

Re-exhibition Fact Sheet – Reclassification of Council land at Northbridge Plaza Car Park

Which land is proposed to be reclassified?

The land proposed to be reclassified is the Council owned car park located to the rear of Northbridge Plaza. The postal address of the site is 9A Eastern Valley Way Northbridge and comprises of the following lots:

- Lot 2 DP200094
- Lot 4 DP200099
- Lot 6 DP200096
- Lot 8 DP 200098
- Lot 15 DP4409
- Lot B DP323172



What is a reclassification?

In NSW all land owned by a council must be classified either community or operational.

1. **Community land** – This is land intended for public use, like parks, sports fields, and playgrounds. It can't be sold or developed easily and there are restrictions on the lease and commercial arrangements that can be made on the land.
2. **Operational land** – This is land the council can use more freely, like depots, offices, it can be sold or leased without restrictions.

Reclassification means changing the type of land from one to the other.

Reclassification does **NOT** change the height, scale or type of uses permissible on the land; it does **NOT** permit any specific development on the land. Consideration of these matters

would need to occur separately and would require separate consultation with the community and separate assessment of potential benefits and impacts.

Reclassification would **NOT** permit the land to be redeveloped without further community consultation.

Why reclassify the land?

Council wants to reclassify this land from "community" to "operational", because it wants more flexibility in how it manages the land in its current form and because Council wants to be able to have a fulsome discussion on the future potential of the land.

If the land is reclassified, Council would then be in a position to commence wider discussions about how the land could be used in the future; if the land is not reclassified, the land will continue to function in its current form as potential opportunities for investment and renewal would remain limited by the current restrictions on the land.

The current proposal does not propose to redevelop nor sell the land; should the proposal proceed, it is anticipated that a future master planning process will be undertaken to consider what additional uses could be introduced to the site. This would include further community consultation.

Why is the planning proposal being re-exhibited?

At a Council Meeting on 17 November 2025, Council resolved to re-exhibit the proposal to include more detail about the land's certificate of title, including a Statutory Trust applicable to the land which was not included in the first public exhibition.

What is a Statutory Trust?

When the land was transferred to Council ownership, it was dedicated for use as a public car park and baby health centre. This created a legal restriction known as a Statutory Trust, which restricts the land use to those purposes. Council is proposing to remove this statutory trust as part of the reclassification of the land.

Restrictions on the land

There are restrictions related to certain lots only being used for public parking, a baby health centre and erection of fencing. More detail on this can be viewed in the planning proposal.

If Council resolves to support the Planning Proposal, the land will be reclassified from community land to operational land. The associated amendment to the Willoughby LEP 2012 will also extinguish the Statutory Trust that applies to the land.

It should be noted that the zoning restrictions that limit the types and size of development that could be undertaken on the land are NOT proposed to be changed as part of this proposal. Any proposal to change these restrictions or redevelop the land would need to be subject to a separate process that would include further community consultation.

Legislation background details

Under Section 25 of the [Local Government Act 1993](#), all public land (i.e. land owned by Council) must be classified to be either community or operational.

The classification or reclassification of land is made by a “Local Environmental Plan” – in this case, [Willoughby Local Environmental Plan 2012](#).

Community land would normally comprise land such as a park or nature reserve. Operational land normally includes land held as a temporary asset or investment or land that facilitates Council carrying out its functions.

The classification determines the ease or difficulty which land may be sold or leased. Classification or reclassification between community land or operational land does not affect the way Council holds the land.

Community land may only be leased or licensed for more than 5 years if public notice of the lease or license is given and in the event of an objection is made to the proposed lease or license, the Minister’s consent is obtained. No such restrictions apply to operational land.

What is the purpose of the public hearing?

A public hearing must be held when Council is reclassifying land from Community land to Operational land in accordance with the Local Government Act 1993. The public hearing is chaired by an independent Chairperson and provides an opportunity for the community’s views to be heard.

You need to register to speak at the public hearing. There will be a time limit for each speaker.

Is there an agreement for the sale of land? Will reclassification result in the sale of the land?

Council has not considered nor resolved to sell the site. Any future divestment option would need to be again reported to Council for deliberation. Should the reclassification proceed, it is anticipated that a future master planning process will be undertaken to consider what additional uses could be introduced to the site. This would include further community consultation.

Further information

Generally more information can be viewed in the planning proposal document on this webpage.