



WILLOUGHBY CITY COUNCIL

Reclassification of Northbridge Carpark – Re-exhibition

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Planning Proposal

Reclassification - Northbridge Carpark

Introduction and Background

What is proposed?

The Planning Proposal aims to amend the *Willoughby Local Environmental Plan 2012* (WLEP 2012) to reclassify the following 6 parcels of land located in the Northbridge car park from 'community' land to 'operational' land:

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

The Planning Proposal has been prepared in accordance with Section 3.33(2) of the *Environmental Planning and Assessment Act 1979*, the Department of Planning, Housing and Infrastructure's *Local Environmental Plan Making Guideline (August 2023)* and LEP Practice note (PN16-001) relating to the *Classification and reclassification of public land through a local environmental plan*.

The *Local Government Act 1993* (LG Act 1993) requires all public land (any land vested in, or under the control of Council) to be classified as either community or operational. Community land is generally open to the public and includes parks, reserves or sports grounds. Operational land is generally land used by Council to conduct its functions, for example work depots and garages, or land held as a commercial asset. Community land is subject to a range of restrictions limiting the terms of any lease and licence. Any lease or licence of community land must be in accordance with an adopted Plan of Management for the land. No such restrictions apply to operational land.

The reclassification of land does not commit Council to the sale or development of the land, nor does it remove the land from Council's ownership or prevent the current use of the land as a car park from continuing. Such considerations will be subject to separate processes and decisions. The Planning Proposal does not propose changes to the current zoning or planning controls.

The purpose of the Planning Proposal is to provide Council with the flexibility to efficiently manage the current car park and the former baby care building and to consider appropriate options for the future of the land in a strategic and coordinated manner. Reclassifying the land will enable Council to enter into leases and licences relating to the car park and building without the administrative requirements of updating and maintaining the Plan of Management.

Reclassifying the land will also allow Council to undertake a future master planning process that considers how the site may best support the long-term needs of the local community and the surrounding centre. This would include investigation of opportunities to improve public facilities and enhance the public domain. Any such options would be developed through a

separate master planning process and would involve further community and stakeholder engagement.

The Planning Proposal ensures that a community discussion about the potential reclassification of the carpark site is not complicated with a parallel discussion on land-use controls or a development proposal. As it is likely the community will want to explore a range of options for the site, the master planning process is anticipated to take considerable time and expense. Allowing the community to consider the reclassification as an initial step will ensure there is clear in principle support for expanding uses on the site to prevent wasted time and expenditure. It will also allow Council to implement any licences or leases required in the interim to manage the car park and the use of the former baby health clinic.

Previous reclassification and rezoning proposal

The land was previously proposed to be reclassified in Council's comprehensive review of *Willoughby Local Environmental Plan 2012* (Amendment No 34). Amendment No 34 was exhibited in 2022. The proposed reclassification was prepared along with proposed zoning, height and floor space ratio changes for the car park, along with proposed uplift changes to Northbridge Plaza and Northbridge Local Centre generally. After public exhibition, a report was considered by Council in December 2022. At the meeting, Council resolved to:

Retain the existing controls for the Northbridge Plaza and Car Park and shopping centre, and seek a Gateway Determination for a separate Planning Proposal to implement the proposed changes to planning controls and reclassification of the land to operational to allow for further community engagement and technical investigations. Should this result in the need for changes to the planning controls that were exhibited as part of the draft comprehensive Local Environmental Plan, the matter is to be reported to Council for endorsement prior to exhibition.

This action was necessary due to submissions raising concerns about the feasibility of the proposed planning controls, as well as the resources needed for the land reclassification process. The report stated that resolving these issues could delay the making of the remaining comprehensive changes to the LEP, and recommended retention of the site's controls for the time being.

Background of this Planning Proposal

The Planning Proposal was first exhibited from 15 July to 19 August 2025. A detailed list of issues raised within the submissions received during this public exhibition and Council's response can be viewed in Part 5 of this report.

It is a requirement under Section 47G of the *Local Government Act 1993* that a public hearing be held in relation to a proposal to reclassify Council land. The public hearing must be conducted by an independent facilitator. The hearing must be held after the submission period and the independent facilitator is provided with the submissions to review and consider.

A public hearing took place on 24 September 2025 at the Northbridge Golf Club from 6.30pm to 8.00pm. Independent facilitator, Sandy Hoy, Director of Parkland Planners, chaired the public hearing. The independent facilitator's Public Hearing and Submissions Report provides a review of the submissions and provides recommendations regarding the proposed reclassification. This report can be viewed on Council's Have Your Say webpage.

The independent facilitators report found, in part, that the Council omitted information regarding a Statutory Trust that applied to the land proposed for reclassification. The Statutory Trust was identified in submissions provided to Council during the public exhibition period.

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

In light of this information, the independent facilitator recommended the following in its report:

Investigate the claims that the land is held in statutory trust. If the trust is confirmed, consider amending and re-exhibiting the Planning Proposal to include the trust and confirm how the trust is proposed to be treated.

Council agrees that it is a requirement of any Planning Proposal to reclassify land to identify any Statutory Trusts affecting the land and specify whether they are to be discharged.

A report to Council including the engagement outcome report was considered at a Council Meeting on 17 November 2025. At this meeting, Council resolved to:

1. *Amend the Planning Proposal to include details of the Statutory Trust applicable to the land and to confirm that the trust is proposed to be extinguished.*
2. *Amend the Planning Proposal to clarify that should the proposal proceed, a future master plan process will be held and this process will include a community and stakeholder engagement.*
3. *Request an amended Gateway Determination from the Department Planning, Housing and Infrastructure to allow for the amended Planning Proposal to be publicly exhibited.*
4. *Re-exhibit the Planning Proposal in accordance with any requirements of the amended Gateway Determination.*
5. *Require a further report be brought to Council following public exhibition.*
6. *Require a further report to be brought back to Council to outline a Masterplan process methodology following completion of the Planning Proposal.*

In response to the independent facilitator's recommendations and Council's resolution to re-exhibit the Planning Proposal, the Planning Proposal is to be re-exhibited from 8 April 2026 to 11 May 2026. An independent public hearing will also be arranged at a later date in accordance with the requirements of Section 47G of the *Local Government Act 1993*.

The Planning Proposal has been amended in response to the independent facilitator's findings and Council's resolution by providing the following:

- Additional background and details regarding the Statutory Trust that applies to the land, including Council's intention to extinguish the trust through the reclassification process.
- Further clarification that reclassifying the land from community land to operational land will not:
 - Commit Council to the sale or development of the land.
 - Remove the land from Council's control or prevent the current use of the land from continuing.
 - Change the zoning or planning controls applicable to the land.
- An explanation that if the reclassification proceeds and the land becomes operational land. A master plan will be prepared for the site and this will involve a separate community and stakeholder engagement process.

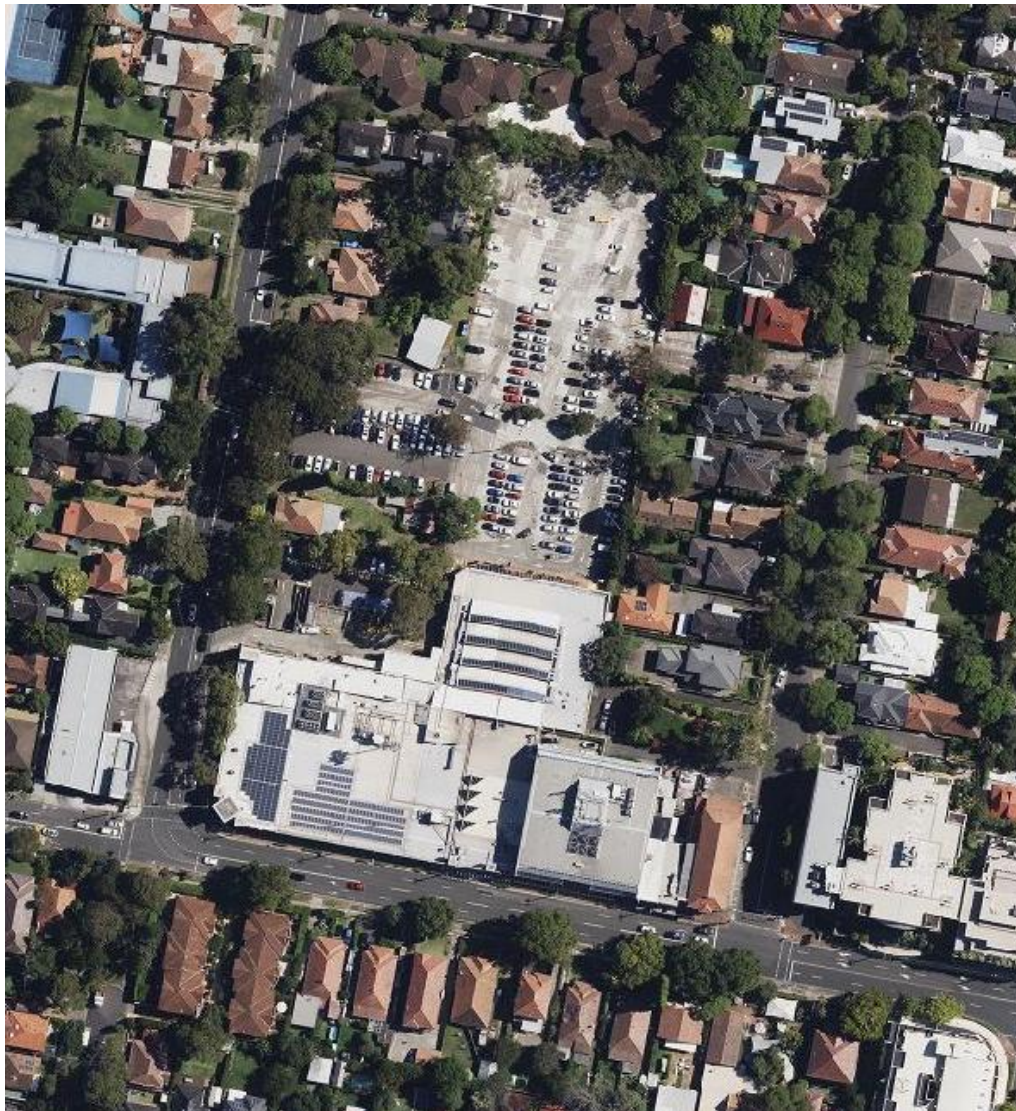
Site Description

The land subject to the planning proposal (subject site) can be best described as follows.

Table 1: Legal description, site area and zoning

Site	Legal description	Site area (m ²)	Zoning
1	Lot 2 DP200094	1182	E1 Local Centre
2	Lot 4 DP200099	1018	E1 Local Centre
3	Lot 6 DP200096	1182	E1 Local Centre
4	Lot 8 DP 200098	942	E1 Local Centre
5	Lot 15 DP4409	765	E1 Local Centre
6	Lot B DP323172	3933	E1 Local Centre/SP2 Infrastructure

The subject site is generally flat with a gradual but consistent fall from south to north. Two ingress and egress points access the subject site from Eastern Valley Way (west) and Harden Avenue (east). The site is generally bound by the Northbridge Plaza shopping centre to the south, residential properties on Harden Avenue to the east, a retirement village to the north and residential properties on Eastern Valley Way to the west.



Map 1: Aerial photo showing the general locality of Northbridge Plaza and associated carpark (Source: NSW Spatial Viewer)



Map 2: Aerial photo subject site bound red (Source: Council)



Map 3: Zoning of subject site and surrounds (Source: Council)



Photo 1: Former baby health clinic



Photo 2: Carpark looking south towards Northbridge Plaza shopping centre



Photo 3: Carpark looking west towards Eastern Valley Way access

Part 1 – Intended Outcomes

The objective and intended outcome of the Planning Proposal is to reclassify the subject land from 'community' land to 'operational' land to align the land classification with current operational activities taking place on the subject site. It will enable operational flexibility for the current car park use and will also allow Council to consider future opportunities for expanding the uses on the site.

The planning proposal will remove limitations or restrictions that currently apply to the land through the reclassification process. This is discussed in detail in *Part 2 – Explanation of provisions*.

No changes are proposed to the current zoning or planning controls associated with the site. Any future changes to the zoning and planning controls will be subject of a separate process, which would include community consultation.

Reclassification does not commit Council to selling or developing the land. Nor does it remove Council's ownership or prevent current uses from continuing. Any such changes would require separate decisions of Council and separate processes requiring further community consultation.

The new Local Environmental Plan will have the effect of discharging any trusts, estates, interests, dedications, conditions, restrictions and covenants affecting and land or any part of

the land, including for car parking and the use of baby health clinic, and fencing restrictions that currently apply to the land. All drainage easements and restrictions will remain unchanged.

Part 2 – Explanation of Provisions

This section establishes the means by which the objectives of the planning proposal will be achieved through an amendment to the Willoughby LEP 2012.

The proposed amendment to Willoughby LEP 2012 is to reclassify the subject land from community land to operational land.

Reclassification

The planning proposal recommends that Willoughby LEP 2012 is amended by adding the land to Schedule 4 *Classification and reclassification of public land*. Specifically, the land is proposed to be inserted into *Part 2 Land classified or reclassified as operational land – interests changed*.

Table 2: Schedule 4 Part 2 Willoughby LEP 2012

Locality	Description	Any trust etc not discharged
Northbridge	Lot 2 DP200094	Easement to drain water 1.25 wide (DP1000706) H982797: Easement for drainage affecting the part of all lots within described shown so burdened in plan with H982797.
	Lot 4 DP200099	Easement to drain water 1.25 wide (DP859450 & DP1000706) H982797: Easement for drainage affecting the part of all lots within described shown so burdened in plan with H982797.
	Lot 6 DP200096	H982797: Easement for drainage affecting the part of all lots within described shown so burdened in plan with H982797.
	Lot 8 DP 200098	H982797: Easement for drainage affecting the part of all lots within described shown

Locality	Description	Any trust etc not discharged
		so burdened in plan with H982797.
	Lot 15 DP4409	Nil
	Lot B DP323172	H982797: Easement for drainage affecting the part of all lots within described shown so burdened in plan with H982797.

The Planning Proposal will amend the Willoughby LEP 2012 to discharge the Statutory Trust that currently restricts the use of the land to a public car park and baby health clinic, as well as other fencing restrictions. The planning proposal will also change the classification of the land from 'community' to 'operational' to enable operational flexibility for the current car park use and will allow Council to consider opportunities for future development proposals. The restrictions to be removed are detailed in *PN16-001 Classification and reclassification of public land through a local environmental plan* attached.

The subject sites will remain operating as a car park.

The restriction on the erection of a fence is a redundant, historical covenant.

All drainage easements and restrictions will remain unchanged.

History of reclassification

There have been several attempts to reclassify the car park.

In 2004, reclassification of the car park was proposed by Council, and this was also subject to a public hearing. The then Independent Assessor recommended the reclassification proceed. However, Council received a number of objections to this and resolved to produce a Masterplan.

In 2007, A Reference Committee comprising Council, Northbridge Plaza management, Northbridge Progress Association and community representatives formed to prepare a Masterplan for the plaza and car park. Technical studies were undertaken including traffic and parking, economic impact and design options. In 2009, Council decided to discontinue work on the Masterplan due to concerns about the feasibility and merit of the envisioned redevelopment.

Council's Local Centres Strategy was exhibited twice between 2017 and 2019 and included proposals for Northbridge Local Centre which led to the comprehensive LEP including the reclassification.

Feedback on the comprehensive LEP indicated support for some aspects of the concept in the Strategy, however due to concerns regarding the merit and feasibility, the planning controls required to implement the strategy were not progressed as part of the comprehensive LEP and Council resolved to pursue the matter separately.

Main issues raised during the previous rezoning and reclassification proposal

Submissions raised concerns regarding the need for car parking, concerns with the controls proposed and objection to sale of the land.

The Northbridge Progress Association commented that:

The reclassification of the car park/baby health centre is not supported in the absence of an acceptable LEP that is able to be delivered, with a development agreement between Council and a developer willing to deliver a development in accordance with a Council approved LEP that meets community expectations.

The reclassification does not appear to deliver a workable or feasible outcome and does not deliver certainty in the elements critical to Northbridge residents. Given the current plan [being what was proposed in the 2022 comprehensive planning proposal] is not feasible and unlikely to encourage any development, the NPA is concerned that the only effect of the LEP as proposed, would be to reclassify the site to operational land, which will make it easier for Council to implement a different development proposal in the future which is not supported by the community.

The Progress Association engaged their own consultant with alternative planning controls.

Given the uncertainties with what is proposed in the LEP for the Northbridge Plaza Centre and car park land, the NPA is not prepared to support the LEP in its current form. We will continue to work with Council and other key stakeholders to find a solution that works.

The then managers of the Northbridge Plaza supported the proposed reclassification and submitted a separate, detailed analysis of the proposed 2022 planning controls, which they assessed as being more feasible.

The current proposal does not propose to change the planning controls of the site and there is no associated plan to remove the car park nor sell the land.

Reclassification will allow Council to maintain the car park and the former baby health centre without the fetters and additional administration associated with community land.

Any future changes to planning controls would be subject to a separate process, which will include consultation with surrounding landowners and the community, including the progress association.

Statutory Trust

Council acquired the land in 1962. At that time, Council had power to accept and hold land under a Statutory Trust for a public purpose in accordance with section 526 of the repealed *Local Government Act 1919*.

The Statutory Trust does not comprise a document, is not listed on the title documents, and did not present in Council's records relating to any trusts, covenants or interests. The Statutory Trust was, therefore, not identified in the 2025 version of the Planning Proposal. It was identified in submissions and Council agrees that it is a requirement of any Planning Proposal to reclassify land to identify any trusts affecting the land and specify whether they are to be discharged.

It is confirmed in this re-exhibited Planning Proposal that it is proposed to amend the Willoughby LEP 2012 to extinguish the Statutory Trust. The Statutory Trust will be extinguished when the land is reclassified from community land to operational land by the making of the amendment to the local environmental plan. The extinguishment of the Trust does not prevent the use of car park from continuing on the land.

The reclassification will remove any apparent trust and/or covenant on the site that restricts the use of the land for any purpose other than a baby health centre and public car parking area.

The reclassification will allow council to enter into leases and licences with greater flexibility and without the administrative burden associated with managing community land, including the need for any leases and licences to be in accordance with an adopted Plan of Management.

The reclassification does not commit Council to the sale or development of the land. It does not remove the land from Council's ownership or prevent the current use of the land from continuing. Such considerations will be subject to separate public consultation processes and decisions.

Zone or planning control amendments

No rezoning is associated with this Planning Proposal. The zoning and the LEP planning controls will remain the same. Lot B DP 323172 is predominantly E1 with a small section on Eastern Valley Way zoned SP2 Infrastructure (for proposed road widening purposes).

Any future changes to the zoning or planning controls will be the subject of a separate future proposal.

Part 3 – Justification of strategic and site-specific merit

A. Need for the Planning Proposal

Q1 Is the planning proposal a result of an endorsed local strategic planning statement (LSPS), strategic study or report?

The Planning Proposal is consistent with the Council's Local Strategic Planning Statement (LSPS) adopted by Council 10 February 2019.

The LSPS identifies Northbridge (along with other local centres) as a 'priority to plan'.

Specifically, Priority 6 Planning for local centres which are vibrant places that meet the everyday needs of the population specifically identifies that local centres make a significant contribution to the character of neighbourhoods, sustain a strong sense of community, create opportunities for housing choice and generate accessible local jobs close to public transport and housing.

The planning proposal will allow Council to consider opportunities for future development proposals that meet this priority as reclassification will allow consideration of a wider range of future uses than would be possible should the restrictions on the land limiting the use to car parking and a baby health centre remain in place.

Willoughby Local Centres Strategy

The main aim of the Local Centres Strategy is to promote a network of thriving attractive and distinctive village centre throughout the Council area. It provides the framework for future planning controls and public domain for 8 centres, including Northbridge.

The Vision for Northbridge:

Northbridge Town Centre is a successful commercial hub providing a mix of local and destination shopping as well as offices and services in an attractive and accessible setting. Its built form and character and range of extensive public open spaces has ensured its role as a much valued community hub. New commercial floor space has created local business opportunities and new medium density housing has responded to the needs of residents at all stages of life.

Specific key suggestions for Northbridge include:

- Increase shop-top housing within the centre.
- Encourage high quality architectural 'Marker buildings' at key locations to provide gateways to the town centre.
- *Improve public open space provisions by undergrounding Council car park and providing a plaza, create pocket parks and streetscape improvements.*
- Improve pedestrian connections.
- Development potential for new medium density residential, new retail and community uses and additional mixed use development.

The planning proposal will allow Council to consider opportunities for future development proposals and will facilitate the vision for Northbridge outlined in the Willoughby Local Centres Strategy being realised.

The reclassification will remove all Trusts and covenants that apply to the sites that restrict the land to the use of Baby Health Centre and car parking.

Q2 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 best and only means of achieving the objectives or intended outcome to reclassify the land. While the car park and baby health facility can be managed as community land, the restriction on leasing and licensing and the need to manage the land in accordance with an adopted plan of management make responsive and efficient management of the site difficult. Reclassification to operation land will allow Council greater flexibility when managing tenants for the former baby health centre building. It will also allow Council to manage the car park with greater flexibility and without the administration associated with community land and the associated Plan of Management requirements.

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 will give effect to the Sydney metropolitan and northern district planning strategies.

Greater Sydney Regional Plan – A metropolis of Three Cities (March 2018)

The Greater Sydney Regional Plan 2056 – A metropolis of three cities (March 2018) sets out a vision, objectives, strategies and actions for a metropolis of three cities across Greater Sydney.

The Planning Proposal is consistent with the following directions, objectives and strategies:

Direction	Objective	Discussion
A city for people - Celebrating diversity and putting people at the heart of planning	O6: Services and infrastructure meet communities' changing needs	The Planning Proposal provides an opportunity for Council to consider opportunities for the future vision and development of the site. The Planning Proposal will facilitate opportunities for other uses on the site, capitalising on its current underutilisation as a car park, acknowledging the community's changing needs.
Housing the city – Giving people housing choices	O10: Greater housing choices	The Planning Proposal will facilitate consideration of opportunities for future development of the site including potential housing development that would increase housing choices.
A City of great places	O12: Great places that bring people together	Reclassification will allow future opportunities for development to be considered, thereby facilitating the objective to create great places.

North District plan

The North District Plan (NDP) informed Willoughby Local Strategic Planning Statement and Willoughby LEP 2012. Planning proposals must be consistent with the NDP.

The NDP provides planning priorities consistent with the Objectives from the Region Plan. The Region Plan requires that councils work collaboratively with the (then) Greater Sydney Commission (later Greater Cities Commission) to establish agreed 6 -10 year housing targets.

The planning proposal is consistent with the NDP and specifically meets the following Planning Priority.

Planning priority	Objective	Discussion
N6 Creating and renewing great places and local centres, and respecting the District's heritage	12. Great places that bring people together	The Planning Proposal provides an opportunity for Council to consider opportunities for future vision and development of the site. The Planning Proposal will facilitate consideration of opportunities for other uses on the site, capitalising on its current underutilisation as a car park, acknowledging the community's changing needs.

Q4 Is the Planning Proposal consistent with a council Local Strategic Planning Statement that has been endorsed by the Planning Secretary or Greater Cities Commission, or another endorsed local strategy or strategic plan?

Willoughby Local Strategic Planning Statement

The Planning Proposal is consistent with the Council's Local Strategic Planning Statement (LSPS) adopted by Council 10 February 2019.

The LSPS identifies Northbridge (along with other local centres) as a priority to plan. Specifically, Priority 6 *Planning for local centres which are vibrant places that meet the everyday needs of the population specifically* identifies that local centres *make a significant contribution to the character of neighbourhoods, sustain a strong sense of community, create opportunities for housing choice and generate accessible local jobs close to public transport and housing.*

The planning proposal will allow Council to consider opportunities for future development proposals that meet this priority via a further process to consider expanding the uses of the site.

Our Future Willoughby 2032

Our Future Willoughby 2032 is the Council's community strategic plan, providing a long-term vision for the future of the City. Our Future Willoughby 2032 is used to inform Council's decision making and planning.

The main community priorities within Our Future Willoughby 2032 relevant to this planning proposal are:

- 3.4 Create desirable places to be and enjoy.
- 3.5 Balance population growth and development with quality of life.
- 4.6 Facilitate the viability and vibrancy of our CBD and village centres.

The Planning Proposal is consistent with these priorities.

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

As the Planning Proposal only proposes to reclassify land there are no other specific State or regional studies or strategies to consider.

Q6. Is the planning proposal consistent with applicable SEPPs?

The following table identifies compliance and/or consistency with State Environmental Planning Policies (SEPPs)

SEPP name	Consistency with the SEPP
State Environmental Planning Policy (Planning Systems) 2021	The Planning Proposal does not contain provisions that would affect the application of the SEPP
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The Planning Proposal is consistent with the SEPP
State Environmental Planning Policy (Resilience and Hazards) 2021	The Planning Proposal does not contain provisions that would affect the application of the SEPP

SEPP name	Consistency with the SEPP
State Environmental Planning Policy (Transport and Infrastructure) 2021	The Planning Proposal does not contain provisions that would affect the application of the SEPP
State Environmental Planning Policy (Industry and Employment) 2021	The Planning Proposal does not contain provisions that would affect the application of the SEPP
State Environmental Planning Policy (Resources and Energy) 2021	The Planning Proposal does not contain provisions that would affect the application of the SEPP
State Environmental Planning Policy (Primary Production) 2021	The Planning Proposal does not contain provisions that would affect the application of the SEPP
State Environmental Planning Policy (Eastern Harbour City) 2021	The Planning Proposal is consistent with the SEPP
State Environmental Planning Policy (Central River City) 2021	Not applicable
State Environmental Planning Policy (Western Parkland City) 2021	Not applicable
State Environmental Planning Policy (Precincts Regional) 2021	Not applicable
State Environmental Planning Policy (Housing) 2021	The Planning Proposal does not contain provisions that would affect the application of the SEPP
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The Planning Proposal is consistent with the SEPP
State Environmental Planning Policy (Sustainable Buildings) 2022	The Planning Proposal does not contain provisions that would affect the application of the SEPP

Q7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 directions) or key government priority?

The following table identifies compliance and/or consistency with Ministerial Directions or key government priorities.

DIRECTION	PLANNING PROPOSAL CONSISTENCY
Focus area 1: Planning Systems	
1.1 – Implementation of Regional Plan	Consistent with Regional Plan as detail in Q3 above.
1.2 - Development of Aboriginal Land Council land	Not applicable.
1.3 - Approval and Referral Requirements	The proposed amendments do not include the requirements for approvals or referrals.
1.4 - Site Specific Provisions	Not applicable, as the planning proposal does not include unnecessarily restrictive site specific planning controls.

DIRECTION	PLANNING PROPOSAL CONSISTENCY
1.4A – Exclusion of Development Standards from Variation	Not applicable.
1.5 - Parramatta Road Corridor Urban Transformation Strategy	Not applicable.
1.6 - Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.
1.7 - Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
1.8 - Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
1.9 - Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable.
1.10 - Implementation of the Western Sydney Aerotropolis Plan	Not applicable.
1.11 - Implementation of Bayside West Precincts 2036 Plan	Not applicable.
1.12 - Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable.
1.13 - Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable.
1.14 - Implementation of Greater Macarthur 2040	Not applicable.
1.15 - Implementation of the Pyrmont Peninsula Place Strategy	Not applicable.
1.16 - North West Rail Link Corridor Strategy	Not applicable.
1.17 - Implementation of the Bays West Place Strategy	Not applicable.
1.18 – Implementation of the Macquarie Park Innovation Precinct	Not applicable.
1.19 – Implementation of Westmead Place Strategy	Not applicable.
1.20 – Implementation of Camellia-Rosehill Place Strategy	Not applicable.
1.21 – Implementation of South West Growth Area Structure Plan	Not applicable.
1.22 - Implementation of Cherrybrook Station Place Strategy	Not applicable.
Focus area 2: Design and Place	
(blank)	-
Focus area 3: Biodiversity and Conservation	

DIRECTION	PLANNING PROPOSAL CONSISTENCY
3.1 - Conservation Zones	The Planning Proposal does not include any land within an environmentally sensitive areas.
3.2 - Heritage Conservation	The Planning Proposal does not include any heritage conservation sites.
3.3 - Sydney Drinking Water Catchments	Not applicable.
3.4 - Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable.
3.5 - Recreation Vehicle Areas	Not applicable.
3.6 - Strategic Conservation Planning	Not applicable.
3.7 – Public Bushland	Consistent
3.8 – Willandra Lakes	Not applicable
3.9 – Sydney Harbour Foreshore and Waterways	Not applicable
3.10 – Water Catchment Protection	Not applicable
Focus area 4: Resilience and Hazards	
4.1 - Flooding	Consistent - the Planning Proposal aims to reclassify land not rezone for additional uses
4.2 - Coastal Management	Not applicable.
4.3 - Planning for Bushfire Protection	The Planning Proposal does not result in controls that place development in hazardous areas. It does not change any existing provisions relating to bushfire prone lands.
4.4 - Remediation of Contaminated Land	Consistent – the Planning Proposal aims to reclassify land not rezone for additional uses. Any future development will consider contamination issues.
4.5 - Acid Sulfate Soils	Consistent
4.6 - Mine Subsidence and Unstable Land	Not applicable
Focus area 5: Transport and Infrastructure	
5.1 - Integrating Land Use and Transport	Consistent – the Planning Proposal does not introduce new controls that affect transport and infrastructure
5.2 - Reserving Land for Public Purposes	Not applicable.
5.3 - Development Near Regulated Airports and Defence Airfields	Not applicable

DIRECTION	PLANNING PROPOSAL CONSISTENCY
5.4 - Shooting Ranges	Not applicable
Focus area 6: Housing	
6.1 - Residential Zones	Not applicable
6.2 - Caravan Parks and Manufactured Home Estates	Not applicable
Focus area 7: Industry and Employment	
7.1 - Business and Industrial Zones	Consistent – the Planning Proposal aims to reclassify land not rezone land.
7.2 - Reduction in non-hosted short-term rental accommodation period	Not applicable
7.3 - Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
Focus area 8: Resources and Energy	
8.1 - Mining, Petroleum Production and Extractive Industries	Consistent
Focus area 9: Primary Production	
9.1 - Rural Zones	Not applicable
9.2 - Rural Lands	Not applicable
9.3 - Oyster Aquaculture	Consistent
9.4 - Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.

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 because of the proposal?

There are no likely impacts on threatened species or ecological communities that would preclude the reclassification of the subject site.

The Planning Proposal does not involve any development on the site. Future development will consider any direct impacts.

Q9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

No, this Planning Proposal only seeks to reclassify the subject land. The reclassification will not have any environmental effects as it does not involve any development. Any future impacts will be managed through subsequent rezonings and/or the development application process.

Q10. Has the planning proposal adequately addressed any social and economic effects?

There are no likely negative social or economic effects as a result of the planning proposal.

The baby health centre has been vacant for 10+ years. Child Youth and Family Health services are now offered through Community Health Centres across specific health districts. The nearest Child and Family Health Centre is located at Hercules St, Chatswood and offers a range of baby and child services, including nursing advice and support, and child development checks. The removal of the vacant baby health clinic use will therefore not result in a loss of social infrastructure. The site will continue to operate as a car park until a further planning proposal process is undertaken to determine any other future use.

The Planning Proposal enables a positive public economic impact in facilitating the future orderly development of a Council asset.

Planning Secretary's requirements for reclassifying land

The *Local Environmental Plan Making Guideline August 2023* (page 65) sets out the Planning Secretary's requirements for reclassifying land. The specific matters that are to be addressed are detailed in the table below.

Requirement	Comment
Is the planning proposal the result of a strategic study or report?	See Q1 above for a detailed response to this question. The Planning Proposal is consistent with the Council's Local Strategic Planning Statement (LSPS) adopted by Council 10 February 2019. Further, the Planning Proposal is consistent with the Willoughby Local Centre Strategy.
Is the planning proposal consistent with the council's community plan, or other local strategic plan?	See Q4 above for a detailed response to this question. Yes. The Planning Proposal is consistent with the Willoughby LSPS in that it identifies Northbridge (along with other local centres) as a priority to plan for local centres which are vibrant places that meet the everyday needs of the population. The Planning Proposal is also consistent with Our Future Willoughby 2032, Council's strategic plan that provides a long-term vision for the City.
If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished should be provided	The amendment to the WLEP will reclassify the land and <u>discharge</u> the following restrictions: The Statutory Trust for a public purpose applying to the land. H931061: A restrictive covenant which prevents use of any part of the land other than for the purpose of Public Car Parking and Public Baby Health Centre. H713646: A restrictive covenant which prevents the erection of a fence on Lot 6 in Deposited Plan 200096 to divide it from the adjoining land without consent.

Requirement	Comment															
	H713650: A restrictive covenant which prevents use of that part of the land being LOT 8 in Deposited Plan 200098 other than for the purpose of vehicular and motor car parking. It is proposed to <u>retain</u> the following restrictions H982797: An easement for drainage running from Sailors Bay Rd across both the Shopping Centre and the Car Park. DP 1000706 affecting Lot 2 DP 200094 and Lot 4 DP 200099 – easement to drain water. DP 859450 affecting Lot 4 DP 200099 - easement to drain water The car park land has a covenant on title that broadly states the land must be used as a public carpark or public baby health centre. The covenant was placed on title by the developer of the Northbridge Plaza who subsequently transferred the carpark to Council in the mid-1960s. The baby health centre has been vacant for at least 10 years. Child Youth and Family Health services are now offered through Community Health Centres across specific health districts. The nearest Child and Family Health Centre is located at Hercules St, Chatswood and offers a range of baby and child services, including nursing advice and support and child development checks. There is also a restrictive covenant applicable to Lot 6 DP 200096 which prevents the erection of a fence to divide it from the adjoining land without consent. In the process of changing from community to operational land, it is the intention that these covenants be extinguished. All drainage easements and restrictions on the lots will remain as is. The preferred approach to managing the future use and public benefit of the carpark land is to undertake a standalone land reclassification process, before examining new land-use controls for the Northbridge Plaza and carpark area. The details of the restrictions on each of the Lots are as follows:															
	<table><tr><th>Legal description</th><th>Restriction</th><th>Proposed action</th></tr><tr><td>Lot 2 DP200094</td><td></td><td></td></tr><tr><td></td><td>H931061 Be used for public parking and baby health centre</td><td>Restriction proposed to be removed</td></tr><tr><td></td><td>H982797 Easement for drainage</td><td>Remain as is</td></tr><tr><td></td><td>DP 1000706</td><td>Remain as is</td></tr></table>	Legal description	Restriction	Proposed action	Lot 2 DP200094				H931061 Be used for public parking and baby health centre	Restriction proposed to be removed		H982797 Easement for drainage	Remain as is		DP 1000706	Remain as is
Legal description	Restriction	Proposed action														
Lot 2 DP200094																
	H931061 Be used for public parking and baby health centre	Restriction proposed to be removed														
	H982797 Easement for drainage	Remain as is														
	DP 1000706	Remain as is														

Requirement	Comment		
		Easement to drain water	
	Lot 4 DP200099		
		H931061 Be used for public parking and baby health centre	Restriction proposed to be removed
		H982797 Easement for drainage	Remain as is
		DP 859450 & DP 1000706 Easement to drain water	Remain as is
	Lot 6 DP200096		
		H931061 Be used for public parking and baby health centre	Restriction proposed to be removed
		H982797 Easement for drainage	Remain as is
		H713646 Preventing the erection of a fence to divide it from adjoining land without consent	Restriction proposed to be removed
	Lot 8 DP 200098		
		H931061 Be used for public parking and baby health centre	Restriction proposed to be removed
		H713650 Which prevents the use of lot for anything other than car parking	Restriction proposed to be removed
		H982797 Easement for drainage	Remain as is
	Lot 15 DP4409		
		H931061 Be used for public parking and baby health centre	Restriction proposed to be removed

Requirement	Comment		
	Lot B DP323172		
		H931061 Be used for public parking and baby health centre	Restriction proposed to be removed
		H982797 Easement for drainage	Remain as is
	Statutory Trust		The reclassification will discharge the Statutory Trust that applies to the car park land.
	The amendment to the Willoughby LEP 2012 will remove all Statutory Trusts and covenants that apply to the land that restrict the land to the use of Baby Health Centre and car parking.		
The concurrence of the landowner must be obtained, where the land is not owned by the PPA	Council owns the land proposed to be reclassified.		
The effect of the reclassification, including loss of open space, any discharge of interests, and/or removal of public reserve status	The reclassification will better reflect the current use of the land, which is a car park associated with a shopping centre. The reclassification will allow Council greater flexibility with the leasing and licensing of the site		
The strategic and site-specific merits of the reclassification and evidence to support this. Does the planning proposal deliver a public benefit?	Reclassifying the land from community to operational will provide Council with more flexibility in planning for the future of the site. The public benefit is that the removal of the restriction to retain the site as carparking and a baby health clinic will be removed, and Council will be able to fully consider the best option for the future of the site.		
Have the implications for open space in the LGA in relation to current and future open space needs been considered and will there be a net gain to open space?	The land functions as a public car park associated with the Northbridge Plaza shopping centre and does not provide recreational or open space functions.		
How funds obtained from any future sale of the land will be used	The reclassification will allow greater flexibility when negotiating operation of the car park. Reclassification will also enable Council to undertake a collaborative masterplan process involving landowners and the community to confirm the future vision for the site.		
How council will ensure funds remain available to fund proposed open space	Not relevant as the subject site is not open space.		

Requirement	Comment
sites or improvement referred to in justifying the reclassification, if relevant	

Section D – Infrastructure (Local, State and Commonwealth)

Q11 Is there adequate public infrastructure for the Planning Proposal?

The Planning Proposal will not generate a need for additional public infrastructure as it does not seek the rezoning of land for additional uses. Any subsequent proposal to develop the subject land will need to consider infrastructure requirements. The reclassification in itself, generates no additional infrastructure.

Section E – State and Commonwealth interests

Q12 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

The Gateway Determination required consultation with Sydney Water and Ausgrid.

Ausgrid provided a response requiring consideration be given to the compatibility of the proposal with existing Ausgrid infrastructure. As the proposal is limited to reclassification of the land and the continued operation of the car park and existing structures, there are no conflicts with Ausgrid infrastructure arising from the proposal. More detailed assessment of utility impacts would be undertaken as part of any future master planning.

Sydney Water confirmed that they did not require any changes to the proposal and requested that any future planning proposals for the site be referred to them for advice on servicing requirements.

Should the reclassification proceed and a master planning process be undertaken, this process will include consultation with utilities and Sydney Water.

They will be renotified for the re-exhibition.

Part 4 – Maps

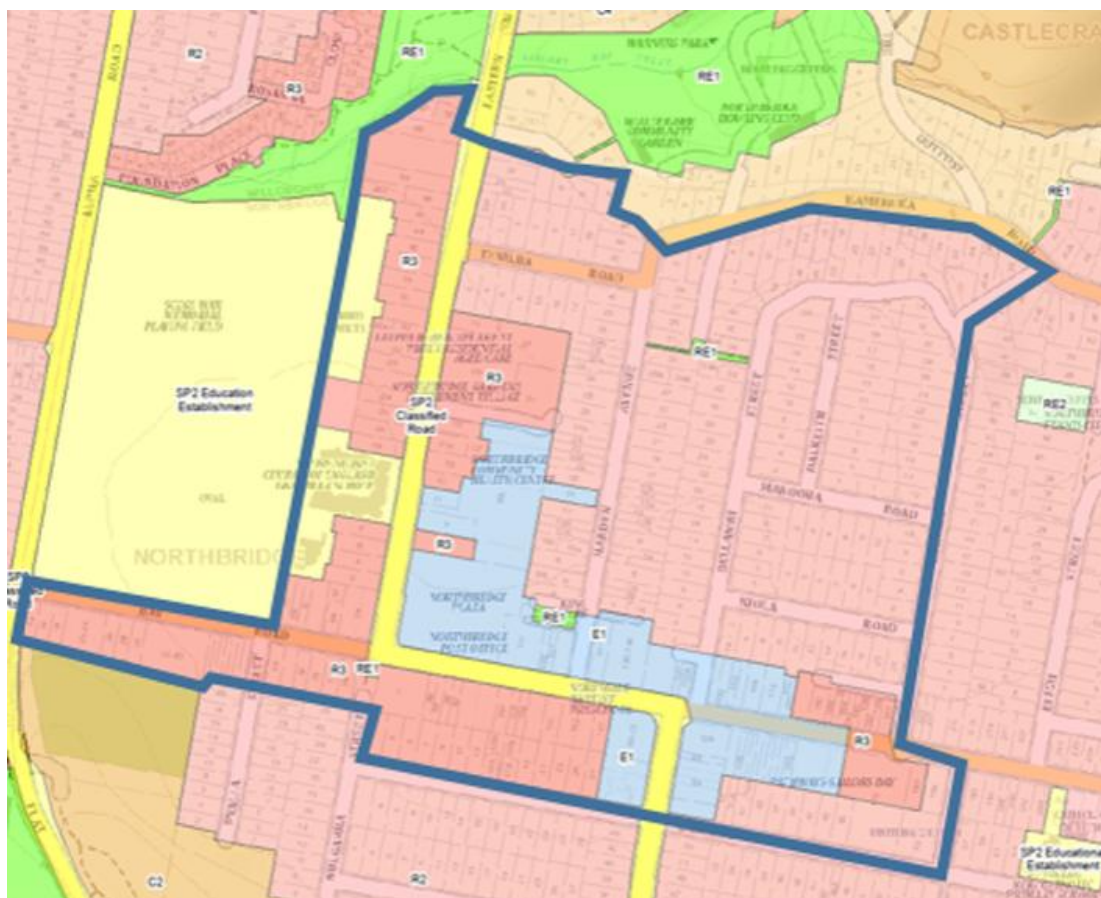
The planning proposal does not recommend nor require any changes to maps in Willoughby LEP 2012.

Part 5 – Community Consultation

Outcomes of first public exhibition

The first public consultation of the Planning Proposal was placed on exhibition from Tuesday 15 July 2025 until Tuesday 19 August 2025. A letter notifying local residents was sent to a notification area from properties on Eastern Valley to the west, Baringa Road to the south, Tunks Road to the East and Kameruka Road to the North.

Figure 1: Notification Letter Area



The exhibition materials including the Planning Proposal, a fact sheet and other associated documents such as previous Council resolutions relating to the proposal could be viewed on Council's Have Your Say Page. The Planning Proposal could also be viewed on the NSW Planning Portal.

Summary of submissions from first public exhibition

The Have Your Say website received 2,800 visits and Council received 68 submissions.

4 supported the proposal citing the car park was in need of an update.

14 supported the proposal subject to conditions including:

- Providing open space at ground level with underground parking.
- Requested that ownership remains with Council.
- Other suggestions included the preparation of a Masterplan to clarify what would occur on the site.

The remaining submissions objected to the proposal. The reasons for objections can be summarised as follows:

- Lack of transparency regarding what would happen to the car park should it be reclassified.
- The proposal is too vague and lack of certainty as to the future of the carpark should it be reclassified.
- Concern that Council will sell the land to a developer and the public car parking would no longer be provided on the site.

- Concern that the land would be subject to a State Significant Development (SSD) and all control would be removed from Council.
- Failure to include reference to the Statutory Trust relating to the Site.
- The Planning Proposal does not adequately address previous objections to reclassification.
- The Plaza owner would be entitled to Just Terms Compensation.
- Any consultation following reclassification would be minimal, potentially leaving the community less engaged in the process.
- Car parking needs to be retained for community and business owners.
- Insufficient demonstration of the benefit to the community.
- Need to retain free car parking.
- Land was bequeathed for specific community purpose, reflected in the covenant and statutory trust and should remain as is.
- The baby health centre and/or car parking restriction(s) should remain on the land.

The Gateway Determination issued by the Department of Planning, Housing and Infrastructure required consultation with Sydney Water and utility providers, who were sent correspondence and invited to provide feedback.

- Ausgrid provided a response requiring consideration be given to the compatibility of the proposal with existing Ausgrid infrastructure. As the proposal is limited to reclassification of the land and the continued operation of the car park and existing structures, there are no conflicts with Ausgrid infrastructure arising from the proposal. More detailed assessment of utility impacts would be undertaken as part of any future master planning.
- Sydney Water confirmed that they did not require any changes to the proposal and requested that any future planning proposals for the site be referred to them for advice on servicing requirements.
- Should the reclassification proceed and a master planning process be undertaken, this process will include consultation with utilities and Sydney Water.

Council's response to submissions from first public exhibition

A summary responses to main themes raised is provided in the following table:

	Issue Raised	Response
1	Lack of transparency regarding what would happen to the car park should it be classified.	The purpose of this reclassification is to change the classification of the land from community purpose to operational land. This will not affect the underlying use of the site as a car park in the short term and should there be any proposed changes to the use of the site, this would be subject to further public and stakeholder consultation. The purpose is also to confirm that alternate uses in addition to public carparking and baby care facilities can be delivered on the site in the future, the specific nature of which would be subject to a detailed master planning process with significant community consultation and input. Under the current restrictions, no other uses other than public car parking and a baby care centre can be undertaken on site. The previous attempt to concurrently masterplan and reclassify the site was unsuccessful. Investing public funds in a new master planning process on land subject to such restrictions is not recommended. By addressing the classification and restrictions on

		the land, Council can have confidence that further investment in master planning can provide viable and deliverable outcomes in the knowledge that the underlying land classification and use restrictions have been removed. Should the reclassification proceed, Council would then be in a position to undertake a master planning process including further community consultation. Should future planning lead to expansion of the uses on the site, this would be managed to minimise disruption to surrounding landowners and the community.
2	Concern that Council will sell the land to a developer and the public car parking would cease.	Council has no current plans to sell the site. The reclassification process does not propose the sale of the land. The purpose of the proposal is to facilitate more efficient and effective management of the site as a public car park and building and to facilitate a further consultation with the community as to additional future uses that could be provided on the site, should it no longer be subject to the restrictions limiting the uses to public car parking and a baby care centre only and the restrictions relating to the fencing. Any change to this position would require a new resolution of Council and no such change is proposed.
3	Concern that the land would be subject to a State Significant Development (SSD) and Council would no longer have control over the future of the site.	The proposed reclassification will not reduce Council's ability to determine the future of the site. As the landowner, Council would need to consent to any development on the land. Reclassification will not enable other parties to develop Council's land without Council's consent. There is no proposal of Council to pursue a State Significant Development or determination via the Housing Delivery Authority. If a Council resolution is made to pursue a masterplan for the site, it would be recommended that this be undertaken as a Council led process if amendments are proposed which necessitate a planning proposal.
4	Failure to include reference to the Statutory Trust affecting the site.	Three submissions stated that the Planning Proposal did not identify that the car park is held by Council on a statutory trust for a public purpose. When drafting the Planning Proposal, Council staff reviewed records and property files to identify any trusts, covenants and interests in the land. The statutory trust was not identified as it is not listed on title. Confirmation that the land is held in statutory trust is documented in the outcome of the Court of Appeal Case, Cavric v Willoughby Council on 2 June 2015. The case involved an appellant who was injured in the car park. The findings included consideration of the way the land came into Council's possession and the relevant legislation. The Court formed the view that Council holds the car park on a statutory trust for a public purpose.

		As the matter presented in Council's records as a matter relating to an injury and associated claim, the court documents did not present in a search for documents relating to the restrictions, covenants and trusts applicable to the land. Upon reviewing the submissions, staff reviewed the court documents and confirmed that the land is subject to a Statutory Trust, which restricts the use of the land to a public car park. It is requirement of any Planning Proposal to reclassify land to identify any trusts affecting the land and specify whether they are to be discharged. As the exhibited Planning Proposal did not identify the trust and confirm Council's intention to discharge the trust, should Council wish to proceed with the reclassification of the land, it is recommended that the Planning Proposal be amended and reexhibited. Ther proposal has been updated accordingly.
5	The Planning Proposal does not adequately address the Gateway Determination Conditions.	One of the Gateway Determination Conditions from the stated that the Planning Proposal be updated to provide further explanation of the removal of the site's classification from the Willoughby Comprehensive LEP and how previous concerns raised have been addressed. An additional section was added to the Planning Proposal for this purpose and this formed part of the material placed on public exhibition. However, noting that a number of submissions indicated that they felt these updates were insufficient, and noting the issue relating to the statutory trust on the land, if Council wished to proceed with the reclassification it is recommended that the Planning Proposal be amended to provide further detail regarding the previous concerns raised prior to re-exhibition. The proposal has been updated accordingly.
6	The recently approved Low to Mid Rise Housing Reforms will have an impact on the local area and the future of the site.	In February 2025, Northbridge Local Centre was included in the DHPI's Planning reforms which enable increased density within 800m of the Sailors Bay Road retail area. It should be noted that this applies to all land within 800m of the retail centre, not just the car park. Reclassification of the site would ensure Council is better placed to consider a wider range of alternative uses, which may accommodate and/or support the future growth anticipated in the area.
7	The Plaza owner would be entitled to Just Terms Compensation.	The submitter's position in relation this matter is noted; Council has received its own legal advice on the matter.
8	Any consultation following reclassification would be minimal, potentially leaving the community less engaged in the process.	The proposal provides no restriction as to the future consultation to be undertaken regarding the future of the site. Being a Council owned site, further resolutions of Council will be required for any future changes to be undertaken and these are to be informed by appropriate community consultation.
9	Car parking needs to be retained for	Removing the covenant does not mean that the parking would be removed. There is no proposal to remove car parking and any masterplan to expand the uses on the site will be informed by the

	community and business owners.	community. Given the strong community desire for the retention of public car parking on the site, it is anticipated that a masterplan would include ongoing provision of car parking on the site. By reclassifying the land and removing the restrictions limiting its use to public car parking and baby care facilities Council would be in a position to more effectively and efficiently manage the car parking and could confidently undertake a master planning process exploring the additional uses that could be provided on the site. If a future Council did propose to develop the site, redevelopment would need to satisfy parking provision requirements for that proposal and would need to address the impacts, including how the public parking needs in the location are to be addressed.
10	Unclear what the advantage would be to the community.	Reclassification allows Council to consider a wider range of future options for the site as presently this is restricted to just two uses being a public car parking and baby health facilities. Other uses might include improved public spaces, community facilities, and sensitive redevelopment that incorporates public car parking and other public, commercial or residential development. It would also allow greater efficiency in managing the operation of the land allowing leasing and licensing for longer terms. This would widen the possibilities available for the former baby care centre and would also allow greater flexibility should Council wish to enter into licenses or leases with third parties to assist Council in the maintenance and operation of the car park (such as for the provision of trolley management services).
11	Need to retain free car parking.	The reclassification does not propose any new parking restrictions or fees and any future changes to the use of the site would be subject to a master planning process guided by community consultation.
12	Land was bequeathed in a Trust and should remain as is.	The reclassification is not intended to remove the public car parking on the land and is intended to facilitate enhanced public benefit and to allow additional community facilities or other uses to be delivered on the site. A future masterplan would determine how this is to be delivered. On balance, the public benefits from removing the trust and providing greater flexibility in the current operations and future planning of the site outweigh the benefits associated with retaining the land in trust.
13	The baby health centre restriction should be retained.	At the time the covenant was put in place restricting the use of the land for a baby care centre the model of post-natal care was significantly different from the current best practice. The site and the building are no longer fit for this purpose. Family health services are now offered through larger Community Health Centres. There is no feasible opportunity to continue using the building as a baby health clinic. If the covenant remains, the building will remain vacant and unused.
14	Council does not have the legal power to discharge the restrictions on the land.	Practice Note PN16-001 provides a clear confirmation that under Section 30 of the Local Government Act: <i>"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)."</i>

Outcomes of first public hearing

An independent public hearing was conducted on 24 September 2025 to receive community feedback on the proposed reclassification of the Northbridge Plaza Car Park from community land to operational land. The hearing formed part of the statutory process under the Local Government Act 1993 and followed the public exhibition of the Planning Proposal. In total, 64 written submissions were received during the exhibition period, in addition to several verbal submissions made at the public hearing.

The submissions indicated divided community views regarding the proposed reclassification. Those in support generally considered that reclassification would provide Council with greater flexibility to manage the land, facilitate potential upgrades to the car park and surrounding centre, and enable longer-term planning for the future of the site. Several submissions also noted that redevelopment of the site could provide broader community benefits, including improved facilities, housing diversity and revitalisation of the Northbridge centre.

Other submissions raised concerns about the proposal, particularly the removal of covenants that require the land to be used for public car parking. Local businesses and residents emphasised the importance of the car park to the functioning and economic viability of Northbridge Plaza and expressed concern that reclassification could ultimately lead to the loss of publicly accessible parking or redevelopment without sufficient community input. Several submissions indicated conditional or in-principle support for the proposal provided that public parking is retained and that the community is closely involved in future planning processes, including any master planning or redevelopment of the site.

Full details of the submissions received and the issues raised are provided in the independent facilitator's Public Hearing and Submissions Report, which can be found on Council's Have Your Say webpage.

The independent facilitator also identified that the Planning Proposal did not clearly disclose that the land is subject to a Statutory Trust arising from the circumstances of its original transfer to Council. It was recommended that the Planning Proposal be re-exhibited to ensure the community is properly informed of the existence of the Statutory Trust and Council's intention to extinguish this restriction. This re-exhibition would provide transparency and allow the community to comment specifically on this matter.

Re-exhibition of amended Planning Proposal

This amended Planning Proposal is subject to a public re-exhibition.

It is anticipated that the public re-exhibition will be held for a period of 28 days in accordance with Section 34 *Local Government Act 1993* and the requirements of *A Guide to preparing Local Environmental Plans* (August 2023) as the category of planning proposal is 'standard' (20 working days). The following consultation process will be undertaken for the re-exhibition:

- A public notice on Willoughby City Council's websites.
- Written correspondence to adjoining landowners.
- Any person or organisation who lodged a submission in the first public exhibition of the planning proposal.

Following the exhibition period, Council will hold a public hearing in accordance with section 47G of the *Local Government Act 1993*. The hearing will be chaired by an independent facilitator and will provide an opportunity for the community to present their views on the proposal.

Next steps if reclassification proceeds

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.

The reclassification of the land and removal of the trust will not:

- Commit Council to the sale or development of the land.
- Remove the land from Council's ownership or prevent the current use of the land from continuing.
- Change the zoning or planning controls that apply to the land.

If the reclassification proceeds, Council will prepare a master plan for the site at a later stage to consider potential future options for the land. The preparation of the master plan would involve a separate community and stakeholder engagement process.

Any future redevelopment of the site would require separate planning approvals and further public consultation.

Part 6 - Project Timeline of Re-exhibition

All dates below are indicative and subject to change:

Stage	Timeframe
Public re-exhibition and agency consultation	1 April 2026 to 10 May 2026
2 nd Public hearing and reporting	Mid-June 2026
Report to Council on exhibition and public hearing	24 August 2026
Submission to the Department for finalisation	September 2026
Gazettal of LEP amendment	October-November 2026

Attachment 1 - Certificate of Title



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 8303-231

SEARCH DATE	TIME	EDITION NO	DATE
25/6/2024	8:55 AM	2	13/5/1999

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
 AT NORTHBRIDGE
 LOCAL GOVERNMENT AREA WILLOUGHBY
 PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
 TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF WILLOUGHBY (T H931061)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H713646 COVENANT AFFECTING LOT 6 WITHIN DESCRIBED
- 3 H713650 COVENANT AFFECTING LOT 8 WITHIN DESCRIBED
- 4 H931061 COVENANT
- 5 H982797 EASEMENT FOR DRAINAGE AFFECTING THE PART OF ALL
LOTS WITHIN DESCRIBED SHOWN SO BURDENED IN PLAN WITH
H982797
- 6 DP859450 EASEMENT TO DRAIN WATER 1.25 WIDE AFFECTING THE PART
OF LOT 4 IN DP200099 ABOVE DESCRIBED SHOWN SO BURDENED
IN DP859450
- 7 DP1000706 EASEMENT TO DRAIN WATER 1.25 METRES WIDE AFFECTING
THE PART(S) OF LOTS 2 IN DP200094 & 4 IN DP200099
SHOWN SO BURDENED IN DP1000706

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS	TITLE DIAGRAM
LOT 2 IN DP200094	DP200094
LOT 6 IN DP200096	DP200096
LOT 8 IN DP200098	DP200098
LOT 4 IN DP200099	DP200099
LOT B IN DP323172	DP323172.

*** END OF SEARCH ***

glswill

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