

PLANNING PROPOSAL

To reclassify 28-36 McFarlane Street,
Merrylands from 'Community Land' to
'Operational Land'

June 2013



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1 Introduction

This planning proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and relevant guidelines produced by the Department of Planning and Infrastructure.

The purpose of the planning proposal is to seek an amendment to Holroyd Local Environmental Plan 2013 (HLEP 2013) to reclassify 28 - 36 McFarlane Street, Merrylands from 'community' land to 'operational' land to enable Council to redevelop the site as a mixed use development and to act as a catalyst for the future redevelopment of the Merrylands town centre.

The site is zoned B4 – Mixed Use under HLEP 2013, effective 5th August 2013. A B4 zone allows a broad range of retail, commercial and residential type uses in addition to community facilities, medical centres, recreation areas, seniors housing and shop top housing.

In 2008, Council initially called public tenders to develop the site with only one tender being received. Subsequently, the tender withdrew their submission due to the global financial crisis and the proposal to redevelop the site was terminated.

With the imminent introduction of HLEP 2013, Council now wishes to reactivate their previous decision and call for expressions of interest from suitably qualified development companies to redevelop the site and act as a catalyst to stimulate the renewal of the Merrylands town centre.

The format of the planning proposal is based on the Department of Planning and Infrastructure's '*A Guide to Preparing Planning Proposals*' (2012). Heads of consideration include:

- Part 1 Statement of the objectives and intended outcomes of the planning proposal;
- Part 2 Explanation of the provisions of how the objectives or intended outcomes are to be achieved;
- Part 3 Justification for the reclassification;
- Part 4 Mapping details of the subject area;
- Part 5 Community consultation;
- Part 6 Anticipated project timeline.

1.1 Background

In response to the introduction of the Local Government Act 1993, on the 3rd May 1994 Council considered a report from the General Manager classifying all Council's land holdings as either being 'community' or 'operational' lands. A copy of the report and recommendation is attached in Attachment 3.1.

Subsequently, Council resolved to classify the subject site as 'operational' land as recommended, however, the classification process was never finalised and the site inadvertently remains classified as 'community' land.

Following on from Council's 2008 decision to develop the site and with the gazettal of the new Holroyd LEP, Council resolved on the 6th November 2012 to call for expressions of interest (EOI) from suitably qualified parties to assist in stimulating Merrylands as a major retail and commercial centre. Expressions of interest closed on the 24th May 2013.

However, during the exhibition period of calling for expressions of interest, it was noted that the site was never formally classified 'operational' in accordance with Council's 1994 resolution. Consequently, Council resolved on the 11th June 2013 to prepare a planning proposal to reclassify the site to 'operational' and be submitted to the Minister for Planning and Infrastructure for 'gateway determination'.

1.2 Land to which the Planning Proposal applies

The planning proposal applies to land commonly known as the McFarlane Street car park located at 28-36 McFarlane Street, Merrylands.

The site comprises eight (8) separate allotments and is legally described as:

- Lot 40 in DP 7916
- Lot 41 in DP 7916
- Lot 42 in DP 7916
- Lot 43 in DP 7916
- Lot 45 in DP 7916
- Lot 46 in DP 7916
- Lot 44 in DP 657042
- Lot 11 in DP 814298

The combined site area is 5442 m² and is currently used as an at-grade public car park accommodating 139 car spaces. Part of the site is constrained by a 6.09 metre wide drainage easement. Refer to Attachment 3.2 for a copy of the property information map.

The land is strategically located in the centre of the Merrylands town centre directly opposite the entrance to the Stocklands shopping centre. Immediately to the south is a mix of small retail and a shopping arcade which provides pedestrian access between Merrylands Road and McFarlane Street. Refer to Figure 1 to 4.

Each of the individual allotments was acquired between 1969 and 1984. Funding sources included loans funds, general funds and development funds. It is not known what funding sources were used to acquire Part Lot 45 and part Lot 46. A search of Council's records confirm the land is not classified as a 'public reserve' and there are no restrictions requiring Council to maintain ownership of the land.

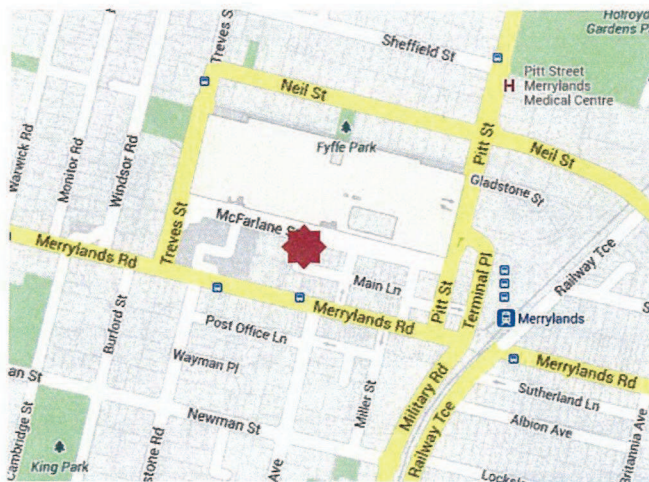


Figure 1 – Location plan



The Site

Figure 2 - View looking east from western boundary of car park



Figure 3 - View looking north east from western boundary of car park

Figure 4 - View looking west from eastern boundary of car park



1.3 Current Planning Controls

Holroyd Local Environmental Plan 2013

The site is currently zoned 3(a) Business General under Holroyd Local Environmental Plan 1991. Under the recently gazetted Holroyd Local Environmental Plan 2013, which comes into force on 5 August 2013, the site is zoned B4 Mixed Use. The objectives of a B4 zone are:

- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling;
- To facilitate a vibrant, mixed-use centre with active retail, commercial and other non-residential uses at street level;
- To encourage the development and expansion of business activities that will strengthen the economic and employment role of the Merrylands town centre.

Height

Pursuant to Clause 4.3 of HLEP 2013 the site has a maximum height limit of 65 metres.

Floor space ratio

Pursuant to Clause 4.4 of HLEP 2013 the site has a maximum FSR of up to 8.5:1.

Heritage

The land is not in a heritage conservation area nor are there any items of environmental heritage situated on the land.



Figure 5 – Zoning Map Extract (HLEP 2013)

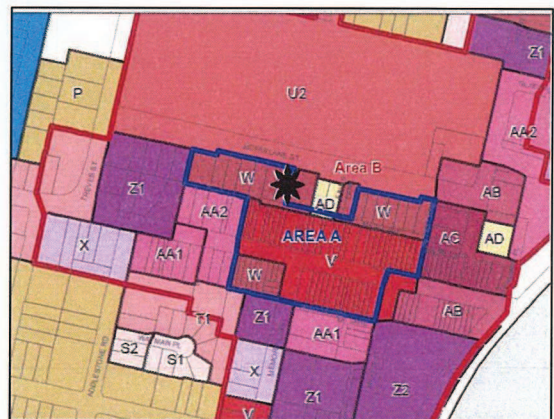


Figure 6 – FSR Map Extract (HLEP 2013)

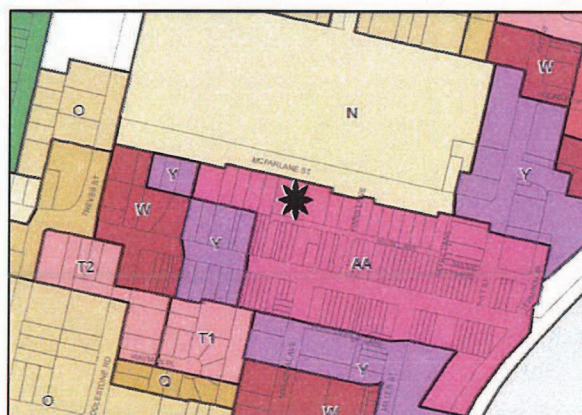


Figure 7 – Height Map Extract (HLEP 2013)

★ The Site

Draft Holroyd Development Control Plan 2013

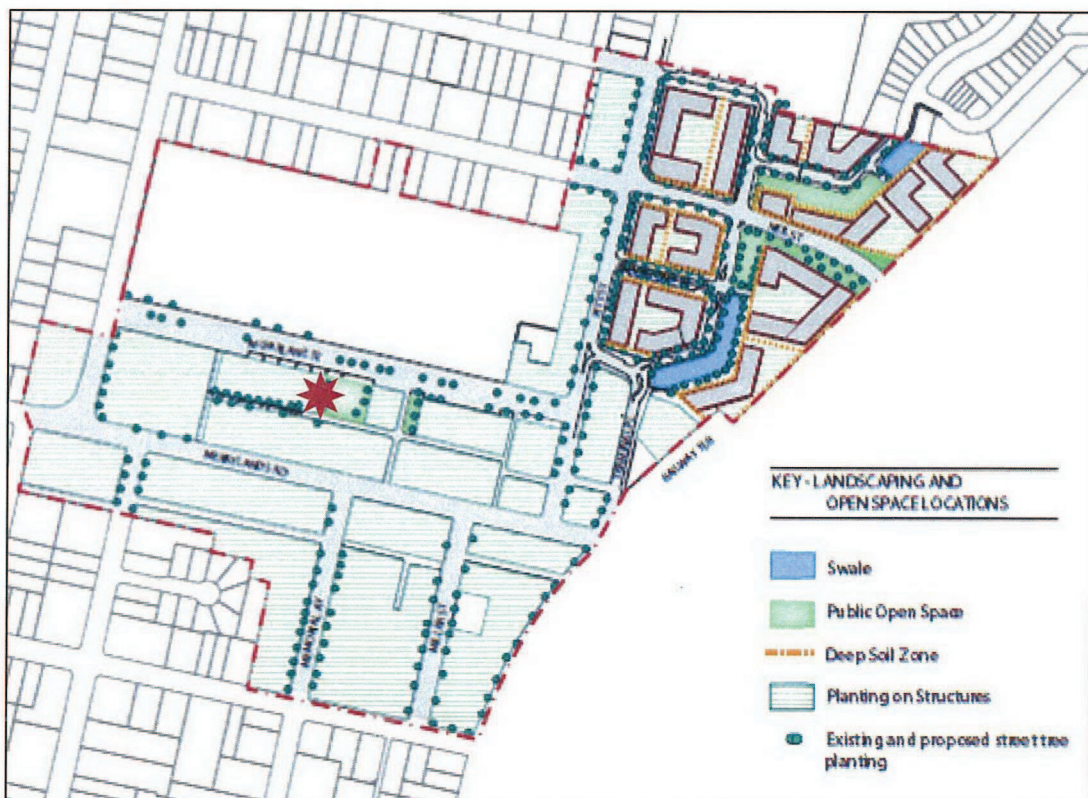
Draft Holroyd Development Control Plan 2013 (Holroyd DCP) has recently come off public exhibition and is scheduled to be finalised in mid-July 2013. Due to the imminent introduction of Holroyd LEP 2013 on 5th August 2013, all references to DCP controls are those contained in the new Holroyd DCP.

Holroyd DCP Part G3 Merrylands Town Centre provides strategies and planning controls for all developments within the commercial areas of the Merrylands town centre. The key aims and objectives of the plan are:

- Renew and revitalise the Merrylands Centre;
- Provide increased growth capacity within Merrylands and provide greater housing sustainability;
- Promote steady local economic growth over the next 20 years and strengthen the economic and employment role of Merrylands;
- Provide for an active and vibrant centre for a diverse community; and
- Improve pedestrian and vehicular traffic movement within the centre and create clear linkages with adjoining residential precincts.

Holroyd DCP Part G3 (3.3) provides landscaping and open space strategies for the Merrylands centre including a new town square between Merrylands Road and McFarlane Street to provide a focus for the city.

As shown in Figure 8 the proposal for public open space is located at the eastern end of the McFarlane Street car park - a provision which will be further considered in future development applications for the site.



 The Site

Figure 8 – Key landscaping & Open Space Locations

2 The Planning Proposal

2.1 Objectives and Intended Outcomes

Under Section 55(1) of the Environmental Planning and Assessment Act 1979, an explanation of what is planned to be achieved by the proposed amendments to Holroyd LEP 2013 is required to be addressed.

The purpose of the planning proposal is to enable Council to maximise and better utilise its land holdings as a positive way of benefiting the wider community. The site is strategically located in the centre of the Merrylands town centre and is deserving of being redeveloped as a catalyst for future growth within the centre as proposed in the new Holroyd LEP 2013.

The key objectives of the planning proposal are to:

1. contribute to the renewal and revitalisation of a new vibrant Merrylands town centre;
2. assist in promoting local economic growth with the town centre;
3. enhance the primary north-south pedestrian corridor between Merrylands Road and the Stocklands Mall development;
4. accommodate a new civic square within the centre of Merrylands;
5. provide for the orderly and economic development of land;
6. provide adequate parking for the community; and
7. deliver key planning objectives adopted in Council's Community Strategic Plan;

2.2 Explanation of Provisions

This section describes the mechanisms by which the objectives and intended outcomes discussed in Section 2.1 will be achieved.

The planning proposal seeks to amend Holroyd Local Environmental Plan 2013 by amending *Schedule 4, Part 1 Land Classified or Reclassified as Operational Land – No Interests Changed* by inserting the following changes:

Column 1	Column 2
Locality	Description
28 – 36 McFarlane Street, Merrylands	Lot 40 in DP 7916
	Lot 41 in DP 7916
	Lot 42 in DP 7916
	Lot 43 in DP 7916
	Lot 45 in DP 7916
	Lot 46 in DP 7916
	Lot 44 in DP 657042
	Lot 11 in DP 814298

Zoning provisions of the site will remain unchanged.

2.3 Justification

This section details the reasons for the proposed outcomes and is based on a series of questions outlined in the Department of Planning and Infrastructure's *A Guide to Preparing Planning Proposals* 2012. Heads of consideration include the need for the planning proposal from a strategic planning viewpoint, implications for State and Commonwealth agencies and environmental, social and economic impacts.

2.3.1 Need for the Planning Proposal

Q: Is the planning proposal a result of any strategic study or report?

Yes. Council resolved on 11 June 2013 that a planning proposal to reclassify the site be submitted to the Minister for Planning and Infrastructure for a 'gateway determination' and to proceed to public consultation. This is consistent with Council's adopted Community Strategic Plan and Assets Management Strategy of achieving the highest and best use of its land holdings.

Q: Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is the only legal means of enabling the site to be redeveloped with the assistance of the private sector.

As 'community' classified land, Council is unable to exchange, sell or dispose of the land under current provisions of the Local Government Act 1993. Accordingly, HLEP 2013 needs to be amended to achieve Council's strategic vision of redeveloping the Merrylands town centre.

2.3.2 Relationship to strategic planning framework

Q: Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

Yes. The Metropolitan Plan for Sydney 2036 provides a long term planning framework based on strategic directions for the future growth of Sydney. The planning proposal is consistent with a number of the broad aims contained in the Strategy namely:

- Increasing the proportion of homes within 30 minutes by public transport of jobs in a Major Centre, ensuring more jobs are located closer to home;
- Improving housing affordability;
- Building at least 70% of new housing in existing urban areas; and
- Enabling new residential growth in areas served by existing or planned public transport.

The West Central Subregional Strategy translates objectives of the NSW Government's Metropolitan Strategy to the local level. Significant NSW Government investment in public infrastructure within the subregion has created new opportunities for renewal of nominated centres where higher density development can be introduced to make optimal use of the infrastructure provided. Merrylands town centre is one of the nominated centres and the objectives of the planning proposal will assist in facilitating the renewal of a key site.

Q: Is the planning proposal consistent with a council's local strategic or other local strategic plan?

Yes. Council's Community Strategic Plan 2013 – *Living Holroyd* provides a long term planning framework and strategic vision which identifies key priorities and strategies for the city. Key actions contained in Council's Delivery Programs 2011 – 2015 that are relevant to the planning proposal include:

Community Strategy G1.2

G1.2.1: Identify strategies that support the development of local centres and business areas across the city; and

G4.3.1: Provide city infrastructure based on the needs of a growing city.

The planning proposal is consistent with these actions plans and Council's overall strategic direction.

Q: Is the planning proposal consistent with applicable State Environmental Planning Policies?

Table 1 below lists all relevant State Environmental Planning Policies that were identified in a Section 149 Certificate issued by Council on the 23rd April 2013 (No. 20130889) for the site. As demonstrated, the planning proposal does not contain any provisions that would be inconsistent with the objectives of the relevant SEPP's.

Relevant State Environmental Planning Policies	Consistent
SEPP 4 - Development without consent and Miscellaneous Exempt & Complying Development	Yes
SEPP 6 - Number of Storeys	Yes
SEPP 19 - Bushland in Urban Areas	Yes
SEPP 22 - Shops & Commercial Premises	Yes
SEPP 32 - Urban Consolidation (Redevelopment of Urban Land)	Yes
SEPP 33 - Hazardous and Offensive Development	Yes
SEPP 55 - Remediation of Land	Yes
SEPP 64 - Advertising and Signage	Yes
SEPP 65 - Design Quality of Residential Flat Development	Yes
SEPP - (BASIX) 2004	Yes
SEPP - (Housing for Seniors or People with a Disability) 2004	Yes
SEPP - (Major Developments) 2005	Yes
SEPP - (Mining, Petroleum Production and Extractive Industries)	Yes
SEPP - (Temporary Structures) 2007	Yes
SEPP - (Infrastructure) 2007	Yes
SEPP - (Exempt and Complying Development Codes) 2008	Yes
SEPP - (Affordable Rental Housing) 2009	Yes

Table 1 - Consistency with applicable SEPP's

Q: Is the planning proposal consistent with applicable Ministerial Directions (s117 directions)?

The consistency of the planning proposal against the Section 117 Directions is detailed in Table 2 below:

Section 117 Direction	Consistent
1. Employment and resources	
1.1 Business and Industrial Zones	Yes.
1.2 Rural Zones	NA
1.3 Mining, Petroleum Production and Extractive Industries	NA
1.4 Oyster Aquaculture	NA
1.5 Rural Lands	NA
2. Environment and Heritage	
2.1 Environment Protection Zones	Yes
2.2 Coastal Protection	NA
2.3 Heritage Conservation	Yes
2.4 Recreation Vehicle Areas	NA
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Yes
3.2 Caravan Parks and Manufactured Home Estates	NA
3.3 Home Occupations	NA
3.4 Integrating Land Use and Transport	Yes
3.5 Development Near Licensed Aerodromes	NA
3.6 Shooting Ranges	NA
4. Hazard and Risk	
4.1 Acid Sulphate Soils	NA
4.2 Mine Subsidence and Unstable Land	NA
4.3 Flood Prone Land	Yes
4.4 Planning for Bushfire Protection	NA

5. Regional Planning

5.1 Implementation of Regional Strategies	NA
5.2 Sydney Drinking Water Catchments	NA
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	NA
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	NA
5.8 Second Sydney Airport: Badgerys Creek	NA

6. Local Plan Making

6.1 Approval and Referral Requirements	Yes
6.2 Reserving Land for Public Purposes	NA
6.3 Site Specific Provisions	Yes

7. Metropolitan Planning

7.1 Implementation of the Metropolitan Plan for Sydney 2036	Yes
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Table 2 - Consistency with applicable Section 117 Directions

2.3.3 Environmental, social and economic impact

Q: 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?

The site is located in a suburban context and is currently used as a public car park. The Section 149 certificate (No. 20130889) confirms the land does not include or comprise critical habitat.

Q: Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Whilst the site is subject to flooding, Holroyd LEP 2013 proposes to introduce controls that will permit an increase in the development of land within a flood planning area in the Merrylands Centre. This issue will be properly addressed during the assessment of any future development application/s on the land.

The site is not subject to bushfire hazard, acid sulphate soils or noise impact and as such, the planning proposal is not expected to have any environmental effects.

Q: Has the planning proposal adequately addressed any social and economic effects?

As previously explained the purpose of the planning proposal is to facilitate the site's redevelopment as a catalyst for stimulating the renewal of the Merrylands town centre. As 'operational' land, the site would enable Council the opportunity to manage its assets in keeping with community expectations and Council's long term strategic vision. The social benefits of rejuvenating the centre would also have positive effects on the wider community.

2.3.4 State and Commonwealth interests

Q: Is there adequate public infrastructure for the planning proposal?

There is adequate public infrastructure available to the site including water, electricity, gas, telecommunications, sewerage and transport.

Q: What are the views of state and commonwealth public authorities consulted in accordance with the Gateway determination?

As the Gateway Determination has yet to be issued by the Minister for Planning and Infrastructure, the appropriate State and Commonwealth authorities have not been identified nor consulted. However, considering the history of the site and its zoning it is not anticipated that there will be any issues raised during the consultation period.

2.4 Mapping

All relevant maps that assist in identifying the intent of the planning proposal are contained in Section 1.0 of this report.

2.5 Community Consultation

It is proposed that the planning proposal be exhibited for a period of 14 days. Exhibition material will contain a copy of the planning proposal and relevant maps supported by a written notice that describes the objectives and intended outcomes of the proposal, the land to which the proposal applies and an indicative time frame for finalisation of the planning proposal. Consultation will not occur until receipt of the 'gateway determination'.

The proposed consultation methodology will include, but not limited to:-

- forwarding a copy of the planning proposal and the gateway determination to State and Commonwealth public authorities identified in the gateway determination;
- giving notice of the public exhibition in the main local newspaper circulating in Merrylands (Parramatta Advertiser);
- notifying the exhibition of the planning proposal on Council's web site including all relevant documentation (in accordance with the Department's Practice Note (PN 03-009) Classification and reclassification of public land through a local environmental plan and Best Practice Guideline for LEPs and Council Land);
- providing a copy of the planning proposal and supporting documentation at Council's customer service centre (in accordance with the Department's Practice Note (PN 03-009) Classification and reclassification of public land through a local environmental plan and Best Practice Guideline for LEPs and Council Land);
- notifying all affected property owners and body corporates of adjoining strata units where relevant;
- conducting a public hearing following the public exhibition period.

2.6 Project Timeline

1. Planning Proposal submitted to Department of Planning and Infrastructure	Late June 2013
2. Gateway Determination received by Council	Late July 2013
3. Planning proposal publicly exhibited for 14 days	Early August 2013
4. Public hearing conducted	Late August 2013
5. Council considers report on exhibition & public hearing	Late September 2013
6. LEP amendment gazetted	November / December 2013

3 Attachments

3.1 Council's original resolution to reclassify the land May 1994

HOLROYD CITY COUNCIL
COUNCIL BUSINESS

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ORDINARY MEETING - 3RD MAY, 1994

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C 3. GENERAL MANAGER'S REP. 94/46 - LAND MANAGEMENT PLAN
PURSUANT TO THE PROVISION OF THE LOCAL GOVERNMENT ACT
1993

1. Identification of all public land by Councils is a required step under the new Act. Basic information on public land must be readily available so that decisions can be made on classification and management. Minimum requirements are set down in Section 53 of the Act for incorporation in Councils' land registers.

The need to classify public land is a significant new requirement under the Act, Part 2 of Chapter 6 requires that all public land be classified as:

- Community land - land which should be retained for use by the general public; or
- Operational land - areas which may not be retained in the future (ie available for disposal or lease).

Up until 1st July, Council can by resolution nominate any of its land holdings as either community or operational. All land holdings after this date remaining unclassified are automatically nominated as community. The only avenue to re-nominate to Operational would then be through a lengthy process similar to the present one in place for the rezoning of land.

Areas which are to be retained and identified as community land must be put into categories with specific requirements applying to their management. Plans of management for all areas of community land need to be prepared including the procedures that apply to any lease or licence agreement over those lands. Such plans are due by July 1996. Community land must not be sold and may not be leased or licensed for more than 21 years.

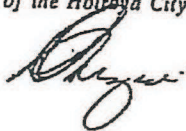
2. Councillors, as a separate package, will have received a printout containing a list of all council land holdings and their proposed classification, together with extracts from a Land Management Manual prepared by C.A.L.M.

The strategy that has been adopted by officer's is to classify as community all land either zoned as Open Space or acquired specifically for the purpose of Open Space. ✓

Other sites such as the Fairfield Road Depot, Council Chambers, Holroyd Centre, Goodlet and Smith site and Child Care Centres have been classified as operational. In the short to long term, should a site be commercially leased (full or part), disposed of or change its use, Council can pursue this commercial initiative. As operational, no impediment will be present. ✓

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Meeting of the Holroyd City Council held on 3rd May, 1994

CNLBP050394

 General Manager  Mayor

**HOLROYD CITY COUNCIL
COUNCIL BUSINESS**

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ORDINARY MEETING - 3RD MAY, 1994

C 3 (Contd)

Such an opportunity does not exist for land designated as community.

In the future, should Council wish to support a change from an operational to community classification, this can be undertaken by a resolution of Council.

3. Council's Land Management Plan has to undergo a twenty-eight day exhibition period with input from the community being the basis of a further report to Council prior to formal adoption.

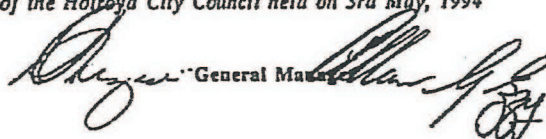
4. RECOMMENDATION:

It is RECOMMENDED that Council adopt and advertise the Land Management Plan in accordance with the provision of the Local Government Act.

(C29-11)

This is Page No. 108 of the Minutes of the Ordinary
Meeting of the Holroyd City Council held on 3rd May, 1994

CNLBP050394

 General Manager Mayor

**PUBLIC LAND
MANAGEMENT**

**COUNCIL
OWNED LANDS**

COUNCIL OWNED LAND

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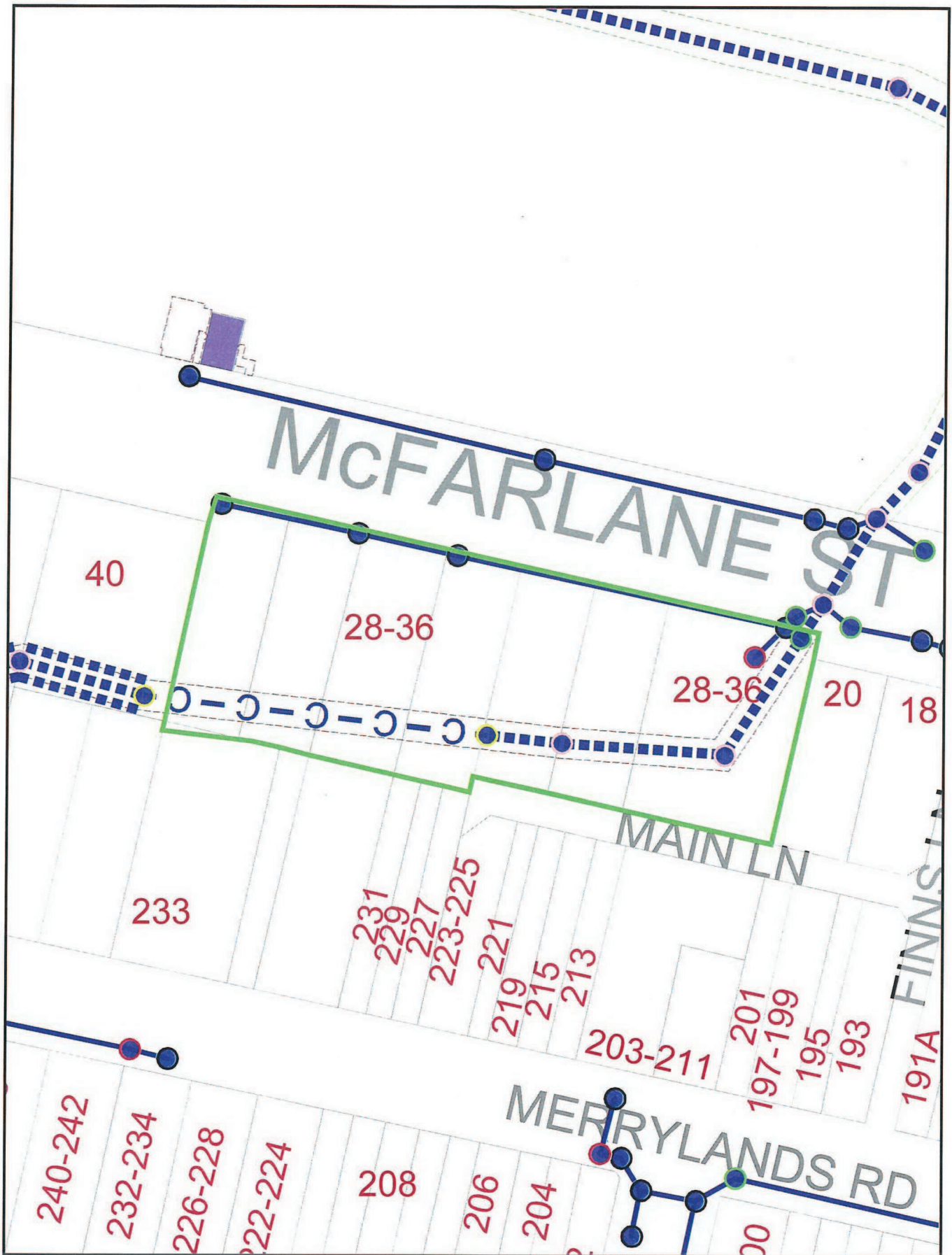
ASSESSMENT	LOT	DP	NO	STREET	LAND USE	CLASS.
12285100009	2	628941	15	LYTTON STREET	139	COMMUNITY
12286200006	2	563866	0	LYTTON STREET	214	COMMUNITY
12286300004	3	563866	0	LYTTON STREET	214	COMMUNITY
12286400002	2	787784	25	LYTTON STREET	139	COMMUNITY
12293000001	2	505533	29	LYTTON STREET	139	COMMUNITY
12295200005	2	614032	35	LYTTON STREET	214	COMMUNITY
12297300001	3	555594	41	LYTTON STREET	214	COMMUNITY
12298200002	14	718601	43	LYTTON STREET	214	COMMUNITY
12299200001	16	715359	45	LYTTON STREET	214	COMMUNITY
12328000000	65	35587	0	MACARTHUR CRESCENT	139	COMMUNITY
12531000003	14	29336	10	MACKLIN STREET	139	COMMUNITY
12531000003	15	29336	10	MACKLIN STREET	139	COMMUNITY
12568000009	131	239246	0	MACLEAY STREET	72	COMMUNITY
12761520001	16	0	25	MAJOR ROAD	214	COMMUNITY
12834000007	46	5714	45	MANCHESTER STREET	139	COMMUNITY
13018000003	53	203436	39	MAPLE STREET	139	COMMUNITY
13019000002	52	203436	39	MAPLE STREET	214	COMMUNITY
13021000008	46	203436	49	MAPLE STREET	214	COMMUNITY
13031000006	4	226482	14	MARDI STREET	214	COMMUNITY
13032000005	12	226482	33	MARDI STREET	214	COMMUNITY
13048110004	18	801966	9	MARGARET STREET		COMMUNITY
13056100004	13	801966	18	MARGARET STREET	214	COMMUNITY
13056200002	19	801966	2	MARGARET STREET		COMMUNITY
13047100006	162	13239	11	MARGARET STREET	72	COMMUNITY
13047100006	163	13239	11	MARGARET STREET	72	COMMUNITY
13047100006	164	13239	11	MARGARET STREET	72	COMMUNITY
13047100006	165	13239	11	MARGARET STREET	72	COMMUNITY
13047100006	5	13239	11	MARGARET STREET	72	COMMUNITY
13050000002	178	13239	13	MARGARET STREET	214	COMMUNITY
13050000002	179	13239	13	MARGARET STREET	214	COMMUNITY
13050000002	180	13239	13	MARGARET STREET	214	COMMUNITY
13050000002	181	13239	13	MARGARET STREET	214	COMMUNITY
13050000002	182	13239	13	MARGARET STREET	214	COMMUNITY
13050000002	183	13239	13	MARGARET STREET	214	COMMUNITY
13050000002	184	13239	13	MARGARET STREET	214	COMMUNITY
13050000002	185	13239	13	MARGARET STREET	214	COMMUNITY
13056000006	247	13239	2	MARGARET STREET	214	COMMUNITY
13056000006	248	13239	2	MARGARET STREET	214	COMMUNITY
13047100006	166	13239	11	MARGARET STREET	72	COMMUNITY
13050001000	1	820333	9	MARGARET STREET	72	COMMUNITY
13129000009	9	213674	15	MARTIN CRESCENT	214	COMMUNITY
13129000009	10	213674	15	MARTIN CRESCENT	214	COMMUNITY
13279000007	7	924	13	MATTHEW STREET	139	COMMUNITY
13279000007	8	924	13	MATTHEW STREET	139	COMMUNITY
13279000007	9	924	13	MATTHEW STREET	139	COMMUNITY
13306340004	2	528946	59	MAUNDER AVENUE	139	COMMUNITY
13306340004	3	210055	59	MAUNDER AVENUE	139	COMMUNITY
13306340004	4	210055	59	MAUNDER AVENUE	139	COMMUNITY
13306340004	5	210055	59	MAUNDER AVENUE	139	COMMUNITY
13306290605	9	812246	35	MAUNDER AVENUE	070	OPERATION
13304000006	25	210055	0	MAUNDER AVENUE	72	COMMUNITY
12334222002	113	736638	29	MCCABE STREET	72	COMMUNITY
12334222002	114	736638	29	MCCABE STREET	72	COMMUNITY
12393020008	2	596315	142	MCCREDIE ROAD	214	COMMUNITY
12473000003	40	7916	36	MCFARLANE STREET	214	OPERATION
12473000003	41	7916	36	MCFARLANE STREET	214	OPERATION
12480000004	49	7916	16	MCFARLANE STREET	72	OPERATION

COUNCIL OWNED LAND

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ASSESSMENT	LOT	DP	NO	STREET	LAND USE	CLASS.
12475000001	42	7916	30	MCFARLANE STREET	089	OPERATION
12475000001	43	7916	30	MCFARLANE STREET	089	OPERATION
12475100009	44	7916	28	MCFARLANE STREET	089	OPERATION
12473000003	11	814298	36	MCFARLANE STREET	214	OPERATION
12475010000	45	7916	26	MCFARLANE STREET	72	OPERATION
12475010000	46	7916	26	MCFARLANE STREET	72	OPERATION
13378100005	52	588037	0	MEAKIN STREET	139	COMMUNITY
13442611003	5	307211	26	MEMORIAL AVE	146	OPERATION
13442612001	0	411296	16	MEMORIAL AVE	023	OPERATION
13442612001	0	411296	16	MEMORIAL AVE	023	OPERATION
13442612001	1	706764	16	MEMORIAL AVE	023	OPERATION
13442612001	10	411316	16	MEMORIAL AVE	023	OPERATION
13442612001	12	391491	16	MEMORIAL AVE	023	OPERATION
13442612001	3	393383	16	MEMORIAL AVE	023	OPERATION
13442612001	0	378304	16	MEMORIAL AVE	023	OPERATION
13520200000	1	534341	289	MERRYLANDS ROAD	146	COMMUNITY
13523000001	1	976423	291	MERRYLANDS ROAD	73	COMMUNITY
13553000004	103	0	367	MERRYLANDS ROAD	023	COMMUNITY
13657002005	102	558240	741	MERRYLANDS ROAD	214	COMMUNITY
13657510007	6	238977	751	MERRYLANDS ROAD	72	COMMUNITY
13738000002	17	1348	736	MERRYLANDS ROAD	070	OPERATION
13751000004	7	225822	694	MERRYLANDS ROAD	214	COMMUNITY
13780000009	9	315747	600	MERRYLANDS ROAD	139	COMMUNITY
13781000008	2	230342	552	MERRYLANDS ROAD	139	COMMUNITY
13784000005	4	226099	532	MERRYLANDS ROAD		COMMUNITY
13706000000	54	233739	812	MERRYLANDS ROAD	139	COMMUNITY
13706000000	55	233739	812	MERRYLANDS ROAD	139	COMMUNITY
13706000000	56	233739	812	MERRYLANDS ROAD	139	COMMUNITY
13706000000	2	545941	812	MERRYLANDS ROAD	139	COMMUNITY
13706000000	2	533898	812	MERRYLANDS ROAD	139	COMMUNITY
13739000001	18	1348	732	MERRYLANDS ROAD	023	OPERATION
13515210006	11	814298	237	MERRYLANDS ROAD		COMMUNITY
13657510007	12	547222	751	MERRYLANDS ROAD	72	COMMUNITY
13906000008	18	350066	0	MERRYLANDS ROAD	72	COMMUNITY
13906100006	17	406268	0	MERRYLANDS ROAD	72	COMMUNITY
13510101002	0	188038	0	MERRYLANDS ROAD	72	COMMUNITY
13938050005	7	252084	20	MIFSUD STREET	139	COMMUNITY
14016000003	1	0	75	MILITARY ROAD	070	COMMUNITY
14028000009	9	347617	87	MILITARY ROAD	72	COMMUNITY
14028000009	12	875	87	MILITARY ROAD	72	COMMUNITY
14028000009	13	875	87	MILITARY ROAD	72	COMMUNITY
14028000009	14	875	87	MILITARY ROAD	72	COMMUNITY
14028000009	15	875	87	MILITARY ROAD	72	COMMUNITY
14028000009	16	875	87	MILITARY ROAD	72	COMMUNITY
14028000009	17	875	87	MILITARY ROAD	72	COMMUNITY
14028000009	10	347617	87	MILITARY ROAD	72	COMMUNITY
14028000009	10	347617	87	MILITARY ROAD	72	COMMUNITY
13956000007	1	379453	0	MILITARY ROAD	72	COMMUNITY
14100000000	0	2716	8	MILLER STREET	72	OPERATION
14100000000	12	346386	8	MILLER STREET	72	OPERATION
14100000000	12	346386	8	MILLER STREET	72	OPERATION
14100000000	0	346386	8	MILLER STREET	72	OPERATION
14100100008	2	388139	0	MILLER STREET	72	OPERATION
14100110007	11	391185	0	MILLER STREET	72	OPERATION
14107060007	42	238202	11	MILLICENT STREET	139	COMMUNITY
14200000009	178	3425	27	MONITOR ROAD	141	OPERATION
14353000004	583	11653	52	MONTEREY STREET	141	COMMUNITY

3.2 Property information map



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28-36 McFarlane Street,
Merrylands

Date: 19:06:2013



Scale 1:1000