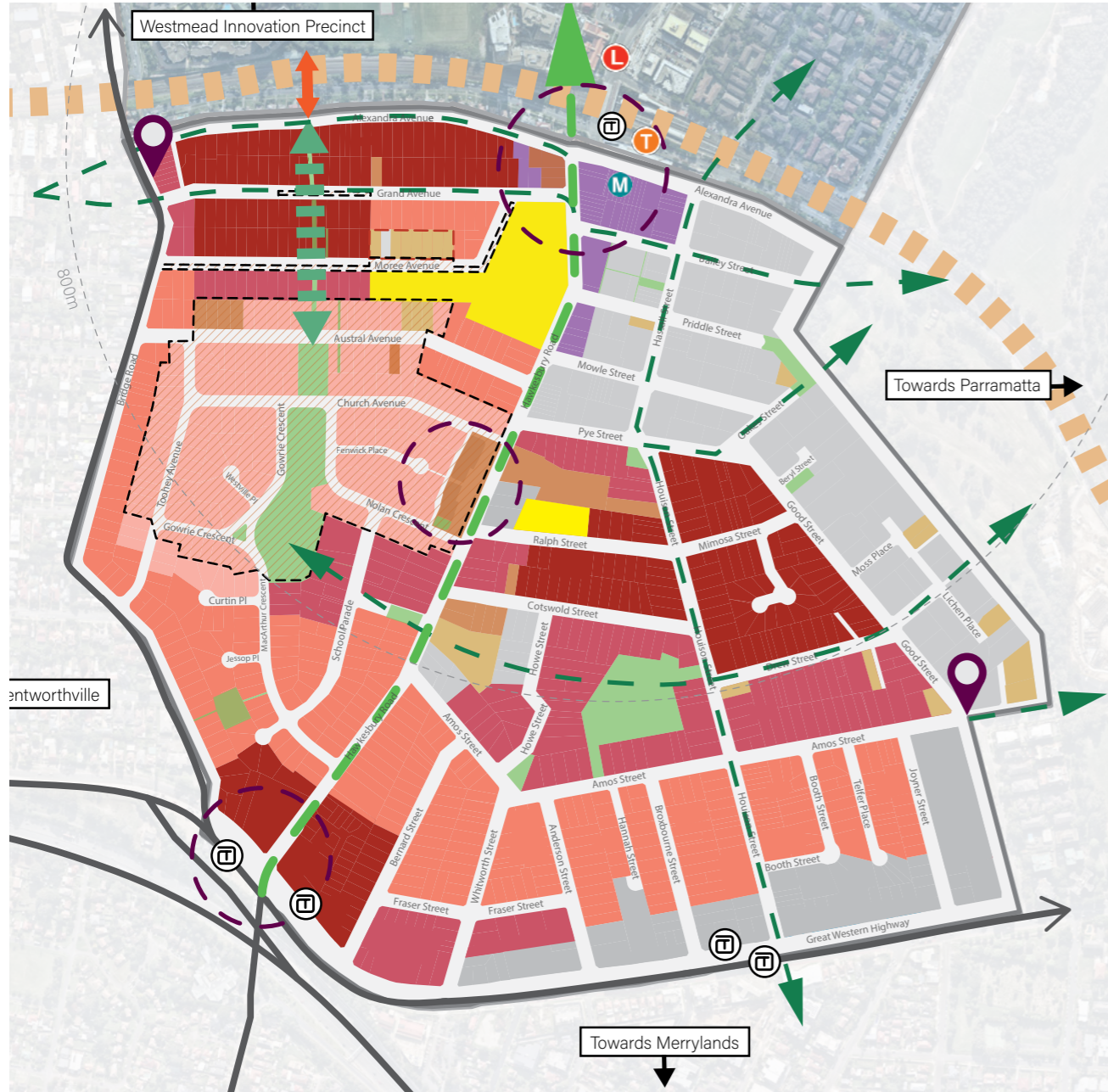


Westmead South Land Use Plan 2022

Draft Westmead South Master Plan 2023 Comparison



Westmead South Land Use Plan 2022



Draft Westmead South Master Plan 2023



Legend

- Low Density Development (1-2 storeys)
- Medium Density Development (2-3 storeys)
- Medium High Density Development (4-6 storeys)
- High Density Development (7-15 storeys)
- No Change
- Proposed Heritage Item
- Existing Heritage Item
- Proposed Heritage Conservation Area
- Existing Heritage Conservation Area
- Parks and Reserves
- Mixed Use Zone (20+ storeys)
- Place Node
- Entry Node
- School
- Potential Pedestrian Railway Crossing
- Railway Line
- Active Transport Link
- Hawkesbury Road Transport Spine
- Potential Green Link
- Precinct Boundary
- Key Vehicular Routes
- Westmead Light Rail Stop
- Westmead Train Station
- Planned Westmead Metro Station
- T-way Bus Stop

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 (+ new open space)
K	-	1	Potential heritage conservation area to be investigated

Legend - other items

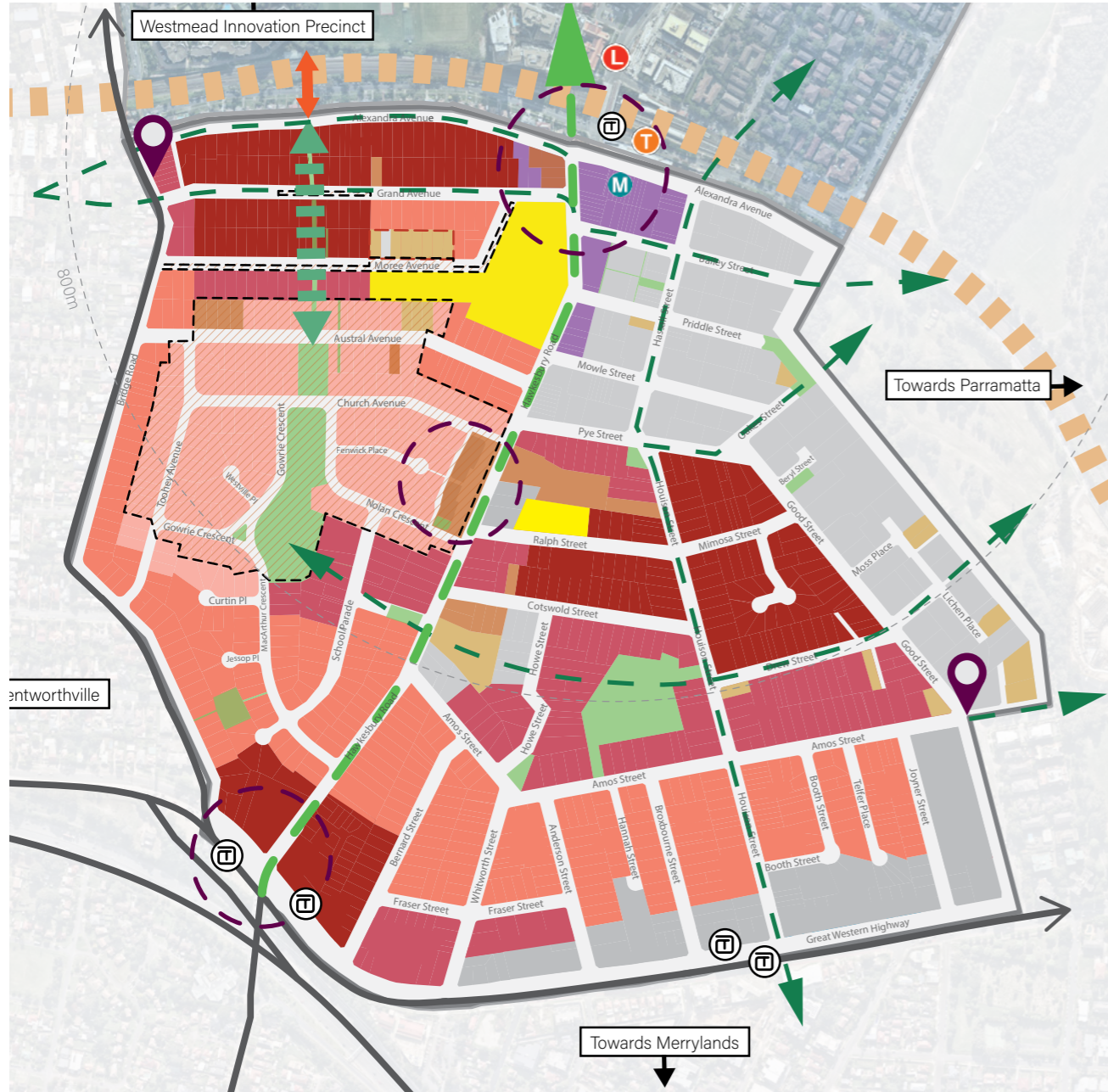
- Westmead South boundary
- SP1 zone - school
- Potential Heritage Conservation Area/Special Character Area
- Potential heritage item
- Existing Heritage Conservation Area
- Areas proposed to be rezoned adjoining the potential Heritage Conservation Area - further controls to be considered providing transition 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

Westmead South Land Use Plan 2022

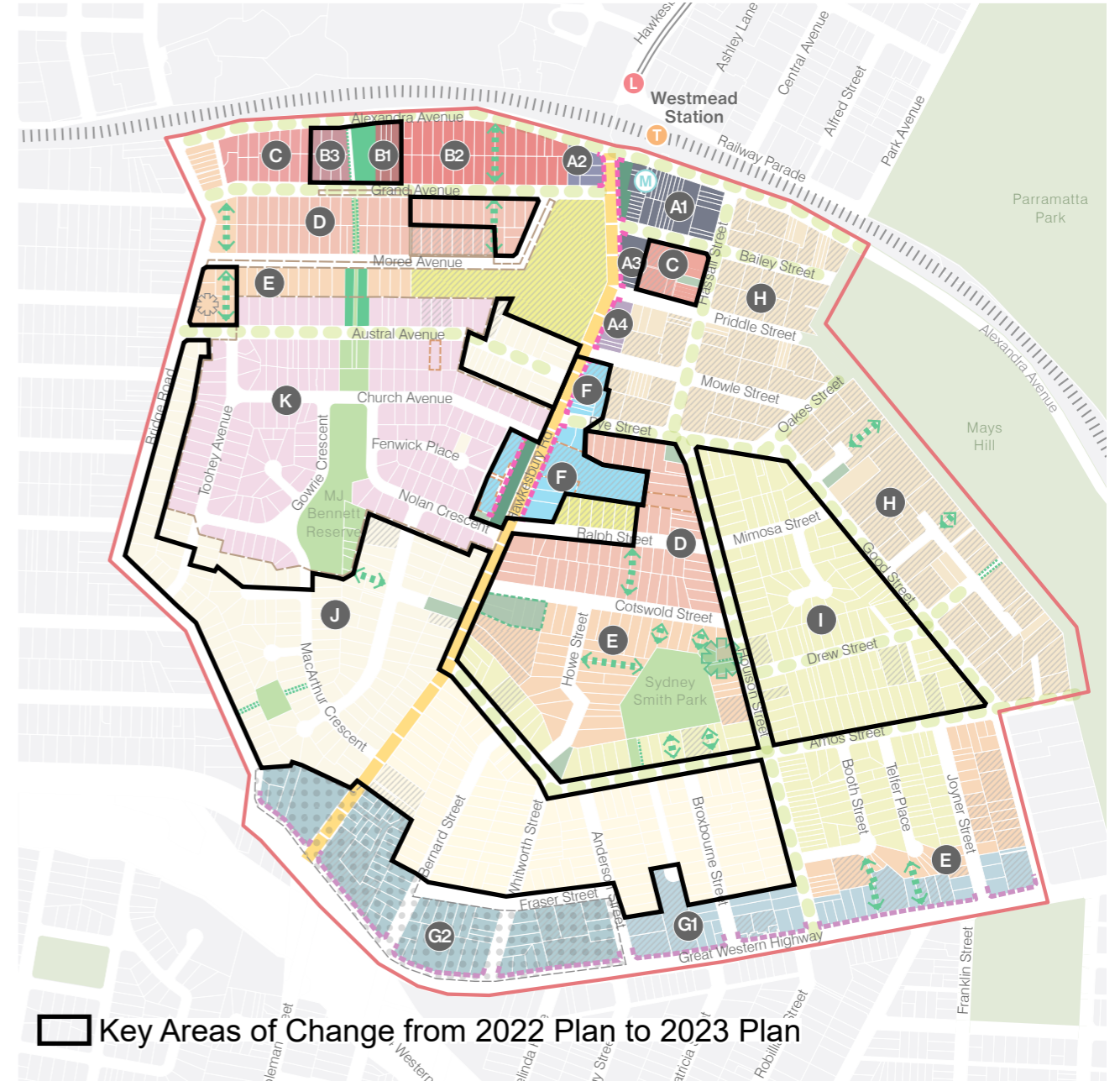
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