

Draft Westmead South Master Plan

Overlaid with Properties | May 2024



CUMBERLAND CITY COUNCIL



Legend - Development areas

Area	FSR (of which retail)	Storeys	Land use / description
A0	5.9:1 (0.7:1)	25	Mixed use - Adjacent Station Development site (+ affordable housing)
A1	0.5:1 (Metro station)	1-2	Metro site - station entrance and supporting services
A2	4.5:1 (0.6:1)	20	Mixed use (+ community facility and affordable housing)
A3	4.2:1 (0.6:1)	20	Mixed use (+ affordable housing)
A4	2.8:1 (0.6:1)	15	Mixed use
B1	3.6:1	25	High density residential (+ new open space and through site link)
B2	3.6:1	15	Residential apartments (+ affordable housing and through-site link)
B3	3.6:1	20	Residential apartments (+ commuter car park)
B4	3.2:1	15	Residential apartments (+ affordable housing)
C	2.9:1	12	Residential apartments
D1	2.5:1	8	Residential apartments (+ through site link)
D2	2.5:1	8	Residential apartments
D3	2.5:1	8	Residential apartments
E0	1.2:1	4	Residential apartments
E1	1.6:1	6	Residential apartments
E2	1.6:1	6	Residential apartments
E3	1.6:1	6	Residential apartments
E4	1.6:1	6	Residential apartments
E5	1.6:1	6	Residential apartments
E6	1.6:1	6	Residential apartments
E7	1.6:1	6	Residential apartments
E8	1.6:1	6	Residential apartments
F0	3.2:1 (0.6:1)	8	Mixed use (Hawkesbury Road high street)
F1	3.2:1 (0.6:1)	8	Mixed use (Hawkesbury Road high street)
F2	3.2:1 (0.6:1)	8	Mixed use (Hawkesbury Road high street)
G0	2.5:1 (0.6:1)	8	Mixed use (Great Western Highway E3 zone)
G1-1	2.2:1 (0.6:1)	8	Mixed use (Great Western Highway E3 zone)
G1-2	2.2:1 (0.6:1)	8	Mixed use (Great Western Highway E3 zone)
G1-3	2.2:1 (0.6:1)	8	Mixed use (Great Western Highway E3 zone)
G1-4	2.2:1 (0.6:1)	8	Mixed use (Great western highway extension)
G2-1	1.8:1 (0.6:1)	6	Mixed use (Great western highway extension)
G2-2	1.8:1 (0.6:1)	6	Mixed use (Great western highway extension)
G3	3:1 (0.4:1)	12	Hawkesbury Place site (+ open space and community facility)
H	1.2:1 [no change]	4	Residential apartments (existing blocks)
I	0.7:1	2	Medium density residential (1-2 storeys)
JO	0.7:1	2	Low to medium density residential (1-2 storeys)
J1	0.7:1	2	Low to medium density residential (1-2 storeys)
J2	0.7:1	2	Low to medium density residential (1-2 storeys)
J3	0.7:1	2	Low to medium density residential (1-2 storeys)
K	-	1	Potential Special Character Area or Heritage Conservation Area

Legend - other items	
[Red outline]	Westmead South boundary
[Yellow outline]	SP1 zone - school
[Dashed red outline]	Potential Heritage Conservation Area
[Dashed purple outline]	Potential Special Character Area or Heritage Conservation Area
[Dashed orange outline]	Potential heritage item
[Solid grey outline]	Existing Heritage Conservation Area
[Diagonal lines]	Unlikely to change (existing heritage item)
[Cross-hatch]	Unlikely to change (school, church, strata title)
[Yellow bar]	Hawkesbury Road - movement spine
[Green bar]	Key pedestrian streets
[Light green bar]	Existing open spaces
[Dark green bar]	New public plaza - Oakes Centre and Metro plaza
[Light green bar]	Potential new open space (dedication or other)
[Green bar]	Existing pocket parks to be zoned RE1
[Dashed purple bar]	Hawkesbury Road high street - active frontages
[Dashed purple bar]	Great Western Highway frontage - ground floor non-residential uses
[Double arrow]	Laneway (dedication or other)
[Blue double arrow]	Proposed laneway (dedication or other)
[Dotted green bar]	Widened link - Dedication through development - 4.5m of 6m setback