



Cumberland City Council is undertaking early consultation on proposed planning controls for targeted sites in the Guildford area, and we encourage the community to have their say. We will be inviting submissions on the proposed planning controls until 31 March 2021.

Following early consultation, submissions will be considered by Council to inform a draft Local Environmental Plan amendment (planning proposal) for the Guildford area.

Have your say on the proposed planning controls for the Guildford area:

haveyoursay.cumberland.nsw.gov.au

We are receiving submissions from 1 March 2021 to 31 March 2021.



What are the proposed planning controls?

The proposed planning controls in the Guildford area respond to landowner proposals submitted during the preparation of the Cumberland Local Environmental Plan and resolved by Council, as well as new proposals prepared by Council officers as part of strategic planning for the area.

Targeted planning control changes are proposed at the following locations:

- 32-34 Marian Street and 2 Bury Road, Guildford
- Victor Brazier Park, Excelsior Street, Guildford

It is proposed that existing planning controls are retained in the Guildford Town Centre and surrounds.

Targeted development is also proposed in the Guildford area along the Woodville Road Corridor, and this is subject to a separate planning process.

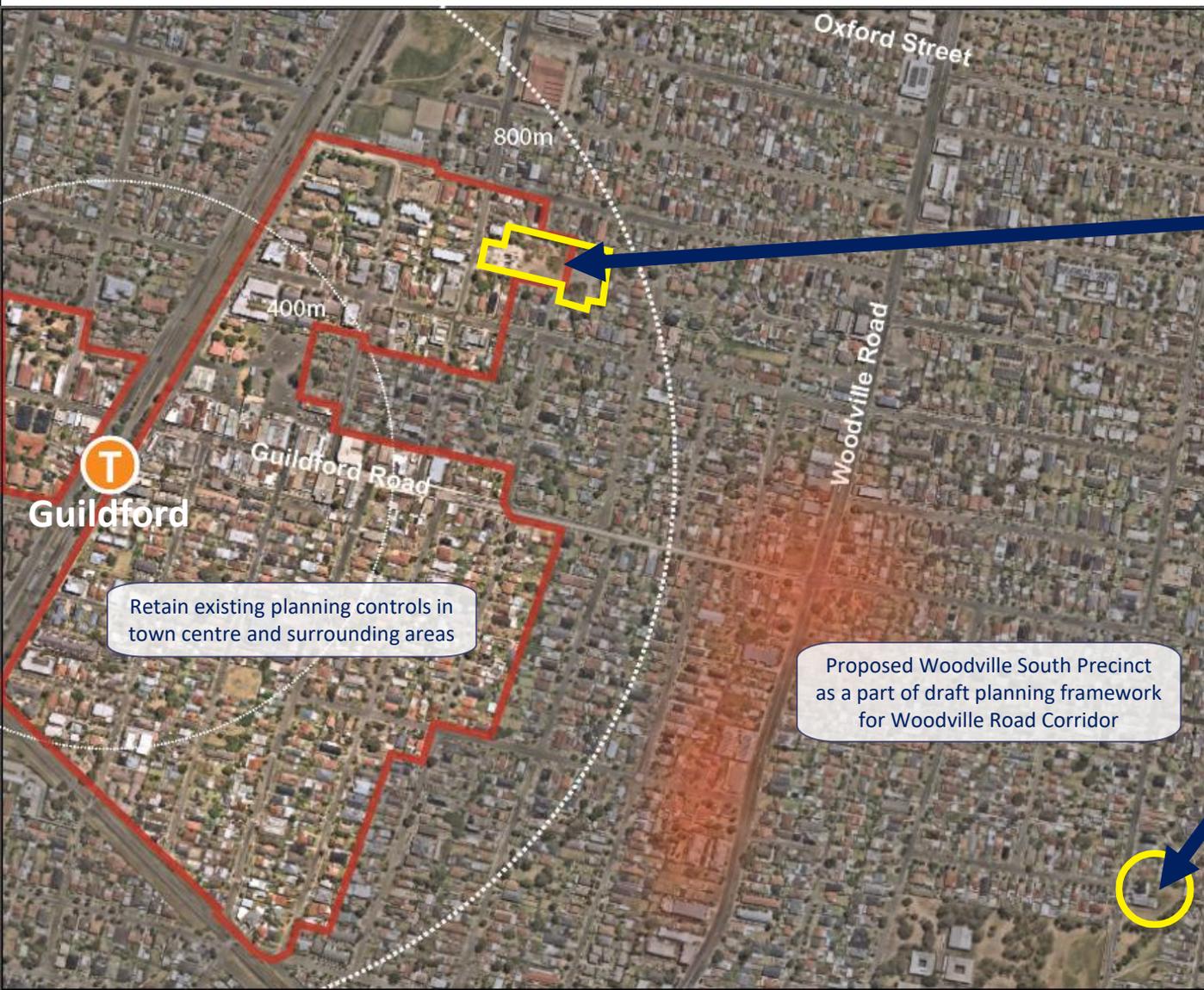
What happens after early consultation of the proposed planning controls for the Guildford area?

Following early consultation, Council will review the submissions received on the proposed planning controls. This process will inform the preparation of draft planning controls for these targeted sites. Draft planning controls will then be presented to Council for endorsement, to be forwarded to the Department of Planning, Industry and Environment for Gateway Determination.

GUILDFORD AREA

Proposed Planning Controls

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Retain existing planning controls in town centre and surrounding areas

Proposed Woodville South Precinct as a part of draft planning framework for Woodville Road Corridor

32-34 Marian Street and 2A Bury Road, Guildford
Progress Council resolution of September 2020 to facilitate high density residential development consistent with adjoining high density area.

Victor Brazier Park, Excelsior Street, Guildford
Progress Council resolution of March 2020 to rezone a small isolated area of the park with poor surveillance, and reclassify the subject area from 'Community' to 'Operational' land to allow for low density residential uses.

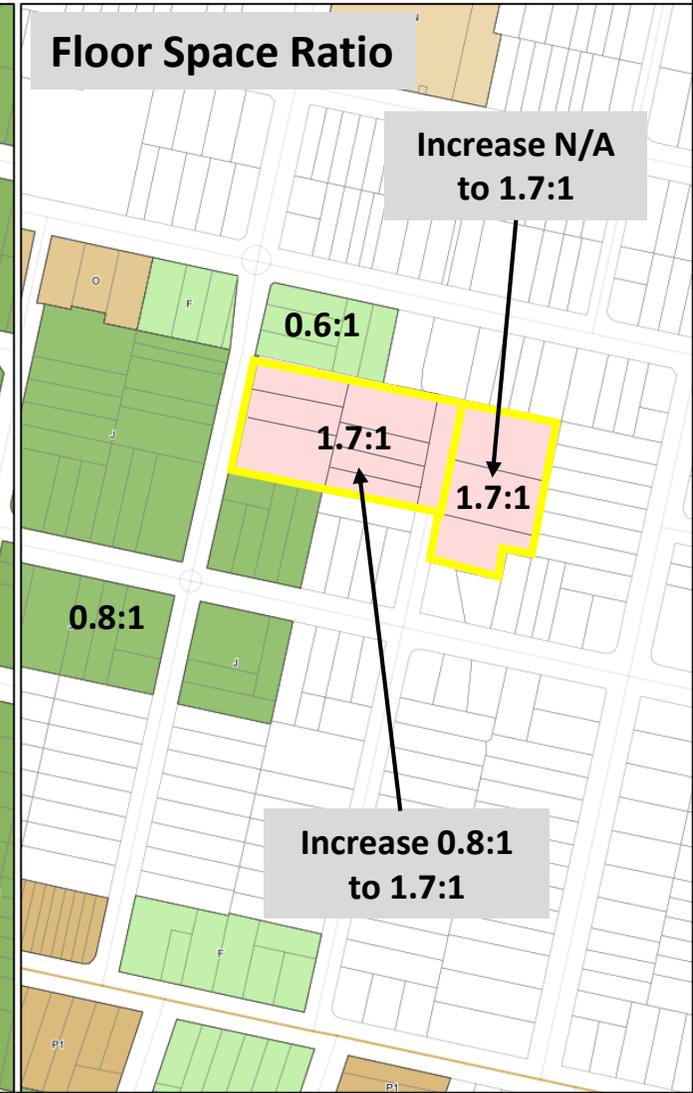
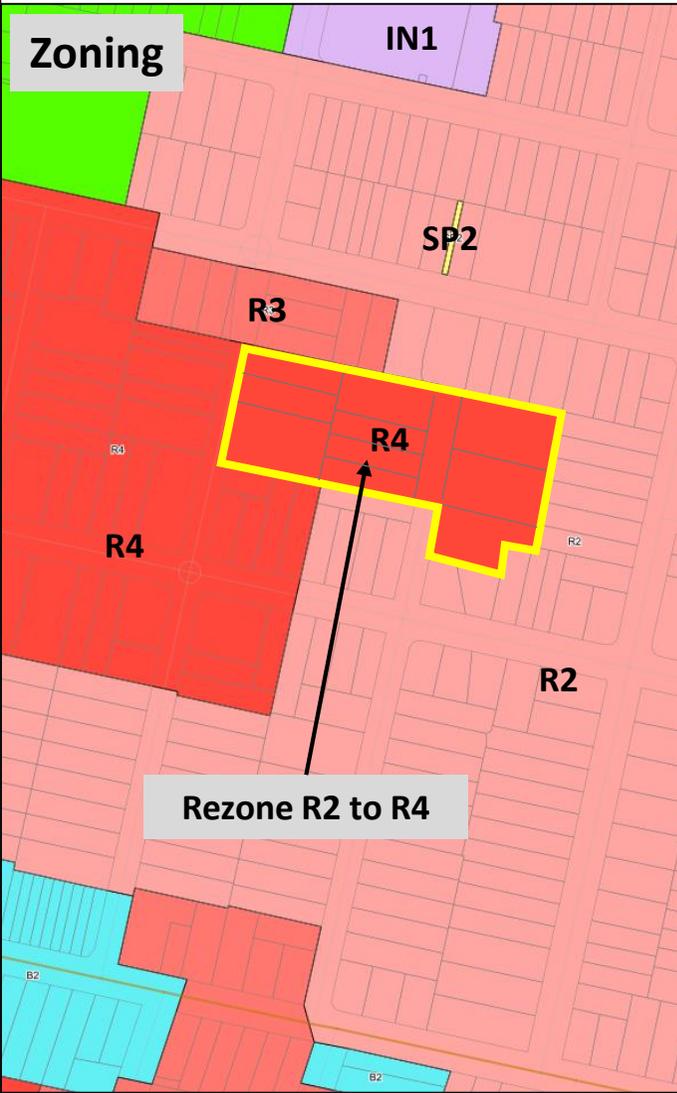
32-34 MARIAN STREET & 2A BURY ROAD, GUILDFORD

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Proposed Planning Controls – Council Endorsed Approach

Note: Draft Cumberland Local Environmental Plan base maps



VICTOR BRAZIER PARK, GUILDFORD

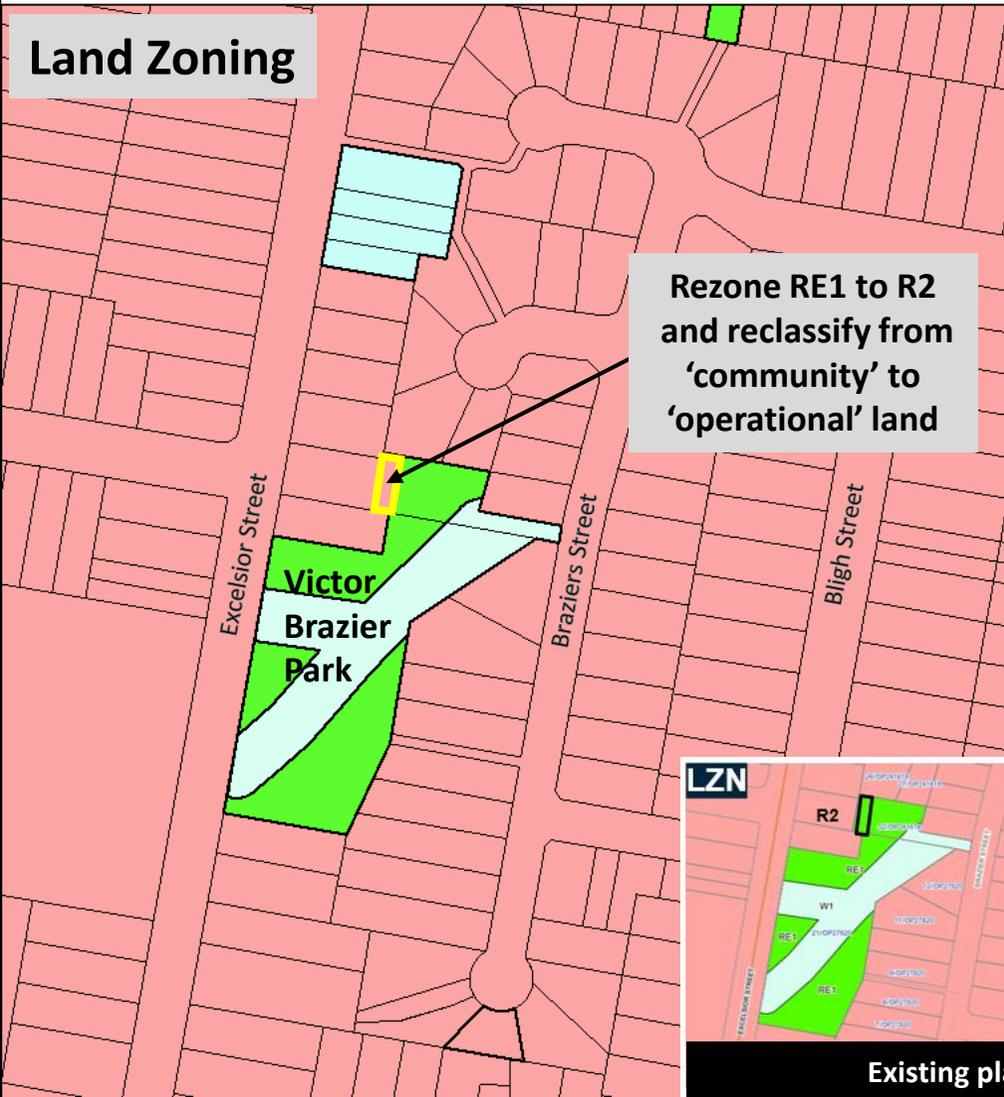
Proposed Planning Controls – Council Endorsed Approach

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Land Zoning



Building Height

