

Kimberley Beencke

From: Bennett Kennedy <Bennett.Kennedy@oberon.nsw.gov.au>
Sent: Wednesday, 27 May 2026 2:28 PM
To: Kimberley Beencke
Cc: Oliver Cope
Subject: RE: PP-2026-609
Attachments: Title Searches for all 3 sites.pdf

Follow Up Flag: Follow up
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Hi Kimberley,

Please find attached land tiles for all 3 sites. Only Lot 10 (Glyndwr Ave) has been identified as Public Reserve.

Site 1 (Glyndwr Ave) is mentioned as public reserve.

Site 2 (Dickson Close) is identified as drainage reserve and will be leased to the adjoining owner for a peppercorn rental.

Site 3 (McHattan Close) will likely be similarly leased to an adjoining owner at a similar peppercorn rental.

Return

The return or rent received from these will be put into our operational budget for grounds maintenance (and the subject sites as necessary).

The return from the sale of site 1 will also go towards our operational budget as required by Council.

Basic History

Site 2 was created in the last few years out of the subdivision of Bracken Glen Estate and dedicated as a drainage reserve.

Site 3 was also recently created out of the subdivision of McHattan Close and dedicated as a drainage reserve.

Both Site 2 & 3 were Categorised as Community land by default under Section 31(2A) of the LG Act .

Sufficient Open Space

A recent exhibition of our Open Spaces Strategy demonstrates that there will be sufficient Open Space to meet future community needs however prudent management of Open Spaces is a primary driver so as to make better use of existing park facilities. This will also be supported by a revised Contributions plan that will assist in supporting the growing population and improving existing facilities.

I received a request for info from Oliver dated 1/05/2026. Do you still need this info?

If there's anything else or further details you need, please let us know.

Kind regards



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From: Kimberley Beencke <Kimberley.Beencke@planning.nsw.gov.au>
Sent: Thursday, 7 May 2026 1:10 PM
To: Bennett Kennedy <Bennett.Kennedy@oberon.nsw.gov.au>
Subject: PP-2026-609

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Hi Bennett,

As discussed over the phone, I have undertaken a preliminary review of PP-2026-609. We will discuss on Monday but the following elements of the practice note Please hasn't been addressed:

- Land Titles for all 3 sites ([Attached](#))
- Confirmation of whether sites 2 and 3 will be leased for money. ([Peppercorn rental](#))
- What will be done with money received? Eg money received from the sale of site 1 may go towards acquiring a better located park. ([will go towards Operational budget specifically parks and gardens](#))
- A basic history of how the sites came to be community land.
- Is there any documentation/evidence that there is sufficient open space? Council did an open space strategy recently

As noted in our chat the Land Titles are the most critical piece of missing information.

I understand council is really busy, we will discuss timeframes on Monday. I'm expecting to start my assessment next week.

Kimberley Beencke

Planning Officer, Southern, Western and Macarthur team
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