



PLANNING PROPOSAL

Westmead South

June 2024

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Executive Summary

In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036 (WPS). This document provided a vision for the Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth, and global recognition. It is envisioned that Westmead will evolve into Australia's premier health and innovation district and Western Sydney's economic powerhouse with a cluster of up to 50,000 knowledge jobs by 2036.

Westmead South is one of seven (7) sub-precincts identified within the WPS, described as 'a walkable residential neighbourhood, transformed by the proposed Metro Station to increase connectivity, offering housing choice and diversity, with an urban village at its heart'.

The Westmead South Planning Proposal (WSPP) seeks to facilitate and encourage renewal opportunities that will transform Westmead South into a high-quality neighbourhood that accommodates the needs of both current and future residents. The development opportunities are complimentary to the growth of Cumberland's existing network of strategic precincts and centres through changes to the Cumberland Local Environmental Plan (CLEP) 2021. This Planning Proposal has been prepared in accordance with the Department of Planning and Environment's Local Environmental Plan Making Guideline 2021.

The WSPP seeks to realise the vision and revitalisation of Westmead South through proposed amendments to the CLEP 2021. These amendments are for the following planning controls:

- Land Zoning Map.
- Height of Buildings Map.
- Floor Space Ratio Map.
- Minimum Lot Size Map
- Heritage Map.
- Incentive Height of Building Map (New).
- Incentive Floor Space Ratio Map (New).
- Key Sites Map (for Affordable Housing Contributions).
- Clause 6.25 – Affordable Housing in Westmead South.
- Clause 6.26 – Additional Height and Density in Westmead South.

The proposed amendments are supported and informed by the following documents for the precinct:

- *Draft Westmead South Master Plan Strategy* (WSMP) outlines the long-term vision for the precinct -
"Westmead South will have evolved into a unique place, providing living and employment close to public transport... Its character will be further defined by high quality public spaces, diverse building typologies and uses."

It is intended that the Westmead South Master Plan Strategy (WSMPS) will provide strategic guidance for future development within the subject area.

- Cumberland Development Control Plan 2021 (CDCP 2021) draft amendments for specific key infrastructure, built form controls and public domain interfaces.
- *Draft Affordable Housing Contribution Scheme* (AHCS) outlines the need for affordable housing in the Westmead South Precinct and the methodology for applying and collecting the affordable housing contributions.

The Planning Proposal and supporting documents have been informed by the following technical studies:

- Westmead South Master Plan
- Urban Design Report.
- Traffic and Transport Study.
- Flooding, Water Quality and Stormwater Study.
- Acoustic and Air Quality Impact Assessment.
- Economic Feasibility Study.
- Community Needs and Social Infrastructure Assessment.
- Infrastructure Delivery Plan.
- Heritage Impact Assessment.
- Ecologically Sustainable Development Strategy.
- Connection to Country Framework.
- Smart Cities Study.
- Utility Servicing Strategy.

Early community consultation was undertaken in two phases throughout 2022-2023 as outlined in Part 5 and informed the draft Master Plan and Planning Proposal.

The draft Planning Proposal was considered by the Cumberland Local Planning Panel (CLPP) on 27 March 2024. The CLPP supported the Planning Proposal and requested Council officers further consider the submissions received at the Panel Meeting. The submissions received at the Panel meeting were considered and are addressed in this Planning Proposal.

On 5 June 2024, Council considered and endorsed the draft Westmead South Master Plan and Planning Proposal be forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

Introduction

To support implementation of the Cumberland 2030: Our Local Strategic Planning Statement (LSPS), Cumberland City Council (Council) endorsed the strategic planning work program in July 2020. The work program focused on master planning for Council's key centres and strategic corridors, including Westmead South.

The Westmead South Planning Proposal (WSPP) seeks to implement the opportunities and strategic considerations identified for the precinct in the LSPS through amendments to the Cumberland Local Environmental Plan (CLEP) 2021. The Planning Proposal includes implementation of an Affordable Housing Contributions Scheme for the precinct.

The Planning Proposal has been prepared in accordance with the Department of Planning and Environment's Local Environmental Plan Making Guideline 2021.

Background

Westmead South was transferred to Cumberland City Council (formerly Holroyd City Council) as part of the 2015-16 amalgamations. While under Holroyd City Council's jurisdiction, Westmead South comprised of:

- Majority R2 Low Density Residential zoning, with pockets of R3 Medium Density Residential in the middle of the precinct
- B1 Neighbourhood Centre zoning at the site of the Oakes Centre and opposite Service Centre/Petrol Station
- R4 High Density Residential zoning along the Eastern fringe of the precinct, bordering Mays Hill, and
- R4 High Density Residential and B6 Enterprise Corridor zonings along Great Western Highway

To date, the subject area has remained in a low-medium density form, with higher densities along the fringes and business zones in the centre of the precinct.

Since its transfer to Cumberland City Council, the following steps have taken place for Westmead South:

- In early 2020, Westmead South's strategic value was considered and identified in Cumberland 2030: Our Local Strategic Planning Statement and the Cumberland Local Housing Strategy as a key strategic precinct in the LGA.
- To support implementation of the Cumberland 2030: Our Local Strategic Planning Statement (LSPS), Cumberland City Council (Council) endorsed the strategic planning work program in July 2020. The work program focused on master planning for Council's key centres and strategic corridors.
- In early 2021, following the release of the NSW Department of Planning and Environment's Draft Westmead Place Strategy 2036 (Draft Strategy), Council resolved to provide a submission to the Draft Strategy, with the recommendation that Westmead South be formally included in Council's strategic planning work program. This was consistent with the approach outlined in the Draft Strategy where Council is the lead in progressing the detailed planning and implementation of land use outcomes in Westmead. As such, between 2021-2024, the following activities were undertaken:
 - Completion of background analysis – Council have engaged consultants to prepare technical studies to support the strategic planning of Westmead South, from which eleven (11) technical studies have been produced and informed the development of this Planning Proposal, supporting Strategy document, Development Control Plans, potential changes to the Cumberland Local Infrastructure Contributions Plan 2021.

- Councillor briefings prior to early community consultation and prior to consideration by the Cumberland Local Planning Panel.
- Early community consultation on the planning proposal – In 2021, Council exhibited the Westmead South Concept Land Use Plan (CLUP) for community feedback as part of Phase 1 Early Engagement. Council reviewed submissions received and undertook further technical studies to produce the Draft Westmead South Master Plan (Draft Master Plan). The Draft Master Plan was placed on exhibition for community and stakeholder feedback in late 2023. The outcomes of community consultation and technical studies have informed this Planning Proposal.
- The draft Master Plan and Planning Proposal was considered by the Cumberland Local Planning Panel (CLPP) on 27 March 2024. The CLPP generally supported the Planning Proposal and recommended that Council staff consider:
 - Rationale, scope of heritage items and heritage conservation areas, maintaining the unique sense of community for existing and future residents.
 - Potential impacts of population growth, including traffic and amenity concerns.
 - Role of Westmead in the context of Greater Sydney.
 - Provision of affordable housing.
 - Proximity to key infrastructure including hospitals, schools, universities and public transport, including the Metro to warrant further development.

Minor amendments were made to respond to the above matters and are reflected in this planning proposal.

- On 5 June 2024, the Westmead South Master Plan, Planning Proposal and supporting documentation were endorsed by Council. Council considered options on existing and proposed Heritage Items and existing and proposed Heritage Conservation Areas, and the options endorsed by Council are reflected in this Planning Proposal.

Study Area

The Westmead South study area is in the southern portion of the larger Westmead Precinct. It sits on the south side of the Railway Corridor, bound by Alexandra Avenue to the north, Bridge Road to the west, Great Western Highway to the south, and Good Street/Mays Hill Precinct to the east, as shown in Figure 1. Today, Westmead South functions as a residential neighbourhood.

The Planning Proposal relates to the study area identified in Figure 1 and provides justification for the proposed amendments. It has been prepared in accordance with the Department of Planning and Environment's Local Environmental Plan Making Guideline 2021.



Figure 1: Land to which this Planning Proposal applies (Source: Architectus, Urban Design Report).

Other Supporting Documents

Implementation of the WSPP is supported by the following documents which are intended to be exhibited alongside the proposal post-gateway.

Draft Westmead South Master Plan Strategy

A Draft Westmead South Master Plan Strategy (WSMPS) has been prepared as part of this Planning Proposal, as provided in Appendix 1. The WSMPS provides a long-term vision for the precinct including five (5) key moves intended to guide the aspirations of this precinct.

The WSMPS is intended to guide Development Applications and any potential proponent-initiated Planning Proposals within Westmead South by clarifying the context, priorities, and desired built form outcomes.

The five key moves identified are:

- Transform Hawkesbury Road into a 'high street' – Hawkesbury Road will be an inviting and bustling main street that is pedestrian and cyclist friendly, promoting community life and function.
- Promote Westmead South as a key area in the Central River City – Westmead South will focus on becoming a future inner-city suburb of Parramatta CBD being accessible, liveable, and connected.
- Enhance transport connections within and beyond – Connectivity and accessibility within Westmead South will be enhanced and improved through infrastructure upgrades and active transport links.
- Expand and strengthen public open and civic spaces – A network of public open and civic spaces will be created linking existing and new parklands to enhance Westmead South's living amenity and appearance.
- Foster a community with a strong identity and sense of place – Sense of place will be bolstered via improved connectivity, accessibility, living amenity and transport in addition to community infrastructure.

Cumberland Development Control Plan 2021

A new draft Development Control Plan for Westmead South (excluding those areas along the Great Western Highway which are subject to a separate Site-Specific Development Control Plan Part F4-2 Mays Hill, Finlayson and Sherwood Transitway Precinct) is proposed in support of this Planning Proposal. The Draft DCP (Westmead South Part F4-4) has been prepared to be in line with the masterplan for Westmead South, the changes proposed to CLEP 2021 under this Planning Proposal, and to reflect the principles and actions of the Draft Westmead South Masterplan Strategy.

Amendments to the existing Development Control Plan Part F4-2 Mays Hill, Finlayson and Sherwood Transitway Precinct, are also proposed in support of this Planning Proposal. The amendments have been prepared to be in line with the urban design masterplan for Westmead South, the changes proposed to CLEP 2021 under this Planning Proposal, and to reflect the vision and actions of the Draft Westmead South Masterplan Strategy.

Draft Affordable Housing Contribution Scheme

A draft Affordable Housing Contributions Scheme (AHCS) under *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) has been prepared to support the new Affordable Housing clause for the precinct. As shown in Appendix 4, the draft AHCS sets out how, where, and at what

rate development contributions will be collected by Council for affordable housing. The draft AHCS includes the evidence base supporting the need for affordable housing and provides operational details including how to calculate contributions and in what form contributions are to be made.

Part 1: Objectives and Intended Outcomes

Objective

Consistent with the approach outlined in the Draft Westmead Place Strategy 2036, Council will lead the progression of detailed planning and implementation of land use outcomes in Westmead (South) through a precinct-wide Planning Proposal.

The primary objective of this Planning Proposal is to amend CLEP 2021 to facilitate and encourage renewal opportunities that delivers development that is complementary to the growth of the existing network of centres across Cumberland while improving amenity of the Westmead South Precinct.

Intended Outcomes

- Contribute to the identified role of Westmead South within the overall Westmead Health and Innovation District.
- Develop a masterplan that acknowledges the current and future desired character of the area including, heritage conservation, the community fabric and natural environment.
- Deliver an increased diverse housing supply, including affordable housing.
- Provide opportunities for housing growth through additional floor space and building heights that are designed to high level urban design outcomes and respond to potential air quality and acoustic impacts.
- Create active and accessible public domains.
- Enhance vehicle and active transport linkages within the precinct, to the Westmead public transport interchange, and to the adjoining precincts of Westmead North, Wentworthville, and Parramatta CBD.
- Protect existing Heritage Items.
- Maintain and enhance the urban tree canopy.
- Deliver local infrastructure to support the new population in the precinct including road and park upgrades.
- Facilitate delivery of public domain improvements including active street frontages, active transport pathways and community facilities for the growing community.
- Connect and collaborate with Country.
- Facilitate a coordinated approach towards the provision of affordable housing.
- Ensure development feasibility where appropriate.

Part 2: Explanation of Provisions

This Part of the Planning Proposal provides an explanation of the provisions that are to be included in the proposed LEP.

Summary of Intended Provisions

Amendments to CLEP 2021 are proposed to implement planning controls that reflect the built form and use changes proposed in the draft WSMPS for the Westmead South precinct, to encourage revitalisation of the precinct. This will be achieved through the following:

- Land Zoning Map (LZN): change existing zones to R4 High Density Residential and E1 Local Centre zones along key roads to provide functional development sites, improve amenity and provide housing in close proximity to transport.
- Height of Buildings Map (HOB): change existing maximum building heights to provide a scale transition down to lower density areas and to align with proposed maximum floor space ratios. Building heights will be a maximum of 41 metres in R4 High Density Residential zones, 15-29 metres in E1 Local Centre zones, 26-29 metres in E3 Productivity Support zones, and 9 metres in the R3 Medium Density Residential zone.
- Floor Space Ratio Map (FSR): change existing maximum floor space ratios to accommodate feasible development and to align with proposed maximum building heights. FSRs will range from 1.2:1 to 2.9:1 in R4 High Density Residential zones, 1.6:1 to 3.2:1 in E1 Local Centre zones, 2.2:1 to 2.5:1 in E3 Productivity Support zones, and 0.7:1 in R3 Medium Density Residential zones.
- Minimum Lot Size Map (LSZ): change existing minimum lot size controls to help facilitate lot sizes that will support the built form and public infrastructure envisioned in the WSMPS and to also ensure consistency with other R3 and R4 minimum lot size requirements in Cumberland. Proposed minimum lot size controls are 900sqm in the R3 Medium Density Residential and R4 High Density Residential zones.
- Heritage Map (HER): change to the existing Heritage LEP Map to support recommendations from the Cumberland Heritage Planning Proposal and Heritage Impact Assessment submitted in support of this Planning Proposal, as further refined through public submissions received and the options endorsed by Council. A curtilage change to an existing item, the extension of an existing heritage conservation area and a new heritage conservation area are proposed.
- Height of Building Incentives Map (New): introduce maximum buildings heights on nominated sites where either affordable housing, community facilities, recreational areas, public land, or a public carpark are provided. Incentive building heights on nominated sites will range from 42-67 metres where a community facility is provided, 83 metres where a recreation area is provided, 67 metres where a public car park is provided, 28-51 metres where public land is provided and 51-83 metres where affordable housing is provided.
- Floor Space Ratio Incentives Map (New): introduce maximum floor space ratios on nominated sites where affordable housing, community facility, recreational areas, public land, public carpark are provided. Incentive FSR's on nominated sites will range from 3.6:1 where a recreation area is provided, 3.6:1 where a public car park is provided, 1.6:1 to 2.5:1 where public land is provided, 3.2:1 to 5.9:1 where affordable housing is provided, and 2.4:1 where a community facility is provided.
- Key Sites Map (KYS): amend the key sites map to identify Planning Proposal sites that have access to incentive height of building and floor space ratio provisions if they provide affordable housing in accordance with the Affordable Housing Contribution Scheme.
- Clause 6.25 – Affordable Housing in the Westmead South Precinct: introduce contributions for affordable housing on nominated sites are to be made in accordance with the Affordable Housing Contribution Scheme.

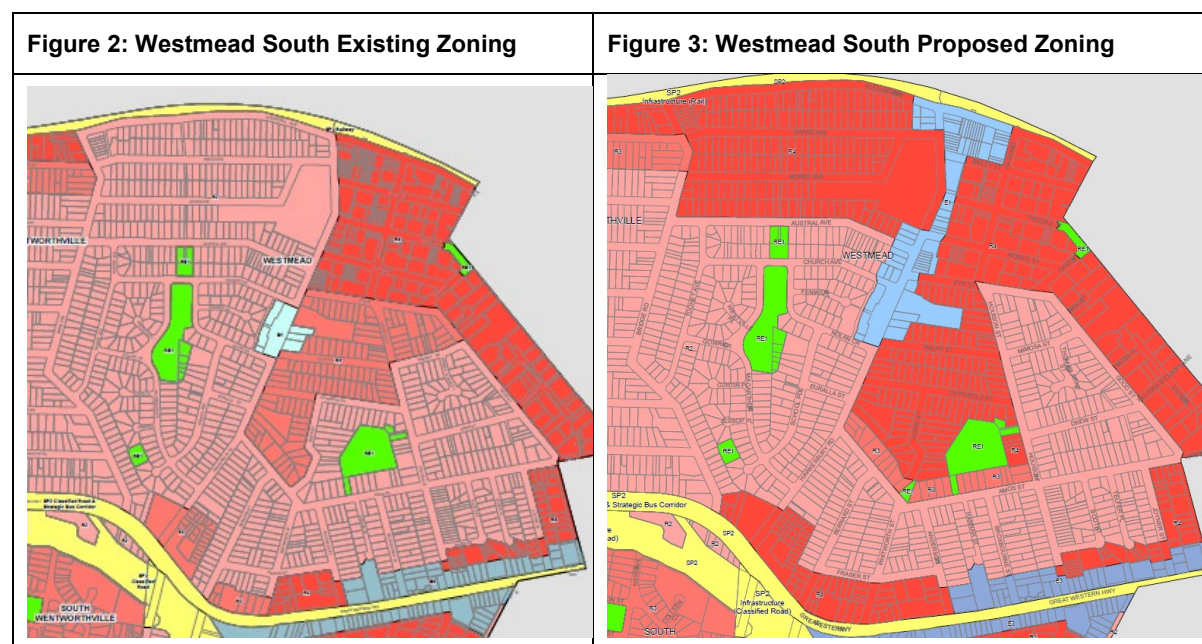
- Clause 6.26 – Additional Height and Density in Westmead South Precinct: introduce access to greater building heights and densities on nominated sites where affordable housing, community facilities, recreational areas, public land, or a public carpark are provided.

2.1 Land Use

- Amend land zones to R3 Medium Density Residential in area I.
- Amend land use zones to R4 High Density Residential in areas labelled B1, B2, B3, B4, C, D1, D2, D3, E0, E1, E2, E3, E4, E5, E6, G2-1, G2-2, G2-3 and G3 in the WSMP.
- Amend land use zones to E1 Local Centre in areas labelled A0, A1, A2, A4, F0, F1, F2 in the WSMP.

The above changes are proposed to deliver financially feasible building heights and floor space, ensure the provision of high-density residential development close to public transport, and a built form scale transition to lower density areas and existing or proposed heritage items and heritage conservations areas. These are in accordance with design and built form testing undertaken.

The proposed Land Use Zoning maps are in Appendix 2.

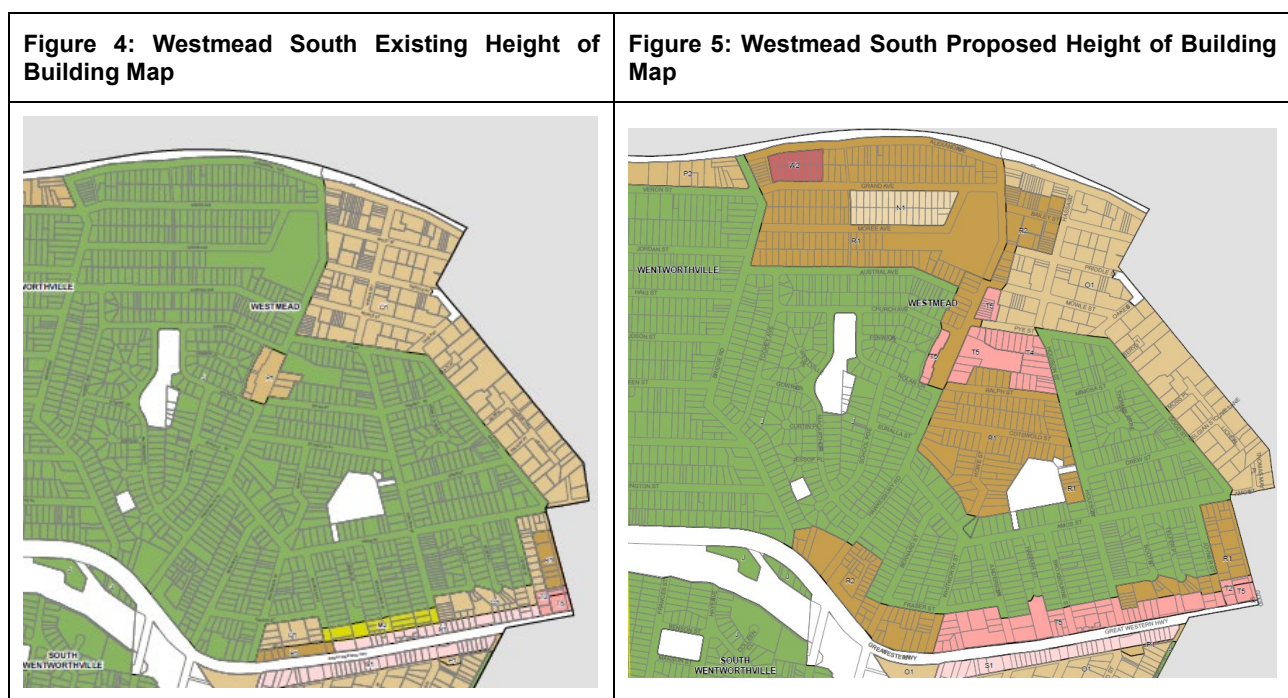


2.2 Height of Buildings – Base

- Amend base Height of Buildings to a maximum of 14 metres in area labelled E0 in the WSMP.
- Amend base Height of Buildings to a maximum of 21 metres in areas labelled A2, B1, B2, B3, D1, D3, E1, E2, E3, E4, E5, E6, E7 and E8 in the WSMP.
- Amend base Height of Buildings to a maximum of 22 metres in areas labelled A0, A3, A4, B4, F2, G2-1, G2-2, and G3 in the WSMP.
- Amend base Height of Buildings to a maximum of 28 metres in area labelled D2 in the WSMP.
- Amend base Height of Buildings to a maximum of 29 metres in areas labelled F0, F1, G1-1, G1-2, G1-3 and G1-4 in the WSMP.
- Amend base Height of Buildings to a maximum of 41 metres in area labelled C in the WSMP.

The above changes are proposed to accommodate feasible development, to be in line with precedent height studies undertaken, to ensure the provision of high-density residential development close to public transport, and to ensure a built form scale transition to lower density areas and existing or proposed heritage items and heritage conservation areas, and to align with proposed maximum floor space ratios.

The proposed base Height of Buildings maps are in Appendix 2.

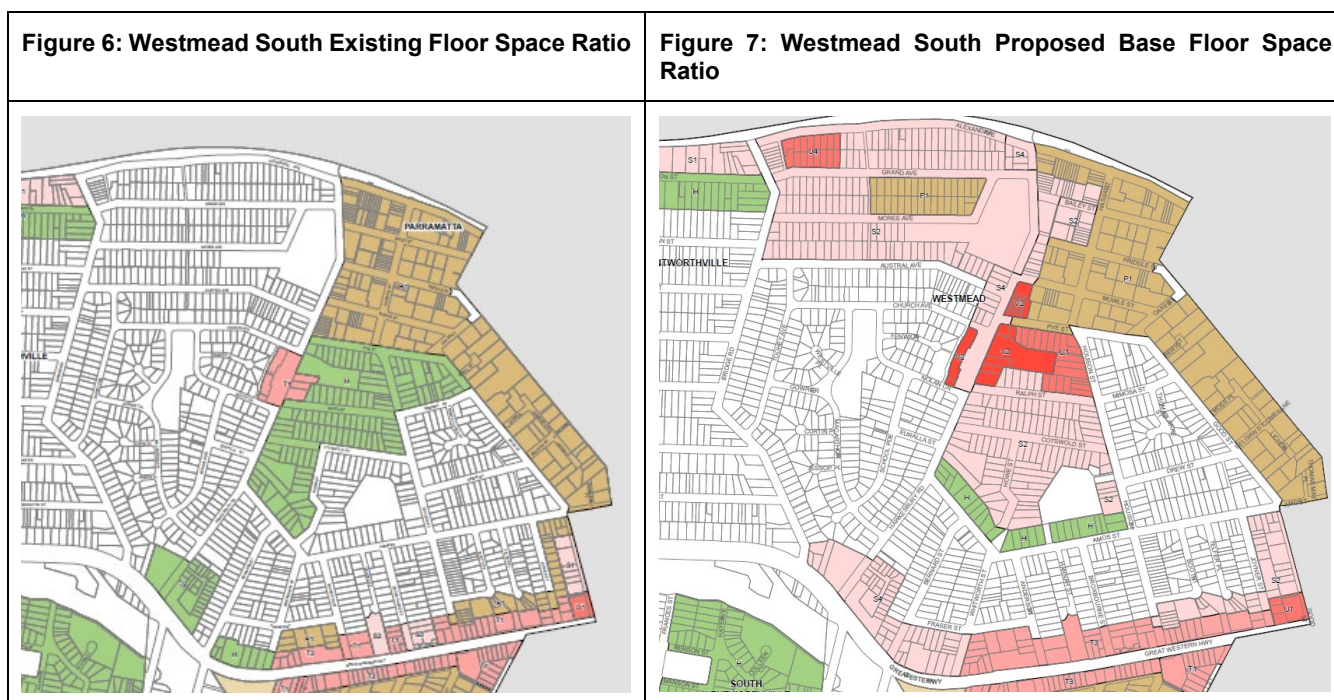


2.3 Floor Space Ratio – Base

- Amend base Floor Space Ratio to a maximum of 1.2:1 in area labelled E0 in the WSMP.
- Amend base Floor Space Ratio to a maximum 0.7:1 in areas labelled I in the WSMP.
- Amend base Floor Space Ratios to a maximum of 1.6:1 in areas labelled B1, B2, B3, B4, D1, D3, E1, E2, E3, E4, E5, E6, E7 and E8 in the WSMP.
- Amend base Floor Space Ratios to a maximum of 1.8:1 in areas labelled A0, A2, A3, A4, F0, F2, G2-1, G2-2 and G3 in the WSMP.
- Amend base Floor Space Ratios to a maximum of 2.2:1 in areas labelled G1-1, G1-2, G1-3 and G1-4 in the WSMP.
- Amend base Floor Space Ratio to a maximum of 2.5:1 in the area labelled D2 in the WSMP.
- Amend base Floor Space Ratio to a maximum of 2.9:1 in the area labelled C in the WSMP.
- Amend base Floor Space Ratio to a maximum of 3.2:1 in the areas labelled F0 and F1 in the WSMP.

The above changes are proposed to accommodate feasible development, to ensure that employment zones having higher density than residential zones, to ensure the provision of high-density residential development close to public transport, to ensure a built form scale transition to lower density areas and existing or proposed heritage items and heritage conservation area, and to align with the proposed maximum building heights.

The proposed Base Floor Space Ratio maps are in Appendix 2.

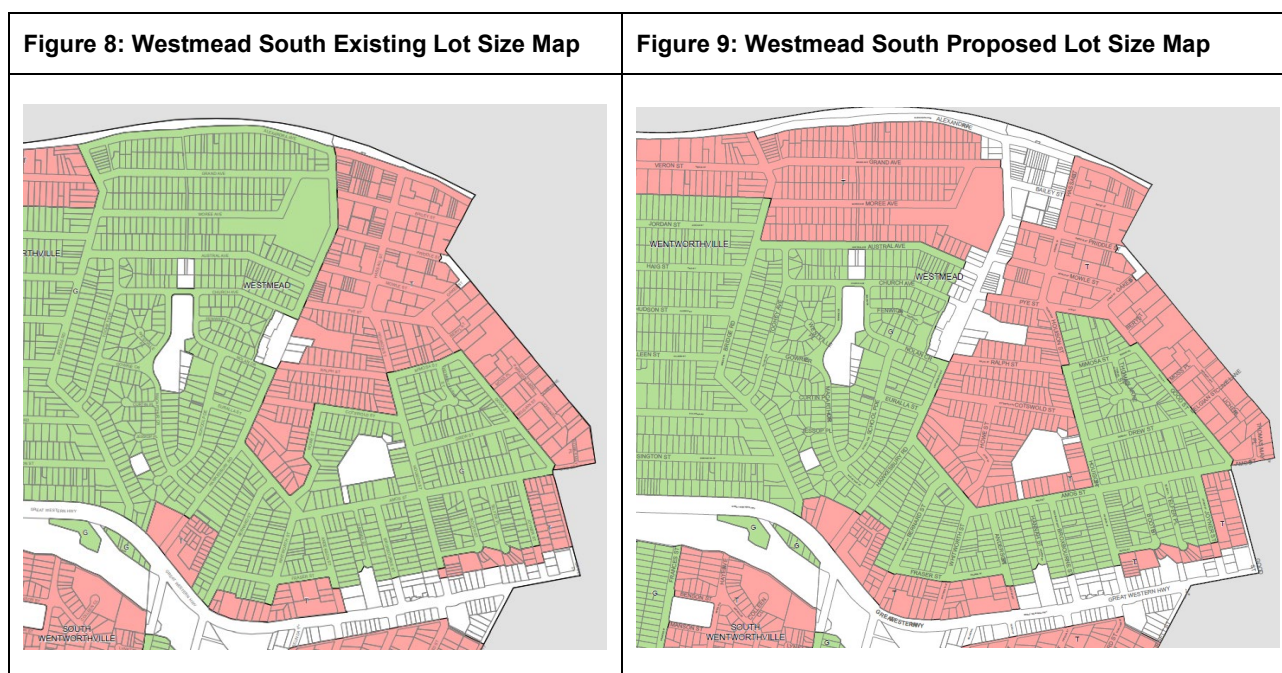


2.4 Minimum Lot Size

- Remove minimum lot size controls in areas labelled A0, A2, A3, A4, F1, and F2 in the WSMP.
- Amend lot size controls to a minimum 900 sqm in areas labelled B1, B2, B3, B4, C, D1, D2, E0, E1, E2, E3, E4, E6, I, G2-1 and G2-2 in the WSMP.

The above changes are proposed to help facilitate lot sizes that will support the built form and public infrastructure envisioned in the WSMP and to bring minimum lot size controls for E1, R3 and R4 zoned sites into consistency with other areas in Cumberland. The proposed controls provide economically feasible lot sizes and seek to deliver greater pedestrian access, open space, and infrastructure to support existing and future residents through new development.

The proposed Minimum Lot Size maps are in Appendix 2.



2.5 Heritage

- Retain listing of 'Deskford' Victorian Gothic Residence at 41-43 Hawkesbury Road, with revised curtilage to include the turf area along Cotswold Street.
- Amend Heritage Map to reflect the expansion of the existing Toohey's Palm Estate Conservation Area to cover mature palm trees and verges located along Moree and Grand Avenue.
- Amend Heritage Map to include the proposed Westmead Estate Conservation Area. The above changes are proposed to support recommendations from the current Cumberland Heritage Planning Proposal PP-2023-158 and Heritage Impact Assessment submitted in support of this Planning Proposal, as further refined through public submissions received during community consultation and the options endorsed by Council. The proposed changes seek to retain and conserve historical physical characteristics of the proposed items, as well as the proposed Westmead Estate HCA, particularly, the aesthetically significant uniform single storey scale, subdivision pattern and landscaped setbacks.

The proposed Heritage maps are in Appendix 2.

Figure 10: Westmead South Existing Heritage Map

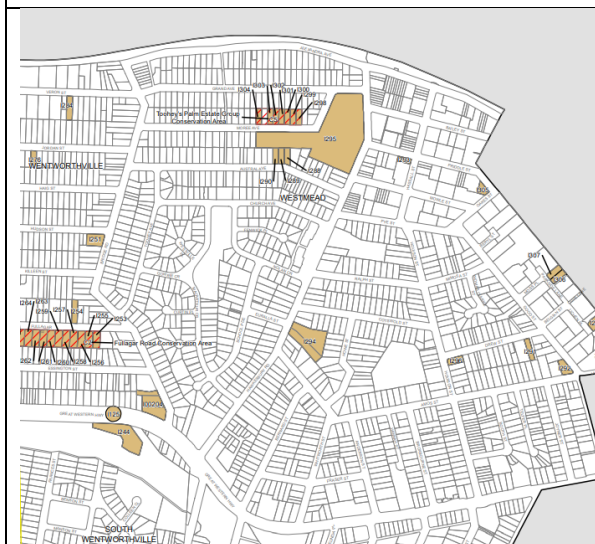
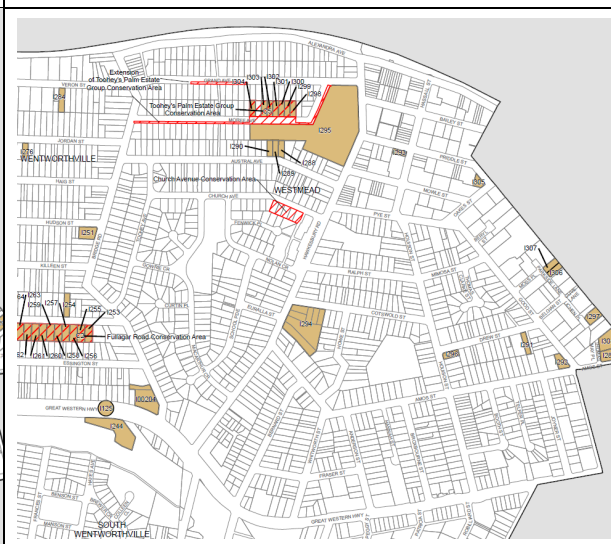


Figure 11: Westmead South Proposed Heritage Map



2.6 Incentive Height of Buildings

- Introduce an incentive Height of Building LEP clause and LEP maps (Appendix 2) where a community facility is provided on sites A2 and G3 in the WSMP as follows:
 - Area A2: 20 storeys/67m
 - Area G3: 12 storeys/42m
- Introduce an incentive Height of Building LEP clause and LEP maps (Appendix 2) where a recreation area is provided on site B1 in the WSMP as follows:
 - Area B1: 25 storeys/3m
- Introduce an incentive Height of Building LEP clause and LEP maps (Appendix 2) where a public car park is provided on site B3 WSMP as follows:
 - Area B3: 20 storeys/67m
- Introduce an incentive Height of Building LEP clause and LEP maps (Appendix 2) where public land is provided on site A0, certain lots within site B2, certain lots within site D1, and in Area F2 in the WSMP as follows:
 - Area A0: 25 storeys/83m
 - Area B2: 15 storeys/51m
 - Area D1: 8 storeys/28m
 - Area F2: 8 storeys/29m
- Introduce an incentive Height of Building LEP clause and LEP maps (Appendix 2) where affordable housing is provided on sites A0, A2, A3 B2, and B4 in the WSMP in accordance with the Affordable Housing Contribution Scheme as follows:
 - Site A0: 25 storeys/83m
 - Site A2: 20 storeys/67m
 - Site A3: 20 storeys/67m
 - Site B2: 15 storeys/51m
 - Site B4: 15 storeys/51m

The proposed incentive building heights seek to facilitate community facilities, recreation areas, a public carpark, public land, and affordable housing within the Westmead South precinct. The proposed incentive controls provide economically feasible building heights, align with precedent height studies undertaken, align with proposed incentive floor space ratios, and provide increased density close to public transport.

Figure 12: Westmead South Proposed Base Height of Building Map

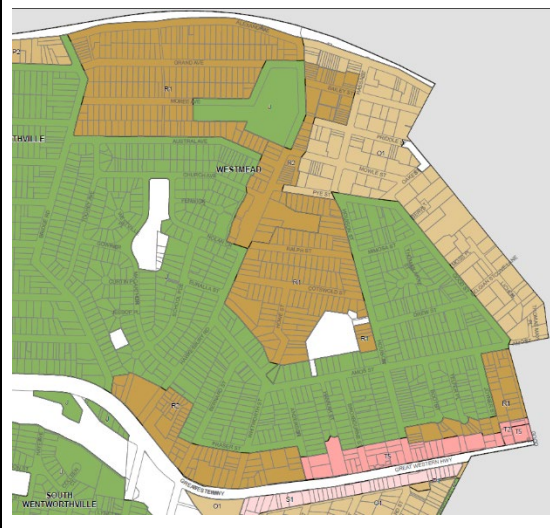
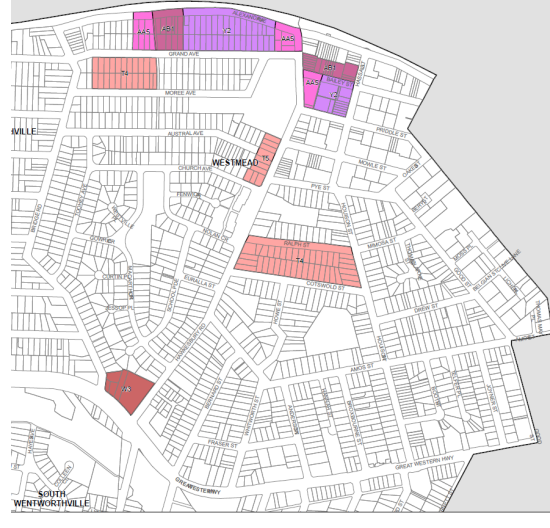


Figure 13: Westmead South Proposed Incentive Height of Building Map



2.7 Incentive Floor Space Ratio

- Introduce an incentive Floor Space Ratio LEP clause and LEP maps (Appendix 2) where a community facility is provided on sites A2 and G3 in the WSMP as follows:
 - Area A2: 4.5:1
 - Area G3: 3.0:1
- Introduce an incentive Floor Space Ratio LEP clause and LEP maps (Appendix 2) where a recreation area is provided on site B1 in the WSMP as follows:
 - Area B1: 3.6:1
- Introduce an incentive Floor Space Ratio LEP clause and LEP maps (Appendix 2) where a public car park is provided on site B3 in the WSMP as follows:
 - Area B3: 3.6:1
- Introduce an incentive Floor Space Ratio LEP clause and LEP maps (Appendix 2) where public land is provided on site A0, certain lots within site B2, certain lots within site D1, certain lots within sites E, certain lots within site G3 and on site F2 in the WSMP as follows:
 - Area A0: 5.9:1
 - Area B2: 3.6:1
 - Area D1: 2.5:1
 - Area G3: 3.0:1
 - Area F2: 3.2:1
- Introduce an incentive Floor Space Ratio LEP clause and LEP maps (Appendix 2) where affordable housing is provided on sites A0, A2, A3 B2, and B4 in the WSMP in accordance with the Affordable Housing Contribution Scheme as follows:
 - Site A0: 5.9:1
 - Site A2: 4.5:1
 - Site A3: 4.2:1
 - Site B2: 3.6:1
 - Site B4: 3.2:1

The proposed incentive floor space ratios seek to facilitate community facilities, recreation areas, a public carpark, public land, and affordable housing within the Westmead South precinct. The proposed incentive controls provide economically feasible building heights, align with precedent height studies undertaken, align with proposed incentive height of building controls, and provide increased density close to public transport.

Figure 14: Westmead South Proposed Base Floor Space Ratio

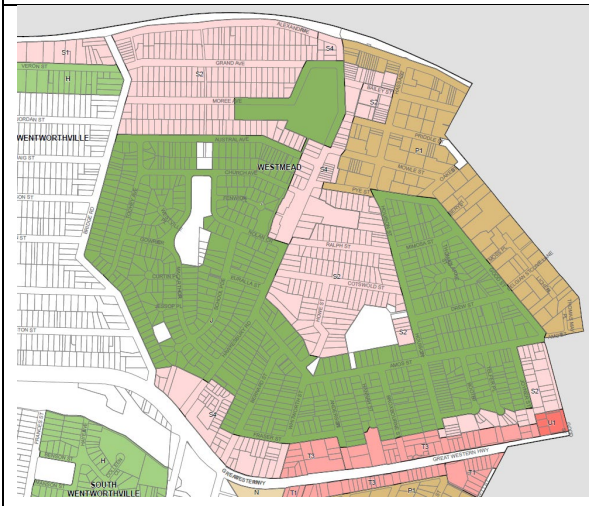
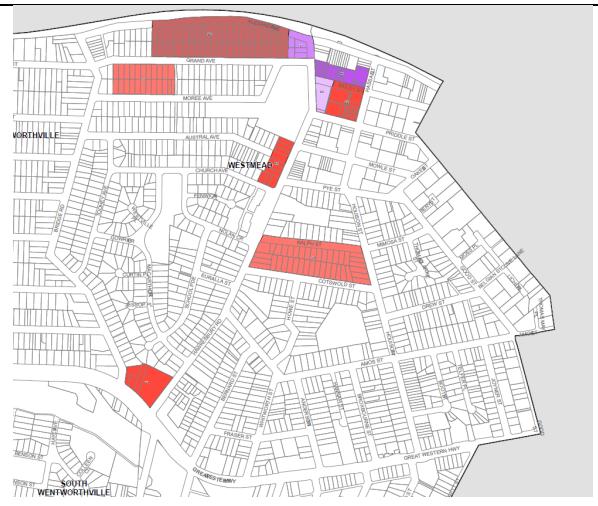


Figure 15: Westmead South Proposed Incentive Floor Space Ratio



2.8 Affordable Housing

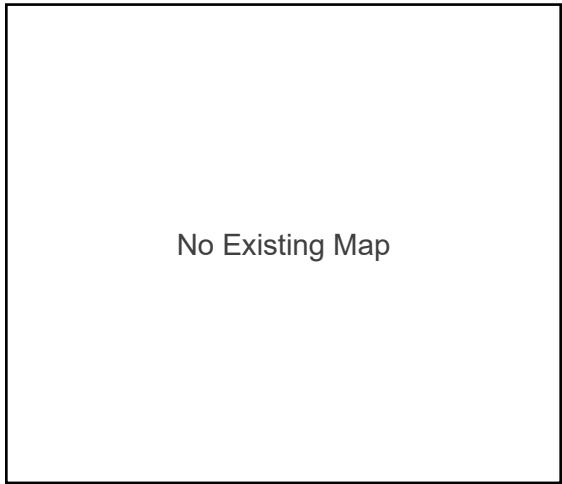
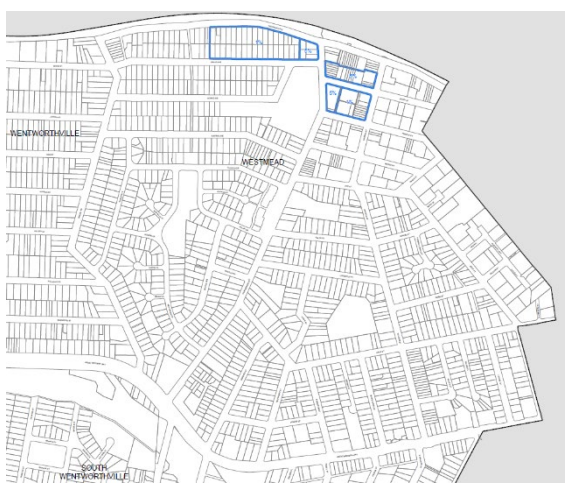
- Introduce a clause (Appendix 2) to require contributions for affordable housing to be made in accordance with an Affordable Housing Contribution Scheme.

Sites subject to the provision and the scheme will be shown as Affordable Housing Key Sites on the LEP Key Site Map (Appendix 2) and are lots within sites A0, A2, A3, B2 and B4. Contribution rates are as follows:

- Site A0: 5%
- Site A2: 5%
- Site A3: 5%
- Site B2: 1%
- Site B4: 1%

This provision is to be read in conjunction with the Draft Affordable Housing Contribution Scheme (Appendix 4).

The intent of this provision is that development for residential purposes on the nominated sites have access to increased height and density if they provide affordable housing within their development, at a rate of either 5% or 1% of the total residential floor area.

Figure 16: Westmead South Existing Key Sites Map	Figure 17: Westmead South Proposed Key Sites Map (for Affordable Housing)
	

Part 3: Justification of Strategic and Site-Specific Merit

Part 3 of the Planning Proposal provides the rationale for the proposed amendments to CLEP 2021 and responds to proposal's strategic and site-specific merit questions as outlined in the Department of Planning and Environment's LEP Making Guideline 2021.

Section A – Need for the Planning Proposal

3.1 Is the planning proposal a result of an endorsed LSPS, strategic study or report?

Yes. The Planning Proposal I is a result of implementing opportunities and strategic considerations identified for the Westmead South Precinct in Cumberland 2030: Our Local Strategic Planning Statement, Cumberland Affordable Housing Strategy (AHS) and Cumberland Local Housing Strategy (LHS); as well as implementing the Strategic Centres and Corridors Works Program that has been endorsed by Council. Section 3.4 provides a detailed response to how the Planning Proposal achieves the LSPS, AHS and LHS priorities and actions.

The endorsed strategic planning work program for Cumberland City's key centres and strategic corridors is in Figure 18 below, where planning for the Westmead South precinct is identified in State Government led initiative. Following the Department of Planning, Housing, and Infrastructure's publication of the Westmead Place Strategy, many of the directions relevant to Westmead South were identified as short to medium term priorities.

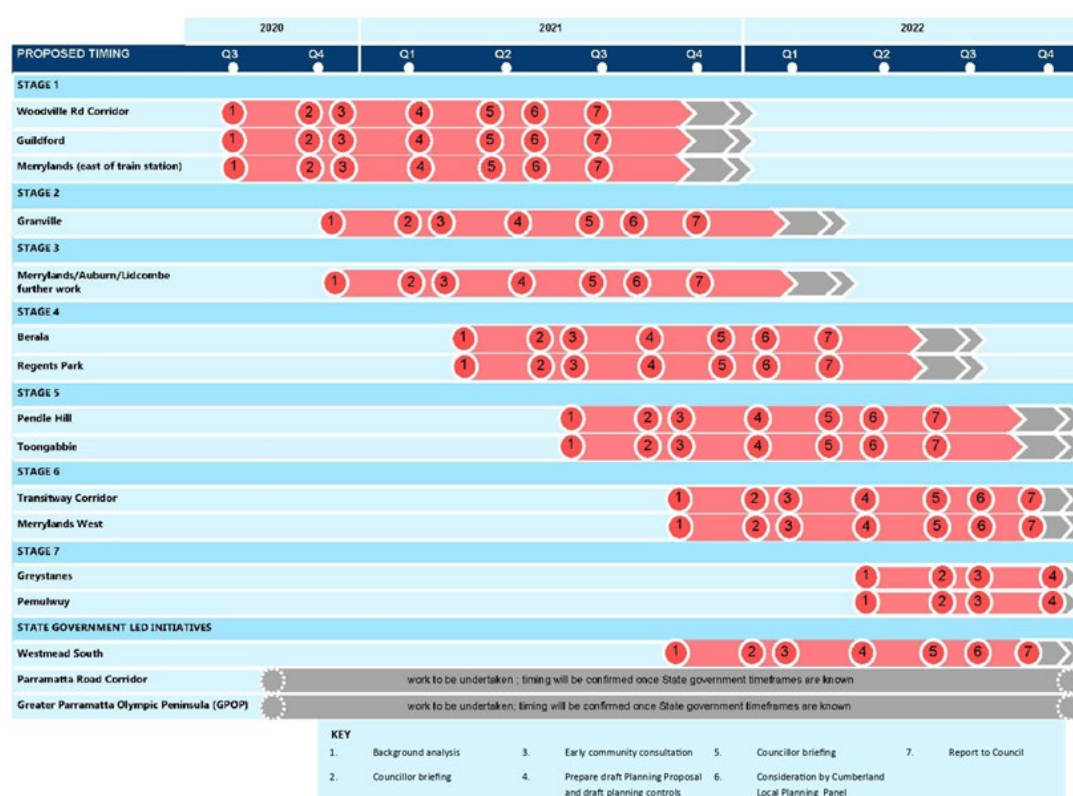


Figure 18: Council's endorsed Strategic Planning Work Program

In addition to the above, the Planning Proposal is informed by technical studies which justify the proposed master plan and changes to CLEP 2021. These include:

Appendix 8 – Urban Design Report

The built form testing undertaken as part of the urban design report demonstrated that the Planning Proposal should seek to amend land use zoning, floor space and building height provisions in CLEP 2021 to better achieve and implement the objectives and considerations for the precinct identified in State and Council documents, including the Draft WSMPS.

The proposed CLEP 2021 and CDCP 2021 amendments have taken the existing character, desired future character, existing heritage items and recent development in the area into consideration, as well as the following key findings from the Urban Design Report:

- Potential to deliver approximately 6,000 new homes at a strategically appropriate density, within a 10–15-minute walk of the station and main street.
- Implement a 6m setback along key roads and potential future mixed-use development to increase landscaping and contribute to improving the amenity and attractiveness of the precinct.
- Implement maximum street wall heights of up to 2 storeys with a deep upper-level setback to minimise visual bulk and scale and provide sympathetic transition to heritage items.
- Enhance streetscape character and amenity of surrounding streets by increasing tree canopy to a minimum 45% and encouraging walking and cycling in key open spaces such as MJ Bennett Reserve and Sydney Smith Park.

The Structure Plan in Figure 19 (overpage) from the Urban Design Report demonstrates the urban design intent for the precinct including the concentration of high to medium density zoning in areas within close proximity to transport hubs, revitalisation of existing civic spaces into urban hubs, and creation of a green link to provide a high amenity, and accessible open spaces for all users.

Appendix 10 – Economic Feasibility Study

This assessment included a feasibility tipping point analysis to determine financially feasible building heights and floor space ratios the precinct required, as well as feasible affordable housing contribution rates. Key findings from the Economic Feasibility Study included:

- Densities proposed in the Master Plan should be adopted to ensure future development is feasible.
- Implement 5% affordable housing contributions where it is tolerable at the densities proposed.
- To incentivise the delivery of new public open space, planning mechanisms such as a ‘base and bonus’ floorspace should be investigated.
- There will be a need to provide space for local commercial services in the precinct.

The urban design report took the findings of the feasibility assessment into account in recommending proposed land uses, floor space ratios and building heights.

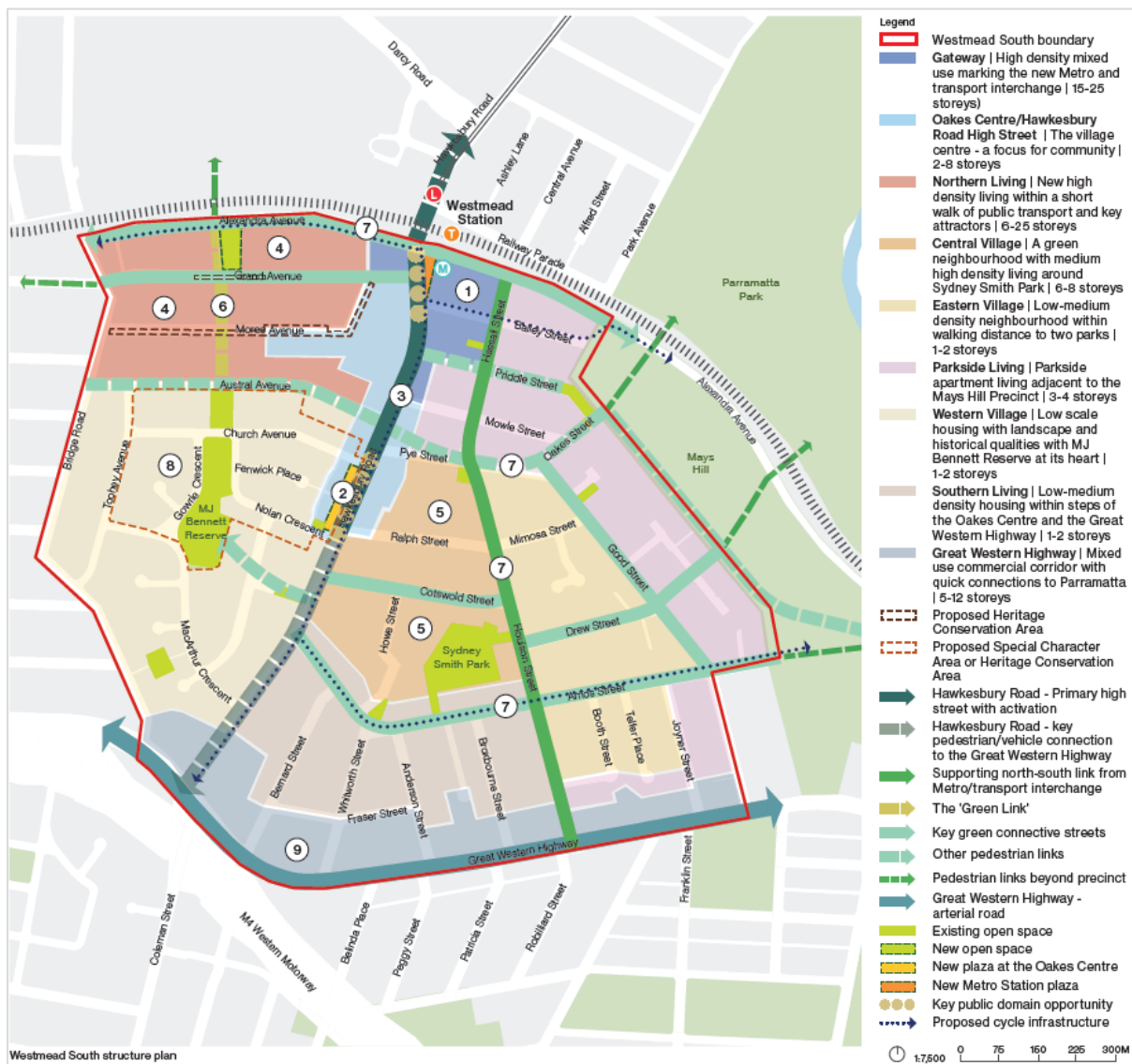


Figure 19: Westmead South Structure Plan, Architectus, Urban Design Report

Appendix 12 – Social Infrastructure and Community Needs Assessment

This assessment identified the community facilities and open space infrastructure that would be generated by the Planning Proposal population based on benchmarking. The community facilities and open space needs identified through benchmarking are reflected in proposed the master plan and LEP incentive floor space ratio and building height incentives. Key findings from the Assessment include:

- Westmead South precinct has existing deficits in open space provision. The planning framework should seek to address the needs of the future community through renewal opportunities of existing spaces and introduction of new open space.
- Investigate areas in the western and southern areas of Westmead South for additional local open space and potential new green links to connect existing open space for residences along the Great Western Highway and Bridge Road.
- New multi-purpose community facility to service residents in the western and southern areas of Westmead south with potential co-location with other community and cultural facilities, sport and recreation facilities and parks and open space areas should be considered.

Appendix 13 – Air Quality and Acoustic Impact Assessment

This study investigated the air quality and acoustic impacts the surrounding locality would have on the Westmead South precinct. Air quality and noise impact issues were identified and mitigation recommendations to address these issues have been included in the proposed amendments to CDCP 2021. Key findings from the assessment include:

- Future mixed-use development in the north of the precinct and along Hawkesbury Road would require special design considerations to ensure air quality objectives are complied with.
- Future residential flat building development in the north of the precinct would require special design considerations to ensure air quality objectives are complied with, below the third storey.
- Future low and medium density residential development fronting Bridge Road would require special design considerations to ensure air quality objectives are complied with.

Appendix 14 – Traffic and Transport Study

This study investigated the traffic network impacts of background growth and the Planning Proposal and identified road infrastructure works were required to reduce these impacts. Key findings from the Study included:

- Maximum parking controls should be introduced to minimise traffic growth in Westmead.
- Hawkesbury Road will undergo a transition regardless of what is planned in Westmead South due to the significant increase in pedestrian demands arising from the Sydney Metro West station.

Appendix 11 – Flood, Stormwater and Water Quality Report and Implementation Plan

This study investigated flooding, stormwater, and integrated water cycle management systems to support the Westmead South Master Plan and provided advice relating to development on and not on flood prone land. Key findings from the Study included:

- In general, development should not be permitted in floodway areas.
- Development along the Domain Catchment area should be managed through flood impact and floor level controls.
- Site-specific flood studies shall comply with Council's standard requirements and the most up-to date best practice guidelines, including Australia Rainfall Runoff 2019 and NSW Flood Risk Management Manual 2023.

Appendix 9 – Heritage Impact Assessment

This study investigated the impact of the proposed built form on existing heritage items and heritage conservation areas within the precinct. Key findings from the Assessment included:

- Support for the proposed Westmead Estate Heritage Conservation Area, noting that the alternative Special Character Area would also provide non-statutory recognition of the heritage values of the area. DCP controls should be applied in relation to the Westmead Estate, whether it takes the form of a conservation area or character area.
- Support for the reduction in scale in the area immediately surrounding the existing Toohey's Palm Estate Conservation Area to a maximum of four (4) storeys, with a two (2) storey street wall height.
- Support for the proposed setback of 6m to Hawkesbury Road, which will conserve significant view lines looking north and south along the corridor and conserve the setting of existing and proposed heritage items.

- Support for the listing of 18 Austral Avenue, as well as support for the listing and reduced curtilage of St Barnabas Anglican Church' located at 75 Hawkesbury Road. Also supportive of amendments to increase curtilage of existing heritage item at 41-43 Hawkesbury Road.

It is noted that Council considered the potential listing of 18 Austral Avenue and St Barnabas Church as recommended by the Heritage Impact Assessment. However, in line with recent Council precedent where if an owner objection is received to the listing of a Heritage Item, then Council would not endorse the listing, 18 Austral Avenue and St Barnabas are not recommended for Heritage listing as part of this Planning Proposal as owner objections have been received. The recommended increase to the curtilage of the existing Heritage Item at 41-43 Hawkesbury Road is endorsed by Council and is part of this Planning Proposal.

Further to the above, four (4) options were considered for the Westmead Estate Heritage Conservation Area, including the area recommended in the Heritage Impact Assessment. However, in line with recent Council precedent where if an owner objection is received then Council would not endorse the listing, a reduced Westmead Estate Conservation Area is endorsed by Council and forms part of this Planning Proposal, as owner objections in the other options were received.

3.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, a Planning Proposal is the best means of achieving the objectives and intended outcomes.

Relying on site-specific variations of applicable development standards through Clause 4.6 of CLEP 2021 or amending CDCP 2021 to facilitate improved amenity and urban design outcomes are not realistic avenues to achieve the overall vision and development opportunities identified for the precinct.

This initial implementation is supported by the WSMPS which provides the overall Strategic Merit and intents for the precinct. The WSMPS is intended to support any proponent-initiated Planning Proposals within the precinct that align with the precinct-wide strategy.

Furthermore, the Planning Proposal is the best way to reflect the vision of the Westmead Place Strategy 2036, and desired outcomes for Westmead South. Accordingly, the Planning Proposal and supporting WSMPS are the best means of achieving the objectives and intended outcomes.

Section B – Relationship to the Strategic Planning Framework

3.3 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 gives effect to the directions, objectives and actions of the Greater Sydney Region Plan and Central City District Plan.

Greater Sydney Region Plan – A Metropolis of Three Cities (2018)

The Greater Sydney Region Plan (GSRP) is the former Greater Cities Commission's (GCC) vision of three cities where most residents live within 30 minutes of their jobs and services. It sets a 40-year vision and establishes a 20-year plan to manage growth and change across Greater Sydney, informing district and local plans and the assessment of Planning Proposals.

The GSRP contains 10 directions and 40 objectives to guide future growth. The Planning Proposal has been assessed against the objectives as follows:

Table 1: Assessment against GSRP

Objectives	Consideration
Infrastructure and Collaboration Objective 1: Infrastructure supports the three cities. Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact. Objective 3: Infrastructure adapts to meet future needs. Objective 4: Infrastructure use is optimised. Objective 5: Benefits of growth realised by collaboration of governments, community and business.	<p>Consistent – The Planning Proposal seeks to optimise existing infrastructure, provide additional housing within 30mins of a metropolitan centre, Parramatta CBD, and demonstrates an evidence-based approach to infrastructure planning.</p> <p>The Westmead South Precinct adjoins the Parramatta CBD and is well serviced by existing transport network systems. With planned infrastructure such as the Sydney Metro West and Parramatta Light Rail providing direct access into Parramatta, this precinct will become part of Parramatta's future inner-city suburbs.</p> <p>The housing growth proposed has been informed by various demand analysis including:</p> <ul style="list-style-type: none"> • Westmead South Urban Design Report prepared by Architectus (Appendix 8) • Social Infrastructure and Community Needs Assessment prepared by GHD (Appendix 12) • Traffic and Transport Study prepared by SCT Consulting (Appendix 14) <p>The Social Needs and Community Infrastructure Assessment identified the additional community facilities and open space infrastructure the Planning Proposal population would generate and provided recommendations on the provision of these.</p> <p>The Traffic and Transport Study recommended road infrastructure improvements that would be required to support the additional vehicle and pedestrian movements in the study area.</p> <p>Recommendations from the above studies have been reflected in the draft WSMPS, proposed CLEP 2021 amendments and draft CDCP 2021 amendments. The proposed CLEP 2021 amendments include building height and FSR incentives for the provision of a community facility, public land, car park, public land, recreation areas and affordable housing.</p> <p>An infrastructure delivery plan and infrastructure costings have been prepared to inform the provision of facilities and infrastructure.</p>
Liveability Objective 6: Services and infrastructure meet communities' changing needs. Objective 7: Communities are healthy, resilient and socially connected. Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods.	<p>Consistent – The Planning Proposal seeks to provide planning control amendments that will facilitate delivery of approximately 6,000 additional dwellings throughout the Westmead South precinct.</p> <p>To support these future residents the following elements have been carefully considered through a place-based approach:</p> <ul style="list-style-type: none"> • Well-designed built environment: great places are enjoyable and attractive, they are safe, clean and flexible with a mix of sizes and functions. • Social infrastructure and opportunity: great places are inclusive of people of all ages and abilities, with a range of authentic local experiences and opportunities for social interaction and connections. • Fine grain urban form: great places are walkable of human scale, with a mix of land uses including social infrastructure and local services at the heart of communities.

<p>Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation.</p> <p>Objective 10: Greater housing supply.</p> <p>Objective 11: Housing is more diverse and affordable.</p> <p>Objective 12: Great places that bring people together.</p> <p>Objective 13: Environmental heritage is identified, conserved and enhanced.</p>	<p>The key outcomes for the Planning Proposal associated with these elements are:</p> <ul style="list-style-type: none"> • Facilitate the redevelopment Hawkesbury Road into a high street, through changes to land use zoning, floor space and building height provisions in CLEP 2021. These will allow for local retail and commercial development to meet the day to day needs of residents throughout the precinct. • Facilitate the creation of north-south activity hubs between the Metro Site and the Oakes Centre, which will allow mixed use development with the commercial portion able to provide local goods and services for residents. • Dedication of land for the provision of a network of active transport links throughout the precinct. This will connect existing and future open spaces together to create a well-connected, walkable precinct. <p>Further to the above, the Planning Proposal, draft WSMPS, and proposed amendments to CDCP 2021 will facilitate greater access to services, commercial opportunities, employment, and open space, and facilitate an improved public domain where people can connect.</p> <p>The addition of approximately 6,000 new dwellings will facilitate diverse housing options in addition to the introduction of an AHCS in response to affordable housing needs in Cumberland. The AHCS is proposed for properties within the Westmead South precinct through application of incentive provisions.</p> <p>The precinct has planned for communities that are healthy, resilient and socially connected as the urban design report incorporated the findings of the Social Needs and Community Infrastructure Assessment, where possible, when creating the precinct Master plan. The integration of these findings resulted in 1 new local park, through site links and community facilities being proposed for delivery through various planning mechanisms.</p> <p>A Heritage Impact Assessment (HIA) was undertaken for this Planning Proposal. It identified existing and proposed heritage items and a proposed heritage conservation area within the precinct, outlined the potential impacts the proposed built form may have on those heritage items, and included recommendations on proposed built form to ensure the integrity of the heritage items was maintained. The HIA findings were incorporated into the Master Plan and the proposed amendments to CDCP 2021.</p> <p>Based on the above, this Planning Proposal is consistent with objectives 6-13 of the GSRP.</p>
<p>Productivity</p> <p>Objective 14: A Metropolis of Three Cities - integrated land use and transport create walkable and 30-minute cities.</p> <p>Objective 16: Freight and logistics network is competitive and efficient.</p>	<p>Consistent – The Planning Proposal will support productivity outcomes to co-locate employment activities within metropolitan, strategic, and local centres and attract housing in and around centres to create walkable, cycle-friendly neighbourhoods as follows:</p> <ul style="list-style-type: none"> • Facilitate the redevelopment Hawkesbury Road into a high street, through changes to land use zoning, floor space and building height provisions in CLEP 2021. These will allow for local retail and commercial development to meet the day to day needs of residents throughout the precinct. • Facilitate the creation of north-south activity hubs between the Metro Site and the Oakes Centre, which will allow mixed use development with the commercial portion able to provide local goods and services for residents.

<p>Objective 19: Greater Parramatta is stronger and better connected.</p> <p>Objective 22: Investment and business activity in centres.</p> <p>Objective 24: Economic sectors are targeted for success.</p>	<ul style="list-style-type: none"> Proposed medium and high-density housing throughout the precinct in proximity to Westmead Health and Innovation District, Westmead Railway Station, future Westmead Metro Station, Parramatta Light Rail and Parramatta CBD. Dedication of land for the provision of a network of active transport links throughout the precinct. This will connect existing and future open spaces together to create a well-connected, walkable precinct. <p>Although the Planning Proposal area is not identified as a key employment area or knowledge hub, it does propose a total 47,010m² of non-residential GFA throughout the precinct, providing retail, commercial and employment opportunities.</p> <p>The Westmead South precinct is not identified as a Trade Gateway and is not in proximity to a Trade Gateway. However, Westmead Railway Station falls along the Main West Line, which partly services rail freight from Western NSW to the South Coast and is managed by Sydney Trains. This Planning Proposal does not seek to change this.</p> <p>Together these changes will support the productivity outcomes for the GSRP to:</p> <ul style="list-style-type: none"> Drive opportunities for investment and business across Greater Sydney. Deliver an internationally competitive freight and logistics sector. Support a diverse economy. Support a network of centres. Rebalance the city's eastern economic focus. Deliver a 30-minute city. <p>Based on the above, this Planning Proposal is consistent with objectives 14, 16, 19, 22 and 24 of the GSRP.</p>
<p>Sustainability</p> <p>Objective 30: Urban tree canopy cover is increased.</p> <p>Objective 31: Public open space is accessible, protected and enhanced.</p> <p>Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths.</p> <p>Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change.</p> <p>Objective 34: Energy and water flows are captured, used and re-used.</p>	<p>Consistent – The Planning Proposal seeks to implement measures that will transform the character of the precinct while maintaining its key function as a walkable, residential neighbourhood. These measures include increases to the urban tree canopy in streets, parks, and private developments to help manage urban heat.</p> <p>The measures outlined in the Planning Proposal, draft WSMPS and draft CDCP 2021 controls would enhance the extent of urban tree canopy and access to public open spaces through the following:</p> <ul style="list-style-type: none"> New active transport paths throughout the precinct. FSR and HOB incentives for the provision of a new public park on Area B1 along Alexandra Avenue Identifying minimum treatments and embellishments for the public domain, and Integration of Water Sensitive Urban Design concepts. <p>These measures seek to adapt the precinct to climate change, especially urban heat in and around the Central River City.</p> <p>The provisions for new open space, new through-site links and new active transport paths will connect into a network of existing and proposed open spaces, footpaths, and cycleways, including connections to the Mays Hill Precinct to the east. The enhancement of open spaces and pathways within Westmead South seeks to support healthier lifestyles and environments for the whole community.</p> <p>The Planning Proposal responds to objective 37 as it has been informed by technical studies including a Flood Risk Assessment.</p>

Objective 35: More waste is re-used and recycled to support the development of a circular economy.	Recommendations from the Assessment have been included in proposed amendments to CDCP 2021 and confirm that hazards such as flooding can be managed appropriately.
Objective 36: People and places adapt to climate change and future shocks and stresses.	Further to the above, an Acoustic and Air Quality Assessment has been undertaken for the precinct. Recommendations from the Assessment have been included in proposed amendments to CDCP 2021 and confirm that hazards such as noise and air pollution can be managed.
Objective 37: Exposure to natural and urban hazards is reduced.	With regard to the management of waste and recyclable materials, existing and proposed controls in CDCP 2021 seek to manage these.
Objective 38: Heatwaves and extreme heat are managed.	Based on the above, this Planning Proposal is consistent with objectives 30-38 of the GSRP.

Central City District Plan

The Central City District Plan 2018 is a 20-year plan that outlines planning priorities and actions to support the Greater Sydney Region Plan, under the same set of themes and directions. The District Plan has 22 Planning Priorities which planning authorities must give effect to in preparing Planning Proposals.

Table 2: Assessment against the Central City District Plan

Planning Priority	Consideration
Direction: A city supported by infrastructure	
Planning Priority C1: Planning for a city supported by infrastructure.	See responses to GRSP Objectives 1 – 5 above.
Direction: A collaborative city	
Planning Priority C2: Working through collaboration.	<p>This Planning Proposal aims to promote orderly development that aligns with the objectives of Local, District and Regional planning frameworks.</p> <p>The Planning Proposal is based on State Government's Westmead Place Strategy 2036, and Council's LSPS, CSP, Local Housing Strategy and Affordable Housing Strategy which were the subject of community and stakeholder engagement. It has also been informed by two rounds of Early Engagement undertaken with the community in 2022 and 2023.</p> <p>The Planning Proposal will be subject to further extensive collaboration and engagement with the community and stakeholders during its public exhibition.</p>
Direction: A city for people	
Planning Priority C3: Providing services and social infrastructure to meet people's changing needs.	<p>The Planning Proposal has been informed by technical studies including a Social Needs and Community Infrastructure Assessment and a Traffic and Transport Study.</p> <p>The Social Infrastructure and Community Needs Assessment identified the additional community facilities and open space infrastructure the Planning Proposal population would generate and provided recommendations on the provision of these.</p> <p>The Traffic and Transport Study recommended road infrastructure works and improvements that would be required to support the additional vehicle and pedestrian movements in the study area.</p>

Planning Priority	Consideration
	<p>Recommendations from the above studies have been reflected in the draft WSMPS, proposed CLEP 2021 floor space and building height incentives for the provision of recreation areas, public land, public carpark and community facilities and proposed amendments to CDCP 2021.</p> <p>An infrastructure delivery plan and infrastructure costings have been prepared to inform the provision of facilities and infrastructure.</p>
Planning Priority C4: Fostering healthy, creative, culturally rich and socially connected communities.	The Planning Proposal, draft WSMPSS and proposed amendments to CDCP 2021 will facilitate greater access to services, commercial opportunities, employment, and open space, and facilitate an improved public domain where people can connect.
Direction: Housing the city	
Planning Priority C5: Providing housing supply, choice and affordability with access to jobs, services and public transport.	<p>The Planning Proposal is consistent with the Cumberland Local Housing Strategy and seeks to provide approximately 6,000 dwellings within the Westmead South precinct.</p> <p>The Planning Proposal will facilitate diverse housing throughout the precinct through changes to land use zoning, floor space and building height provisions in CLEP 2021.</p> <p>Furthermore, this Planning Proposal will facilitate affordable housing through incentive floor space and building height LEP provisions and through the introduction of an AHCS.</p>
Direction: A city of great places	
Planning Priority C6: Creating and renewing great places and local centres and respecting the District's heritage.	<p>This Planning Proposal seeks to create great places through:</p> <ul style="list-style-type: none"> Facilitating the redevelopment of Hawkesbury Road into a high street through changes to land use zoning, floor space and building height provisions in CLEP 2021. These will allow for local retail and commercial development to meet the day to day needs of residents throughout the precinct. Facilitating the creation of north-south activity hubs between the Metro Site and the Oakes Centre which will allow mixed use development with the commercial portion able to provide local goods and services for residents. Dedication of land for the provision of a network of active transport links throughout the precinct. This will connect existing and future open spaces together to create a well-connected, walkable precinct. <p>A Heritage Impact Assessment (HIA) was undertaken for this Planning Proposal. It identified existing and proposed heritage items and a proposed heritage conservation area within the precinct, outlined the potential impacts the proposed built form may have on those heritage items, and included recommendations on proposed built form to ensure the integrity of the heritage items was maintained. The findings were incorporated into the Master Plan and the proposed amendments to CDCP 2021.</p> <p>The Urban Design Report took the findings of the heritage study and the existing environmental heritage into account in its analysis of the area and subsequent built form recommendations. Furthermore, proposed amendments to CDCP 2021 reflect recommendations from the Assessment.</p>
Direction: A well-connected city	
Planning Priority C7: Growing a stronger and more competitive Greater Parramatta.	Greater Parramatta encompasses Parramatta CBD, Parramatta North and the Westmead health and education precinct, connected via Parramatta Park.

Planning Priority	Consideration
	The Planning Proposal is consistent with supporting the existing health and education sector in Westmead through the provision of greater housing opportunities, local retail and commercial opportunities, connectivity, and active transport to support the needs of a growing precinct to the north.
Direction: Jobs and skills for the city	
Planning Priority C8: Delivering a more connected and competitive GPOP Economic Corridor.	<p>Westmead South falls within Quarter 1: Parramatta CBD and Westmead Health and Education Precinct, of the GPOP Corridor. The CCDP recognises that as Greater Parramatta continues to grow, neighbouring suburbs such as Westmead will also experience growth to provide a diversity of housing and jobs.</p> <p>The Planning Proposal is consistent with delivering a more connected and competitive GPOP Economic Corridor through facilitating the delivery of greater housing opportunities, local retail and commercial opportunities.</p>
Planning Priority C9: Delivering integrated land use and transport planning and a 30-minute city.	See response to GSRP Objectives 1 to 13 above
Planning Priority C10: Growing investment, business opportunities and jobs in strategic centres.	<p>The Planning Proposal seeks to facilitate the development of the Westmead South precinct through changes to land use zoning, floor space and building height provisions in CLEP 2021.</p> <p>The proposed amendments to the CLEP 2021 seek to provide approximately 47,010m2 of non-residential GFA throughout the precinct, providing retail, commercial and employment opportunities. This will play a crucial role in providing for the day to day needs of residents within the precinct.</p>
Planning Priority C11: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land.	N/A
Planning Priority C12: Supporting growth of targeted industry sectors.	<p>The Planning Proposal supports the growth of the Westmead Health and Innovation district by delivering housing opportunities, infrastructure, and employment. This allows for the co-location of health, education, social and community facilities in strategic centres along the GPOP Economic Corridor.</p> <p>Although the Planning Proposal area is not identified as a key precinct or knowledge hub, it does propose a total 47,010m2 of non-residential GFA, providing retail, commercial and employment opportunities that seek to support the neighbouring Health and Innovation district to the north.</p>
Direction: A city in its landscape	
Planning Priority C13: Protecting and improving the health and enjoyment of the District's waterways.	<p>The Planning Proposal does not contain any provisions that are contrary to this objective.</p> <p>Existing and proposed controls in CDCP 2021 require the provision of Water Sensitive Urban Design.</p>
Planning Priority C14: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element.	N/A

Planning Priority	Consideration
Planning Priority C15: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes.	The Planning Proposal does not contain any provisions that are contrary to this objective as the proposed changes to planning controls within the Westmead South precinct apply to sites that are already urbanised and developed.
Planning Priority C16: Increasing urban tree canopy cover and delivering Green Grid connections.	<p>The Planning Proposal, draft WSMPS and proposed amendments to CDCP 2021 include provisions for new open space, increased tree canopy, new through-site links and new active transport paths throughout the precinct. These would connect to the network of existing and proposed open spaces, footpaths, and cycleways, including the Mays Hill Precinct.</p> <p>An Ecologically Sustainable Development (ESD) Sustainability Strategy was prepared as part of the technical studies informing this Planning Proposal. One of the recommendations from this strategy is to increase tree canopy coverage in the precinct by 40%. This is reflected in the proposed amendments to the CDCP 2021.</p>
Planning Priority C17: Delivering high quality open space.	<p>The Planning Proposal, draft WSMPS and proposed amendments to CDCP 2021 controls would enhance access to public open spaces through the following:</p> <ul style="list-style-type: none"> • New active transport paths throughout the precinct. • FSR and HOB incentives for the provision of a new public park on Area B1 along Alexandra Avenue • Identifying minimum embellishments and treatments for the public domain.
Planning Priority C18: Better managing rural areas.	N/A
Direction: An efficient city	
Planning Priority C19: Reducing carbon emissions and managing energy, water and waste efficiently.	See response to GSRP Objectives 30 – 38 above.
Direction: A resilient city	
Planning Priority C20: Adapting to the impacts of urban and natural hazards and climate change.	See response to GSRP Objectives 30 – 38 above.
Implementation	
Planning Priority C21: Preparing local strategic planning statements informed by local strategic planning.	The Cumberland LSPS was endorsed by Council and the Greater Sydney Commission in March 2020.
Planning Priority C22: Monitoring and reporting on the delivery of the Plan.	<p>This cannot be achieved by the Planning Proposal alone and requires collaboration with the State Government to ensure that the objectives are being met.</p> <p>Outcomes of this Planning Proposal and future proponent-initiated Planning Proposals will be monitored against the WSMPS, should it be endorsed, to ensure the vision and character of the area are being implemented.</p>

3.4 Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

The Planning Proposal helps to implement Council's LSPS and several other Council strategies. An overview of these strategies and how the Planning Proposal responds to these is outlined below.

Cumberland Community Strategic Plan 2017-27

The Community Strategic Plan (CSP) 2017-2027 provides a 10-year strategic vision and planning framework for balancing Council's commitment to social cohesion, the local economy, the natural and built environments and the wider community. The CSP consists of:

- A high-level community vision for the future.
- 4 Strategic Goals to guide progress towards the vision.
- 9 Objectives to align to the Strategic Goals.
- 20 Strategies for achieving the objectives.
- Wellbeing, liveability and sustainability baselines and targets.

The Planning Proposal is consistent with Strategic Goals and Objectives in the Plan as follows:

Table 3: Consistency with the Cumberland Community Strategic Plan

Objective	Strategy	Consistency
Strategic Goal 1. Supporting Community Health, Safety and Wellbeing		
1.1 Objective: A strong community and culture	1.1.2 Enhance our sense of community through valued community spaces and places	Consistent. The Westmead South Social Infrastructure and Community Needs Assessment highlights a need for a new community facility within the precinct to service an increased population. Responding to this recommendation, the Planning Proposal seeks to deliver a new public park and community facility through the provision of incentive HOB and FSR controls.
1.2 Objective: A safe, healthy and active community.	1.2.1 Provide access to services that improve health and wellbeing.	See responses to Local Planning Priorities 4 and 13 in the LSPS table below.
Strategic Goal 2. Enhancing the Natural and Built Environment		
2.1 Objective: Celebrate our diverse built and natural environments.	2.1.1 Prepare land use plans and controls that value our heritage, encourage Economic development, facilitate local infrastructure improvements and create vibrant precincts.	Consistent. The Planning Proposal has been informed by Urban Design, Heritage, Economic Feasibility, Social Infrastructure and Community Needs, and Traffic and Transport studies whose recommendations have been incorporated into proposed CLEP 2021 amendments, the draft WSMPS and proposed amendments to CDCP 2021.
2.2 Objective: Places and spaces that are vibrant and connect us.	2.2.2 Activate and support our centres, local areas and local businesses to be vibrant places that connect people.	Consistent. The Planning Proposal seeks the following: <ul style="list-style-type: none"> • Facilitate the redevelopment of Hawkesbury Road through changes to land use zoning, floor space and building height provisions in CLEP 2021. These will include allowing for ground floor retail and commercial development to meet the day to day needs of residents throughout the precinct.

Objective	Strategy	Consistency
		<ul style="list-style-type: none"> The redevelopment of Hawkesbury Road as a high street, which will connect activity hubs from the Metro Station to the Oakes Centre to promote community function and facilitate a well-designed built environment. Draft CLEP 2021 floor space and building height incentives for the provision of green public open space, as well as a green link connecting existing open spaces with the proposed new open space. This will provide social infrastructure and connection. Proposed controls in CDCP 2021 for the provision of a 4-storey street wall height and active frontages to provide fine grain urban form.

Strategic Goal 3. Delivering Sustainable Infrastructure and Services

3.2 Objective: We have recreational assets that enhance the liveability of our community.	3.2.2 Our assets provide a range of opportunities for participation in active and entertaining activities.	<p>Consistent</p> <p>A Social Infrastructure and Community Needs Assessment was undertaken for this Planning Proposal. It identified existing community facilities and open space in proximity to the study area, undertook benchmarking to identify the additional community facilities and open space infrastructure the Planning Proposal population would generate, and provided recommendations on the type and location of the additional community facilities and open space infrastructure required.</p> <p>The Urban Design Report took the findings of the assessment into consideration when creating the precinct Master Plan, and the identified additional community facilities and open space infrastructure have been reflected in the draft WSMPS and proposed amendments to CDCP 2021. This has resulted in almost all residences within the precinct to be located within 400 metres of open space with approximately 15 residences located over 400 metres.</p> <p>An infrastructure delivery plan and infrastructure costings have been prepared to inform the provision of facilities and infrastructure.</p>
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Strategic Goal 4: Providing Local Leadership

4.2 Objective: An informed community included in decision making and long-term planning.	4.1.2 Council conducts long term planning based on community engagement.	<p>Consistent.</p> <p>The Planning Proposal is based on Council's LSPS, CSP, Local Housing Strategy and Affordable Housing Strategy which were the subject of community and stakeholder engagement. It has also been informed by two rounds of Early Engagement undertaken with the community in 2022 and 2023.</p> <p>The Planning Proposal will be subject to further extensive collaboration and engagement with the community and stakeholders during its public exhibition.</p>
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Cumberland 2030: Our Local Strategic Planning Statement

Cumberland 2030: Our Local Strategic Planning Statement was endorsed by Council and the Greater Sydney Commission in March 2020. The LSPS outlines a long-term strategic vision to guide land use planning, housing and infrastructure delivery in Cumberland. The LSPS is

structured around 4 themes, 16 planning priorities and actions within each priority. It identifies Westmead as a strategic precinct, with opportunities for growth and employment to promote centres and employment lands that will benefit the Cumberland community and local economy. It also advocates for Westmead to retain its distinctive character and strong transport connections and continue to act as an inner-city suburb of Greater Parramatta, providing attractive places to live for the growing workforces of Merrylands and Parramatta city centre.

The Planning Proposal is consistent with the Themes, Planning Priorities and Actions in the LSPS as follows:

Table 4. Consistency with Cumberland 2030: Our Local Strategic Planning Statement

Planning Priority	Action	Consistency
Getting around: Access and movement		
Local Planning Priority 2 – Advocate for a range of transport options that connect our town centres and employment hubs, both locally and to Greater Sydney.	iv. Support greater walking and cycling in the Cumberland area, including targeted investments to support access to centres, corridors, and public transport services.	Consistent. The Planning Proposal seeks to increase the use of active and public transport throughout the precinct through proposed amendments to CDCP 2021 requiring the dedication of land for the provision of through-site links.
Local Planning Priority 3 – Align local infrastructure delivery with planned growth.	<p>ii. Continue to work with government, industry and community stakeholders to align local infrastructure delivery with planned growth.</p> <p>iii. Actively encourage the shared use of land and facilities, including schools, where it will not reduce the existing availability of public open space for general community use.</p>	<p>Consistent.</p> <p>The Planning Proposal has been informed by technical studies including a Social Infrastructure and Community Needs Assessment and a Traffic and Transport Study.</p> <p>The Social Infrastructure and Community Needs Assessment highlighted the additional infrastructure that would be required to support future population growth in the precinct. This included more open spaces, and supported Council's intent to establish a green link to connect existing open spaces with the new proposed public park.</p> <p>The Traffic and Transport Study recommended road infrastructure works that would be required to support the additional vehicle and pedestrian movements in the study area.</p> <p>The recommendations from the Social Infrastructure and Community Needs Assessment and Traffic and Transport Study have been reflected in the draft WSMPS and proposed amendments to CDCP 2021.</p> <p>An infrastructure delivery plan and infrastructure costings have been prepared to inform the provision of facilities and infrastructure.</p>
Local Planning Priority 4 – Improve accessibility within our town centres.	ii. Work collaboratively with the Greater Sydney Commission, State Government and other stakeholders to implement the 'movement and place' framework when	Consistent. This Planning Proposal, associated draft WSMPS and proposed amendments to CDCP 2021 seek to implement 'movement and place' principles as follows:

Planning Priority	Action	Consistency
	<p>undertaking planning for local centres and key road corridors, and deliver social infrastructure, high quality public domain and local open space.</p> <p>iii. Provide for a range of retail, commercial, community uses in town centres to provide services for the community and local employment opportunities in accordance with adopted plans and strategies.</p>	<ul style="list-style-type: none"> Facilitate the redevelopment of Hawkesbury Road into a high street, through changes to land use zoning, floor space and building height provisions in CLEP 2021. These will allow for local retail and commercial development to meet the day to day needs of residents throughout the precinct. This will allow for a well-designed built environment, social infrastructure, and opportunity for fine grain urban form. Facilitate the creation of north-south activity hubs between the Metro Site and the Oakes Centre, which will allow mixed use development with the commercial portion able to provide local goods and services for residents. This facilitates a well-designed built environment. Dedication of land for the provision of a network of active transport links throughout the precinct. This will connect existing and future open spaces together to create a well-connected, walkable precinct.
Places and spaces for everyone: Housing and community		
Local Planning Priority 5 – Deliver housing diversity to suit changing needs.	iii. Facilitate the planned residential growth of Cumberland, consistent with the Centres Framework.	<p>Consistent.</p> <p>The LSPS identifies growth opportunities within the Westmead precinct to improve amenity and provide development that is complementary to the growth of the existing network of centres.</p> <p>Furthermore, the endorsed strategic planning work program for Cumberland City's key centres and strategic corridors notes the Westmead Precinct as a State led initiative and strategic precinct. Following the release of the Westmead Place Strategy Council undertook strategic planning into the precinct.</p> <p>The anticipated residential growth (approximately 6,000 new dwellings) will be complementary to the growth of the existing network of centres.</p>
Local Planning Priority 6 – Deliver affordable housing suitable for the needs of all people at various stages of their lives.	<p>iii. Identify opportunities to support the planning and delivery of affordable housing in Cumberland.</p> <p>v. Adopt effective planning mechanisms and policies that increase the supply of affordable housing in Cumberland.</p>	<p>Consistent.</p> <p>The Planning Proposal will facilitate affordable housing through a new affordable housing clause in CLEP 2021, an incentive floor space and building height clause in CLEP 2021 and through the introduction of an AHCS.</p>
Local Planning Priority 7 – Design vibrant and attractive centres and encourage healthy living.	iii. Promote and encourage walkability through a connected pedestrian network which includes safe and improved crossings,	<p>Consistent.</p> <p>This Planning Proposal, associated draft WSMPS and proposed amendments to CDCP 2021 encourage walkability throughout the Westmead South precinct as follows:</p>

Planning Priority	Action	Consistency
	<p>wayfinding signage, shade and seating.</p> <p>iv. Planning for renewal and revitalisation of Cumberland's local centres.</p>	<ul style="list-style-type: none"> Facilitate the redevelopment Hawkesbury Road into a high street, through changes to land use zoning, floor space and building height provisions in CLEP 2021. These will allow for local retail and commercial development to meet the day to day needs of residents throughout the precinct. Facilitate the creation of north-south activity hubs between the Metro Site and the Oakes Centre, which will allow mixed use development with the commercial portion able to provide local goods and services for residents. Dedication of land for the provision of a network of active transport links throughout the precinct. This will connect existing and future open spaces together to create a well-connected, walkable precinct. Provide minimum requirements for public domain improvements and embellishments.
Local jobs and businesses: Economy, employment and centres		
Local Planning Priority 10 – Support a strong and diverse local economy across town centres and employment hubs.	ii. Support business and industry as important element of our local economy and culture.	<p>Consistent.</p> <p>The Planning Proposal proposes a total of 47,010m² of non-residential GFA throughout the precinct, providing retail, commercial and employment opportunities that seek to support the neighbouring Health and Innovation district to the north.</p>
The great outdoors: Environment and open spaces		
Local Planning Priority 13 – Protect and enhance natural and green spaces and sports facilities.	vii. Council will explore opportunities to increase the percentage of homes within 400 m of quality green space (200 m for high density developments) as part of its passive open space hierarchy.	<p>Consistent</p> <p>A Social Infrastructure and Community Needs Assessment was undertaken for this Planning Proposal. It identified existing community facilities and open space in proximity to the study area, undertook benchmarking to identify the additional community facilities and open space infrastructure the Planning Proposal population would generate.</p> <p>The Urban Design Report took the findings of the assessment into consideration when creating the precinct Master Plan. The identified additional community facilities and open space infrastructure have been reflected in the draft WSMPS and proposed amendments to CDCP 2021. This has resulted in almost all residences within the precinct being located within 400 metres of open space with approximately 15 residences located outside of 400 metres.</p> <p>In addition to the above, an infrastructure delivery plan and infrastructure costings have been prepared to inform the provision of facilities and infrastructure. Furthermore, this Planning Proposal includes draft CLEP 2021 floor space</p>

Planning Priority	Action	Consistency
		and building height incentives for the provision of green public open space, recreation areas and public land.
Local Planning Priority 16 – Support urban cooling to minimise heat island effects.	iii. Progress work on urban cooling through Council's strategies, plans and programs.	<p>Consistent</p> <p>The Planning Proposal includes draft CLEP 2021 floor space and building height incentives for the provision of green public open space, recreation areas and public land.</p> <p>These measures seek to help improve the amenity and liveability of the precinct through increased urban tree canopy in streets, parks, and private developments to reduce heating and provide cooling needs.</p>

Cumberland Local Housing Strategy 2020

The Cumberland Local Housing Strategy was adopted by Council in June 2020 and endorsed by the Department of Planning and Environment in July 2021. The Strategy identifies the key priorities, objectives and actions for future planning, delivery, and design of housing within Cumberland. It also outlines how Cumberland will meet the housing priorities in the Central City District Plan.

The Planning Proposal is consistent with the Priorities, Objectives and Actions in the Local Housing Strategy as follows:

Table 5. Consistency with the Local Housing Strategy

Objective	Action	Consistency
Priority 1. Delivering housing diversity to suit changing community needs		
O1. A mix of dwelling types, sizes and tenure to meet demand within Cumberland's diverse community is delivered.	1.2 Promote and encourage investment in, and increased supply of, social, affordable and community housing by all sectors (private, public and community).	<p>Consistent.</p> <p>The Planning Proposal seeks to provide over 6,000 new dwellings within the Westmead South precinct. It will facilitate diverse housing throughout the precinct through changes to land use zoning, floor space and building height provisions in CLEP 2021.</p> <p>Furthermore, this Planning Proposal will facilitate affordable housing through incentive floor space and building height CLEP 2021 provisions and through the introduction of an AHCS. It is consistent with the Cumberland Affordable Housing Strategy.</p>
Priority 2. Promoting transit-oriented housing options to support the 30-minute City		
<p>O1. Mixed use development at centres, strategic corridors and strategic precincts results in well-designed, human-scale and liveable communities within walking distance to transport services and infrastructure.</p> <p>O4 Diversification of housing choice in centres, strategic</p>	2.2. Progress reviews of key centres, corridors and precincts to ensure that planning controls and infrastructure provision are aligned to support housing supply targets for Cumberland.	<p>Consistent.</p> <p>The LSPS identifies growth opportunities within Westmead to improve amenity and provide development that is complementary to the growth of the existing network of centres.</p> <p>Furthermore, the endorsed strategic planning work program for Cumberland City's key centres and strategic corridors notes the Westmead Precinct as a State led initiative and strategic precinct. Following the release of the Westmead Place Strategy Council undertook strategic planning into the precinct.</p>

Objective	Action	Consistency
corridors and strategic precincts is facilitated through master-planning and the application of a place-based approach.		<p>The Planning Proposal seeks the following:</p> <ul style="list-style-type: none"> • Provide over 6,000 dwellings within the Westmead South precinct. • Facilitate diverse housing throughout the precinct through changes to land use zoning, floor space and building height provisions in CLEP 2021. • Facilitate the redevelopment of Hawkesbury Road into a high street, through changes to land use zoning, floor space and building height provisions in CLEP 2021. These will allow for local retail and commercial development to meet the day to day needs of residents throughout the precinct. • Facilitate the creation of north-south activity hubs between the Metro Site and the Oakes Centre, which will allow mixed use development with the commercial portion able to provide local goods and services for residents. • Proposed medium and high-density housing throughout the precinct in proximity to Westmead Health and Innovation District, Westmead Railway Station, future Westmead Metro Station, Parramatta Light Rail and Parramatta CBD. • Dedication of land for the provision of a network of active transport links throughout the precinct. This will connect existing and future open spaces together to create a well-connected, walkable precinct. • Provide minimum requirements for public domain improvements and embellishments.

Priority 4. Valuing heritage and cultural diversity in housing		
O2 The changing needs of the community are met through the provision of a mix of housing that addresses their needs and preferences.	4.3 Support Cumberland's natural, built and cultural diversity through Council's strategies, plans and programs, including items listed under the Cumberland Local Environmental Plan and the State Heritage Act.	<p>Consistent.</p> <p>A Heritage Impact Assessment was undertaken for this Planning Proposal which identified existing and proposed heritage items, identified proposed heritage conservation areas, outlined the potential impacts the proposed built form may have on those heritage items/conservation areas, and included recommendations on proposed built form to ensure the integrity of the heritage items was maintained.</p> <p>The Urban Design Report took the findings of the heritage study and the existing environmental heritage into account in its analysis of the area and subsequent built form recommendations. Furthermore, proposed amendments to CDCP 2021 reflect recommendations from the study.</p> <p>Further to the above, The Planning Proposal will not have significant impacts on the natural</p>

		environment as the proposed changes apply to sites that are already on land that is developed.
Priority 5. Infrastructure-led housing delivery		
O1 Services and infrastructure that meet the changing needs of the community are delivered in a planned and sequenced manner.	5.2 Align the collection of funding collected from the Cumberland Local Infrastructure Contributions Plan with planning and delivery of growth infrastructure.	Consistent.
O2 Public infrastructure provision facilitates access to jobs, health, education and recreation facilities.		<p>The Planning Proposal has been informed by technical studies including a Social Infrastructure and Community Needs Assessment and a Traffic and Transport Study.</p> <p>The Social Needs and Community Infrastructure Assessment identified the additional community facilities and open space infrastructure the Planning Proposal population would generate and provided recommendations on the type of infrastructure required for this precinct.</p> <p>The Traffic and Transport Study recommended road infrastructure works that would be required to support the additional vehicle and pedestrian movements in the study area.</p> <p>The above have been reflected in the draft WSMPS and proposed amendments to CDCP 2021.</p> <p>An infrastructure delivery plan and infrastructure costings have been prepared to inform the provision of facilities and infrastructure.</p>

Cumberland Employment and Innovation Lands Strategy 2019

The Cumberland Employment and Innovation Lands Strategy was endorsed by Council in May 2019 and endorsed by the Department of Planning and Environment in February 2023. The Strategy outlines the land use approach for employment and innovation land precincts across the Cumberland area as well as other actions and services which can be implemented by Council that complement land use development for these areas.

The following observations and commentary are provided regarding the application of the EILS to Westmead South and this Planning Proposal.

- The southern fringe of Westmead South, along Great Western Highway and extending south towards Mays Hill, is considered an emerging local centre. 'Emerging local centres' support local growth including the potential to target health, ancillary retail, food/beverage as emerging job sectors.

This Planning Proposal seeks to promote the commercial uses currently situated along Great Western Highway. Amendments to the CLEP 2021 and CDCP 2021 seek to harmonise the uses by create a consistent strip of employment, retail, and commercial services along Great Western Highway.

Furthermore, the Westmead South Precinct has access to various employment opportunities, evidenced by proximity to Westmead Education and Health Precinct and the Parramatta CBD.

Cumberland Affordable Housing Strategy 2020

The Cumberland Affordable Housing Strategy was adopted by Council in November 2020 and identifies key priorities and actions which Council can pursue to continue to facilitate the delivery of affordable housing over the next 20 years. It also aligns with the Central City District Plan and Cumberland 2030: Our Local Strategic Planning Statement.

The Planning Proposal is consistent with the Priorities and Actions in the Cumberland Affordable Housing Strategy as follows:

Table 6: Consistency with the Affordable Housing Strategy

Actions	Consistency
Priority 1: Planning controls that contribute to affordable housing feasibility and delivery	
1.1 Progress the review of planning controls for key centres and corridors, with consideration of development feasibility, housing mix and parking requirements to facilitate delivery of affordable housing.	<p>Consistent.</p> <p>The Planning Proposal will facilitate diverse housing throughout the precinct through proposed amendments to land use zoning, floor space and building height provisions in CLEP 2021.</p> <p>In addition to the above, an Economic Feasibility study has been undertaken which confirmed the feasibility of up to a 5% affordable housing contribution rate on targeted sites. As such, an affordable housing clause is proposed for CLEP 2021, incentive floor space and building height provisions are proposed where affordable housing in Westmead South is provided, and an AHCS is also proposed to be introduced.</p>
Priority 2: Policy initiatives which support the delivery of affordable housing	
2.2 Continue to seek affordable housing outcomes through planning agreements.	<p>Consistent</p> <p>Proposed CLEP 2021 incentive floor space and building height provisions to promote the development of affordable housing are voluntary and will not impact the delivery of affordable housing incomes through planning agreements should applicants choose to go that route.</p>
Priority 3: Effective collaboration with key stakeholders to maximise delivery of affordable housing on the ground	
3.1 Work collaboratively with public and private housing providers to facilitate the delivery of social, affordable and community housing, through strategic planning and other initiatives.	<p>Consistent.</p> <p>The Planning Proposal will facilitate diverse housing throughout the precinct through proposed amendments to land use zoning, floor space and building height provisions in CLEP 2021. This Planning Proposal seeks the introduction of an Affordable Housing Contributions Scheme, Affordable Housing Clause, and Affordable Housing Key sites in CLEP 2021. Economic Feasibility study has been undertaken which confirmed the feasibility of up to a 5% affordable housing contribution rate on targeted sites.</p>

3.5 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

Yes. The Planning Proposal is consistent with the following applicable State strategies.

Westmead Place Strategy 2036

The Westmead Place Strategy 2036 was published by the NSW Department of Planning and Environment in 2021 and sets out the strategic direction for the entire Westmead precinct.

The Draft Strategy recommends that Council lead the progression of detailed planning and implementation of land use outcomes in Westmead. The Planning Proposal gives effect to this recommendation and seeks to realise the vision for Westmead South as follows:

Table 7: Consistency with Westmead Place Strategy 2036

Key Move	Consistency and Comment
Connectivity – A well connected city	
<i>Direction 2 – Encourage initiatives towards a safe walking and cycling city that is centred on pedestrian and cycleway connections that link to wider regional networks and surrounding places of interest.</i>	

Key Move	Consistency and Comment
Action D2.A1 Develop a Precinct-wide public domain plan with a focus on; corridor widths, active frontages, wayfinding, high quality public domain, pedestrian safety and amenity, durability, passive surveillance, and place identity	Consistent. The Planning Proposal will enhance the public domain throughout the precinct through proposed amendments to land use zoning, floor space and building height provisions in CLEP 2021. Amendments to the CDCP 2020 further seek to implement adequate setbacks and street wall highs to increase pedestrianisation and user experience. In addition to the above, an Urban Design Report has been undertaken which provided a detailed public domain plan for the precinct addressing active frontages, high quality public domain, amenity, and place identity.
D2.A5 Prepare a place based integrated transport and traffic study to support future rezonings.	Consistent. A detailed Traffic and transport study was undertaken for the Westmead South precinct. The study investigated the impacts of the proposed built form control proposed in this Planning Proposal and provided recommendations for necessary road infrastructure upgrades required to support future rezonings.
<i>Direction 3 – Enable Westmead to be a smart city incorporating cutting edge technologies and digital collaboration to meet the day to day needs of the community.</i>	
D3.A1 Prepare a smart cities strategy for the Precinct which identifies opportunities for the provision of infrastructure including but not limited to; Driverless and airborne vehicles, Automated wayfinding, Pedestrian movement, Lighting, CCTV, solar energy and 5G wireless public connections.	Consistent A Smart Cities study was undertaken for the Westmead South precinct. The study identified opportunities for the provision of smart infrastructure including, but not limited to, wayfinding, lighting, CCTV, and public Wi-Fi.
D3.A2 Investigate and develop innovative funding mechanisms for the delivery of smart city infrastructure identified in the Strategy.	Consistent. An infrastructure delivery plan and infrastructure costings have been prepared to inform the provision of facilities and infrastructure.
<i>Direction 4 - Foster a strong collaborative relationship and pride between government, local community, industry, and investors to collectively deliver the Westmead vision.</i>	
D4.A3 Implementation of the Directions and Actions of the Westmead Place Strategy with the preparation of relevant studies, masterplans, planning proposals and development applications to revitalise Westmead by 2036	Consistent. This Planning Proposal is consistent with the directions and actions of the Westmead Place Strategy. The strategic planning of Westmead South has been informed through the preparation of eleven (11) technical studies, which have aided in the development of Council's master plan for Westmead South. The WSMP, supporting technical studies and this Planning Proposal all give effect to this action.
<i>Direction 5 - Protect and enhance existing employment areas with a focus on job creation to transform the existing health and education precinct into the Westmead Health and Innovation District.</i>	
D5.A3 Provide amenity-led development that maximises access to waterways, open spaces and places of activity.	Consistent The Planning Proposal will enhance the public domain throughout the precinct through proposed amendments to land use zoning, floor space and building height provisions in CLEP 2021. Amendments to the CDCP 2020 further seek to implement amenity-led development through adequate setback

Key Move	Consistency and Comment
	<p>and street wall highs to increase pedestrianisation and user experience around places of activity.</p> <p>Furthermore, an infrastructure delivery plan and infrastructure costings have been prepared to inform the provision of facilities and infrastructure. Infrastructure identified seeks to promote permeability throughout the precinct and maximise access through creating a green link of existing and future open space.</p>
<i>Direction 6 - Intensify commercial and retail uses around transport nodes to provide a more productive economy.</i>	
D6.A1 Investigate the proposed land use mix within activity nodes with a focus on the public domain.	<p>Consistent.</p> <p>The WSMP outlines an appropriate mix of land uses within close proximity to public transport and activity nodes.</p> <p>The WSMP identifies Hawkesbury Road as a key movement corridor, with an opportunity to link activity nodes from north to south. This is reflected through the proposed amendments to land use zoning, floor space and building height provisions in CLEP 2021. Amendments to the CDCP 2020 further seek to implement amenity-let development through adequate setback and street wall highs to improve public domain and user experience.</p>
D6.A2 Explore opportunities to improve connections between Westmead North (as the main employment hub) and Westmead South; and Cumberland East and Cumberland West.	<p>Consistent.</p> <p>The WSMP recognises Hawkesbury Road as a key north-south movement corridor in the precinct and sees its upgrade as pivotal to improve connections between Westmead North and Westmead South.</p> <p>The Planning Proposal is informed by a suite of technical studies, including a traffic and transport study. The study recommended road infrastructure works that would be required to support the additional vehicle and pedestrian movements in the study area.</p> <p>The above have been reflected in the draft WSMPs and proposed amendments to CDCP 2021.</p>
<i>Direction 7 - Deliver a range of social infrastructure and services that support community diversity and wellbeing to enhance the appeal and competitiveness of Westmead.</i>	
D7.A1 Prepare an open space and social infrastructure needs assessment based on projected population growth and identify mechanisms for future funding.	<p>Consistent.</p> <p>The Planning Proposal has been informed by technical studies including a Social Infrastructure and Community Needs Assessment.</p> <p>The Social Needs and Community Infrastructure Assessment identified the additional community facilities and open space infrastructure the Planning Proposal population would generate and provided recommendations on the type of infrastructure required for this precinct.</p> <p>Furthermore, an infrastructure delivery plan and infrastructure costings have been prepared to inform the provision of facilities and infrastructure.</p>
D7.A2 Investigate opportunities for primary and secondary school needs, noting projected residential growth in Westmead South and Parramatta North	<p>Consistent.</p> <p>The Planning Proposal has been informed by technical studies including a Social Infrastructure and Community Needs Assessment. This assessment identified a need for timely</p>

Key Move	Consistency and Comment
	<p>investment into upgrades and delivery of new government primary schools within Westmead South.</p> <p>Council is aware that SINSW is currently planning for new schools in Westmead.</p>
D7.A4 Investigate opportunities for shared-use and co-location of community facilities on Council-owned and State-owned assets	<p>Consistent</p> <p>The Social Needs and Community Infrastructure Assessment identified the additional community facilities and open space infrastructure the Planning Proposal population would generate and provided recommendations on the type of infrastructure required for this precinct.</p> <p>An infrastructure delivery plan and infrastructure costings have been prepared to inform the provision of facilities and infrastructure.</p>
D7.A5 Develop a public domain plan for Hawkesbury Road with a focus on: street trees, lighting, furniture, materials palette.	<p>Consistent.</p> <p>The Planning Proposal will enhance the public domain throughout the entire precinct through proposed amendments to land use zoning, floor space and building height provisions in CLEP 2021. Amendments to the CDCP 2020 further seek to implement adequate setbacks and street wall highs to increase pedestrianisation and user experience.</p> <p>In addition to the above, an Urban Design Report has been undertaken which provided a detailed public domain plan for the precinct addressing street trees, lighting, and street furniture.</p>
<i>Direction 8 - Encourage an array of housing choices that includes affordable options to meet the housing needs of the future community.</i>	
D8.A1 Engage with LAHC to identify housing intensification opportunities in Westmead South.	<p>Consistent.</p> <p>The WSMP has been developed with ongoing collaboration with Land and Housing Corporation (LAHC) on future opportunities to support social and affordable housing. Council intends to continue this relationship throughout the progression of strategic planning for Westmead South.</p>
D8.A2 Undertake further studies for housing intensification and diversification within 800 metres of Westmead Station and in proximity to open space amenity to provide options for student accommodation, key worker, social and affordable housing.	<p>Consistent.</p> <p>The Planning Proposal seeks to provide over 6,000 new dwellings within the Westmead South precinct. It will facilitate diverse housing in proximity to open space and amenities throughout the precinct through changes to land use zoning, floor space and building height provisions in CLEP 2021.</p> <p>Furthermore, this Planning Proposal will facilitate affordable housing through incentive floor space and building height CLEP 2021 provisions and through the introduction of an AHCS. It is consistent with the Cumberland Affordable Housing Strategy.</p>
D8.A3 Undertake an urban design and supporting studies to understand the scale of future housing renewal, ensuring it respects solar access, views and vistas to open spaces and places of significance. Urban renewal must consider potential for heritage significance and character.	<p>Consistent.</p> <p>A detailed Urban Design Report has been undertaken which provided a detailed advice into the bulk and scale of the proposed built form, and took into consideration features like solar access, views, access to open space and other places of local heritage significance.</p> <p>In addition to the above, a Heritage Impact Assessment was also undertaken, which considered the impact of the proposed built form on existing and proposed heritage items in the precinct.</p>

Key Move	Consistency and Comment
D8.A4 Explore opportunities for site amalgamation in Westmead South, in particular around Sydney Smith Park to increase exposure and accessibility.	Consistent. The WSMP seeks to increase exposure and accessibility around Sydney Smith Park through the provision of through site links around the park. It is envisioned that through future development, through site links will be provided and dedicated to Council. These links seek to provide greater access into the park.
D8.A5 Undertake a study to determine the feasibility and incentive mechanisms for key worker, social and/or affordable housing.	Consistent. An Economic Feasibility Study was undertaken which provided detailed advice on the feasibility of the proposed planning controls and incentive mechanisms to deliver affordable housing. This informed the proposed amendments to land use zoning, floor space and building height provisions in CLEP 2021 and amendments to the CDCP 2020. The Planning Proposal followed the recommendation to provide incentive mechanisms and will facilitate affordable housing through incentive floor space and building height CLEP 2021 provisions and through the introduction of an AHCS. It is consistent with the Cumberland Affordable Housing Strategy.
<i>Direction 9 – Develop opportunities to celebrate and reinforce Westmead’s history and culture with the protection of heritage places, inclusion of cultural and social spaces and enhancement of significant view corridors.</i>	
D9.A1 Prepare a place brand strategy to communicate Westmead’s competitive identity.	Justifiably inconsistent. A place brand strategy has not been prepared for Westmead South. However, the WSMPS sets out a vision for the precinct, which highlights its unique position in the Central River City, and distinct characteristics that we seek to retain and enhance.
D9.A2 Ensure development and planning proposals identified within activation areas and nodes create a unique sense of place and contribute to a high-quality public domain, with consideration to Government Architect’s ‘Designing with Country’	Consistent. The Planning Proposal will enhance the public domain throughout the entire precinct through proposed amendments to land use zoning, floor space and building height provisions in CLEP 2021. Amendments to the CDCP 2020 further seek to implement contribute towards a high-quality public domain and designing with country principles. Any development and Planning Proposals will be assessed against these controls during the development assessment process.
D9.A4 Prepare a built form strategy that considers visual impact to heritage view corridors.	Consistent. The WSMP provide a framework that articulates a clear built form strategy that is considerate of visual impacts and heritage view corridors. The Urban Design report undertaken provided recommendations such as street wall heights and setbacks to provide mindful transition to heritage properties and/or conservation areas.
<i>Direction 10 - Expand the urban tree canopy and create active and connected places that integrate with green infrastructure including neighbouring waterways and parklands for the enjoyment of the community.</i>	
D10.A1 Develop a precinct-wide open space strategy and identify opportunities to improve existing parks, connect cultural spaces, historic sites and key places with consideration to	Consistent. A precinct-wide open space strategy has not been prepared for Westmead South by Council. However, the Greater Cities Commission, in the development of the Westmead Public Domain Strategy, have prepared a District Plan under the theme of ‘District in Nature’. This plan covers a network of green

Key Move	Consistency and Comment
Government Architect NSW 'Draft Greener Places Design Guide'.	<p>and blue infrastructure built on the enhancement of existing spaces and development of new spaces, as well as recognising cultural connections in the precinct. This includes, but is not limited to, improvements to connections and crossings, the transformation of Hawkesbury Road, upgrades to MJ Bennett Reserve and Sydney Smith Park, as reflected in the WSMP.</p> <p>Furthermore, the Master Plan has been informed by a number of open space and landscape principles that align with those in the 'Greener Neighbourhoods' and 'Draft Greener Places Design Guide'. These include greener neighbourhoods, improve pedestrian connectivity, greater public places, greater active transport, greater streets and water sensitive urban design. These all seek to provide high amenity public spaces and greater urban tree canopy throughout the precinct.</p>
D10.A2 Deliver a range of diverse, new and/or enhanced open spaces, parks, playgrounds to support social connections through localised place-based planning, with consideration to Government Architect NSW 'Draft Greener Places Design Guide'.	<p>Consistent.</p> <p>The Planning Proposal seeks to deliver a new park in the northern area of Westmead South, alongside a green link which will connect several existing open spaces. The green link is envisioned to provide playground equipment and recreation areas for all user groups in the community and will be delivered both by Council and dedication through developer contributions.</p>
D10.A4 Prepare a precinct-wide urban tree canopy and streetscape plan which increases tree canopy cover, and improves the amenity of streets and open space, with consideration to Government Architect NSW 'Draft Greener Places Design Guide'.	<p>Consistent.</p> <p>A precinct-wide urban tree canopy and streetscape plan has not been prepared for Westmead South by Council. However, the Greater Cities Commission, in the development of the Westmead Public Domain Strategy, have prepared a District Plan under the theme of 'District in Nature'. This plan covers a network of green and blue infrastructure built on the enhancement of existing spaces and development of new spaces in the precinct. This includes, but is not limited to, the transformation of Hawkesbury Road, upgrades to MJ Bennett Reserve and Sydney Smith Park, as reflected in the WSMP.</p> <p>Furthermore, the Master Plan has been informed by a number of open space and landscape principles that align with those in the 'Greener Neighbourhoods' and 'Draft Greener Places Design Guide'. These include greener neighbourhoods, improve pedestrian connectivity, greater public places, greater active transport, greater streets and water sensitive urban design. These all seek to provide high amenity public spaces and greater urban tree canopy throughout the precinct.</p>
<i>Direction 11 - Encourage best practice sustainability measures in every planning and design decision to promote a low carbon, low resource, and low waste precinct.</i>	
D11.A2 Develop initiatives for water, waste and energy efficiencies that consider the reduction of carbon emissions.	<p>Consistent.</p> <p>The Planning Proposal includes draft CLEP 2021 floor space and building height incentives for the provision of green public open space, recreation areas and public land.</p> <p>These measures seek to help improve the amenity and liveability of the precinct through increased urban tree canopy in streets, parks, and private developments to reduce heating and provide cooling needs.</p> <p>An Environmentally Sustainable Development (ESD) Strategy was undertaken, which provides sustainability ambitions,</p>

Key Move	Consistency and Comment
	objectives and initiatives. It also includes key information relevant to the delivery of sustainability and resilience for the Westmead South precinct. One of the key themes discussed in the ESD Strategy is working towards being a net zero precinct, in a manner that understands its emissions sources and drives emissions reductions within its boundary of influence, whilst maintaining amenity. Initiatives to implement said theme is included in Appendix 18.
<i>Direction 12 - Promote a precinct that is resilient and responsive to future climate conditions.</i>	
D12.A3 Undertake precinct-wide planning for the various flood events and address through local planning	Consistent. A Stormwater, Water Quality and Flooding Assessment was undertaken which provided detailed advice and recommendations on how to mitigate any effects of flood events in the precinct. These have been considered in the development of the Master Plan.

Westmead Place-based Transport Strategy

The Westmead Place-based Transport Strategy is a supporting plan of Future Transport and sits alongside the Westmead Place Strategy 2036. The Westmead Place-based Transport Strategy seeks to enable new jobs, improved amenity, connectivity within urban spaces, and improved transport infrastructure to enable more people to travel to and from Westmead.

The Planning Proposal gives effect to the directions in the strategy and seeks to enact the vision for Westmead as follows:

Table 8: Consistency with Westmead Place-based Transport Strategy

Direction	Consistency and Comment
<i>Strategic Direction 1 – Support Westmead’s transformation into a truly integrated innovation district</i>	
IN1.1 Implement smart infrastructure and services	Consistent A Smart Cities study was undertaken for the Westmead South precinct. The study identified opportunities for the provision of smart infrastructure including, but not limited to, wayfinding, lighting, CCTV, and public Wi-Fi. Consistent. An infrastructure delivery plan and infrastructure costings have been prepared to inform the provision of facilities and infrastructure.
IN1.5a Improve safety of public and active transport	Consistent. A detailed Traffic and transport study was undertaken for the Westmead South precinct. The study investigated the impacts of the proposed built form control proposed in this Planning Proposal and provided recommendations for necessary road and active transport infrastructure upgrades required to support future rezonings.
IN1.7 Mitigate noise impacts along Bridge Road	Consistent. An Acoustic and Air Quality Impact Assessment was undertaken which recommend that new development along key roads that are exposed to transport noise (such as Bridge Road), are required to prepare an acoustic assessment to accompany any development application.
<i>Strategic Direction 2 – Create vibrant and safe places, leveraging the major movement corridors, parklands, and creeks</i>	

Direction	Consistency and Comment
IN2.7 Improve pedestrian amenity near schools	<p>Consistent.</p> <p>The WSMP seeks to upgrade key transport corridors such as Hawkesbury Road which is a key connector to two primary schools in the precinct. Identified upgrades seek to provide enhanced public domain amenity with generous footpaths, a new cycleway and landscaping.</p>
IN2.1 Re-imagined Hawkesbury Road	<p>Consistent.</p> <p>Council is working closely alongside TfNSW in the 'Reimagining Hawkesbury Road' project and has identified the transformation of Hawkesbury Road as a key move in the WSMP.</p> <p>The revitalisation of Hawkesbury Road is reflected through the proposed amendments to land use zoning, floor space and building height provisions in CLEP 2021. Amendments to the CDCP 2020 further seek to implement contribute towards a high-quality public domain along this corridor.</p>
IN2.8 Network of landscaped cycling and walking paths	<p>Consistent.</p> <p>The Planning Proposal includes draft CLEP 2021 floor space and building height incentives for the provision of green public open space, recreation areas and public land. The intent behind this is to establish a green link, connecting existing and proposed open space in the precinct. The green link seeks to provide diverse active transport opportunities such as walking and cycling.</p>
IN2.3 Footpath treatments at local intersections	<p>Consistent.</p> <p>A detailed Traffic and transport study was undertaken for the Westmead South precinct. The study investigated the impacts of the proposed built form control proposed in this Planning Proposal and recommended further initiatives to be considered including footpaths on both sides of the road.</p>
IN2.4 Minimise new driveways on high movement corridors	<p>Consistent.</p> <p>The Urban Design Report was undertaken, and advice was given on key built form considerations/principles. This includes considering street interfaces and the impacts of driveway crossovers. The impacts of new driveways along key movement corridors is mitigated by a minimum 6 front setback with front garden. This is reflected in the draft WSMPs and proposed amendments to CDCP 2021.</p>
IN2.5 Local street tree plantings	<p>Consistent.</p> <p>The Planning Proposal includes draft CLEP 2021 floor space and building height incentives for the provision of green public open space, recreation areas and public land.</p> <p>These measures seek to help improve the amenity and liveability of the precinct through increased urban tree canopy in streets, parks, and private developments to reduce heating and provide cooling needs. Proposed amendments to the CDCP 2020 include controls to require landscaping and street tree planting.</p>
<i>Strategic Direction 3 – Develop sustainable travel networks that are permeable and attractive</i>	
IN3.4 Mitigate urban heat island effect	<p>Consistent.</p> <p>The Planning Proposal includes draft CLEP 2021 floor space and building height incentives for the provision of green public open space, recreation areas and public land.</p>

Direction	Consistency and Comment
	These measures seek to help improve the amenity and liveability of the precinct through increased urban tree canopy in streets, parks, and private developments to reduce heating and provide cooling needs.
IN3.9 New active transport network	Consistent The Planning Proposal includes draft CLEP 2021 floor space and building height incentives for the provision of green public open space, recreation areas and public land. The intent behind this is to establish a green link, connecting existing and proposed open space in the precinct. The green link seeks to provide diverse active transport opportunities such as walking and cycling.
IN3.3 Improve pedestrian amenity on Hawkesbury Road	Consistent. The WSMP has identified Hawkesbury Road as a key movement corridor in the precinct. Identified upgrades seek to provide enhanced pedestrian amenity with generous footpaths, a new cycleway and landscaping.
IN4.4 Pedestrian connectivity to mass transit	Consistent. The WSMP recognises Hawkesbury Road as a key north-south movement corridor in the precinct and sees its upgrade as pivotal to improve connections between Westmead North and Westmead South. The Planning Proposal is informed by a suite of technical studies, including a traffic and transport study. The study recommended road infrastructure works that would be required to support the additional vehicle and pedestrian movements in the study area. The above have been reflected in the draft WSMPs and proposed amendments to CDCP 2021.
IN4.8 Connections to Westmead Public School by walking and cycling	Consistent. The WSMP seeks to upgrade key transport corridors such as Hawkesbury Road which is a key connector to Westmead Public School. Identified upgrades seek to provide enhanced public domain amenity with generous footpaths, a new cycleway and landscaping to improve walking and cycling.
IN5.9 Optimise on-street parking, access and loading in high place-intensity areas	Consistent. The Traffic and Transport Study was undertaken and provided recommendations to aid in the reduction of vehicular movements in the precinct and promote active and public transport. This included opting for timed parking in targeted locations.

Future Transport Strategy

The Future Transport Strategy has been prepared by Transport for NSW and sets the strategic directions for transport in NSW. It seeks to integrate and guide land use and transport planning across NSW.

The Planning Proposal implements and gives effect to Directions and Responses in the Future Transport Strategy as follows:

Table 9: Consistency with the Future Transport Strategy

Responses	Consistency
C1. Connectivity is improved across NSW	
C1.1 Enhance 30-minute metropolitan cities.	<p>Consistent.</p> <p>The Westmead South Precinct is within 30-minute access to the Parramatta Metropolitan Centre. The study area's strategic location presents an opportunity to transform the area to a vibrant and liveable precinct.</p> <p>The Planning Proposal seeks to:</p> <ul style="list-style-type: none"> Facilitate the redevelopment Hawkesbury Road into a high street, through changes to land use zoning, floor space and building height provisions in CLEP 2021. These will allow for local retail and commercial development to meet the day to day needs of residents throughout the precinct. Facilitate the creation of north-south activity hubs between the Metro Site and the Oakes Centre, which will allow mixed use development with the commercial portion able to provide local goods and services for residents. Proposed medium and high-density housing throughout the precinct in proximity to Westmead Health and Innovation District, Westmead Railway Station, future Westmead Metro Station, Parramatta Light Rail and Parramatta CBD. Dedication of land for the provision of a network of active transport links throughout the precinct. This will connect existing and future open spaces together to create a well-connected, walkable precinct.
C2. Multimodal mobility supports end-to-end journeys	
C2.1 Support car-free, active, sustainable transport options.	<p>Consistent.</p> <p>The proposed CDCP 2021 amendments seek the dedication of land for the provision of an active transport links throughout the Westmead South Precinct.</p>
P2. Transport infrastructure makes a tangible improvement to places	
P2.1 Support thriving and healthy 15-minute neighbourhoods	<p>Consistent.</p> <p>The Planning Proposal seeks:</p> <ul style="list-style-type: none"> Proposed amendments to CDCP 2021 requiring the dedication of land for the provision of active transport links throughout the Westmead South Precinct. Draft CLEP 2021 floor space and building height incentives for the provision of green public open space. Minimum requirements for public domain improvements and embellishments in the WSMPS and amendments to CDCP 2021. Proposed controls in CDCP 2021 for the provision of a 2-4-storey street wall height and active frontages to provide fine grain urban form.
P2.3 Incorporate green, blue and OCHRE infrastructure	<p>Consistent.</p> <p>The Planning Proposal, draft WSMPS and supporting draft amendments to CDCP 2021 include provisions for new open space, new through-site links and new active transport paths. These would connect to the network of existing and proposed open spaces, footpaths, and cycleways, including Mays Hill Precinct.</p>
P2.5 Improve the amenity of places along State Roads	<p>Consistent.</p> <p>This Planning Proposal does not seek to change the regional transportation role of Westmead but aims to reduce private vehicle use throughout the</p>

Responses	Consistency
	<p>precinct by providing more walking and cycling opportunities to employment, retail, and commercial services.</p> <p>Furthermore, the Planning Proposal seeks to improve the amenity and liveability of residents throughout the precinct through street tree planting, landscaping, and provision of active transport links.</p>
P4. Transport minimises environmental impacts	
P4.2 Improve air quality and reduce noise	<p>Consistent.</p> <p>The Planning Proposal has been informed by technical studies including an Air Quality and Noise Impact Assessment Report.</p> <p>Recommendations from this study have been included in proposed amendments to CDCP 2021 and confirm that hazards such as noise and air pollution can be managed.</p>

The Six Cities Discussion Paper

The Six Cities Discussion Paper sets out key ideas that will shape the Six Cities Region, particularly as it relates to each city's competitive advantages. While there are no specific action items in the paper, the recommendations show a need to fully utilise and invest in high performing industries.

The Six Cities Discussion Paper puts particular focus on Innovation Districts, such as that in Westmead North. The Westmead Health and Innovation District is one of three important districts in Greater Sydney.

The Planning Proposal and supporting technical studies recognise the value of the Westmead Health and Innovation District and seek to support growth to the north of the precinct by providing greater residential opportunities in the southern area of Westmead.

3.6 Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

Consistency with the applicable SEPPs is discussed in the table below.

Table 10: Consistency with applicable SEPP's

SEPP	Consistency and Comment
Planning Systems 2021	<p>Consistent.</p> <p>This Planning Proposal does not contain provisions that contradict or would hinder the application of this SEPP.</p>
Biodiversity and Conservation 2021	<p>Consistent.</p> <p>This Planning Proposal does not contain provisions that contradict or would hinder the application of this SEPP.</p>
Resilience and Hazards 2021	<p>Consistent</p> <p>This Planning Proposal does not contain provisions that contradict or would hinder the application of this SEPP.</p> <p>Compliance with the provisions in the SEPP would be assessed on a site-by-site basis at the Development Application Stage.</p>
Transport and Infrastructure 2021	<p>Consistent</p> <p>This Planning Proposal does not contain provisions that contradict or would hinder the application of this SEPP.</p>

SEPP	Consistency and Comment
	Compliance with the provisions in the SEPP would be assessed on a site-by-site basis at the Development Application Stage.
Industry and Employment 2021	<p>Consistent</p> <p>This Planning Proposal does not contain provisions that contradict or would hinder the application of this SEPP.</p> <p>Compliance with the provisions in the SEPP would be assessed on a site-by-site basis at the Development Application Stage.</p>
Resources and Energy 2021	Not Applicable.
Primary Production 2021	Not Applicable.
Precincts – Eastern Harbour City 2021	Not Applicable.
Precincts – Central River City 2021	Not Applicable.
Precincts – Western Parkland City 2021	Not Applicable.
Precincts – Regional 2021	Not Applicable.
Exempt and Complying Development Codes 2008	<p>Consistent.</p> <p>This Planning Proposal does not contain provisions that contradict or would hinder the application of this SEPP.</p>
Sustainable Buildings 2022	<p>Consistent</p> <p>This Planning Proposal does not contain provisions that contradict or would hinder the application of this SEPP.</p> <p>Compliance with the provisions in the SEPP would be assessed on a site-by-site basis at the Development Application Stage.</p>
Housing 2021	<p>Consistent.</p> <p>This Planning Proposal does not contain provisions that contradict or would hinder the application of this SEPP.</p> <p>Amendments to the CLEP 2021 seek to promote diverse, affordable, and well-designed housing, in close proximity to transport and amenities.</p> <p>A draft AHCS is proposed as part of this Planning Proposal. Please refer to section 2.6 of this Planning Proposal for more information on the proposed AHCS.</p> <p>Design quality principles of SEPP 65 and the supplementary Apartment Design Guidelines (ADG) were considered in the formation of the masterplan, in built form testing, and as part of proposed amendments to CLEP 2021 and CDCP 2021.</p>

3.7 Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

Consistency with the applicable Ministerial Directions, also referred to as the Local Planning Directions, is discussed in the table below:

Table 11: Consistency with applicable Section 9.1 Ministerial Directions

Direction	Consistency and Comment
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	Consistent.

Direction	Consistency and Comment
	This Planning Proposal is consistent with the Greater Sydney Region Plan and Central City District Plan, as demonstrated in section 3.3 (refer Tables 1 and 2).
1.3 Approval and Referral Requirements.	<p>Consistent</p> <p>This Planning Proposal does not seek to change existing requirements for concurrence, consultation or referral provisions and does not identify any developments as designated development.</p> <p>Standard consultation with public authorities is required as part of the Gateway process.</p>
1.4 Site Specific Provisions	<p>Consistent.</p> <p>The Planning Proposal does not seek to amend another environmental planning instrument.</p>
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	<p>Consistent.</p> <p>The Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan identifies how more jobs, homes and essential services will be accommodated in the priority growth area over the next 20 years. The Interim Plan identifies twelve precincts as conducive for urban renewal and transformation, including Westmead.</p> <p>The Planning Proposal gives effect to the Interim Plan by seeking to amend CLEP 2021 and CDCP 2021 to deliver housing, retail and commercial employment opportunities within the precinct. This is consistent with the Interim Plan</p>
1.19 Implementation of the Westmead Place Strategy	<p>Consistent.</p> <p>The Westmead Place Strategy identifies Westmead South as a sub-precinct in the context of the broader Westmead Precinct. The Strategy envisions Westmead South to evolve into a walkable, residential neighbourhood, complemented by the addition of the future Metro Station to increase connectivity with housing choice. The Planning Proposal gives effect to outcomes of the Strategy through proposed amendments to CLEP 2021 and CDCP 2021, which seek to promote housing choice and supply, establish a network of activity nodes and active transport links, as well as mechanisms to deliver infrastructure to support the projected growth of the precinct.</p> <p>The Planning Proposal actively supports the delivery of objectives/priorities in the CCDP and GSRP, as discussed above.</p>
Focus area 3: Biodiversity and Conservation	
3.2 Heritage Conservation	<p>Consistent.</p> <p>A Heritage Impact Assessment was undertaken for this Planning Proposal. It identified existing and proposed heritage items and a proposed conservation area within the precinct, outlined the potential impacts the proposed built form may have on those heritage items/conservation areas, and included recommendations for proposed built form to ensure the integrity of the heritage items was maintained.</p> <p>The Urban Design Report took the findings of the heritage assessment and the existing environmental heritage into account in its analysis of the area and subsequent built form recommendations. Proposed amendments to CLEP 2021 and CDCP 2021 regarding building height, built form considerations and setbacks reflect recommendations from the Assessment.</p>
3.7 Public Bushland	Consistent.

Direction	Consistency and Comment
	The Planning Proposal relates to urban land and does not contain any bushland.
Focus area 4: Resilience and Hazards	
4.1 Flooding	<p>Justifiably inconsistent.</p> <p>A Flood Risk Assessment was prepared for this Planning Proposal, which considered the following:</p> <ul style="list-style-type: none"> • NSW Flood Prone Land Policy. • NSW Flood Risk Management Manual 2023 • The principles of the Floodplain Development Manual 2021. • Considering flooding in land use planning guidelines. <p>The Flood Risk Assessment identified that some future development may be located within a floodway area or flood prone area, however, recommendations for development have been provided to minimise flood risk, including site specific flood impact assessments and floor level controls.</p>
4.4 Remediation of Contaminated Land	<p>Consistent.</p> <p>67-69 Hawkesbury Road in area F is currently zoned E1 Local Centre and contains a service station which is permissible in the zone. No changes to the zoning of the lot are proposed under this Planning Proposal. Council has not undertaken a preliminary investigation of the land in accordance with the contaminated land planning guidelines, however it is anticipated that such an assessment would reveal that the site could be made suitable for other uses in the E1 Local Centre zone subject to appropriate contamination management and/or remediation at the development application stage.</p> <p>The application of SEPP Resilience and Hazards 2021 at the DA stage will ensure that the site is remediated before the land is used for any permitted use.</p>
4.5 Acid Sulfate Soils	<p>Consistent.</p> <p>The Westmead South Precinct is not identified as having Acid Sulfate Soils in the CLEP 2021 maps.</p> <p>Given the Acid Sulfate Soils provisions in CLEP 2021, specific responses to acid sulfate soils can be addressed site by site through the development application process.</p>
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	<p>Consistent.</p> <p>The Planning Proposal meets all the objectives of this direction as it facilitates access to housing, jobs, and services by walking, cycling and public transport.</p>
5.2 Reserving Land for Public Purposes	<p>Consistent.</p> <p>No land acquisitions are proposed to be created, altered or reduced as part of this Planning Proposal. The Traffic and Transport Study for the Planning Proposal recommended road infrastructure works that would be required to support the additional vehicle and pedestrian movements in the study area.</p>
Focus area 6: Housing	
6.1 Residential Zones	<p>Consistent.</p> <p>The Planning Proposal facilitates:</p> <ul style="list-style-type: none"> • Diverse housing choice in various locations throughout the precinct • The provision of affordable housing. • Efficient use of existing infrastructure and services.

Direction	Consistency and Comment
	<ul style="list-style-type: none"> New housing that is of good design. <p>All proposed zones, E1 Local Centre and, R4 High Density Residential and R3 Medium Density Residential, will allow for increased housing supply through higher proposed densities than what currently exists within the precinct.</p>
Focus area 7: Industry and Employment	
7.1 Employment Zones	<p>Consistent.</p> <p>The Planning Proposal facilitates a total 47,010m² of non-residential GFA throughout the precinct, providing retail, commercial and employment opportunities that seek to support the neighbouring Health and Innovation district to the north.</p>

Section C – Environmental, social, and economic impact

3.8 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?

The Planning Proposal will not adversely affect critical habitat, threatened species, populations or ecological communities or their habitats. The proposed changes to planning controls within the Westmead South precinct apply to sites that are already developed.

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

It is unlikely that the proposal will result in any environmental effects that cannot be managed through proposed CLEP 2021 provisions, existing CLEP 2021 provisions, consistency with existing and proposed Development Control Plans and Development Consent Conditions.

Traffic

A Traffic and Transport Study was undertaken to investigate the traffic network impacts of background growth and the Planning Proposal. Maximum parking rates and road infrastructure works were identified to reduce the impacts of the background growth and Planning Proposal developments.

Refer to Appendix 14 for detailed information on the recommended road works.

Heritage

A Heritage Impact Assessment was undertaken for this Planning Proposal. It identified existing and proposed heritage items and a proposed conservation area within the precinct, outlined the potential impacts the proposed built form may have on those heritage items/conservation areas, and included recommendations on proposed built form to ensure the integrity of the heritage items was maintained.

It is noted that Council considered the Heritage listing of 18 Austral Avenue and St Barnabas Church as recommended by the Heritage Impact Assessment. However, in line with recent Council precedent where if an owner objection is received to the listing of a Heritage Item, then Council would not endorse the listing, 18 Austral Avenue and St Barnabas are not recommended for Heritage listing as part of this Planning Proposal as owner objections have been received. The recommended increase to the curtilage of the existing Heritage Item at 41-43 Hawkesbury Road is endorsed by Council and is part of this Planning Proposal.

Further to the above, four (4) options were considered for the Westmead Estate Heritage Conservation Area, including the area recommended in the Heritage Impact Assessment. However, in line with recent Council precedent where if an owner objection is received then Council would not endorse the listing, a reduced Westmead Estate Conservation Area is endorsed by Council and forms part of this Planning Proposal, as owner objections in the other options were received.

Refer to Appendix 9 for detailed information on the impacts and recommendations on built form.

The Urban Design Report took the findings of the heritage study and the existing environmental heritage into account in its analysis of the area and subsequent built form recommendations. Proposed amendments to CLEP 2021 and CDCP 2021 regarding building height, built form considerations and setbacks reflect recommendations from the study.

Air Quality and Noise Impacts

An Air Quality and Noise Impact Assessment Report was undertaken for this Planning Proposal. This study investigated the air quality and acoustic impacts the proposed development within the Westmead South precinct would have. Air quality and noise impact issues were identified and mitigation recommendations to address these issues have been included in the proposed amendments to CDCP 2021.

Refer to Appendix 13 for detailed information on the impacts and mitigation measures.

Contamination

67-69 Hawkesbury Road in area F is currently zoned E1 Local Centre and contains a service station which is permissible in the zone. No changes to the zoning of the lot are proposed under this Planning Proposal.

Council has not undertaken a preliminary investigation of the land in accordance with the contaminated land planning guidelines, however it is anticipated that such an assessment would reveal that the site could be made suitable for other uses in the E1 Local Centre zone subject to appropriate contamination management and/or remediation at the development application stage.

The application of SEPP Resilience and Hazards 2021 at the DA stage will ensure that the site is remediated before the land is used for any permitted use.

Flooding

A Flooding Risk Assessment was undertaken to investigate flooding, stormwater, and integrated water cycle management systems to support the Westmead South Master Plan and provided advice relating to development on and not on flood prone land. Flood impact issues were identified and mitigation recommendations to address these issues have been included in the proposed amendments to CDCP 2021. These include:

- Development along the Domain Catchment area should be managed through flood impact and floor level controls.
- Site-specific flood studies shall comply with Council's standard requirements and the most up-to date best practice guidelines, including Australia Rainfall Runoff 2019 and NSW Flood Risk Management Manual 2023.

Connecting with Country

A Connecting with Country Report was prepared to better understand the cultural context and site-specific opportunities to embed Connecting with Country principles in Westmead South. A Design Jam was undertaken with local First Nations community members, the project team and consultant team, which focused on exploring cultural narratives and spatial design opportunities.

The outcomes of this work were design principles that have been incorporated into the Master Plan, including:

- Improving user experience
- Increased tree canopy cover
- Water sensitive urban design strategies
- Improved wayfinding and signage
- Site specific public art

3.10 Has the Planning Proposal adequately addressed any social and economic effects?

The Planning Proposal will result in net positive social and economic effects as it will facilitate over 6,000 new dwellings and a total 47,010m² of non-residential GFA throughout the precinct, providing retail, commercial and employment opportunities.

Social Needs

A Social Infrastructure and Community Needs Assessment was undertaken for this Planning Proposal. It identified existing community facilities and open space in proximity to the study area, undertook benchmarking to identify the additional community facilities and open space infrastructure the Planning Proposal population would generate, and provided recommendations on the type of the additional community facilities and open space infrastructure required.

Refer to Appendix 12 for further details on the assessment and benchmarking undertaken to identify community facilities and open space.

The Urban Design Report took the findings of the assessment into consideration when creating the Westmead South Master plan, and the identified additional community facilities and open space infrastructure have been reflected in the draft WSMPS and proposed amendments to CDCP 2021. This has resulted in almost all residences within the precinct to be located within 400 metres of open space with approximately 15 residences located over 400 metres.

This Planning Proposal also includes Draft CLEP 2021 floor space and building height incentives for the provision of green public open space, a community facility, public carpark and recreation areas.

In addition to the above, an infrastructure delivery plan and infrastructure costings have been prepared to inform the provision of facilities and infrastructure.

Affordable Housing

An Economic Feasibility study was undertaken for this Planning Proposal which concluded that up to a 5% affordable housing contribution was feasible for targeted sites in the precinct. This Planning Proposal seeks the introduction of an AHCS, Affordable Housing clause in CLEP 2021 and Affordable Housing Key sites in CLEP 2021. The introduction of the scheme and LEP provisions will help to provide more affordable housing in a community that would benefit from its availability.

Refer to Appendix 10 for further details regarding the feasibility of affordable housing contributions in the precinct.

Economic Feasibility

An Economic Feasibility Assessment was undertaken for the Planning Proposal. This assessment included a feasibility tipping point analysis to determine financially feasible building heights and floor space ratios the precinct required.

The Urban Design Report took the findings of the feasibility assessment into account in recommending proposed land use zones, floor space ratios and building heights.

Refer to Appendix 10 for further details regarding economic feasibility and impact of the Planning Proposal.

Section D – Infrastructure (Local, State and Commonwealth)

3.11 Is there adequate public infrastructure for the Planning Proposal?

The Planning Proposal is supported by an infrastructure delivery plan and infrastructure costings to inform the provision of facilities and infrastructure. The Westmead South precinct is a residential neighbourhood already serviced by transport, community and utility services including electricity, telecommunications, water, and sewer.

The additional public infrastructure proposed in the Infrastructure Schedule (refer to Appendix 16) was informed by the various demand analysis undertaken as part of the following studies:

- Westmead South Urban Design Report prepared by Architectus (Appendix 8)
- Social Infrastructure and Community Needs Assessment prepared by GHD (Appendix 12)
- Air Quality and Acoustic Impact Assessment prepared by GHD (Appendix 13)
- Traffic and Transport Study prepared by SCT Consulting (Appendix 14)

The Infrastructure Schedule includes items such as:

- Proposed new Alexandra Avenue Park – to be delivered through developer dedication.
- Through-site link between Moree Avenue and Grand Avenue – to be delivered through developer dedication and setbacks.
- Cycling connection along Alexandra Avenue to facilitate increased active transport in the precinct.

The proposed infrastructure items have been costed by a qualified Quantity Surveyor. Due to the high cost of infrastructure delivery, alternative mechanisms of delivery have been explored and tested for feasibility, where required.

For local infrastructure items, the proposed incentives Clause within the Planning Proposal is one such mechanism proposed to support appropriate delivery of public infrastructure. Alongside the Planning Proposal and options to amend the Contributions Plan, the draft DCP amendments will support implementation of the necessary local public infrastructure as the precinct redevelops.

For State infrastructure items, consultation with the relevant authorities or agencies will be undertaken. Preliminary consultation has already been conducted with Schools Infrastructure NSW and Transport for NSW.

Alongside the proposed intersection upgrades, the Traffic and Transport Study (Appendix 14) identified the opportunity for improved public transport services along key roads within the

precinct. Council supports this recommendation as identified in the draft WSMPS and will advocate to TfNSW for increased frequency of services with direct access to Parramatta.

The abovementioned measures alongside Council's local infrastructure provisions will ensure that adequate public infrastructure is available to support the proposed levels of growth.

Section E – State and Commonwealth interests

3.12 What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The Gateway Determination will advise the full list of public authorities that will need to be consulted with as part of the Planning Proposal process. Public authority consultation will be undertaken concurrently with public exhibition as outlined in Part 5: Community Consultation of the Planning Proposal. It is anticipated the following authorities and agencies may require consultation:

- Transport for NSW.
- Sydney Water Corporation.
- NSW Health (Western Sydney Local Health District).
- Schools Infrastructure NSW.
- NSW Environment, Energy and Science (Flooding and Water).
- State Emergency Services (SES).
- Sydney Metro.
- Land and Housing Corporation (LAHC).
- Endeavour Energy

Prior to seeking a Gateway Determination, Council has consulted directly with Schools Infrastructure NSW and Transport for New South Wales as follows.

Schools Infrastructure NSW (SINSW)

SINSW has been consulted in relation to the Westmead South Planning Proposal as part of regular monthly meetings. SINSW noted that there are intentions to introduce a new primary school within the precinct.

Further consultation is anticipated with SINSW alongside the post-gateway public exhibition to confirm community needs now that the proposed future residential numbers are known.

Transport for NSW (TfNSW)

TfNSW was consulted during the work undertaken for the Traffic and Transport Study and had no outstanding concerns to address. TfNSW has requested that the final Traffic and Transport Strategy Report be sent to them for review. Council has also been working closely alongside TfNSW on the Re-imagining Hawkesbury Road Project.

Further consultation is anticipated with TfNSW alongside the post-gateway public exhibition.

Part 4: Maps

The Planning Proposal seeks to make the following amendments to CLEP 2021 maps:

- Amend existing Land Use Zoning Maps.
- Amend existing Floor Space Ratio Maps.
- Amend existing Height of Building Maps.
- Create new Floor Space Ratio Incentives Maps.
- Create new Height of Buildings Incentives Maps.
- Amend existing Key Sites Maps.
- Amend existing Heritage Map.
- Amend Minimum Lot Size Map.

Appendix 2 provides the existing and proposed CLEP 2021 maps.

Part 5: Community Consultation

Phase 1 Early Engagement

Early consultation on the initial proposed concept land use plan for the Westmead South Precinct occurred throughout October and November 2022, representing Phase 1 of the pre-gateway consultation in accordance with Council's Planning Proposal Notification Policy. This consultation enabled feedback from a broad range of stakeholders and the community.

Exhibition material was made publicly available in electronic form on Council's website and its 'Have Your Say' community engagement webpage. A letter and brochure were posted out to properties identified within a 400m buffer of the Westmead South study area. The Have Your Say page received 6,832 views during this consultation period, with 3,025 document downloads. A total of 170 written submissions were received in response to Phase 1 early consultation. Further information about the outcomes of Phase 1 early consultation can be found in Appendix 23.

Eight (8) face to face engagement sessions were held during the engagement period. These events were held on different days and nights of the week at Westmead Progress Hall, Westmead Christian Grammar School, Westmead Public School, The Oakes Centre, and Westmead Railway Station. Council officers were also present in the Council Stall during the Cumberland Diwali Festival 2022, where exhibition materials were available and Council officers spoke to the project.

Council officers also responded to phone calls during the consultation period, assisting residents and stakeholders with their enquiries. The community feedback from Phase 1 early consultation was considered as part of the ongoing technical studies undertaken.

Phase 2 Early Engagement

Phase 2 of the pre-gateway consultation took place between October and December 2023. A similar engagement approach to Phase 1 was undertaken, with exhibition materials made publicly available on Council's Website and its 'Have Your Say' community engagement webpage. A total of 6,087 letters and postcard style flyers were posted to owners and occupiers.

The Have Your Say page received 11,976 views during this consultation period, with 3,718 document downloads. A total of 272 written submissions were received in response to Phase 2 early consultation. Further information about the outcomes of Phase 2 early consultation can be found in Appendix 24.

Ten (10) face to face engagement sessions were held during this exhibition period. These events were similarly held on different days and nights of the week at Westmead Progress Hall, Westmead Christian Grammar School, Westmead Public School, and Westmead Railway Station.

Council officers were also present in the Council Stall during the Cumberland Diwali Festival 2023 and in the Council Stall every Friday of the month of November 2023 at the Oakes Centre, Westmead with corflutes, exhibition materials, flyers, and activities for local residents to engage with.

Further Community Consultation

If the Westmead South Planning Proposal is supported by the Minister, formal stakeholder, and community consultation, including consultation with public agencies, will be undertaken

by Council in accordance with the legislative requirements of the Act and any additional conditions as imposed in a Gateway Determination.

Based on the Planning Proposal being the proposed complex category, a minimum 30 working day public exhibition period is recommended and will include the following engagement approaches at a minimum:

- Dedicated webpage on Council's Have Your Say website.
- Letters to owners and occupiers.
- Newspaper advert.
- Email Notification to those who have previously made a submission on the project.
- Social Media posts.
- NSW Government Planning Portal.

It is also anticipated that the Planning Proposal and technical studies will be exhibited alongside the other supporting documents, including:

- Draft Westmead South Master Plan Strategy.
- Draft Amendments to the Cumberland Development Control Plan 2021.
- Draft Affordable Housing Contribution Scheme.

While various NSW government agencies and departments will be consulted on the Planning Proposal, the following may be directly affected:

- Land and Housing Corporation.
- Transport for New South Wales.
- Schools Infrastructure NSW.
- Sydney Metro West.

Part 6: Project Timeline

In accordance with the requirements set out in the Local Environmental Plan Plan Making Guideline 2021, the table below outlines the anticipated project timeline of the Planning Proposal to progress through the LEP Making process as a complex Planning Proposal. The timeframes and dates are estimates and may change over the life of the proposal.

Table 10: Anticipated Project Timeline

Stage	Indicative Timeframe
Local Planning Panel meeting	27 March 2024 (actual)
Council meeting – consider draft Planning Proposal	5 June 2024 (actual)
Gateway Determination request lodged to the Department	July 2024
Gateway Determination received	July to October 2024
Complete any additional studies (if required)	October 2024 to January 2025
Public Exhibition period	February 2025
Submissions considered and reviewed	Q2 2025
Council meeting – consider final Planning Proposal and submissions report	Q3 2025
Lodgement to the Department for finalisation	Q4 2025
Gazettal of LEP amendment	Q4 2025

Appendices

Appendix 1 – Draft Westmead South Master Plan Strategy

Appendix 2 – Summary of Recommended Planning Controls

Appendix 3 – Draft Amendments to Cumberland Development Control Plan

Appendix 4 – Draft Affordable Housing Contributions Scheme

Appendix 5 – March 27 Cumberland Local Planning Panel Meeting Minutes

Appendix 6 – 5 June 2024 Council Meeting Agenda

Appendix 7 – 5 June 2024 Council Meeting Minutes

Appendix 8 – Urban Design Report

Appendix 9 – Heritage Impact Assessment

Appendix 10 – Economic Feasibility Assessment

Appendix 11 – Flood Risk Assessment

Appendix 12 – Social Infrastructure and Community Needs Assessment

Appendix 13 – Air Quality and Acoustic Assessment

Appendix 14 – Traffic and Transport Study

Appendix 15 – Connecting with Country Report

Appendix 16 – Infrastructure Delivery Plan

Appendix 17 – Contributions Options Paper

Appendix 18 – Ecologically Sustainable Development Strategy

Appendix 19 – Utilities Servicing Strategy

Appendix 20 – Smart Cities Study

Appendix 21 – Precinct Shadow Diagrams

Appendix 22 – List of Planning Proposal Sites

Appendix 23 – Phase 1 Summary of Submissions

[Appendix 24 – Phase 2 Summary of Submissions](#)

[Appendix 25 – Heritage Planning Proposal Summary of Submissions](#)