

Cumberland Voluntary Planning Agreements Register

Council maintains this Voluntary Planning Agreements (VPA) Register under clause 206(1) of the [Environmental Planning and Assessment Regulations 2021](#). Hard copies of all VPAs on this Register are available on request, free of charge, and can be viewed at Auburn and Merrylands Customer Service centres. If you have any questions, please contact Council's Planning Systems team on 8757 9000 or email council@cumberland.nsw.gov.au

Current / Executed

Planning agreements that have been entered into/executed by Council and the Developer but not yet completed.

Land to which the VPA applies	Names of parties, in addition to Council	Executed (date)	Description of VPA, including any amendment	Description of the proposed development	Related applications
2 Percy Street, Auburn (VPA2021/0001)	Australian Turkish Maarif Foundation Ltd and Galipoli Education Solutions Ltd	05/08/2021	Monetary contribution for public domain and open space upgrades in accordance with the Wyatt Park Masterplan.	The VPA relates to a State Significant Development for the staged construction and operation of a new Kindergarten to Year 12 school. Condition B4 of the consent required the developer to enter into a VPA with Council.	Planning Portal: SSD 8926 Council ref. OA2020/0008
Cardinal Gilroy Village, 45 Barcom Street, Merrylands West (VPA 2021/0002)	Southern Cross Care (NSW & ACT) Ltd	30/06/2021	Monetary contribution towards the implementation of Duck River Masterplan and other infrastructure improvements in the local area.	The VPA relates to a planning proposal to facilitate redevelopment of an existing seniors housing development via the rezoning of land, increases to height of buildings and floor space ratio controls, and the introduction of a new provision to limit the floor space of non-residential on the site to 1,480sqm.	Planning Portal: PP-2020-1858 Council ref: PP2020/0011
12 Palmer Street, Guildford West (VPA2021/0003)	Universal Property Pty Ltd and UPG31 Pty Ltd	20/12/2020	Land dedication to Council, construction and embellishment works of the Canal Park, Residential Pocket Park and public road.	The VPA relates to a DA for land at Frank Street, Guildford involving removal of trees and vegetation, subdivision of land into 6 lots, construction of four residential flat buildings comprising a total of 192 units and 23 townhouses over basement level parking, construction of civil works including roadways, and the provision of parklands and cycleways.	Council ref. DA2017/52/1 (deferred commencement consent)
1A & 1B Queen Street, Auburn (VPA2021/0014)	Certane SPV Management Pty Ltd ATF Auburn Ownership Trust	06/03/2017 Amended VPA executed 18/08/2023	Dedication of land to Council and intersection upgrades at the corner of Queen and Marion Streets.	The VPA relates to a planning proposal involving changes to zoning, height, and floor space ratio controls to facilitate redevelopment of the site for residential apartments.	Planning Portal: PP-2020-1527 Council ref. PP2010/2

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Site 1, 10-22 William Street, Granville (VPA2021/0005)	Sid Arida, Joseph Arida, George Arida	19/04/2021	Monetary contribution towards public domain improvements and upgrades in Granville Town Centre and surrounds.	The VPA relates to a planning proposal to facilitate redevelopment of the site for a residential apartment building via increases to height and floor space ratio controls and the removal of a heritage listing.	Planning Portal: PP-2020-1874 Council ref: PP2017/1
55-57 Station Street & 6 Pritchard St E, Wentworthville (VPA2021/0006)	Newcorp Constructions Pty Ltd, RCR Petroleum P/L, Edward Hirst P/L and Owners of SP 19949.	21/12/2020	Dedication of land to Council and rehabilitation works to that land.	The VPA relates to a planning proposal to facilitate development of the site for a residential apartment building via increases to height and floor space ratio controls and the addition of a gymnasium as an additional permitted use on the site.	Planning Portal: PP-2020-3021 Council ref. PP2020/0008
4-12 Railway St, Lidcombe (VPA2021/0007)	Lidcombe Property NSW Pty Ltd.	20/07/2020 Amended VPA executed 09/09/2021	Dedication of land to Council for the purpose of a public park and road widening, and rehabilitation works and road works. The amended VPA extended timeframes for contributions by 12 months.	The VPA relates to a planning proposal to facilitate redevelopment of the site for a mixed-use development comprising residential, commercial, and retail uses.	Planning Portal: PP-2020-2264 Council ref. PP2020/0007 DA2021/0092
John Cootes site, corner Woodville Road, Landsdowne Street and Highland Street, Merrylands (VPA2021/0008)	Green Dior Holdings Pty Ltd	02/10/2019	Dedication of land to Council for the purpose of a public park, public roads, green setbacks and affordable housing units (AHUs), and carrying out works, including embellishment and landscaping of the public park and green setbacks and construction and fit-out of affordable housing units.	The VPA relates to a planning proposal to facilitate redevelopment of the site for a mixed-use development comprising residential, retail, community and recreation uses.	Planning Portal: PP-2020-2176 Council ref. PP2020/0003 DA2020/0493 (deferred commencement consent)

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Former Bonds Spinning Mills, 190-220 Dunmore Street, Pendle Hill (VPA2021/0011)	J.S.T (NSW) Pty Limited	22/08/2017	Dedication of public park, public roads and linkages and community hub space to Council; embellishment of public park, four pocket parks, Dance Hall Garden, Marketplace Plaza, Entry Boulevard, public roads and linkages; fit-out of the community hub space; heritage conservation works; and installation of public art. Positive covenant to be registered on title to make available to the public the public pocket parks, Dance Hall Garden, Marketplace Plaza and Entry Boulevard.	The VPA relates to a planning proposal to facilitate redevelopment of the site for a residential neighbourhood, including commercial uses in retained heritage buildings and public open space. Development application DA2018/17 approved by IHAP for demolition of existing structures, earth works, civil works and new roads.	Planning Portal: PP-2020-3384 Council ref. DA2018/17
Wentworthville Mall, 42-44 Dunmore Street, Wentworthville (VPA2021/0012)	Austino Wentworthville Pty Ltd	20/06/2017	Dedication of land to Council for the purpose of a public plaza on Dunmore Street, embellishment of land, including the public plaza on Dunmore Street and land along the southern boundary of the site along Pritchard Street, provision of public art, site through link with public right of footway through the middle of the site, stratum beneath designated land.	The VPA relates to a planning proposal to facilitate redevelopment of the site for a mixed-use development via changes to zoning, height and floor space ratio controls and the introduction of bonus provisions for retail/commercial uses.	Planning Portal: PP-2020-2991 Council ref. DA2020/0415 (deferred commencement consent)
108-118 Station Street, Wentworthville (VPA2021/0013)	S108 Pty Ltd and MA Beaini Pty Ltd	29/03/2017	Dedication of land to Council for the purpose of a public road.	The VPA relates to a planning proposal to facilitate redevelopment of the site and creation of a public laneway via changes to zoning, height of building and floor space ratio controls.	Planning Portal: PP-2020-2070 Council ref. CC2020/0273

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106-128 Woodpark Road, Smithfield (VPA2021/0020)	Snowside Pty Ltd (Developer)	13/12/2021	Public domain and transport improvements valued at \$850,000.	The VPA relates to a planning proposal to increase the height of buildings control for the southern portion of the site and permit 'office premises' and 'neighbourhood supermarkets' as additional uses.	Planning Portal: PP-2020-3229 Council ref: PP2020/0010
Fresh Hope Care, Dunmore Street, Pendle Hill (VPA2021/0021)	The Churches of Christ Property Trust atf Churches of Christ Community Care	22/03/2022	Monetary contribution for public domain upgrades in Pendle Hill Town Centre; affordable housing unit; works in kind; and other public benefit.	The VPA relates to the proposal to facilitate redevelopment of the existing seniors housing development for a new and expanded seniors housing, affordable key worker housing, community facilities, allied health services and publicly accessible open space.	Planning Portal: PP-2020-2774 Council ref: PP2020/0012
399 Guildford Road, Guildford (VPA2022/0002)	Albert Street Group Pty Ltd	12/10/2022	Monetary contribution to Council of \$75,000 for the provision and/or upgrading of public, commuter car parking or public transport facilities within the Council's local government area and to paid prior to the issue of construction certificate.	The VPA is required by DA2019/395/1 approval by the NSW Land and Environment Court on 20 January 2021 with a condition for the applicant to enter into a planning agreement with Council.	Council ref: DA2019/395/1 (condition 34)
239 Merrylands Road, Merrylands (VPA 2021/0022)	Merrylands Investment Co Pty Ltd	9/11/2022	Monetary contribution to Council of \$88,875 towards Merrylands Town Centre Public Domain Upgrade, dedication of council utility lot for storage of sweeper vehicles and carrying out of the fitout of Council's Utility lot (sweeper storage space) as per Schedule 3.	The VPA relates to a planning proposal which facilitates amendments to the existing Height of Buildings and Floor Space Ratio controls for proposed Buildings D and E only.	Planning Portal: PP-2021-6799 Council ref: PP2021/0001

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Past

Planning agreements that have been completed, with all obligations having been met by the developer.

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22 Dressler Court, Merrylands (VPA2021/0017)	Landmark Group Australia P/L (Developer) Lot 11 Neil Street Pty Ltd (Landowner)	04/07/2020	\$1,063,200 cash contribution towards local infrastructure.	The VPA relates to a planning proposal to facilitate an additional four storeys on approved Building 3, on the south east portion of the site. Related development application (DA2020/0103) approved by land and Environment Court 22/01/2021. Construction Certificate (CC2021/0091) issued by a private certifier on 19/03/2021.	Planning Portal: PP-2020-1464 Council ref. DA2020/0103 CC2021/0091
206-208 Burnett St, Mays Hill (VPA2021/0018)	Burnett St Mays Hill Pty Ltd (Developer and Landowner)	24/07/2015	Dedication of land for the purpose of a public road to occur prior to issue of occupation certificate.	The VPA relates to a development application involving construction of a five-storey apartment building with 26 units.	Council ref. DA2014/560
2-36 Church Street, Lidcombe (VPA2021/0004)	Lidcombe Church Property Pty Ltd and NSW Land and Housing Corporation	23/04/2021	Monetary contribution towards public domain, open space, and drainage improvements in the Lidcombe Town Centre.	The VPA relates to a planning proposal to facilitate additional residential apartments in an approved building via increases to height of buildings and floor space ratio controls.	Planning Portal: PP-2020-2249 Council ref. PP2019/1 DA2021/0152
615 Great Western Highway Greystanes (VPA2021/0009)	Price and Speed Clearances Pty Ltd and Gregg Finlay Ritchie	21/08/2019	Monetary contribution due prior to the issue of Occupation Certificate for the development and on each anniversary of that date, ongoing.	The VPA relates to the erection of twin-sided digital advertising structure.	Council ref. DA2016/374 C08/19-162
20 (18-24) Railway St, Lidcombe (VPA2021/0010)	Lidcombe 2 Pty Ltd	29/08/2018	Monetary contribution; road works (relocate the kerb and gutter along laneway and at the splay at Mark St; construct road on laneway land; relocate stormwater pits affected by proposed road works; install street lights along laneway); and dedication of laneway to Council.	The VPA relates to a development application involving construction of a 10-11 storey mixed-use development with 147 residential apartments and three levels of basement car parking.	Council ref. DA-423/2016 CC 16/0984/07

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7 Mildred St and 31, 33, 37B Garfield St, Wentworthville (VPA2021/0015)	Universal Property Group Pty Ltd	08/06/2016	Dedication of land to Council for a footpath; construction and embellishment of footpath; installation of lighting along footpath; and a monetary contribution.	The VPA relates to a development application involving construction of three residential flat buildings ranging in height between five and seven stories in height, comprising 197 units over one level of basement carparking. Council approved DA2014/570 on 12/08/2015 and PAC approved DA2014/555/1 on 30/11/2015.	Council ref. DA2014/570 DA2014/555/1