

Draft Westmead South Master Plan 2023 Overlaid with Properties



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
 - 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
 - Property number