



# SUMMARY OF RECOMMENDED PLANNING CONTROLS

Westmead South

May 2024



## Proposed LEP Clauses to be included in the CLEP 2021

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### 6.25 Affordable Housing in the Westmead South Precinct

- (1) The objective of this clause is to provide the framework for the provision of Affordable Housing within the Westmead South Precinct.
- (2) This clause applies to development (other than excluded development) on land within the Westmead South Precinct that chooses to benefit from the affordable housing option under the incentive height and floor space provision in Clause 6.26 of this Local Environmental Plan. The land is identified as “Affordable Housing” on the Key Sites Map.
- (3) Development consent must not be granted in respect to land to which the clause applies unless the consent authority is satisfied that the proportion of the gross floor area of the development used for affordable housing is not less than the amount calculated in accordance with the Affordable Housing Contribution Scheme.
- (4) When granting development consent to development to which this clause applies, in lieu of the provision of affordable housing under sub-clause (3), the consent authority may impose a condition in accordance with the Affordable Housing Contribution Scheme requiring a monetary contribution.
- (5) A condition imposed under this clause must provide for the affordable housing levy contribution to be satisfied—
  - (a) by dedication in favour of the Council of land comprising—
    - (i) 1 or more dwellings in accordance with the Affordable Housing Contribution Scheme, with any remainder paid as a monetary contribution to the Council, or
    - (b) if the Council agrees, by monetary contribution paid to the Council being,
      - (i) for a development application lodged from [Commencement Date] on sites identified as 1% on the Key Sites Map, 1% of the total floor area of the development that is intended to be used for residential purposes or
      - (ii) for a development application lodged from [Commencement Date] on sites identified as 5% on the Key Sites Map,
        - 1% for development applications lodged within the first 12 months from [Commencement Date],
        - 3% for development applications lodged within 13-24 months from [Commencement Date], or
        - 5% for development applications lodged from 25 months after [Commencement Date],



of the total floor area of the development that is intended to be used for residential purposes.

(6) The rate at which a monetary contribution or a contribution of land is to be taken to be equivalent to floor area for the purposes of the affordable housing levy contribution is to be calculated in accordance with the Affordable Housing Contribution Scheme.

(7) To avoid doubt—

(a) it does not matter whether the floor area, to which a condition under this clause relates, was in existence before, or is created after, the commencement of this clause, or whether or not the floor area concerned replaces a previously existing area, and

(b) the demolition of a building, or a change in the use of the land, does not give rise to a claim for a refund of any contribution.

(8) In this clause a reference to:

**Affordable Housing Contribution Scheme** means the Affordable Housing Contribution Scheme adopted by Council.

**Affordable housing contribution scheme area** means land shown as an affordable housing contribution area on the Affordable Housing Contribution Map included in the Affordable Housing Contribution Scheme.

**Affordable housing levy contribution**, in relation to the development on a site, means the percentage of the gross floor area required as affordable housing in pursuance of this clause determined in accordance with the Affordable Housing Contribution Scheme.

**Excluded development** means development that is excluded development under the Affordable Housing Contributions Scheme.



## 6.26 Additional Height and Density in the Westmead South Precinct

- (1) The objectives of this clause are as follows—
  - (a) to allow greater building heights and densities within the Westmead South Precinct where a community facility, recreation area, public car park, public land or affordable housing are provided, and
  - (b) to ensure that those greater building heights and densities reflect the desired character of the precincts in which they are allowed and minimise adverse impacts on the amenity of those precincts, and
  - (c) to provide for an intensity of development that is commensurate with the capacity of existing and planned infrastructure and supports the provision of affordable housing.
- (2) Despite clause 4.3 Height of Buildings and clause 4.4 Floor Space Ratio of this Local Environmental Plan, the consent authority may consent to development on a site that results in additional building height or additional floor space, or both, in accordance with subclauses (3) or (4) if the development includes a community facility, recreation area, public car park, public land or affordable housing.
- (3) In deciding whether to grant development consent, the consent authority must be satisfied that the development is consistent with the objectives of this clause, and:
  - (a) be satisfied that the community facility, recreation area, public car park or public land:
    - (i) has been identified in a Council-endorsed plan, strategy, or document, and
    - (ii) is of value to the Westmead South Precinct, or
  - (b) be satisfied that it provides affordable housing in accordance with Clause 6.25 Affordable Housing of this Local Environmental Plan.
- (4) Under subclause (2), a building on land in any of the areas identified on—
  - (a) the Incentive Height Map—is eligible for an amount of additional building height determined by the consent authority but no more than that which may be achieved by applying the maximum height specified in relation to that area, and
  - (b) the Incentive Floor Space Ratio Map —is eligible for an amount of additional floor space determined by the consent authority by no more than that which may be achieved by applying the maximum floor space ratio specified in relation to that area.
- (5) In this clause—



**Community facility** has the same meaning as the definition in this Local Environmental Plan.

**Recreation area** has the same meaning as the definition in this Local Environmental Plan.

**Public car park** has the same meaning as the definition in this Local Environmental Plan.

**Public land** has the same meaning as the definition in this Local Environmental Plan.

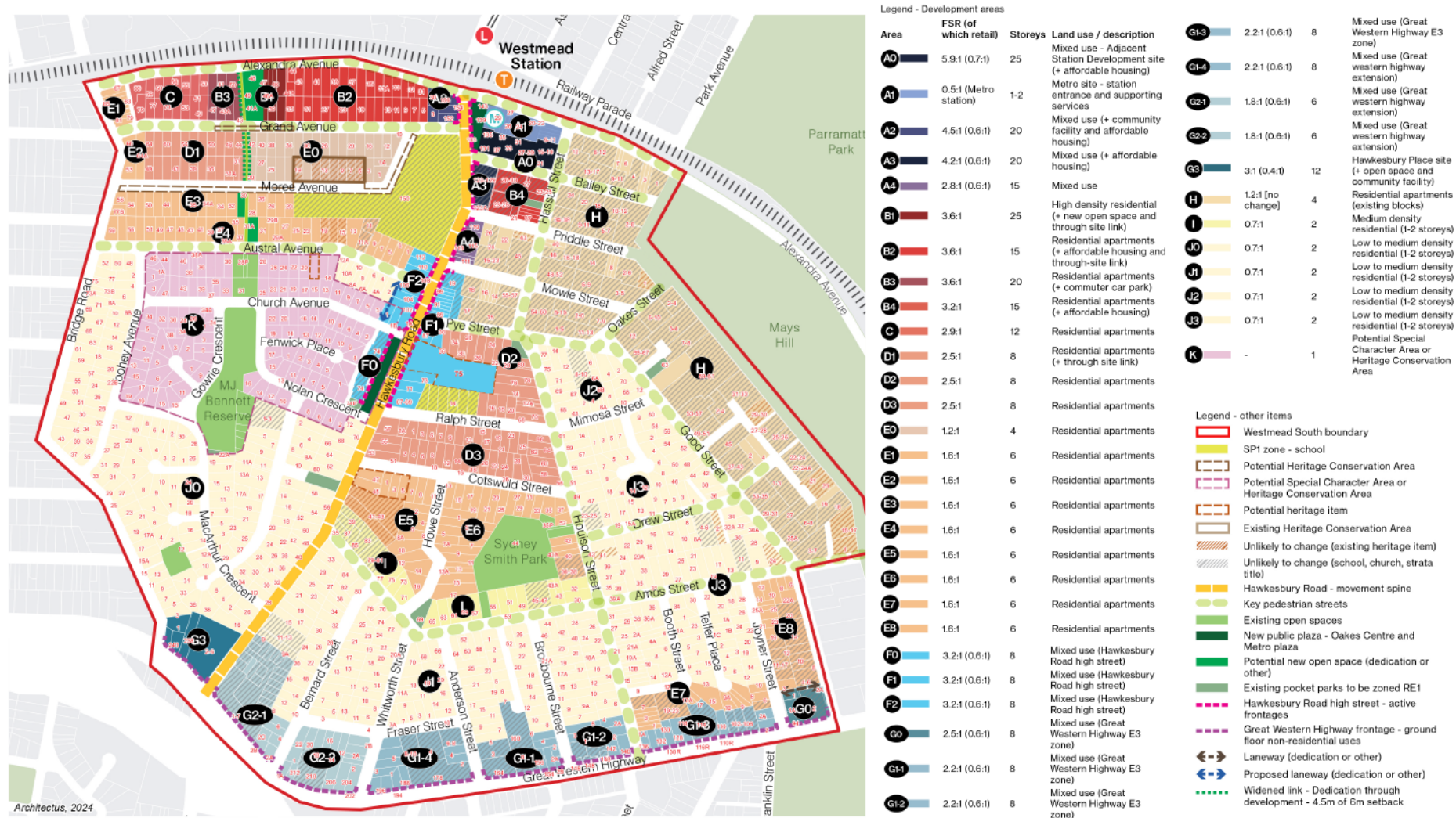
**Affordable housing** has the same meaning as the Act.



# Proposed Draft Westmead South Master Plan 2024

The following iteration of the Draft Westmead South Master Plan is proposed for finalisation:

- Draft Westmead South Master Plan - May 2024



[CONTINUED ON FOLLOWING PAGE]



## **Proposed LEP Maps to be included in the CLEP 2021**

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The following LEP Maps are proposed for inclusion in the Cumberland Local Environmental Plan 2021:

- Land Zoning Map – Amended
- Height of Buildings Map – Amended
- Floor Space Ratio Map – Amended
- Minimum Lot Size Map - Amended
- Heritage Map - Amended
- Incentive Height of Building Map – New
- Incentive Floor Space Ratio Map – New
- Key Sites Map (for Affordable Housing Contributions) – New





# Cumberland Local Environmental Plan 2021

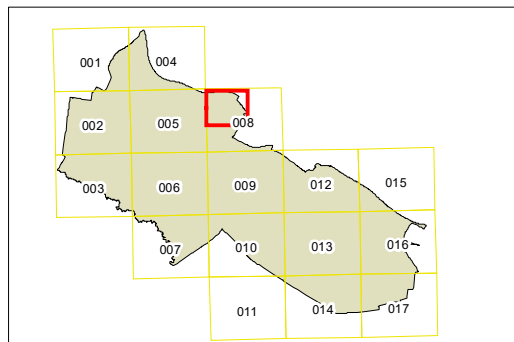
## Land Zoning Map - Proposed for Westmead

### Zone

- E1** Local Centre
- E2** Commercial Centre
- E3** Business Development
- E4** Enterprise Corridor
- MU1** Mixed Use
- C2** Environmental Conservation
- R2** Low Density Residential
- R3** Medium Density Residential
- R4** High Density Residential
- RE1** Public Recreation
- RE2** Private Recreation
- SP1** Special Activities
- SP2** Infrastructure
- W1** Natural Waterways
- CRC** SEPP (Precincts - Western CRC Parkland City) 2021
- INE** SEPP (Industry and Employment) 2021

### Cadastral

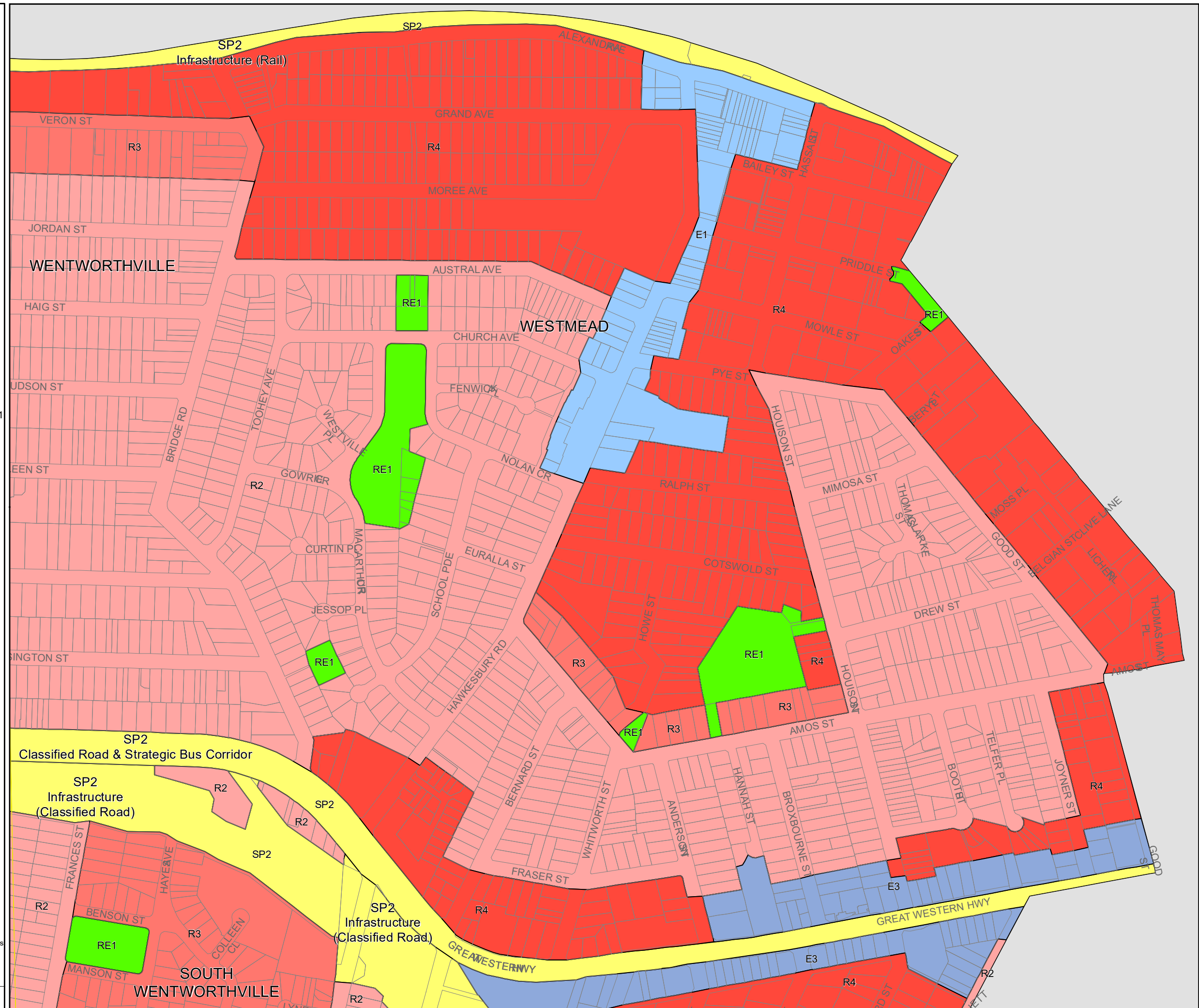
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Projection: GDA 1994  
MGA Zone 56

Map identification number: 2380\_COM\_LZN\_Proposed for Westmead







# Cumberland Local Environmental Plan 2021

Height of Buildings -  
Proposed HOB Base Map

## Maximum Building Height (m)

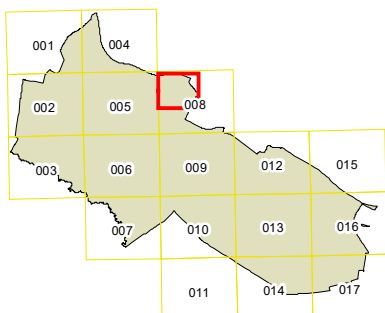
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K	10	V2	38
L	11	V3	39
M1	12	W1	40
M2	12.5	W2	41
N1	14	W3	42
N2	14.9	W4	43
O1	15	X1	45
O2	16	X2	48
O3	16.9	X3	49
P1	17	Y1	50
P2	18	Y2	51
Q	20	Y3	52
R1	21	Y4	53
R2	22	Y5	54
S1	23	Z1	55
S2	24	Z2	57
T1	25	AA1	60
T2	26	AA2	62
T3	27	AA3	64
T4	28	AA4	65
T5	29	AA5	68
U1	30	AA6	77
U2	31	AB1	84
U3	32	AB2	86
		AB3	88
		AB4	91
		AB5	96
		AC	105

## Clauses

- ☐ Refer to Clause 4.3 (2A)

## Cadastre

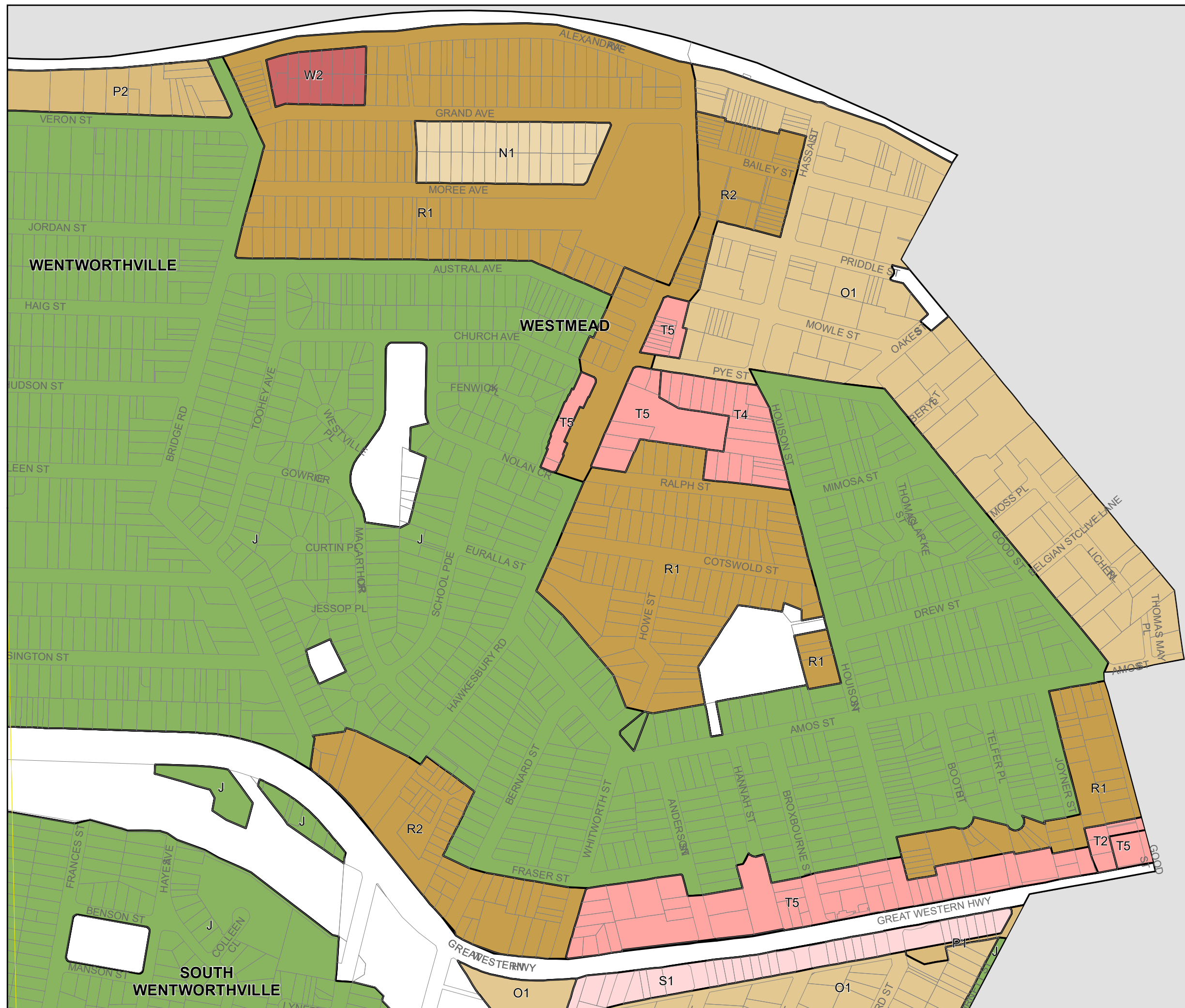
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Projection: GDA 1994  
MGA Zone 56

Scale: 1:5,000 @ A3

Map identification number: 2380 COM HOB Base Proposed







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# Cumberland Local Environmental Plan 2021

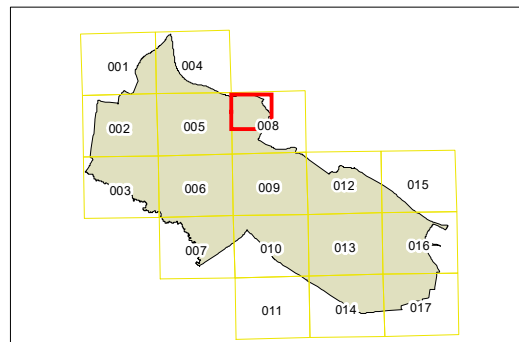
## Floor Space Ratio - Proposed Base Map

### Maximum Floor Space Ratio (n:1)

D	0.5	V1	3.0
F	0.6	V2	3.2
H	0.7	W1	3.4
I	0.75	W2	3.5
J	0.8	W3	3.6
K	0.85	W4	3.66
N	1.0	W5	3.75
O	1.1	X1	4.0
P1	1.2	X2	4.2
P2	1.29	X3	4.3
R1	1.4	Y	4.5
R2	1.49	Z1	5.0
S1	1.5	Z2	5.5
S2	1.6	AA1	6.0
S3	1.7	AA2	6.5
S4	1.8	AB1	7.0
T1	2.0	AB2	7.5
T2	2.1	AC1	8.0
T3	2.2	AC2	8.5
T4	2.4	Area A	Area A
T5	2.49	Area B	Area B
U1	2.5	Area C	Area C
U2	2.6		
U3	2.8		
U4	2.9		

### Cadastre

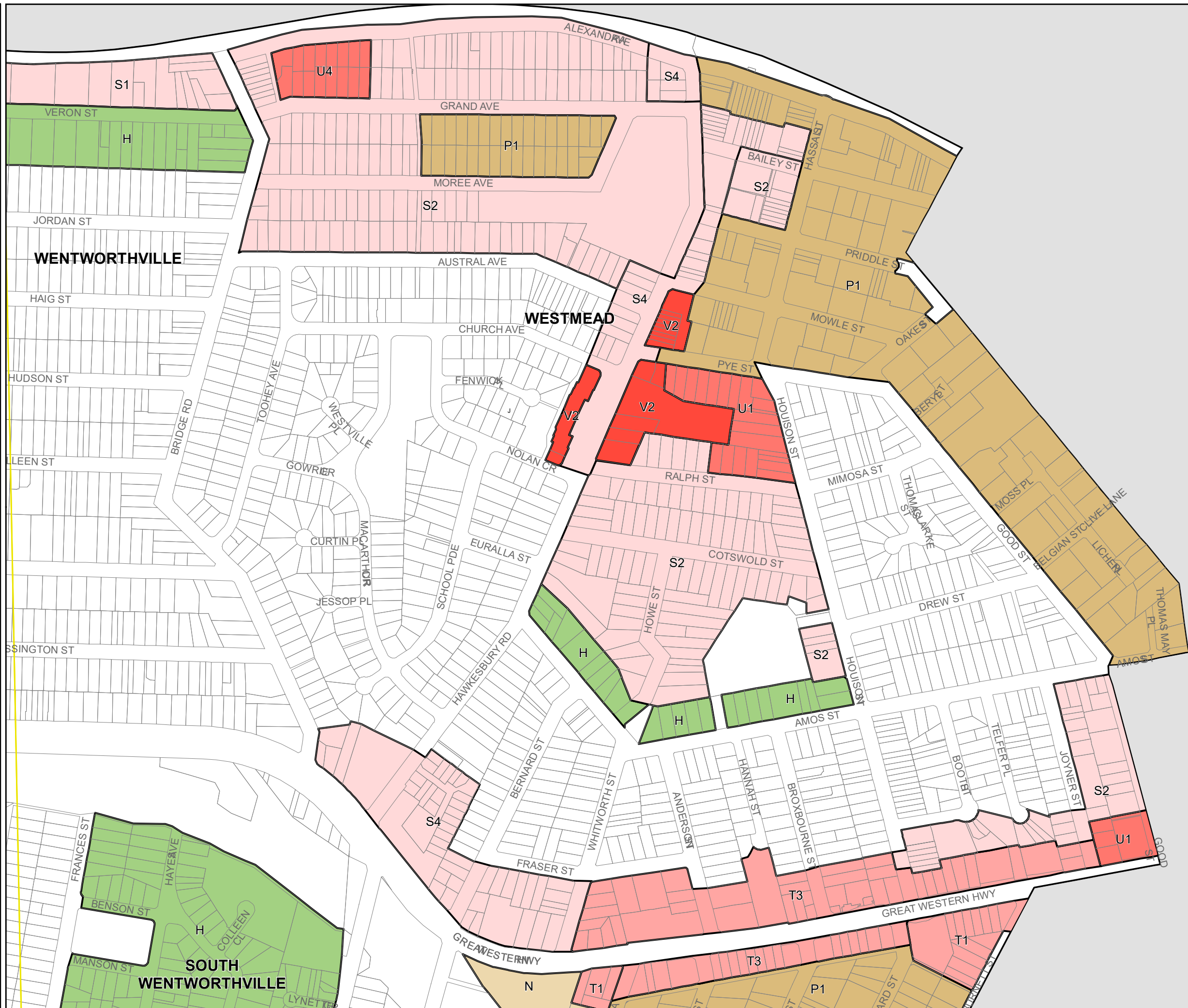
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0 200 400 Metres

Projection: GDA 1994  
MGA Zone 56

Map identification number: 2380\_COM\_Proposed FSR Base Map






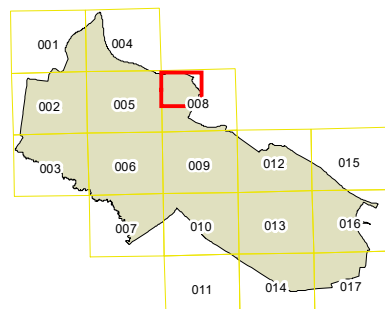


Lot Size Map -  
Sheet LSZ Proposed Westmead

B	200
D	300
G	450
K	550
T	900
U1	1200
U2	1500

## Cadastre

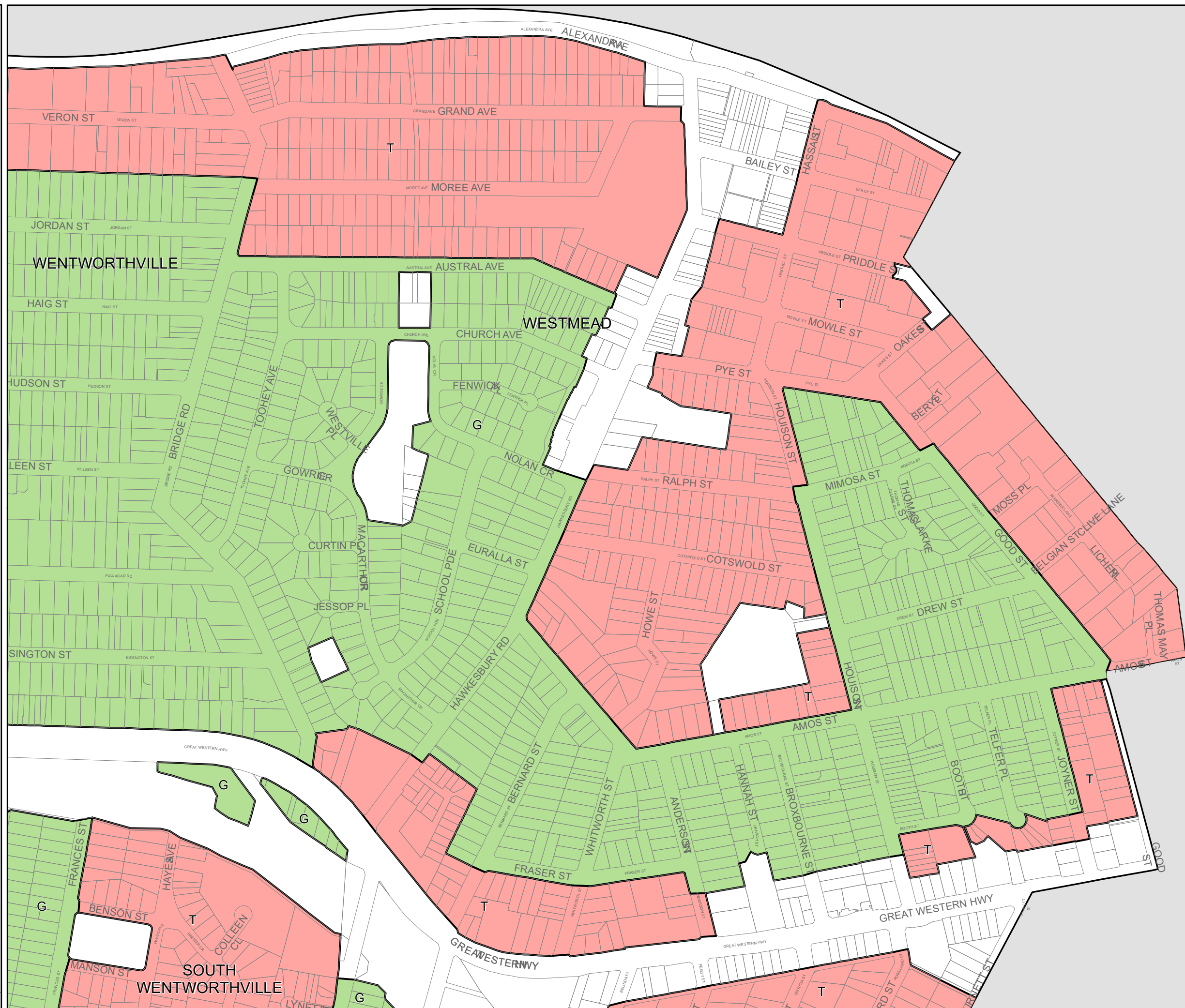
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Projection: GDA 1994  
MGA Zone 56

Scale: 1:5,000 @ A3

Map identification number: 2380 COM LSZ Proposed Westmead







# Cumberland Local Environmental Plan 2021

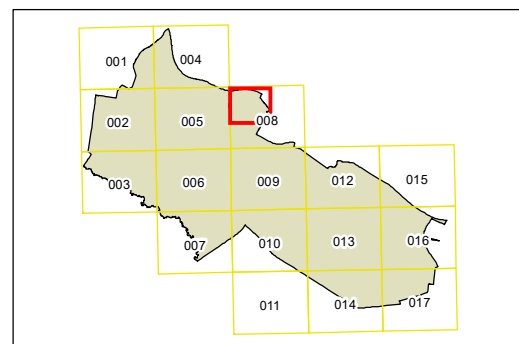
## Heritage Map

### Heritage

- Conservation Area - General
- Item - Aboriginal Objects and Places of Heritage Significance
- Item - General
- Item - Archaeological

### Cadastre

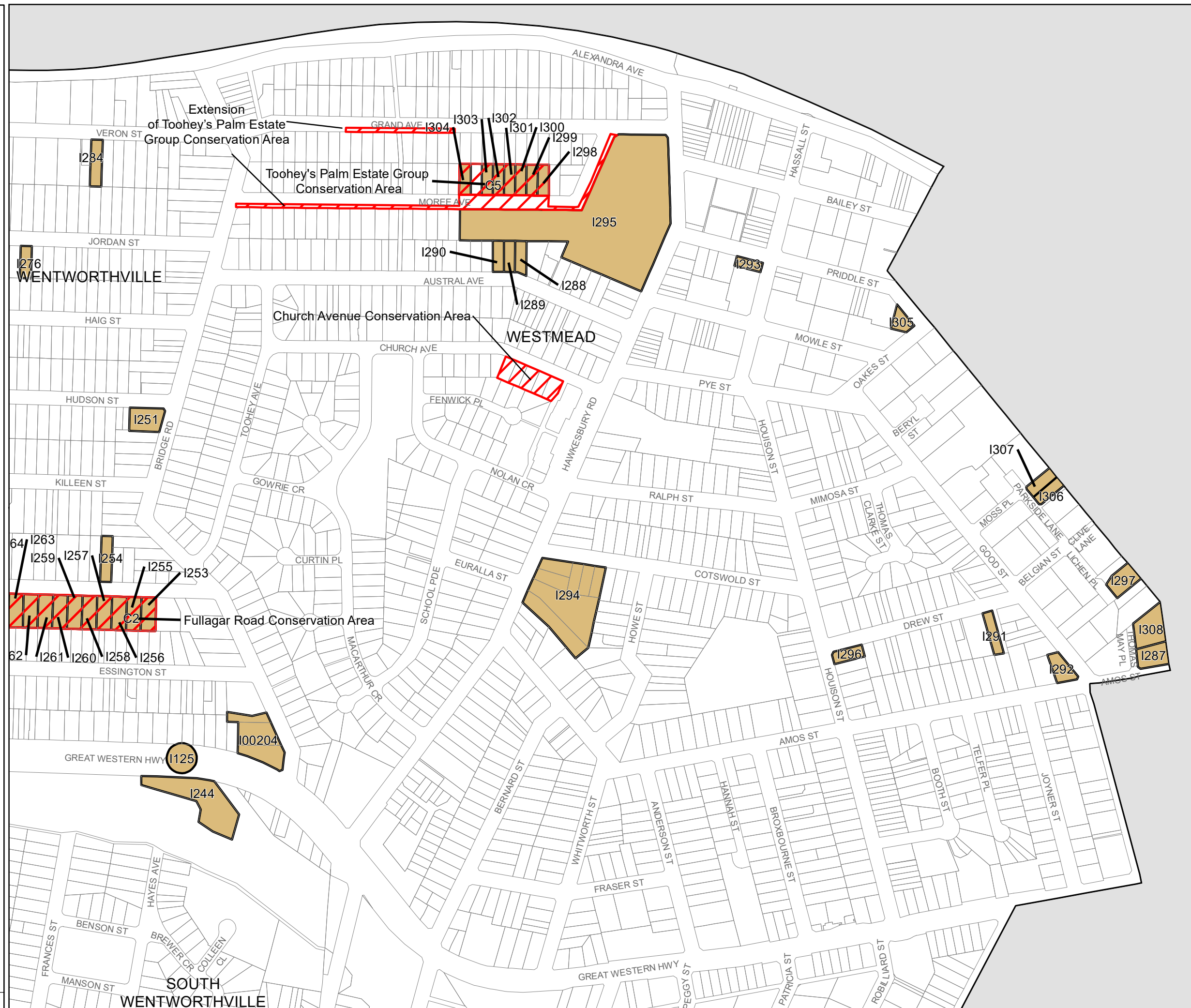
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Projection: GDA 1994  
MGA Zone 56

Map identification number: Heritage Map







## Height of Buildings Map - Incentive HOB

## Maximum Building Height (m)

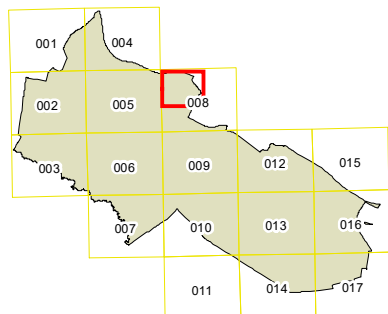
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T4	28	AA4	65
T5	29	AA5	67
U1	30	AA6	77
U2	31	AB1	83
U3	32	AB2	86
		AB3	88
		AB4	91
		AB5	96
		AC	105

## Clauses

 Refer to Clause 4.3 (2A)

## Cadastre

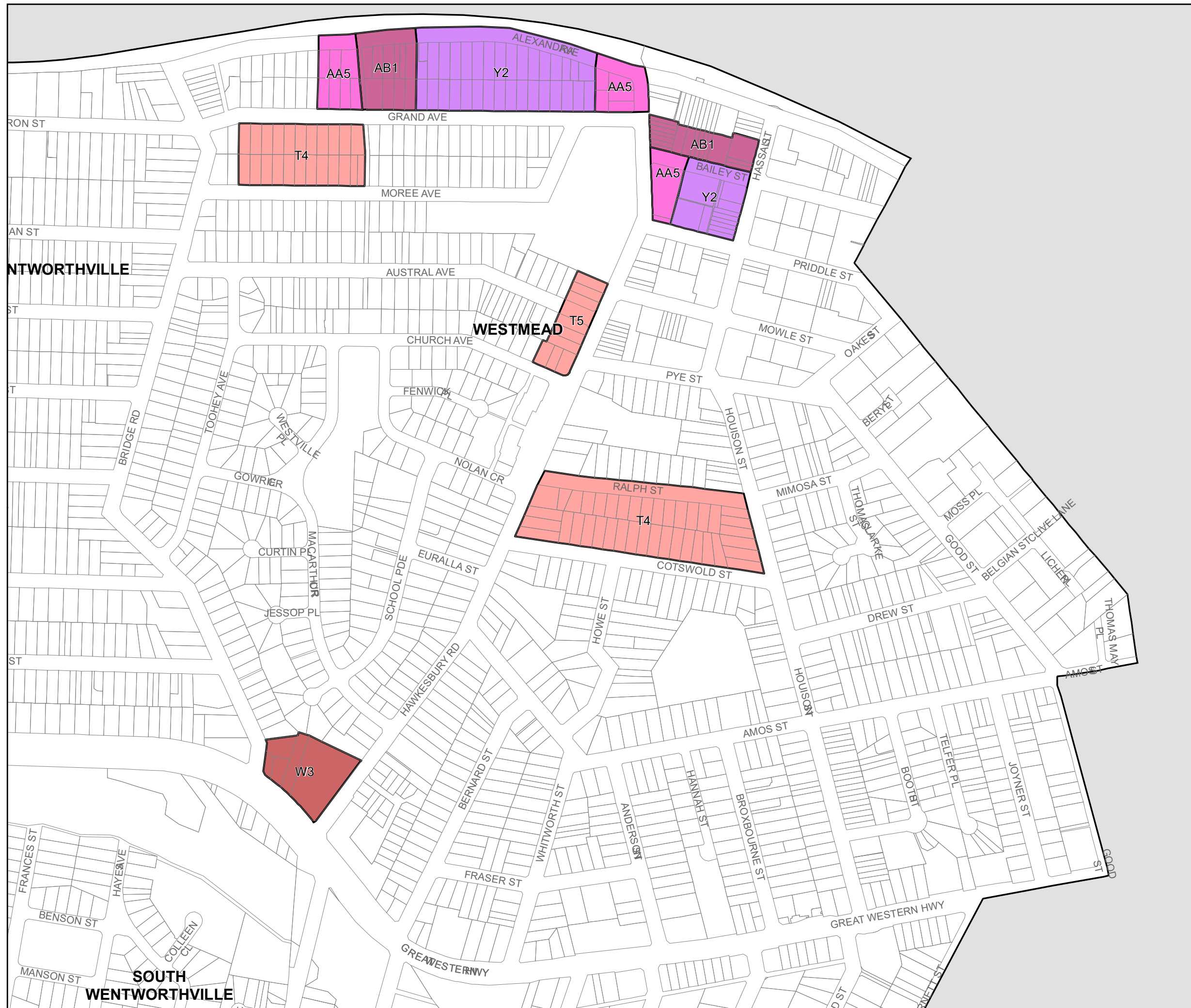
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Projection: GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number: 2380 COM HOB Intensive Map







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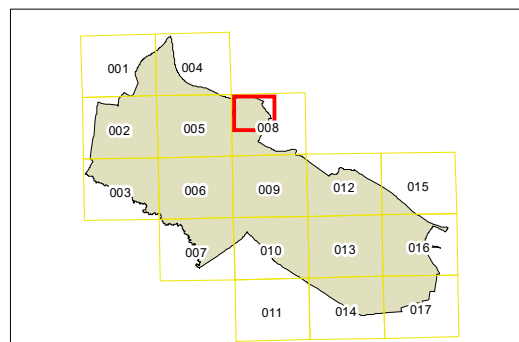
## Floor Space Ratio Map - Incentive FSR

### Maximum Floor Space Ratio (n:1)

D	0.5	V1	3.0
F	0.6	V2	3.2
H	0.7	W1	3.4
I	0.75	W2	3.5
J	0.8	W3	3.6
K	0.85	W4	3.66
N	1.0	W5	3.75
O	1.1	X1	4.0
P1	1.2	X2	4.2
P2	1.29	X3	4.3
R1	1.4	Y	4.5
R2	1.49	Z1	5.0
S1	1.5	Z2	5.5
S2	1.6	Z3	5.9
S3	1.7	AA1	6.0
S4	1.8	AA2	6.5
T1	2.0	AB1	7.0
T2	2.1	AB2	7.5
T3	2.2	AC1	8.0
T4	2.4	AC2	8.5
T5	2.49	Area A	Area A
U1	2.5	Area B	Area B
U2	2.6	Area C	Area C
U3	2.8		Refer to Clause 4.4(2A)
U4	2.9		Refer to Clause 4.4(2B)
			Refer to Clause 4.4(2C)
			Refer to Clause 4.4(2D)

### Cadastre

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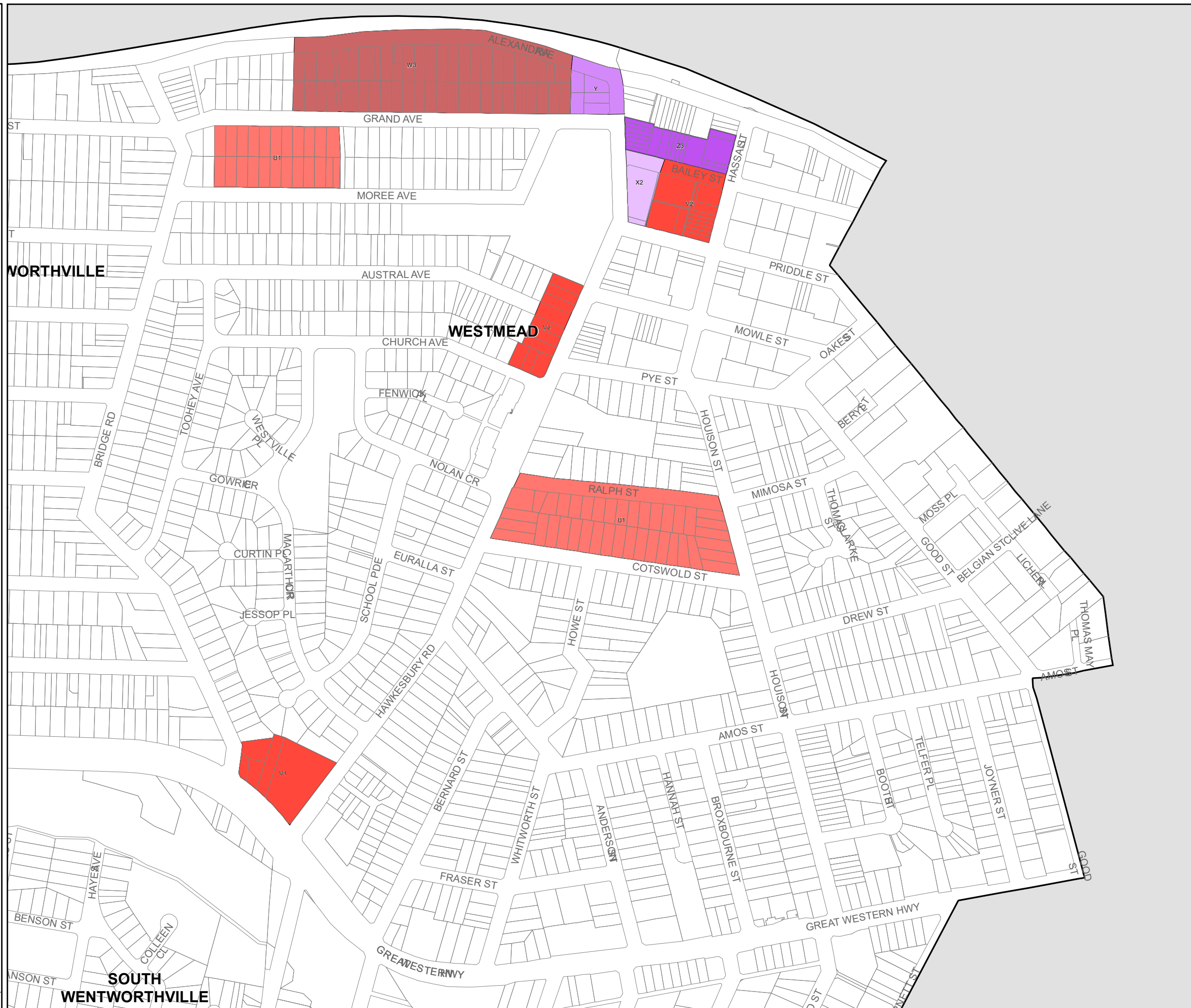


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Map identification number: 2380\_COM\_FSR\_Intensive Map








# Cumberland Local Environmental Plan 2021

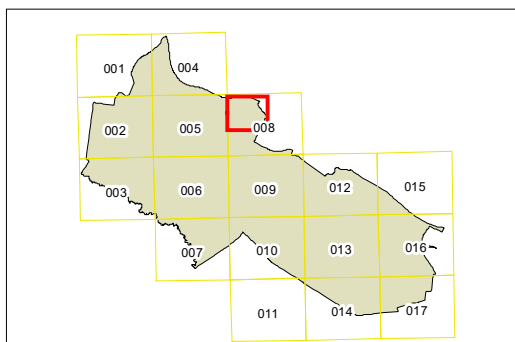
## Key Sites Map - Proposed Key Site Westmead

### Key Sites

 Key Site Locations

### Cadastre

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0 200 400 Metres

Projection: GDA 1994  
MGA Zone 56

Scale: 1:5,000 @ A3

Map identification number: 2380\_COM\_KYS Proposed Westmead

