



# Westmead South Existing and Proposed Heritage Items



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## Frequently Asked Questions

### What is the difference between a heritage item and a heritage conservation area?

A local heritage item is a building, structure, object, landscape or location which is considered to have local heritage value and historic significance. Items could include a house, property, structure, tree, streetscape, monument, or public art.

A *heritage conservation area* is an area which is considered to have local heritage value and historic significance (rather than state-wide or national significance). The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.

Heritage items can be located in a heritage conservation area or outside of a heritage conservation and have their own heritage value.

No changes are proposed to remove listings for existing heritage items or heritage conservation areas within Westmead.

### Can I make alterations or demolish a building that is a heritage item?

The *Cumberland Local Environmental Plan (CLEP) 2021* and the heritage controls contained in the *Cumberland Development Control Plan (CDCP) 2021* provide more detailed guidance for development of heritage items.

Cumberland City Council is able to approve a range of works to a property that is a local item. CLEP and CDCP 2021 allow a range of alterations and additions to heritage listings which can include first floor additions, rear extensions, and secondary dwellings, where these works do not detract from the significance of the heritage item and do not demolish important heritage elements. Each DA would be individually assessed to ensure compliance or reviewed on a merit-based approach of the planning controls.

For more information on existing planning controls that apply to your property please call 8757 9000 to talk to a duty planner or engage a private town planner.

For more information about the proposed planning controls, please contact Council on 8757 9000 to discuss further.

## What development can occur with a heritage item?

A summary of the applicable planning controls for heritage items are as follows:

Development Options	Existing – Heritage Item	Proposed – Heritage Item
Demolition and Rebuild	No	No
Renovation and/or alterations and/or additions	Yes, subject to council and heritage assessment – DA <b>must</b> be submitted.	Yes, subject to council and heritage assessment – DA <b>must</b> be submitted.
Granny flat / secondary dwelling / outbuilding	Yes, subject to council and heritage assessment – DA <b>must</b> be submitted.	Yes, subject to council and heritage assessment – DA <b>must</b> be submitted.
Repaint and general maintenance	Yes, if it meets planning control requirements.	Yes, if it meets planning control requirements.
Eligible for Council’s Heritage Award and Rebate Programs?	Yes	Yes

DA = Development Application

Should Council not proceed with the proposed Westmead heritage conservation area, the proposed heritage items may still proceed and the current heritage item listings will be retained.

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### Cumberland City Council

16 Memorial Avenue, PO Box 42, Merrylands NSW 2160.

T 8757 9000 W [cumberland.nsw.gov.au](http://cumberland.nsw.gov.au) E [council@cumberland.nsw.gov.au](mailto:council@cumberland.nsw.gov.au)

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