

# **PROPOSED LEP MAPS**



# Cumberland Local Environmental Plan 2021

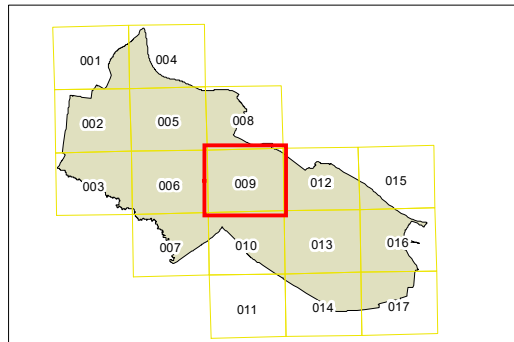
## Land Zoning Map - Sheet LZN\_009

### 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

### Cadastre

- Cadastre 20/11/2024 © Spatial Services
- Planning Proposal Sites

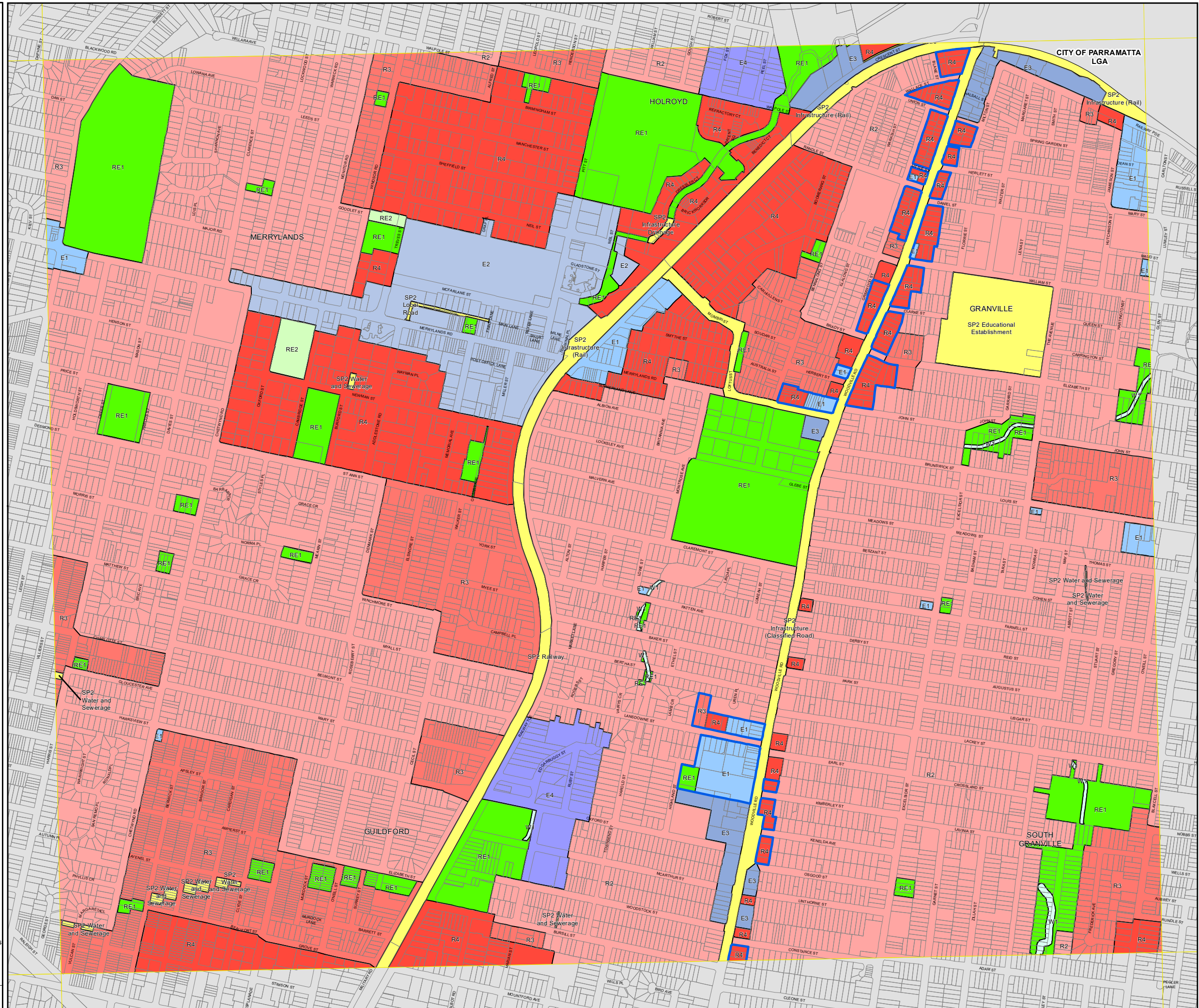


0 200 400 Metres

Projection: GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3

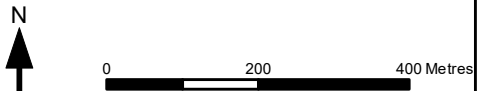
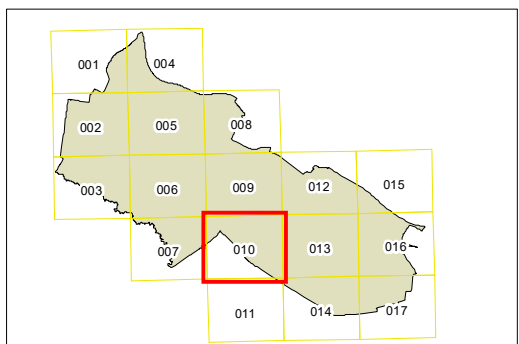
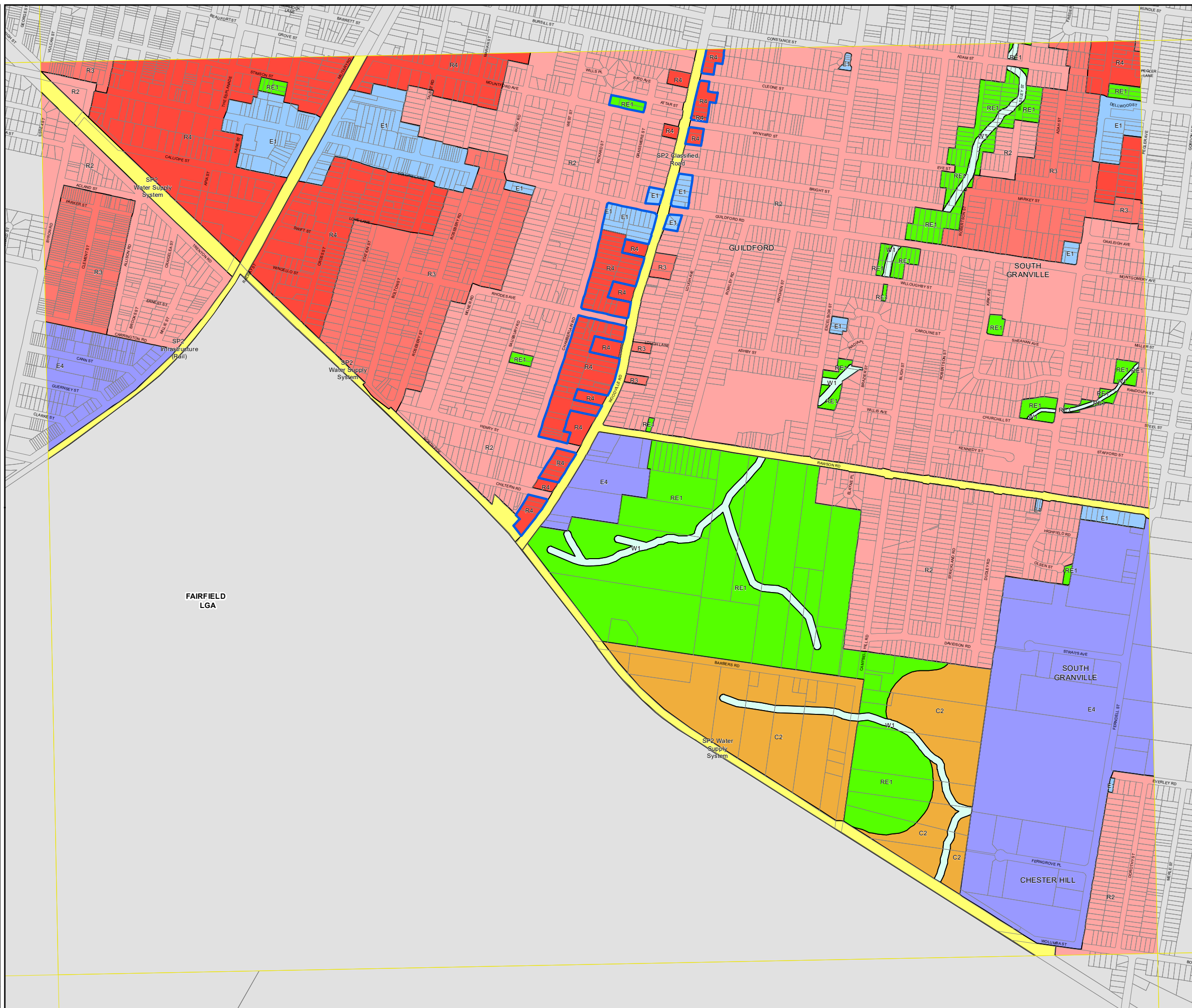
Map identification number: 2380\_COM\_LZN\_009\_010\_20241120



**Land Zoning Map - Sheet LZN\_010**

- Zone**
- E1 Local Centre
  - E2 Commercial Centre
  - E3 Business Development
  - E4 Enterprise Corridor
  - MU1 Mixed Use
  - C2 Environmental Conservation
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- Cadastre**
- Cadastre 20/11/2024 © Spatial Services
  - Planning Proposal Sites



Projection: GDA 1994  
MGA Zone 56



# Cumberland Local Environmental Plan 2021

CUMBERLAND CITY COUNCIL

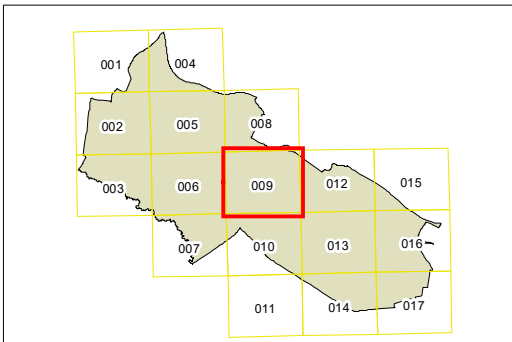
## Proposed Floor Space Ratio Map - Sheet FSR\_9

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

<span style="background-color: #00AEEF; border: 1px solid black; padding: 2px;">D</span> 0.5	<span style="background-color: #FF0000; border: 1px solid black; padding: 2px;">U1</span> 2.5
<span style="background-color: #008000; border: 1px solid black; padding: 2px;">F</span> 0.6	<span style="background-color: #FF0000; border: 1px solid black; padding: 2px;">U2</span> 2.6
<span style="background-color: #008000; border: 1px solid black; padding: 2px;">H</span> 0.7	<span style="background-color: #FF0000; border: 1px solid black; padding: 2px;">U3</span> 2.8
<span style="background-color: #008000; border: 1px solid black; padding: 2px;">I</span> 0.75	<span style="background-color: #FF0000; border: 1px solid black; padding: 2px;">V1</span> 3.0
<span style="background-color: #008000; border: 1px solid black; padding: 2px;">J</span> 0.8	<span style="background-color: #FF0000; border: 1px solid black; padding: 2px;">V2</span> 3.2
<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">K</span> 0.85	<span style="background-color: #800000; border: 1px solid black; padding: 2px;">W1</span> 3.4
<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">N</span> 1.0	<span style="background-color: #800000; border: 1px solid black; padding: 2px;">W2</span> 3.5
<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">O</span> 1.1	<span style="background-color: #800000; border: 1px solid black; padding: 2px;">W3</span> 3.6
<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">P1</span> 1.2	<span style="background-color: #800000; border: 1px solid black; padding: 2px;">W4</span> 3.66
<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">P2</span> 1.29	<span style="background-color: #800000; border: 1px solid black; padding: 2px;">W5</span> 3.75
<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">R1</span> 1.4	<span style="background-color: #800080; border: 1px solid black; padding: 2px;">X</span> 4.0
<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">R2</span> 1.49	<span style="background-color: #800080; border: 1px solid black; padding: 2px;">Y</span> 4.5
<span style="background-color: #FFC0CB; border: 1px solid black; padding: 2px;">S1</span> 1.5	<span style="background-color: #800080; border: 1px solid black; padding: 2px;">Z1</span> 5.0
<span style="background-color: #FFC0CB; border: 1px solid black; padding: 2px;">S2</span> 1.7	<span style="background-color: #800080; border: 1px solid black; padding: 2px;">Z2</span> 5.5
<span style="background-color: #FFC0CB; border: 1px solid black; padding: 2px;">S3</span> 1.8	<span style="background-color: #FF00FF; border: 1px solid black; padding: 2px;">AA1</span> 6.0
<span style="background-color: #FF0000; border: 1px solid black; padding: 2px;">T1</span> 2.0	<span style="background-color: #FF00FF; border: 1px solid black; padding: 2px;">AA2</span> 6.5
<span style="background-color: #FF0000; border: 1px solid black; padding: 2px;">T2</span> 2.1	<span style="background-color: #FF0000; border: 1px solid black; padding: 2px;">AB1</span> 7.0
<span style="background-color: #FF0000; border: 1px solid black; padding: 2px;">T3</span> 2.2	<span style="background-color: #FF0000; border: 1px solid black; padding: 2px;">AB2</span> 7.5
<span style="background-color: #FF0000; border: 1px solid black; padding: 2px;">T4</span> 2.4	<span style="background-color: #800080; border: 1px solid black; padding: 2px;">AC1</span> 8.0
<span style="background-color: #FF0000; border: 1px solid black; padding: 2px;">T5</span> 2.49	<span style="background-color: #800080; border: 1px solid black; padding: 2px;">AC2</span> 8.5
<span style="border: 1px solid blue; padding: 2px;">Area A</span> Area A	
<span style="border: 1px solid orange; padding: 2px;">Area B</span> Area B	
<span style="border: 1px solid green; padding: 2px;">Area C</span> Area C	
<span style="border: 1px solid black; padding: 2px;">Refer to Clause 4.4 (2A)</span>	
<span style="border: 1px solid orange; padding: 2px;">Refer to Clause 4.4(2B)</span>	
<span style="border: 1px solid green; padding: 2px;">Refer to Clause 4.4(2C)</span>	
<span style="border: 1px solid blue; padding: 2px;">Refer to Clause 4.4(2D)</span>	

### Cadastre

- Cadastre 20/11/2024 © Spatial Services
- Planning Proposal Sites

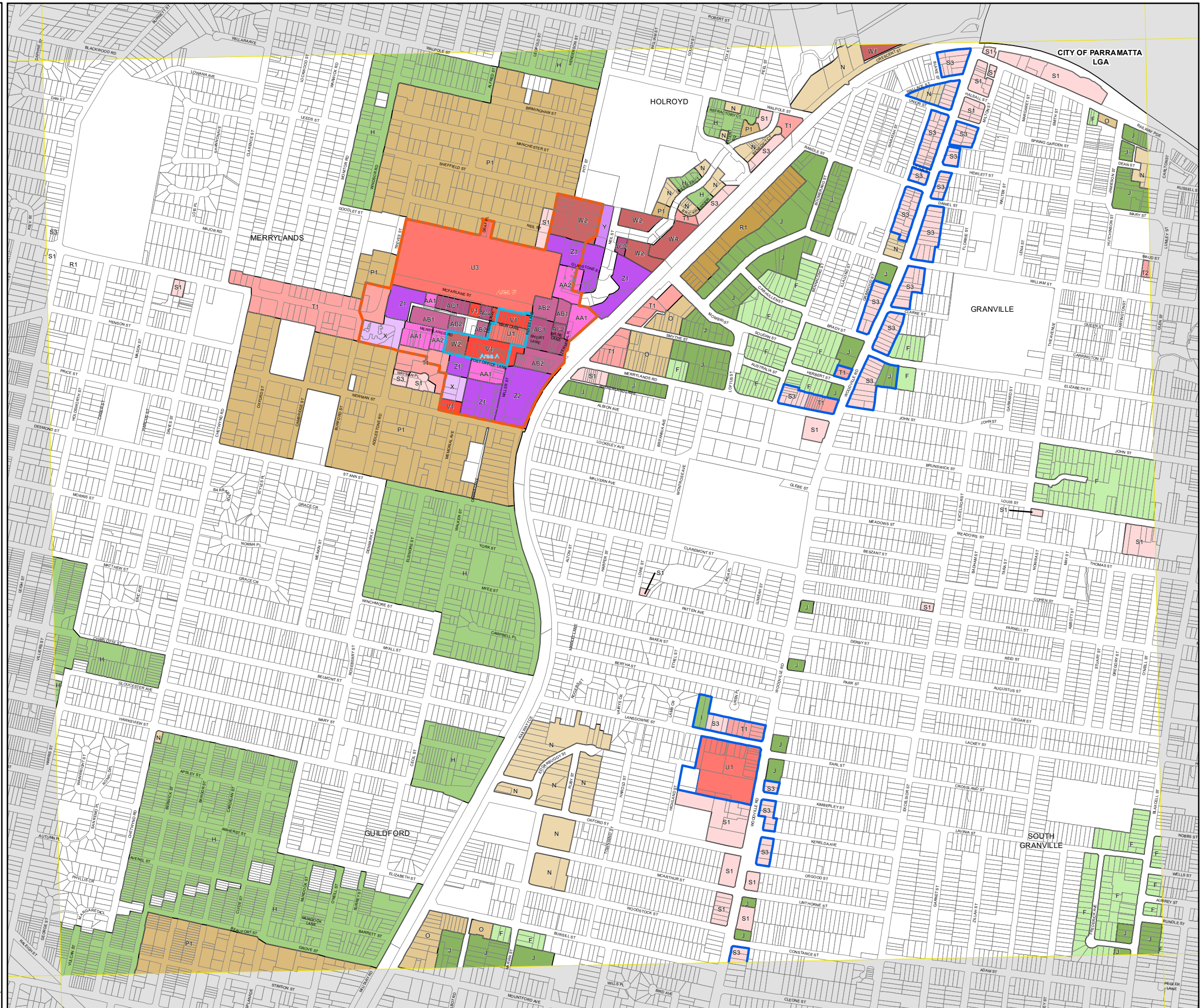


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994  
MGA Zone 56

Map identification number 2380\_COM\_FSR\_Proposed 009\_010\_20241120





# Cumberland Local Environmental Plan 2021

## Proposed Floor Space Ratio Map - Sheet FSR\_10

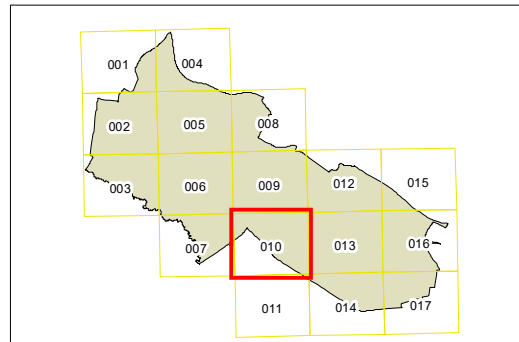
### Maximum Floor Space Ratio (n:1)

<span style="background-color: #00AEEF; border: 1px solid black; padding: 2px;">D</span> 0.5	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">U1</span> 2.5
<span style="background-color: #2ECC71; border: 1px solid black; padding: 2px;">F</span> 0.6	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">U2</span> 2.6
<span style="background-color: #2ECC71; border: 1px solid black; padding: 2px;">H</span> 0.7	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">U3</span> 2.8
<span style="background-color: #2ECC71; border: 1px solid black; padding: 2px;">I</span> 0.75	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">V1</span> 3.0
<span style="background-color: #2ECC71; border: 1px solid black; padding: 2px;">J</span> 0.8	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">V2</span> 3.2
<span style="background-color: #F1C40F; border: 1px solid black; padding: 2px;">K</span> 0.85	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">W1</span> 3.4
<span style="background-color: #F1C40F; border: 1px solid black; padding: 2px;">N</span> 1.0	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">W2</span> 3.5
<span style="background-color: #F1C40F; border: 1px solid black; padding: 2px;">O</span> 1.1	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">W3</span> 3.6
<span style="background-color: #F1C40F; border: 1px solid black; padding: 2px;">P1</span> 1.2	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">W4</span> 3.66
<span style="background-color: #F1C40F; border: 1px solid black; padding: 2px;">P2</span> 1.29	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">W5</span> 3.75
<span style="background-color: #F1C40F; border: 1px solid black; padding: 2px;">R1</span> 1.4	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">X</span> 4.0
<span style="background-color: #F1C40F; border: 1px solid black; padding: 2px;">R2</span> 1.49	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">Y</span> 4.5
<span style="background-color: #F08080; border: 1px solid black; padding: 2px;">S1</span> 1.5	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">Z1</span> 5.0
<span style="background-color: #F08080; border: 1px solid black; padding: 2px;">S2</span> 1.7	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">Z2</span> 5.5
<span style="background-color: #F08080; border: 1px solid black; padding: 2px;">S3</span> 1.8	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">AA1</span> 6.0
<span style="background-color: #F08080; border: 1px solid black; padding: 2px;">T1</span> 2.0	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">AA2</span> 6.5
<span style="background-color: #F08080; border: 1px solid black; padding: 2px;">T2</span> 2.1	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">AB1</span> 7.0
<span style="background-color: #F08080; border: 1px solid black; padding: 2px;">T3</span> 2.2	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">AB2</span> 7.5
<span style="background-color: #F08080; border: 1px solid black; padding: 2px;">T4</span> 2.4	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">AC1</span> 8.0
<span style="background-color: #F08080; border: 1px solid black; padding: 2px;">T5</span> 2.49	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">AC2</span> 8.5
	<span style="background-color: #00AEEF; border: 1px solid black; padding: 2px;">Area A</span> Area A
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	<span style="border: 2px solid green; padding: 2px;">Refer to Clause 4.4(2C)</span>
	<span style="border: 2px solid blue; padding: 2px;">Refer to Clause 4.4(2D)</span>

### Cadastr

Cadastr 20/11/2024 © Spatial Services

Planning Proposal Sites

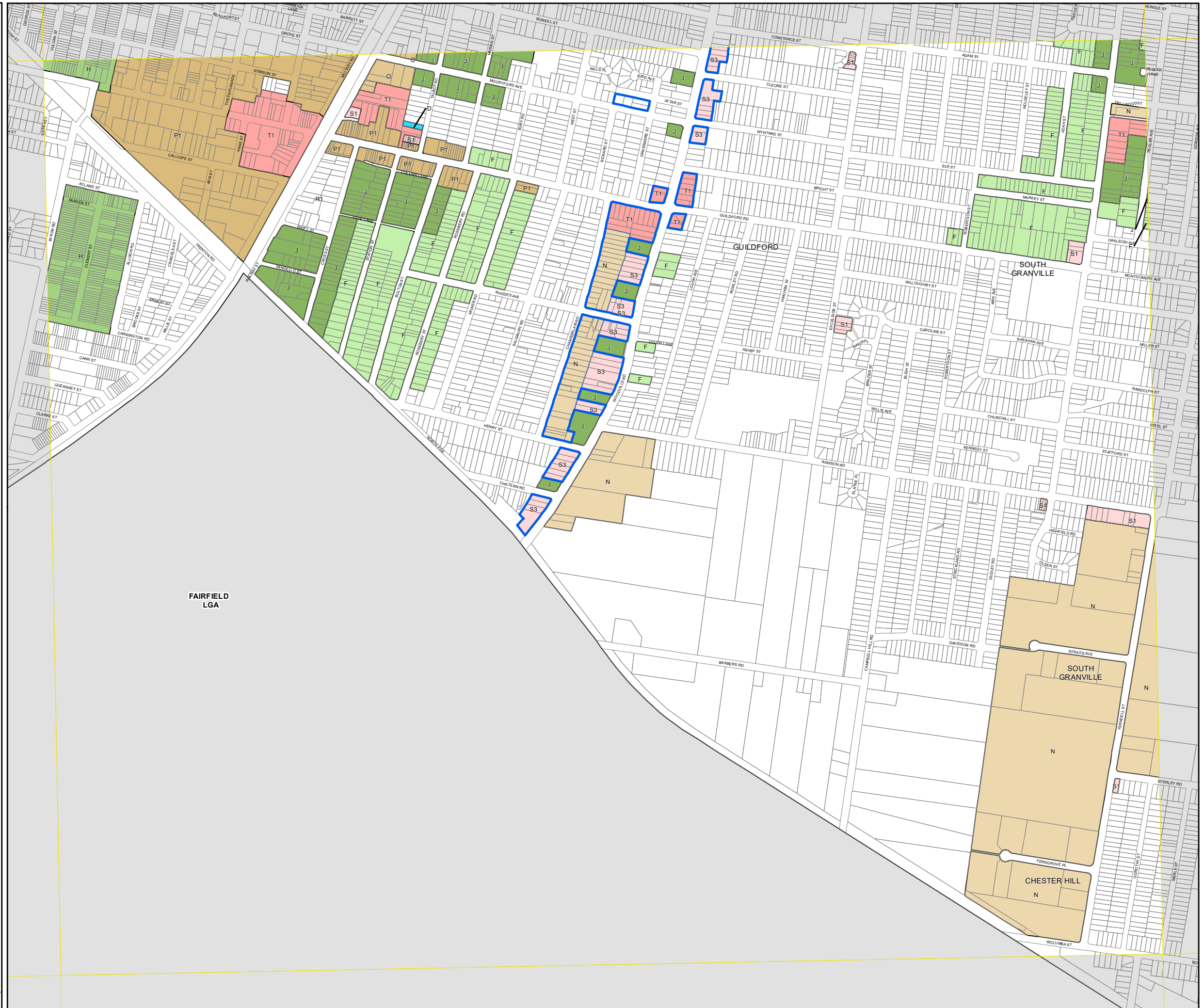


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Scale: 1:10,000 @ A3

Projection: GDA 1994  
MGA Zone 56

Map identification number: 2380\_COM\_FSR\_Proposed 010\_010\_20241120





# Cumberland Local Environmental Plan 2021

CUMBERLAND CITY COUNCIL

## Proposed Height of Buildings Map - Sheet HOB\_009

### Maximum Building Height (m)

J	9	V1	36
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	77
U1	30	AB1	84
U2	31	AB2	86
U3	32	AB3	88
		AB4	91
		AB5	96
		AC	105

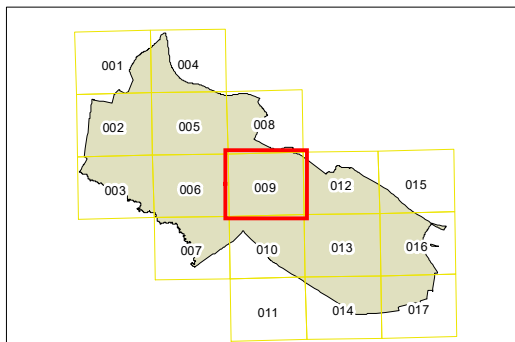
### Clauses

Refer to Clause 4.3 (2A)

### Cadastre

Cadastre 20/11/2024 © Spatial Services

Proposed HOB Sites

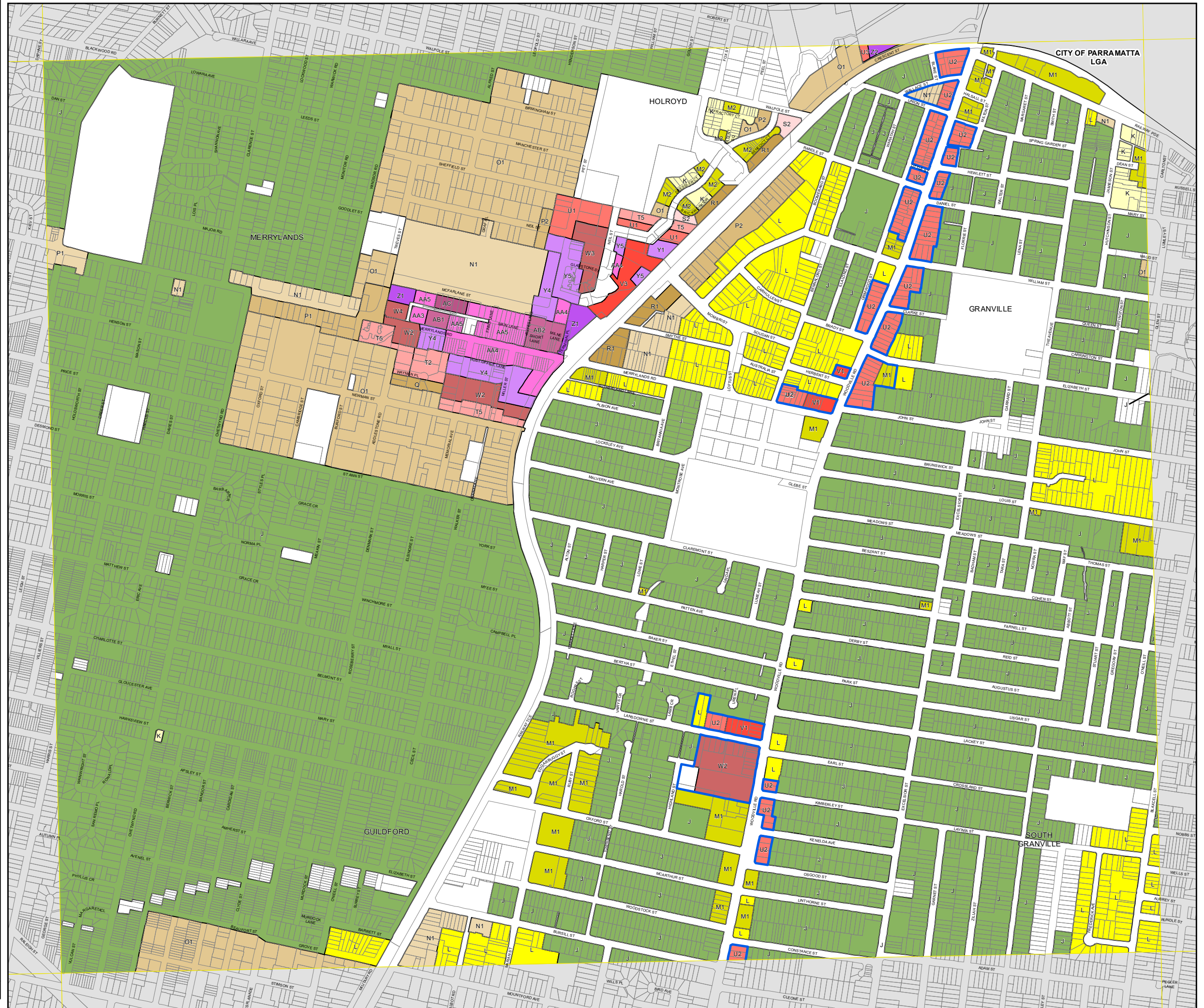


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994  
MGA Zone 56

Map identification number: 2380\_COM\_HOB\_Proposed 009\_010\_2024\_1120





**Cumberland Local Environmental Plan 2021**

CUMBERLAND CITY COUNCIL

**Proposed Height of Buildings Map - Sheet HOB\_010**

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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	77
U1	30	AB1	84
U2	31	AB2	86
U3	32	AB3	88
		AB4	91
		AB5	96
		AC	105

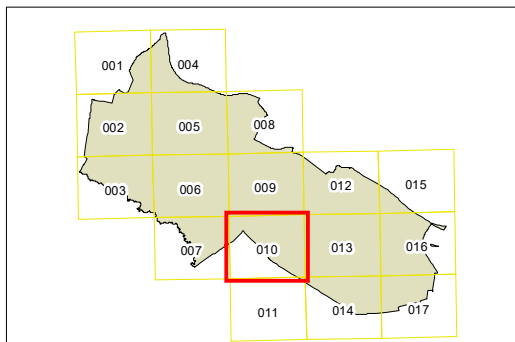
**Clauses**

Refer to Clause 4.3 (2A)

**Cadastre**

Cadastre 20/11/2024 © Spatial Services

Proposed HOB Sites

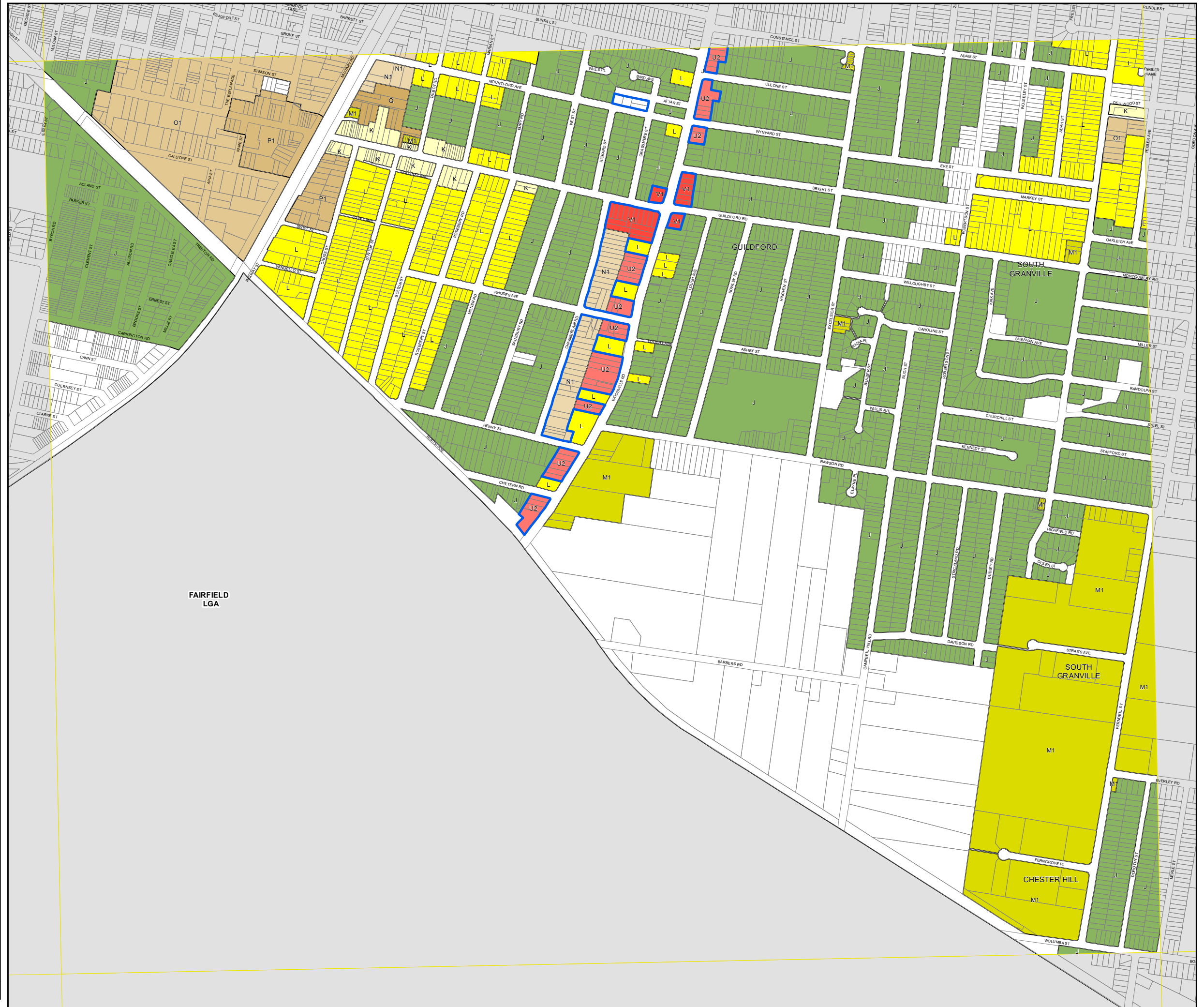


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994  
MGA Zone 56

Map identification number: 2380\_COM\_HOB\_Proposed 010\_010\_2024 1120





# Cumberland Local Environmental Plan 2021

## Proposed Key Sites Map - Sheet KYS\_009

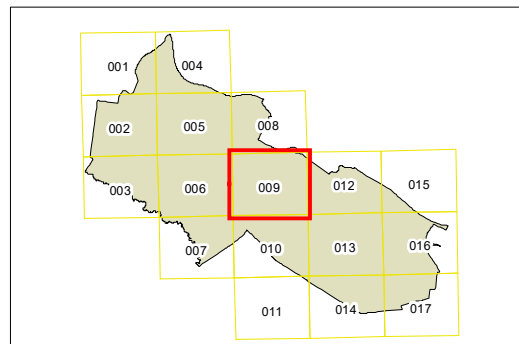
### Key Sites

Key Site Locations

### Cadastre

Cadastre 20/11/2024 © Spatial Services

Proposed Key Site Locations

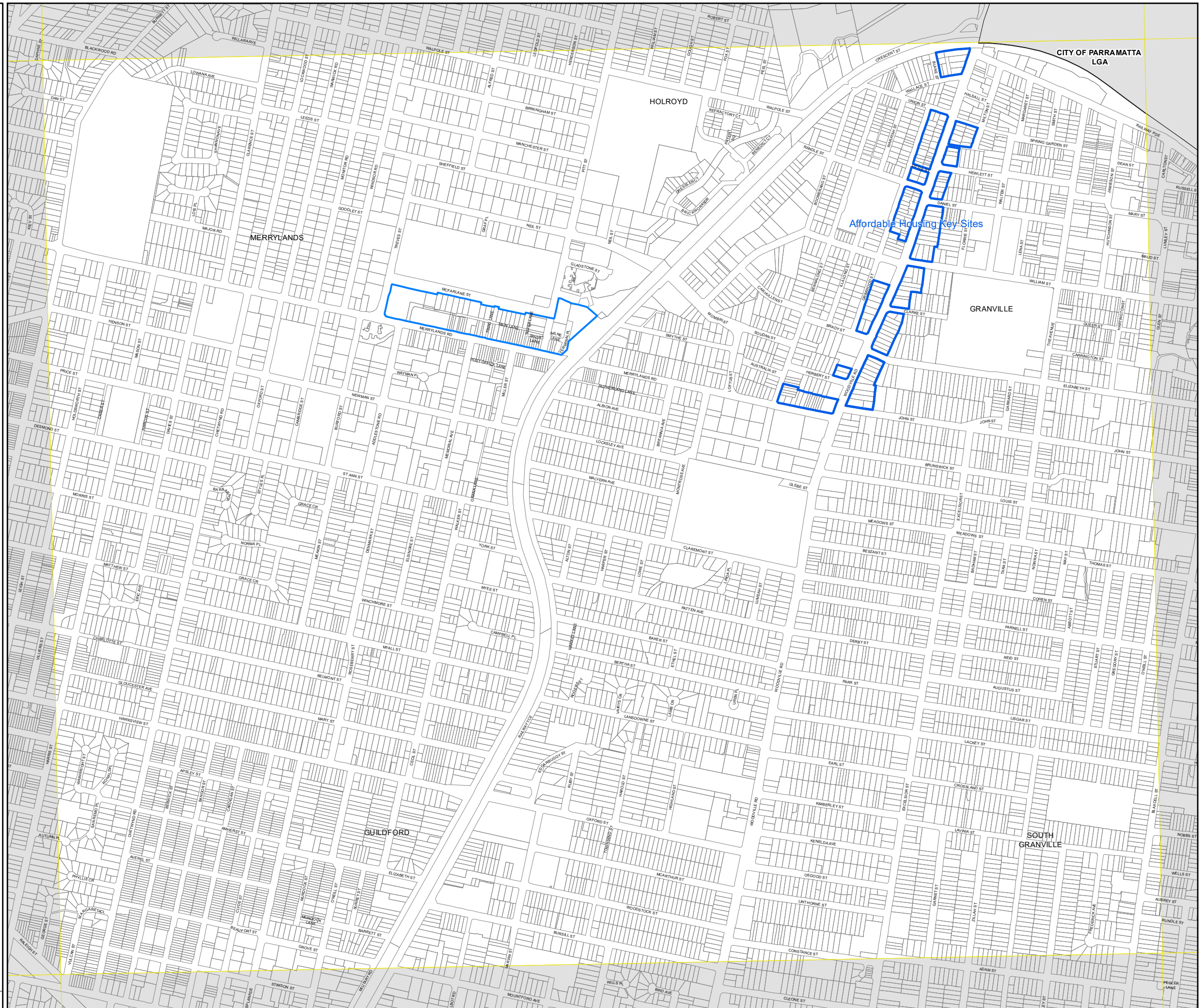


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Scale: 1:5,000 @ A3

Projection: GDA 1994  
MGA Zone 56

Map identification number: 2380\_COM\_KYS Proposed\_009\_010\_20241120



CITY OF PARRAMATTA LGA





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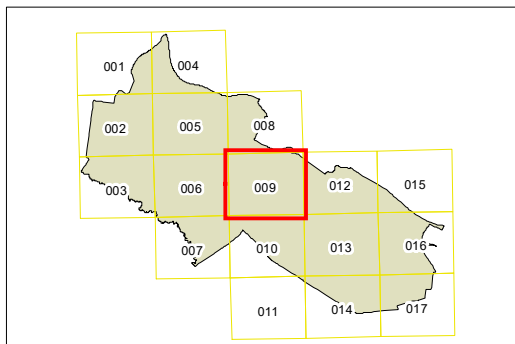
# Cumberland Local Environmental Plan 2021

## Proposed Land Reservation Acquisition Map - Sheet LRA\_009

- Classified Road (SP2)
- Drainage (SP2)
- Local Environmental Conservation (E2)
- Local Open Space (RE1)
- Local Road (B4)
- Local Road (B6)
- Local Road (R4)
- Local Road (SP2)
- Local Road Widening (B2)
- Local Road Widening (B4)
- Local Road Widening (R2)
- Local Road Widening (SP2)

### Cadastre

- Cadastre 20/11/2024 © Spatial Services
- Planning Proposal Sites

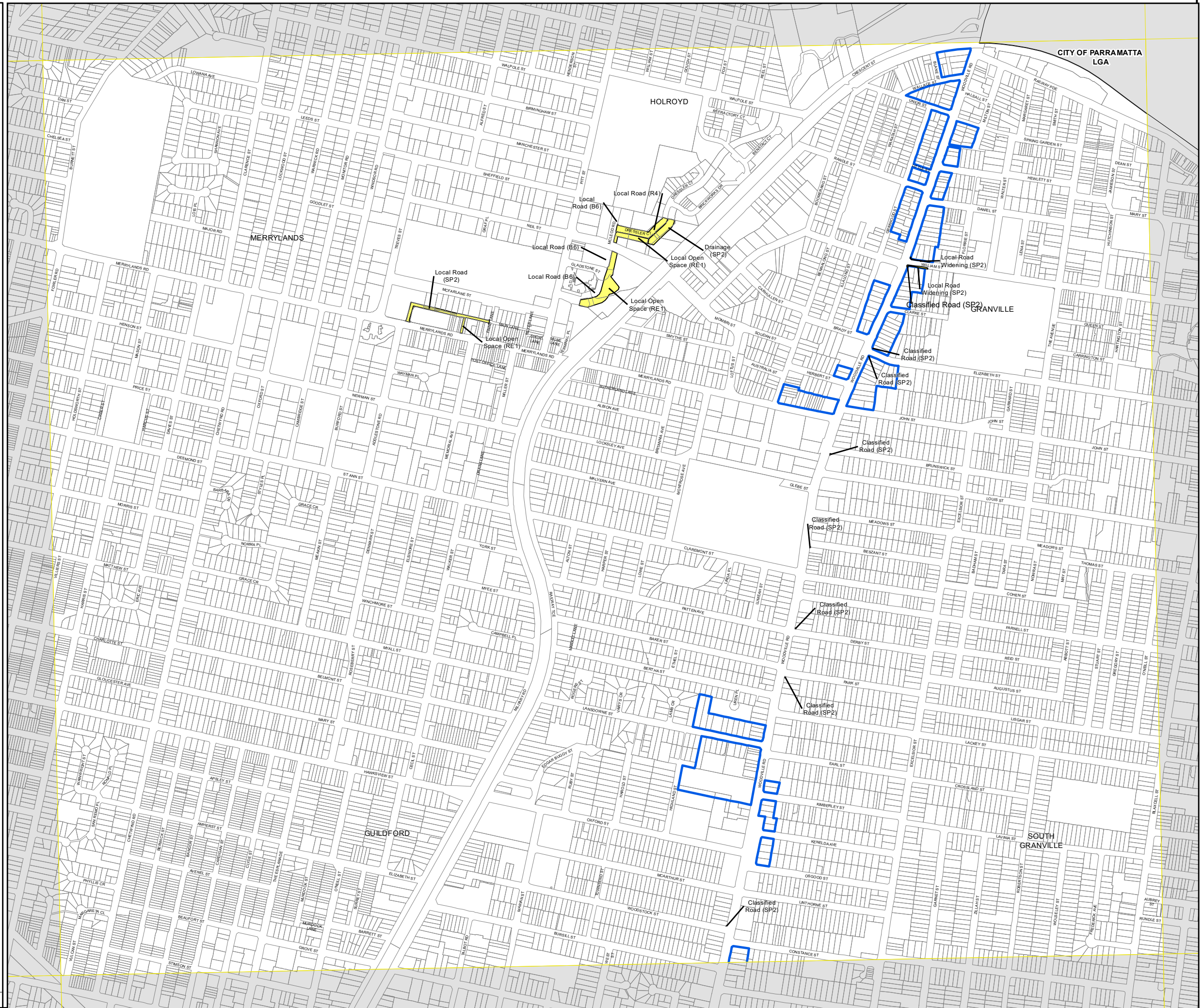


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994  
MGA Zone 56

Map identification number: 2380\_COM\_LRA\_Proposed\_009\_010\_20241120



CITY OF PARRAMATTA LGA



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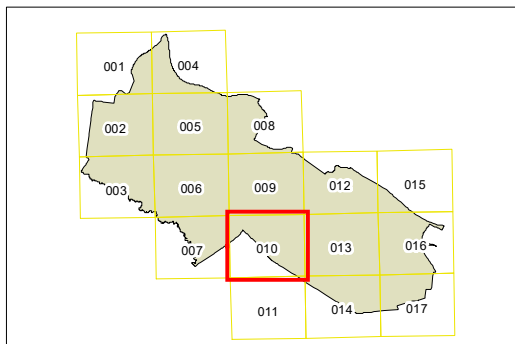
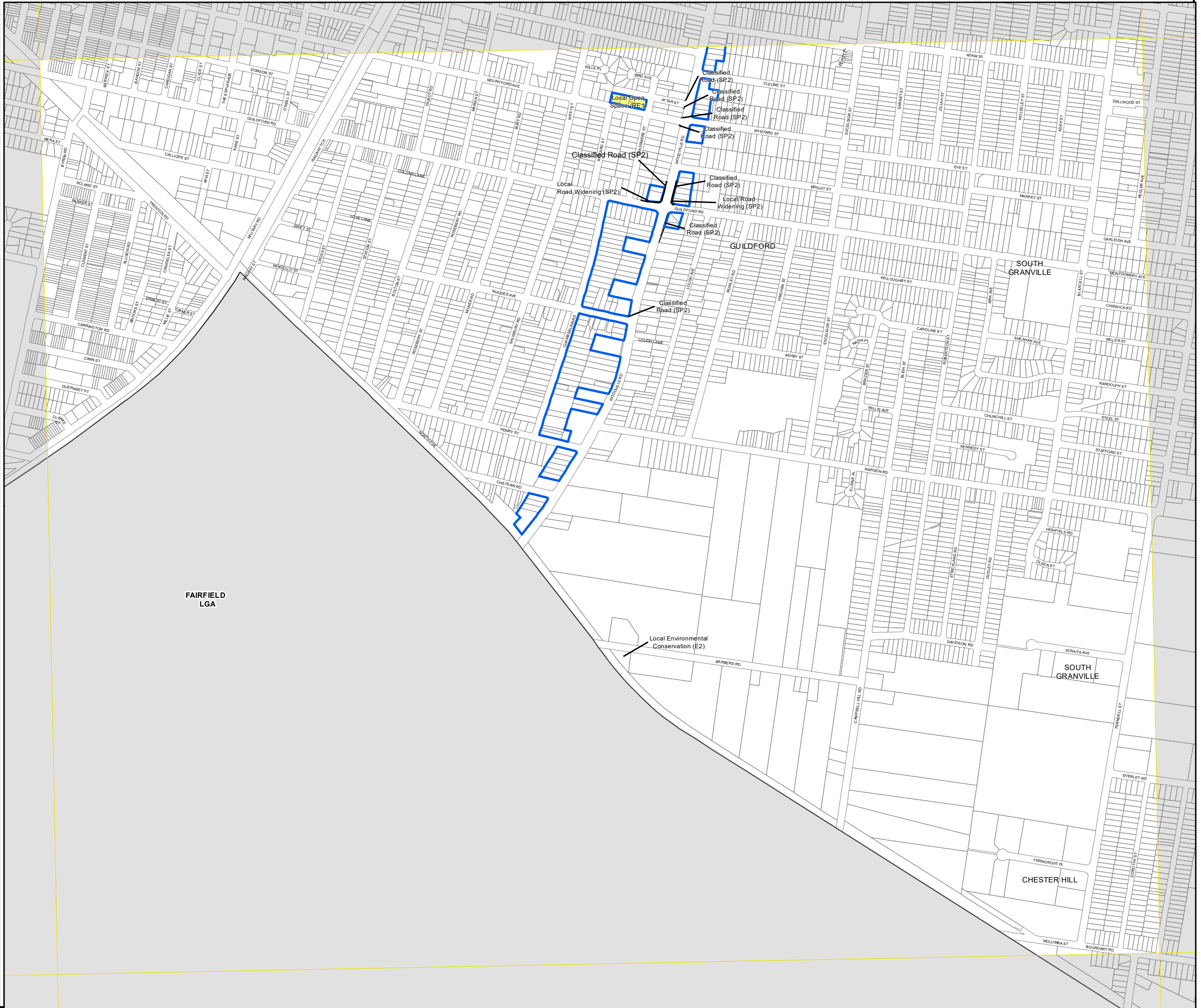
# Cumberland Local Environmental Plan 2021

## Proposed Land Reservation Acquisition Map - Sheet LRA\_010

- Classified Road (SP2)
- Drainage (SP2)
- Local Environmental Conservation (E2)
- Local Open Space (RE1)
- Local Road (B4)
- Local Road (B6)
- Local Road (R4)
- Local Road (SP2)
- Local Road Widening (B2)
- Local Road Widening (B4)
- Local Road Widening (R2)
- Local Road Widening (SP2)

### Cadastre

- Cadastre 20/11/2024 © Spatial Services
- Planning Proposal Sites



0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994  
MGA Zone 56

Map identification number: 2380\_COM\_LRA\_Proposed 010\_010\_20241120



CUMBERLAND CITY COUNCIL

# Cumberland Local Environmental Plan 2021

## Proposed Lot Size Map - Sheet LSZ\_009

### Minimum Lot Size (sq m)

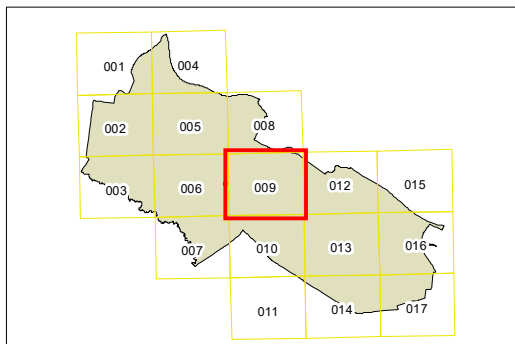
- B 200
- D 300
- G 450
- K 550
- T 900
- U1 1200
- U2 1500

Refer to Clause 4.1(3C)

### Cadastre

Cadastre 20/11/2024 © Spatial Services

Planning Proposal Sites

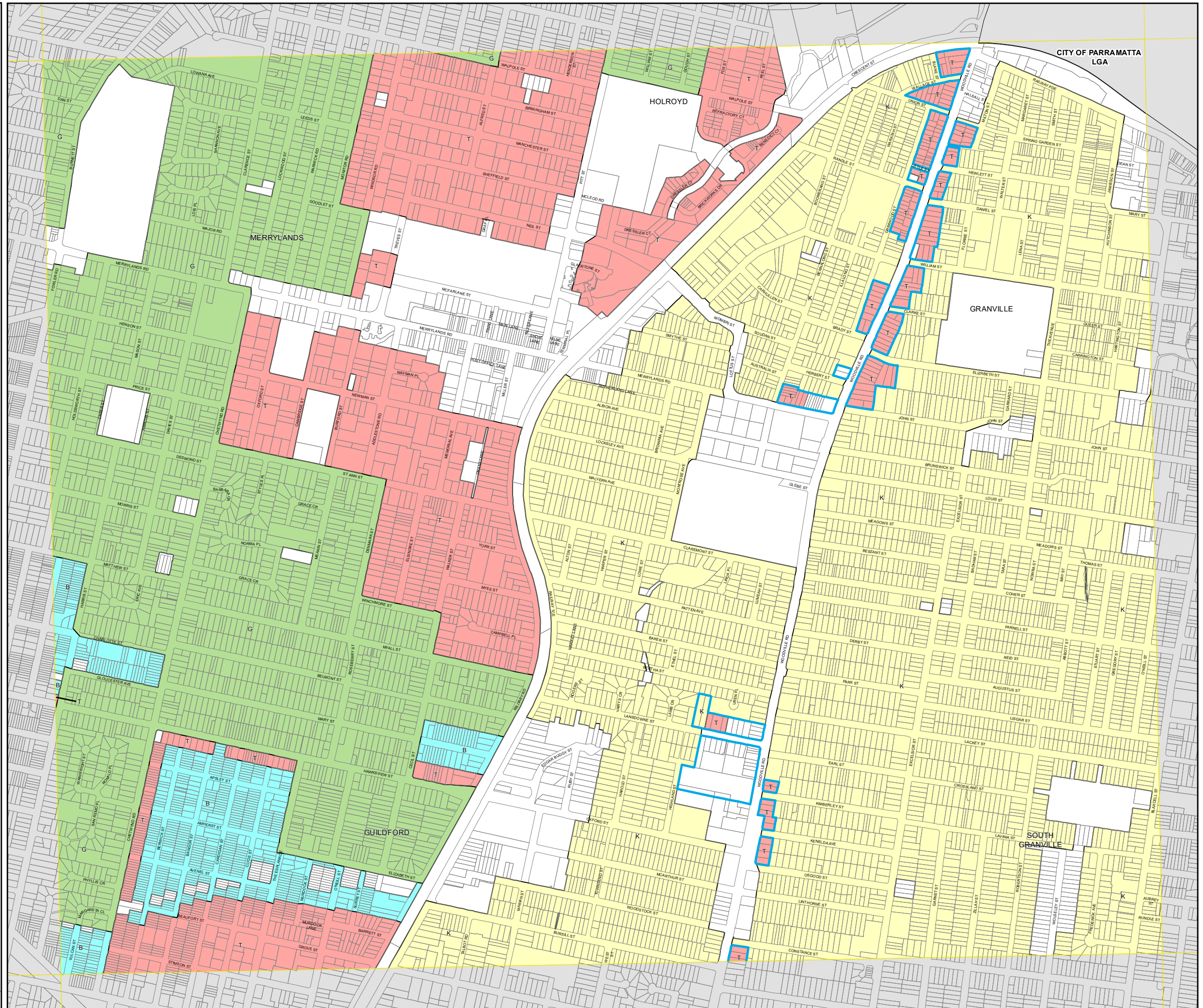


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994  
MGA Zone 56

Map identification number: 2380\_COM\_LSZ\_Proposed009\_010\_20241120





CUMBERLAND CITY COUNCIL

# Cumberland Local Environmental Plan 2021

## Proposed Lot Size Map - Sheet LSZ\_010

### Minimum Lot Size (sq m)

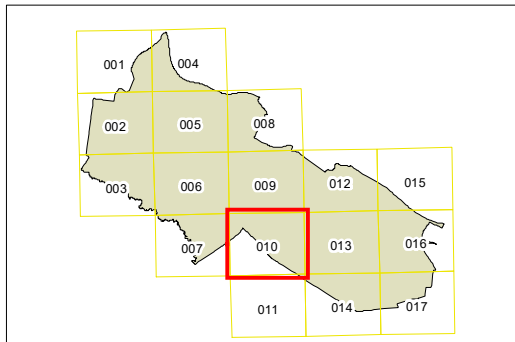
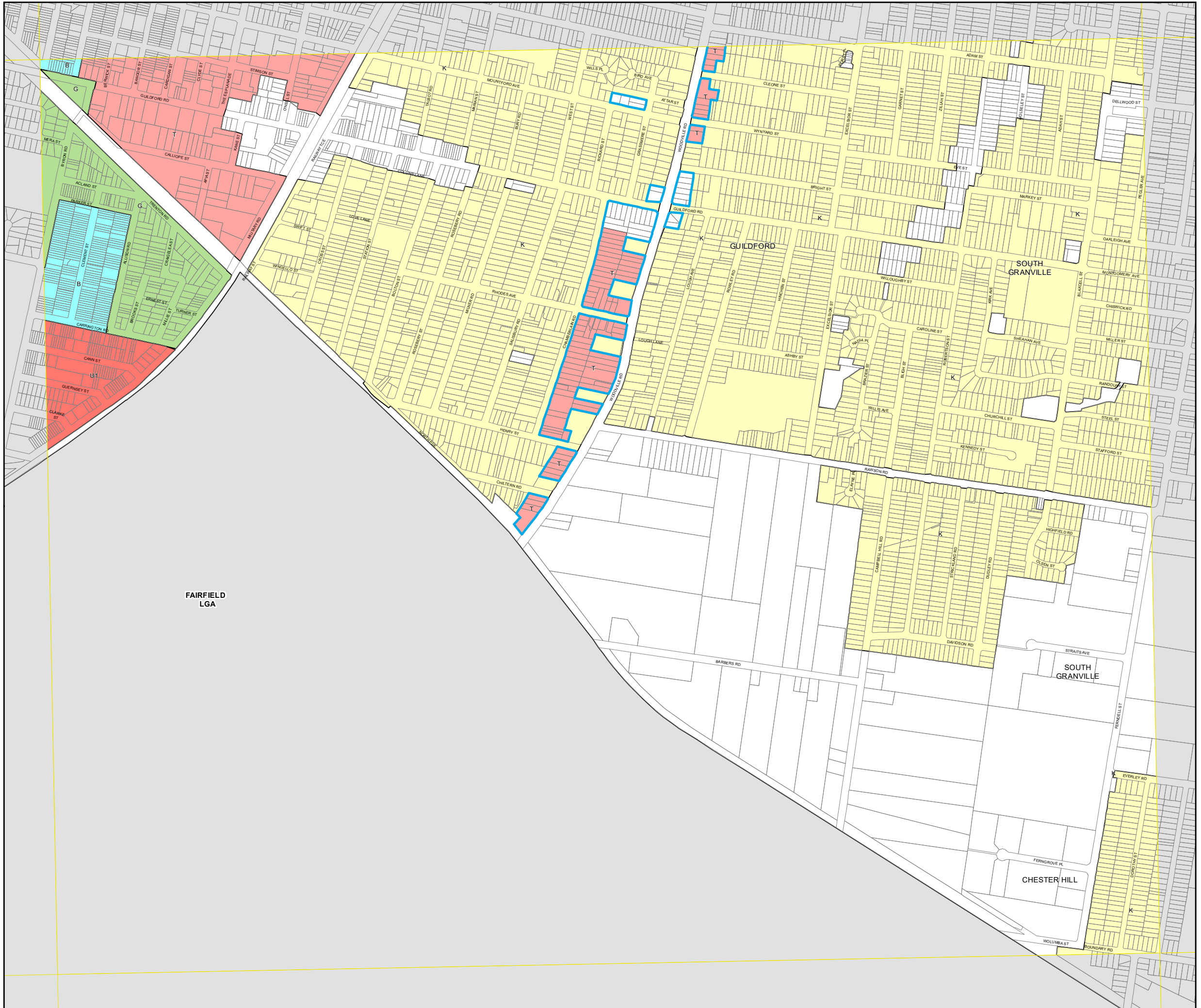
- B 200
- D 300
- G 450
- K 550
- T 900
- U1 1200
- U2 1500

Refer to Clause 4.1(3C)

### Cadastre

Cadastre 20/11/2024 © Spatial Services

Planning Proposal Sites



0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994  
MGA Zone 56

Map identification number: 2380\_COM\_LSZ\_Proposed010\_010\_20241120



# Cumberland Local Environmental Plan 2021

CUMBERLAND CITY COUNCIL

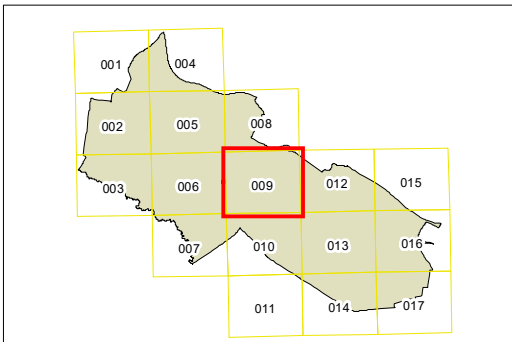
## Incentive Floor Space Ratio Map - Sheet FSR\_9

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

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

### Cadastre

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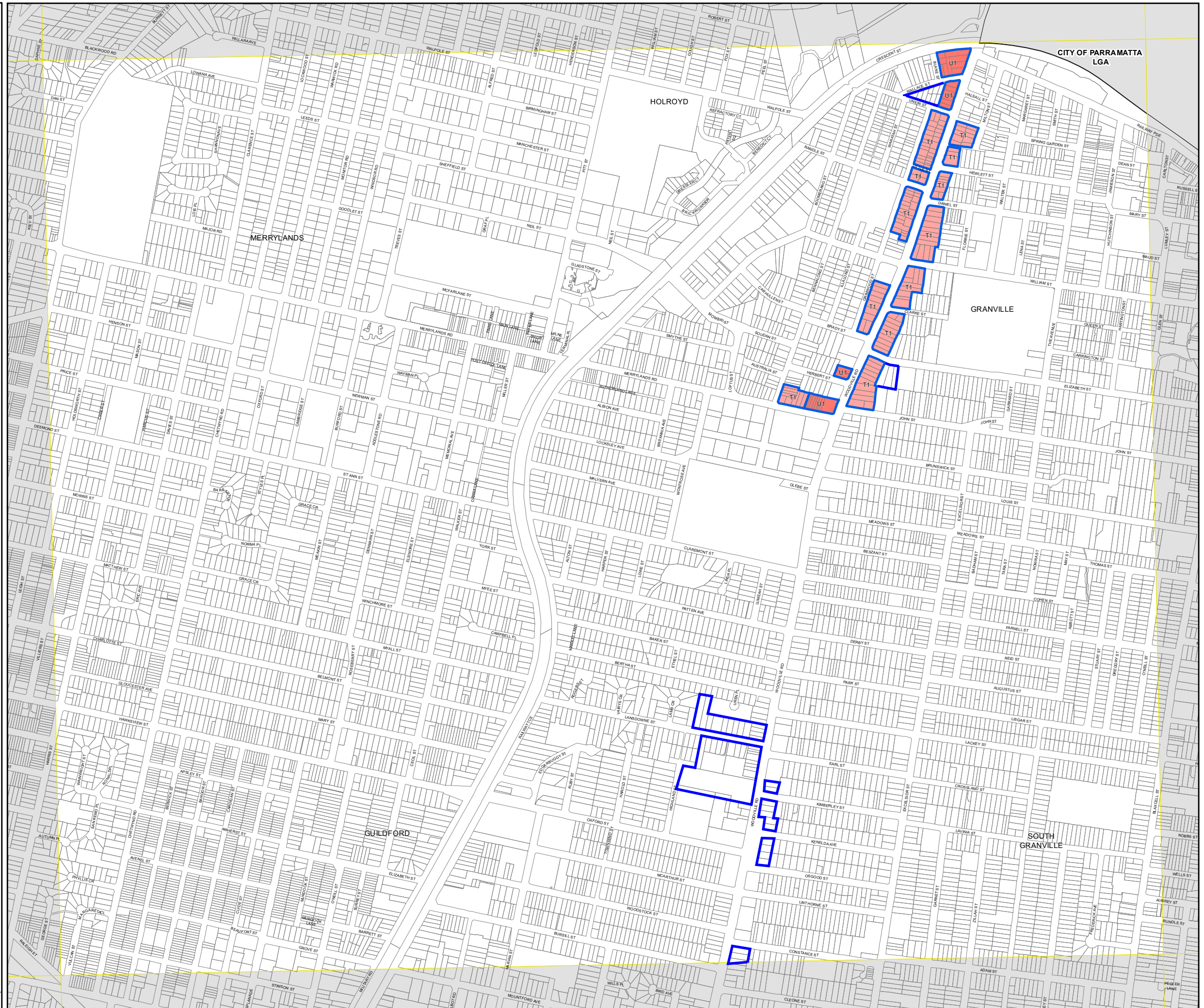


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Projection: GDA 1994  
MGA Zone 56

Map identification number: 2380\_COM\_FSR\_Incentive\_009\_010\_20241120





# Cumberland Local Environmental Plan 2021

CUMBERLAND CITY COUNCIL

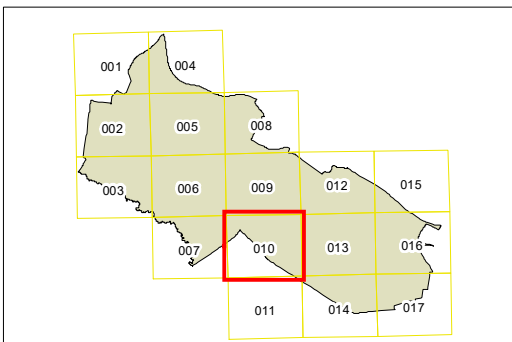
## Incentive Floor Space Ratio Map - Sheet FSR\_10

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

<span style="background-color: #00AEEF; border: 1px solid black; padding: 2px;">D</span> 0.5	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">U1</span> 2.5
<span style="background-color: #2ECC71; border: 1px solid black; padding: 2px;">F</span> 0.6	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">U2</span> 2.6
<span style="background-color: #2ECC71; border: 1px solid black; padding: 2px;">H</span> 0.7	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">U3</span> 2.8
<span style="background-color: #2ECC71; border: 1px solid black; padding: 2px;">I</span> 0.75	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">V1</span> 3.0
<span style="background-color: #2ECC71; border: 1px solid black; padding: 2px;">J</span> 0.8	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">V2</span> 3.2
<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">K</span> 0.85	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">W1</span> 3.4
<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">N</span> 1.0	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">W2</span> 3.5
<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">O</span> 1.1	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">W3</span> 3.6
<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">P1</span> 1.2	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">W4</span> 3.66
<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">P2</span> 1.29	<span style="background-color: #E67E22; border: 1px solid black; padding: 2px;">W5</span> 3.75
<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">R1</span> 1.4	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">X</span> 4.0
<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">R2</span> 1.49	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">Y</span> 4.5
<span style="background-color: #F08080; border: 1px solid black; padding: 2px;">S1</span> 1.5	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">Z1</span> 5.0
<span style="background-color: #F08080; border: 1px solid black; padding: 2px;">S2</span> 1.7	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">Z2</span> 5.5
<span style="background-color: #F08080; border: 1px solid black; padding: 2px;">S3</span> 1.8	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">AA1</span> 6.0
<span style="background-color: #F08080; border: 1px solid black; padding: 2px;">T1</span> 2.0	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">AA2</span> 6.5
<span style="background-color: #F08080; border: 1px solid black; padding: 2px;">T2</span> 2.1	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">AB1</span> 7.0
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<span style="background-color: #F08080; border: 1px solid black; padding: 2px;">T4</span> 2.4	<span style="background-color: #9B59B6; border: 1px solid black; padding: 2px;">AC1</span> 8.0
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	<span style="border: 2px solid #E67E22; padding: 2px;">Area B</span> Area B
	<span style="border: 2px solid #2ECC71; padding: 2px;">Area C</span> Area C
	<span style="border: 2px solid black; padding: 2px;">Refer to Clause 4.4 (2A)</span>
	<span style="border: 2px solid #E67E22; padding: 2px;">Refer to Clause 4.4(2B)</span>
	<span style="border: 2px solid #2ECC71; padding: 2px;">Refer to Clause 4.4(2C)</span>
	<span style="border: 2px solid #00AEEF; padding: 2px;">Refer to Clause 4.4(2D)</span>

### Cadastr

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- Planning Proposal Sites

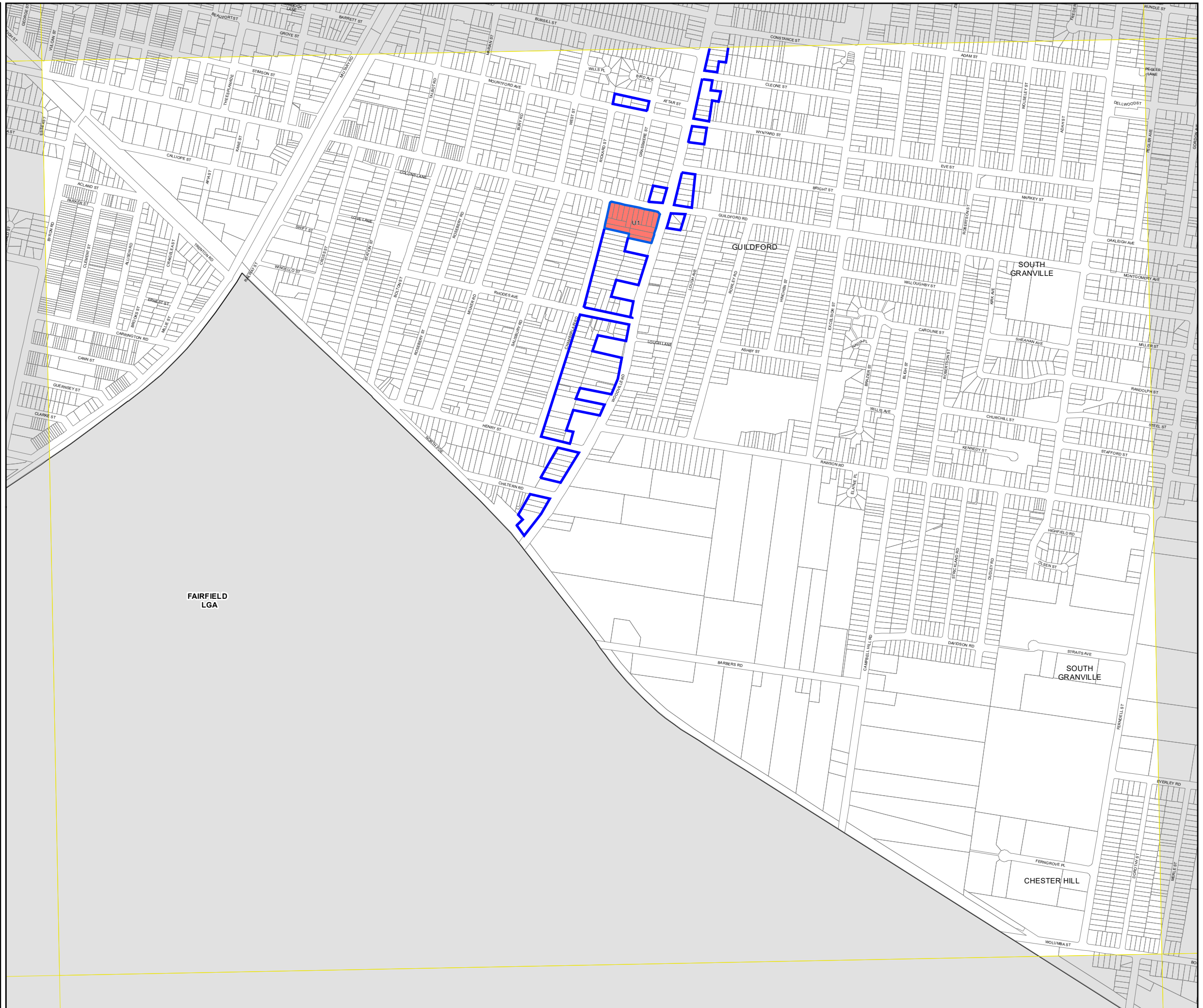


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Projection: GDA 1994  
MGA Zone 56

Map identification number: 2380\_COM\_FSR\_Incentive\_010\_010\_20241120





# Cumberland Local Environmental Plan 2021

CUMBERLAND CITY COUNCIL

## Incentive Height of Buildings Map - Sheet HOB\_009

### Maximum Building Height (m)

J	9	V1	36
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	77
U1	30	AB1	84
U2	31	AB2	86
U3	32	AB3	88
		AB4	91
		AB5	96
		AC	105

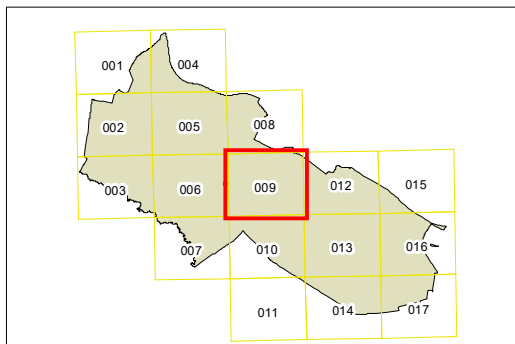
### Clauses

Refer to Clause 4.3 (2A)

### Cadastre

Cadastre 20/11/2024 © Spatial Services

Proposed HOB Sites

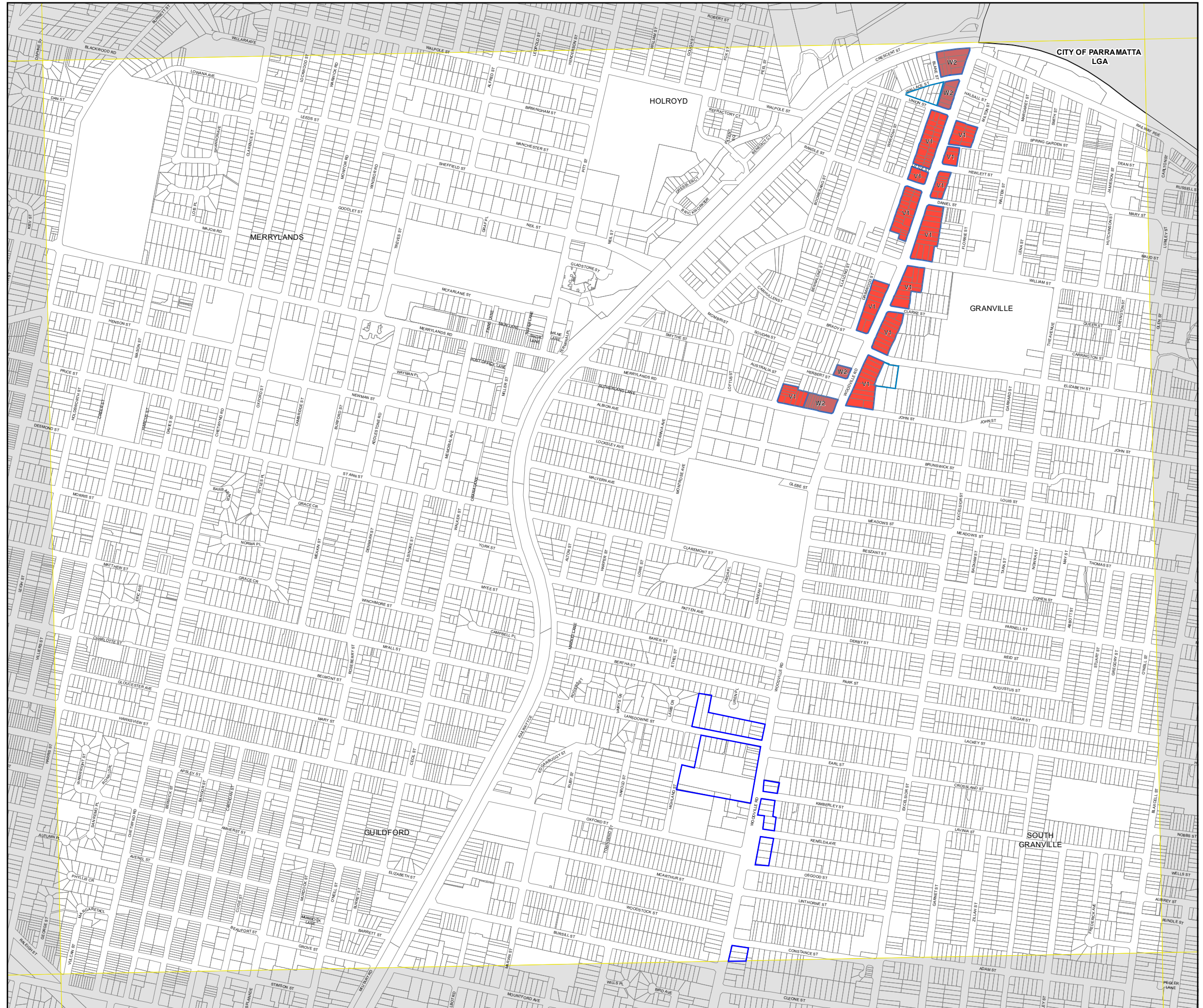


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Scale: 1:10,000 @ A3

Projection: GDA 1994  
MGA Zone 56

Map identification number: 2380\_COM\_HOB\_Incentive 009\_010\_20241120



CITY OF PARRAMATTA LGA

SOUTH GRANVILLE



# Cumberland Local Environmental Plan 2021

CUMBERLAND CITY COUNCIL

## Incentive Height of Buildings Map - Sheet HOB\_010

### Maximum Building Height (m)

J	9	V1	36
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	77
U1	30	AB1	84
U2	31	AB2	86
U3	32	AB3	88
		AB4	91
		AB5	96
		AC	105

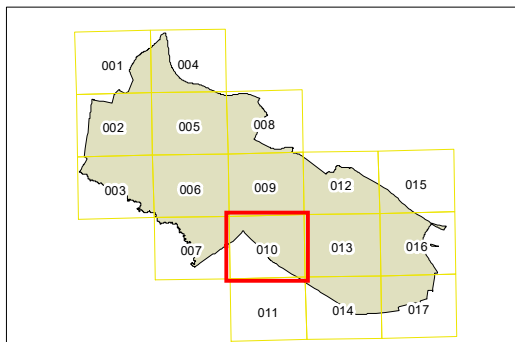
### Clauses

Refer to Clause 4.3 (2A)

### Cadastre

Cadastre 20/11/2024 © Spatial Services

Proposed HOB Sites

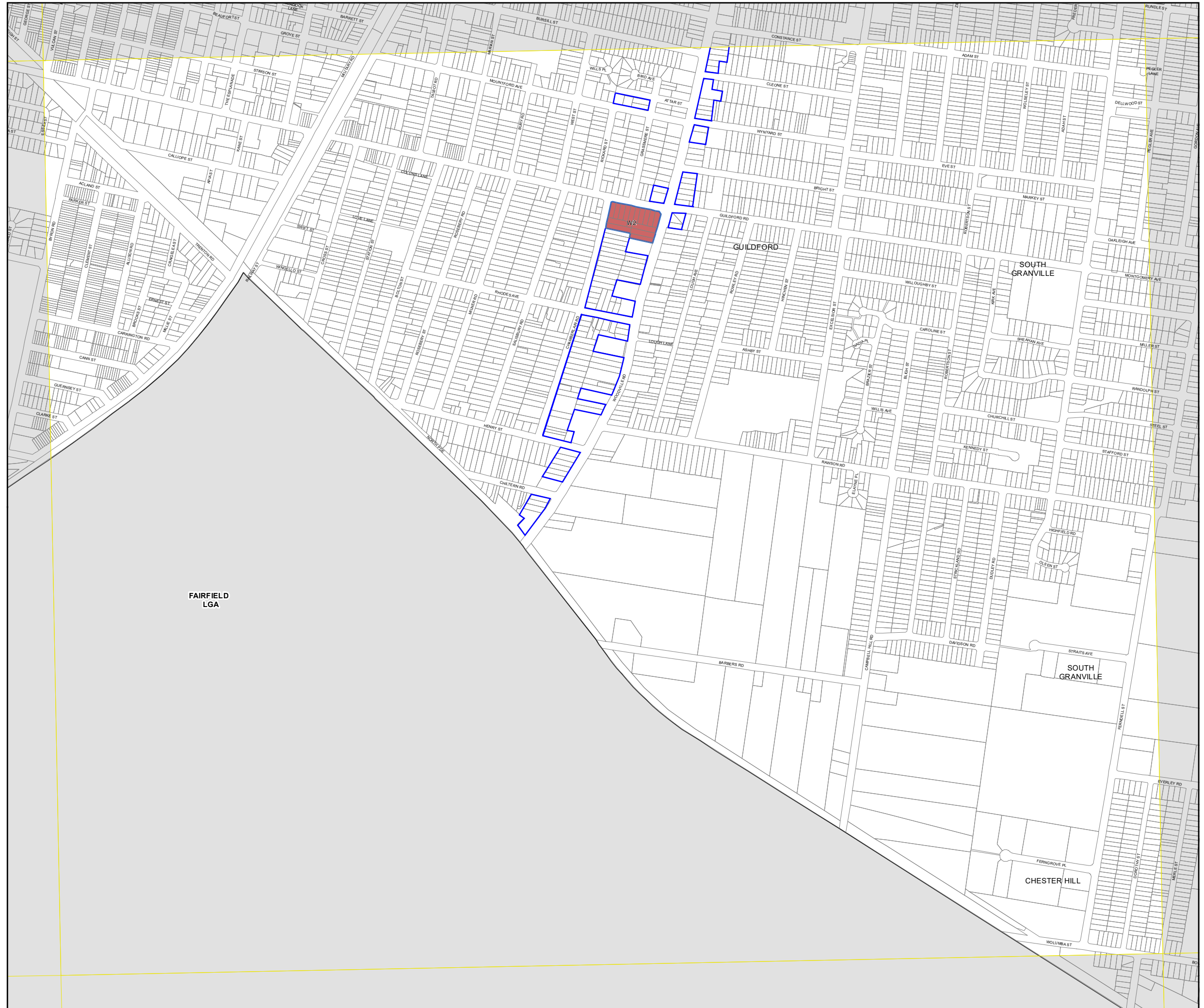


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994  
MGA Zone 56

Map identification number: 2380\_COM\_HOB\_Incentive 010\_010\_20241120





# **PROPOSED LEP CLAUSES**

## 6.22 Affordable Housing in the Woodville Road Corridor

- (1) The objective of this clause is to provide the framework for the provision of Affordable Housing within the Woodville Road Corridor.
- (2) This clause applies to development (other than excluded development) on land within the Woodville Road Corridor that chooses to benefit from the affordable housing option under the incentive height and floor space provision in Clause 6.23 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], 1% of the gross 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.

## 6.23 Additional Height and Density in Woodville Road Corridor

- (1) The objectives of this clause are as follows—
  - (a) to allow greater building heights and densities within the Woodville Road Corridor where a recreation area 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 recreation area 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 recreation area:
    - (i) has been identified in a Council-endorsed plan, strategy or document, and
    - (ii) is of value to the Woodville Road Corridor, or
  - (b) be satisfied that it provides affordable housing in accordance with Clause 6.22 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—

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

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

## **Clause 6.24 Wintergardens**

- (1) The objective of this clause is to improve residential amenity by encouraging the provision of wintergardens where nominated.
- (2) Wintergardens fronting Woodville Road shall be excluded from gross floor area calculations for an area up to 12m<sup>2</sup>. Any area above 12m<sup>2</sup> will be counted towards gross floor area.