

Summary of master plan outcomes

The adjacent map summarises the built form approach for Westmead South including proposed land uses, building height in storeys and floor space ratio, which have been iteratively tested and refined through collaboration with the Council and consultant team. This will inform proposed amendments to the Cumberland Local Environmental Plan, of which preliminary recommendations are identified on the following pages.

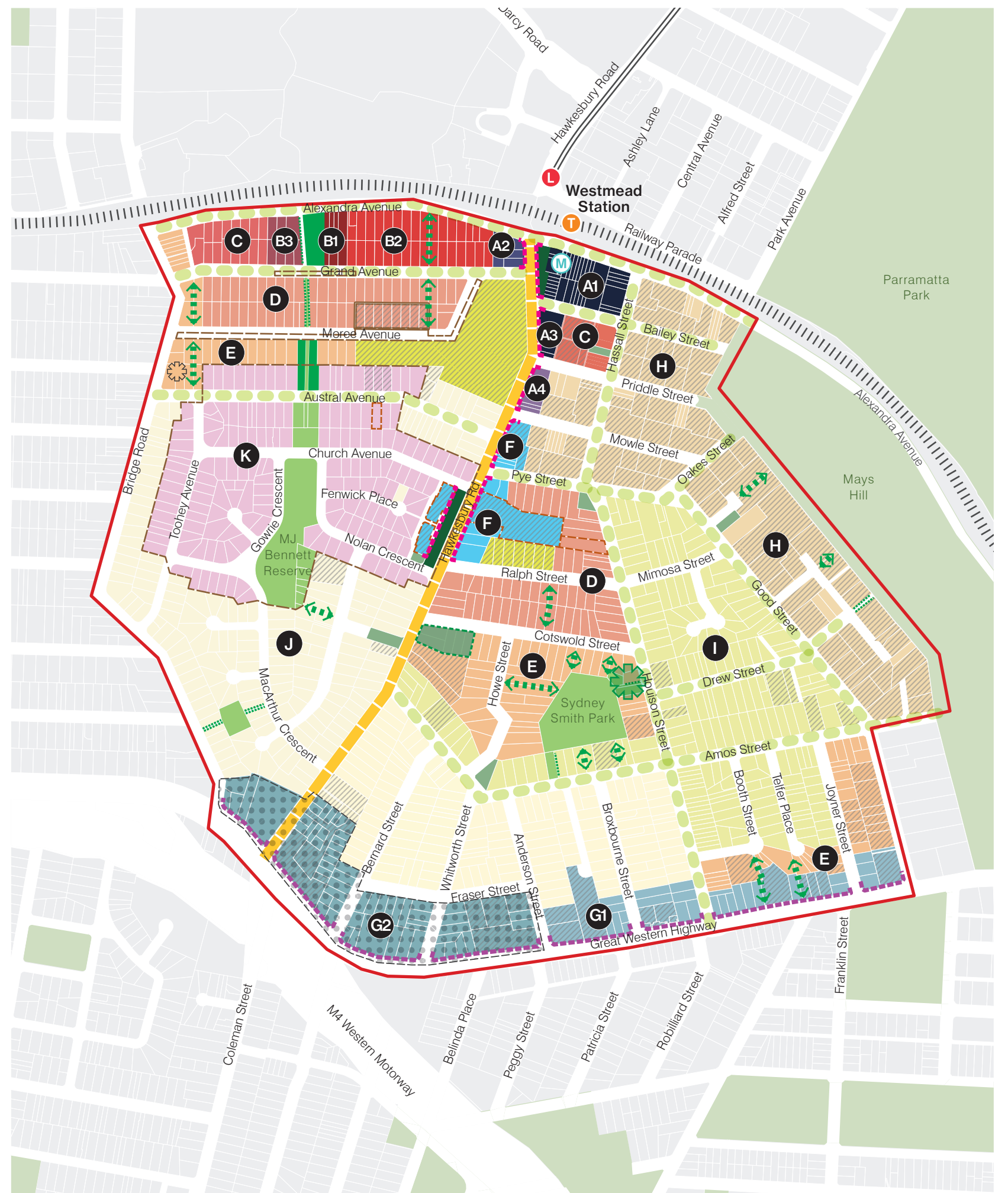
Key public domain opportunities such as new and enhanced open spaces and connections are also summarised on the adjacent map.

Legend - Development areas

Area	FSR (of which retail)	Storeys	Land use / description
A1	3.5:1 (0.6:1)	25	Mixed use (Station site)
A2	4.5:1 (0.6:1)	20	Mixed use
A3	4.2:1 (0.6:1)	25	Mixed use
A4	2.8:1 (0.6:1)	15	Mixed use
B1	3.6:1	25	High density residential (+ new open space)
B2	3.6:1	15	Residential apartments
B3	3.6:1	20	Residential apartments
C	2.9:1	12	Residential apartments
D	2.5:1	8	Residential apartments
E	1.6:1	6	Residential apartments
F	3.2:1 (0.6:1)	8	Mixed use (Hawkesbury Road high street)
G1	2.2:1 (0.6:1)	8	Mixed use (Great Western Highway E3 zone)
G2	1.8:1 (0.6:1)	6	Mixed use (Great western highway extension)
H	1.2:1 [no change]	4	Residential apartments (existing blocks)
I	0.7:1	2	Medium density residential (1-2 storeys)
J	0.7:1	2	Low to medium density residential (1-2 storeys)
K	-	1	Potential heritage conservation area to be investigated

Legend - other items

- Westmead South boundary
- SP1 zone - school
- Potential Heritage Conservation Area/Special Character Area
- Potential heritage item
- Existing Heritage Conservation Area
- Areas proposed to be rezoned adjoining the potential Heritage Conservation Area - further controls to be considered providing transition and sympathetic response to proposed Heritage Conservation Area/Special Character Area and heritage items
- On very large sites, greater heights may be possible where it can be demonstrated through a site specific planning proposal that superior amenity outcomes for residents and appropriate urban design scale transition can be delivered
- Unlikely to change (heritage, school, church, strata title)
- Hawkesbury Road high street - active frontages, 6m front setback
- Great Western Highway frontage - ground floor non-residential uses
- Hawkesbury Road - movement spine
- Key pedestrian streets (see public domain diagram)
- Existing open spaces
- New public plaza - Oakes Centre and Metro plaza
- Potential new open space (dedication or other)
- Potential open space expansion to be investigated
- Existing pocket parks to be zoned RE1
- Potential RE1 zone to be further explored
- New Link - Dedication through development - 4.5m of 6m setback
- Widened link - Dedication through development - 4.5m of 6m setback



Land use, FSR and height approach map

