend
Site extent
Lot boundary
LGA boundary
Land Reservation Acquisition
LRA
No control
HillPDA
CONSULTING
0
10
20 m


Site 123: 72-74 Toongabbie Road, TOONGABBIE
Existing
TOONGABBIE ROAD
TEAGUE STREET
Proposed
TOONGABBIE ROAD
TEAGUE STREET
Legend
Site extent
Lot boundary
LGA boundary
Land Reservation Acquisition
LRA
No control
HillPDA
CONSULTING
0
20
40 m


Site 125: 215 Merrylands Road, MERRYLANDS
Existing
MAIN LANE
MERRYLANDS ROAD
Proposed
MAIN LANE
MERRYLANDS ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land Reservation Acquisition
LRA
No control
HillPDA
CONSULTING
0
10
20 m


Site 126: 38-40 Main Avenue, LIDCOMBE
Existing
Proposed
MAIN AVENUE
HERDSMANS AVENUE
FARM ROAD
Legend
Site extent
Lot boundary
LGA boundary
Land Reservation Acquisition
LRA
No control
HillPDA
CONSULTING
0
30
60 m


Site 127: 1 Main Avenue and 1-16 Brooks Circuit, LIDCOMBE
Existing
Proposed
CHAPEL ROAD
BARET STREET
SUSSEX STREET
MAIN AVENUE
COLLEGE STREET
BROOKS CIRCUIT
HERDSMANS AVENUE
Legend
Site extent
Lot boundary
LGA boundary
Land Reservation Acquisition
LRA
No control
HillPDA
CONSULTING
0
60
120 m

## 4.6 Council lands to be reclassified

There are no existing and proposed LEP maps for council land to be reclassified. However, the site proposed to be reclassified, as per the table below, amends Schedule 4 of the Cumberland LEP 2021.

Table 20: Land proposed for reclassification only (6 sites)

| Item No. | Site Map No. | Street Address | Suburb | Legal description | Existing land zoning | Existing Land Classification | Proposed Land Classification |
|---|---|---|---|---|---|---|---|
| **239** | **72A** | 44A Benaud Place | Greystanes | Lot 17 DP 231034 | Reclassification to Operational land only (Existing zoning R2 | Community | Operational |
| **240** | **72B** | 44C Benaud Place | Greystanes | Lot 162 DP 746431 | Reclassification to Operational land only (Existing zoning R2) | Community | Operational |
| **172** | **99** | 203-211 Merrylands Road | Merrylands | Lot 1 DP 658197 | Reclassification to community land only (Existing zoning RE1) | Operational | Community |
| **173** | **99** | 203-211 Merrylands Road | Merrylands | Lot D DP 344249 | Reclassification to community land only (Existing zoning RE1) | Operational | Community |
| **174** | **99** | 213 Merrylands Road | Merrylands | Lot 18G DP 383945 | Reclassification to community land only (Existing zoning RE1) | Operational | Community |
| **241** | **115A** | Part of 179 Chisholm Road | Auburn | Lot A DP 401112 | Reclassification operational land only (Existing zoning RE1) | Community | Operational |

Table 21: Lands proposed for reclassification (operational to community) (with rezoning) – 12 sites.

| Item No | Site Map No. | Street Address | Suburb | Legal Description | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class |
|---|---|---|---|---|---|---|---|---|
| **12** | **112** | Killeen Street | Auburn | Lot 57 DP 6713 | R2 | RE1 | Operational | Community |
| **53** | **12** | 195 Targo Road | Girraween | Lot 28 DP 8768 | R3 | RE1 | Operational | Community |
| **74** | **14** | 40 Station Street | Guildford | Lot 29 Sec 2 DP 1647 | R3 | RE1 | Operational | Community |
| **75** | **14** | 42 Station Street | Guildford | Lot 28 Sec 2 DP 1647 | R3 | RE1 | Operational | Community |
| **76** | **14** | 44 Station Street | Guildford | Lot 27 Sec 2 DP 1647 | R3 | RE1 | Operational | Community |
| **77** | **14** | 46 Station Street | Guildford | Lot 26 Sec 2 DP 1647 | R3 | RE1 | Operational | Community |
| **119** | **86** | 29 Walter Street | Lidcombe | Lot 1 Sec 2 DP 1599 | R2 | RE1 | Operational | Community |

| Item No | Site Map No. | Street Address | Suburb | Legal Description | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class |
|---|---|---|---|---|---|---|---|---|
| **78** | **14** | 48 Station Street | Guildford | Lot 25 Sec 2 DP 1647 | R3 | RE1 | Operational | Community |
| **108** | **15** | Nyrang Street | Lidcombe | Lot 1 DP 213761 | E3 | RE1 | Operational | Community |
| **171** | **98** | 28-36 McFarlane Street | Merrylands | Lot 46 Sec A DP7916 | E2 | RE1 | Operational | Community |
| **222** | **13** | 18 Toongabbie Road | Toongabbie | Lot B DP 386836 | E1 | RE1 | Operational | Community |
| **223** | **13** | 20 Toongabbie Road | Toongabbie | Lot A DP 386836 | E1 | RE1 | Operational | Community |

Table 22: Lands proposed for reclassification (community to operational) (with rezoning) – 25 sites.

| Item No. | Site Map No. | Street Address | Suburb | Legal Description | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class |
|---|---|---|---|---|---|---|---|---|
| **238** | **116A** | 3 Arthur Street | Auburn | Lot 5 DP8800 | RE1 | R2 | Community | Operational |

| Item No. | Site Map No. | Street Address | Suburb | Legal Description | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class |
|---|---|---|---|---|---|---|---|---|
| **26** | **124** | 67-73 Edgar Street | Auburn | Lot 1 DP 112219 | RE1 | R2 | Community | Operational |
| **28** | **124** | 67-73 Edgar Street | Auburn | Lot 1 DP 742973 | RE1 | R2 | Community | Operational |
| **29** | **124** | 67-73 Edgar Street | Auburn | Lot 2 DP 742973 | RE1 | R2 | Community | Operational |
| **30** | **124** | 67-73 Edgar Street | Auburn | Lot 3 DP 742973 | RE1 | R2 | Community | Operational |
| **31** | **124** | 67-73 Edgar Street | Auburn | Lot 4 DP 742973 | RE1 | R2 | Community | Operational |
| **32** | **124** | 67-73 Edgar Street | Auburn | Lot 5 DP 742973 | RE1 | R2 | Community | Operational |
| **33** | **124** | 67-73 Edgar Street | Auburn | Lot 6 DP 742973 | RE1 | R2 | Community | Operational |
| **34** | **124** | 67-73 Edgar Street | Auburn | Lot 7 DP 742973 | RE1 | R2 | Community | Operational |
| **35** | **124** | 67-73 Edgar Street | Auburn | Lot 8 DP 742973 | RE1 | R2 | Community | Operational |

| Item No. | Site Map No. | Street Address | Suburb | Legal Description | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class |
|---|---|---|---|---|---|---|---|---|
| **36** | **124** | 67-73 Edgar Street | Auburn | Lot 15 DP 742973 | RE1 | R2 | Community | Operational |
| **37** | **124** | 67-73 Edgar Street | Auburn | Lot 16 DP 742973 | RE1 | R2 | Community | Operational |
| **38** | **124** | 67-73 Edgar Street | Auburn | Lot 17 DP 742973 | RE1 | R2 | Community | Operational |
| **39** | **124** | 67-73 Edgar Street | Auburn | Lot 18 DP 742973 | RE1 | R2 | Community | Operational |
| **40** | **124** | 67-73 Edgar Street | Auburn | Lot 19 DP 742973 | RE1 | R2 | Community | Operational |
| **41** | **124** | 68 Edgar Street | Auburn | Lot 41 DP 8800* | RE1 | R2 | Operational | No Change |
| **42** | **124** | 70 Edgar Street | Auburn | Lot 40 DP 8800 | RE1 | R2 | Community | Operational |
| **43** | **124** | 72 Edgar Street | Auburn | Lot 39 DP 8800 | RE1 | R2 | Community | Operational |
| **44** | **124** | 74 Edgar Street | Auburn | Lot 38 DP 8800 | RE1 | R2 | Community | Operational |
| **45** | **124** | Edgar Street | Auburn | Lot 32 DP 8800 | RE1 | R2 | Community | Operational |

| Item No. | Site Map No. | Street Address | Suburb | Legal Description | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class |
|---|---|---|---|---|---|---|---|---|
| **46** | **124** | Edgar Street | Auburn | Lot 33 DP 8800* | RE1 | R2 | Operational | No Change |
| **47** | **124** | Edgar Street | Auburn | Lot 34 DP 8800* | RE1 | R2 | Operational | No Change |
| **48** | **124** | Edgar Street | Auburn | Lot 35 DP 8800 | RE1 | R2 | Community | Operational |
| **49** | **124** | Edgar Street | Auburn | Lot 36 DP 8800 | RE1 | R2 | Community | Operational |
| **50** | **124** | Edgar Street | Auburn | Lot 37 DP 8800* | RE1 | R2 | Operational | No Change |

Note: * Lands at lots 34, 35, 37 and 41 of DP 8800 are currently classified as operational land (as per council's former repealed Auburn LEP 2000 (Amendment No.7) with no interests changed. The PP proposes to only change/discharge interests from the current classified operational land.

# Part 5 – Community consultation

The Planning Proposal will be subject to both early consultation and statutory consultation to:

- Inform and consult the Cumberland LGA community and relevant stakeholders about the Planning Proposal
- Provide evidence-based information to help the community and stakeholders make informed comments on the proposal
- Allow the community and relevant stakeholders sufficient time and opportunities to provide feedback

Following exhibition, feedback will be considered by Council and utilised to refine the proposal if appropriate.

## 5.1 Early consultation

Consistent with Cumberland Planning Proposal Notification Policy 2021, the Planning Proposal was publicly exhibited between 24 November 2025 to 15 December 2025 for 22 days as required for a standard LGA wide LEP.

Early consultation activities included:

- The draft planning proposal and supporting documents being made available on Council's Have Your Say page and in hard copy form in Council's libraries and customer service centres.
- All landowners and occupants of the affected and surrounding lots were notified for the proposal. Notification radius of 60m was applied by Council considering the nature and scale of this proposal.
- Public notice(s) in the relevant channels were published and promoted online via social media and Council e-news platforms.

## 5.2 Statutory exhibition

Should the PP proceed to Gateway, Council will exhibit the Planning Proposal accordingly as per the determination issued and consult with relevant public authorities as required. The statutory exhibition will involve the following engagement activities:

- Notification in accordance with statutory requirements.
- Written notification to affected and adjoining property owners.
- Dedicated webpage on Council's "Have Your Say" website.
- Written notification to public authorities listed in Section D, Item 11 above.

Council will also conduct a public hearing as required should the proposal proceeds to a Gateway Determination.

# Part 6 – Project timeline

The following timeline is indicative only and is based on the Planning Proposal being categorised as a standard 'Principle LEP'. Benchmark timeframes are indicated below, and these are working days.

*Table 23: Anticipated project timeline*

| Stage | Indicative timeline |
|---|---|
| **Pre-gateway** | |
| Draft PP considered by property committee meeting (internal) | October 2025 |
| Property committee reports meeting minutes to Council | October 2025 |
| Preliminary consultation of Planning Proposal | 24 November to 15 December 2025 |
| Report PP to Cumberland Local Planning Panel | 8 April 2026 |
| Report to Council (to endorse Planning Proposal for Gateway Submission) | May 2026 |
| Lodge Planning proposal with DPHI for Gateway Determination | June 2026 |
| Gateway Determination | July 2026 |
| **Post gateway** | |
| Post Exhibition work | 120 days |
| Public exhibition of Planning Proposal | 28 days |
| Assessment | 60 days |
| Public hearing conducted (if required) | 14 days |
| Planning Proposal reported to Council for final endorsement | 30 days |
| Finalisation and submit for Plan making | 10 days |
| Draft LEP amendments, maps finalized and LEP amendment notified | 70 days |

# Appendix A – Summary of previous Council resolutions

The Planning Proposal responds to recent resolutions of Cumberland City Council (Council). These resolutions are summarised in the table below.

*Table 24: Council resolutions*

| Council meeting date and resolutions | Detail |
|---|---|
| **20 March 2024** (Min.694 of item C03/24-489)<br><br>(Site Specific request) | Council received the Minutes of Property Committee meeting held on 4 March 2024 (reference C03/24-489) as Attachment 1.<br><br>This included Ref. Minute 061 of Item PC006/24 of Property Committee meeting which recommended amendments to properties below which is now included under the Cumberland open space planning proposal as resolved.<br><br>The Property Committee recommended that Council:<br><br>1. Not proceed with the proposed property acquisitions for 83-89 Frances Street and 6-8 Edith Street, Lidcombe, in response to landowner concerns; and<br><br>2. Progress the preparation of a planning proposal for 83-89 Frances Street and 6-8 Edith Street, Lidcombe, seeking to:<br>• Remove the proposed land acquisition of these sites for the purposes of open space, and<br>• Rezone the sites from RE1 Public Recreation to R3 Medium Density Residential, as provided for adjoining properties.<br><br>3. Pursue other options for the provision of open space for Lidcombe and provide a report back to the Committee in future.<br><br>Considering above, Council's meeting resolved below:<br><br>"That Council:<br><br>1. Receive the Minutes of the Cumberland Property Committee meeting held on 4 March 2024, and adopt the recommendations contained therein with the exception of Min.063 (Item PC008/24) and Min. 065 (Item PC010/24) which will be dealt with separately.<br><br>2. Include a copy of the resolutions of Council in the Minutes". |

| | |
|---|---|
| **1 May 2024**<br>Min. 734 of item C05/24-512)<br><br>(Site-specific request) | Council received the Minutes of Property Committee meeting held on 22 April 2024 (reference C05/24-512) as Attachment 1. This included Ref. Minute 076 of Item PC023/24 which recommended planning amendments to properties below which is currently included under the Cumberland open space planning proposal as resolved.<br><br>The Property Committee recommended that Council:<br><br>1. Not proceed with the proposed property acquisition for 309 Cumberland Road Auburn.<br><br>2. Endorse the preparation of a planning proposal seeking to:<br>• Remove the following sites for proposed land acquisition for the purposes of open space:<br>a. 309 Cumberland Rd Auburn<br>b. 311 Cumberland Rd Auburn<br>c. 313 Cumberland Rd Auburn<br>d. 33 Albert Rd Auburn<br>e. 30 Fraser St Auburn<br><br>• Propose to rezone the sites from RE1 Public Recreation to R2 Low Density Residential, as provided for adjoining properties.<br><br>Considering above, Council's meeting of 1 May 2024 resolved below:<br><br>"That Council:<br><br>1. Receive the Minutes of the Cumberland Property Committee meeting held on 22 April 2024, and adopt the recommendations contained therein with the exception of item PC026/24 which will be dealt with separately.<br><br>2. Include a copy of the resolutions of Council in the Minutes". |
| **18 June 2025**<br>(Min. 968 of Item C06/25-140)<br><br>(Site-specific request) | Council received the Minutes of the Property Committee meeting held on 2 June 2025 (reference C06/25-140) as Attachment 1.<br><br>This included Ref. **Minute 109 for Item PC017/25** of Property Committee Meeting, which recommended planning amendments below to 31 Cambridge Street, Lidcombe. This provision is now included under the Cumberland open space planning proposal as resolved.<br><br>The Property Committee recommended that Council: |

| | |
|---|---|
| | 1. Note the written request received on behalf of the landowners at 31 Cambridge Street, Lidcombe (Lot 11, Section 11, DP 1483).<br><br>2. Progress the preparation of a planning proposal for 31 Cambridge Street, Lidcombe seeking to:<br>• Rezone from RE1 Public Recreation to R2 Low Density Residential, and update associated planning controls for the site, and<br>• Remove the Land Acquisition Reservation (LRA) for purpose of local open space.<br><br>Considering above, Council's meeting of 18 June 2025 resolved below:<br><br>"That Council:<br><br>1. Receive the Minutes of the Cumberland Property Committee meeting held on 2 June 2025, and adopt the recommendations contained therein.<br>2. Include a copy of the resolutions of Council in the Minutes". |
| **18 June 2025** (Min. 968 of Item C06/25-140)<br><br>(Council resolves to prepare a LGA wide PP) | Council received the Minutes of the Property Committee meeting held on 2 June 2025 (reference C06/25-140) as Attachment 1.<br><br>This included Ref. **Minute 110** for **Item PC018/25** of Property Committee which recommended that:<br><br>"Council prepare a planning proposal that reviews land acquisition and open space requirements across the Cumberland LGA in response to site-specific requests and to ensure alignment with current strategies and plans".<br><br>"That Council:<br><br>1. Receive the Minutes of the Cumberland Property Committee meeting held on 2 June 2025, and adopt the recommendations contained therein.<br>2. Include a copy of the resolutions of Council in the Minutes". |

| | |
|---|---|
| **29 October 2025** (Min.1042 of Item PC034/25)<br><br>(The Cumberland Open space LGA wide PP prepared is reported and endorsed by council prior to preliminary consultation) | Council received the Property Committee meeting minutes held on 13 October 2025 (Item C10/25/204) as per Attachment 1.<br><br>This included Ref. Minute 128 of Item of PC034/25 Property Committee which referred to the LGA wide Cumberland Open Space Planning Proposal that recommended the following:<br><br>"That Council:<br>1. Endorse in-principle the proposed sites for inclusion in the planning proposal, as provided in Attachments 1 and 2, and as outlined in this report.<br><br>2. Endorse the planning proposal and supporting documentation, as provided in Attachment 3.<br><br>3. Endorse that the following activities are undertaken prior to a further report being considered by Council:<br>I. Early community consultation on the planning proposal<br>II. Refinements to the planning proposal (as required) following the review of submissions arising from early community consultation<br>III. Consideration of the planning proposal by the Cumberland Local Planning Panel.<br><br>4. Delegate to the General Manager the authorisation to make minor revisions to the planning proposal and supporting.<br>5. documentation, as necessary, following Council's deliberations to ensure the desired objectives and intended outcomes can be achieved."<br><br>Considering above, Council's meeting of 29 October 2025 resolved below:<br>Council resolved by Exception<br>"That Council adopt items C10/25-197, C10/25-198, C10/25-199, C10/25-201, C10/25-202, C10/25-203, **C10/25-204** and C10/25-214 on the Council Agenda as per the recommendations in the report". |

# Appendix B – List of sites to be included in the planning proposal

The Table overleaf includes and presents a detailed listing of each individual property and the specific amendments proposed.

| Item No | Site/Map No | Address / name | Title | Zone | | Minimum Lot Size | | Height of Buildings | | Floor Space ratio | | Classification | | Remove LRA | Ownership |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Current | Propose | Current | Proposed | Current | Proposed | Current | Proposed | Current | Proposed | | |
| | **AUBURN** | | | | | | | | | | | | | | |
| 1 | | 43 Karrabah Road | Lot 1 Sec 16 DP 939788 | R3 | RE1 | No control | No change | 9m | No HOB | 0.75:1 | No FSR | Community | n/a | n/a | Council |
| 2 | | 45 Karrabah Road | Lot 2 Sec 16 DP | R3 | RE1 | No control | No change | 9m | No HOB | 0.75:1 | No FSR | Community | n/a | n/a | Council |
| 3 | | 47 Karrabah Road | Lot 3 Sec 16 DP | R3 | RE1 | No control | No change | 9m | No HOB | 0.75:1 | No FSR | Community | n/a | n/a | Council |
| 4 | | 49 Karrabah Road | Lot 1 DP 1182664 | R3 | RE1 | No control | No change | 9m | No HOB | 0.75:1 | No FSR | Community | n/a | n/a | Council |
| 5 | 1 | 51 Karrabah Road | Lot 1 DP 175728 | R3 | RE1 | No control | No change | 9m | No HOB | 0.75:1 | No FSR | Community | n/a | n/a | Council |
| 6 | | | Lot 6 DP 75498 | R3 | RE1 | No control | No change | 9m | No HOB | 0.75:1 | No FSR | Community | n/a | n/a | Council |
| 7 | | 53 Karrabah Road | Lot 2 DP 1094958 | R3 | RE1 | No control | No change | 9m | No HOB | 0.75:1 | No FSR | Community | n/a | n/a | Council |
| 8 | | | Lot 1 DP 1094958 | R3 | RE1 | No control | No change | 9m | No HOB | 0.75:1 | No FSR | Community | n/a | n/a | Council |
| 9 | | 55 Karrabah Road | Lot 1 DP 75966 | R3 | RE1 | No control | No change | 9m | No HOB | 0.75:1 | No FSR | Community | n/a | n/a | Council |
| 10 | | | Lot 1 DP 175761 | R3 | RE1 | No control | No change | 9m | No HOB | 0.75:1 | No FSR | Community | n/a | n/a | Council |
| 11 | 82 | Chisholm Road | Lot 2 DP 1063022 | E4 | RE1 | 1500sqm | No MLS | No control | No change | 1:1 | No FSR | Community | n/a | n/a | Council |
| 12 | 112 | Killeen Street | Lot 57 DP 6713 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Operational | Community | n/a | Council |
| 13 | | 309 Cumberland Road | Lot 3 DP 35295 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |
| 14 | 113 | 311 Cumberland Road | Lot 2 DP 35295 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |
| 15 | | 313 Cumberland Road | Lot 1 DP 35295 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |
| 16 | | 33 Albert Road | Lot 5 DP 222599 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |
| 17 | | 1/36 Chestnut Road | Lot 1 SP 62550 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |
| 18 | | 2/36 Chestnut Road | Lot 2 SP 62550 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |
| 19 | 114 | 38 Chestnut Road | Lot 114 DP 1638 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |
| 20 | | 40 Chestnut Road | Lot 113 DP 1638 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |
| 21 | | 47 Pine Road | Lot 104 DP 1638 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |
| 241 | 115A | Part of 179 Chisholm Road | Lot A DP 401112 | RE1 | RE1 | No control | No change | No control | No change | No control | No change | Community | Operational | n/a | Council |
| 22 | 115 | 249 Chisholm Road | Lot A DP 411422 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |
| 23 | | 251 Chisholm Road | Lot A DP 445768 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |
| 24 | 116 | 1 Arthur Street | Lot 4 DP 8800 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |
| 238 | 116A | 3 Arthur Street | Lot 5 DP8800 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 25 | 117 | 4 Handley Street | Lot 4 DP 6338 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |
| 26 | | | Lot 1 DP 112219 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 27 | | | Lot 122 DP 742323 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Operational | n/a | n/a | Council |
| 28 | | | Lot 1 DP 742973 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 29 | | | Lot 2 DP 742973 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 30 | | | Lot 3 DP 742973 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 31 | | | Lot 4 DP 742973 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 32 | | | Lot 5 DP 742973 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 33 | | 67-73 Edgar Street | Lot 6 DP 742973 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 34 | | | Lot 7 DP 742973 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 35 | | | Lot 8 DP 742973 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 36 | | | Lot 15 DP 742973 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 37 | | | Lot 16 DP 742973 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 38 | 124 | | Lot 17 DP 742973 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 39 | | | Lot 18 DP 742973 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 40 | | | Lot 19 DP 742973 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 41 | | 68 Edgar Street | Lot 41 DP 8800 * | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Operational | Operational | n/a | Council |
| 42 | | 70 Edgar Street | Lot 40 DP 8800 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 43 | | 72 Edgar Street | Lot 39 DP 8800 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 44 | | 74 Edgar Street | Lot 38 DP 8800 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 45 | | Edgar Street | Lot 32 DP 8800 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 46 | | | Lot 33 DP 8800 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 47 | | | Lot 34 DP 8800* | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Operational | Operational | n/a | Council |
| 48 | | | Lot 35 DP 8800* | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Operational | Operational | n/a | Council |
| 49 | | | Lot 36 DP 8800 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Community | Operational | n/a | Council |
| 50 | | | Lot 37 DP 8800* | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | Operational | Operational | n/a | Council |
| | **BERALA** | | | | | | | | | | | | | | |
| 51 | 121 | 37 Tilba Street | Lot Z DP 409484 | RE1 | R3 | No control | No change | No control | 9m | No control | 0.75:1 | **n/a** | **n/a** | Yes | **Private** |
| 52 | | 39 Tilba Street | Lot Y DP 409484 | RE1 | R3 | No control | No change | No control | 9m | No control | 0.75:1 | **n/a** | **n/a** | Yes | **Private** |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **GIRRAWEEN** | | | | | | | | | | | | | | |
| 53 | 12 | 195 Targo Road | Lot 28 DP 8768 | R3 | RE1 | 900sqm | No MLS | 9m | No HOB | 0.7:1 | No FSR | Operational | Community | n/a | Council |
| 54 | 16 | Targo Road | Lot 4 DP 546873 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 55 | 17 | 48P Oramzi Road | Lot 43 DP 1107063 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 56 | 18 | 81Oramzi Road | Lot 290 DP 8768 | R3 | RE1 | 900sqm | No MLS | 9m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| 57 | 19 | Palm Street | Lot 17 DP 240703 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 58 | | 14 Mardi Street | Lot 4 DP 226482 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 59 | 20 | 182 Girraween Road | Lot 1 DP 226482 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 60 | | 33 Mardi Street | Lot 12 DP 226482 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| | **GREYSTANES** | | | | | | | | | | | | | | |
| 61 | 21 | 77 Lance Crescent | Lot 47 DP 236404 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 62 | 22 | White Gum Place | Lot 61DP 845448 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 63 | 23 | 60 Forest Gum Place | Lot 60 DP 845448 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 64 | 24 | 61Gerald Street | Lot 14 DP 31285 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 65 | | | Lot 33 DP 31285 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 66 | 25 | 2-4 Royal Place | Lot 17 DP 224902 | R2 | RE1 | 450sqm | No MLS | No control | No change | No control | No change | Community | n/a | n/a | Council |
| 67 | 26 | 16 Bogan Street | Lot 22 DP 240929 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 68 | 27 | 9- 13 Ettalong Road | Lot 2 DP 619940 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 69 | 28 | 20 Carnation Street | Lot 55 DP 229856 | E1 | RE1 | No control | No change | No control | No change | No control | No change | Community | n/a | n/a | Council |
| 70 | | 32 Carnation Street | Lot 49 DP 229856 | E1 | RE1 | No control | No change | No control | No change | No control | No change | Community | n/a | n/a | Council |
| 71 | 72 | 1Bradman Street | Lot 11DP 228137 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 239 | 72A | 44A Benaud Place | Lot 17 DP 231034 | R2 | R2 | 450sqm | No change | 9m | No change | No control | No change | Community | Operational | n/a | Council |
| 240 | 72B | 44C Benaud Place | Lot 162 DP 746431 | R2 | R2 | 450sqm | No change | 9m | No change | No control | No change | Community | Operational | n/a | Council |
| 72 | 101 | 36 Munro Street | Lot 51DP 238643 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 73 | 102 | 71Munro Street | Lot 103 DP 238643 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| | **GUILDFORD** | | | | | | | | | | | | | | |
| 74 | | 40 Station Street | Lot 29 Sec 2 DP 1647 | R3 | RE1 | 550sqm | No MLS | 11m | No HOB | 0.6:1 | No FSR | Operational | Community | n/a | Council |
| 75 | | 42 Station Street | Lot 28 Sec 2 DP 1647 | R3 | RE1 | 550sqm | No MLS | 11m | No HOB | 0.6:1 | No FSR | Operational | Community | n/a | Council |
| 76 | 14 | 44 Station Street | Lot 27 Sec 2 DP 1647 | R3 | RE1 | 550sqm | No MLS | 11m | No HOB | 0.6:1 | No FSR | Operational | Community | n/a | Council |
| 77 | | 46 Station Street | Lot 26 Sec 2 DP 1647 | R3 | RE1 | 550sqm | No MLS | 11m | No HOB | 0.6:1 | No FSR | Operational | Community | n/a | Council |
| 78 | | 48 Station Street | Lot 25 Sec 2 DP 1647 | R3 | RE1 | 550sqm | No MLS | 11m | No HOB | 0.6:1 | No FSR | Operational | Community | n/a | Council |
| 79 | 29 | Murdock Street | Lot B DP 338665 | R3 | RE1 | 200sqm | No MLS | 9m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| 80 | 30 | 2 San Remo Place | Lot Z DP 30971 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 81 | 31 | 83 Cardigan Street | Lot 34 Sec 3 DP 734 | R4 | RE1 | 900sqm | No MLS | 15m | No HOB | 1.2:1 | No FSR | Community | n/a | n/a | Council |
| 82 | 32 | 44 Bangor Street | Lot 25 Sec 13 DP 734 | R3 | RE1 | 200sqm | No MLS | 9m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| 83 | 33 | 52 Berwick Street | Lot 18 Sec 14 DP 734 | R3 | RE1 | 200sqm | No MLS | 9m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| 84 | 34 | 18P George Street | Lot 4 DP 255191 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 85 | | | Lot 105 DP 252056 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 86 | 35 | 7 Carrington Road | Lot 5 DP 211200 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 87 | 36 | 29 Allison Road | Lot 9 DP 1143055 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 88 | 75 | 46 Eve Street | Lot 1DP 626900 | R3 | RE1 | 550sqm | No MLS | 11m | No HOB | 0.6:1 | No FSR | Community | n/a | n/a | Council |
| 89 | | | Lot 2 DP 626900 | R3 | RE1 | 550sqm | No MLS | 11m | No HOB | 0.6:1 | No FSR | Community | n/a | n/a | Council |
| | **GUILDFORD WEST** | | | | | | | | | | | | | | |
| 90 | | 34 Fairfield Road | Lot 2 DP 542462 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 91 | 37 | 38A Fairfield Road | Lot 1 DP 220787 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 92 | | | Lot 3 DP 220787 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 93 | | 94P Albert Street | Lot 21 DP 558242 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 94 | 38 | 558 Guildford Road | Lot 1 DP 524591 | R3 | RE1 | 200sqm | No MLS | No control | No change | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| | **HOLROYD** | | | | | | | | | | | | | | |
| 95 | 40 | 6P Robert Street | Lot 6 RO 248020 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 96 | 41 | Crescent Street | Lot 5 DP 1168481 | E3 | RE1 | No control | No change | 15m | No HOB | 1:1 | No FSR | Community | n/a | n/a | Council |

| | LIDCOMBE | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 97 | 2 | Farm Road | Lot 6110 DP 1179760 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 98 | 3 | 6 Tallowwood Avenue | Lot 6499 DP 1182327 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 99 | 4 | Brooks Circuit | Lot 821 DP 1150164 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 100 | | | Lot 820 DP 1150164 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 101 | 5 | Chapel Road | Lot 801 DP 1150164 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 102 | 6 | Betty Cuthbert Drive | Lot 86 DP 1092836 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 103 | 7 | Turpentine Park Turpentine P | Lot 3312 DP 1132055 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 104 | 8 | Entrance Park Main Avenue | Lot 816 DP 1150164 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 105 | 9 | Peden Park Betty, Cuthbert Dri | Lot 100 DP 1139471 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 106 | 10 | Bud Greenspan Circuit | Lot 55 DP 1016757 | R3 | RE1 | No control | No change | 9m | No HOB | 0.75:1 | No FSR | Community | n/a | n/a | Council |
| 107 | 11 | Central Park, Botanica Drive | Lot 41 DP 1089707 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 108 | 15 | Nyrang Street | Lot 1 DP 213761 | E3 | RE1 | 1500sqm | No MLS | No control | No change | 1:1 | No FSR | Operational | Community | n/a | Council |
| 109 | 76 | East Street | Lot 65 DP 35510 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 110 | 77 | Joseph Street & Botanica Drive | Lot 21 DP 1086687 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 111 | | | Lot 3549 DP 1145998 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 112 | 78 | Ironbark Crescent | Lot 30 DP 1086687 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 113 | 79 | Lakeview Crescent Park | Lot 16 DP 1074086 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 114 | | Grevillea Crescent Park | Lot 17 DP 1074086 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 115 | | Joseph Street | Lot 13 DP 1074086 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 116 | 80 | Joseph Street | Lot 14 DP 1074086 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 117 | | Main Avenue | Lot 79 DP 1097193 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 118 | | Joseph Street | Lot 82 DP 1139415 | R3 | RE1 | Cl 4.1 of CLEP | No MLS | 9m | No HOB | 0.5:1 | No FSR | Community | n/a | n/a | Council |
| 119 | 86 | 29 Water Street | Lot 1 Sec 2 DP 1599 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Operational | Community | n/a | Council |
| 120 | | 6 Taylor Street | Lot A DP 163069 | E1 | RE1 | No control | No change | 32m | No HOB | 5:1 | No FSR | Community | n/a | n/a | Council |
| 121 | 97 | | Lot 463 DP 752036 | E1 | RE1 | No control | No change | 32m | No HOB | 5:1 | No FSR | Community | n/a | n/a | Council |
| 122 | | | Lot A DP 163167 | E1 | RE1 | No control | No change | 32m | No HOB | 5:1 | No FSR | Community | n/a | n/a | Council |
| 123 | | 6 Edith Street | Lot 12 DP 7893 | RE1 | R3 | No control | No change | No change | 9m | No control | 0.75:1 | **n/a** | **n/a** | Yes | **Private** |
| 124 | | 8 Edith Street | Lot 11 DP 7893 | RE1 | R3 | No control | No change | No change | 9m | No control | 0.75:1 | **n/a** | **n/a** | Yes | **Private** |
| 125 | 118 | 83 Frances Street | Lot 7 DP 7893 | RE1 | R3 | No control | No change | No change | 9m | No control | 0.75:1 | **n/a** | **n/a** | Yes | **Private** |
| 126 | | 85 Frances Street | Lot 8 DP 7893 | RE1 | R3 | No control | No change | No change | 9m | No control | 0.75:1 | **n/a** | **n/a** | Yes | **Private** |
| 127 | | 87 Frances Street | Lot 9 DP 7893 | RE1 | R3 | No control | No change | No change | 9m | No control | 0.75:1 | **n/a** | **n/a** | Yes | **Private** |
| 128 | | 89 Frances Street | Lot 10 DP 7893 | RE1 | R3 | No control | No change | No change | 9m | No control | 0.75:1 | **n/a** | **n/a** | Yes | **Private** |
| 129 | 119 | 2 Neville Street | Lot 1 DP 948405 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |
| 130 | 120 | 31 Cambridge Street | Lot 11 Sec 11 DP 1493 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |
| 131 | 126 | 38 Main Avenue | Lot 11 DP 1277308 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 132 | | 40 Main Avenue | Lot 1 DP 1190600 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 142 | | 1 Main Avenue | Lot 10 SP88160 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 133 | | 1 Brooks Circuit | Lot 1 SP88160 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 134 | | 2 Brooks Circuit | Lot 2 SP88160 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 135 | | 3 Brooks Circuit | Lot 3 SP88160 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 136 | | 4 Brooks Circuit | Lot 4 SP88160 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 137 | | 5 Brooks Circuit | Lot 5 SP88160 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 138 | | 6 Brooks Circuit | Lot 6 SP88160 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 139 | | 7 Brooks Circuit | Lot 7 SP88160 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 140 | 127 | 8 Brooks Circuit | Lot 8 SP88160 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 141 | | 9 Brooks Circuit | Lot 9 SP88160 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 143 | | 10 Brooks Circuit | Lot 11 SP88160 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 144 | | 11 Brooks Circuit | Lot 12 SP88160 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 145 | | 12 Brooks Circuit | Lot 13 SP88160 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 146 | | 13 Brooks Circuit | Lot 14 SP88160 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 147 | | 14 Brooks Circuit | Lot 17 SP89608 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 148 | | 15 Brooks Circuit | Lot 18 SP89608 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| 149 | | 16 Brooks Circuit | Lot 16 SP89608 | R3 | R3 | Cl 4.1 of CLEP | No change | 9m | No change | 0.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **MERRYLANDS** | | | | | | | | | | | | | | |
| 150 | 42 | 4 Newman Street | Lot 10B DP364655 | R4 | RE1 | 900sqm | No MLS | 15m | No HOB | 1.2:1 | No FSR | Community | n/a | n/a | Council |
| 151 | | 6 Newman Street | Lot 1 DP 200274 | R4 | RE1 | 900sqm | No MLS | 15m | No HOB | 1.2:1 | No FSR | Community | n/a | n/a | Council |
| 152 | 43 | Myee Street | Lot 4 DP 236725 | R3 | RE1 | 900sqm | No MLS | 9m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| 153 | | 85P Clarence Street | Lot 2 DP 529271 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 154 | | 97P Lockwood Street | Lot 21 Sec B DP | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 155 | | | Lot 48 Sec B DP 977093 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 156 | 44 | 98P Lockwood Street | Lot 1 DP 529271 | Part R2 & Part R3 | RE1 | 900sqm (for R2 part) & 450sqm (for R3 part) | No MLS | 9m | No HOB | No control (for R2 part) & 0.7:1 (for | No FSR | Community | n/a | n/a | Council |
| 157 | 45 | 9 Lois Place | Lot 9 DP 249044 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 158 | 46 | 45 Manchester Street | Lot 46 Sec 2 DP 5714 | R4 | RE1 | 900sqm | No MLS | 15m | No HOB | 1.2:1 | No FSR | Community | n/a | n/a | Council |
| 159 | 47 | 22 Davison Street | Lot 15 DP 801965 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 160 | 48 | 29-31 Charlotte Street | Lot 1 DP 537414 | R3 | RE1 | 200sqm | No MLS | 9m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| 161 | | | Lot 2 DP 537414 | R3 | RE1 | 200sqm | No MLS | 9m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| 162 | 81 | 4P Hillier Street | Lot 12 DP 525059 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 163 | | | Lot 3 DP 510840 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 164 | 88 | 65 Neil Street | Lot 29 Sec C DP 7916 | R4 | RE1 | 900sqm | No MLS | 15m | No HOB | 1.2:1 | No FSR | Community | n/a | n/a | Council |
| 165 | 89 | 59 Shannon Avenue | Lot 37 DP 235266 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 166 | 90 | 14 Oxford Street | Lot 11 DP 578933 | R4 | RE1 | 900sqm | No MLS | 15m | No HOB | 1.2:1 | No FSR | Community | n/a | n/a | Council |
| 167 | 92 | 22 Belmont Street | Lot 16 Sec 2 DP 1857 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 168 | | | Lot 17 Sec 2 DP 1857 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 169 | 93 | 88 Belmont Street | Lot 411 DP 552807 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 170 | 94 | 33 Leigh Street | Lot 3 DP 240696 | R3 | RE1 | 200sqm | No MLS | 9m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| 171 | 98 | 28-36 McFarlane Street | Lot 46 Sec A DP7916 | E2 | RE1 | No control | No change | Part 14m & part 77m | No HOB | Part 2.8:1 & | No FSR | Operational | Community | n/a | Council |
| 172 | | 203-211 Merrylands Road | Lot 1 DP 658197 | RE1 | RE1 | No control | No change | No control | No change | No control | No change | Operational | Community | n/a | Council |
| 173 | 99 | | Lot D DP 344249 | RE1 | RE1 | No control | No change | No control | No change | No control | No change | Operational | Community | n/a | Council |
| 174 | | 213 Merrylands Road | Lot 18G DP 383945 | RE1 | RE1 | No control | No change | No control | No change | No control | No change | Operational | Community | n/a | Council |
| 175 | 125 | 215 Merrylands Road | Lot 13 DP 1210565 | E2 | E2 | No control | No change | 77m | No change | 7.5:1 | No change | **n/a** | **n/a** | Yes | **Private** |
| | **MERRYLANDS WEST** | | | | | | | | | | | | | | |
| 176 | 49 | Ruth Street | Lot 1A DP 419169 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No FSR | Community | n/a | n/a | Council |
| 177 | 50 | 5 Arcadia Street | Lot 1 DP 220890 | R4 | RE1 | 900sqm | No MLS | 15m | No HOB | 1.2:1 | No FSR | Community | n/a | n/a | Council |
| 178 | | | Lot 2 DP 220890 | R4 | RE1 | 900sqm | No MLS | 15m | No HOB | 1.2:1 | No FSR | Community | n/a | n/a | Council |
| 179 | 51 | 11 Arcadia Street | Lot 1 DP 311515 | R4 | RE1 | 900sqm | No MLS | 15m | No HOB | 1.2:1 | No FSR | Community | n/a | n/a | Council |
| 180 | 52 | 2 Todd Street | Lot 20 Sec G DP2733 | R4 | RE1 | 900sqm | No MLS | 15m | No HOB | 1.2:1 | No FSR | Community | n/a | n/a | Council |
| 181 | 53 | 48 Arthur Street | Lot 17 Sec E DP 2733 | R4 | RE1 | 900sqm | No MLS | 15m | No HOB | 1.2:1 | No FSR | Community | n/a | n/a | Council |
| 182 | 54 | 29P Barcom Street | Lot 2 DP 205020 | R3 | RE1 | 200sqm | No MLS | 9m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| 183 | | 31 Cusack Street | Lot 3 DP 223067 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 184 | 95 | | Lot 4 DP 223067 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 185 | | 36 Cusack Street | Lot 3 DP 808761 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 186 | | 129P Fowler Road | Lot 3 DP 214510 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 187 | | 151P Fowler Road | Lot 1 DP 534678 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 188 | | 155P Fowler Road | Lot 21 DP 553742 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 189 | | 157P Fowler Road | Lot 1 DP 236170 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 190 | 96 | 161P Fowler Road | Lot 3 DP 510695 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 191 | | 163P Fowler Road | Lot 1 DP 808084 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 192 | | 167P Fowler Road | Lot 2 DP 572657 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 193 | | 16P Bowden Street | Lot 3 DP 514016 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 194 | | 20P Bowden Street | Lot 23 DP 562206 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |

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| | **PEMULWUY** | | | | | | | | | | | | | | |
| 195 | **104** | 81 Naying Drive | Lot 3079 DP 1068163 | R3 | RE1 | 300sqm | No MLS | 12.5m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| 196 | **105** | 199R Driftway Drive | Lot 2002 DP 1149384 | R3 | RE1 | 300sqm | No MLS | 10m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| 197 | **106** | 15 Durawi Street | Lot 500 DP 1151738 | R3 | RE1 | 300sqm | No MLS | 10m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| 198 | **107** | 61 Nijong Drive | Lot 432 DP 1136588 | R3 | RE1 | 300sqm | No MLS | 10m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| 199 | **108** | 52P Nijong Drive | Lot 4003 DP 1151984 | R4 | RE1 | 900sqm | No MLS | 12.5m | No HOB | 0.85:1 | No FSR | Community | n/a | n/a | Council |
| 200 | **109** | 26P Grazier Circuit | Lot 2036 DP 1110142 | R3 | RE1 | 300sqm | No MLS | 9m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| 201 | **110** | 166 Driftway Drive | Lot 133 DP 1061621 | R3 | RE1 | 300sqm | No MLS | 12.5m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| 202 | **111** | 39 Naying Drive | Lot 4095 DP 1081249 | R3 | RE1 | 300sqm | No MLS | 12.5m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| | **PENDLE HILL** | | | | | | | | | | | | | | |
| 203 | **55** | 10A MacKlin Street | Lot 14 DP 29336 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 204 | | | Lot 15 DP 29336 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 205 | **56** | 5A Daley Street | Lot 27 DP 203157 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 206 | | | Lot 28 DP 203157 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 207 | **57** | 2 Frederick Street | Lot 10 DP 216135 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 208 | **58** | 14 Boyne Avenue | Lot 13 DP 206506 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 209 | | | Lot 14 DP 206506 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 210 | **59** | 8 Goodall Street | Lot 64 DP 14088 | R4 | RE1 | 900sqm | No MLS | 15m | No HOB | 1.2:1 | No FSR | Community | n/a | n/a | Council |
| 211 | | 10 Goodall Street | Lot 65 DP 14088 | R4 | RE1 | 900sqm | No MLS | 15m | No HOB | 1.2:1 | No FSR | Community | n/a | n/a | Council |
| | **SOUTH GRANVILLE** | | | | | | | | | | | | | | |
| 212 | **73** | 1B Mackay Road | Lot 3 DP 213194 | R2 | RE1 | 550sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 213 | **74** | 4B Banksia Street | Lot 5 DP 719042 | R2 | RE1 | 550sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| | **SOUTH WENTWORTHVILLE** | | | | | | | | | | | | | | |
| 214 | **61** | 20P Richmond Street | Lot 692 DP 11653 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 215 | **62** | 3 Paul Crescent | Lot 14 DP 31065 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 216 | | | Lot 15 DP 31065 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 217 | **63** | 5 Irrigation Road | Lot 17 DP 212626 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 218 | **83** | 17P Finlayson Street | Lot 694 DP 11653 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 219 | **84** | 9P Allen Street | Lot 693 DP 11653 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 220 | **85** | 26 Wirralee Street | Lot 47B DP 400135 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 221 | **87** | 57H Boronia Street | Lot 5 DP 28623 | R3 | RE1 | 900sqm | No MLS | 9m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| | **TOONGABBIE** | | | | | | | | | | | | | | |
| 222 | **13** | 18 Toongabbie Road | Lot B DP 386836 | E1 | RE1 | No control | No change | 17m | No HOB | 2:1 | No FSR | Operational | Community | n/a | Council |
| 223 | | 20 Toongabbie Road | Lot A DP 386836 | E1 | RE1 | No control | No change | 17m | No HOB | 2:1 | No FSR | Operational | Community | n/a | Council |
| 224 | **103** | 125 Toongabbie Road | Lot 229 DP 11508 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| 225 | **122** | 12 Octavia Street | Lot 184 DP 11508 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |
| 226 | **123** | 72 Toongabbie Road | Lot 2 DP 231623 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |
| 227 | | 74 Toongabbie Road | Lot 1 DP 231623 | RE1 | R2 | No control | 450sqm | No control | 9m | No control | No change | **n/a** | **n/a** | Yes | **Private** |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **WENTWORTHVILLE** | | | | | | | | | | | | | | |
| **228** | **60** | 58A Fullagar Road | Lot 2 DP 867703 | R4 | RE1 | 900sqm | No MLS | 15m | No HOB | 1.2:1 | No FSR | Community | n/a | n/a | Council |
| | **WESTMEAD** | | | | | | | | | | | | | | |
| **229** | **64** | 18 Pye Street | Lot A DP 160032 | R3 | RE1 | 900sqm | No MLS | 9m | No HOB | 0.7:1 | No FSR | Community | n/a | n/a | Council |
| **230** | **65** | 22A Church Avenue | Lot 53A DP 35587 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| **231** | **66** | 74P Hawkesbury Road | Lot 1 DP 502834 | E1 | RE1 | No control | No change | 17m | No HOB | 2:1 | No FSR | Community | n/a | n/a | Council |
| **232** | **67** | 69 Amos Street | Lot 16 DP 11412 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| **233** | **68** | 63 Good Street | Lot 1 DP 13463 | R4 | RE1 | 900sqm | No MLS | 15m | No HOB | 1.2:1 | No FSR | Community | n/a | n/a | Council |
| | **WOODPARK** | | | | | | | | | | | | | | |
| **234** | **69** | 27 Sandra Street | Lot 3 DP 507247 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| **235** | | | Lot 9 DP 213674 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| **236** | **70** | 15- 19 Martin Crescent | Lot 10 DP 213674 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |
| **237** | | | Lot 6 DP 230783 | R2 | RE1 | 450sqm | No MLS | 9m | No HOB | No control | No change | Community | n/a | n/a | Council |

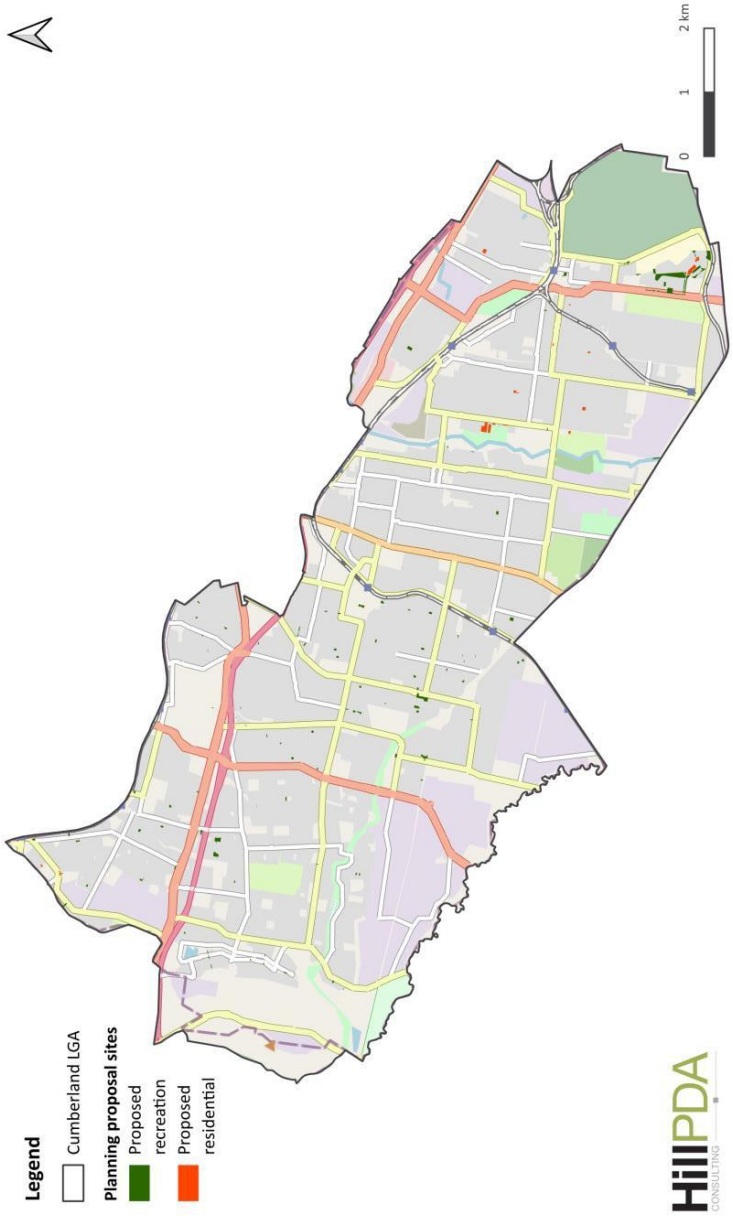
* Note: lands are already classified as operational land under former repealed Auburn LEP 2000 (Amendment No.7)

# Appendix C – Map overview of planning proposal changes

Map providing the spatial location of the sites proposed to be part of this Planning Proposal are included in one Figure below.

The map is then broken down into suburbs to provide a closer view of the properties to be amended to residential or open space zonings.

*Figure 2: Overview - Land to which this Planning Proposal applies*



A closer view of the different areas of the properties affected are included in the figures below. The Figures are outlined in alphabetical order.

*Figure 3: Auburn North*



*Figure 4: Auburn South*

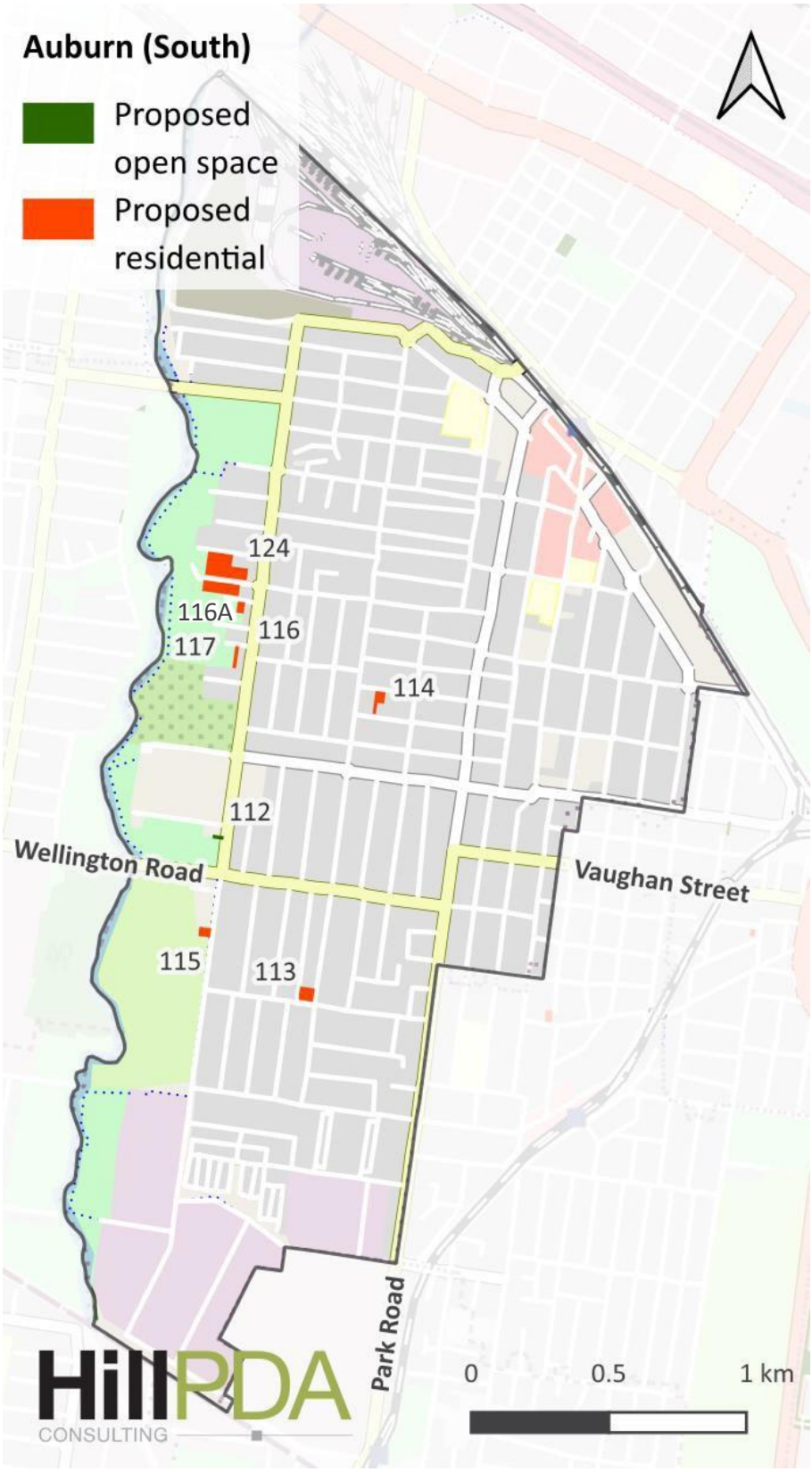


*Figure 5: Berala*

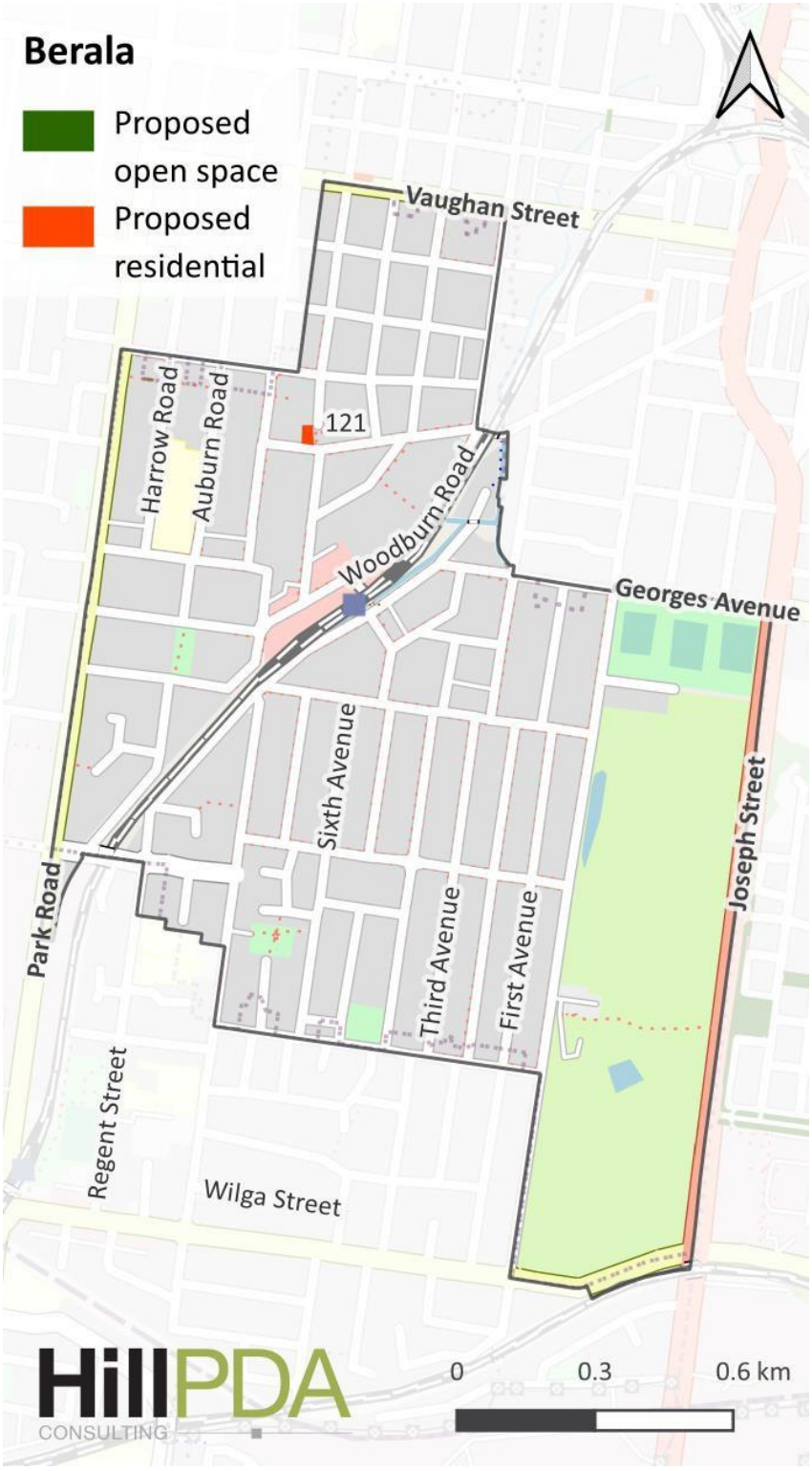


Figure 6 : Girraween - Toongabbie

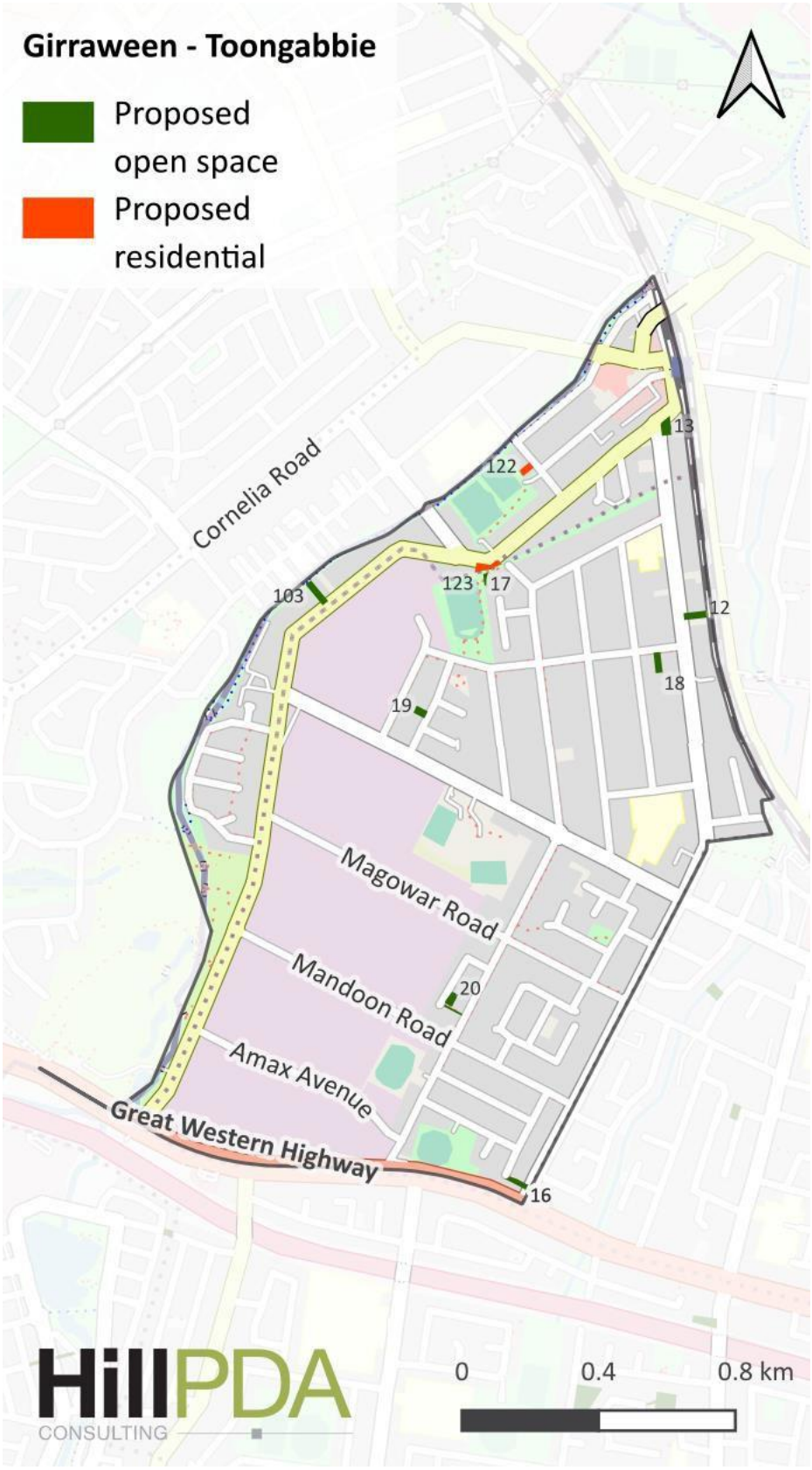


*Figure 7: Greystanes*

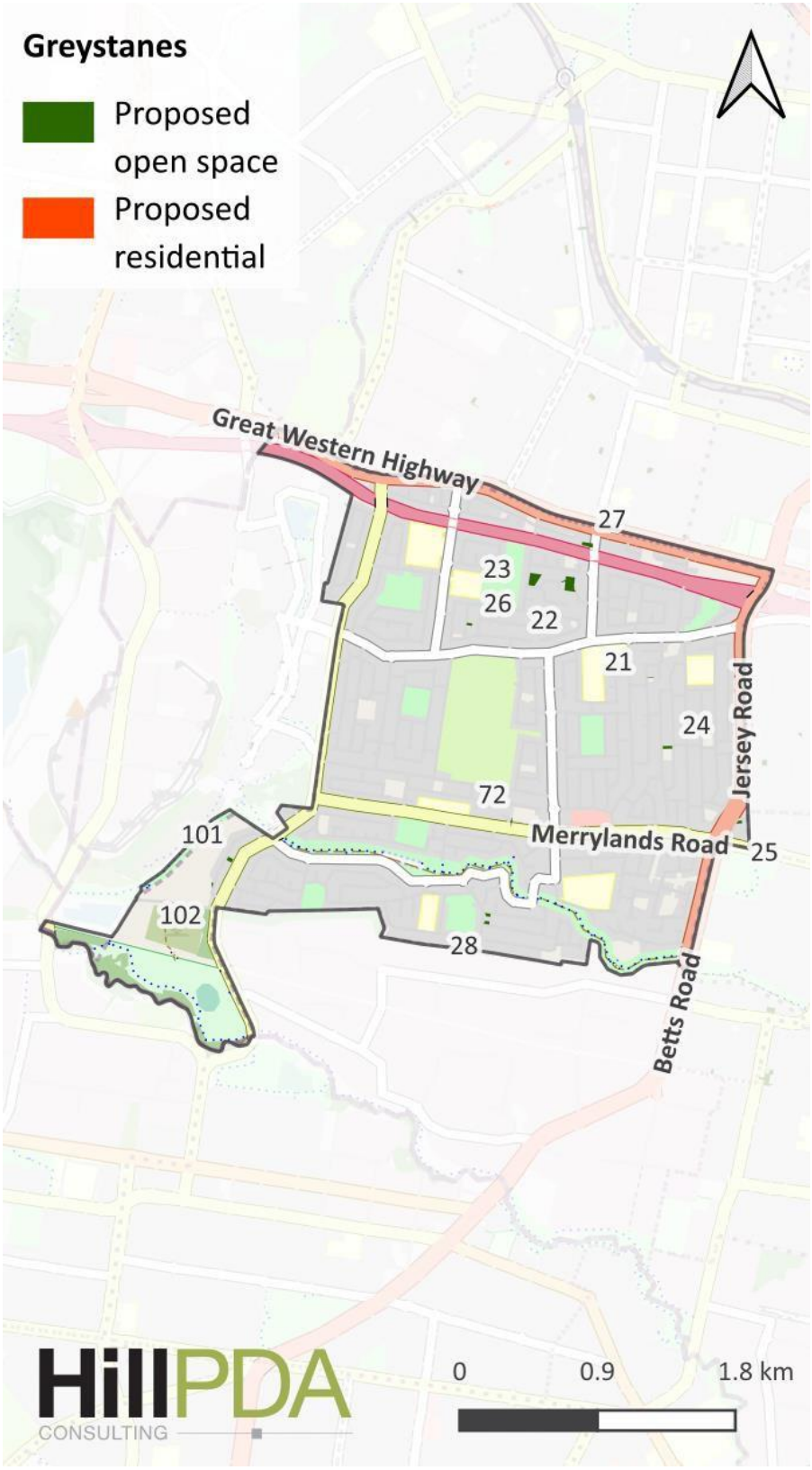


*Figure 8: Guildford (East)*



*Figure 9: Guildford West - Yennora*

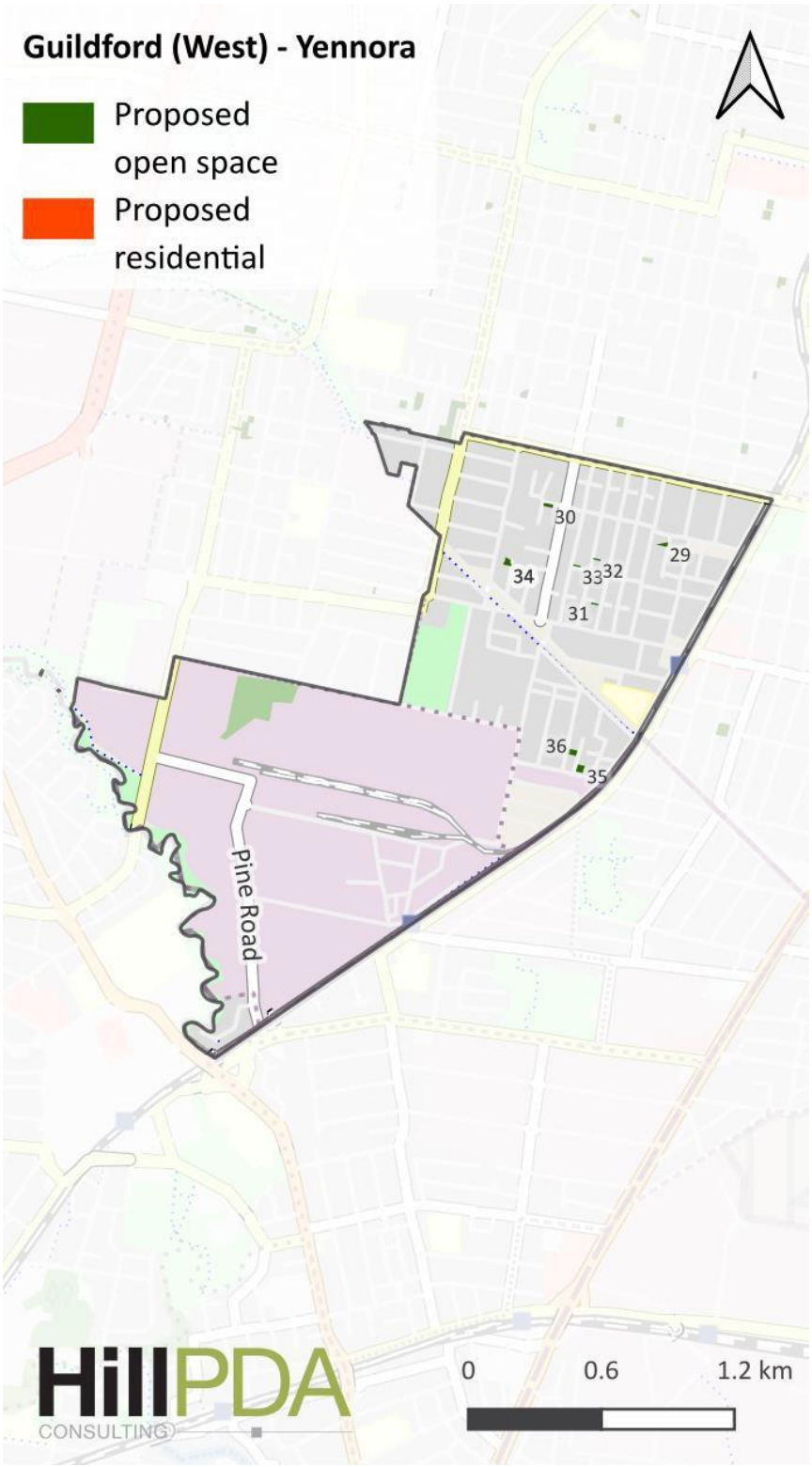


*Figure 10: Guildford West – Woodpark - Smithfield*

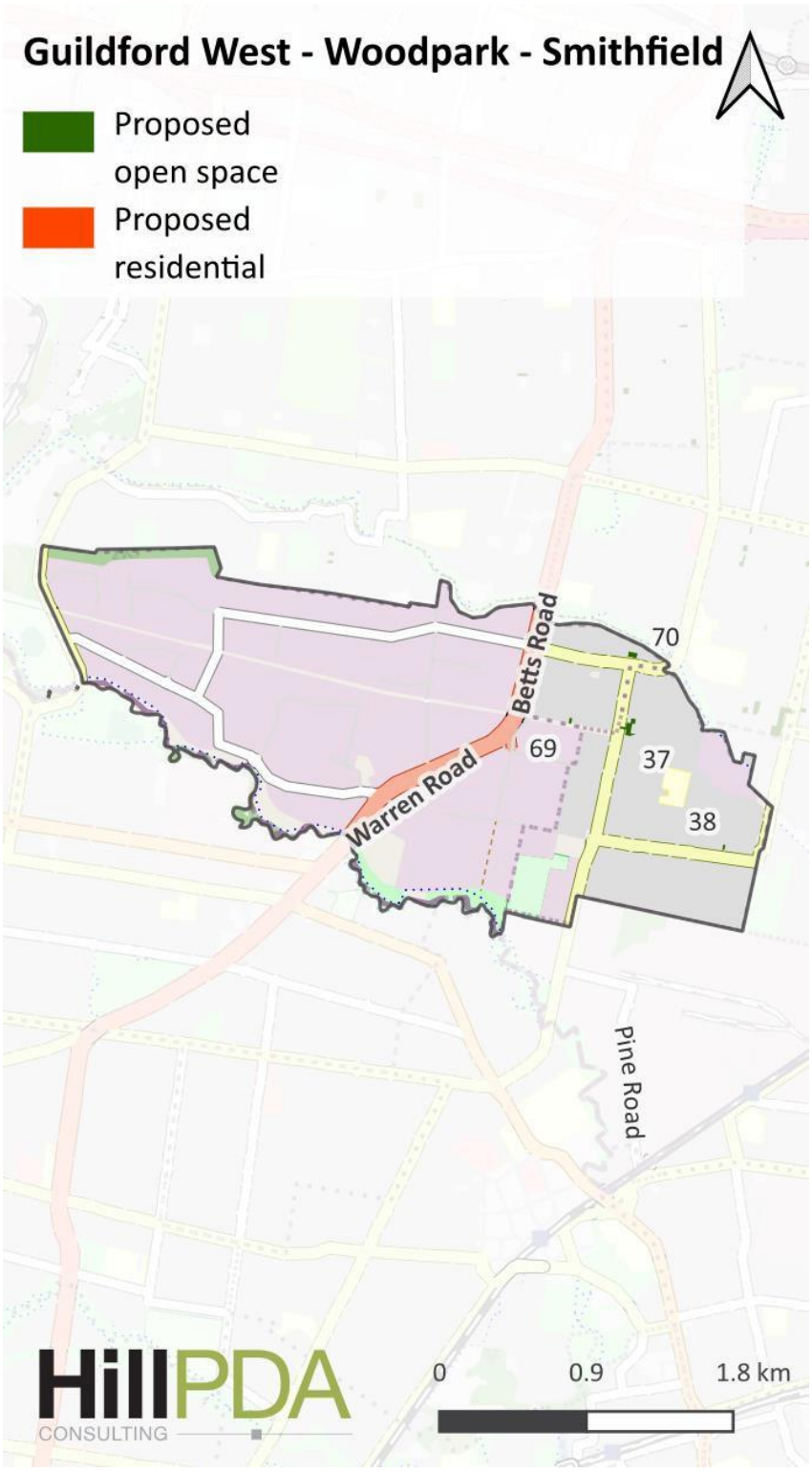


*Figure 11: Lidcombe (North)*

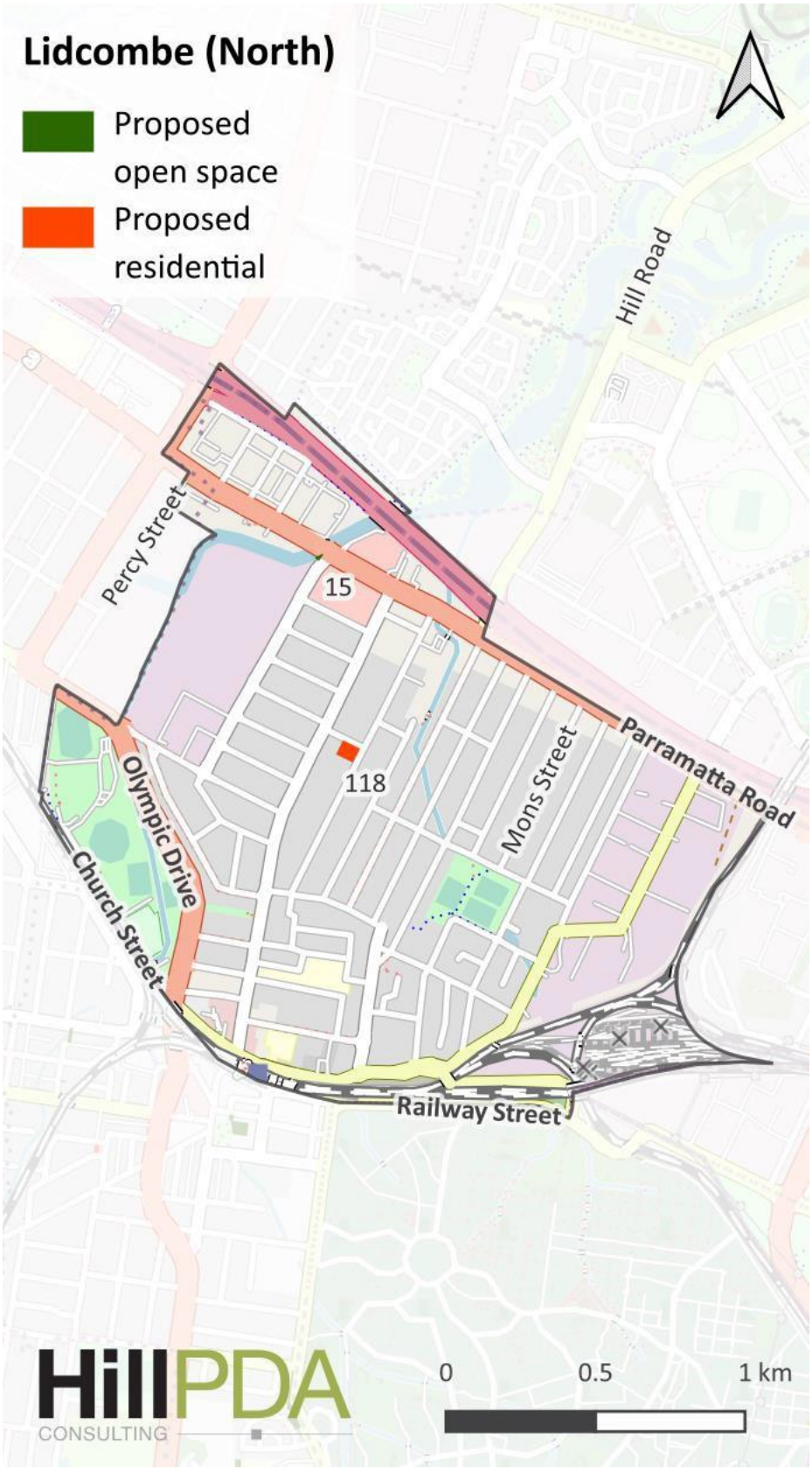


*Figure 12: Lidcombe (South) - Rookwood*

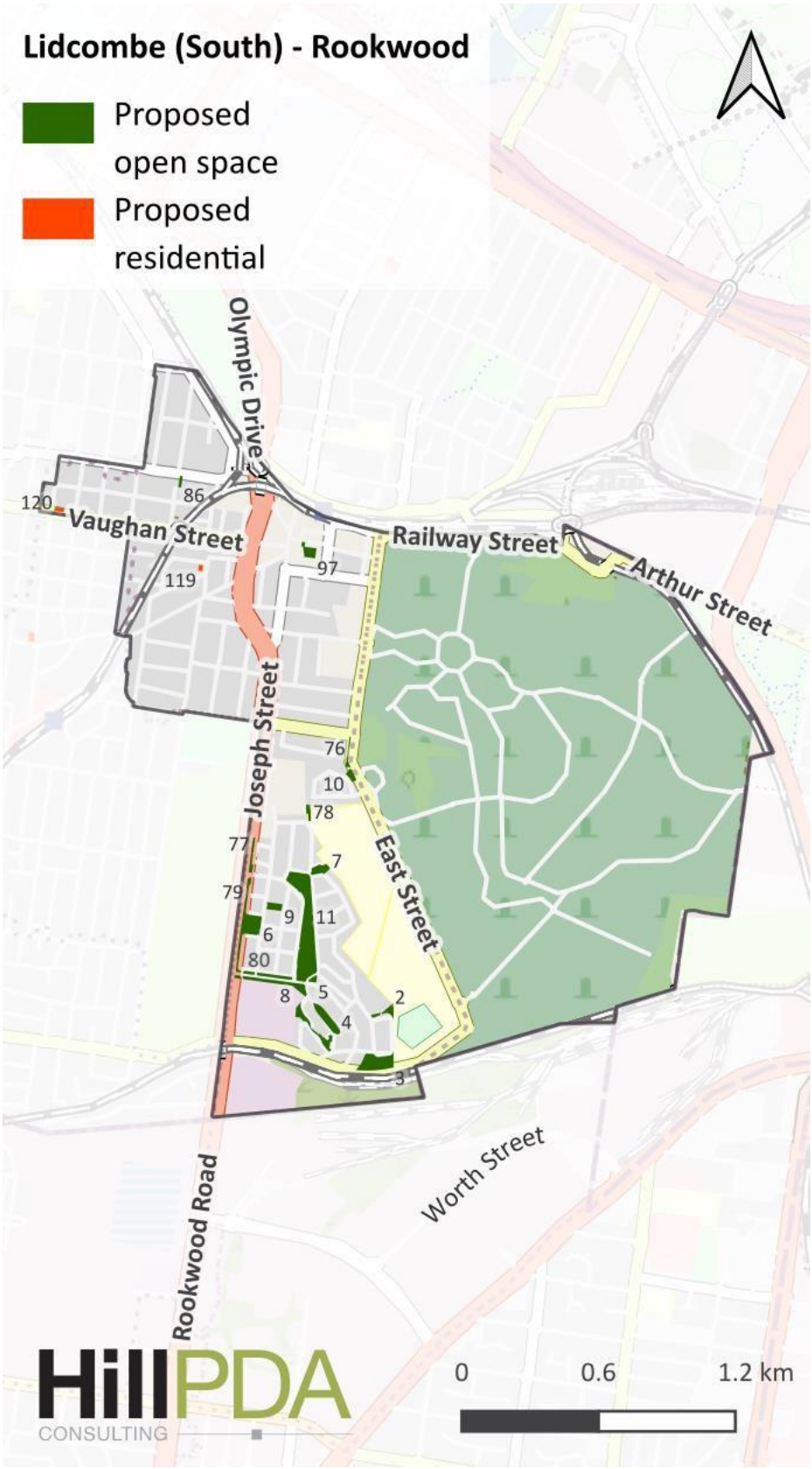


*Figure 13: Merrylands – Holroyd*

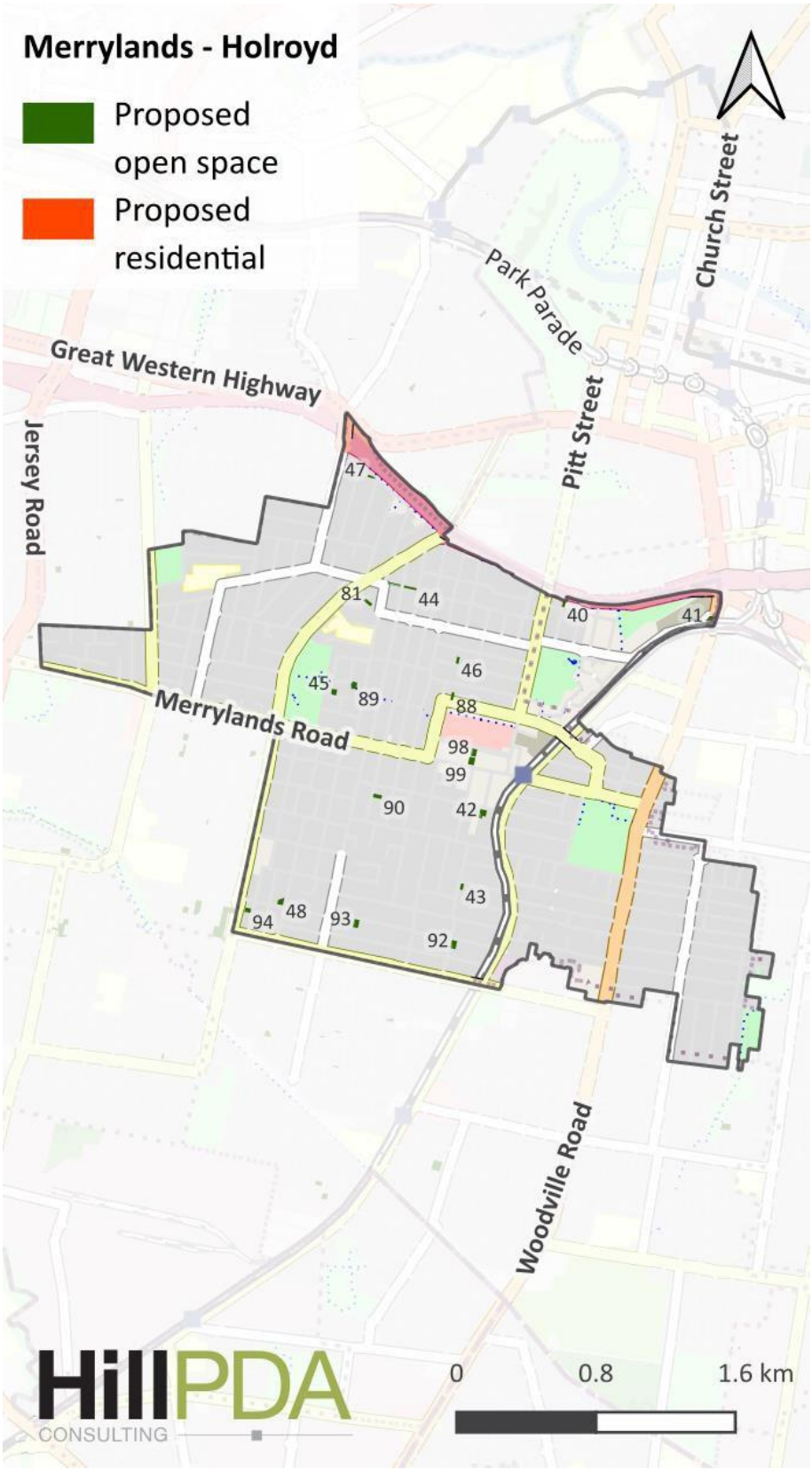


*Figure 14: Merrylands West*



*Figure 15: Pemulwuy*



*Figure 16: Pendle Hill*

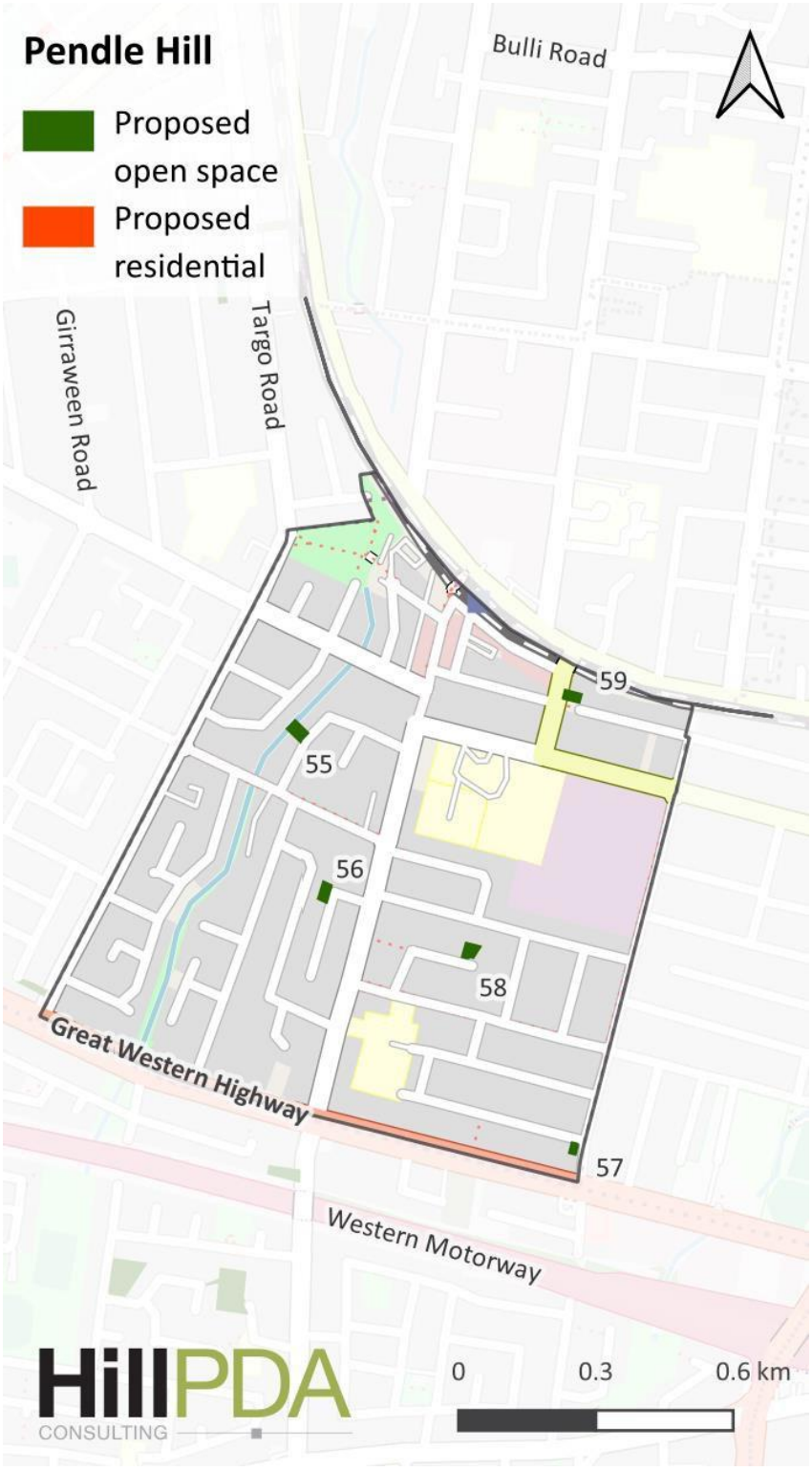


*Figure 17: South Granville – Chester Hil*

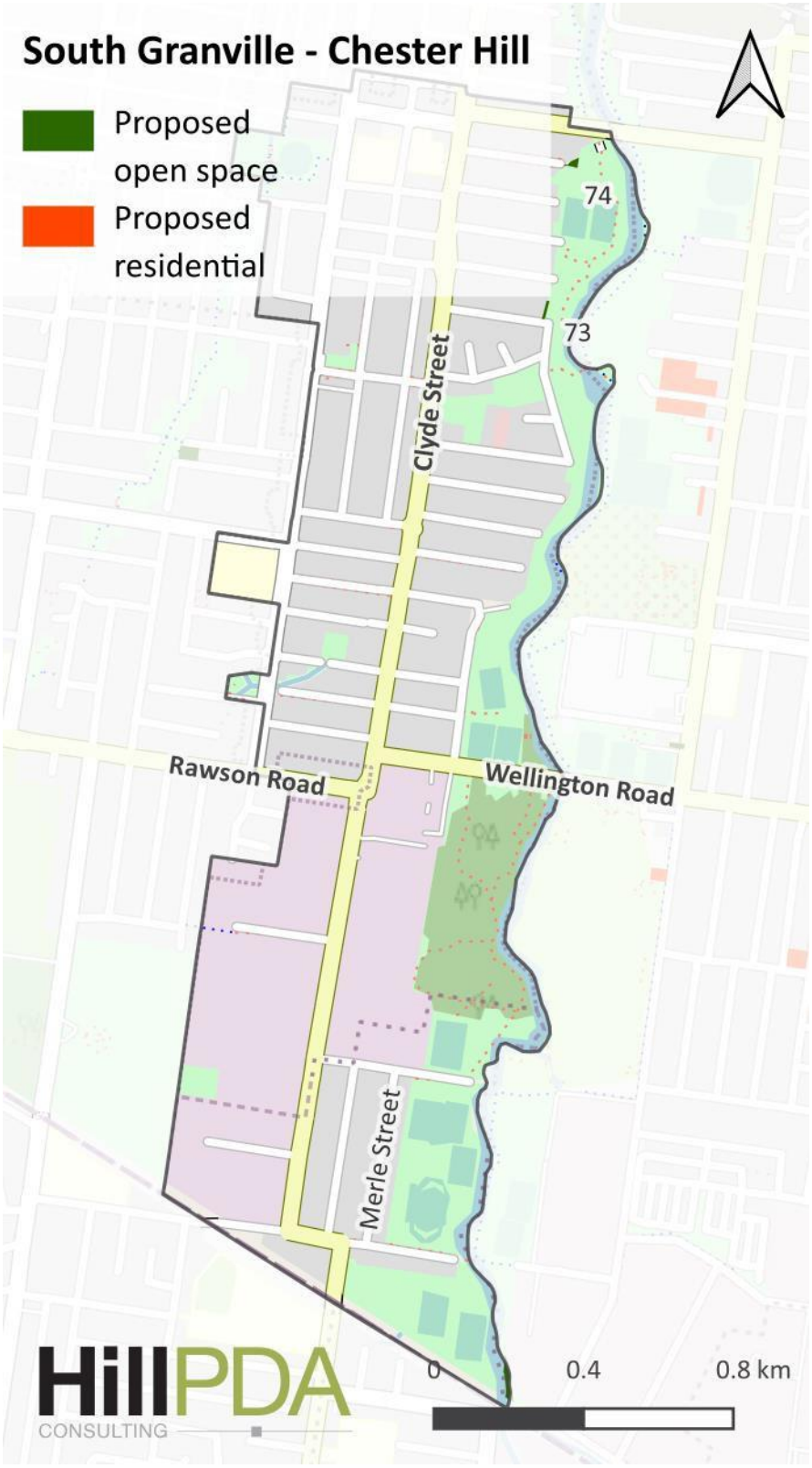


*Figure 18: South Wentworthville*



*Figure 19: Wentworthville*

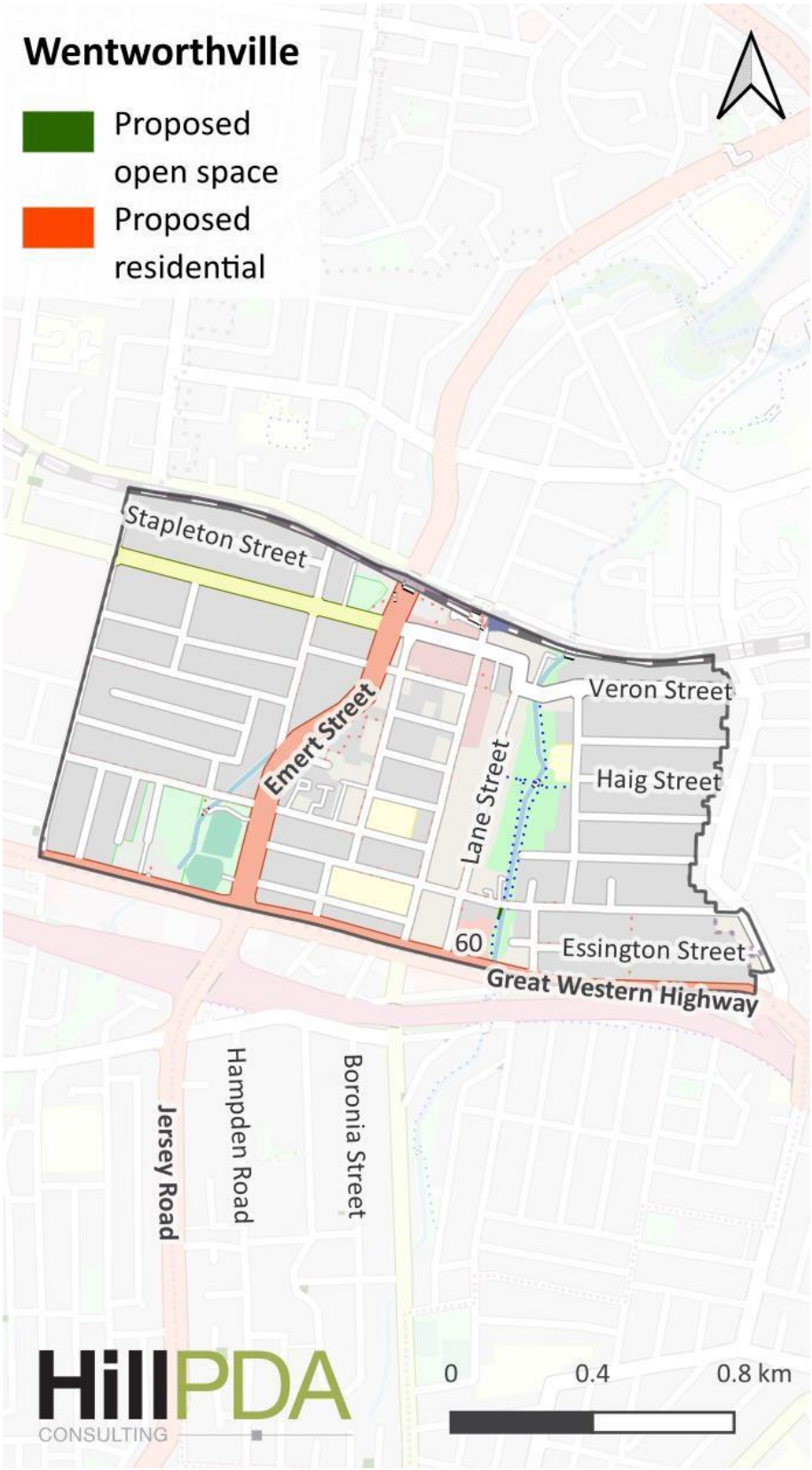


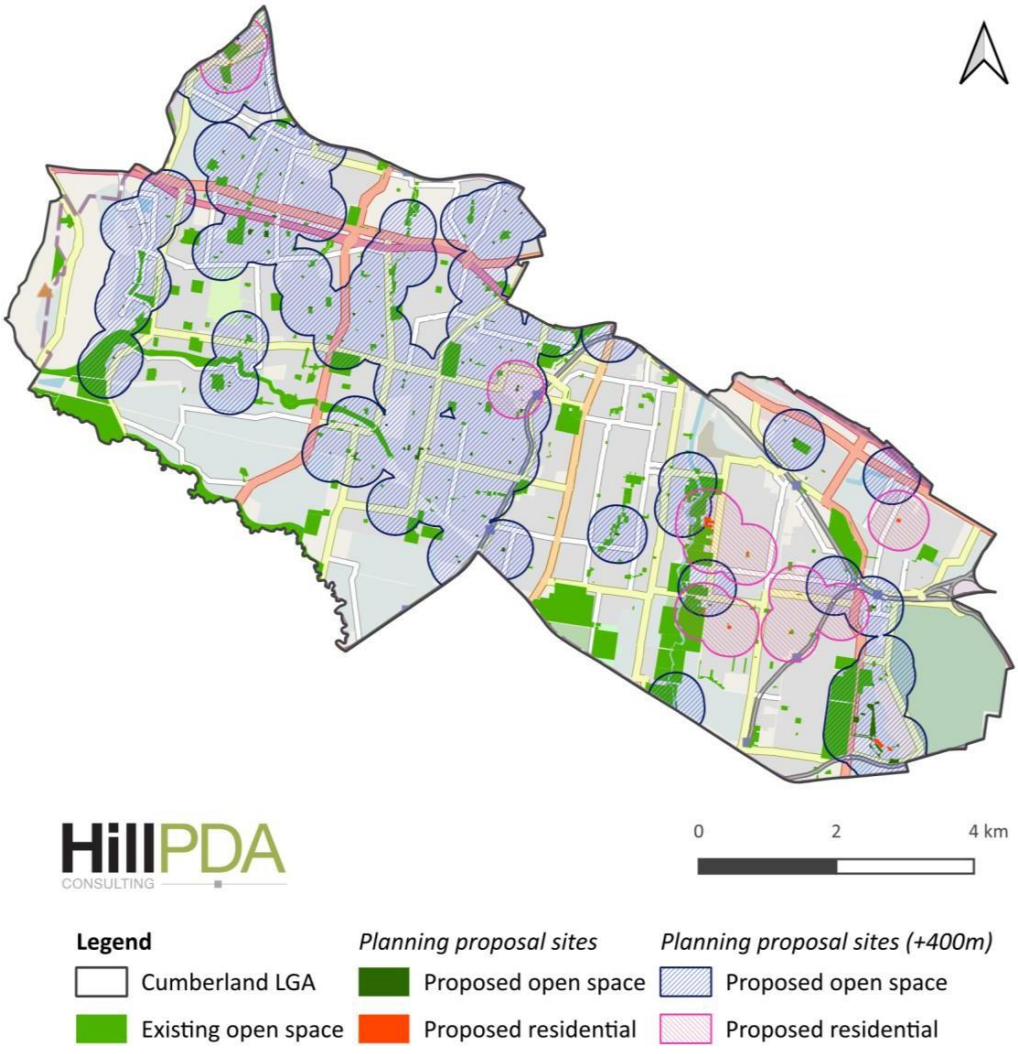
*Figure 20: Westmead – Mays Hill*



# Appendix D – Planning analysis

This section provides an analysis of changes to both the quantum of open space and its accessibility as a result of the Planning Proposal. The assessment follows the methodology outlined in the Cumberland Open Space and Recreation Strategy (COSRS) and is benchmarked against population projections sourced from Forecast.id. A high-level review of open space provision and access has been completed for each small area to identify areas of surplus or deficit, under current conditions and into the future.

Figure 1: Overview of current open space or removal of open space




Source: HillPDA (2026)

**Strategic Framework**

The COSRS is aligned with the Greater Sydney Region Plan, which recommends that:

- All residents have access to Regional Open Space within 5km
- District Open Space should be accessible within 2km
- All dwellings should be within 400m of a local park >0.5 hectares (ha)
- In high-density areas, dwellings should be within 200m of open space >0.1ha.

The COSRS identifies shortfalls in open space provision in certain areas, particularly Lidcombe North, and proposes a range of actions to improve access, including park expansions, acquisition of adjoining lots, and improved pedestrian connectivity.

**Planning Proposal Overview**

The Planning Proposal seeks to:

- Rezone several sites that are currently used as open space sites although zoned for residential use to RE1 – Public Recreation, to align their zoning with their actual and intended function.
- Rezone certain residentially used sites currently identified in Council's Land Reservation Acquisition (LRA) mapping for future open space to residential zoning, reflecting their current built form and removing them from the LRA map.
- Rezone certain business sites that currently operate as open space but are not zoned as open space.
- Reclassify Council owned land and amend schedule 4 of Cumberland LEP.

These changes are intended to facilitate better planning and delivery of public open space.

**Net change in open space provision**

The Planning Proposal will result in a **net increase of 15.4 hectares** of land zoned as open space (RE1). This is composed of:

- **+18.5ha** added to RE1 zoning (land currently used as open space but zoned residential); and
- **-3.03ha** removed from LRA mapping and proposed to be rezoned residential (land currently zoned for future open space acquisition but used as residential).

Below, Table 25 summarises these changes across the Cumberland LGA:

*Table 25: Open Space Provision by Small Area – Existing Infrastructure, Proposed RE1 Zoning, and Land Removed from the LRA Map. Areas in hectares.*

| Suburbs (aligning with Forecast.id Boundaries) | Existing open space provision (ha) | Proposed RE1 zone (ha) | To be removed from LRA map (ha) | Grand Total (ha) |
|---|---|---|---|---|
| Auburn (North) | 4.1 | 0.3 | | 4.4 |
| Auburn (South) | 80.5 | 0.1 | -2.4 | 78.2 |
| Berala | 51.5 | | -0.1 | 51.4 |
| Girraween – Toongabbie | 17.1 | 0.9 | -0.2 | 17.8 |
| Granville | 9.4 | | | 9.4 |
| Greystanes | 152.6 | 1.7 | | 154.3 |
| Guildford (East) | 83.2 | 0.5 | | 83.7 |
| Guildford (West) - Yennora | 13.7 | 0.5 | | 14.2 |
| Guildford West - Woodpark - Smithfield | 47.0 | 0.7 | | 47.7 |
| Lidcombe (North) | 27.5 | 0.0 | -0.3 | 27.2 |
| Lidcombe (South) – Rookwood | 7.8 | 8.4 | -0.1 | 16.1 |
| Merrylands - Holroyd | 57.8 | 1.9 | -0.03 | 59.7 |
| Merrylands West | 26.8 | 1.7 | | 28.5 |
| Pemulwuy | 39.9 | 0.4 | | 40.3 |
| Pendle Hill | 4.5 | 0.5 | | 5 |
| Regents Park | 3.8 | | | 3.8 |
| South Granville - Chester Hill | 64.4 | 0.2 | | 64.6 |
| South Wentworthville | 5.3 | 0.4 | | 5.7 |
| Wentworthville | 12.9 | 0.0 | | 12.9 |
| Westmead - Mays Hill | 6.9 | 0.3 | | 7.2 |
| **Grand Total** | **716.8** | **18.5** | **-3.18** | **732.0** |

Source: HillPDA and Cumberland City Council (February 2026)

**Benchmarking against population growth**

Population projections for each suburb boundary within the Cumberland LGA were sourced from Forecast.id and are presented in Table 28. These projections provide the basis for analysing the adequacy of open space over time for Cumberland. This table demonstrates that the forecast population to 2046 is to grow by a total of nearly 80,000 people. This population will be used to benchmark projected open space needs on a per capita basis.

*Table 26: Cumberland population projections, 2021 to 2046*

| | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 |
|---|---|---|---|---|---|---|
| Auburn (North) | 10,708 | 12,093 | 13,458 | 14,759 | 16,084 | 17,419 |
| Auburn (South) | 28,948 | 31,429 | 33,317 | 35,134 | 37,202 | 39,452 |
| Berala | 8,710 | 8,936 | 9,420 | 9,854 | 10,240 | 10,754 |
| Girraween – Toongabbie | 9,709 | 10,328 | 11,191 | 12,873 | 14,318 | 15,416 |
| Granville | 10,700 | 11,003 | 11,654 | 12,608 | 13,877 | 15,402 |
| Greystanes | 23,528 | 24,655 | 25,471 | 26,000 | 26,152 | 26,251 |
| Guildford (East) | 15,692 | 16,868 | 17,604 | 18,568 | 19,791 | 21,055 |
| Guildford (West) - Yennora | 8,620 | 9,379 | 9,772 | 10,130 | 10,393 | 10,719 |
| Guildford West - Woodpark - Smithfield | 7,556 | 8,033 | 8,242 | 8,385 | 8,733 | 9,065 |
| Lidcombe (North) | 10,281 | 11,768 | 13,021 | 14,361 | 15,256 | 16,002 |
| Lidcombe (South) – Rookwood | 10,647 | 13,030 | 14,150 | 15,091 | 16,533 | 18,058 |
| Merrylands - Holroyd | 34,117 | 39,166 | 43,476 | 46,080 | 48,430 | 51,195 |
| Merrylands West | 7,110 | 7,630 | 8,165 | 8,640 | 8,902 | 9,079 |
| Pemulwuy | 5,517 | 6,542 | 7,863 | 8,003 | 8,112 | 8,197 |
| Pendle Hill | 6,268 | 6,714 | 8,916 | 11,232 | 11,913 | 12,466 |
| Regents Park | 4,385 | 4,631 | 4,780 | 4,870 | 4,962 | 5,260 |
| South Granville - Chester Hill | 6,842 | 7,457 | 7,888 | 8,295 | 9,170 | 10,250 |
| South Wentworthville | 6,966 | 7,799 | 9,052 | 10,258 | 11,434 | 12,795 |
| Wentworthville | 10,810 | 11,957 | 13,419 | 14,905 | 16,269 | 17,598 |
| Westmead - Mays Hill | 9,973 | 11,129 | 11,815 | 12,409 | 13,035 | 13,691 |
| **Total** | **237,087** | **260,547** | **282,674** | **302,455** | **320,806** | **340,124** |

Source: Profile ID, Hill PDA (2025)

This social planning open space assessment uses the benchmark set out in the Cumberland Open Space and Recreation Strategy (COSRS), which aligns with the World Health Organisation guideline of a minimum 9 square metres (0.0009 hectares) of open space per person. Two benchmarking scenarios have been applied:

1. Base case scenario (no Planning Proposal):
    - This scenario includes only the existing open space infrastructure, excluding any zoning changes proposed in the planning proposal.
    - For each forecast year, the required amount of open space was calculated using the COSRS benchmark of 0.0009 hectares per person. The open space surplus or deficit was then calculated by subtracting the required open space from the existing available open space in each area.

2. With the Planning Proposal:
    - This scenario includes both existing open space and additional land proposed to be rezoned to RE1 (public recreation), while also removing any land no longer intended to be acquired for open space (i.e., removed from the Land Reservation Acquisition (LRA) map).
    - This reflects the anticipated open space network after the Planning Proposal is implemented.
    - As in the base case, the required open space per year was calculated using the benchmark of 0.0009 hectares per person, and the surplus or deficit was determined by comparing this requirement to the revised open space area.

The outcome of both scenarios is expressed as the open space surplus or deficit per person, using the 0.0009 ha benchmark.

**Scenario 1 – No Planning Proposal**

Scenario 1, shown below in Table 29 shows open space provision per head based on existing open space provision across Cumberland LGA. In this scenario, overall open space provision across Cumberland LGA is expected to steadily decline over time with population growth.

Certain suburbs are shown to be currently experiencing a deficit in open space provision per capita (using the 9 sqm/person benchmark). In these areas, the deficit in open space provision is expected to worsen over time as population increases. Namely:

- Auburn North: from -8.8 ha in 2026 to -11.6 ha in 2026.
- Lidcombe South - Rookwood – from -3.9ha o -8.5ha by 2046.

Granville, Pendle Hill, Westmead – Mays Hill and South Wentworthville also show a deficit in open space provision per capita based on existing open space provision.

Table 29 below provides an overview of the base case projected open space provision per capita, based on Forecast ID population projections and existing open space provision.

*Table 27: Scenario 1 - open space provision per capita - existing infrastructure*

| Small area / Year | 2026 (ha) | 2031 (ha) | 2036 (ha) | 2041 (ha) | 2046 (ha) |
|---|---|---|---|---|---|
| Auburn (North) | -6.8 | -8.0 | -9.2 | -10.4 | -11.6 |
| Auburn (South) | 52.2 | 50.5 | 48.9 | 47.0 | 45.0 |
| Berala | 43.5 | 43.1 | 42.7 | 42.3 | 41.9 |
| Girraween – Toongabbie | 7.8 | 7.0 | 5.5 | 4.2 | 3.2 |
| Granville | -0.5 | -1.1 | -1.9 | -3.1 | -4.4 |
| Greystanes | 130.4 | 129.7 | 129.2 | 129.0 | 129.0 |
| Guildford (East) | 68.0 | 67.4 | 66.5 | 65.4 | 64.2 |
| Guildford (West) - Yennora | 5.2 | 4.9 | 4.6 | 4.3 | 4.0 |
| Guildford West - Woodpark - Smithfield | .8 | 39.6 | 39.5 | 39.2 | 38.9 |
| Lidcombe (North) | 16.9 | 15.8 | 14.6 | 13.8 | 13.1 |

| Small area / Year | 2026 (ha) | 2031 (ha) | 2036 (ha) | 2041 (ha) | 2046 (ha) |
|---|---|---|---|---|---|
| Lidcombe (South) – Rookwood | -3.9 | -5.0 | -5.8 | -7.1 | -8.5 |
| Merrylands - Holroyd | 22.6 | 18.7 | 16.4 | 14.3 | 11.8 |
| Merrylands West | 19.9 | 19.4 | 19.0 | 18.7 | 18.6 |
| Pemulwuy | 34.0 | 32.8 | 32.7 | 32.6 | 32.5 |
| Pendle Hill | -1.5 | -3.5 | -5.6 | -6.2 | -6.7 |
| Regents Park | -0.3 | -0.5 | -0.6 | -0.6 | -0.9 |
| South Granville - Chester Hill | 57.7 | 57.3 | 56.9 | 56.1 | 55.2 |
| South Wentworthville | -1.7 | -2.9 | -3.9 | -5.0 | -6.2 |
| Wentworthville | 2.1 | 0.8 | -0.5 | -1.8 | -3.0 |
| Westmead - Mays Hill | -3.1 | -3.7 | -4.2 | -4.8 | -5.4 |
| **Total** | **482.3** | **462.4** | **444.6** | **428.1** | **410.7** |

Source: Cumberland City Council, HillPDA (October 2025)

**Scenario 2 – with the Planning Proposal**

This scenario 2 includes both existing open space and the additional land proposed to be rezoned to RE1 (public recreation) as part of this Planning Proposal, while also removing any land no longer intended to be acquired for open space (i.e., removed from the Land Reservation Acquisition (LRA) map).

As shown in Table 30, in most areas, the Planning Proposal would result in either no change to open space provision, or minor net increase due to the rezoning of land to RE1 that reflects actual open space use.

*Table 28: Scenario 2 - Scenario 1 - open space provision per capita – with the Planning Proposal*

| Suburb / Year | 2026 (ha) | 2031 (ha) | 2036 (ha) | 2041 (ha) | 2046 (ha) |
|---|---|---|---|---|---|
| Auburn (North) | -6.5 | -7.7 | -8.9 | -10.1 | -11.3 |
| Auburn (South) | 50.0 | 48.3 | 46.7 | 44.8 | 42.8 |
| Berala | 43.4 | 42.9 | 42.5 | 42.2 | 41.7 |
| Girraween – Toongabbie | 8.5 | 7.7 | 6.2 | 4.9 | 3.9 |
| Granville | -0.5 | -1.1 | -1.9 | -3.1 | -4.5 |
| Greystanes | 132.1 | 131.4 | 130.9 | 130.8 | 130.7 |
| Guildford (East) | 68.5 | 67.9 | 67.0 | 65.9 | 64.8 |
| Guildford (West) - Yennora | 5.8 | 5.4 | 5.1 | 4.8 | 4.6 |
| Guildford West - Woodpark - Smithfield | 40.5 | 40.3 | 40.2 | 39.8 | 39.5 |
| Lidcombe (North) | 16.6 | 15.5 | 14.3 | 13.5 | 12.8 |
| Lidcombe (South) – Rookwood | 4.4 | 3.4 | 2.5 | 1.2 | -0.2 |
| Merrylands - Holroyd | 24.5 | 20.6 | 18.2 | 16.1 | 13.6 |
| Merrylands West | 21.6 | 21.2 | 20.7 | 20.5 | 20.3 |
| Pemulwuy | 34.4 | 33.2 | 33.1 | 33.0 | 32.9 |

| Suburb / Year | 2026 (ha) | 2031 (ha) | 2036 (ha) | 2041 (ha) | 2046 (ha) |
|---|---|---|---|---|---|
| Pendle Hill | -1.0 | -3.0 | -5.1 | -5.7 | -6.2 |
| Regents Park | -0.4 | -0.5 | -0.6 | -0.7 | -0.9 |
| South Granville - Chester Hill | 57.9 | 57.5 | 57.1 | 56.3 | 55.4 |
| South Wentworthville | -1.3 | -2.4 | -3.5 | -4.6 | -5.8 |
| Wentworthville | 2.1 | 0.8 | -0.5 | -1.7 | -2.9 |
| Westmead - Mays Hill | -2.8 | -3.4 | -4.0 | -4.5 | -5.1 |
| **Total** | **497.7** | **477.8** | **460.0** | **443.5** | **426.1** |

Source: Cumberland City Council, HillPDA (October 2025)

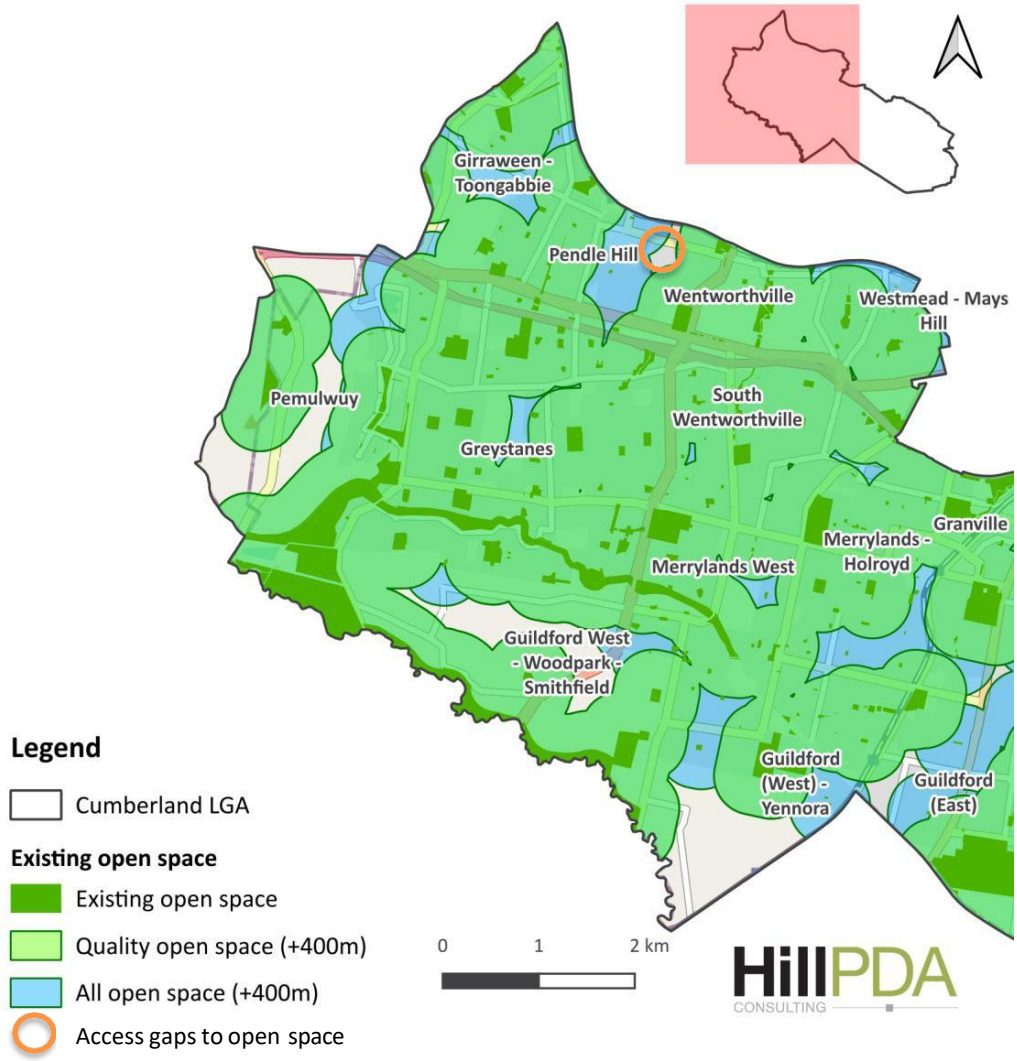
While the Planning Proposal would result in a net reduction in open space for some areas, these reductions are small in absolute terms, ranging from 0.1 to 2.2 hectares. Additionally, these reductions will only occur in areas already exceeding the open space benchmark, indicating a surplus. It should be noted that this analysis is based on this study and may not be consistent with the Council's Open Space Strategy.

The areas that benefit most from the Planning Proposal are Lidcombe South – Rookwood and Merrylands - Holroyd. Auburn (North) is identified in the COSRS as currently having an open space deficit and is listed as a priority area for improvement. The Proposal contributes positively by increasing the supply of RE1-zoned land in these locations.

**Open space mapping**

Open space provision across the Cumberland LGA has been mapped to identify areas with adequate access to open space, as well as those experiencing access gaps. These are demonstrated in Figure 22 and 23, with an explanation of the colours below the Figure.

Figure 22: Open space accessibility (existing) – West Cumberland LGA



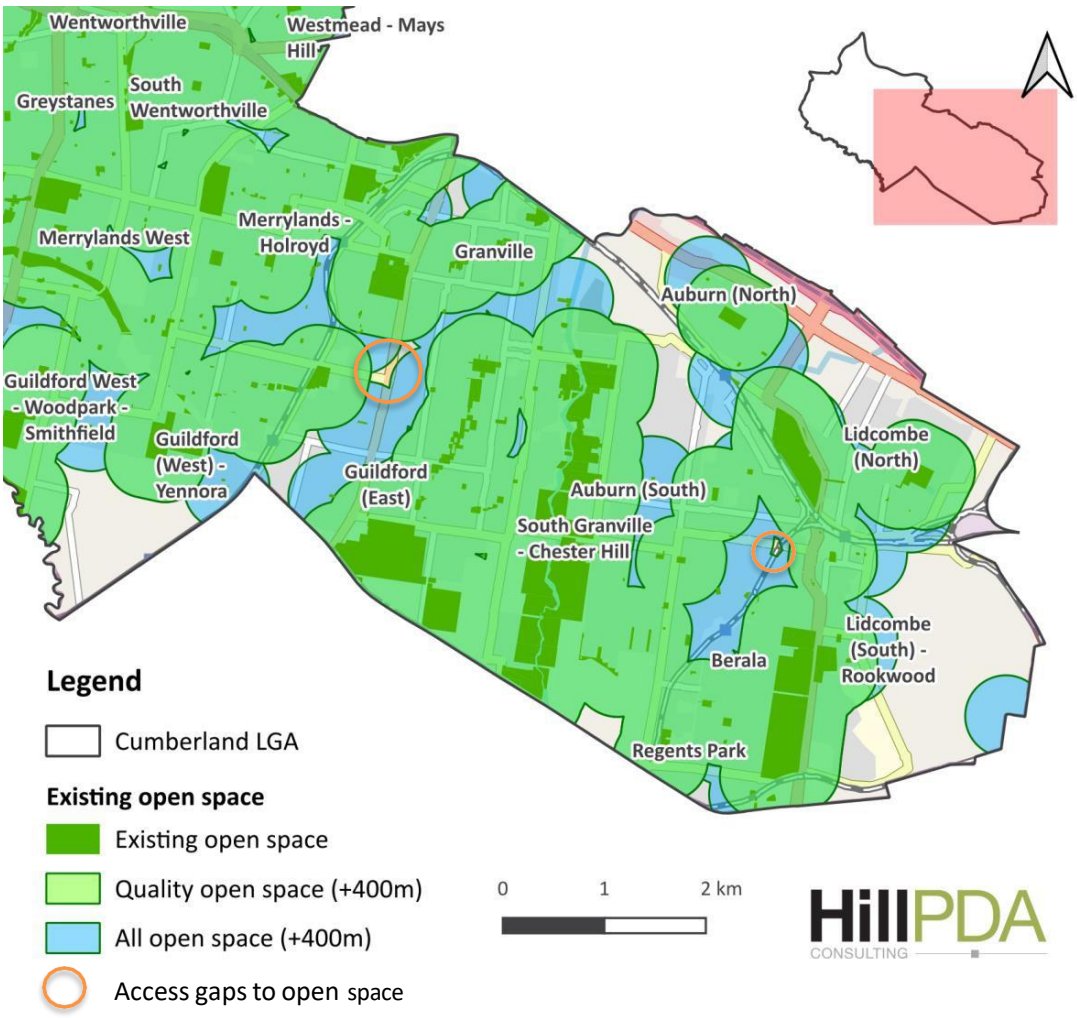

Source: HillPDA (February 2026)

- Lighter green shading indicates a 400-metre radius around existing open space sites greater than 0.5 hectares in size. These are classified as 'quality open space' in line with the definition provided in the Cumberland Open Space and Recreation Strategy (COSRS).
- Blue shading represents a 400-metre radius around identified open space sites, including those smaller than 0.5 hectares. While these smaller parks do not meet Cumberland Council's technical definition of 'quality open space', they still offer important community benefit. These spaces contribute to local amenity by linking green spaces, improving walkability, and providing smaller-scale access through pocket parks, play areas or local reserves.
- Areas on the map without either green or blue shading indicate locations that are currently underserved in terms of open space provision, highlighting a gap

in accessible open space within a 400-metre radius. These few areas are depicted with an orange circle.

This spatial analysis helps identify where access to quality open space is currently strong, and where there are potential gaps in provision across the LGA. Smaller access gaps, where dwellings currently have insufficient access to open space are identified with orange circles.

Figure 23: Open space access (existing) – east Cumberland LGA

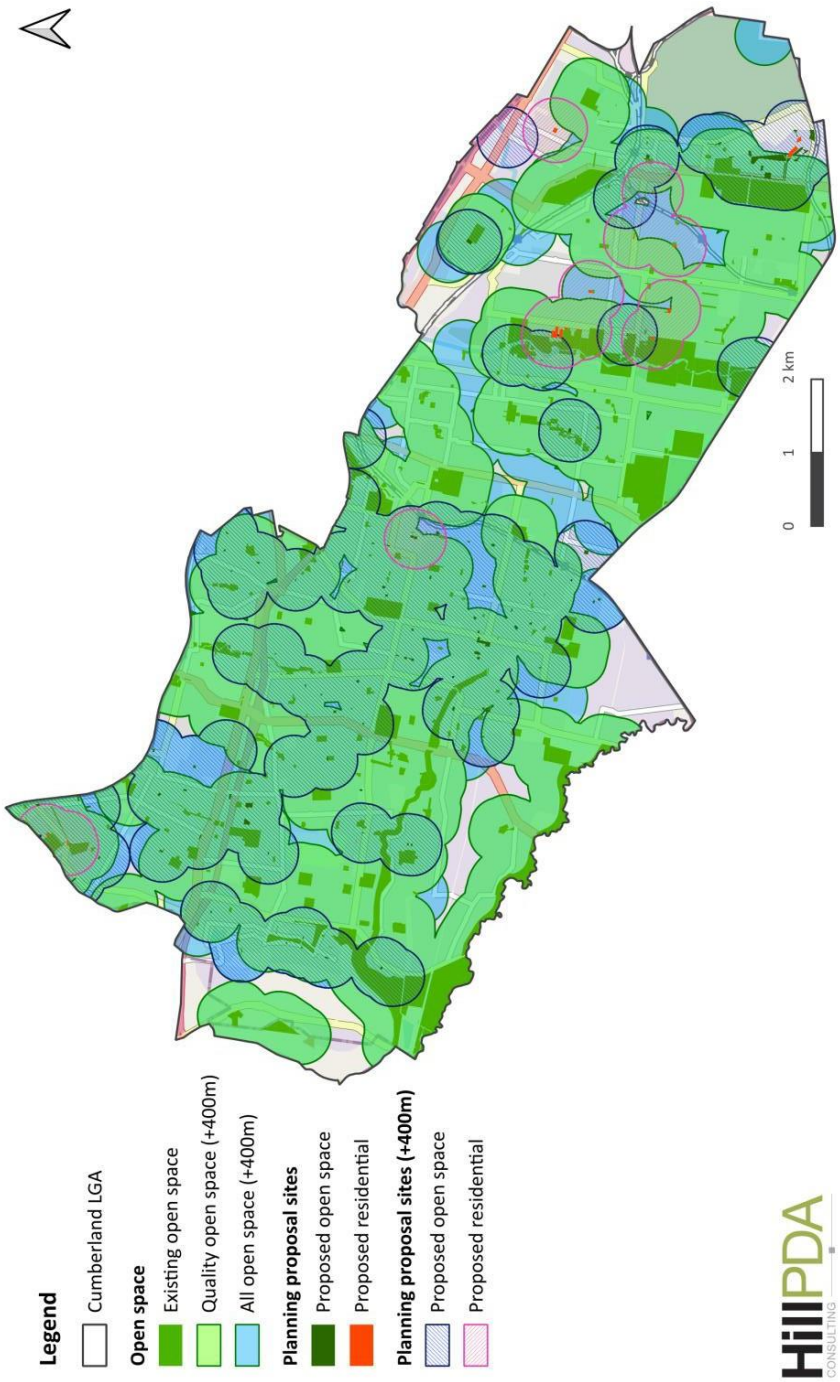



As shown in Figure 22 and 23, there is currently a significant access gaps in Auburn (north), and to the south of this area. There is also a large access gap to the east of Lidcombe (South) – Rookwood and in Lidcombe North. It is noted however, that Lidcombe (South) – Rookwood is largely occupied by the cemetery and therefore does not have a population requiring significant open space provision. Similarly, Guildford (West) - Yennora area appears to have limited existing open space, though this area appears primarily industrial.

Existing access gaps to open space in can be seen in Pendle Hill, Granville and southeast Merrylands-Holroyd. These access gaps are highlighted by orange circles. Gaps can also be seen in Pemulwuy, Guildford West – Woodpark – Smithfield and Guildford (West) Yennora, though these areas are primarily industrial.

**Impact of the Planning Proposal on access to open space**
Figure 24 show the impact on this access to open space arising from the Planning Proposal amendments.

Figure 24: Planning Proposal open space access




Source: HillPDA (2026)

Overall, the proposed changes result in minimal impact on open space access across the Cumberland LGA.

None of the sites proposed for removal from the Land Reservation Acquisition (LRA) map are over 0.5 hectares in size, meaning they do not meet the threshold for "quality open space" as defined in the Cumberland Open Space and Recreation Strategy. Additionally, these sites are not currently being used as open space, and their removal from the LRA mapping will therefore not impact upon existing access to open space provision.

Areas that will experience a net reduction in open space are in locations that have a surplus of open space, and the changes proposed are minor in the context of the overall provision.

On the other hand, two areas with an existing deficit in open space Auburn (North, Lidcombe (North)and Lidcombe (South)- Rookwood will benefit from the proposed addition of RE1 Public Recreation zoning, included as part of this Planning Proposal. Further, a sensitivity model was undertaken, and the areas of gap within Auburn (North), Lidcombe (North) and Lidcombe (South) would reduce, if the open space is increased to 600m, instead of 400m achieve. Further the small gap in Guildford (East) could be addressed if the school within the adjacent area could share access to the sports fields within the school grounds.

Overall, the assessment demonstrates that the planning proposal provides significant additional enhancement to the community.

# Appendix E – Statement of Council's Interest in accordance with Department of Planning Practice Note (PN 16-001)

The Statement of Council's Interest will be included as a separate attachment to this report in future.

# DOCUMENTS ASSOCIATED WITH REPORT PC020/26

## Attachment 3

## Statement of Council's Interest for Cumberland Open Space Planning Proposal

CUMBERLAND CITY COUNCIL

# APPENDIX E TO PP:

# STATEMENT OF COUNCIL'S INTEREST FOR RECLASSIFICATION OF COUNCIL LAND

17 April 2026

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# Executive summary

A Planning Proposal has been prepared to ensure that appropriate planning controls are in place for open space across Cumberland Local Government Area (LGA). It includes a response to various resolutions of Cumberland City Council (Council) to amend the zoning and development standards of 241 sites that have historically been used as open space but not appropriately zoned, or land that currently has a dwelling thereon but zoned public open space.

The Planning Proposal intends to rationalise and clarify the intended land use and zoning of the several properties, ensuring that the planning controls reflect current and future land use, community needs and strategic planning directions.

Council has undertaken a detailed review and planning analysis of 241 sites across the LGA to determine which sites could be considered for open space or are currently functioning as such, and which sites could be opened up for residential development through rezoning, removal of land acquisition, and the reclassification or classification of land for its intended future purpose as either community or operational land.

To enable Council to better manage and allocate finances, securing long-term financial sustainability for the benefit of the broader community, Council proposes to reclassify 43 of the 241 properties, under the Local Government Act, and as part of the Planning proposal, to be reclassified as either 'community land' or 'operational land' or land classified and interests require to change.

The purpose of preparing the Council's Statement of Interest is to demonstrate the planning proposal's consistency with the Department of Planning, Industry and Environment's LEP Practice Note (PN 16-001), dated October 2016, and the requirements outlined in Attachment 1 of this LEP Practice Note.

This is necessary as the planning proposal seeks to reclassify several sites from community to operational land and vice versa, and to discharge interests to enable the intended purpose, continuation of use, or development of the land.

The report provides a robust supporting review and analysis of the lands classified or proposed to be reclassified and demonstrates consistency with the Practice Note requirements. This Statement of Council's Interest Report proposes the reclassification of some lands (15 sites) from operational to community lands and some land (28 sites) from community to operational lands. All lands to be classified or reclassified are council owned land. The Proposal satisfies and aligns with relevant State Planning Policies and the Section 9.1 Ministerial Directions of the Environmental Planning and Assessment Act, 1979, Planning Practise Note PN16-001, and Council strategic planning frameworks and policies. Importantly, the reclassifications:

- Regularise much of the land use outcomes on the ground, supporting the land reclassification to secure open space and residential outcomes for Council and the community.
- Comply with land reclassification and/or classification requirements as outlined in DPHI's Practice Note and other relevant Council plans and policies, and discharge or retain Council's interest in the land as appropriate,
- Do not result in adverse environmental or community impacts, and
- Provide greater certainty regarding the long-term use and planning intent for affected sites.

# Introduction

Cumberland City Council (Council) have prepared a Planning Proposal in accordance with Division 3.4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the NSW Department of Planning, Housing and Infrastructure's LEP Making Guidelines (August 2023), associated to 241 properties within Cumberland Local Government Area (LGA).

The Planning Proposal was prepared, in response to ensure that appropriate planning controls are in place for open space in response to various resolutions of Cumberland City Council (Council). The Planning Proposal is to amend the zoning and development standards of the 241 sites that have historically been used as open space but not appropriately zoned, or land that currently has a dwelling thereon but zoned public open space.

To enable Council to better manage and allocate finances, securing long-term financial sustainability for the benefit of the broader community, Council wishes to reclassify 43 properties, under the Local Government Act, to be classified as 'community land' or 'operational land'

In line with the Department of Planning Practice Note (PN 16-001) to classify and reclassify land through local environmental plans and planning proposals process, Cumberland City Council must outline the reserve status of the land and explicitly discharge their interest within a "Statement of Council's Interest" report.

The intention of this Statement of Council's Interest is to:

a) Identify land owned by Council proposed for reclassification from 'community land' to 'operational land' under the Cumberland City Council Local Environmental Plan (CLEP), and

b) Ensure the reclassification process is in accordance with Practice Note (PN 16-001) and therefore allow the community the opportunity to assess the proposal with a full appreciation of all relevant information.

# Proposed sites affected by the reclassification

This Statement of Council's Interest relates to 43 properties located within the suburbs of Auburn, Lidcombe, Girraween, Guildford, Greystanes, Toongabbie, and Merrylands, and as detailed in the Tables 1A and 1B below.

**Table 1A: Lands classified or to be reclassified from Community to Operational land with interests changed or unchanged (amends Part 1 or Part 2 of Schedule 4 of Cumberland LEP 2021)**

| Item No. | Map No. | Street Address | Suburb | Land Title | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class |
|---|---|---|---|---|---|---|---|---|
| **241** | **115A** | Part of 179 Chisholm Road | AUBURN | Lot A DP 401112 | RE1 | RE1 | Community | Operational |
| **238** | **116A** | 3 Arthur Street | AUBURN | Lot 5 DP 8800 | RE1 | R2 | Community | Operational |
| **26** | **124** | 67-73 Edgar Street | AUBURN | Lot 1 DP 112219 | RE1 | R2 | Community | Operational |
| **28** | **124** | 67-73 Edgar Street | AUBURN | Lot 1 DP 742973 | RE1 | R2 | Community | Operational |

| Item No. | Map No. | Street Address | Suburb | Land Title | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class |
|---|---|---|---|---|---|---|---|---|
| **29** | **124** | 67-73 Edgar Street | AUBURN | Lot 2 DP 742973 | RE1 | R2 | Community | Operational |
| **30** | **124** | 67-73 Edgar Street | AUBURN | Lot 3 DP 742973 | RE1 | R2 | Community | Operational |
| **31** | **124** | 67-73 Edgar Street | AUBURN | Lot 4 DP 742973 | RE1 | R2 | Community | Operational |
| **32** | **124** | 67-73 Edgar Street | AUBURN | Lot 5 DP 742973 | RE1 | R2 | Community | Operational |
| **33** | **124** | 67-73 Edgar Street | AUBURN | Lot 6 DP 742973 | RE1 | R2 | Community | Operational |
| **34** | **124** | 67-73 Edgar Street | AUBURN | Lot 7 DP 742973 | RE1 | R2 | Community | Operational |
| **35** | **124** | 67-73 Edgar Street | AUBURN | Lot 8 DP 742973 | RE1 | R2 | Community | Operational |
| **36** | **124** | 67-73 Edgar Street | AUBURN | Lot 15 DP 742973 | RE1 | R2 | Community | Operational |
| **37** | **124** | 67-73 Edgar Street | AUBURN | Lot 16 DP 742973 | RE1 | R2 | Community | Operational |
| **38** | **124** | 67-73 Edgar Street | AUBURN | Lot 17 DP 742973 | RE1 | R2 | Community | Operational |
| **39** | **124** | 67-73 Edgar Street | AUBURN | Lot 18 DP 742973 | RE1 | R2 | Community | Operational |
| **40** | **124** | 67-73 Edgar Street | AUBURN | Lot 19 DP 742973 | RE1 | R2 | Community | Operational |
| **42** | **124** | 70 Edgar Street | AUBURN | Lot 40 DP 8800 | RE1 | R2 | Community | Operational |
| **43** | **124** | 72 Edgar Street | AUBURN | Lot 39 DP 8800 | RE1 | R2 | Community | Operational |
| **44** | **124** | 74 Edgar Street | AUBURN | Lot 38 DP 8800 | RE1 | R2 | Community | Operational |
| **45** | **124** | Edgar Street | AUBURN | Lot 32 DP 8800 | RE1 | R2 | Community | Operational |
| **46** | **124** | Edgar Street | AUBURN | Lot 33 DP 8800 | RE1 | R2 | Community | Operational |
| **49** | **124** | Edgar Street | AUBURN | Lot 36 DP 8800 | RE1 | R2 | Community | Operational |
| **239** | **72A** | 44A Benaud Place | GREYSTANES | Lot 17 DP 231034 | Reclassification to Operational land only (Existing zoning R2) | | Community | Operational |
| **240** | **72B** | 44C Benaud Place | GREYSTANES | Lot 162 DP 746431 | Reclassification to Operational land only (Existing zoning R2) | | Community | Operational |

| Item No. | Map No. | Street Address | Suburb | Land Title | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class |
|---|---|---|---|---|---|---|---|---|
| **41** | **124** | 68 Edgar Street | AUBURN | Lot 41 DP 8800* | RE1 | R2 | Operational | Operational (no change) |
| **47** | **124** | Edgar Street | AUBURN | Lot 34 DP 8800* | RE1 | R2 | Operational | Operational (no change) |
| **48** | **124** | Edgar Street | AUBURN | Lot 35 DP 8800* | RE1 | R2 | Operational | Operational (no change) |
| **50** | **124** | Edgar Street | AUBURN | Lot 37 DP 8800* | RE1 | R2 | Operational | Operational (no change) |
| Note: * Land is classified as operational land but requires interests to be changed. | | | | | | | | |

**Table 1B: Land currently classified, or reclassified from Operational to Community land**

| Item No. | Map No. | Street Address | Suburb | Land Title | Existing Zone | Proposed Zone | Existing Land Class | Proposed Land Class |
|---|---|---|---|---|---|---|---|---|
| **12** | **112** | Killeen Street | AUBURN | Lot 57 DP 6713 | R2 | RE1 | Operational | Community |
| **53** | **12** | 195 Targo Road | GIRRAWEEN | Lot 28 DP 8768 | R3 | RE1 | Operational | Community |
| **74** | **14** | 40 Station Street | GUILDFORD | Lot 29 Sec 2 DP 1647 | R3 | RE1 | Operational | Community |
| **75** | **14** | 42 Station Street | GUILDFORD | Lot 28 Sec 2 DP 1647 | R3 | RE1 | Operational | Community |
| **76** | **14** | 44 Station Street | GUILDFORD | Lot 27 Sec 2 DP 1647 | R3 | RE1 | Operational | Community |
| **77** | **14** | 46 Station Street | GUILDFORD | Lot 26 Sec 2 DP 1647 | R3 | RE1 | Operational | Community |
| **78** | **14** | 48 Station Street | GUILDFORD | Lot 25 Sec 2 DP 1647 | R3 | RE1 | Operational | Community |
| **108** | **15** | Nyrang Street | LIDCOMBE | Lot 1 DP 213761 | E3 | RE1 | Operational | Community |
| **119** | **86** | 29 Water Street | LIDCOMBE | Lot 1 Sec 2 DP 1599 | R2 | RE1 | Operational | Community |
| **171** | **98** | 28-36 McFarlane Street | MERRYLANDS | Lot 46 Sec A DP7916 | E2 | RE1 | Operational | Community |
| **172** | **99** | 203-211 Merrylands Road | MERRYLANDS | Lot 1 DP 658197 | Reclassification to community land only (Existing zoning RE1) | | Operational | Community |
| **173** | **99** | 203-211 Merrylands Road | MERRYLANDS | Lot D DP 344249 | Reclassification to community land only (Existing zoning RE1) | | Operational | Community |
| **174** | **99** | 213 Merrylands Road | MERRYLANDS | Lot 18G DP 383945 | Reclassification to community land only (Existing zoning RE1) | | Operational | Community |
| **222** | **13** | 18 Toongabbie Road | TOONGABBIE | Lot B DP 386836 | E1 | RE1 | Operational | Community |
| **223** | **13** | 20 Toongabbie Road | TOONGABBIE | Lot A DP 386836 | E1 | RE1 | Operational | Community |

# Structure of this Statement of Council's Interest

The form and content of this Statement of Council's Interest is prepared to comply with the assessment requirements of Planning Practice Note (PN 16-001) and key information requirements of Attachment 1 of the Practice Note. PN16-001 is at Appendix 1 of the report.

The Report is structured as follows:

- Part 1 - Planning Proposal's consistency with LEP Practice note (PN 16-001) requirements dated 5 October 2016.
- Part 2 – Details of land classified, or to be re-classified (operational or community land)
- Part 3 - Details of lands classified, or to be re-classified from Community to Operational land with interests changed or no interests changed and land classified from operational to community land.

# Part 1 – Planning Proposal's consistency with LEP Practice note (PN 16-001) requirements dated 5 October 2016

The justification for the changes resulting from the reclassification are addressed below and are in line with the requirements in the Practice Note (PN 16-001).

**Table 2: Response to key criteria relating to strategic justification within the Practice Note (PN 16-001).**

| Information required under the Practice Note PN 16-001 | Response |
|---|---|
| The strategic and site-specific merits of the reclassification and evidence to support this | Reclassifying the land from community to operational will enable Council to secure lots for housing purposes, and reclassifying land from operational to community enables more flexibility in managing the future needs of the community.<br><br>As the various land parcels are currently classified, it is not possible to achieve the intended outcomes. Utilising the land for public open space and low/medium density housing will be of significant community benefit in the future. In this manner the classification or reclassification, as outlined in the Planning Proposal has strategic and site-specific merit (refer to section B of the Planning Proposal).<br><br>A high-level assessment has been undertaken on each of the 43 land parcels. The Planning Proposal justifies the existing dwellings on the land parcels, or future delivery of diverse housing including 'missing middle' typologies, close to public transport and accessible by walking and cycling in an existing urban area, thereby maximising the use of existing infrastructure.<br><br>This means that 24 parcels will need to be re-classified from Community to Operational land. In addition to the 24 parcels above, the proposal includes 4 additional sites which are already classified as operational land and require interests to be changed. The Proposal also results in significant formalised increase of open space requiring 15 parcels to be reclassified to Community land. |
| Is the planning proposal the result of a strategic study or report | The Planning Proposal is not the result of any strategic study but rather a holistic consideration of open space taking into account the principles and Strategic Directions to implement the Council's Open Space and Recreation Strategy 2019-2029, as well as ensuring alignment with Cumberland 2030: Our Local Strategic Planning Statement. |

| Information required under the Practice Note PN 16-001 | Response |
|---|---|
| | The proposed classification and reclassification of land is a result of the Council resolution at its meeting on 29 October 2025 and implementation of Councils Open Space Policy.<br><br>Council's Property Committee recommended to Cumberland City Council that of the 241 land parcels that were investigated as part of the Planning Proposal, 43 land parcels require to be classified or reclassified to enable future open space, and/or regularise land parcels.<br><br>The Planning Proposal provides details of the justification for the classification and reclassification, as well as supporting an open space assessment outlined in the Planning Proposal - Appendix D. |
| Is the planning proposal consistent with council's Community Strategic Plan or other local strategic plans | The Planning Proposal is consistent with Cumberland Local Strategic Planning Statement 2030(LSPS) and other endorsed local strategies, such as Cumberland Community Strategic Plan 2025 – 2035 (CSP), Cumberland Open Space and Recreation Strategy (OSRC), and the Cumberland Local Housing Strategy.<br><br>Full details of the proposal's assessment and consistency with the local strategic planning plans and policies are outlined in Section B of the Planning Proposal. |
| The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve, or particular interests will be discharged) | The Reclassification of land will result in provision of 52 additional dwellings to meet the state government's housing crisis to open-up sites for residential. The Planning Proposal also further recognises and formalises 184,918sqm open space within the Cumberland LGA.<br><br>The reclassification of this land will have a positive community impact, since it will result in increased public open space and increased housing, and enable Council to fulfill the vision of its various local strategies. |
| Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy) | A Planning Proposal has been supported to be lodged to Gateway. |

| Information required under the Practice Note PN 16-001 | Response |
|---|---|
| How council may or will benefit financially, and how these funds will be used | The Council already owns all land that is to be reclassified from operational to community land. There is no financial benefit, but a broader public community could benefit to secure that land for open space.<br><br>The purpose of Planning Proposal is to enable some land to be used for future residential which possesses a financial burden on Council to acquire for future open space or has created uncertainty for existing landowners to develop for housing.<br><br>Council can then utlise the future funds received for future open space improvements. Works and upgrades are prioritised within the Cumberland local government area as per Council's annual and operational delivery program in the medium and longer term.<br><br>Most of the land proposed to be re-classified currently includes (a) a dwelling on site and is currently leased or (b) is council surplus lands which is unused because of its existing land classification or (c) has an incorrect zoning or a restriction attached to the land which may need to be discharged. |
| How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal | Any council surplus lands disposed in the future as a result the proposed reclassification or classification of lands to operational, would enable Council to use the potential funds in the medium and longer term for future existing or new open space upgrades or improvements.<br><br>Funds can also reduce council's financial liability and burden, simultaneously providing housing certainty for the community. Council will ensure the inclusion of the additional funds gained if any in future plans and capital works programs. |
| Preliminary comments by a relevant government agency, including an agency that dedicated the land to<br><br>council, if applicable | No preliminary comments have been received at this stage relating to land primarily as the land to be reclassified and classified is council land. Any further consultation with relevant agencies will occur should the planning proposal proceeds to the Gateway Determination stage and beyond. |

# Part 2 - Details of land classified, or to be re-classified (operational or community land)

## 2.1 Introduction

The Local Government Act 1993 (LG Act) states that all public land must be classified as either community land or operational land. These land classifications are defined in the LG Act as follows:

- **Community Land:** land that is set aside for community use, such as public parks and sportsgrounds. Development and use of this land are subject to strict controls such as community land cannot be sold, leased, or licensed for more than 30 years.
- **Operational Land:** land that is used for commercial or operational functions (e.g., offices, works depot, car park, sewage pump station, etc) or is being retained for commercial or strategic reasons. The range of controls that apply to community land do not apply to the use and management of operational land.

The land subject to the Planning Proposal and this Statement of Interests proposes and reclassifies Council land zoned RE1 Public Recreation from operational to community land and some zoned land from community land to operational land. This is done through an amendment to Schedule 4 - Classification and Reclassification of public land under the Cumberland LEP 2021.

The section below briefly outlines each of the land parcel details and additional information of the lands to be reclassified by using certificate of title information obtained. Copies of Certificate of Titles of land to be reclassified (from community to operational land) only are attached to this document at Appendix 2.

In addition, copies of deposited plans of land subject to being classified or proposed to be reclassified from community to operational land or operational to community land are included at Appendix 3 of this report (for land shown in tables 1A and 1B).

## 2.2 Classification and reclassification of Council land

### 2.2.1 Sites classified or to be re-classified as 'operational' land

**Item No:** 241

**Map No:** 115A

**Address:** part of 179 Chisholm Road, Auburn

**Ownership:** Council owned

**Lot and DP:** Lot A DP 401112

**Approximate Lot size:** 1,514sqm

Figure 1: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Folio – A/DP 401112 |
| Acquired date and manner | The land was originally granted under the Crown to James Chisholm on 30 June 1823 for Lot A DP 401112 being part of land portion 33.<br>The land was later transferred and registered to former Municipality of Auburn on 11 December 1957 and signed by the Registrar General as recorded under the original title certificate record sourced from NSW land registry historical viewer and/or council legal records. |
| Current land classification | Community |

| Item | Information |
|---|---|
| Proposed land classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | No change |
| Current authorised use | The site which adjoins the broader Auburn RSL Bowling club site from the north-east, includes no buildings but includes an old unused monument.<br><br>The site is not a local or state Heritage item and is not located within a heritage conservation area under the Cumberland LEP 2021.<br><br>No records are available. As per NSW Government Historical Imagery, the property showed there was no dwelling prior to 1950 and after 2009, but the monument on site remained consistent. |
| Other information | Lot is included under the former Auburn City Council's current "Plan of Management for Sportsgrounds 2001 as adopted by Council on 7 February 2001 |
| Current or proposed lease agreements | Council's old property records indicate this land, and the broader land was leased by the former Auburn Council to the Auburn Bowling RSL Club since 1968 for 21 years which is currently expired. There are no current leases on the land or lease attached to the title. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered 7 May 1957 (refer to Appendix 3 to view the plan) |

**Item No:** 238

**Map No:** 116A

**Address:** 3 Arthur Street, Auburn

**Ownership:** Council owned

**Lot and DP:** Lot 5 DP 8800

**Approximate Lot size:** 552 sqm

Figure 2: Locality of the land




| Item | Information |
|---|---|
| Certificate of title | Folio: 5/8800 |
| Acquired date and manner | The land located within the former Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to William Langford (portion 7) on 30 June 1823.<br><br>The date the land was acquired or transferred to former council is not known.<br><br>The land was also mortgaged to many private landowners during the period from 1959 to early 1980s. It is assumed that the land may have been vested in the former council after 1987 or 1919 or 1993 after the Local Government Act 1993 |

| Item | Information |
|---|---|
| | came into effect. Council officers have undertaken a historic council record search to verify and confirm this, but no proof was received. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | Shows an approved dwelling on site.<br><br>As per NSW Government's Historical aerial imagery, the site shows an existing dwelling use on site before 1950 and after 2009 till to date. The subsequent imagery indicates that the built structure remained as consistent.<br><br>Council records also indicate approval to construct a new dwelling on 3 November 1988 (CC1988/8627) with stamped plans. |
| Other | No. |
| Current or proposed lease agreements | Council's property team has confirmed that the property includes a lease, and the lease is not registered on title and tenants are currently on holdover. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered 21 March 1917 (refer to Appendix 3 to view the plan) |

**Item No:** 26
**Map No:** 124
**Address:** 67-73 Edgar Street, Auburn
**Ownership:** Council
**Lot and DP:** Lot 1 DP 112219
**Approximate Lot Size**: 633 sqm

Figure 3: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Folio: 1/112219 |
| Acquired date and manner | The land located within the former Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to James Owen (portion 6) on 4/1/1911.<br><br>Acquired or land transferred date to former Council is not known. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | Shows an existing building/dwelling on site. |

| Item | Information |
|---|---|
| | No records are available. As per NSW Government's Historical aerial imagery, the land showed an existing dwelling on site before 1950 and after 2009 till to date. Subsequent aerial imagery indicates that the building on site remained intact and consistent over the years. |
| Other information | Yes, the site is identified under the former Auburn City Council 'Plan of Management for Sportsgrounds 2001' (Oriole Park) as adopted on 7 February 2001 by the former Auburn Council. |
| Current or proposed lease agreements | Council's property team has confirmed that the property includes a lease, and the lease is not registered on title and tenants are currently on holdover. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 22 February 1978 (refer to Appendix 3 to view the plan) |

**Item No:** 28
**Map No:**124

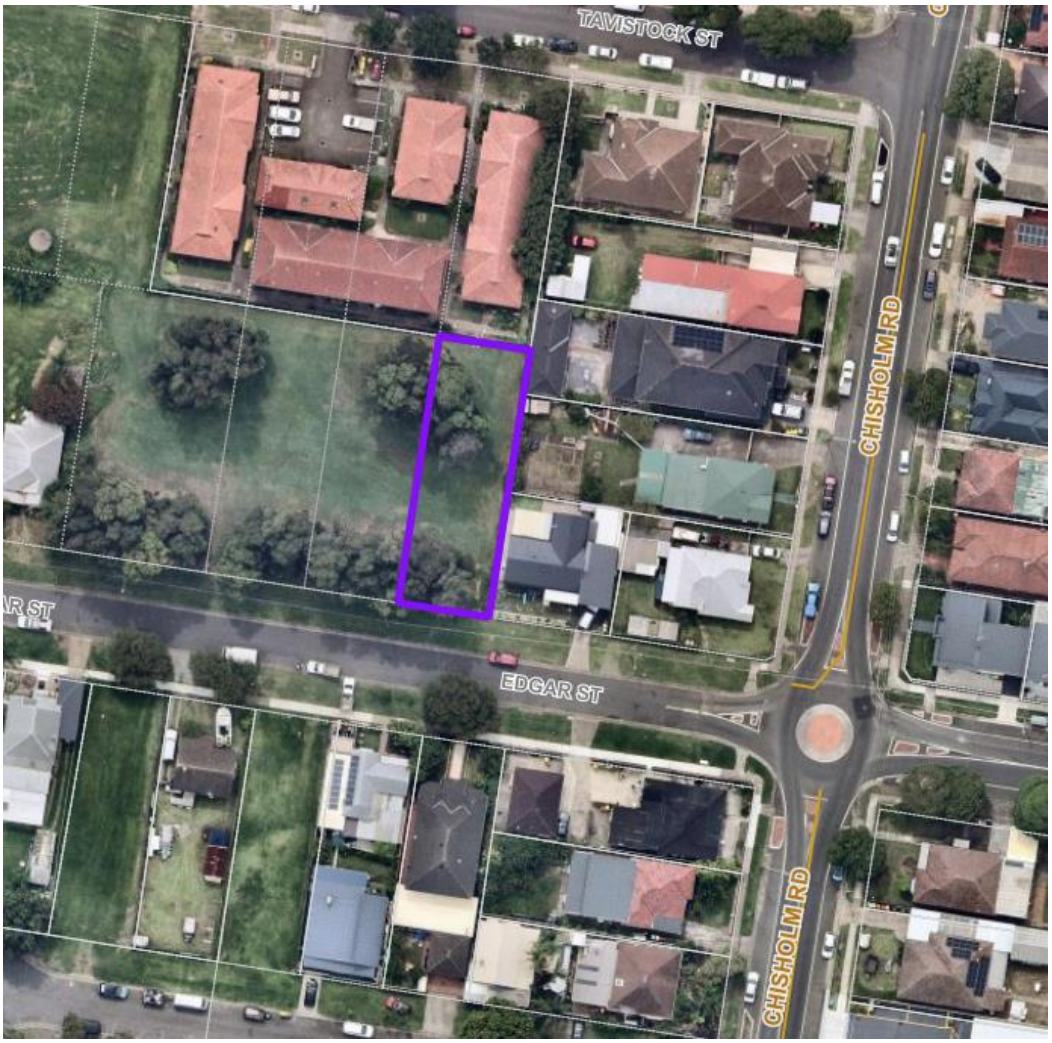
**Address:** 67-73 Edgar Street, Auburn

**Ownership:** Council

**Lot and DP:** Lot 1 DP 742973

**Approximate Lot Size:**618sqm

Figure 4: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 8609 FOL 147 |
| Acquired date and manner | The land located within the former Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to James Owen (portion 6) on 4/1/1911.<br><br>Land acquired or transferred date to former Council is not known. |
| Current classification | Community |

| Item | Information |
|---|---|
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | The site is currently vacant and has no buildings.<br><br>No records are available to indicate any approved development. As per NSW Government's Historical aerial imagery, the site y showed there was no dwelling prior to 1950 and after 2009 till to date. |
| Other information | The Title confirms the land is a Public Reserve. The subject Lot is identified under the former Auburn City Council "Plan of Management for Sportsgrounds 2001" (Oriole Park) adopted by Council on 7 February 2001. |
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent (if not owned by Council) | N/A. |
| Deposited Plan information | Date of deposited plan registered is 24 June 1987 (refer to Appendix 3 to view the plan) |

**Item No:** 29
**Map No**: 124

**Address:** 67-73 Edgar Street, Auburn

**Ownership:** Council

**Lot and DP:** Lot 2 DP 742973

**Approximate Lot Size:** 643 sqm

Figure 5: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 8609 FOL 147 |
| Acquired date and manner | The land located within the then Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to James Owen (portion 6) on 4 January 1911. Land acquired or land transferred date to former Council is not known. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | The site is currently vacant land and has no buildings on site. |

| Item | Information |
|---|---|
| | No records are available to indicate any approved development. As per NSW Government Historical aerial Imagery, the property showed there was no dwelling prior and after 1950, after 2009 and to date. |
| Other information | Title confirms the site is a Public Reserve.<br>The Lot is also included under the former Auburn City Council "Plan of Management for Sportsgrounds 2001" (Oriole Park) as adopted by Council on 7 February 2001. |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 24 June 1987 (refer to Appendix 3 to view the plan) |

**Item No:** 30
**Map No**: 124

**Address:** 67-73 Edgar Street, Auburn

**Ownership:** Council

**Lot and DP:** Lot 3 DP 742973

**Approximate Lot Size**:670 sqm

Figure 6: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 8609 FOL 147 |
| Acquired date and manner | The land located within the then Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to James Owen (portion 6) on 4 January 1911.<br><br>Land acquired or land transferred date to former Council is not known. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |

| Item | Information |
|---|---|
| Current authorised use | The site is currently vacant land and has no buildings.<br><br>No record is available. As per NSW Government Historical aerial Imagery, the property showed there was no dwelling prior to 1950 and after 2009 to date consistent. |
| Other information | Title confirms the land is Public Reserve.<br>Lot also included under the former Auburn City Council "Plan of Management for Sportsgrounds 2001" (Oriole Park) as adopted by Council on 7 February 2001 |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 24 June 1987 (refer to Appendix 3 to view the plan) |

**Item No:** 31
**Map No:**124
**Address:** 67-73 Edgar Street, Auburn
**Ownership:** Council
**Lot and DP:** Lot 4 DP 742973
**Approximate Lot size:** 984 sqm
Figure 7: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 8609 FOL 147 |
| Acquired date and manner | The land located within the former Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to James Owen (portion 6) on 4 January 1911.<br><br>Land acquired or land transferred date to former Council is not known. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | The site is currently vacant and has no buildings. |

| Item | Information |
|---|---|
| | No record is available of development approval. As per NSW Government Historical Aerial Imagery, the property showed no building/dwelling prior to 1950 or after 2009 until to date. |
| Other information | Land is further captured under the former Auburn City Council "Plan of Management for Sportsgrounds 2001" (Oriole Park) as adopted by Council on 7 February 2001 |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 24 June 1987 (refer to Appendix 3 to view the plan) |

**Item No:** 32
**Map No:** 124

**Address:** 67-73 Edgar Street, Auburn

**Ownership:** Council

**Lot and DP:** Lot 5 DP 742973

**Approximate Lot size:** 963 sqm

Figure 8: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Folio: 5/DP742973 |
| Acquired date and manner | The land located within the then Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to James Owen (portion 6) on 4/1/1911.<br><br>Land acquired or land transferred date to former Council is not known. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | No record is available. As per NSW Government's historical aerial imagery, the property showed an existing building/dwelling prior to 1950 and after 2009 until to date. |
| Other information | Included under the former Auburn City Council "Plan of Management for Sportsgrounds 2001" (Oriole Park) as adopted by Former Auburn Council on 7 February 2001. |
| Current or proposed lease agreements | Council's property team has confirmed that the property includes a lease, and the lease is not |

| Item | Information |
|---|---|
| | registered on title and tenants are currently on hold over. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 24 June 1987 (refer to Appendix 3 to view the plan) |

**Item No:** 33
**Map No**: 124

**Address:** 67-73 Edgar Street, Auburn

**Ownership:** Council

**Lot and DP:** Lot 6 DP 742973

**Approximate Lot size:** 646 sqm

Figure 9: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 8609 FOL 147 |
| Acquired date and manner | The land located within the then Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to James Owen (portion 6 on 4/1/1911. Land acquired or transferred date to former Council is not known. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | Building – function unknown<br><br>No record is available. As per NSW Government Historical Imagery, the property showed an existing dwelling on the site prior to 1950 and after 2009. Also, subsequent imagery indicates that the structure remained consistent and intact to date. |
| Other information | Included under the former Auburn City Council "Plan of Management for Sportsgrounds 2001" |

| Item | Information |
|---|---|
| | (Oriole Park) as adopted by Council on 7 February 2001 |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 24 June 1987 (refer to Appendix 3 to view the plan) |

**Item No:** 34
**Map No:** 124

**Address:** 67-73 Edgar Street, Auburn

**Ownership:** Council

**Lot and DP:** Lot 7 DP 742973

**Approximate lot size:** 661 sqm

Figure 10: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 8609 FOL 147 |
| Acquired date and manner | The land located within the then Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to James Owen (portion 6) on 4/11/1911 as per NSW gazette notice.<br><br>Land acquired or transferred date to former Council is not known. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |

| Item | Information |
|---|---|
| Current authorised use | Lot shows a dwelling/building on site.<br><br>No record is available. As per NSW Government Historical Aerial Imagery, the property showed an existing dwelling on the site prior to 1950s and after 2009 subsequent imagery indicates that the single storey brick building structure remained consistent to date. |
| Other information | The land is also included under the former Auburn City Council "Plan of Management for Sportsgrounds 2001" (Oriole Park) as adopted by Council on 7 February 2001. |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 24 June 1987 (refer to Appendix 3 to view the plan). |

**Item No:** 35
**Map No:** 124
**Address:** 67-73 Edgar Street, Auburn
**Ownership:** Council
**Lot and DP:** Lot 8 DP 742973
**Approximate Lot size:** 661sqm
Figure 11: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 8609 FOL 147 |
| Acquired date and manner | The land located within the former Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to James Owen (portion 6) on 4/11/1911.<br><br>Land acquired or land transferred date to former Council is not known. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | The land is currently vacant and has no buildings. |

| Item | Information |
|---|---|
| | No record is available. As per NSW Government Historical aerial Imagery, the property showed there was no dwelling prior to 1950 and after 2009, and has remained consistent till to date. |
| Other information | Captured under the former Auburn City Council "Plan of Management for Sportsgrounds 2001" (Oriole Park) as adopted by Council on 7 February 2001 |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 24 June 1987 (refer to Appendix 3 to view the plan). |

**Item No:** 36
**Map No:** 124

**Address:** 67-73 Edgar Street, Auburn

**Ownership:** Council

**Lot and DP:** Lot 15 DP 742973

**Approximate Lot size:** 655 sqm

Figure 12: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 8609 FOL 147 |
| Acquired date and manner | The land located within the then Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to James Owen (portion 6) on 4 /1/1911 as per NSW gazette notification.<br><br>Land acquired or land transferred date to former Council is not known. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | The land currently includes no buildings on site. |

| Item | Information |
|---|---|
| | No record is available. As per NSW Government Historical Imagery, the property showed there was no dwelling prior to 1950 and after 2009 which has remained consistent to date. |
| Other information | Captured under the former Auburn City Council "Plan of Management for Sportsgrounds 2001" (Oriole Park) as adopted by Council on 7 February 2001 |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 24 June 1987 (refer to Appendix 3 to view the plan). |

**Item No:** 37
**Map No:** 124

**Address:** 67-73 Edgar Street, Auburn

**Ownership:** Council

**Lot and DP:** Lot 16 DP 742973

**Approximate Lot size:** 649 sqm

Figure 13: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 8609 FOL 147 |
| Acquired date and manner | The land located within the former Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to James Owen (portion 6) on 4/1/1911 as per gazette notice.<br><br>Land acquired or transferred date to former Council is not known. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |

| Item | Information |
|---|---|
| Current authorised use | The land currently includes no buildings on site.<br><br>No record is available. As per NSW Government Historical Imagery, the property showed there was no dwelling prior to 1950 and after 2009, and remained consistent. |
| Other information | Captured under the former Auburn City Council "Plan of Management for Sportsgrounds 2001" (Oriole Park) as adopted by Council on 7 February 2001. |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 24 June 1987 (refer to Appendix 3 to view the plan). |

**Item No:** 38
**Map No:** 124

**Address:** 67-73 Edgar Street, Auburn

**Ownership:** Council

**Lot and DP:** Lot 17 DP 742973

**Approximate Lot size:** 656 sqm

Figure 14: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 8609 FOL 147 |
| Acquired date and manner | The land located within the then Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to James Owen (portion 6) on 4/1/1911.<br><br>Land acquired or land transferred date to former Council is not known. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | The land is currently vacant and has no buildings on site.<br><br>No record is available. As per NSW Government Historical Imagery, the property showed there |

| Item | Information |
|---|---|
| | was no dwelling prior to 1950 and after 2009 and the site has remained consistent. |
| Other information | Yes — the title confirms the land is Public Reserve. Also captured under the former Auburn City Council "Plan of Management for Sportsgrounds 2001" (Oriole Park) as adopted by Council on 7 February 2001 |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 24 June 1987 (refer to Appendix 3 to view the plan). |

**Item No:** 39

**Map No:** 124

**Address:** 67-73 Edgar Street, Auburn

**Ownership:** Council

**Lot DP:** Lot 18 DP 742973

**Lot Size:** 648sqm

Figure 15: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 8609 FOL 147 |
| Acquired date and manner | The land located within the former Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to James Owen (portion 6) on 4 /1/1911.<br><br>Land acquired or land transferred date to former Council is not known. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | The land is currently vacant and has no buildings on site.<br><br>No record is available. As per NSW Government Historical Aerial Imagery, the land showed there |

| Item | Information |
|---|---|
| | was no dwelling prior to 1950 and after 2009 till to date and the site has remained as consistent. |
| Other information | Included under the former Auburn City Council "Plan of Management for Sportsgrounds 2001" (Oriole Park) as adopted by Council on 7 February 2001. |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 24 June 1987 (refer to Appendix 3 to view the plan). |

**Item No:** 40
**Map No:** 124

**Address:** 67-73 Edgar Street, Auburn

**Ownership:** Council

**Lot and DP:** Lot 19 DP 742973

**Approximate Lot size**: 649sqm

Figure 16: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 8609 FOL 147 |
| Acquired date and manner | The land located within the former Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to James Owen (portion 6) on 4/1/1911.<br><br>Land acquired or land transferred date to Council is not known. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | The land is currently vacant and has no buildings on site.<br><br>No record is available. As per NSW Government Historical Aerial Imagery, the property showed there was no dwelling prior to 1950 and after 2009 till to date and the land has remained consistent. |

| Item | Information |
|---|---|
| Other information | The land is Included under the former Auburn City Council "Plan of Management for Sportsgrounds 2001" (Oriole Park) as adopted by Council on 7 February 2001. |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 24 June 1987 (refer to Appendix 3 to view the plan). |

**Item No:** 42
**Map No:** 124

**Address:** 70 Edgar Street, Auburn

**Ownership:** Council

**Lot and DP:** Lot 40 DP 8800

**Approximate Lot size:** 542 sqm

Figure 17: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 10039 FOL 179 |
| Acquired date and manner | The land located within the former Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to William Longford (portion 7).<br><br>Land acquired or land transferred date to former Council is not known.<br><br>However, it is assumed that the land may have been transferred around post 1989 or 1993 when the Local Government Act 1993 came into effect. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | The site includes a single storey dwelling. |

| Item | Information |
|---|---|
| | No record is available. As per NSW Government's Historical Imagery, the property showed an existing dwelling on the site prior 1950 and after 2009 subsequent imagery indicates that the building structure has remained consistent. |
| Other information | Nil |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 21 March 1917 (refer to Appendix 3 to view the plan). |

**Item No:** 43
**Map No:** 124

**Address:** 72 Edgar Street, Auburn

**Ownership:** Council

**Lot and DP:** Lot 39 DP 8800

**Approximate Lot size:** 530sqm

Figure 18: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Folio: 39/8800 |
| Acquired date and manner | The land located within the former Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to William Longford (portion 7).<br><br>Land acquired or land transferred date to former Council is not known. However, it is anticipated that this may have occurred around post 1958 or 1993 when the Local Government Act came into effect. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | The land is currently vacant and includes no buildings.<br><br>As per NSW Government Historical aerial imagery, the land showed there was no existing dwelling on the site prior to 1950s and till 2009. |

| Item | Information |
|---|---|
| | Subsequent council's GIS imagery from 2009 indicates that the single storey brick building structure which has remained and later demolished.<br><br>Council's records ((DA2020/0119) also show development application approval for demolition of existing dwelling structure on 10 June 2020. It is believed that this occurred after the land was purchased in 2019. |
| Other information | Nil |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 21 March 1917 (refer to Appendix 3 to view the plan). |

**Item No:** 44
**Map No:** 124

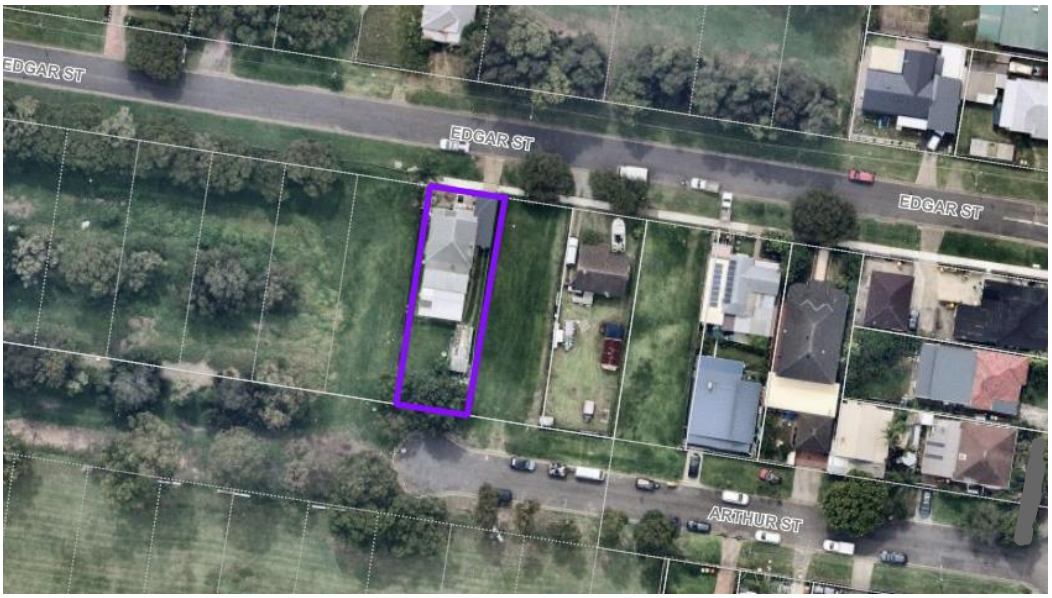
**Address:** 74 Edgar Street, Auburn

**Ownership:** Council

**Lot and DP:** Lot 38 DP 8800

**Approximate Lot size:** 539 sqm

Figure 19: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Folio: 38/8800 |
| Acquired date and manner | The land located within the former Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to William Longford (portion 7).<br><br>Land acquired or land transferred date to former Council is not known. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | The land includes a dwelling on site.<br><br>No record is available. As per NSW Government's Historical Aerial Imagery, the land showed an existing dwelling on site prior to 1950 and after 2009 till to date.<br><br>Subsequent Council's GIS imagery indicates that the building/dwelling on site has remained consistent to date. |

| Item | Information |
|---|---|
| Other information | Nil |
| Current or proposed lease agreements | Council's property team has confirmed that the property includes a lease, and the lease is not registered on title and tenants are currently on holdover. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 21 March 1917 (refer to Appendix 3 to view the plan). |

**Item No:** 45
**Map No:** 124

**Address:** Edgar Street, Auburn

**Ownership:** Council

**Lot and DP:** Lot 32 DP 8800

**Approximate Lot size:** 544 sqm

Figure 20: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 5441 FOL 176 |
| Acquired date and manner | The land located within the Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to William Langford (portion 7) on 30th of June 1823.<br><br>The land was later transferred and registered to the former Municipality of Auburn on 21st February 1958 by the Register General as recorded under the original title certificate record sourced from NSW land registry, NSW historical records viewer and council legal records. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |

| Item | Information |
|---|---|
| Current authorised use | The land is currently vacant and includes no buildings.<br><br>However as per NSW Government Historical aerial imagery, the property showed an existing dwelling on site prior to 1950 and after 2009 till to date and subsequent imagery indicated that the structure remained consistent.<br><br>Council records do not show any DA or CC approval for site to demolish existing building/dwelling. |
| Other information | Identified in Duck River Foreshore Plan of Management and Plan of Management for Sportsgrounds |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 21 March 1917 (refer to Appendix 3 to view the plan). |

**Item No:** 46
**Map No:** 124

**Address:** Edgar Street, Auburn
**Ownership:** Council
**Lot and DP:** Lot 33 DP 8800
**Approximate Lot size:** 529 sqm

Figure 21: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 5441 FOL 176 |
| Acquired date and manner | The land located within the Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to William Langford (portion 7 of Perish) on 30th of June 1823.<br><br>Land was later transferred and registered to former Municipality of Auburn on 23rd February 1959 by the Register General under the original title of certificate record sourced from NSW land registry historical viewer and/or council legal records. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | The land is vacant and includes no buildings. |

| Item | Information |
|---|---|
| | No record is available. As per NSW Government historical imagery, the property showed no existing dwelling on site prior to 1950 and after 2009.<br><br>Council's GIS imagery from 2009 has indicated that the site has remained consistent to date with no buildings. |
| Other information | Land is Included under Duck River Foreshore Plan of Management and Plan of Management for Sportsgrounds as adopted on 7 February by former Auburn Council. |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 21 March 1917 (refer to Appendix 3 to view the plan). |

**Item No:** 49
**Map No:** 124

**Address:** Edgar Street, Auburn
**Ownership:** Council
**Lot and DP:** Lot 36 DP 8800
**Approximate Lot size:** 535 sqm

Figure 22: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Vol 7792 FOL 152 |
| Acquired date and manner | The land located within the Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to William Langford (portion 7) on 30th of June 1823.<br><br>Land was later transferred and registered to former Municipality of Auburn on 31st October 1962 by the Register General as recorded under the original title of certificate sourced from NSW land registry historical viewer and/or council legal records. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | Land is vacant and includes no buildings. |

| Item | Information |
|---|---|
| | No record is available. As per NSW Government historical imagery, the property showed no existing dwelling on site prior to 1950 and after 2009.<br><br>Council's GIS imagery from 2009 has indicated that the site has remained consistent to date with no buildings. |
| Other information | Included in Duck River Foreshore Plan of Management and Plan of Management for Sportsgrounds as adopted by former Auburn Council on 7 February 2001. |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 21 March 1917 (refer to Appendix 3 to view the plan). |

**Item No:** 41

**Map No:** 124

**Address:** 68 Edgar Street, Auburn

**Ownership:** Council

**Lot and DP:** Lot 41 DP 8800

**Approximate Lot size:** 534 sqm

Figure 23: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 2801 FOL 160 |
| Acquired date and manner | The land located within the Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to William Langford (portion 7) on 30th of June 1823.<br><br>The land was later transferred and registered to former Municipality of Auburn on 21st February 1958 as signed by the Register General as recorded under the original title of certificate record sourced from NSW land registry historical viewer and/or council legal records. |
| Current classification | Operational |
| Proposed classification | Operational (only interests require to be changed) |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | Land is vacant and includes no buildings. |

| Item | Information |
|---|---|
| | No record is available. As per NSW Government Historical Aerial Imagery, the land showed there was no dwelling prior to 1950 and till 2009.<br><br>Council's GIS imagery from 2009 has indicated that the site has remained consistent to date with no buildings. |
| Other information | Included in Plan of Management for Duck River Foreshore.<br>Note: land is already classified as operational land under former repealed Auburn LEP 2000 (Amendment No.7) |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 21 March 1917 (refer to Appendix 3 to view the plan). |

**Item No:** 47
**Map No:** 124

**Address:** Edgar Street, Auburn
**Ownership:** Council
**Lot and DP:** Lot 34 DP 8800
**Approximate Lot size:** 539 sqm

Figure 24: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 2982 FOL 37 |
| Acquired date and manner | The land located within the Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to William Langford (portion 7) on 30th of June 1823.<br>The land was later transferred and registered to former Municipality of Auburn on 21st February 1958 and signed by the Register General as recorded under the original title of certificate record sourced from NSW land registry historical viewer and/or council legal records. |
| Current classification | Operational |
| Proposed classification | Operational (only interests require to be changed) |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | Land is vacant and includes no buildings. |

| Item | Information |
|---|---|
| | No record is available. As per NSW Government Historical Aerial Imagery, the property showed there was no dwelling on site prior to 1950 and till 2009.<br><br>Council's GIS imagery from 2009 has indicated that the site has remained consistent to date with no buildings. |
| Other information | * Note: land is already classified as operational land as per former repealed Auburn LEP 2000 (Amendment No.7). |
| Current or proposed lease agreements | Council has no lease for this land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 21 March 1917 (refer to Appendix 3 to view the plan). |

**Item No:** 48
**Map No:** 124

**Address:** Edgar Street, Auburn
**Ownership:** Council
**Lot and DP:** Lot 35 DP 8800
**Approximate Lot size:** 539 sqm

Figure 25: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 2982 FOL 38 |
| Acquired date and manner | The land located within the Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to William Langford (portion 7) on 30th of June 1823.<br><br>The land was later transferred and registered to former Municipality of Auburn on 21st February 1958 and signed by the Register General as recorded under the original title of certificate record sourced from NSW land registry historical viewer and/or council legal records. |
| Current classification | Operational |
| Proposed classification | Operational (only interests require to be changed) |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | The land is vacant with no buildings. |

| Item | Information |
|---|---|
| | No record is available. As per NSW Government Historical Aerial Imagery, the property showed there was no dwelling on site prior to 1950 and till 2009.<br><br>Council's GIS imagery from 2009 has indicated that the site has remained consistent to date with no buildings. |
| Other information | * Note: land is already classified as operational land under former repealed Auburn LEP 2000 (Amendment No.7) |
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 21 March 1917 (refer to Appendix 3 to view the plan). |

**Item No:** 50
**Map No:** 124

**Address:** Edgar Street, Auburn
**Ownership:** Council
**Lot and DP:** Lot 37 DP 8800
**Approximate Lot size:** 534 sqm

Figure 26: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 5737 FOL 81 |
| Acquired date and manner | The land located within the Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to William Langford (portion 7) on 30th of June 1823.<br><br>The land was later transferred and registered to former Municipality of Auburn on 21st February 1958 by the Register General as recorded under the original title of certificate record sourced from NSW land registry historical viewer and/or council legal records. |
| Current classification | Operational |
| Proposed classification | Operational (but interests need to be changed)<br>Note: land is classified as operational land under former repealed Auburn LEP 2000 (Amendment No.7). |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |
| Current authorised use | The land is vacant with no buildings. |

| Item | Information |
|---|---|
| | No record is available. As per NSW Government Historical Aerial Imagery, the property showed there was no dwelling on site prior to 1950 and till 2009.<br><br>Council's GIS imagery from 2009 has indicated that the site has remained consistent to date with no buildings. |
| Other information | Lot 37 DP 8800 is currently included under the Plan of Management for Sportsgrounds 2001 and Plan of Management for Duck River Foreshore (as adopted on 7 February 2001 by the former Auburn Council. |
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 21 March 1917 (refer to Appendix 3 to view the plan). |

**Item No:** 239
**Map No:** 72A

**Address:** 44A Benaud Place, Greystanes

**Ownership:** Council

**Lot and DP:** Lot 17 DP 231034

**Approximate Lot Size:** 134 sqm

Figure 27: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | VOL 10439 FOL 100 |
| Acquired date and manner | The original land was subdivided on 23 April 1987 to two lots.<br><br>It is assumed that the land may have been transferred to Council in or post 1987 and defaulted to community land after the introduction of the Local Government Act 1993 as confirmed by the open space planning team. Method of land transfer is not known. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | R2 Low Density Residential |

| Item | Information |
|---|---|
| Proposed zoning | No change |
| Current authorised use | The land is vacant with no buildings.<br><br>No record is available. As per NSW Government Historical Aerial Imagery, the property showed there was no dwelling on site prior to 1950 and till 2009.<br><br>Council's GIS imagery from 2009 has indicated that the site has remained consistent to date with no buildings. |
| Other information | The subject allotment is captured under the Cumberland General Community Use Plan of Management 2023, which identifies an easement on community land. |
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 1 September 1966 (refer to Appendix 3 to view the plan). |

**Item No:** 240

**Map No:** 72B

**Address:** 44C Benaud Place, Greystanes

**Ownership:** Council

**Lot and DP:** Lot 162 DP 746431

**Approximate Lot Size:**226 sqm

Figure 28: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Folio: 162/746431 |
| Acquired date and manner | The original land was subdivided on 23 April 1987 to two lots.<br><br>It is assumed that the land may have been transferred to Council in or post 1987 and defaulted to community land after the introduction of the Local Government Act 1993 as confirmed by the open space planning team. Method of land transfer is not known. |
| Current classification | Community |
| Proposed classification | Operational |
| Current zoning | R2 Low Density Residential |
| Proposed zoning | No change |

| Item | Information |
|---|---|
| Current authorised use | The lot is considered as vacant with no buildings.<br><br>No record is available. As per NSW Government Historical Imagery, the property showed there was no building/ dwelling on site prior to 1950 and after 2009 till to date, which remained as consistent with no buildings. |
| Other information | Lot is captured under Cumberland General Community Use Plan of Management 2023 |
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent (if not owned by Council) | N/A. |
| Deposited Plan information | Date of deposited plan registered is 25 March 1987 (refer to Appendix 3 to view the plan). |

### 2.2.2 Sites to be re-classified from 'operational to 'community land

**Item No: 12**

**Map No:** 112

**Address:** Killeen Street

**Ownership:** Council owned

**Lot and DP:** Lot 57 DP 6713

**Approximate Lot size:** 539sqm

Figure 29: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Not applicable given the land is not public land and is proposed to be reclassified from operational to community land for future public purposes. |
| Acquired date and manner | The land located within the former Municipality of Auburn Parish of Liberty Plains, was originally granted by the Crown to James Chisholm (portion 33) on 30 June 1823.<br><br>The land was later transferred and registered to former Municipality of Auburn on 21 February 1958 and signed by the Register General as recorded under the original title of certificate record sourced from NSW land registry historical viewer and/or council legal records. |

| Item | Information |
|---|---|
| Current classification | Operational |
| Proposed classification | Community |
| Current zoning | R2 Low Density Residential |
| Proposed zoning | RE1 Public Recreation |
| Current authorised use | Vacant lot is located adjacent to Progress Park which is outside the main park area. |
| Other | Nil |
| Current or proposed lease agreements | No |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is Feb 1912 (refer to Appendix 3 to view the plan). |

**Item No:** 53

**Map No**: 12

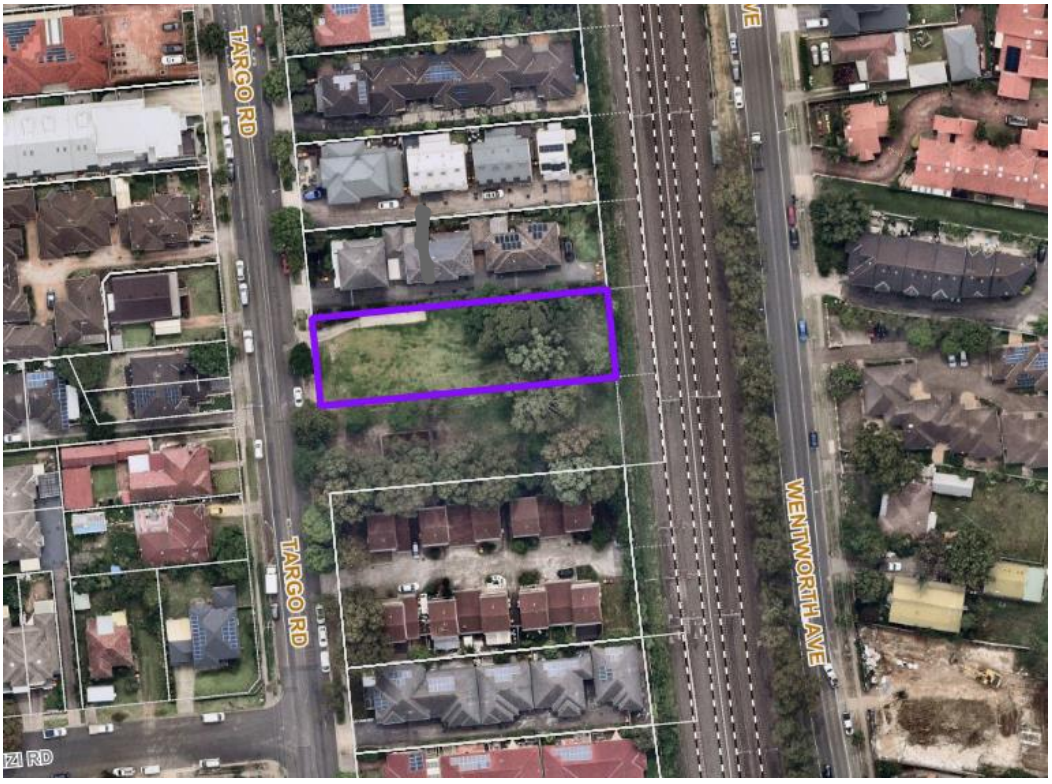
**Address:** 195 Targo Road, Girraween

**Ownership:** Council

**Lot and DP:** Lot 28 DP 8768

**Approximate Lot Size:** 1,391 sqm

Figure 30: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Not applicable given the land is not public land and is proposed to be reclassified from operational to community land for future public purposes. |
| Acquired date and manner | The land located within the former Municipality of Holroyd Parish of Prospect, was originally granted by the Crown to D'Arcy Wentworth (portion 200) on 31 August 1819.<br><br>The land transferred date or manner is not known. |
| Current classification | Operational |
| Proposed classification | Community |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | R2 Low Density Residential |

| Item | Information |
|---|---|
| Current authorised use | The site adjoins the Targo Road reserve and is currently a vacant land.<br><br>Council's GIS aerial map layer showed the site included a dwelling/building prior to May 2025. |
| Other information | Nil |
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent ( if not owned by Council) | N/A. |
| Deposited Plan information | Date of deposited plan registered is February 1916 (refer to Appendix 3 to view the plan). |

**Item No:** 74

**Map No: 14**

**Address:** 40 Station Street, Guildford

**Ownership:** Council

**Lot and DP:** Lot 29 Sec 2 DP 1647

**Approximate Lot size:** 563 sqm

Figure 31: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Not applicable given the land is not public land and is proposed to be reclassified from operational to community land for future public purposes. |
| Acquired date and manner | The land located within the former City of Parramatta Parish of St. John, was originally granted to Samuel North (portion 99) on 29 April 1837.<br><br>Land acquired date or transfer date to council is not known. |
| Current classification | Operational |

| Item | Information |
|---|---|
| Proposed classification | Community |
| Current zoning | R3 Medium Density Residential |
| Proposed zoning | RE1 Public Recreation |
| Current authorised use | Land includes a house on site and adjoins a large existing park which is under construction. |
| Other information | Nil |
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent (if not owned by Council) | Not applicable |
| Deposited Plan information | Date of deposited plan registered is 18 February 1986 (refer to Appendix 3 to view the plan). |

**Item No: 75**

**Map No:** 14

**Address:** 42 Station Street, Guildford

**Ownership:** Council

**Lot and DP:** Lot 28 Sec 2 DP 1647

**Approximate Lot size:** 563 sqm

Figure 32: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Not applicable given the land is not public land and is proposed to be reclassified from operational to community land for future public purposes. |
| Acquired date and manner | The land located within the former City of Parramatta Parish of St. John, was originally granted to Samuel North (portion 99) on 29 April 1837.<br><br>Land acquired date or transfer date to council is not known. |
| Current classification | Operational |
| Proposed classification | Community |
| Current zoning | R3 Medium Density Residential |
| Proposed zoning | RE1 Public Recreation |

| Item | Information |
|---|---|
| Current authorised use | Land is a vacant lot and has no buildings and currently functions as a small pocket park which forms part of an adjoining open space. |
| Other information | Nil |
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent (if not owned by Council) | Not applicable |
| Deposited Plan information | Date of deposited plan registered is 18 February 1986 (refer to Appendix 3 to view the plan) |

**Item No:** 76

**Map No:** 14

**Address:** 44 Station Street, Guildford

**Ownership:** Council

**Lot and DP:** Lot 27 Sec 2 DP 1647

**Approximate Lot size:** 574 sqm

Figure 33: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Not applicable given the land is not public land and is proposed to be reclassified from operational to community land for future public purposes. |
| Acquired date and manner | The land located within the former City of Parramatta Parish of St. John, was originally granted to Samuel North (portion 99) on 29 April 1837. It is anticipated that the land was transferred to Cumberland Council after the post amalgamation councils in May 2016. |

| Item | Information |
|---|---|
| | Land acquired or transferred date to council is not known. |
| Current classification | Operational |
| Proposed classification | Community |
| Current zoning | R3 Medium Density Residential |
| Proposed zoning | RE1 Public Recreation |
| Current authorised use | Land is a vacant lot and has no buildings and currently functions as a small pocket park which forms part of a larger adjoining open space. |
| Other information | Nil |
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 18 February 1986 (refer to Appendix 3 to view the plan). |

**Item No:** 77

**Map No:** 14

**Address:** 46 Station Street, Guildford

**Ownership:** Council

**Lot and DP:** Lot 26 Sec 2 DP 1647

**Approximate Lot size**: 590sqm

Figure 34: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Not applicable given the land is not public land and is proposed to be reclassified from operational to community land for future public purposes. |
| Acquired date and manner | The land located within the former Municipality of Granville Parish of St. John, was originally granted by Crown to Samuel North (portion 99) on 29 April 1837.<br><br>The land acquired or transferred date to council is not known. |
| Current classification | Operational |
| Proposed classification | Community |
| Current zoning | R3 Medium Density Residential |
| Proposed zoning | RE1 Public Recreation |
| Current authorised use | Land is a vacant lot and has no buildings and currently functions as a small pocket park which forms part of the larger vacant open space. |

| Item | Information |
|---|---|
| Other information | Nil |
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent (if not owned by Council) | Not applicable |
| Deposited Plan information | Date of deposited plan registered is 18 February 1986 (refer to Appendix 3 to view the plan) |

**Item No:** 78

**Map No:** 14

**Address:** 48 Station Street, Guildford

**Ownership:** Council

**Lot and DP:** Lot 25 Sec 2 DP 1647

**Approximate Lot size:** 563 sqm

Figure 35: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Not applicable given the land is not public land and is proposed to be reclassified from operational to community land for future public purposes. |
| Acquired date and manner | The land located within the former Municipality of Granville Parish of St. John, was originally granted to Samuel North (portion 99) on 29 April 1837.<br><br>The land acquired date or transferred date to Council is not known. |
| Current classification | Operational |
| Proposed classification | Community |
| Current zoning | R3 Medium Density Residential |
| Proposed zoning | RE1 Public Recreation |

| Item | Information |
|---|---|
| Current authorised use | Land is a vacant lot and has no buildings and currently functions as a small pocket park which forms part of the larger open space area. |
| Other information | Nil |
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent (if not owned by Council) | Not applicable |
| Deposited Plan information | Date of deposited plan registered is 18 February 1986 (refer to Appendix 3 to view the plan) |

**Item No:** 108

**Map No:** 15

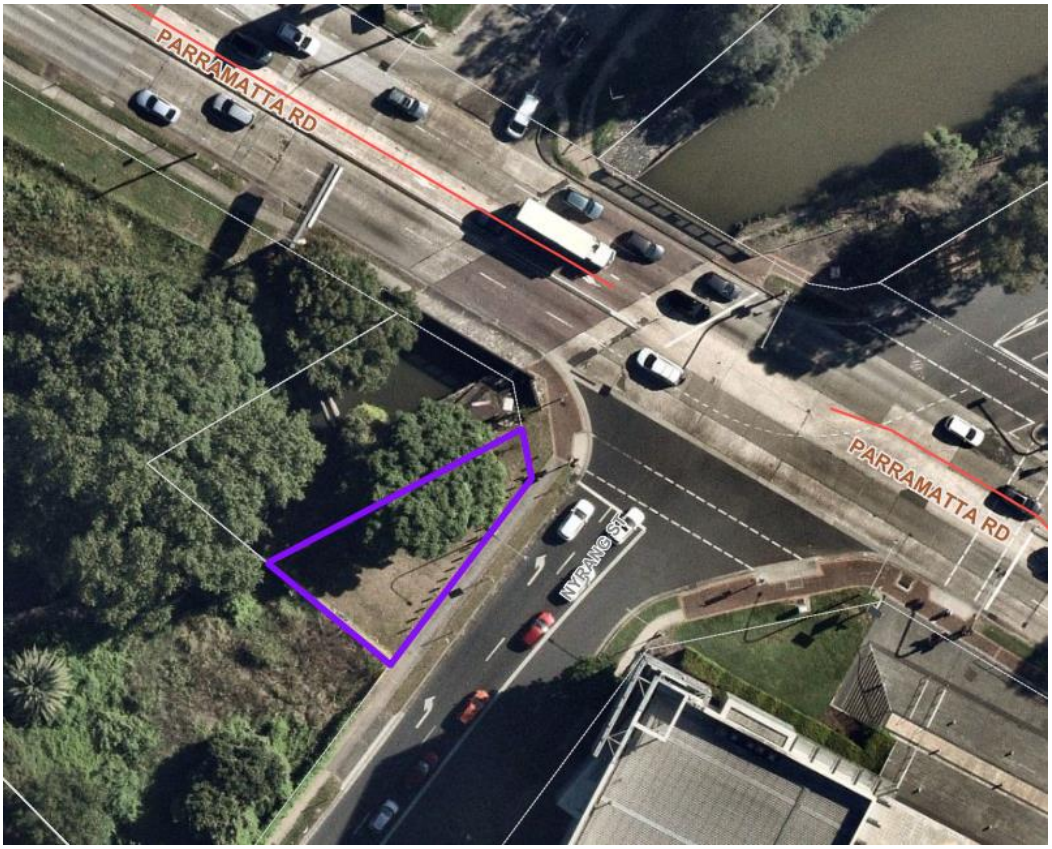
**Address:** Nyrang Street, Lidcombe

**Ownership:** Council

**Lot and DP:** Lot 1 DP 213761

**Approximate Lot size:** 274 sqm

Figure 36: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Not applicable given the land is not public land and is proposed to be reclassified from operational to community land for future public purposes. |
| Acquired date and manner | Not known |
| Current land classification | Operational |
| Proposed classification | Community |
| Current zoning | E3 |
| Proposed zoning | RE1 Public Recreation |
| Current authorised use | Land is a vacant lot and has no buildings and currently functions as a small pocket park. |
| Other information | Nil |

| Item | Information |
|---|---|
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent (if not owned by Council) | Not Applicable |
| Deposited Plan information | Date of deposited plan registered is 13 April 1977 (refer to Appendix 3 to view the plan) |

**Item No:** 119

**MAP No:** 86

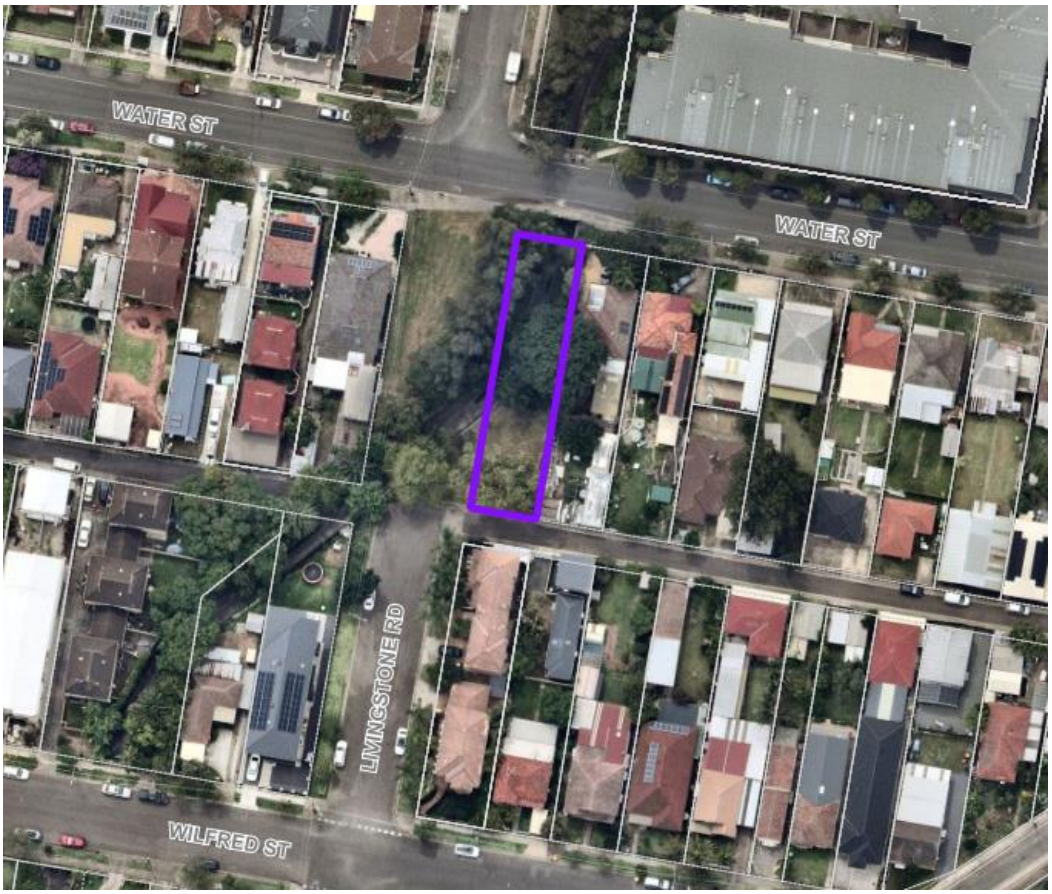
**Address:** 29 Water Street, Lidcombe

**Ownership:** Council

**Lot DP:** Lot 1 Sec 2 DP 1599

**Approximate Lot size:** 602 sqm

Figure 37: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Not applicable given the land is not public land and is proposed to be reclassified from operational to community land for future public purposes. |

| Item | Information |
|---|---|
| Acquired date and manner | The land located within the former Municipality of Auburn Parish of Liberty Plains, was originally granted to Robert Blackman on 24 September 1856 as per original title certificate.<br><br>Land acquired or transferred date not known. |
| Current land classification | Operational |
| Proposed classification | Community |
| Current zoning | R2 Low Density Residential |
| Proposed zoning | RE1 Public Recreation |
| Current authorised use | Land is a vacant lot and has no buildings and currently functions as a small pocket park. |
| Other information | Nil |
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent (if not owned by Council) | N/A |
| Deposited Plan information | Date of deposited plan registered is 11 June 1970 (refer to Appendix 3 to view the plan) |

**Item No:** 171

**Map No:** 98

**Address:** 28-36 McFarlane Street, Merrylands

**Ownership:** Council

**Lot and DP:** Lot 46 Sec A DP7916

**Approximate Lot size:** 1,303 sqm

Figure 38: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Not applicable given the land is not public land and is proposed to be reclassified from operational to community land for future public purposes. |
| Acquired date and manner | The land located within the former Municipality of Prospect and Sherwood Parish of St. John, was originally granted by the Crown to James Bowman on 25 August 1812.<br><br>This land was later transferred and registered to former Municipality of Holroyd on 19 September 1969 by the Register General as recorded under the original title of certificate record sourced from |

| Item | Information |
|---|---|
| | NSW land registry historical viewer and/or council legal records. |
| Current land classification | Operational |
| Proposed classification | Community |
| Current zoning | E2 Commercial Centre |
| Proposed zoning | RE1 Public Recreation |
| Current authorised use | The land does not have any buildings on site and currently forms part of the Merrylands Civic Square which includes soft landscaping, seating, shade structures and paved areas. |
| Other information | The lot is captured under the Cumberland General Community Use Plan of Management 2023 |
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent (if not owned by Council) | Not Applicable. |
| Deposited Plan information | Date of deposited plan registered is 21 September 1979 (refer to Appendix 3 to view the plan) |

**Item No:** 172

**Map No:** 99

**Address:** 203-211 Merrylands Road, Merrylands

**Ownership:** Council

**Lot and DP:** Lot 1 DP 658197

**Approximate Lot size:** 885 sqm

Figure 39: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Not applicable given the land is not public land and is proposed to be reclassified from operational to community land for future public purposes. |

| Item | Information |
|---|---|
| Acquired date and manner | Not known. |
| Current land classification | Operational |
| Proposed classification | Community |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | No change |
| Current authorised use | The land does not have any buildings on site and currently forms part of the Merrylands Civic Square which includes soft landscaping, seating, shade structures and paved areas. |
| Other information | The lot is captured under the Cumberland General Community Use Plan of Management 2023. |
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent (if not owned by Council) | Not Applicable |
| Deposited Plan information | Date of deposited plan registered 12 October 1998 (refer to Appendix 3 to view the plan) |

**Item No:** 173

**Map No:** 99

**Address:** 203-211 Merrylands Road, Merrylands

**Ownership:** Council

**Lot and DP:** Lot D DP 344249

**Approximate Lot size:** 339 sqm

Figure 40: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Not applicable given the land is not public land and is proposed to be reclassified from operational to community land for future public purposes. |
| Acquired date and manner | Not known. |
| Current land classification | Operational |
| Proposed classification | Community |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | No change to existing zoning |
| Current authorised use | The land does not have any buildings on site and currently forms part of the Merrylands Civic Square which includes soft landscaping, seating, shade structures and paved areas. |

| Item | Information |
|---|---|
| Other information | The lot is captured under the Cumberland General Community Use Plan of Management 2023 |
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent (if not owned by Council) | Not Applicable |
| Deposited Plan information | Date of deposited plan registered is 12 July 1940 (refer to Appendix 3 to view the plan). |

**Item No:** 174

**Map No:** 99

**Address:** 213 Merrylands Road, Merrylands

**Ownership:** Council

**Lot and DP:** Lot 18G DP 383945

**Approximate Lot size:** 260 sqm

Figure 41: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Not applicable given the land is not public land and is proposed to be reclassified from operational to community land for future public purposes. |
| Acquired date and manner | The land located within the Municipality of former Holroyd Parish of St. John, was originally granted to John Bowman (portion 104) on 25 August 1812. |
| Current land classification | Operational |
| Proposed classification | Community |
| Current zoning | RE1 Public Recreation |
| Proposed zoning | No change |
| Current authorised use | The land does not have any buildings on site and currently forms part of the Merrylands Civic Square which includes soft landscaping, seating, shade structures and paved areas. |
| Other information | Lot is captured under Cumberland General Community Use Plan of Management 2023. |

| Item | Information |
|---|---|
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent (if not owned by Council) | Not Applicable. |
| Deposited Plan information | Date of deposited plan registered is 26 February 1979 (refer to Appendix 3 to view the plan) |

**Item No:** 222

**Map No:** 13

**Address:** 18 Toongabbie Road, Toongabbie

**Ownership:** Council

**Lot and DP:** Lot B DP 386836

**Approximate Lot size:** 619 sqm

Figure 42: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Not applicable given the land is not public land and is proposed to be reclassified from operational to community land for future public purposes. |
| Acquired date and manner | The land located within the Municipality of Holroyd Parish of Prospect, was originally granted to D'Arcy Wentworth (portion 200) on 31 August 1819.<br><br>Date of land acquire or transfer to council not known. |
| Current land classification | Operational |
| Proposed land classification | Community |
| Current zoning | E1 Local Centre |

| Item | Information |
|---|---|
| Proposed zoning | RE1 Public Recreation |
| Current authorised use | The land does not have any buildings on site and is functioning as a small pocket neighbourhood park. |
| Other information | Nil |
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowner consent (if not owned by Council) | Not Applicable |
| Deposited Plan information | Date of deposited plan registered is 16 March 1979 (refer to Appendix 3 to view the plan) |

**Item No:** 223

**Map No:** 13

**Address:** 20 Toongabbie Road, Toongabbie

**Ownership:** Council

**Lot and DP:** Lot A DP 386836

**Approximate Lot size:** 738 sqm

Figure 43: Locality of the land




| Item | Information |
|---|---|
| Certificate of Title | Not applicable given the land is not public land and is proposed to be reclassified from operational to community land for future public purposes. |
| Acquired date and manner | The land located within the Municipality of Holroyd Parish of Prospect, was originally granted to D'Arcy Wentworth (portion 200) on 31 August 1819.<br>Date of land acquire or transfer to council not known. |
| Current land classification | Operational |
| Proposed land classification | Community |
| Current zoning | E1 Local Centre |

| Item | Information |
|---|---|
| Proposed zoning | RE1 Public Recreation |
| Current authorised use | The land is a vacant site with no buildings and is functioning as a small pocket park. |
| Other information | Nil |
| Current or proposed lease agreements | Council has no lease for the land. |
| Landowners' consent (if not owned by Council) | Not Applicable. |
| Deposited Plan information | Date of deposited plan registered is 16 March 1979 (refer to Appendix 3 to view the plan) |

# Part 3 – Outline of title interest for lands classified or to be re-classified

This section includes a list of the detail of interests changed or not discharged relating to land that is to be classified or reclassified, and are in line with the requirements in the Practice Note (PN 16-001).

The table also provides an outline of the relevant part of *Schedule 4 Classification and reclassification of public land* that would be affected within the Cumberland LEP 2021 amendment. The table refers to them as:

**Part 1** – which refers to Land classified, or re-classified, as operational land only (Note: without any interests being changed)

**Part 2** – which refers to Land classified, or reclassified as operational land —interests changed

**Part 3** – which refers to Land classified, or reclassified, as community land

**Table 3: Land to be classified or reclassified from Community to Operational land with interests changed or no change (Amends only Part 1 or Part 2 of Schedule 4)**

| Item No. | Map No. | Street Address and Suburb | Lot and DP | Existing Zoning | Proposed Zoning | Existing Land Classification | Proposed Land Classification | Any trusts etc not discharged (to be listed under CLEP 21) | Type of Interests discharged from Certificate of Title (with Governor approval) | Relevant Part of Schedule 4 amended | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **241** | **115A** | Part of 179 Chisholm Road **AUBURN** | Lot A DP 401112 | RE1 | RE1 | Community | Operational | Reservations and conditions in the crown grant(s) | - | Part 1 | - |
| **238** | **116A** | 3 Arthur Street **AUBURN** | Lot 5 DP 8800 | RE1 | R2 | Community | Operational | Reservations and conditions in the Crown Grant(s) | - | Part 1 | - |

| Item No. | Map No. | Street Address and Suburb | Lot and DP | Existing Zoning | Proposed Zoning | Existing Land Classification | Proposed Land Classification | Any trusts etc not discharged (to be listed under CLEP 21) | Type of Interests discharged from Certificate of Title (with Governor approval) | Relevant Part of Schedule 4 amended | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **26** | **124** | 67-73 Edgar Street **AUBURN** | Lot 1 DP 112219 | RE1 | R2 | Community | Operational | Reservation and conditions in Crown Grant (s) | - | Part 1 | - |
| **28** | **124** | 67-73 Edgar Street **AUBURN** | Lot 1 DP 742973 | RE1 | R2 | Community | Operational | Reservation and conditions in Crown Grant(s)<br><br>Notification in government gazette dated 10.8.1962 Folio 2345: easement for sewage affecting parts of Lots 11, 12 and 13 (designated (x) in DP 205721. | Is a public reserve | Part 2 | Reservation and conditions in the Crown Grant (s) apply only to lots 1, 2,4,7,12,13,14,17, 21,22 and 23 of DP 742973.<br><br>Public reserve status would need to be removed via LEP amendment with Governor approval. (Applies only to Lots 1-4, 6-9 and11-23 of DP 742973 given the title certificate is not clear. |
| **29** | **124** | 67-73 Edgar Street **AUBURN** | Lot 2 DP 742973 | RE1 | R2 | Community | Operational | Reservation and conditions in Crown Grant(s) | Is a public reserve | Part 2 | Reservation and conditions in the Crown Grant (s) apply only to lots 1, 2,4,7,12,13,14,17, |

| Item No. | Map No. | Street Address and Suburb | Lot and DP | Existing Zoning | Proposed Zoning | Existing Land Classification | Proposed Land Classification | Any trusts etc not discharged (to be listed under CLEP 21) | Type of Interests discharged from Certificate of Title (with Governor approval) | Relevant Part of Schedule 4 amended | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Notification in government gazette dated 10.8.1962 Folio 2345: easement for sewage affecting parts of Lots 11, 12 and 13 (designated (x) in DP 20572. | | | 21,22 and 23 of DP 742973 as per Certificate of Title.<br><br>Public reserve status would need to be discharged with Governor approval (Applies only to Lots 1-4, 6-9 and11-23 of DP 742973 given the title certificate is not clear. |
| **30** | **124** | 67-73 Edgar Street **AUBURN** | Lot 3 DP 742973 | RE1 | R2 | Community | Operational | Notification in Government Gazette dated 10.8.1962 Folio 2345: Easement for sewage affecting parts of Lots 11, 12 and 13 (designated (x) in DP 205721. | Is a public reserve | Part 2 | Reservation and conditions in the Crown Grant (s) **do not apply** (applies only to lots 1, 2,4,7,12,13,14,17, 21,22 and 23 of DP 742973 as per Certificate of Title). |
| **31** | **124** | 67-73 Edgar Street **AUBURN** | Lot 4 DP 742973 | RE1 | R2 | Community | Operational | Reservation and conditions in Crown Grant (s) | Is a public reserve | Part 2 | Reservation and conditions in the Crown Grant (s) apply. |

| Item No. | Map No. | Street Address and Suburb | Lot and DP | Existing Zoning | Proposed Zoning | Existing Land Classification | Proposed Land Classification | Any trusts etc not discharged (to be listed under CLEP 21) | Type of Interests discharged from Certificate of Title (with Governor approval) | Relevant Part of Schedule 4 amended | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Notification in Government Gazette dated 10.8.1962 Folio 2345: Easement for sewage affecting parts of Lots 11, 12 and 13 (designated (x) in DP 205721. | | | only to lots 1, 2,4,7,12,13,14,17, 21,22 and 23 of DP 742973 as per Certificate of Title.<br><br>Public reserve status would need to be removed via LEP with Governor approval (Applies only to Lots 1-4, 6-9 and11-23 of DP 742973 given the title certificate is not clear |
| **32** | **124** | 67-73 Edgar Street **AUBURN** | Lot 5 DP 742973 | RE1 | R2 | Community | Operational | Reservation and conditions in Crown Grant (s)<br><br>Limited tile. Limitation pursuant to section 28T (4) of the Real Property Act 1900. The boundaries of the land comprised | - | Part 1 | Note: Is not a public reserve as per title certificate. |

| Item No. | Map No. | Street Address and Suburb | Lot and DP | Existing Zoning | Proposed Zoning | Existing Land Classification | Proposed Land Classification | Any trusts etc not discharged (to be listed under CLEP 21) | Type of Interests discharged from Certificate of Title (with Governor approval) | Relevant Part of Schedule 4 amended | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | herein have not been investigated by the registrar general. | | | |
| **33** | **124** | 67-73 Edgar Street **AUBURN** | Lot 6 DP 742973 | RE1 | R2 | Community | Operational | Notification in Government Gazette dated 10.8.1962 Folio 2345: Easement for sewage affecting parts of Lots 11, 12 and 13 (designated (x) in DP 205721. | Is a public reserve | Part 2 | Reservation and conditions in the Crown Grant (s) **do not apply** (applies only to lots 1, 2,4,7,12,13,14,17, 21,22 and 23 of DP 742973 as per Certificate of Title).<br><br>Notification in Government Gazette dated 10.8.1962 Folio 2345: Easement for sewage affecting parts of Lots 11, 12 and 13 (designated (x) in DP 205721. |

| Item No. | Map No. | Street Address and Suburb | Lot and DP | Existing Zoning | Proposed Zoning | Existing Land Classification | Proposed Land Classification | Any trusts etc not discharged (to be listed under CLEP 21) | Type of Interests discharged from Certificate of Title (with Governor approval) | Relevant Part of Schedule 4 amended | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | Public reserve status would need to be removed via LEP with Governor approval (Applies only to Lots 1-4, 6-9 and11-23 of DP 742973 given the title certificate is not clear. |
| **34** | **124** | 67-73 Edgar Street **AUBURN** | Lot 7 DP 742973 | RE1 | R2 | Community | Operational | Reservation and conditions in Crown Grant(s)<br><br>Notification in Government Gazette dated 10.8.1962 Folio 2345: Easement for sewage affecting parts of Lots 11, 12 and 13 (designated (x) in DP 205721. | Is a public reserve | Part 2 | Reservation and conditions in the Crown Grant (s) apply only to lots 1, 2,4,7,12,13,14,17, 21,22 and 23 of DP 742973.<br><br>Public reserve status would need to be removed via LEP with Governor approval (Applies only to Lots 1-4, 6-9 and11-23 of DP 742973 given the title |

| Item No. | Map No. | Street Address and Suburb | Lot and DP | Existing Zoning | Proposed Zoning | Existing Land Classification | Proposed Land Classification | Any trusts etc not discharged (to be listed under CLEP 21) | Type of Interests discharged from Certificate of Title (with Governor approval) | Relevant Part of Schedule 4 amended | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | certificate is not clear. |
| **35** | **124** | 67-73 Edgar Street **AUBURN** | Lot 8 DP 742973 | RE1 | R2 | Community | Operational | Notification in Government Gazette dated 10.8.1962 Folio 2345: Easement for sewage affecting parts of Lots 11, 12 and 13 (designated (x) in DP 205721. | Is a public reserve | Part 2 | Reservation and conditions in the Crown Grant (s) **do not apply** (applies only to lots 1, 2,4,7,12,13,14,17, 21,22 and 23 of DP 742973 as per Certificate of Title).<br><br>Public reserve status would need to be removed with Governor approval (Applies only to Lots 1-4, 6-9 and11-23 of DP 742973 given the title certificate is not clear. |
| **36** | **124** | 67-73 Edgar Street **AUBURN** | Lot 15 DP 742973 | RE1 | R2 | Community | Operational | Notification in Government Gazette dated 10.8.1962 Folio 2345: Easement for | Is a public reserve | Part 2 | Reservation and conditions in the Crown Grant (s) **do not apply** (applies |

| Item No. | Map No. | Street Address and Suburb | Lot and DP | Existing Zoning | Proposed Zoning | Existing Land Classification | Proposed Land Classification | Any trusts etc not discharged (to be listed under CLEP 21) | Type of Interests discharged from Certificate of Title (with Governor approval) | Relevant Part of Schedule 4 amended | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | sewage affecting parts of Lots 11, 12 and 13 (designated (x) in DP 205721. | | | only to lots 1, 2,4,7,12,13,14,17, 21,22 and 23 of DP 742973 as per Certificate of Title).<br><br>Public reserve status would need to be removed via LEP with Governor approval (Applies only to Lots 1-4, 6-9 and11-23 of DP 742973 given the title certificate is not clear. |
| **37** | **124** | 67-73 Edgar Street **AUBURN** | Lot 16 DP 742973 | RE1 | R2 | Community | Operational | Notification in Government Gazette dated 10.8.1962 Folio 2345: Easement for sewage affecting parts of Lots 11, 12 and 13 (designated (x) in DP 205721. | Is a public reserve | Part 2 | Reservation and conditions in the Crown Grant (s) **do not apply** (applies only to lots 1, 2,4,7,12,13,14,17, 21,22 and 23 of DP 742973 as per Certificate of Title). |

| Item No. | Map No. | Street Address and Suburb | Lot and DP | Existing Zoning | Proposed Zoning | Existing Land Classification | Proposed Land Classification | Any trusts etc not discharged (to be listed under CLEP 21) | Type of Interests discharged from Certificate of Title (with Governor approval) | Relevant Part of Schedule 4 amended | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | Public reserve status would need to be removed via LEP amendment with Governor approval (Applies only to Lots 1-4, 6-9 and11-23 of DP 742973 given the title certificate is not clear. |
| **38** | **124** | 67-73 Edgar Street **AUBURN** | Lot 17 DP 742973 | RE1 | R2 | Community | Operational | Reservation and conditions in the Crown Grant (s)<br><br>Notification in Government Gazette dated 10.8.1962 Folio 2345: Easement for sewage affecting parts of Lots 11, 12 and 13 (designated (x) in DP 205721. | Is a public reserve | Part 2 | Reservation and conditions in the Crown Grant (s) (Applies only to lots 1, 2 ,4,7,12,13,14,17, 21,22 and 23 of DP 742973).<br><br>Public reserve status would need to be removed via LEP amendment with Governor approval (Applies only to Lots 1-4, 6-9 and11-23 of DP 742973 given the |

| Item No. | Map No. | Street Address and Suburb | Lot and DP | Existing Zoning | Proposed Zoning | Existing Land Classification | Proposed Land Classification | Any trusts etc not discharged (to be listed under CLEP 21) | Type of Interests discharged from Certificate of Title (with Governor approval) | Relevant Part of Schedule 4 amended | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | title certificate is not clear. |
| **39** | **124** | 67-73 Edgar Street **AUBURN** | Lot 18 DP 742973 | RE1 | R2 | Community | Operational | Notification in Government Gazette dated 10.8.1962 Folio 2345: Easement for sewage affecting parts of Lots 11, 12 and 13 (designated (x) in DP 205721. | Is a public reserve | Part 2 | Reservation and conditions in the Crown Grant (s) **do not apply** (applies only to lots 1, 2,4,7,12,13,14,17, 21,22 and 23 of DP 742973 as per Certificate of Title).<br><br>Public reserve status would need to be removed via LEP amendment with Governor approval. (Applies only to Lots 1-4, 6-9 and11-23 of DP 742973 given the title certificate is not clear. |
| **40** | **124** | 67-73 Edgar Street **AUBURN** | Lot 19 DP 742973 | RE1 | R2 | Community | Operational | Notification in Government Gazette dated 10.8.1962 Folio 2345: | Is a public reserve | Part 2 | Reservation and conditions in the Crown Grant (s) **do not apply** (applies |

| Item No. | Map No. | Street Address and Suburb | Lot and DP | Existing Zoning | Proposed Zoning | Existing Land Classification | Proposed Land Classification | Any trusts etc not discharged (to be listed under CLEP 21) | Type of Interests discharged from Certificate of Title (with Governor approval) | Relevant Part of Schedule 4 amended | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Easement for sewage affecting parts of Lots 11, 12 and 13 (designated (x) in DP 205721. | | | only to lots 1, 2,4,7,12,13,14,17, 21,22 and 23 of DP 742973 as per Certificate of Title).<br><br>Public reserve status would need to be removed via LEP amendment with Governor approval (Applies only to Lots 1-4, 6-9 and11-23 of DP 742973 given the title certificate is not clear. |
| **41** | **124** | 68 Edgar Street **AUBURN** | Lot 41 DP 8800* | RE1 | R2 | Operational | Operational | Reservation and conditions in Crown Grant(s) | H19790 Caveat by the Registrar General<br><br>9363539 Caveat by the Minister administering the Environmental | Part 2 | Caveat H19790 by the Registrar General needs to be discharged. Council has received further advice from NSW land registry to progress with the proposal and to remove RG caveat. |

| Item No. | Map No. | Street Address and Suburb | Lot and DP | Existing Zoning | Proposed Zoning | Existing Land Classification | Proposed Land Classification | Any trusts etc not discharged (to be listed under CLEP 21) | Type of Interests discharged from Certificate of Title (with Governor approval) | Relevant Part of Schedule 4 amended | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Planning and assessment Act 1979. | | Ministerial caveat will be removed via this Planning Proposal with DPHI and Governor approval prior to final notification. |
| **42** | **124** | 70 Edgar Street **AUBURN** | Lot 40 DP 8800 | RE1 | R2 | Community | Operational | Reservation and conditions in Crown Grant(s) | A307938 Covenant | Part 2 | A307938 Covenant regarding fence or advertising to be removed via LEP in accordance with section 3.16 of the EP&A Act 1979 with governor approval. |
| **43** | **124** | 72 Edgar Street **AUBURN** | Lot 39 DP 8800 | RE1 | R2 | Community | Operational | Reservation and conditions in Crown Grant(s) | A425004 Covenant | Part 2 | A425004 Covenant regarding fence or advertising to be removed via LEP in accordance with section 3.16 of the EP&A Act 1979 with governor approval. |
| **44** | **124** | 74 Edgar Street **AUBURN** | Lot 38 DP 8800 | RE1 | R2 | Community | Operational | Reservation and conditions in Crown Grant(s) | A425005 Covenant | Part 2 | A425005 Covenant regarding fence or advertising to be removed via LEP in |

| Item No. | Map No. | Street Address and Suburb | Lot and DP | Existing Zoning | Proposed Zoning | Existing Land Classification | Proposed Land Classification | Any trusts etc not discharged (to be listed under CLEP 21) | Type of Interests discharged from Certificate of Title (with Governor approval) | Relevant Part of Schedule 4 amended | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | accordance with section 3.16 of the EP&A Act 1979 with governor approval. |
| **45** | **124** | Edgar Street **AUBURN** | Lot 32 DP 8800 | RE1 | R2 | Community | Operational | Reservation and conditions in Crown Grant(s) | H261047 Caveat by the Registrar General | Part 2 | H261047 Caveat by the Registrar General (RG) needs to be discharged. Council has received further advice from NSW land registry to progress with the proposal and to remove RG caveat. |
| **46** | **124** | Edgar Street **AUBURN** | Lot 33 DP 8800 | RE1 | R2 | Community | Operational | Reservation and conditions in Crown Grant(s) | H261047 Caveat by the Registrar General | Part 2 | H261047 Caveat by the Registrar General (RG) needs to be discharged.<br><br>Council has received further advice from NSW land registry to progress with the proposal and to remove RG caveat. |

| Item No. | Map No. | Street Address and Suburb | Lot and DP | Existing Zoning | Proposed Zoning | Existing Land Classification | Proposed Land Classification | Any trusts etc not discharged (to be listed under CLEP 21) | Type of Interests discharged from Certificate of Title (with Governor approval) | Relevant Part of Schedule 4 amended | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **47** | **124** | Edgar Street **AUBURN** | Lot 34 DP 8800* | RE1 | R2 | Operational | Operational | Reservation and conditions in Crown Grant(s) | H19790 Caveat by the Registrar General.<br><br>9363539 Caveat by the Minister administering the Environmental Planning and Assessment Act, 1979. | Part 2 | H19790 Caveat by the Registrar General needs to be discharged.<br><br>Council has received further advice from NSW land registry to progress with the proposal and to remove RG caveat.<br><br>Ministerial caveat will be discharged as per the Planning Proposal with DPHI and Governor approval prior to final notification. |
| **48** | **124** | Edgar Street **AUBURN** | Lot 35 DP 8800* | RE1 | R2 | Operational | Operational | Reservation and conditions in Crown Grant(s) | H19790 Caveat by the Registrar General<br><br>9363539 Caveat by | Part 2 | H19790 Caveat by the Registrar General (RG) needs to be discharged.<br><br>Council has received further |

| Item No. | Map No. | Street Address and Suburb | Lot and DP | Existing Zoning | Proposed Zoning | Existing Land Classification | Proposed Land Classification | Any trusts etc not discharged (to be listed under CLEP 21) | Type of Interests discharged from Certificate of Title (with Governor approval) | Relevant Part of Schedule 4 amended | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | the Minister administering the Environmental Planning and Assessment Act, 1979 | | advice from NSW land registry to progress with the proposal and to remove RG caveat.<br><br>Ministerial caveat to be discharged as per the Planning Proposal with DPHI and Governor approval prior to final notification. |
| **49** | **124** | Edgar Street **AUBURN** | Lot 36 DP 8800 | RE1 | R2 | Community | Operational | Reservation and conditions in Crown Grant(s)<br><br>J159107 this edition issued pursuant to S,111 if the Real property act 1900 21,12,1962. | H320571 Covenant<br><br>J232424 Caveat by the Registrar General | Part 2 | H320571 Covenant (no advertising hoarding) needs to be removed and discharged via the LEP.<br><br>J232424 Caveat by the Registrar General needs to be discharged. Council has received further advice from NSW land registry to |

| Item No. | Map No. | Street Address and Suburb | Lot and DP | Existing Zoning | Proposed Zoning | Existing Land Classification | Proposed Land Classification | Any trusts etc not discharged (to be listed under CLEP 21) | Type of Interests discharged from Certificate of Title (with Governor approval) | Relevant Part of Schedule 4 amended | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | progress with the proposal and to remove RG caveat. |
| **50** | **124** | Edgar Street **AUBURN** | Lot 37 DP 8800* | RE1 | R2 | Operational | Operational | Reservation and conditions in Crown Grant(s) | A496657 Covenant<br><br>H19790 Caveat by the Registrar General<br><br>9363539 Caveat by the Minister administering the Environmental Planning and Assessment Act, 1979. | Part 2 | H19790 Caveat by the Registrar General needs to be discharged. Council has received further advice from NSW land registry to progress with the proposal and to remove RG caveat.<br><br>Ministerial caveat to be discharged as per the Planning Proposal with DPHI and Governor approval prior to final notification.<br><br>Covenant A496657 (no fence) - can be removed via LEP in accordance with |

| Item No. | Map No. | Street Address and Suburb | Lot and DP | Existing Zoning | Proposed Zoning | Existing Land Classification | Proposed Land Classification | Any trusts etc not discharged (to be listed under CLEP 21) | Type of Interests discharged from Certificate of Title (with Governor approval) | Relevant Part of Schedule 4 amended | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | s3.16 EPA Act with governor approval. |
| **239** | **72A** | 44A Benaud Place **GREYSTANES** | Lot 17 DP 231034 | Reclassification to Operational land only (No change to existing R2 zoning) | | Community | Operational | Reservation and conditions in Crown Grant(s) | - | Part 1 | - |
| **240** | **72B** | 44C Benaud Place **GREYSTANES** | Lot 162 DP 746431 | Reclassification to Operational land only (Existing zoning R2) | | Community | Operational | Reservation and conditions in Crown Grant(s) | L434884 Covenant to be discharged. | Part 2 | L434884 Transferee Covenant (no fence) needs to be discharged via LEP. |

*Note: Lands are already classified as operational land under former repealed Auburn LEP 2000 (Amendment No.7)

**Table 4: Land to be reclassified from operational to community land (amends only Part 3 of Schedule 4 of the Cumberland LEP 2021)**

| Item No. | Map No. | Street Address | Lot and DP | Existing Zone | Proposed Zone | Existing Land Classification | Proposed Land Classification | Relevant Part of Schedule 4 affected | Comments |
|---|---|---|---|---|---|---|---|---|---|
| **53** | **12** | 195 Targo Road **GIRRAWEEN** | Lot 28 DP 8768 | R3 | RE1 | Operational | Community | Part 3 | - |
| **74** | **14** | 40 Station Street **GUILDFORD** | Lot 29 Sec 2 DP 1647 | R3 | RE1 | Operational | Community | Part 3 | - |
| **75** | **14** | 42 Station Street **GUILDFORD** | Lot 28 Sec 2 DP 1647 | R3 | RE1 | Operational | Community | Part 3 | - |
| **76** | **14** | 44 Station Street **GUILDFORD** | Lot 27 Sec 2 DP 1647 | R3 | RE1 | Operational | Community | Part 3 | - |
| **77** | **14** | 46 Station Street **GUILDFORD** | Lot 26 Sec 2 DP 1647 | R3 | RE1 | Operational | Community | Part 3 | - |
| **78** | **14** | 48 Station Street **GUILDFORD** | Lot 25 Sec 2 DP 1647 | R3 | RE1 | Operational | Community | Part 3 | - |
| **108** | **15** | Nyrang Street **LIDCOMBE** | Lot 1 DP 213761 | E3 | RE1 | Operational | Community | Part 3 | - |
| **119** | **86** | 29 Water Street **LIDCOMBE** | Lot 1 Sec 2 DP 1599 | R2 | RE1 | Operational | Community | Part 3 | - |
| **171** | **98** | 28-36 McFarlane Street **MERRYLANDS** | Lot 46 Sec A DP7916 | E2 | RE1 | Operational | Community | Part 3 | - |
| **172** | **99** | 203-211 Merrylands Road **MERRYLANDS** | Lot 1 DP 658197 | Reclassification to community land only (Existing zoning RE1) | | Operational | Community | Part 3 | - |

| Item No. | Map No. | Street Address | Lot and DP | Existing Zone | Proposed Zone | Existing Land Classification | Proposed Land Classification | Relevant Part of Schedule 4 affected | Comments |
|---|---|---|---|---|---|---|---|---|---|
| **173** | **99** | 203-211 Merrylands Road **MERRYLANDS** | Lot D DP 344249 | Reclassification to community land only (Existing zoning RE1) | | Operational | Community | Part 3 | - |
| **174** | **99** | 213 Merrylands Road **MERRYLANDS** | Lot 18G DP 383945 | Reclassification to community land only (Existing zoning RE1) | | Operational | Community | Part 3 | - |
| **222** | **13** | 18 Toongabbie Road **TOONGABBIE** | Lot B DP 386836 | E1 | RE1 | Operational | Community | Part 3 | - |
| **223** | **13** | 20 Toongabbie Road **TOONGABBIE** | Lot A DP 386836 | E1 | RE1 | Operational | Community | Part 3 | - |

# Appendix 1 – DPHI (PN16-001) Practice Note

NSW GOVERNMENT Planning & Environment

## LEP practice note

LOCAL PLANNING

| | |
|---|---|
| **Ref No.** | PN 16-001 |
| **Issued** | 5 October 2016 |
| **Related** | Supersedes PN 09-003 |

## Classification and reclassification of public land through a local environmental plan

The purpose of this practice note is to update guidance on classifying and reclassifying public land through a local environmental plan (LEP). This practice note emphasises the need for councils to demonstrate strategic and site specific merit, includes a comprehensive information checklist and clarifies issues arising for public reserves and interests in land. It should be read in conjunction with *A guide to preparing local environmental plans* and *A guide to preparing planning proposals*.

### Classification of public land

Public land is managed under the *Local Government Act 1993* (LG Act) based on its classification. All public land must be classified as either community land or operational land (LG Act ss.25, 26).

- *Community* land – is land council makes available for use by the general public, for example, parks, reserves or sports grounds.
- *Operational* land – is land which facilitates the functions of council, and may not be open to the general public, for example, a works depot or council garage.

**What is public land?**

*Public land* is defined in the LG Act as any land (including a *public reserve*) vested in, or under council control. Exceptions include a public road, land to which the *Crown Lands Act 1989* applies, a common, land subject to the *Trustees of Schools of Arts Enabling Act 1902* or a regional park under the *National Parks and Wildlife Act 1974*.

**Why classify public land?**

The purpose of classification is to identify clearly that land made available for use by the general public (community) and that land which need not (operational). How public land is classified determines the ease or difficulty a council can have dealings in public land, including its sale, leasing or licensing. It also provides for transparency in council's strategic asset management or disposal of public land.

Community land must not be sold, exchanged or otherwise disposed of by a council. It can be leased, but there are restrictions on the grant of leases and licences, and also on the way community land can be used. A plan of management (PoM), adopted by council, is required for all community land, and details the specific uses and management of the land.

There are no special restrictions on council powers to manage, develop, dispose, or change the nature and use of operational land.

**How is public land classified or reclassified?**

Depending on circumstances, this is undertaken by either:

- council resolution under ss.31, 32, or 33 (through LG Act s.27(2)), or
- an LEP under the *Environmental Planning and Assessment Act* (through LG Act s.27(1)).

Councils are encouraged to classify or reclassify land by council resolution where suitable.

**Classification** of public land occurs when it is first acquired by a council and classified as either community or operational.

**Reclassification** of public land occurs when its classification is changed from community to operational, or from operational to community.

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**Reclassification through an LEP**

Classification and reclassification of public land through an LEP is subject to both the local plan-making process in the EP&A Act and the public land management requirements of the LG Act.

A planning proposal to classify or reclassify public land, will need to be prepared in accordance with this practice note and the additional matters specified in Attachment 1 to this practice note.

Reclassification through an LEP is the mechanism with which council can remove any public reserve status applying to land, as well as any interests affecting all or part of public land (LG Act s.30).

It is critical that all interests are identified upfront as part of any planning proposal. If public land is reclassified from community to operational, without relevant interests being identified and discharged, then the land will need to be reclassified back to community (usually by council resolution under LG Act s.33[1]) before being reclassified in a new planning proposal to operational, to explicitly discharge any interests.

While a reclassification proposal to remove the public reserve status of land and/or discharge interests may not necessarily result in the immediate sale or disposal of the land, the community should be aware the public land in question is no longer protected under the LG Act from potential future sale once it has been reclassified to operational.

Councils should obtain their own advice when proposing to discharge any interests and be aware that this may attract a claim for compensation under the *Land Acquisition (Just Terms Compensation) Act 1991*.

Where land has been dedicated to council by a State agency for a particular purpose and a trust exists, it is advisable for council to seek the views of that agency prior to council commencing any planning proposal affecting the land.

**Public reserve** is defined in the LG Act and includes a public park and land declared or dedicated as a public reserve.

Land can be dedicated as a public reserve by either:

- registering a deposited plan with a statement creating a lot(s) as 'public reserve', or
- publishing a notification in the Government Gazette for an existing parcel.

**Interests in land** refers to property ownership as well as rights and privileges affecting land, such as leasehold, easements, covenants and mortgages.

For the purpose of reclassification through an LEP, 'interests' means trusts, estates, dedications, conditions, restrictions and covenants affecting the land.

A legal owner of land may not be the only person with an interest in the land. For example, one person may have the benefit of an easement for services, such as water, electricity or sewerage over someone else's land.

Certain interests are registered on title to ensure they are on record and cannot be disregarded if sold to a new owner. An electronic title search is generally conducted to determine the land owner, correct land description and the type of interests which may affect the land.

## Standard Instrument LEP requirements

Clause 5.2—Classification and reclassification of public land in Standard Instrument LEPs enables councils to classify or reclassify public land as operational land or community land in accordance with the LG Act. The land to be reclassified or classified is described in Schedule 4 of the LEP.

Schedule 4 is not to refer to any land already classified or reclassified.

Where there is no public land to be classified, or reclassified, through a principal LEP (i.e. the LEP applies to the whole of a local government area), Schedule 4 will appear blank.

Note: At a later stage council may lodge a planning proposal to remove previous listings in Schedule 4. This will not affect the classification status of these parcels of land.

## Department assessment

A proposal to classify or reclassify public land through an LEP must have planning merit. The Department will undertake an assessment to determine whether the proposal demonstrates strategic and site specific merit.

## Community consultation

Planning proposals to reclassify public land are to be publicly exhibited for at least 28 days.

A copy of this practice note is to be included in the public exhibition materials.

[1] Note: Council is required to give public notice of the proposed resolution and provide a period of at least 28 days during which submissions may be made (LG Act s.34).

## Public hearings

Councils must hold a public hearing when reclassifying public land from community to operational (EP&A Act s.57 & LG Act s.29). This gives the community an opportunity to expand on written submissions and discuss issues with an independent person in a public forum.

After the exhibition period has ended, at least 21 days public notice is to be given before the hearing. This allows the person chairing the hearing sufficient time to consider written submissions and all issues raised.

There are specific requirements for the independence of the person chairing the hearing, their preparation of a public hearing report and council making the report publicly available (LG Act s.47G).

## Governor's approval

The Governor's approval is required when a reclassification proposal seeks to remove any public reserve status and/or discharge any interests affecting public land (s.30).

When a council reports back to the Department on the community consultation undertaken and requests the Department make the LEP, the Department will arrange legal drafting of the LEP, including recommending the Governor approve the provisions before the LEP can be legally made.

Where the Governor's approval is required, the council's report accompanying the final planning proposal must address:

- council's interests in the land;
- whether the land is a 'public reserve';
- the effect of the reclassification, including loss of open space, any discharge of interests, and/or removal of public reserve status;
- the strategic and site specific merits of the reclassification and evidence to support this;
- any current use of the land, and whether uses are authorised or unauthorised;
- how funds obtained from any future sale of the land will be used;
- the dates the planning proposal was publicly exhibited and when the public hearing was held;
- issues raised in any relevant submissions made by public authorities and the community;
- an explanation of how written and verbal submissions were addressed or resolved; and
- the public hearing report and council resolution.

## Authorisation of delegation

Local plan making functions are now largely delegated to councils.

A Written Authorisation to Exercise Delegation is issued to a council as part of the Gateway determination. However, where an LEP requires the Governor's approval, this council delegation cannot be issued. In this instance, the council must request the Department make the LEP.

A decision to classify or reclassify public land cannot be sub-delegated by council to the general manager or any other person or body (LG Act s.377(1)(l)).

## Background

On July 1, 1993 when the LG Act commenced, the following land under council ownership or control, was automatically classified as *community* land:

- land comprising a public reserve,
- land subject to a trust for a public purpose,
- land dedicated as a condition of consent under s.94 of the EP&A Act,
- land reserved, zoned or otherwise designated for use under an environmental planning instrument as open space,
- land controlled by council and vested in Corporation Sole - Minister administering the EP&A Act.

Councils must keep a register of land under their ownership or control (LG Act s.53) and anybody can apply to a council to obtain a certificate of classification (LG Act s.54).

## Further information

A copy of this practice note, *A guide to preparing planning proposals* and *A guide to preparing local environmental plans* is available at:
http://www.planning.nsw.gov.au

For further information, please contact the Department of Planning and Environment's Information Centre by one of the following:

Post: GPO Box 39, Sydney NSW 2001.
Tel: 1300 305 695
Email: information@planning.nsw.gov.au

**Authorised by:**
**Carolyn McNally**
**Secretary**

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**Important note**: This practice note does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this practice note.

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## ATTACHMENT 1 – INFORMATION CHECKLIST FOR PROPOSALS TO CLASSIFY OR RECLASSIFY PUBLIC LAND THROUGH AN LEP

The process for plan-making under the EP&A Act is detailed in *A guide to preparing planning proposals* and *A guide to preparing local environmental plans*.

Importantly, *A guide to preparing local environmental plans* contains the Secretary's requirements for matters that must be addressed in the justification of all planning proposals to reclassify public land. Councils must ensure the Secretary's requirements are addressed.

Councils must also comply with any obligations under the LG Act when classifying or reclassifying public land. More information on this can be found in *Practice Note No. 1 - Public Land Management* (Department of Local Government, 2000).

All planning proposals classifying or reclassifying public land must address the following matters for Gateway consideration. These are in addition to the requirements for all planning proposals under section 55(a) – (e) of the EP&A Act (and further explained in *A guide to preparing planning proposals* and *A guide to preparing local environmental plans*).

- ❑ the current and proposed classification of the land;
- ❑ whether the land is a 'public reserve' (defined in the LG Act);
- ❑ the strategic and site specific merits of the reclassification and evidence to support this;
- ❑ whether the planning proposal is the result of a strategic study or report;
- ❑ whether the planning proposal is consistent with council's community plan or other local strategic plan;
- ❑ a summary of council's interests in the land, including:
  - how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution)
  - if council does not own the land, the land owner's consent;
  - the nature of any trusts, dedications etc;
- ❑ whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why;
- ❑ the effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged);
- ❑ evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents);
- ❑ current use(s) of the land, and whether uses are authorised or unauthorised;
- ❑ current or proposed lease or agreements applying to the land, together with their duration, terms and controls;
- ❑ current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time);
- ❑ any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy);
- ❑ how council may or will benefit financially, and how these funds will be used;
- ❑ how council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal;
- ❑ a Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot; and
- ❑ preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.

# Appendix 2 – Copies of title certificates for lands to be classified or re-classified from Community to Operational land (amends Part 1 or 2 only)

## Part of 179 Chisholm Road, Auburn (Lot A DP 401112)

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: A/401112

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 17/2/2026 | 3:15 PM | 1 | 31/1/2006 |

LAND

LOT A IN DEPOSITED PLAN 401112
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP401112

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF AUBURN (T G871425)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

## 3 Arthur Street, Auburn (Lot 5 DP 8800)

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 5/8800

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 9/2/2026 | 10:23 AM | 3 | 7/1/2015 |

LAND

LOT 5 IN DEPOSITED PLAN 8800
AT AUBURN
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP8800

FIRST SCHEDULE

AUBURN CITY COUNCIL (T AJ149688)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

## 67-73 Edgar Street, Auburn (Lot 1 DP 112219)

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/112219

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 11/2/2026 | 2:46 PM | 1 | 24/10/1995 |

LAND

LOT 1 IN DEPOSITED PLAN 112219
AT AUBURN
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP112219

FIRST SCHEDULE

AUBURN COUNCIL (T 0630884)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

## 67-73 Edgar Street, Auburn (Lots 1-4, Lots 6 -9 and Lots 11- 23 of DP 742973)

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 8609-147

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 10/2/2026 | 2:40 PM | - | - |

VOL 8609 FOL 147 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT AUBURN
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP742973

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF AUBURN

SECOND SCHEDULE (3 NOTIFICATIONS)

* 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) AS REGARDS LOTS 1, 2, 4, 7, 12, 13, 14, 17, 21, 22 AND 23
* 2 THE LAND ABOVE DESCRIBED IS PUBLIC RESERVE
3 NOTIFICATION IN GOVERNMENT GAZETTE DATED 10.8.1962 FOLIO 2345: EASEMENT FOR SEWAGE AFFECTING THE PARTS OF LOTS 11, 12 AND 13 DESIGNATED (X) IN DP205721

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 1-4 IN DP742973
LOTS 6-9 IN DP742973
LOTS 11-23 IN DP742973.

*** END OF SEARCH ***

## 67-73 Edgar Street, Auburn (Lot 5 DP 74293)

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 5/742973

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 18/2/2026 | 2:19 PM | 1 | 7/7/1987 |

LAND

LOT 5 IN DEPOSITED PLAN 742973
AT AUBURN
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP742973

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF AUBURN (CA19080)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

## 70 Edgar Street, Auburn (Lot 40 DP 8800)

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 40/8800

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 10/2/2026 | 3:04 PM | - | - |

VOL 10039 FOL 179 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 40 IN DEPOSITED PLAN 8800
AT AUBURN
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP8800

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF AUBURN (T W328564)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 A307938 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

## 72 Edgar Street, Auburn (Lot 39 DP 8800)

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 39/8800

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 10/2/2026 | 3:01 PM | 3 | 11/10/2019 |

LAND

LOT 39 IN DEPOSITED PLAN 8800
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP8800

FIRST SCHEDULE

CUMBERLAND COUNCIL (T AP598973)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 A425004 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

## 74 Edgar Street, Auburn (Lot 38 DP 8800)

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 38/8800

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 10/2/2026 | 3:00 PM | 1 | 27/10/1989 |

LAND

LOT 38 IN DEPOSITED PLAN 8800
AT AUBURN
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP8800

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF AUBURN (T Y674548)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 A425005 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

## Edgar Street, Auburn (Lot 32-33 DP 8800)

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 5441-176

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 10/2/2026 | 2:56 PM | - | - |

VOL 5441 FOL 176 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP8800

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF AUBURN (T H261046)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 H261047 CAVEAT BY THE REGISTRAR GENERAL

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 32-33 IN DP8800.

*** END OF SEARCH ***

## Edgar Street, Auburn (Lot 36 DP 8800)

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 36/8800

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 10/2/2026 | 2:36 PM | - | - |

VOL 7792 FOL 152 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 36 IN DEPOSITED PLAN 8800
AT AUBURN
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP8800

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF AUBURN (T J232423)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 H320571 COVENANT
3 J159107 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY ACT, 1900 21.12.1962
4 J232424 CAVEAT BY THE REGISTRAR GENERAL

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

## 44A Benaud Place, Greystanes (Lot 17 DP 231034)

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 17/231034

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 9/2/2026 | 3:49 PM | - | - |

VOL 10439 FOL 100 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 17 IN DEPOSITED PLAN 231034
AT GREYSTANES
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF PROSPECT COUNTY OF CUMBERLAND
TITLE DIAGRAM DP231034

FIRST SCHEDULE

THE COUNCIL OF THE MUNCIPAL OF HOLROYD (T K888122)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

## 44C Benaud Place, Greystanes (Lot 162 DP 746431)

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 162/746431

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 9/2/2026 | 3:51 PM | 1 | 27/4/1987 |

LAND

LOT 162 IN DEPOSITED PLAN 746431
AT GREYSTANES
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF PROSPECT COUNTY OF CUMBERLAND
TITLE DIAGRAM DP746431

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF HOLROYD

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 L434884 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

## 68 Edgar Street, Auburn (Lot 41 DP 8800)

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 41/8800

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 10/2/2026 | 3:06 PM | - | - |

VOL 2801 FOL 160 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 41 IN DEPOSITED PLAN 8800
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP8800

FIRST SCHEDULE

COUNCIL OF THE MUNICIPALITY OF AUBURN (T H19789)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 H19790 CAVEAT BY THE REGISTRAR GENERAL
* 3 9363539 CAVEAT BY THE MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

## Edgar Street, Auburn (Lot 34 DP 8800)

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 34/8800

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 10/2/2026 | 2:52 PM | - | - |

VOL 2982 FOL 37 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 34 IN DEPOSITED PLAN 8800
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP8800

FIRST SCHEDULE

COUNCIL OF THE MUNICIPALITY OF AUBURN (T H19789)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 H19790 CAVEAT BY THE REGISTRAR GENERAL
* 3 9363539 CAVEAT BY THE MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

## Edgar Street, Auburn (Lot 35 DP 8800)

NSW LAND REGISTRY SERVICES

Dye & Durham

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 35/8800

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 10/2/2026 | 2:50 PM | - | - |

VOL 2982 FOL 38 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 35 IN DEPOSITED PLAN 8800
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP8800

FIRST SCHEDULE

COUNCIL OF THE MUNICIPALITY OF AUBURN (T H19789)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 H19790 CAVEAT BY THE REGISTRAR GENERAL
* 3 9363539 CAVEAT BY THE MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

## Edgar Street, Auburn (Lot 37 DP 8800)

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 37/8800

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 10/2/2026 | 2:08 PM | - | - |

VOL 5737 FOL 81 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 37 IN DEPOSITED PLAN 8800
AT AUBURN
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP8800

FIRST SCHEDULE

COUNCIL OF THE MUNICIPALITY OF AUBURN (T H19789)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 A496657 COVENANT
3 H19790 CAVEAT BY THE REGISTRAR GENERAL
* 4 9363539 CAVEAT BY THE MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

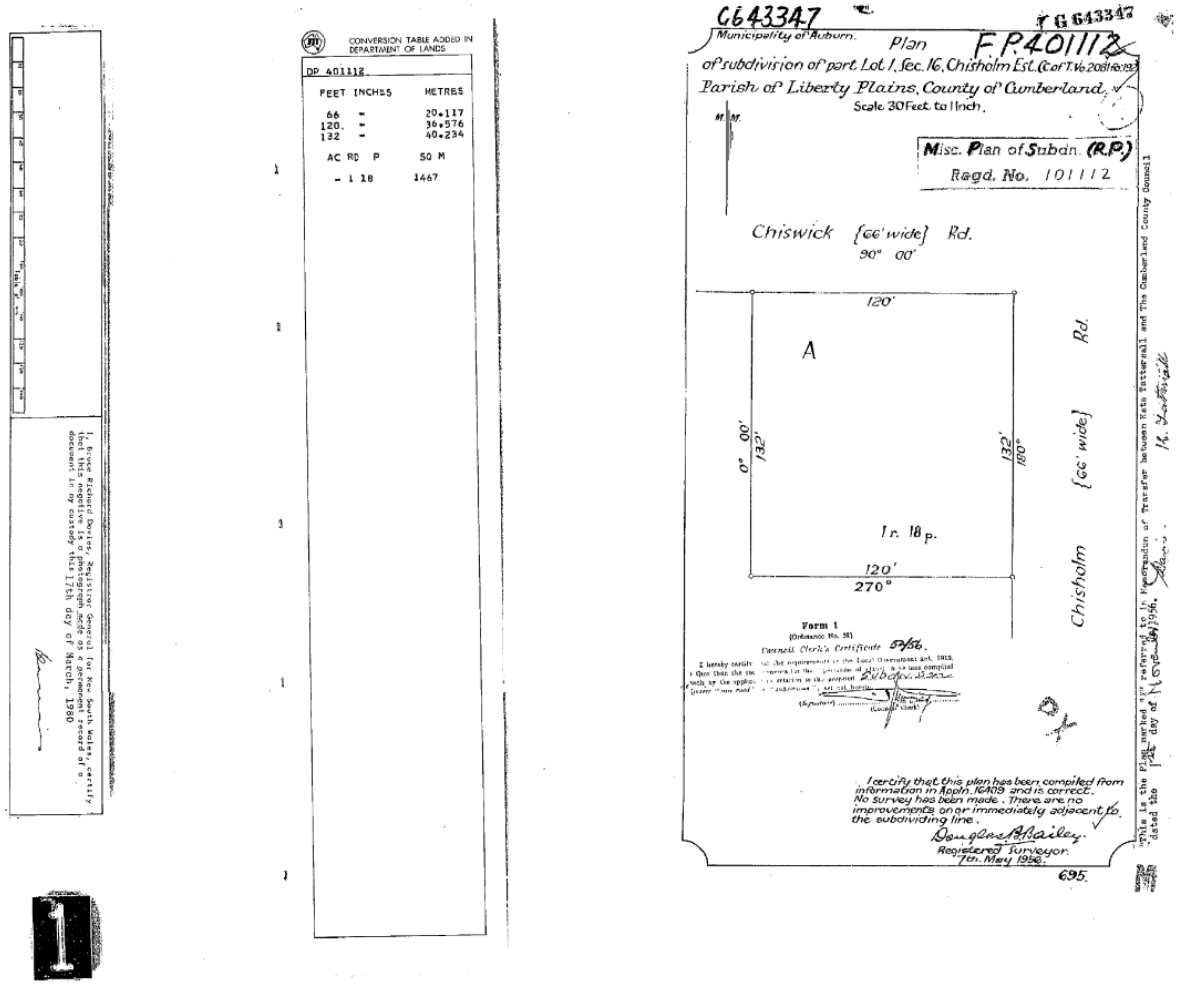
NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

# Appendix 3 – Copies of Deposited Plans applying to all land classified or to be re-classified.

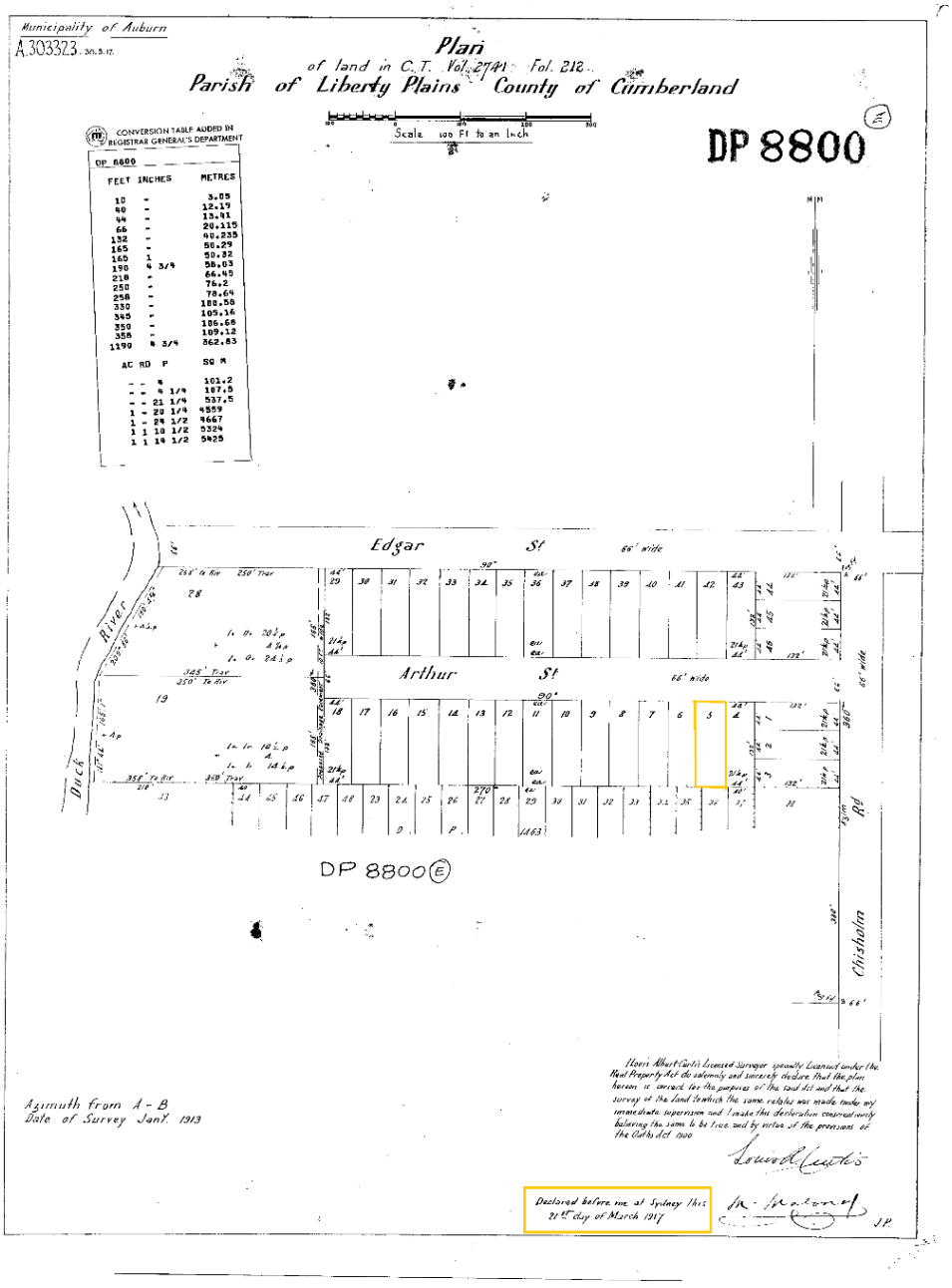
## Part of 179 Chisholm Road, Auburn (Lot A DP 401112)
## (Plan registered on 7 May 1956)



## 3 Arthur Street, Auburn (Lot 5 DP 8800)

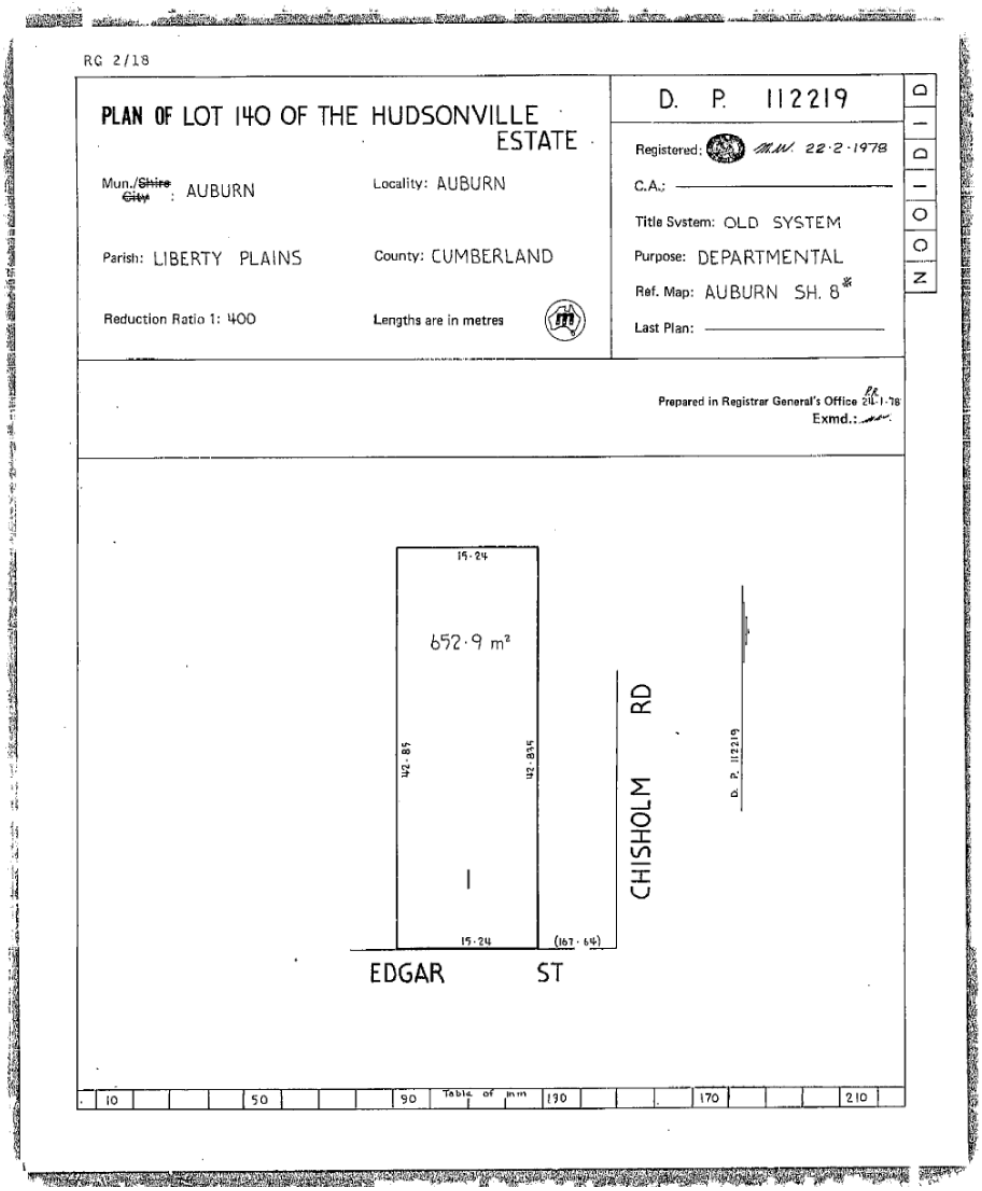
## (Plan registered on 21 March 1917)

Box:AUBU /Doc:DP 0008800 P /Rev:07-Apr-1995 /Sts:OK.OK /Prt:13-Sep-2001 13:44 /Pgs:ALL /Seq:1 of 1
WARNING : Electronic Document Supplied by LPI NSW for Your Internal Use Only

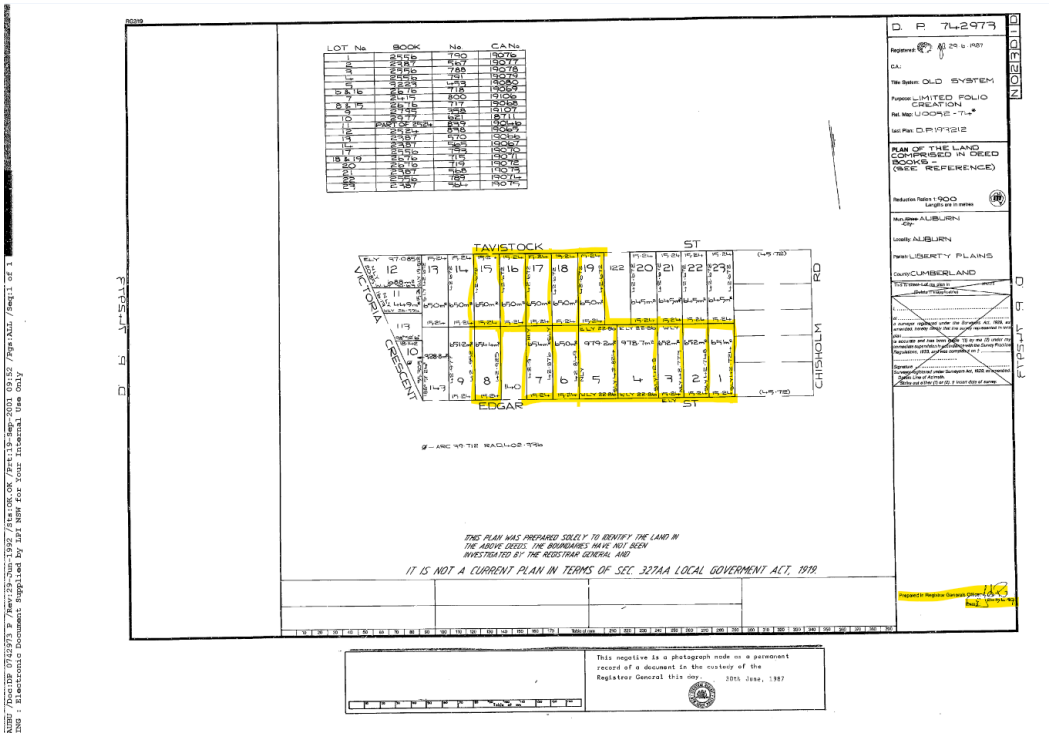


## 67-73 Edgar Street, Auburn (Lot 1 DP 112219)

## (Plan registered on 22 February 1978)

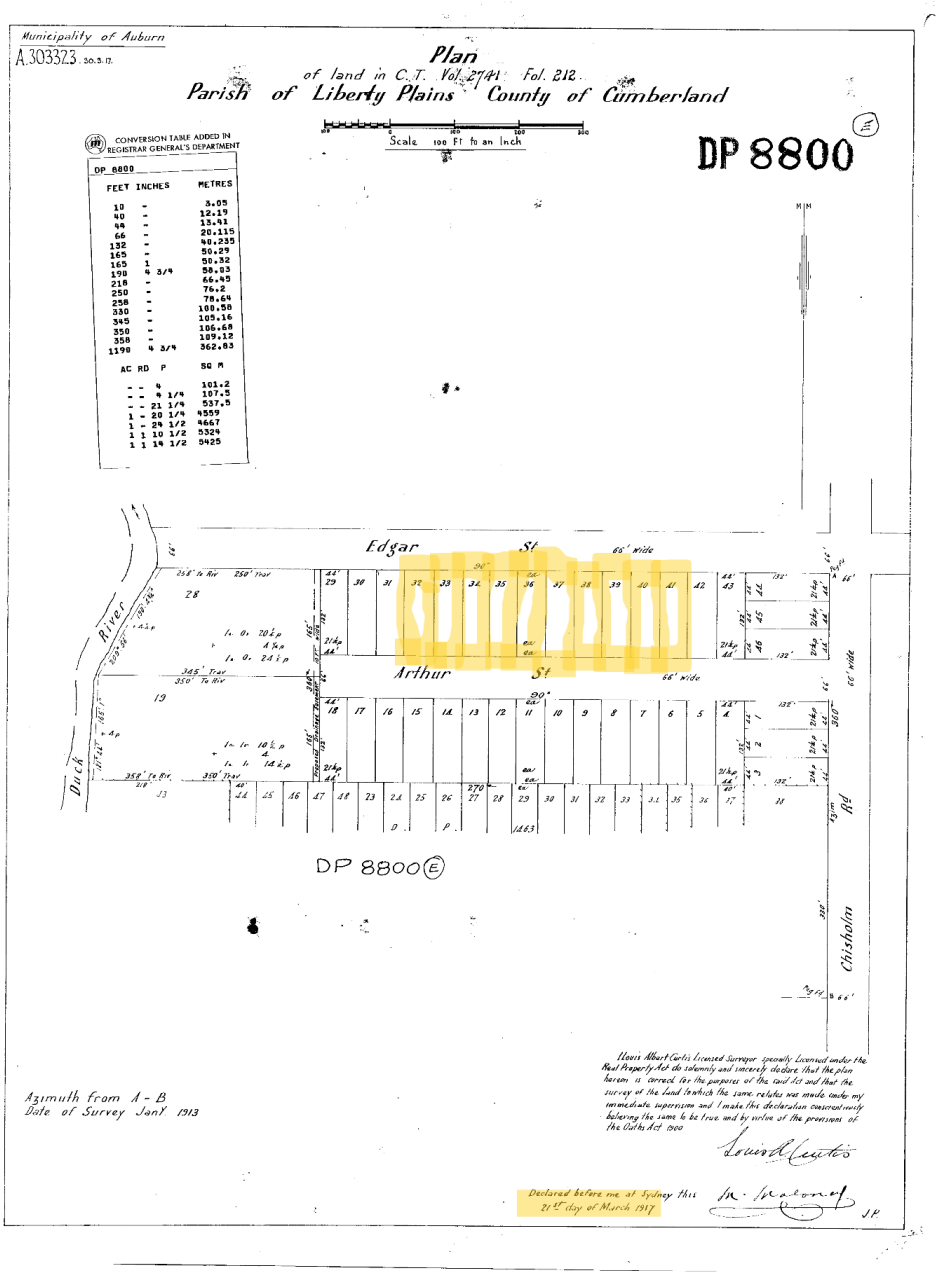


## 67-73 Edgar Street, Auburn (Lots 1 to 8, 15 to 19 DP 742973)
## (Plan registered on 24 June 1987)



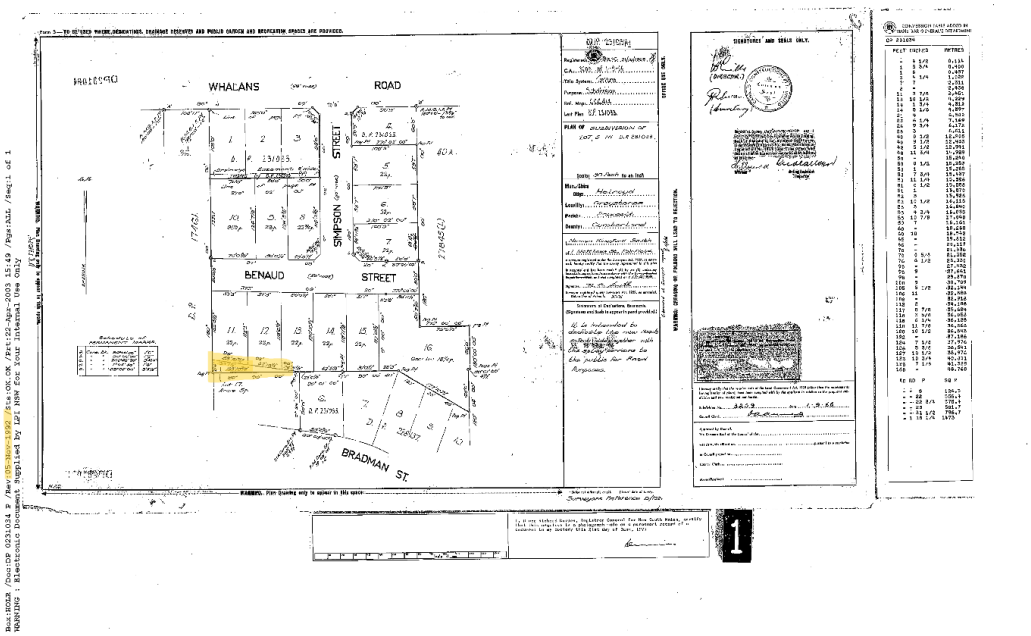
## Edgar Street, Auburn (Lots 32 to 37 DP 8800) and (Lots 38-41 of DP 8800) (Plan registered on 21 March 1917)

Box:AUBU /Doc:DP 0008800 P /Rev:07-Apr-1995 /Sts:OK.OK /Prt:13-Sep-2001 13:44 /Pgs:ALL /Seq:1 of 1
WARNING : Electronic Document Supplied by LPI NSW for Your Internal Use Only

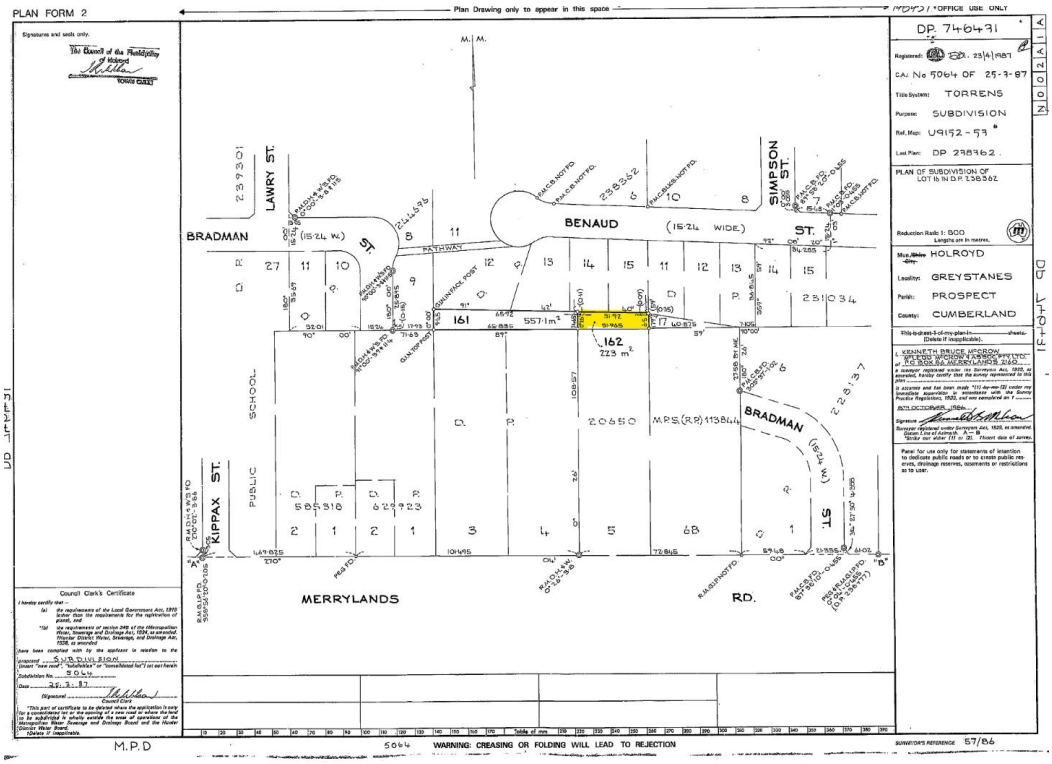


## 44A Benaud Place, Greystanes (Lot 17 DP 231034)

## (Plan registered on 1 September 1966)



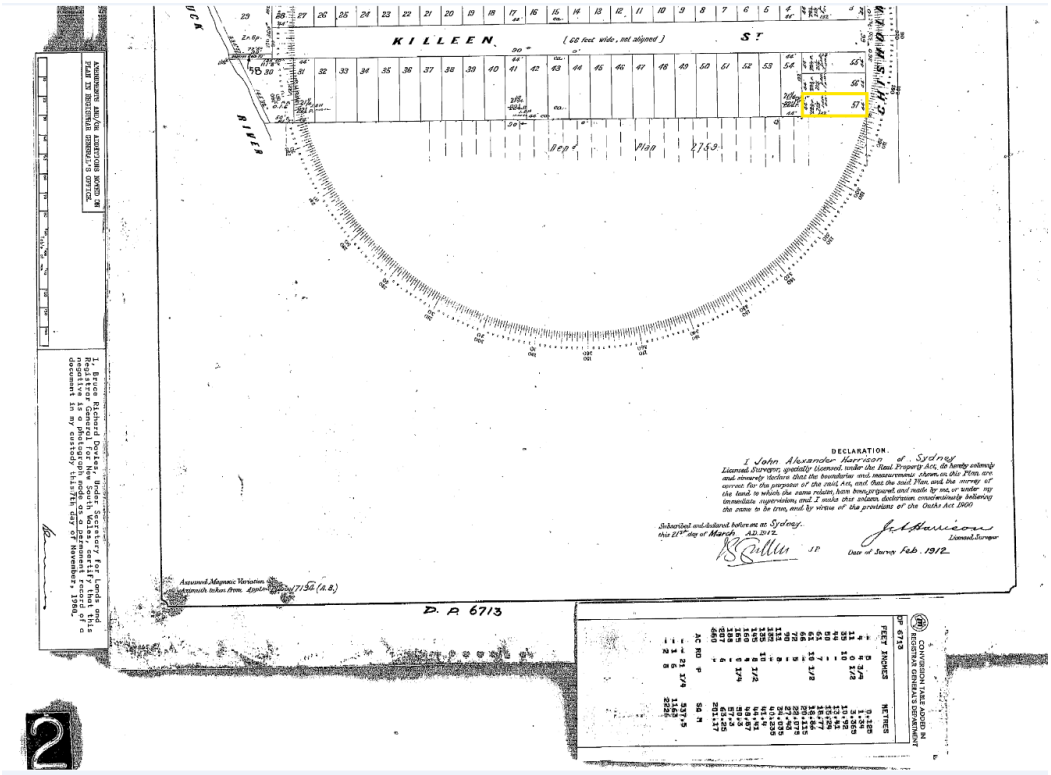
## 44C Benaud Place, Greystanes (Lot 162 DP 746431)
## (Plan registered on 25 March 1987)



## Table 1B

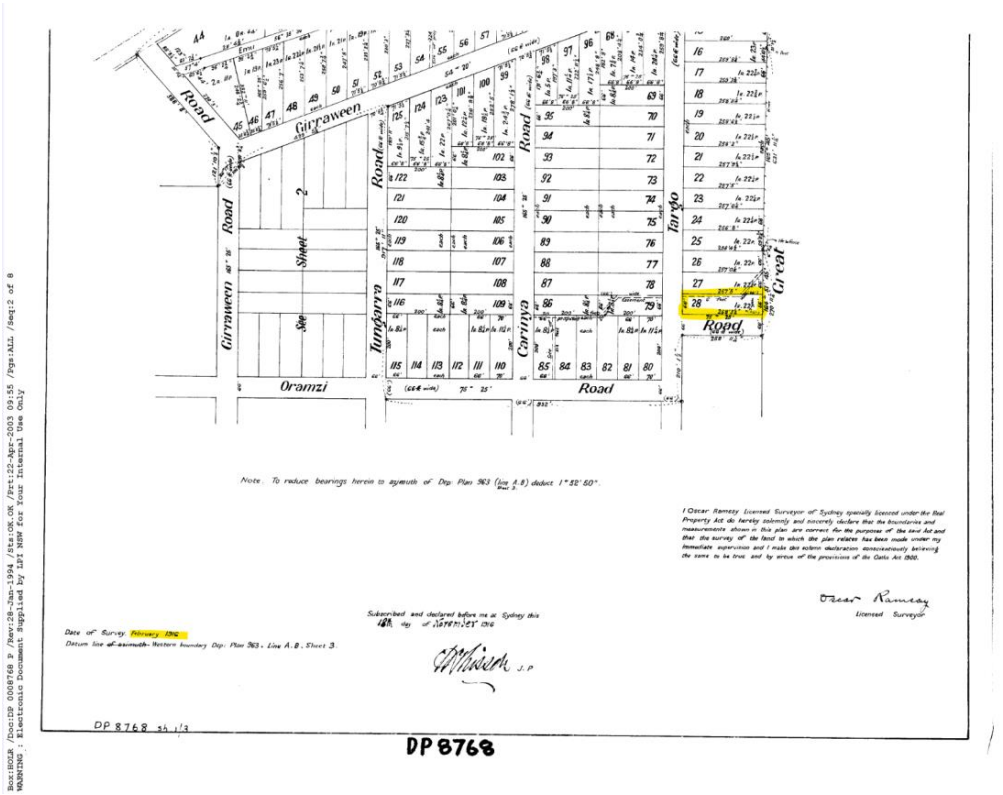
## Killeen Street, Auburn (Lot 57 DP 6713)

## (Plan Registered in Feb 1912)



## 195 Targo Road, Girraween (Lot 28 DP 8768)

## (Plan registered in February 1916)

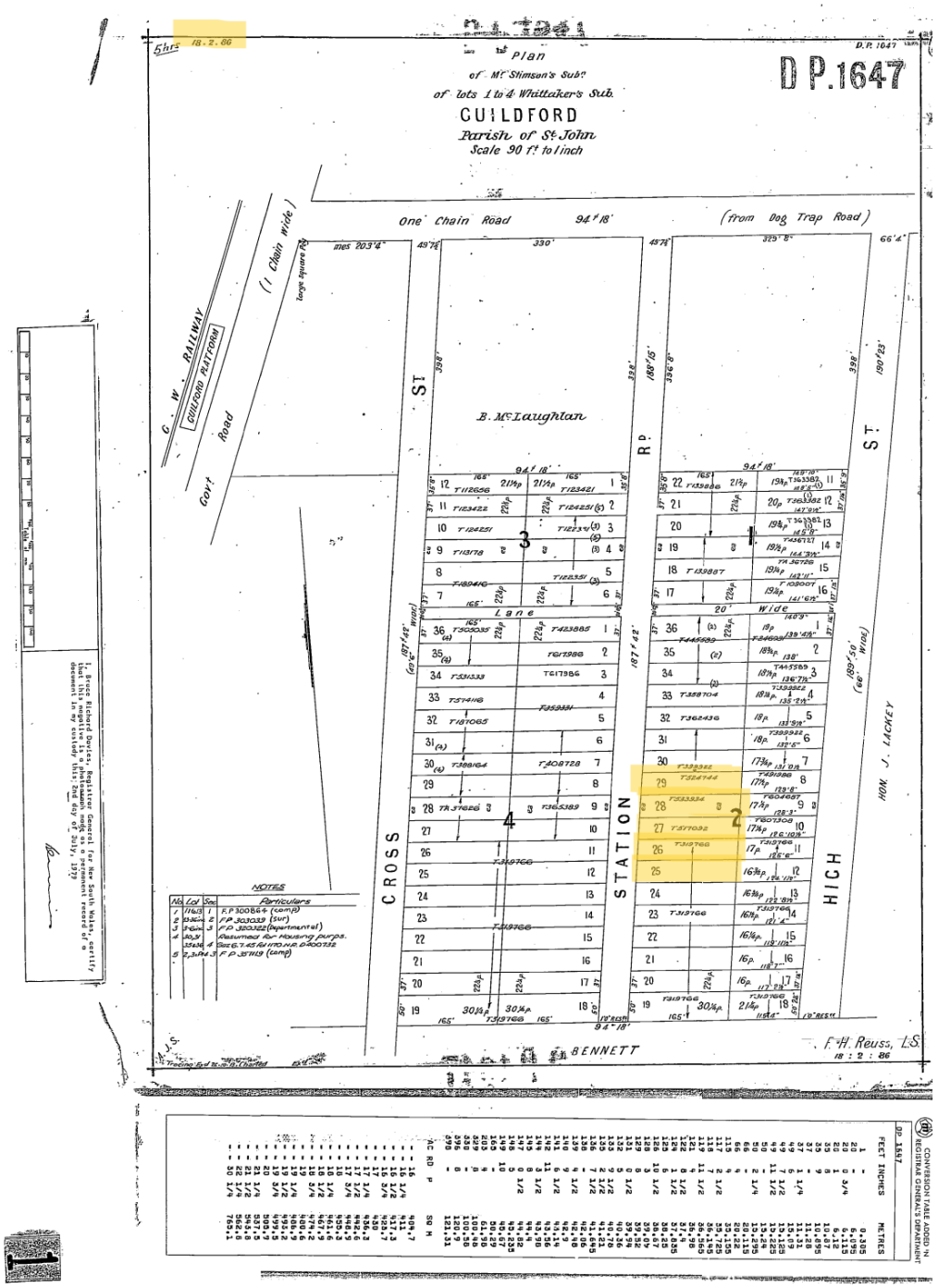



Box:ROLR /DocID 0008768 P /Rev:28-Jan-1994 /Sts:OK.OK /Prt:22-Apr-2003 09:55 /Pgs:ALL /Seq:2 of 8
WARNING : Electronic Document Supplied by LPI NSW for Your Internal Use Only

## 40-48 Station Street, Guildford (Lots 25-29 Sec 2 DP 1647)

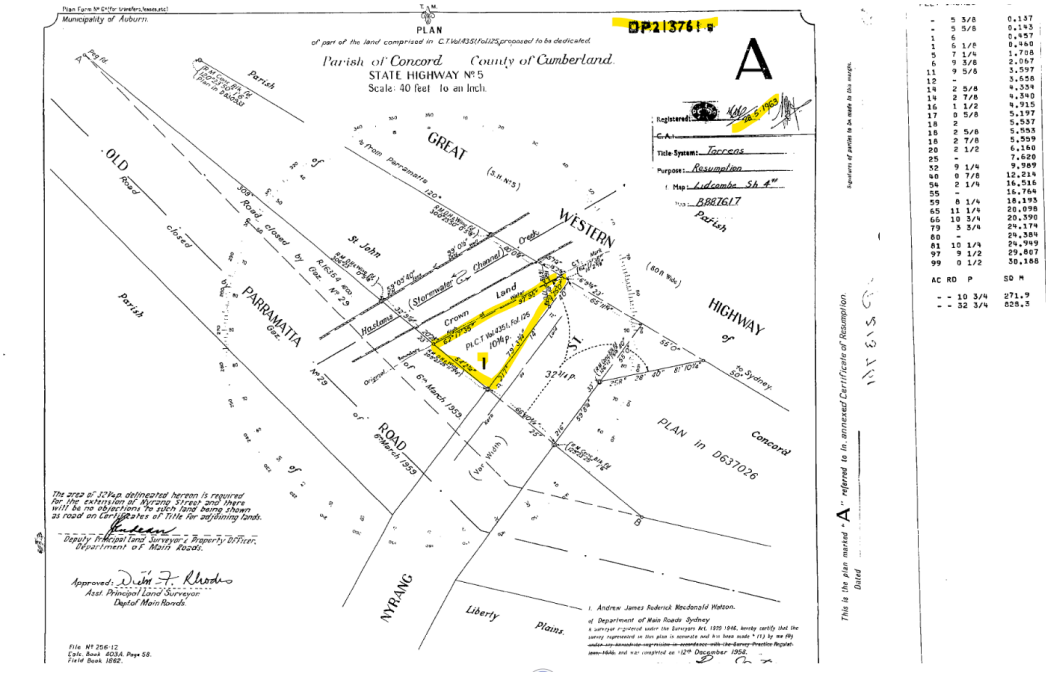
## Plan registered on 18 February 1986

Box:PARR /Doc:DP 0001647 P /Rev:20-Jul-1992 /Sts:OK.OK /Prt:04-Oct-2001 16:38 /Pgs:ALL /Seq:1 of 2
WARNING : Electronic Document Supplied by LPI NSW for Your Internal Use Only



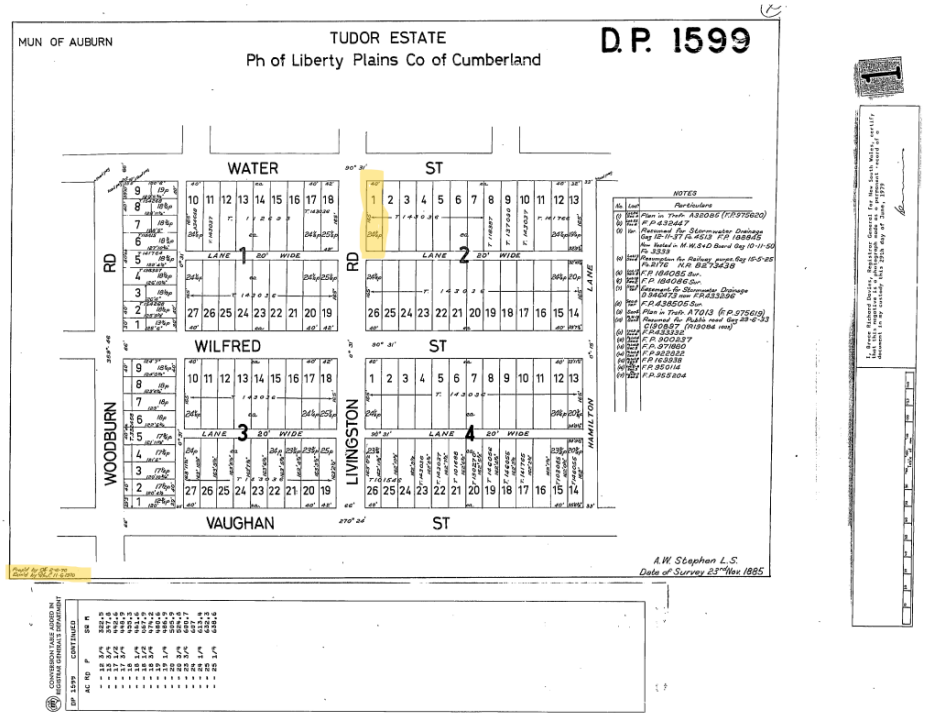
## Nyrang Street, Lidcombe (Lot 1 DP 213761)

## (Plan registered on 13 April 1977)



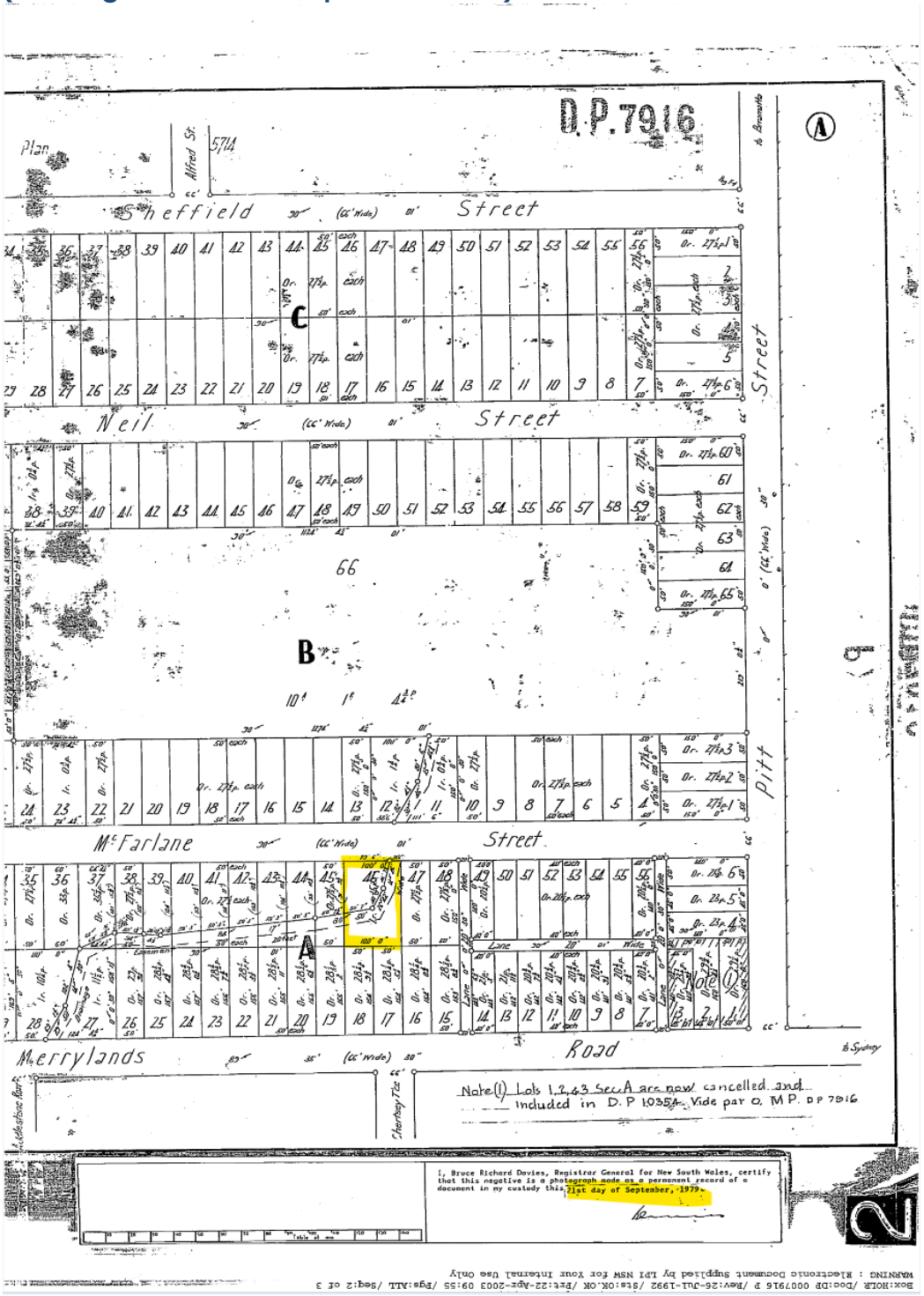
## 29 Water Street, Lidcombe (Lot 1 Sec 2 DP 1599)

## (Plan registered on 11 June 1970)



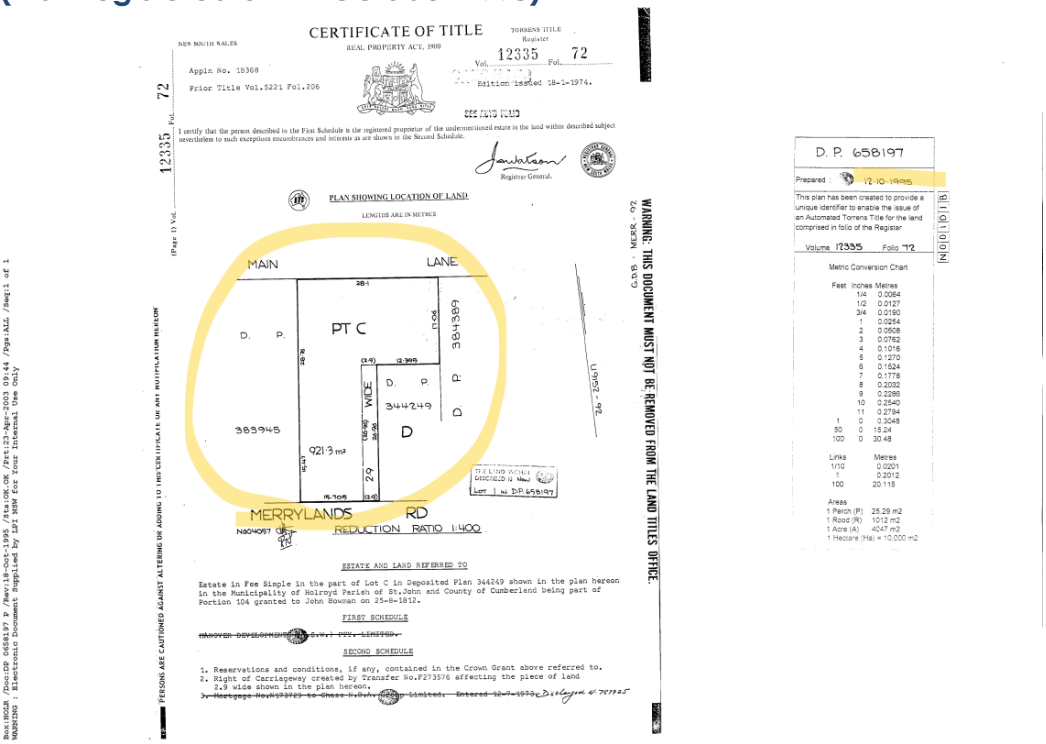
## 28-36 McFarlane Street, Merrylands (Lot 46 Sec A DP 7916)

## (Plan registered on 21 September 1979)



## 203-211 Merrylands Road, Merrylands (Lot 1 DP658197)

## (Plan registered on 12 October 1998)



CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE Register

Vol. 12335 Fol. 72

Edition issued 18-1-1974.

Appln No. 18368

Prior Title Vol.5221 Fol.206

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.

Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

MAIN LANE

PT C

D. P. 384249

D. P. 383945

WIDE

D

9213 m²

MERRYLANDS RD

REDUCTION RATIO 1:400

Lot 1 in D.P.658197

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part of Lot C in Deposited Plan 344249 shown in the plan hereon in the Municipality of Holroyd Parish of St.John and County of Cumberland being part of Portion 104 granted to John Bowman on 25-8-1812.

FIRST SCHEDULE

(TAKEOVER DEVELOPMENTS PTY. LIMITED)

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Right of Carriageway created by Transfer No.F273576 affecting the piece of land 2.9 wide shown in the plan hereon.

3. Mortgage No.M93749 to Chase N.B.N.Z. Limited. Entered 10-7-1973.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY MULTIPLICATION HEREOF

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

D. P. 658197

Prepared : 12-10-1998

This plan has been created to provide a unique identifier to enable the issue of an Automated Torrens Title for the land comprised in folio of the Register

Volume 12335 Folio 72

Metric Conversion Chart

| Feet | Inches | Metres |
|---|---|---|
| | 1/4 | 0.0064 |
| | 1/2 | 0.0127 |
| | 3/4 | 0.0190 |
| | 1 | 0.0254 |
| | 2 | 0.0508 |
| | 3 | 0.0762 |
| | 4 | 0.1016 |
| | 5 | 0.1270 |
| | 6 | 0.1524 |
| | 7 | 0.1778 |
| | 8 | 0.2032 |
| | 9 | 0.2286 |
| | 10 | 0.2540 |
| | 11 | 0.2794 |
| 1 | 0 | 0.3048 |
| 50 | 0 | 15.24 |
| 100 | 0 | 30.48 |

| Links | Metres |
|---|---|
| 1/10 | 0.0201 |
| 1 | 0.2012 |
| 100 | 20.116 |

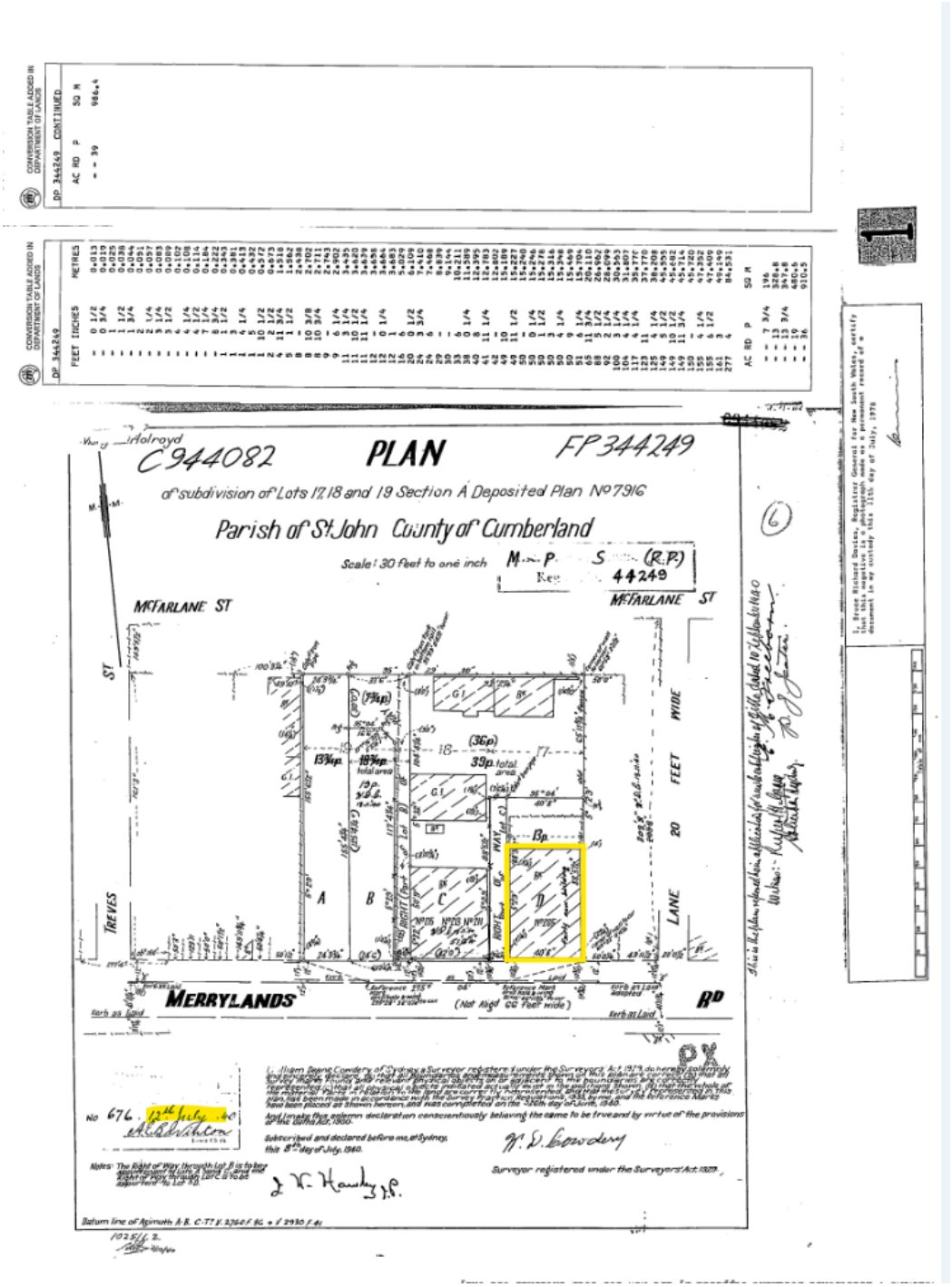
Areas

1 Perch (P) 25.29 m2
1 Rood (R) 1012 m2
1 Acre (A) 4047 m2
1 Hectare (Ha) = 10,000 m2

NOTICE: Dealings with this land may affect the boundaries shown on this plan.

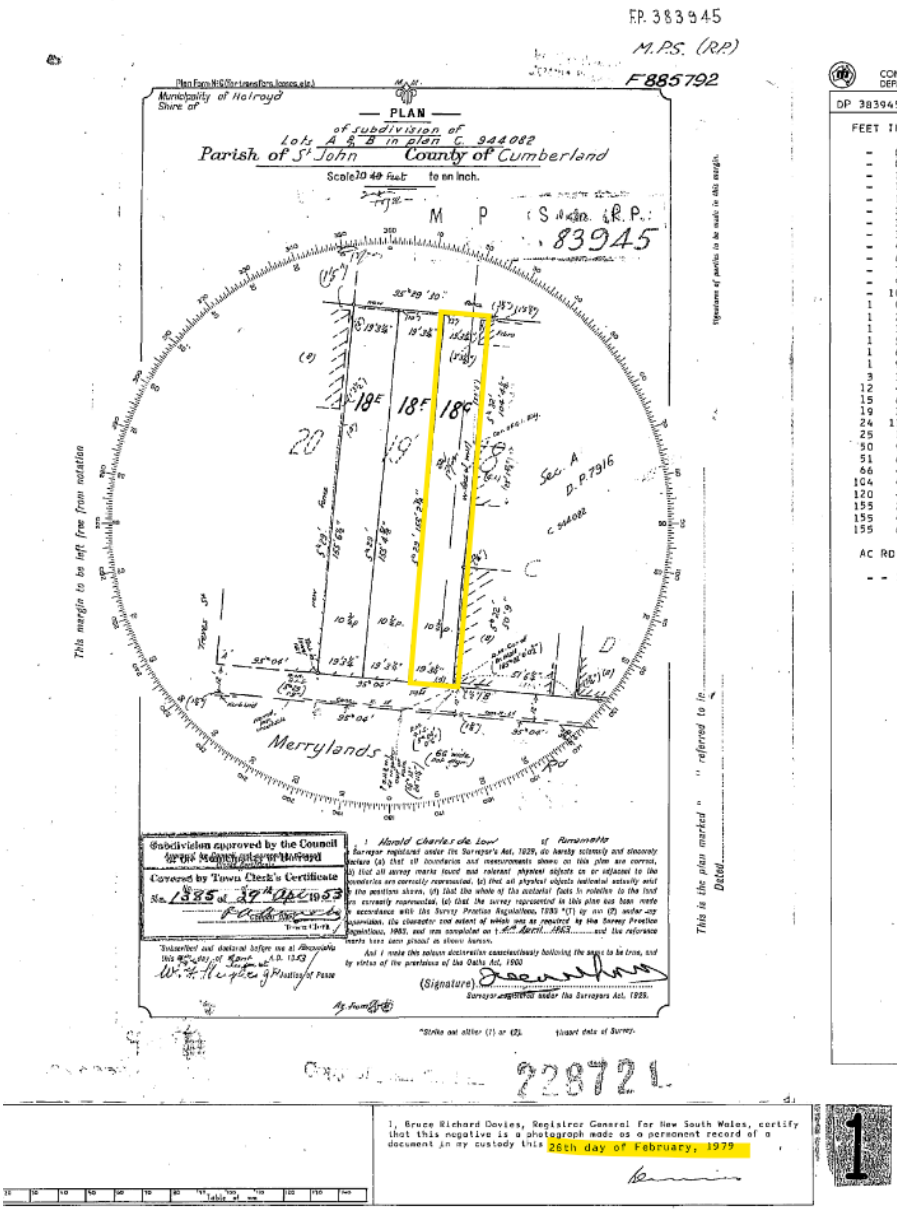
## 203-211 Merrylands Road, Merrylands (Lot D DP 344249)

## (Plan registered on 12 July 1940)



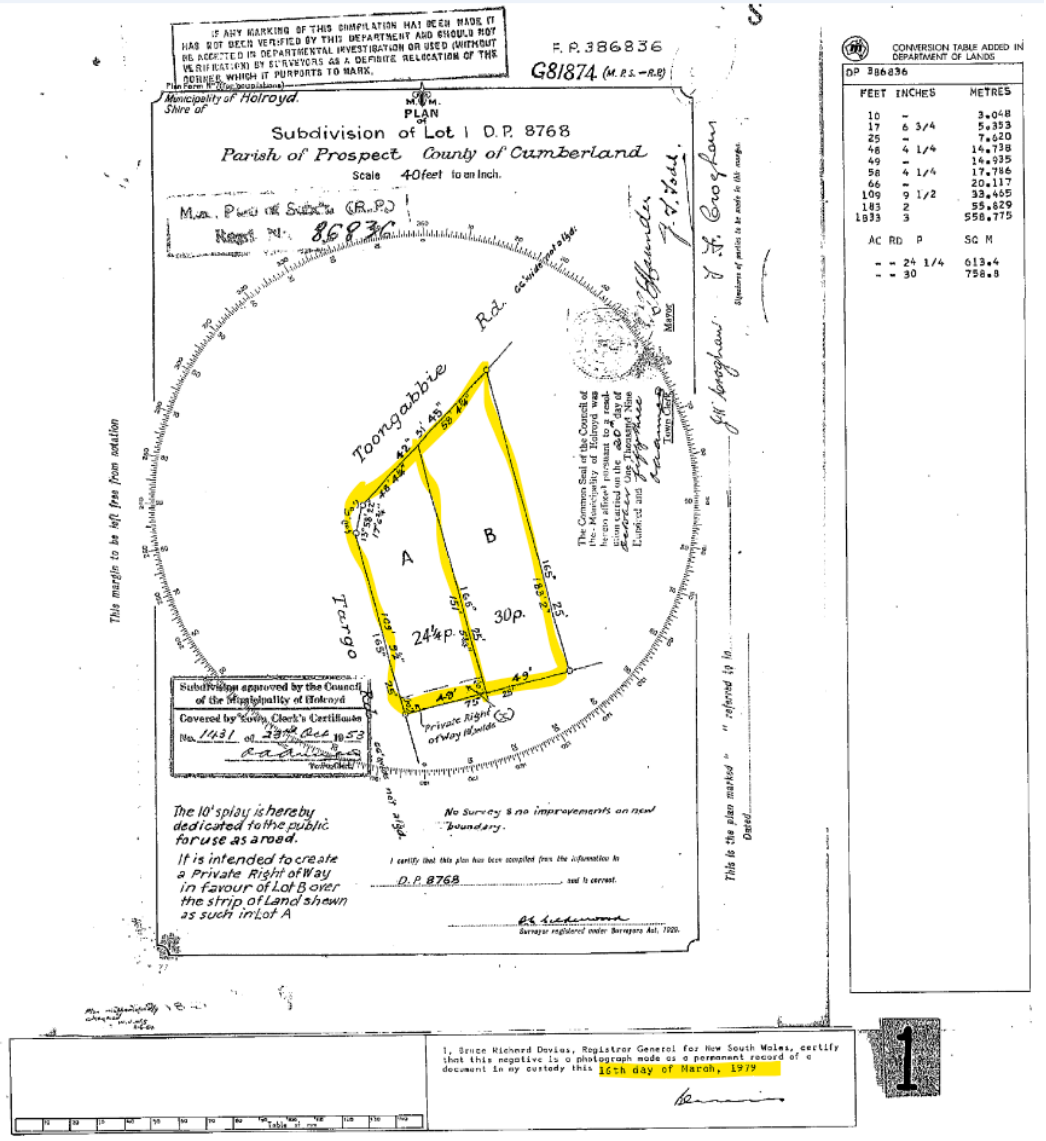
## 213 Merrylands Road, Merrylands (Lot 18G DP 383945)

## (Plan registered on 26 February 1979)



## 18-20 Toongabbie Road, Toongabbie (Lot A-B DP 386836)

## (Plan registered on 16 March 1979)



# DOCUMENTS ASSOCIATED WITH REPORT PC020/26

## Attachment 4

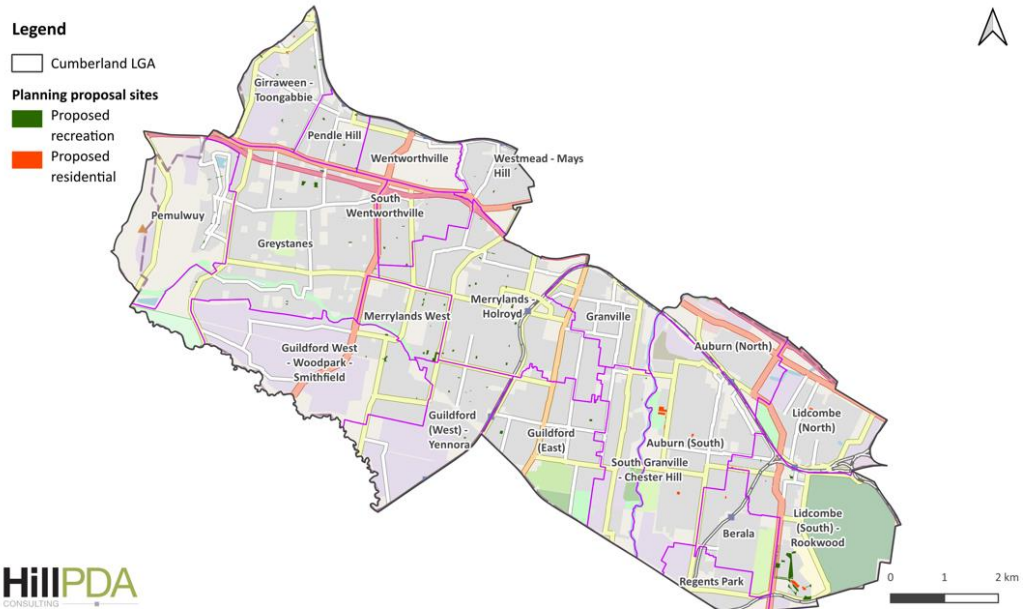
## Community Engagement Report

CUMBERLAND
CITY COUNCIL

# COMMUNITY ENGAGEMENT REPORT

## Cumberland Open Space Planning Proposal (PP0001/2025)

## Executive Summary




Cumberland City Council invited the community to have their say on the Cumberland Open Space Planning Proposal which applied to approximately 241 sites across the Cumberland local government area including 195 council owned and 46 privately owned sites across various suburbs.

The proposal delivers a net gain in public open space, improved community access to open space, and supports the delivery of housing in certain appropriate locations. The Planning Proposal will not facilitate any actual physical change in land use on any sites and will not have any adverse effects on the environment or adjoining or surrounding properties.

The consultation was conducted from Monday 24 November 2025 to Monday 15 December 2025. During this community consultation period, residents were encouraged to submit their feedback on the Open Space Planning Proposal.



Council, through all channels, collected a total of **35 online submissions and 15 written submissions (50 in total)** to the proposal during and after the consultation period which included a late submission.



Feedback came through online and written submissions.



Overall, the feedback was positive, mixed, with several views and suggestions made, and a few concerns raised. The proposal included more support and further included submissions with general comments and clarifications raised.

There are a total of 50 submissions received, which incorporated 15 written submissions, in addition to the 35 online submissions.

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# Methodology

## Have your say

Council's community engagement team created a landing page specifically for the Cumberland Open space Planning Proposal (applied across multiple sites) on Council's community engagement platform – Cumberland Conversations – as the main point of information to the community. The page was set up as a 'consultation' project, and included:

- Summary of the information;
- Key dates;
- A document library with downloadable versions of the project documents including map of sites affected and table of sites affected; and
- How to submit feedback and contact the project team with any questions.

## Data Collection Period

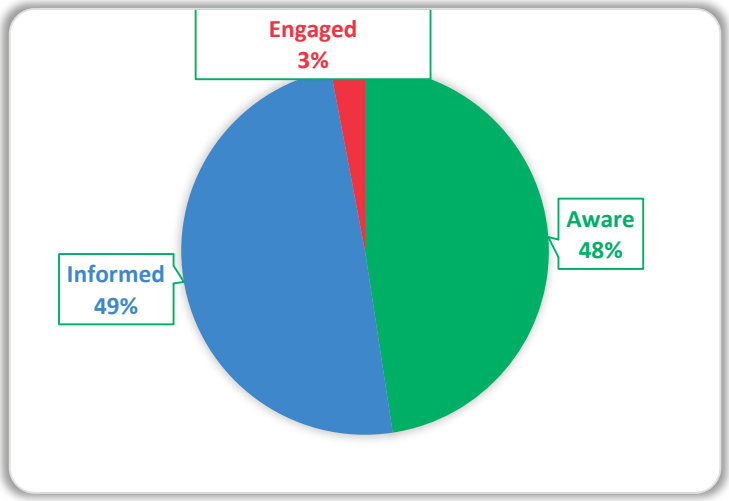
The Cumberland Open Space Planning Proposal was open for consultation from Monday 24 November 2025 to Monday 15 December 2025.

## Engagement activity

Key statistics from the page can be found below:

| Total page views | Aware Visitors | Engaged Visitors | Informed Visitors | Online Responses |
|---|---|---|---|---|
| 2, 814 | 573 | 36 | 595 | 35 submissions |

## Project Level of Online Engagement




Of those who used the online platform:

- 573 (48%) of visitors were aware of the proposal.
- 595 (49%) of visitors were informed of the proposal.
- 36 (3%) of visitors were engaged and took an action, such as filling out the feedback submission.

## Modes of engagement

**Online Engagement**

Online feedback for the Draft Open Space Planning Proposal was made available on the Have Your Say platform during the consultation period.

**Notification letters**

Total of 5,385 notification letters were distributed to landowners of affected sites along with adjoining and surrounding landowners and tenants within a 60-metre distance from the affected sites. Residents received information about Open Space Planning Proposal as part of the notification letter. The notification letter contained information on how to provide feedback for submissions.

## Document Downloads

There were 6 documents available on the Have Your Say Page, with a total of 1,437 document downloads during the exhibition period:

| Document Library | No of Downloads |
|---|---|
| Image Gallery | 238 |
| Council Report and Minutes | 161 |
| List of sites affected | 287 |
| Map of sites subject to the proposal | 315 |
| Cumberland Open Space Planning Proposal 2025 | 395 |
| Appendix B to PP – Land parcel and details | 137 |
| **Total document downloads** | **1, 437** |

# Media

## Social Media




Targeted social media via Cumberland's Instagram and Facebook pages were utilised to inform the community of the consultation. The social media notice was posted on the following dates:

- 8 December 2025
- 24 November 2025

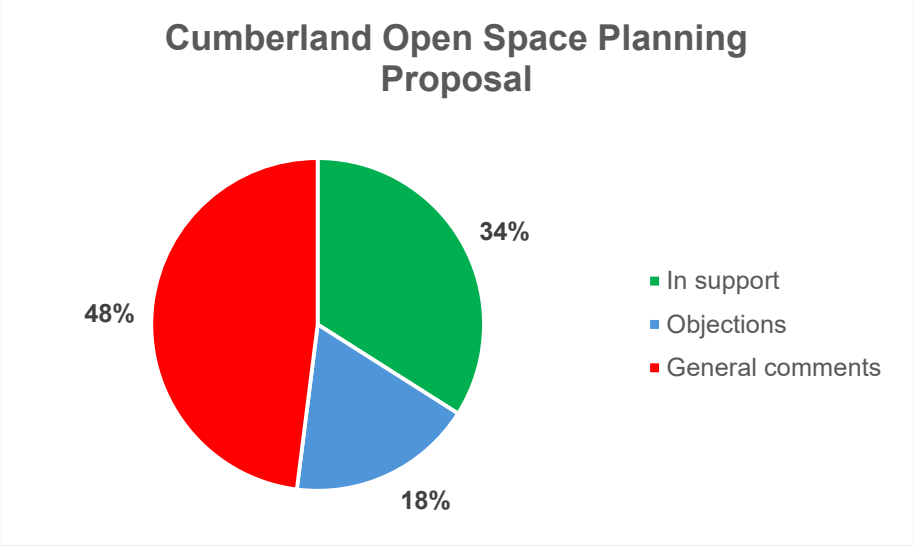
## What we heard

There was a total of 35 online submissions received during the exhibition of the project.

The feedback on the Cumberland Open Space Planning Proposal was primarily positive and negative, with some mixed feedback received also offering additional suggestions and concerns and clarification to determine support.

### Online Sentiment Analysis

Of the 35 online submissions received, sentiment analysis shows the following breakdown of the key feedback.




*Note: General comment sentiment indicated that the feedback was mixed and may have also provided additional feedback or suggestions or being neutral.*

The sentiment analysis shows that of those who provided online feedback:

- 34% indicated they supported the proposal directly. However, more support was mentioned for provision of open space and housing in submissions.
- 18% indicated they objected to the proposal in its current format.
- 48% indicated general comment and feedback that was either neutral or included additional feedback and/or suggestions for the proposal.

## Submission Details

Table below provide summary of the 50 submissions received by Council.

| Issues and concerns | Address | Type of submission | Council officer's response | Submission register no. |
|---|---|---|---|---|
| Stated that it does not consent PP2025/0001. | Girraween | Objection | Submission acknowledged and content has been noted. | 2 |
| Objected to removal of privately owned land from the "public open space acquisition" list and rezoning it to residential with concern of increase housing density in an already built-up area, due to extra traffic, parking pressure, and reduced green space particularly with existing apartments already lack enough parking, creating safety risks, and questioned the safety of having a boarding house next to a park. | Toongabbie | Objection | Submission acknowledged and content has been noted.<br><br>The request to remove public open space acquisition and rezoning it to residential mostly has been initiated by the landowners, which aligns with Council's current strategies and plans as to not proceed with the land acquisition. These sites will remain as the adjoining residential zoning (R2 or R3). As a result, any adverse traffic impacts are not anticipated. | 6 |
| Opposed to the proposal it would disrupt daily routines across several suburbs as the land is an essential walking connection and closing it would significantly increase travel time, especially to Toongabbie Station, and it would remove a major walking route used for dog-walking and everyday movement. The proposal benefits | Girraween | Objection | Submission acknowledged and content has been noted.<br><br>The intent of the planning proposal will have no material change to the use of the existing public open spaces. | 8 |

| | | | | |
|---|---|---|---|---|
| only a small number of new apartments and questions the cost–benefit. | | | | |
| Formally objects to PP2025/0001 as it affects open space near 5 Irwin Place, Wentworthville. | Wentworthville | Objection | Submission acknowledged and content has been noted.<br><br>The intent of the planning proposal is the establish the function of the open space and has no material change to its existing use. | 14 |
| Objected to the planning proposal as the area is already congested. | Girraween | Objection | Submission acknowledged and content has been noted. | 24 |
| Objected change from E1 to RE1, E1 is better for local businesses activity. | Westmead | Objection | Submission acknowledged and content noted. | 28 |
| Objected to the proposed change from open space to residential under PP2025/0001. | Lidcombe | Objection | Submission acknowledged and content noted. | 29 |
| Opposed to rezoning because the suburb is already extremely over-populated, with many high-rise apartments. | No address provided | Objection | Submission acknowledged and content noted. | 34 |
| Objected to the proposed changes in the Cumberland Open Space Planning Proposal due to unnecessary use of public funds with concerns about increased noise, loss of privacy, and worsening parking shortages if the proposal proceeds and Council to reconsider the proposal to protect local amenity and residents' living conditions. | Lidcombe | Objection | Submission acknowledged and content noted.<br><br>Council in its meeting has resolved to progress with this planning proposal and associated cost related to it.<br><br>The subject land at 11 Spotted Gum Avenue, Lidcombe is not affected by the planning proposal. | 38 |

| | | | | |
|---|---|---|---|---|
| Generally supported the planning proposal with objection on the rezoning any existing open or green space for residential or other purposes. | Lidcombe | General comment | Submission acknowledged and content has been noted for part support and part objection. | 18 |
| Stated that having a free and empty place area will be beneficial for environment and nature. | Merrylands | Support | Submission acknowledged and content has been noted in support. | 5 |
| Supported the proposed rezoning to R2, specifically for 31 Cambridge Street, Lidcombe. | Lidcombe | Support | Submission acknowledged and content has been noted in support. | 9 |
| Stated that developing open space on McFarlane Street, Merrylands into a green, community-focused park would deliver long-term environmental, social, and safety benefits for Merrylands Town Centre. Suggested a landscaped community park with tree canopy, lawn areas, seating, and dog-friendly features to meet the needs of high-density residents. Raised concerns about antisocial behaviour in the civic plaza and recommends CPTED principles (sightlines, lighting, passive surveillance) to improve safety. | Merrylands | Support | Submission acknowledged and content has been noted in support. | 10 |
| Supported the rezoning of R2 to RE1 for open space planning. | Greystanes | Support | Submission acknowledged and content has been noted in support. | 11 |
| Supported more open spaces and recreational facilities closed to public transport. | Merrylands | Support | Submission acknowledged and content has been noted in support. | 12 |
| Supported the planning proposal. | Guildford | Support | Submission acknowledged and | 17 |

| | | | | |
|---|---|---|---|---|
| | | | content has been noted in support. | |
| Supported the planning proposal with questions on how to purchase land soon to be available. | Auburn | Support | Submission acknowledged and content has been noted in support. | 19 |
| Supported the use of 195 Targo Road, Girraween for public use and noted that expanding the adjacent park would relieve pressure and provide valuable space for children and families. | Girraween | Support | Submission acknowledged and supporting content has been noted in support. | 25 |
| Requested clarification on whether 72 Toongabbie Road, Toongabbie is affected by PP2025/0001. | Toongabbie | Support | Council officers have responded and provided clarification on the proposed changes on the subject land. | 30 |
| Strongly supported rezoning of 40–48 Station Street, Guildford as open space and improving its usability to offset nearby heat-intensive development. | Guildford | Support | Submission acknowledged and content has been noted in support. | 46 |
| Strongly supported removing the long-standing RE1 Public Open Space zoning and rezoning the property to R3 after more than 30 years of uncertainty and the prolonged reservation has unfairly restricted their rights as landowners, with no acquisition, compensation, or meaningful progress from Council. Noted repeated attempts to seek clarity over decades with no resolution, causing ongoing disadvantage to the family and urged Council to act decisively and finalise the rezoning | Lidcombe | Support | Submission acknowledged and content noted with strong support to rezone the site to residential zoning and remove land reserved for acquisition is noted. | 35, 36, 37, 39, 40 & 41 |

| | | | | |
|---|---|---|---|---|
| without further delay to restore their ability to use and plan for their property. | | | | |
| Supported the site becoming a Green Zone or Town Square to provide open space, urban cooling, pedestrian amenity, and community wellbeing, and suggested features such as tree canopy, shaded seating, small kiosks, outdoor dining, and integrated public parking to address parking pressures and improve safety.<br><br>Objected to any rezoning of 28–36 McFarlane Street that would allow further residential or commercial development, as new built development would severely impact residents of nearby Buildings D and E through loss of sunlight, privacy, ventilation, and increased heat, mould risk, poor air quality, construction impacts, traffic congestion, illegal parking, and emergency access, solar access, overshadowing, privacy, and amenity cannot be met without unacceptable impacts due to the proximity of existing buildings. | Merrylands | General comment | Submission acknowledged and content noted.<br><br>The planning proposal does not result in any rezoning of 28–36 McFarlane Street that would allow further residential or commercial development. | 42 & 43 |
| Supported clearer zoning controls and long-term planning certainty, and raised concerns on potential impacts on amenity, traffic, noise, | Lidcombe | General comment | The planning proposal has clearly identified the sites on the exhibited online map and details of the rezoning scale in the | 44 |

| | | | | |
|---|---|---|---|---|
| and access to green space for rezoning Council-owned open space to residential. Needed clarification on the online map and details of the rezoning scale and demonstrate how open space provision will be protected or improved before final decisions are made. Also, poor condition of Wainwright Street was raised and requests information on whether road repairs or upgrades are planned, especially if development increases local pressure. | | | list of sites affected, which can be found on the Have Your Say page.<br><br>The sites proposed to be rezoned to residential will remain as the adjoining residential zoning (R2 or R3). As a result, any adverse traffic impacts are not anticipated. | |
| Requested that Daley Street Park to be formally zoned as public open space. | Pendle Hill | Support | Submission acknowledged and content has been noted. | 20 |
| Requested that Fyffe Park, at 65 Neil Street, Merrylands be retained as a park with additional planting. | Merrylands | General comment | Submission acknowledged and content has been noted. | 21 |
| Objected to PP2025/0001, stating strong opposition to rezoning open space for residential use in Pendle Hill and requested that parks should be retained and not converted to housing, specifically at 8 Goodall Street, Pendle Hill. | Pendle Hill | General comment | Council officers have responded and provided clarification that the site is not affected by the planning proposal. | 31 |
| Submitter of a property on Houison Street, Westmead initially stated strong opposition to designate their property as open space. | Westmead | General comment (initially objected) | Council officers have provided further clarification, and the submitter has no further objection as the identified site is not affected by the planning proposal. | 47 |
| Opposed to rezoning of reserved land near | Girraween Toongabbie | General comment | Submission acknowledged and | 3, 7, 26, 48 & 49 |

| | | | | |
|---|---|---|---|---|
| Teague Street (Site ID 123) to residential, as the land is a key pedestrian link to Girraween Park and the railway station, heavily used by seniors, families, and school children. The rezoning would reduce open space, harming community health and wellbeing.<br>Additional housing would worsen traffic, parking pressure, and safety risks and that development would negatively impact the character and amenity of the neighbourhood. The submission requests Council to retain the land for community and recreational use. | | | content has been noted.<br><br>Council officers have provided further clarification to some submitters that the site identified by the submissions contains existing residential dwellings, which are proposed to be rezoned from RE1 to R2 to reflect their existing land use. The intent of the planning proposal will have no material change to the use of the public reserve currently used as a pedestrian link adjacent to Site ID 123. | |
| Opposed any use of their property in Girraween as public open space. | Girraween | General comment | Council officers have responded and provided further clarification the submitter's property is not affected by the planning proposal. | 13 |
| Raised concerns on facilities provided at Jack and Jill Park in Berala. | Berala | General comment | Submission acknowledged and content has been noted. | 15 |
| Requested clarification on the planning proposal. | Wentworthville | General comment | Council officers have responded to the submission matters raised. | 16 |
| Opposed to more apartments in the area. | Merrylands | General comment | Submission acknowledged and content has been noted. | 22 |
| Suggestion on investing in open space supports long-term community wellbeing and neighbourhood value, rather than building apartments. | Merrylands | General comment | Submission acknowledged and content has been noted. | 23 |

| | | | | |
|---|---|---|---|---|
| Stated that the mapping is unclear and does not appear to show any planned changes, impacts, or improvements for the northern Cumberland suburbs, including Girraween, Pendle Hill, or Wentworthville. | Girraween | General comment | The planning proposal has clearly identified the sites on the exhibited online map and details of the rezoning scale in the list of sites affected, which can be found on Council's Have Your Say page. The intent of the planning proposal only affects the targeted sites listed for the proposed rezoning, land reservation and reclassification purposes. It does not relate to overall planned changes, impacts, or improvements for all the parks located on the northern Cumberland suburbs, including Girraween, Pendle Hill, or Wentworthville. | 27 |
| Requested whether 12 and 14 Pye Street, Westmead are included in any rezoning, land reservation, reclassification, or future acquisition under PP2025/0001. | Westmead | General comment | Council officers have responded and provided clarification that the sites are not affected by the planning proposal. | 32 |
| Requested information about the overall master plan for the area and suggested that, given the site's proximity to major amenities (shopping centre, Costco, Bunnings, Reading Cinema, Service NSW, and the future Carter Street Metro), a mixed-use outcome incorporating residential, office, and commercial uses would be beneficial | Lidcombe | General comment | Council officers have provided further clarification as requested. | 33 |

| | | | | |
|---|---|---|---|---|
| for both the community and Council. | | | | |
| Raised issues regarding speed limit, red light camera and speeding on Vaughan Street. | Lidcombe | General comment | Submission acknowledged and content has been noted. | 45 |
| Requested clarification on how the property at 72 Hawkesbury Road, Westmead is affected by the proposal. | Westmead | General comment | Council officers have provided further clarification as requested. | 50 |
| Raised issues regarding lights operation over the basketball courts. | Pemulwuy | General comment | Submission acknowledged. | 1 |
| Questioned the future of the existing building at 74 Hawkesbury Road, Westmead (built in 1948) and low profitability of nearby businesses and doubts viability of a shopping centre without major retailers. Suggested adopting Parramatta's model to create a Business Zone near Westmead Station and Metro to boost council revenue and local employment. | Westmead | General comment | Submission acknowledged and content has been noted. | 4 |

## Conclusions

There is a total of 50 submissions received, which incorporated 15 written submissions and 35 online submissions. The written submissions included a late submission which has been further considered and a submission that was lodged twice.

Most of the submissions provided a mix of sentiments with support and objections in general and request for further information or clarification.

***Terminology***

- *Aware: Number of unique visitors who have viewed the project page, minus any visitors who have undertaken any activity eg: downloaded a document, viewed a video, completed a survey etc.*
- *Informed: Any unique visitor who has viewed a latest news item, viewed a document, viewed a video, viewed a FAQ minus any user that has engaged eg: done a poll, survey, ideas wall, interactive mapping, interactive document, forum.*

- *Engaged: Any unique visitor who has done a poll, survey, ideas wall, interactive mapping, interactive document, forum.*

END OF REPORT.

# DOCUMENTS ASSOCIATED WITH REPORT PC020/26

## Attachment 5

## Cumberland Local Planning Panel Advice

CUMBERLAND CITY COUNCIL

**Cumberland Local Planning Panel Meeting**
**8 April 2026**

Minutes of the Cumberland Local Planning Panel Meeting held via Zoom on Wednesday, 8 April 2026.

**PRESENT**:

| | |
|---|---|
| Michael Leavey | Chairperson |
| Sue Weatherley | Expert Member |
| Heather Irish | Expert Member |
| Yakubislam Comert | Community Member |

**IN ATTENDANCE:**

| | |
|---|---|
| Daniel Cavallo | Director Environment and Planning |
| Michael Lawani | Acting Executive Manager City Planning and Development |
| Esra Calim | Coordinator Planning Operations |
| Olivia Yana | Coordinator Planning Systems |
| Harley Pearman | Executive Planner |
| Haroula Michael | Executive Planner |
| Vincent Alberti | Senior Development Planner |
| Harinee De Silva | Senior Strategic Planner |
| Rondy Chan | Strategic Planner |
| Caroline Kadayifci | Business Support Officer |
| Paulette Maroon | Governance Officer (Minute Taker) |
| Joyti Sharma | Governance Officer |

**NOTICE OF LIVE STREAMING OF COUNCIL MEETING**
The Chairperson advised that the Cumberland Local Planning meeting was being streamed live on Council's website and members of the public must ensure their speech to the Panel is respectful and use appropriate language.

The meeting opened at 11.33am.

**DECLARATIONS OF INTEREST:**

There were no declarations of interest.

**ADDRESS BY INVITED SPEAKERS:**

There were no registered speakers.

The open session of the meeting closed at 11.36am.

The closed session of the meeting opened at 11.36am.

**Reasons For Decision**

1. The Panel generally concurs with the Planning Officers report subject to the attached conditions within the report.

2. Subject to the recommended conditions of consent, the proposal will not have any unreasonable impacts on the amenity of neighbouring properties or the locality.

3. Persons who have lodged a submission in respect to the application are to be notified of the determination of the application.

**For:** Michael Leavey, Sue Weatherly, Heather Irish, and Yakubislam Comert.

**Against:** Nil.

ITEM ELPP013/26 - CUMBERLAND OPEN SPACE PLANNING PROPOSAL (PP2025/0001)

**PANEL ADVICE:**

That the Cumberland Local Planning Panel endorse the Cumberland Open Space Planning Proposal and supporting documentation to be forwarded to Council with a recommendation to proceed to a Gateway Determination.

The Panel also recommends that Council review Table 2 to ensure that the land classifications that are applicable are correct particularly as these relate to privately owned land.

**For:** Michael Leavey, Sue Weatherly, Heather Irish, and Yakubislam Comert.

**Against:** Nil.

The meeting terminated at 11.43am.

Signed:



Chairperson

Item No: PC021/26

## VERBAL UPDATE ON GENERAL & STRATEGIC PROPERTY MATTERS

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

## SUMMARY

The General Manager will provide a verbal update the Committee on any other general property related matters not identified in any reports within the agenda.

## RECOMMENDATION

**That the Property Committee receive the update.**

## REPORT

The General Manager will provide an update the Committee on any other general property related matters not identified in any reports within the agenda. Matters for discussion:

- 102 William St Granville
- McFarlane St Carpark

## 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

A verbal update on general property matters will be provided. It is recommended that the Property Committee receive the verbal report.

## ATTACHMENTS

Nil