

Public Hearing Report

Public Hearing into the Reclassification of Public Land through Principal LEP

as required by section 29 of the Local Govt Act 1993

On behalf of Lithgow City Council

Prepared by



116 Hassans Walls Road
Lithgow NSW 2790

1.0 Introduction

Lithgow City Council held a Public Hearing between 2:00pm and 5:00pm on Thursday, 26th February 2026 in the Meeting Room, Lithgow Regional Library, Main Street, Lithgow concerning reclassification of public lands through Principal LEP as required by Section 29 of the Local Government Act 1993.

This meeting was held in accordance with the requirements of Section 57 (6) & (7) of the Environmental Planning & Assessment Act 1979. According to Section 29 of the Local Government Act 1993 a Council must arrange a public hearing under section 57 of the *Environmental Planning and Assessment Act 1979* in respect of a planning proposal under Part 3 of that Act to reclassify community land as operational land.

During a Public Hearing, the community can make either a verbal or written submission in person regarding only the reclassification of community land included in the Draft Planning Proposal.

Members of the public were asked to register their interest to attend the Public Hearing and make a submission regarding the categorisation of land. This document is intended to comprise the report of the Public Hearing.

2.0 Location of the Subject Land

The four parcels affected by the proposed reclassification are described as follows:

1) Lot 1 DP 246233 & Lot 5 DP 1304125

The small, isolated lots as described above are historical anomalies and have not provided any role in Council's open space network as the sites had been submerged during the establishment of Lake Lyell in the 1980s. The reclassification does not impact the principles and future intended use of the Lake Lyell recreational area as identified in the *Lithgow Open Space and Recreational Needs Study 2010*. The land is intended to be transferred to Energy Australia to be consistent with all other adjoining lands that make up the waterbody. There is no benefit or net gain to retain the lots for open space as the land had never been used as part of the open space network since the transfer of the holding and is not envisaged to change in the future.

2) Part Lot 45 DP 1096536

The purpose of this reclassification is to resolve a historical encroachment from the Club Lithgow bowling greens on Queen Elizabeth Park. The reclassification will give effect to resolution 24-170 in which Council resolved to agree to a land swap between Council and the Lithgow City Bowling Club Limited. The result of the land swap would see 2,595m² of land currently being used as bowling greens be swapped with 544m² of land being used for Council infrastructure. As a result of the reclassification, the true extent of the open space network within Queen Elizabeth Park will be formally identified while maintain the recreational opportunity provided by the Club Lithgow Bowling Club.

3) Part Lot 2 DP 1077295

The reclassification relates to part of the Lot only (ie 227m²). The affected part is located behind the adjoining property, which is a café. The affected part is leased to the café owners for use as an alfresco area. If the affected part is reclassified to operational land, it is Council's intention to subdivide the affected part from the remainder of the land.

3.0 Independent Chairperson

Under Section 47G of the Local Government Act 1993, the person presiding at a Public Hearing must not be:

- a) A Councillor or employee of the Council holding the public hearing.*
- b) A person who has been a Councillor or employee of that Council at any time during the 5 years before the date of his or her appointment.*

In accordance with the above provisions Lithgow City Council engaged the services of Mr. Ray Christison, Managing Director, High Ground Consulting to act as a convener for this Public Hearing. Mr. Christian Matthews from Lithgow City Council was in attendance to take registrations and made a brief presentation outlining the role of the Public Hearing.

3.0 Public Hearing Participants

Sharon Lewis attended the meeting from 2:10pm and made comment regarding Lot 2 DP 1077295. Sharon raised concerns regarding maintaining safe emergency egress from the Union Theatre.

The independent facilitator declared the meeting closed at 5:00pm.



Ray Christison
Managing Director
High Ground Consulting
27 February 2026