



Westmead South Phase 2 Early Consultation
Submission Report
(31 OCTOBER 2023 – 22 DECEMBER 2023)

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Introduction

Purpose

This report serves to provide an analysis on the public submissions and feedback received by Cumberland City Council (Council) through Phase 2 Community Engagement which was held between Tuesday 31 October 2023 and Friday 22 December 2023 on a Draft Master Plan for the future of Westmead South. The report sets out the key themes and learnings identified in the feedback and the face-to-face sessions, as well as provide Council-officer responses. The community consultation is considered to have been a valuable exercise that provided Council with a substantial amount of feedback which has, in turn, been used to inform and shape ongoing and future work on this project. This report seeks to provide public insight into that process and Council's decision-making.

Background

As part of the public exhibition of the Cumberland Local Environmental Plan from 1 April 2020 to 8 May 2020 for a six-week period, a total of 222 individual submissions on the draft LEP were received out of which some were site specific requests for zoning and/or planning control amendments. These submissions with site specific requests were considered on their merit and categorised into one of four streams. This approach to the categorisation of site-specific submissions was previously endorsed by Council following consideration of early LEP feedback in September 2019 (Council report item No. C09/19-218). Those early LEP submissions have been include in the overall tally of submissions.

- Stream 1: Include in the new Cumberland LEP
- Stream 2: Consider in Council's future work program of planning review for strategic corridors and centres
- Stream 3: Future review of future planning proposal if submitted to Council as an owner-initiated planning proposal
- Stream 4: No further action at this time

The site-specific requests received for Westmead South were endorsed to be considered in Council's future work program of planning review for strategic corridors and centres, with this work to also align with strategic planning and infrastructure investment by the NSW Government. These requests are outlined as follows:

Site Address	Proposal
Area bounded by Hawkesbury Road, Alexandra Avenue, Grand Avenue and Bridge Road	Rezone from R2 to R4, and increase FSR and height
79-87 Bridge Road	Rezone from R2 to R4
Hawkesbury Road and Howe Street	Rezone from R2/R3/B1 to R4
Pye Street and Good Street	Rezone from R3 to R4

Following Council's resolution to progress strategic planning work for Westmead South in February 2021, the strategic planning work program for Westmead South commenced in July 2021 with several technical studies undertaken for Westmead South prior. As part of this program, the existing planning framework for Westmead South is in the process of being reviewed and the future needs of the community will be considered to determine how amendments to existing planning controls can support the community's aspirations.

Date	Key Events and Details
November 2017	The Department of Planning and Environment (DPE) announced Westmead as a Planned Precinct with two distinct areas: the health and education are north of the railway line (within City of Parramatta Council area) and the residential area south of the railway line (within Cumberland City Council area).
2018	Under the Planned Precinct Program, DPE led investigations for Westmead South in consultation with Cumberland City Council. Stage 1, which involved background studies, was undertaken in 2018 by the DPE. Stage 2 was put on hold due to the NSW Government elections. The studies undertaken in Stage 1 included the following: <ul style="list-style-type: none"> • Urban Design Background Research and Contextual Analysis • Desktop Heritage Assessment • Desktop Aboriginal Archaeological Assessment • Desktop Ecological Assessment Report • Sustainability Analysis and Options Paper • Community Needs Assessment • Land Use and Transport Context Report • Flooding and Stormwater Study • Contamination and ASS Study • Utilities and Servicing Strategy • Market and Opportunities Analysis
December 2020	Westmead 2036 Draft Place Strategy placed on exhibition from 14 December 2020 to 31 March 2021.
26 March 2021	Council lodged a submission on the Westmead 2036 Draft Place Strategy (herein called 'initial submission')
July – December 2021	Council's Internal Context and Site Analysis

13 September 2021	Westmead South Land Use Capability Study by SGS Economics and Planning finalised.
15 December 2021	Council provided comments on the Westmead Place-based Transport Strategy Silver Draft.
8 February 2022	Westmead South Centre Traffic and Transport Study by SCT Consulting finalised.
18 March 2022	Comments provided to GSC on the Draft Westmead Health and Innovation District Public Domain Strategy.
5 April 2022	Addendum to the initial submission emailed to DPE, which raised matters regarding: <ul style="list-style-type: none"> the zoning of the three blocks adjoining the metro block to its east, southeast and north, and the proposed key place opportunities.
5 May 2022	Council officer comments on the updated Westmead 2036 Draft Place Strategy (June 2021 version).
October 2022	Community Needs and Social Infrastructure Assessment by GHD Consulting finalised.

Following the finalisation of the Westmead Place Strategy by the NSW Government in 2022, Council undertook planning work to shape the growth of Westmead South over the next 20 years. A concept land use plan has been developed with a focus on sustainable growth and development, a range of housing close to jobs and public transport, and opportunities to preserve local character in the area.

After Council resolved to progress planning controls review, in 2022, Council went out to public for Phase 1 Community Engagement from 25 October 2022 to 30 November 2022 for 5 weeks. A total of 173 written independent submissions were received from individuals, families, households, businesses, organisations, etc.

Following the public consultation and detailed submission received, Council, in 2023, engaged the relevant technical consultants to prepare technical studies to inform the preparation of the draft Master Plan for Westmead South. Subsequently, the Draft Westmead South Master Plan was exhibited in late 2023.

Engagement

Council conducted Phase 2 Community Engagement which commenced on Tuesday 31 October 2023 and concluded on Friday 22 December 2023. To support the engagement following engagement approaches were adopted, with the engagement numbers identified in Table 1 below:

- Specialised consultation materials
- Hard copy notification letters to owners and occupiers of impacted properties
- Dedicated webpage on the Cumberland City Council Have Your Say platform
- Newspaper Adverts in the local papers
- Face-to-face engagement sessions
- Phone – “Talk to a Planner”
- Frequently Asked Questions (FAQs) documents
- General marketing materials and collateral with specialised designs.

Figure 1: Engagement at a Glance

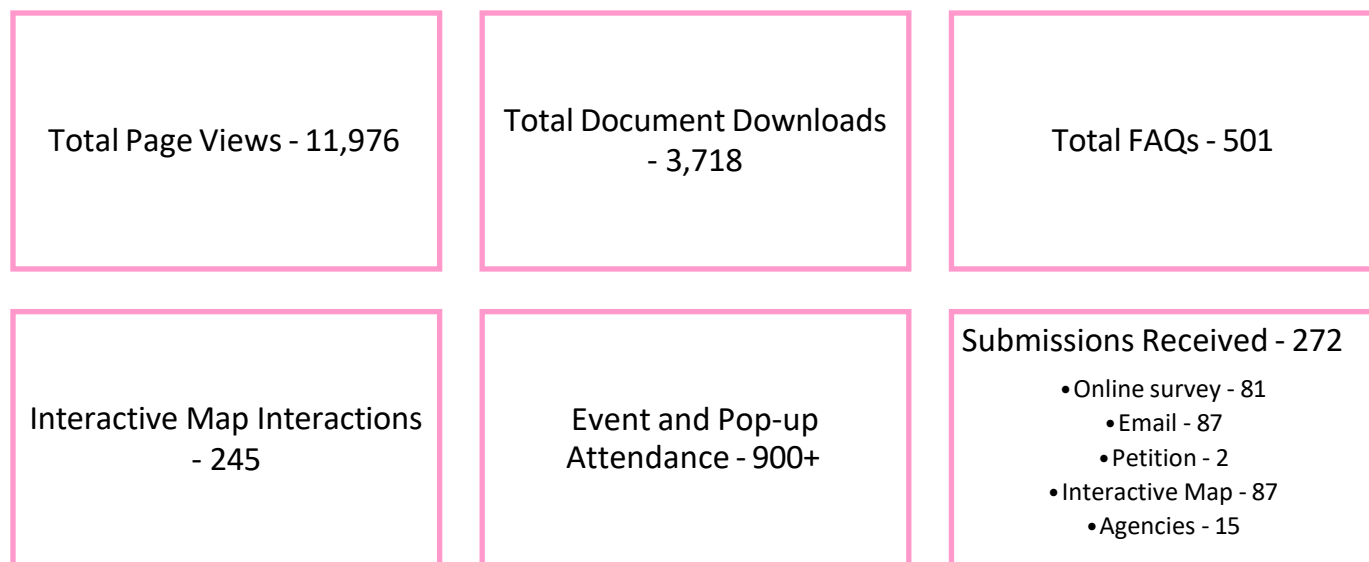


Table 1: Consultation Material

Engagement Technique	Distribution	Engagement Number
Corflute Sign	4 x signs at Westmead Station 1 x Alexandra Avenue 1 x Park Parade 1 x Bailey Street 2 x Domain Room 1 x Pye Street 1 x Scout Hall 2 x signs at Sydney Smith Park 2 x Good Street / GWH 1 x Hawkesbury Road	N/A

	1 x Bridge Rd Reserve 1 x Bridge Rd near Hudson St 3 x signs at MJ Bennett Reserve 2 x Austral Ave Reserve 1 x Moree Avenue 1 x Grand Avenue 1 x sign at Westmead Public School 3 x signs at Oakes Centre 1 x Amos Street	
Letters (Hard copy mailed to residents)		A total of 6,087 letters were sent to owners and occupiers and adjoining properties.
HYS Survey (Digital and hard copy)	This was available on the HYS page and provided as hard copies at all face-face sessions.	113 out of which 81 submissions were from unique users.
Interactive Map Interactions (On HYS page)	On the HYS page for the exhibition period.	245 from 45 unique users.
FAQ (Digital and hard copy)	On the HYS page for the exhibition period. Provided as hard copies at all face-to-face sessions	501
Informative Sessions	A series of information sessions were held during the exhibition period, to provide information and allow questions from prospective applicants.	900+
Phone- Speak to a Planner (For one-on-one conversations with Council planner)	3 Council officers direct phone numbers were provided on the HYS page.	20
Public Submissions (Email, letter, HYS)	N/A	253
Petition		2

State Agencies Submissions	18 referrals were sent to various government agencies for comments.	15 responded
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Methodology and Outcomes

Information sessions

Ten (10) Information sessions were held during the exhibition period, to provide information and allow questions from prospective applicants. These events were held on different days and nights of the week, both am and pm and on weekdays and weekends. More than 900 people were engaged with at these sessions.

- Four activation / pop-up stall sessions held at the Oakes Centre
- Engagement session at Diwali Festival in Wentworthville
- Two Westmead Train Station pop-ups
- Two community drop-in sessions at local schools

These sessions had the following engagement numbers:

Session	Venue	Date	No of people
Activation / Pop-up stall	Oakes Centre, Westmead	Friday 3 November 2023	150
Activation / Pop-up stall	Oakes Centre, Westmead	Friday 10 November 2023	200
Drop-in session	Westmead Public School, Westmead	Tuesday 14 November 2023	20
Activation / Pop-up stall	Oakes Centre, Westmead	Friday 17 November 2023	110
Diwali Festival	Station Street, Wentworthville	Saturday 18 November 2023	300
Pop-up	Westmead Station	Tuesday 21 November 2023	25
Pop-up	Westmead Station	Thursday 23 November 2023	30
Activation / Pop-up stall	Oakes Centre, Westmead	Friday 24 November 2023	60
Drop-in session	Domain Rooms, Oakes Centre	Wednesday 29 November 2023	2
Drop-in session	Westmead Christian Grammar School, Westmead	Saturday 2 December 2023	9

Notification Letters

A total of 6,087 notification letters were posted to residents. The letter provided information about the Draft Westmead South Master Plan as part of the information pack about the Phase 2 Community Engagement. The information pack contained the QR code for the Have Your Say page to enable submissions. Hard-copy notification letters were posted to the relevant properties in advance, both to the property itself and the associated registered postal address (where different).

State Agency Letters

A total of eighteen (18) emails were sent to various government agencies for comments/feedback on the Draft Westmead South Master Plan. This email gave a brief overview of the Draft Westmead South Master Plan and why it had been developed. It also provided a link to the HYS page where the Draft Master Plan and further information and technical reports could be found.

Council received fifteen (15) responses in return.

Electronic Direct Mail

Draft Westmead South Master Plan was included in the November 2023 Have Your Say Monthly Newsletter, which was sent via a direct email to registered users. This notified them of the exhibition period and provided link redirecting to the HYS project page and include:

- Information about the Westmead South consultation and associated project documentation.
- The project exhibition period.
- How to reach an accessible point of contact to discuss concerns; and
- How to lodge a submission.

Cumberland Conversations Podcast

Draft Westmead South Master Plan was included twice in the Cumberland Conversations podcast:

- Featured interview with Coordinator Urban Strategy and Planning and a Strategic Planner, to discuss details of the consultation in the November 2023 episode.
- Included in the projects open for comment section in the November 2023 episode.

Newspapers

Newspaper advertisements were created and placed in the Auburn Review and Parra News. This was put in place to reach a wider audience. Advertisements were placed in both papers on the following date:

- 31 October 2023

Social Media

Targeted social media via Cumberland's Facebook page was utilised to inform the community of the consultation. The social media notice was posted on the following dates:

- 16 November 2023
- 23 November 2023
- 29 November 2023

QR Code

A QR code was created with the Have Your Say link, which was shared on flyers, corflutes signs and promotional material such as the printed FAQs. This was scanned 690 times.

Phone- Talk to a Planner

5 Council officers direct phone numbers were provided on the HYS page.

More than 20 calls logged by Council officers.

Document Downloads

There were 23 documents available on the Have Your Say Page, divided into four categories:

- Draft Master Plan Documents
- Heritage Related Documents
- Downloadable FAQs
- Oakes Centre Engagement Session

There were more than 3,700 document downloads across these four categories during the consultation period, which were broken down in the following way:

Draft Master Plan Documents	No of Downloads
Draft Westmead South Master Plan 2023 Overlaid with Properties	147
Draft Westmead South Master Plan Strategy	1811
Draft Westmead South Urban Design Report	108

Draft Master Plan Documents	No of Downloads
Draft Westmead South Social Infrastructure and Community Needs Assessment Addendum	90
Draft Westmead South Traffic and Transport Study	151
Draft Westmead South Baseline Market Analysis Report	152
Draft Westmead South Flooding Contextual Analysis Report	58
Draft Westmead South Preliminary Acoustic and Air Quality Assessment	62
Draft Westmead South Existing Utilities Audit	65
Draft Westmead South Ecologically Sustainable Development Options Paper	86
Draft Westmead South Resilience Plan	97
Draft Westmead South Master Plan	176
Draft Westmead South Master Plan vs 2022 Concept Land Use Plan comparison	91

Heritage Related Documents	No of Downloads
Independent Peer Review - Cumberland Heritage List - Westmead Only	83
Heritage in Westmead South Summary	90
Heritage Inventory Sheet - Inter-War Bungalow at 18 Austral Avenue (HS90)	32
Heritage Inventory Sheet - 'Deskford' Victorian Gothic Residence at 41-43 Hawkesbury Road (HS95)	51
Heritage Inventory Sheet - The Oakes Centre at 74 Hawkesbury Road (HS96)	31
Heritage Inventory Sheet - St Barnabas Church and Hall at 75 Hawkesbury Road (HS97)	53

Heritage Related Documents	No of Downloads
Heritage Inventory Sheet - Inter-War Bungalow at 74 Houison Street (HS100)	40

Downloadable FAQs	No of Downloads
Westmead South Frequently Asked Questions	121
Westmead South Heritage Frequently Asked Questions	70

Oakes Centre Engagement Session	No of Downloads
Feast Up Fridays Pop Up Session	53

Total Document Downloads	3718
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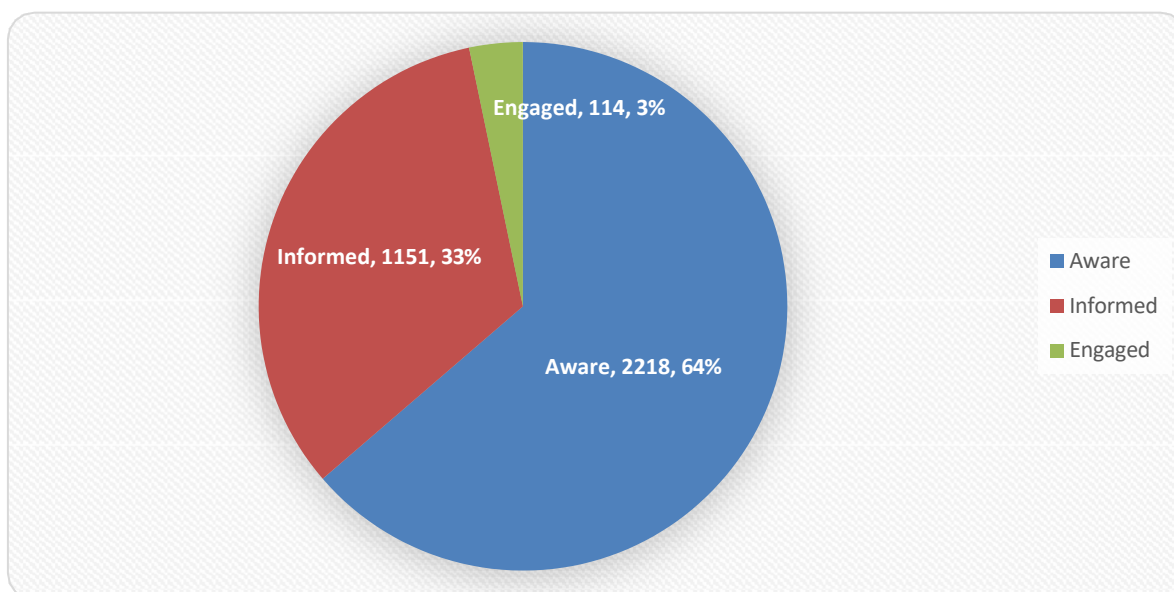
Have Your Say Page (HYS)

A project landing page specifically for the Draft Westmead South Master Plan Phase 2 Community Engagement was developed on Council's community engagement platform – Cumberland Conversations, this included:

- Information on the purpose of the consultation.
- Information on face-to-face engagement sessions.
- Frequently asked questions.
- Book view of the Draft Westmead South Master Plan document.
- An interactive map which comments could be added to.
- A document library with downloadable versions of the documents.
- One online survey.

The project level of engagement is summarised in Figure 2.

Figure 2: Project Level of Engagement:



The dedicated consultation webpage has remained live since launching in October 2023 and currently serves as a reference library and location to provide project updates. The webpage can be viewed via this link:

<https://haveyoursay.cumberland.nsw.gov.au/westmead-south-masterplan-2023>

Have Your Say Survey

There was total 113 online submissions received through Have Your Say Survey for Draft Westmead South Master Plan during the consultation period.

Frequently Asked Questions (FAQs)

Two sets series of Frequently Asked Questions were set up to provide more information about the Draft Westmead South Master Plan. One set was general ones about the consultation, the other was heritage specific. The FAQs were provided to assist the community with their feedback. The online FAQs were accessed more than 500 times.

Westmead South FAQs	No of Views
Have any decisions been made yet?	51
What am I commenting on and why? / What are the different phases of community engagement?	31
How will my feedback be considered?	25
What is a Master Plan?	39
Why has Westmead South been chosen for a Master Plan?	38

How will a Master Plan improve Westmead South?	31
Will there be a new school in Westmead South?	38
How will the Master Plan be implemented? / What are the next steps in developing the Westmead South Master Plan?	29

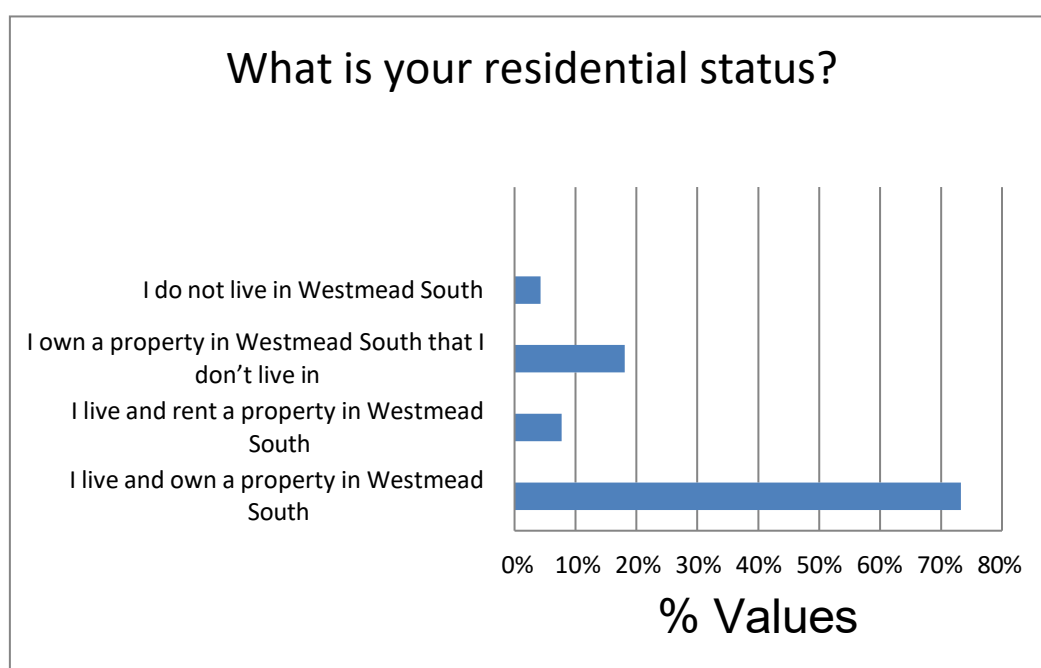
Proposed Heritage Items and Conservation Areas FAQs	No of Views
What is on Public Exhibition? / Why am I being consulted again about heritage?	17
What has been changed in the Draft Westmead South Master Plan, in relation to heritage, compared with the Westmead South Concept Land Use Plan 2022?	31
What is a heritage listing?	19
What is a local Heritage Item?	15
What is a Heritage Conservation Area (HCA)?	15
Will the existing Heritage Items and Heritage Conservation Area (HCA) be removed as part of Westmead South Master Plan?	16
Why is there a proposal to list Heritage Items and Heritage Conservation Areas (HCA) in Westmead South?	16
How was my property identified as a potential heritage listing?	14
What are some of the reasons that Westmead Estate have been identified as having significant cultural history and special character?	8
What are the benefits of these Heritage Items and Heritage Conservation Areas (HCA) being listed?	5
Will a heritage listing restrict how a property can be used or prevent a property being changed?	9
Does heritage listing reduce development potential or property value?	12
Can I make alterations or demolish a building in a Heritage Conservation Area (HCA) or that is a Heritage Item?	9
What does the proposed extension of Toohey's Palm Estate Heritage Conservation Area (HCA) mean for my property?	8

Proposed Heritage Items and Conservation Areas FAQs	No of Views
What does the proposed Westmead Estate Heritage Conservation Area (HCA) mead for my property?	9
What is the alternative if the Westmead Estate is not listed as a Conservation Area (HCA)?	16
Total FAQ Views	501

Demographics

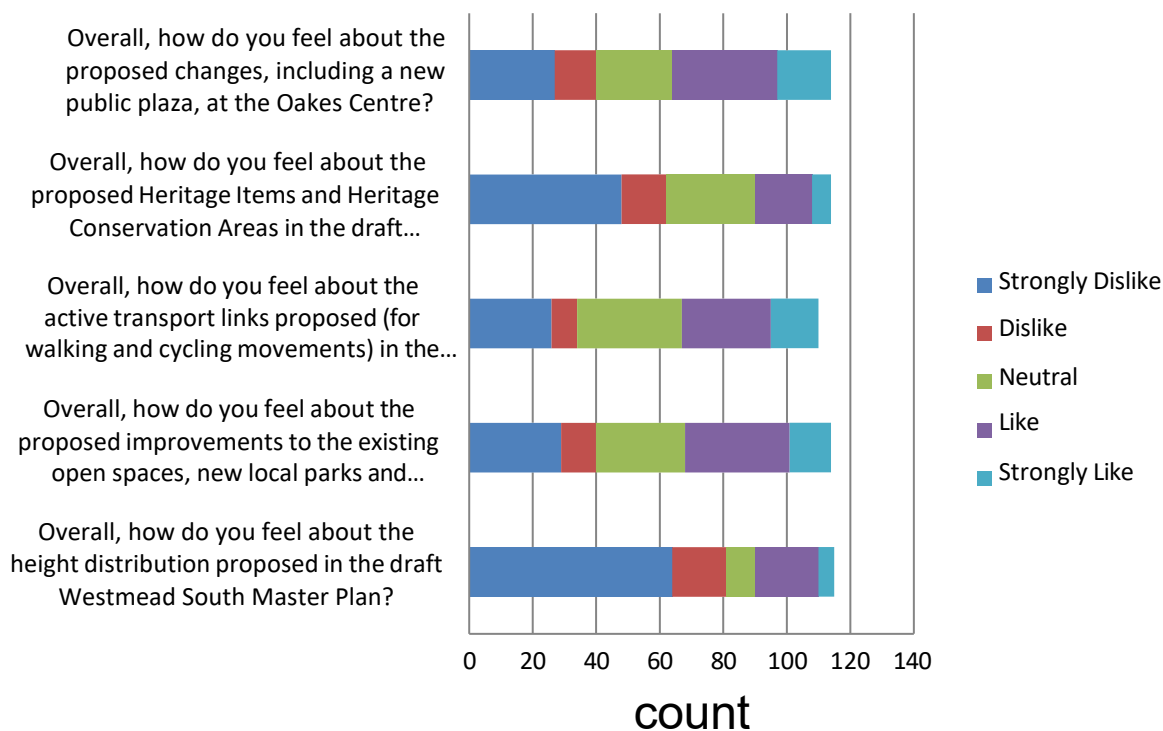
Of 113 respondents who completed the online survey:

The majority of respondents (73%) both lived and owned a property in Westmead South.



When asked about their thoughts on the Draft Westmead South Master Plan, most respondents indicated they either liked (33%), or strongly liked (17%) the proposed changes, in comparison to those who disliked (13%), or strongly disliked it (27%).

What are your thoughts on the draft Westmead South Master Plan?



Summary of Submissions and Responses

Overview of Submissions

During the consultation period, a total of 272 written independent submissions were received, which included 87 emails, 81 online submissions (through HYS survey), 87 interactive map comments, 2 petitions and 15 agency submissions, were received from individuals, families, households, businesses, organisations etc. as part of the consultation period. Summarised below are the general sentiment of the submission received.

Support for the Draft Westmead South Master Plan

* Please note that the figure below contains solely public submissions

22 submissions were received expressing general support for Draft Westmead South Master Plan.

Opposition to the Draft Westmead South Master Plan

155 submissions were received expressing board opposition to the Draft Westmead South Master Plan, certain proposed zonings of areas or individual lots or to the proposed heritage listings/ Heritage Conservation Area.

Neutral about the Draft Westmead South Master Plan

78 submissions were received which did not specifically state support or opposition to the plan but rather offered comments for consideration by Council.

Following the public consultation, Council reviewed all written submissions and categorised public views and opinions into board themes. The key themes were identified through their repeated presence across community submissions. There are eight (8) identified key themes. Each key theme has its own subsection, in which it is briefly defined, its prevalence (i.e. the number of submissions in which it is present) is identified, and a Council-officer response is provided.

One submission may contain elements from each key theme. The themes are explained further in the below table:

(1) Heritage

This theme captures all feedback related to the proposed Heritage Conservation Area / Special Character Area (contributory and non-contribute status of properties) and the proposed Heritage Items within Westmead South. For example, feedback challenging or supporting the assessed heritage value and resulting recommendation to list a(n) building/area, or feedback providing information or commentary on the materials, qualities, or condition of a building.

(2) Open Space

This theme captures all feedback related to the existing parks, the proposed expansion and/or upgrades to parks and new open spaces within Westmead South, including feedback regarding the connectivity to parks.

(3) Traffic and Transport

This theme serves to capture all feedback related to existing roads, public transport and/or the current and proposed active transport links within Westmead South. For example, feedback claiming the current traffic issues in the study area.

(4) Land-use/Density and Height

This theme serves to capture all feedback related to the proposed zoning, density and height in storeys proposed, as well as any comments related to existing zoning and/or fairness of changes to zoning and density within the study area.

(5) Schools

This theme serves to capture all feedback related to the provision of school infrastructure within Westmead South.

(6) Local Character

This theme serves to capture all feedback related to how a community or neighbourhood looks and feels.

(7) General

This theme serves to capture all feedback related to the Draft Westmead Master Plan that is general in nature e.g. enquiries about above themes altogether.

(8) Other

This theme serves to capture all feedback which did not fall into any of the above categories.

Summarised below are the overarching responses from Council officers to the eight key themes identified above.

Note: A single submissions may provide feedback across multiple theme

Key Theme 1: Heritage

This theme captures all feedback related to the proposed Heritage Conservation Area / Special Character Area (contributory and non-contribute status of properties) and the proposed Heritage Items within Westmead South. For example, feedback challenging or supporting the assessed heritage value and resulting recommendation to list a(n) building/area, or feedback providing information or commentary on the materials, qualities, or condition of a building.

32 submissions were identified as providing feedback under this theme.

Council Officers Response

The recommendations for potential new listings are based on technical assessments focused upon the heritage characteristics and value(s) of the subject properties. This follows best-practice methodology, and the work was undertaken in accordance with the guidelines set out in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance and the New South Wales Heritage Manual, Assessing Heritage Significance. The final assessments of significance were made in accordance with the NSW heritage assessment criteria developed by Heritage NSW.

Further to this, Nimbus Architecture and Heritage (Nimbus) to undertake an independent peer review on behalf of Council of the proposed heritage items and heritage conservation areas, which largely agreed with all recommendations of the original report.

As part of the master planning process, Curio Projects has also been engaged by Council to provide further heritage advice. As such, changes are made to the original proposed heritage listing properties.

Westmead Place Strategy 2036 by the NSW Government identifies the proposed Heritage Conservation Area / Special Character Area as a character investigation area. As mentioned above, Council has undertaken further studies with Curio Projects to explore different options for the proposed Heritage Conservation Area / Special Character Area.

Key Theme 2: Open Spaces

This theme captures all feedback related to the existing parks, the proposed expansion and/or upgrades to parks and new open spaces within Westmead South, including feedback lamenting the connectivity to parks.

11 submissions were identified as providing feedback of this type.

Council Officers Response

There were mixed submissions in relation to open spaces. In general, the submissions are supportive of additional open spaces and improvement of the quality of existing open spaces. However, there are some concerns / comments on the delivery and solar amenity.

The updated Westmead South Master Plan and associated public domain plan have outlined that the delivery of the majority of the proposed open spaces and through site links will be through future development.

In response to overshadowing, height adjustments in some locations have been made in the updated Westmead South Master Plan. The Draft Westmead South Development Control Plan (DCP) has been developed which provides objectives and controls in relation to open space amenity. Notwithstanding, State level policies (i.e. the Apartment Design Guide), also provide controls and measures to ensure open space amenity.

Key Theme 3: Traffic and Transport

This theme serves to capture all feedback related to existing roads, public transport and/or the current and proposed active transport links within Westmead South. For example, feedback claiming the current traffic issues in the study area.

23 submissions were identified as providing feedback of this type.

Council Officers Response

The submissions in general are supportive of the active transport provision proposed. However, there are some comments in relation to vehicular traffic flow and congestion being provided in the submissions.

A traffic and transport study was prepared as part of the draft Westmead South Master Plan to assess potential impact and identify mitigation measures to the road network as appropriate, with current and planned public transport, and active transport initiatives.

The master plan promotes active transport and potential mode shift to Westmead South, considering its proximity to the mass transport system – metro line. Detailed DCP objectives and controls are proposed to realise this.

An Infrastructure Delivery Plan has also been designed accordingly to ensure adequate infrastructure to cater for population growth in Westmead South. Council has been liaising with TfNSW and City of Parramatta Council on the adjacent road network delivery and upgrades advocating for infrastructure improvement. This includes the recent announcement on Bridge Road bridge upgrade work.

Key Theme 4: Land-use/Density and Height

This theme serves to capture all feedback related to the proposed zoning, density and height in storeys proposed, as well as any comments related to existing zoning and/or fairness of changes to zoning and density within the study area.

118 submissions were identified as providing feedback of this type.

Council Officers Response

Council received several submissions which stated opposition to any re-zoning or planning work for Westmead South.

The Westmead 2036 Place Strategy is the NSW Government's strategy to guide the future planning needs of the Westmead Precinct to meet its regional relevance, anticipated growth, and renewal. It sets the planning context and precinct-wide vision for Westmead, with which requires Council strategies and planning to be consistent.

Westmead South is one of seven sub-precincts of the Westmead Precinct. It is envisioned to be a walkable residential neighbourhood, transformed by the proposed Metro Station to increase connectivity, offering housing choice and diversity, with an urban village at its heart.

The Strategy proposes several changes in land use and development that extends on its current context, role, and function and therefore, Council is undertaking this planning work.

There are many submissions suggesting alternative height, density and or land uses. Council has investigated the suggestions together with the technical consultants engaged to understand the feasibility and suitability of the suggestions. This has been reflected in the updated master plan, where appropriate.

Further to this, Council acknowledges the needs to provide a range of different housing types and densities and appreciates the feedback from the community.

Key Theme 5: Schools

This theme serves to capture all feedback related to the provision of school infrastructure within Westmead South.

7 submissions were identified as providing feedback of this theme.

Council Officers Response

School Infrastructure NSW (SINSW), which is an NSW Government agency, delivers and looks after public schools in NSW. Council is working with SI NSW and advocating for improved educational facilities in Westmead South. SI NSW is a key agency in the development of the Westmead South Master Plan and have been consulted with throughout the process. Planning is underway for a new primary school in Westmead South. Further details will be shared with the community by School Infrastructure NSW as planning progresses. For enquiries, please contact School Infrastructure NSW at 1300 482 651 or schoolinfrastructure@det.nsw.edu.au.

Key Theme 6: Local Character

This theme serves to capture all feedback related to how a community or neighbourhood looks and feels.

1 submission is identified as providing feedback of this theme.

Council Officers Response

The Westmead 2036 Place Strategy is the NSW Government's strategy to guide the future planning needs of the Westmead Precinct to meet its regional relevance, anticipated growth, and renewal. It sets the planning context and precinct-wide vision for Westmead, with which Council strategies and planning should be consistent.

Westmead South is one of seven sub-precincts of the Westmead Precinct. It is envisioned to be a walkable residential neighbourhood, transformed by the proposed Metro Station to increase connectivity, offering housing choice and diversity, with an urban village at its heart.

The Strategy proposes several changes in land use and development that extends on its current context, role, and function and therefore, Council is undertaking this planning work.

Local character has been considered in the development of the draft Westmead South Master Plan.

Key Theme 7: General

This theme serves to capture all feedback related to the Draft Westmead Master Plan that is general in nature e.g. enquiries about above themes altogether.

59 submissions were identified as providing feedback of this theme.

Council Officers Response

Refer to the above themes for overarching responses and Appendix 1 for detailed responses.

Key Theme 8: Other

This theme serves to capture all feedback which did not fall into any of the above categories.

9 submissions were identified as providing feedback of this type.

Council Officers Response

The submissions in general were out of scope for the master planning work, however, the submissions were acknowledged/forwarded to the relevant team within Council.

Public Agency Submissions

City of Parramatta Council

The City of Parramatta Council made a brief submission on the Draft Westmead South Master Plan, noting the depth and variety of matters considered, and had no further comment to add.

Greater Sydney Parklands

Greater Sydney Parklands (GSP) made a submission on the Draft Westmead South Master Plan, due to the study area boundary being directly adjacent to the Mays Hill precinct of Parramatta Park, which is managed by GSP and is owned by Parramatta Park Trust.

The submission highlighted a need to better address the role of the parklands in providing open space to support increased density and to improve the interface and relationship between Westmead South and Parramatta Park.

GSP looks forward to further strategic work by Cumberland City Council to address the built form interface with the parklands, improve amenity and facilitate access and connectivity to and through the park.

Environmental Planning Authority

The Environmental Planning Authority (EPA) had no comment to add on the Draft Westmead South Master Plan.

Land and Housing Corporation (LAHC)

Land and Housing Corporation (LAHC) provided a detailed submission on the Draft Westmead South Master Plan. LAHC supports the Draft Master Plan in principle as it is generally consistent with the mutual goals of Council and LAHC to increase the supply of social and affordable housing. However, their submission raised concerns about the proposed Westmead Estate Conservation Area, location of proposed new open space and locations for further renewal opportunities.

Sydney Metro

Sydney Metro provided a detailed submission to the Draft Westmead South Master Plan. In their submission, Sydney Metro expressed support for the draft Master Plan's intent to capture the opportunities afforded by the delivery of Sydney Metro West through revised planning controls, supporting the Station precinct's potential for high-density transit-oriented development and public space. Their submission provided concerns about proposed planning controls on the Metro Station Block and adjacent station development.

Greater Cities Commission

The Greater Cities Commission (GCC) provided no comments on the proposed planning controls (proposed building heights, FSRs and relevant design controls). Their submission provided recommendations for Council to further consider water sensitive urban design, and broader biophysical sustainability measures in the precinct, as well as considerations for commercial uses at the Metro Station Block. It was further recommended that Council continue to work alongside TfNSW, Sydney Metro and Schools Infrastructure for feedback on the traffic and transport implications of the Master Plan.

Heritage NSW

Heritage NSW confirmed there are no items of State Heritage in the precinct and had no comment to add on the Draft Westmead South Master Plan.

NSW Rural Fire Service

The NSW Rural Fire Service has considered the information submitted and subsequently raised no concerns or issues in relation to bush fire.

Schools Infrastructure NSW

Confidential submission.

Sydney Water

Sydney Water provided a detailed submission on the Draft Westmead South Master Plan. Their submission noted that Sydney Water will initiate a review of servicing in the wider Greater Parramatta to Olympic Park area in 2024, and that detailed study will be required in Westmead South to identify the extent of the impact for the whole system due to the significant number of proposed developments. Furthermore, Sydney Water recommends that Council consider water re-use objectives and futureproofing in their plans.

Transport for NSW and Smart Places

Transport for NSW (TfNSW) provided a detailed submission on the Draft Westmead South Master Plan. Their submission noted their intent to progress the next steps of the Westmead Place Strategy by preparing an integrated transport and traffic study for the Westmead Innovation Precinct.

TfNSW seeks to collaborate with Council in developing the design of Hawkesbury Road. In 2024, TfNSW will be developing strategic design options for Hawkesbury Road to inform planning and network decisions, alongside potential land acquisition which the master plan and associated planning proposal must reflect.

Western Sydney Local Health District

The Western Sydney Local Health District, Centre for Population Health, supports the Draft Westmead South Master Plan overall. Recommendations were made in their submission to work alongside Council to review and incorporate relevant

principles of the Health High Density Living for Families and Children Guide. CPH also recommends a portion of affordable housing is prioritised for key workers, particularly given the proximity to the Westmead Health and Innovation Precinct.

Endeavour Energy

Endeavour Energy made a brief submission on the Draft Westmead South Master Plan. In their submission Endeavour Energy have noted that the proposed growth will require an additional zone substation to keep up with future demand.

Aboriginal Housing Office

The Aboriginal Housing Office (AHO) had no comment to add on the Draft Westmead South Master Plan.

Gandangara Local Aboriginal Land Council

Gandangara Local Aboriginal Land Council (GLALC) provided a detailed submission on the Draft Westmead South Master Plan. Their submission stated that the Draft Master Plan does not appear to have any considerations for Aboriginal cultural heritage with consultation not evident, further highlighting certain areas along the eastern fringe of the study area, which would require aboriginal heritage assessment should be completed (in line with the requirements of the Due Diligence Code of Practice for Protection of Aboriginal Objects in New South Wales (DECCW, 2010) and the NSW National Parks and Wildlife Act 1974), prior to any ground disturbing works.

Conclusion

Results of the Consultation

The response to the community consultation was strong both in terms of the number of submissions and in the content of the feedback.

There was a total of 253 submissions (emails, letters, surveys) 2 petitions and 15 agencies received during the exhibition through a mix of online, mail and email channels. The feedback on the draft Westmead South Master Plan was mixed, with positive and negative responses.

- There was general support for the proposal to invest in Westmead South, with suggestions and concerns about certain aspects of the plan.
- There was general support of the active transport provision.
- There was general support of the proposed green links, new open spaces and improvements to the existing open spaces in Westmead South.
- There were concerns about high rise building in front of the Westmead Public School and next to the metro for fear it will become a highly congested area.
- There were concerns about height and density proposed in the draft Master Plan.
- Residents living in areas labelled as proposed heritage listings or Heritage Conservation Area / Special Character Area had concerns about the impact this might have on their homes.
- Shop owners raised concerns over the proposed heritage listing of the 'Oakes Shopping Centre', as they felt it will restrict the redevelopment and modernisation of the centre.
- Some residents living in low/medium density areas which are to be surrounded by high density areas under the Draft Westmead South Master Plan raised concerns:
 - they feared this would diminish the value of their properties
 - they questioned the fairness of height distribution
 - they feared that high rise apartments would overshadow their homes, and
 - they felt the proposal would create an uninviting neighbourhood.
- Some residents felt that the Draft Westmead South Master Plan does not support house-based family living in Westmead South.
- Some of the residents were concerned about the delivery of the proposed through site links.
- There were suggestions to improve foot path and existing roads.
- There were suggestions to upgrade some already existing unit blocks instead of establishing new apartment blocks, particularly closer to the station.

Overall, the Phase 2 Community Engagement is considered to have been successful and valuable in improving the quality of Council's assessment and consideration processes. The submissions received have been used to inform the further technical investigations and preparation of the draft planning proposal and updated master plan for Westmead South.

Appendices

Appendix 1

Westmead South Phase 2 Early Consultation 2023 - Public Submissions Responses

Appendix 2

Westmead South Phase 2 Early Consultation 2023 - Engagement Evaluation Report



CUMBERLAND CITY COUNCIL

Cumberland City Council

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Appendix 1 – Westmead South Phase 2 Early Engagement - Public Submissions Responses

Submission IDs/Numbers	Theme	Feedback	Council Response
1	General	<p>The submitter concerns about height, density, overshadowing to the southern side of Grand Ave, not adequate green space / parks, through links at the end of Moree and Alexandra and the actual location of the commuter car park.</p> <p>The submitter also asks at least 1 parking space per unit and ample visitor parking spaces, and Council should control and promote good design.</p> <p>The submitter also mentions the engineering challenges of potential future tunnelling under Grand Ave to the potential extension of the metro line, if the high-rise buildings with basements are proposed.</p>	<p>The Master Plan proposed new open spaces and improvements to the existing open spaces. The locations of the proposed through sites links have been revisited.</p> <p>Council acknowledges the need of parking in Westmead South and is proposing a community carpark on the Alexandra Avenue site marked B2, as part of future development, to cater for public need.</p> <p>Overshadowing, parking and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Engineering solutions will need to be considered in the Development Application (DA) stage.</p>
2	Open space	<p>The submitter concerns about the potential dedication of open space in their property. How this will affect their financial security and retirement.</p>	<p>The Master Plan seeks to provide parks and open space through site specific Development Control Plan controls that encourage the provision of accessibility without land acquisition.</p> <p>Furthermore, the provision of through site links shown in the Master Plan will be subject to further detailed investigation and design at the DA stage.</p>

3, 12, 128	General	The submitter asks to leave Westmead South as is.	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p>
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4	Land-use/Density and Height	The submitter states that Bernard Street/Fraser Street/Whitworth Street/Great Western Highway areas have so many new houses and town houses.	Noted. Council acknowledges the need to provide a range of different housing types and densities to accommodate the growing population in Westmead.
5	Heritage	The submitter states that having a retail complex that services the needs of residents may outweigh potential heritage item consideration. In era of scarcity of land resources, no other viable commercial space for shops may consider this suggestion. (Oakes Centre)	Council acknowledges that there is need to balance the everyday needs of residents through the provision of context appropriate commercial and retail uses with maintaining the integrity of nearby Heritage Items or Heritage Conservation Area. Further studies have been conducted and the Master Plan has reconsidered the heritage listing of the Oakes Centre.
6	Other	The submitter needs detail Socio Economic Study. NPP and Heritage does not make sense.	Technical studies have been undertaken according to the Local Environmental Plan Making Guideline 2023 and this will be made available as part of the Planning Proposal documentation.
7	Open space	The submitter questions about what does "New Link-Dedication through Development" mean. What does it mean for the existing houses there?	<p>This means the new development in the future shall provide through links and laneway widening according to the Master Plan.</p> <p>This will be included in the future proposal through site specific Development Control Plan.</p>
8	Traffic and Transport	The submitter would like to see bus routes changed to avoid traffic related issues along Toohey Avenue. The submitter also likes to see the road width expanded to improve traffic and Council investing more into improving the area such as better parks and equipment.	<p>One of the Key Moves of the Master Plan is to improve connectivity in and around Westmead South. This includes exploring the potential to provide the 'green link', bike and pedestrian infrastructure and improved public transport.</p> <p>Council is also working with Transport for NSW (TfNSW) and the Department of Planning, Housing and</p>

			Infrastructure (DPHI) to advocate better access and infrastructure.
9	Land-use/Density and Height	<p>The submitter suggests leaving areas marked on map as I, E and D as R2 Low Density Residential. The submitter believes high rise apartments will result in a highly dense population in a very small Westmead South area, and this will multiply problems like vehicle traffic, pollution etc.</p> <p>The submitter suggests leaving Amos, Booth and Bernard Streets as they are. The submitter believes government has spent enough on infrastructure benefiting people travel from elsewhere into Westmead and Parramatta interchanges.</p>	<p>Council acknowledges the need to provide a range of different housing types and densities to accommodate the growing population in Westmead.</p> <p>The Westmead Place Strategy 2036 is the NSW Government's strategy to guide the future planning needs of the Westmead Precinct to meet its regional relevance, anticipated growth, and renewal. It sets the planning context and precinct-wide vision for Westmead, with which Council strategies and planning should be consistent.</p> <p>Changes made to the Master Plan along Amos, Booth and Bernard Streets to take advantage of these sites in close proximity to transport and open space.</p>
10	Land-use/Density and Height	The submitter concerns the proposed 3.6:1 Floor Space Ratio (FSR) in the Northern Living Area would provide less incentive for the current owners.	Technical studies, including urban design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.
11	Traffic and Transport	The submitter suggests safe cycling and safety improvements on railway crossing.	<p>Noted.</p> <p>One of the Key Moves of this Master Plan is to improve connectivity in and around Westmead South. This includes exploring the potential to provide the 'green link', bike and pedestrian infrastructure and improve public transport.</p>

			<p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p> <p>The bridges cross the railway corridor are TfNSW's asset. TfNSW is currently upgrading the over rail bridge at Bridge Road. For more information, refer to the website below:</p> <p>https://www.transport.nsw.gov.au/projects/community-engagement/sydney-trains-community/westmead-bridge-road-upgrade</p>
13	Traffic and Transport	<p>The submitter states that Bridge Road is already so busy with traffic and noise. It cannot cope with the new proposal of so many high rises in the area.</p> <p>The overbridge on bridge road is barely coping with current traffic. The submitter questions how will it cope with traffic when more high rises are built in this precinct.</p>	<p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p> <p>The bridges cross the railway corridor are TfNSW's asset. TfNSW is currently upgrading the over rail bridge at Bridge Road. For more information, refer to the website below:</p> <p>https://www.transport.nsw.gov.au/projects/community-engagement/sydney-trains-community/westmead-bridge-road-upgrade</p>
14	Open Space	<p>The submitter does not want a park in front of the Oakes Centre. The submitter would prefer parking for shops.</p>	<p>The Oakes Centre is currently a neighbourhood centre in Westmead South. It has the potential to transition into a</p>

			<p>community hub with improved public domain to better service existing and future residents.</p> <p>The parking on the slip lane in front of Oakes Centre is considered to relocate into the adjacent local roads to have no net loss of parking.</p>
15	Land-use/Density and Height	<p>The submitter suggests ignoring the few vocal NIMBYs in favour of the greater good. Being in a housing crisis and having a new metro station in Westmead, the area around Westmead needs to density further to maximise the metro's ROR instead of favouring a select few privileged residents who merely happen to live along the corridor. The proposed-up zoning is excellent for achieving this.</p>	Noted.
16	Heritage	<p>The submitter thinks there is no heritage value on the Oakes Centre. The submitter also concerns about the parking for the Oakes Centre shops and suggests that Council should sell the slip lane to a developer to redevelop the centre to a modern shopping centre with 8-12st height and underground parking.</p>	<p>Council acknowledges that there is need to balance the everyday needs of residents through the provision of context appropriate commercial and retail uses with maintaining the integrity of nearby Heritage Items or Heritage Conservation Area. Further studies have been conducted and the Master Plan has reconsidered the heritage listing of the Oakes Centre.</p> <p>The Oakes Centre is currently a neighbourhood centre in Westmead South. It has the potential to transition into a community hub with improved public domain to better service existing and future residents.</p> <p>The parking on the slip lane in front of Oakes Centre is considered to relocate into the adjacent local road to have no net loss of parking.</p>

17	Open Space	<p>The submitter supports the green corridor between M.J.Bennett Reserve and Alexandra Avenue. The submitter suggests if properties at 27 Moree Ave and 42 Grand Ave could be used to widen the corridor between Moree Ave and Grand Ave. This would be better for the same reasons that the corridor between Austral Ave and Moree Ave has been proposed to be widened.</p> <p>The submitter is concerned about which of the 8 properties are affected by the proposed potential open space expansion. They want the cartwheel symbol and legend to be more specific to detail affected properties on future Master Plan and would like to be assured that only the Austral Ave properties are affected by the cartwheel symbol.</p> <p>Submitter concerns about the green link between M.J.Bennett Reserve and Austral Avenue as if this New Link were implemented there would be the requirement for pedestrian crossings on Austral Ave, Moree Ave and Grand Ave to provide a safe pedestrian through link. The viability of the New Link between Alexandra Ave and Austral Ave is questionable given likely patronage and impracticability of providing a cost-effective solution</p>	<p>Council acknowledges the need to provide key details in the Master Plan and seeks to do this in the latest Master Plan provided. Furthermore, the provision of through site links shown in the Master Plan will be subject to further detailed investigation and design at the Development Application stage.</p>
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	Land-use/Density and Height	<p>The submitter supports the concept of the tallest high-rise buildings being on Alexandra Ave with the building heights tapering down in the southerly direction, as suggested by the artist's impression on Page 40 of the exhibited Master Plan. It makes the skyline consistent.</p> <p>The submitter is not sure about the 25 storey buildings across the road from Westmead Primary School. The reduction in building heights around the intersection of Hawkesbury Rd and the Great Western Highway from 9-15 to 6-8 storeys is also good. This will give a consistent skyline along the full length of the Great Western Highway bordering Westmead South.</p>	<p>Noted.</p> <p>The Master Plan incorporates the relevant objectives / controls with regard to privacy, amenity and overlooking in the Draft Development Control Plans (DCP). The Apartment Design Guide (ADG) prepared by the State Government also provides guidance and controls on the abovementioned matters.</p>
18, 176	Land-use/Density and Height	The submitter strongly recommends their support for the rezoning proposal for Howe Street, Cotswold Street and the surrounding areas of Sydney Smith Park in the Draft Westmead South Master Plan. They strongly believe that the proposal is underwhelming and will be a missed opportunity for Cumberland Council by only allowing up to 6 stories only in these areas.	Noted.
19	General	The submitter believes the community will benefit from the proposal. However, the submitter thinks the area they live should not be left behind in this process.	Noted.
24, 146	Heritage	The submitter opposes the proposed Heritage Conservation Area (HCA).	A Heritage Conservation Area (HCA) is an area which is considered to have local heritage value and historic significance (rather than state-wide or national significance). The proposed heritage conservation area will represent a common style of architecture or

			<p>streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>
20	Heritage	<p>The submitter is strongly against the proposed Heritage Conservation Area. The submitter believes it does not make sense that Council is allowing 25-storey tall buildings and on other side putting heritage restriction to an area. It is constraining the owners to live in 80 years old dilapidated houses which are unsafe to live. The submitter questions why hundreds of houses in the proposed HCA be proposed as heritage just because they were built in 1940s and have similar exterior structure.</p> <p>Some of these houses are more suited to knock-down-rebuild now or in the future. The need for upkeep of these buildings would outweigh any known benefits from their conservation. It would be reasonable to conclude that many Housing Commission houses would be in a similar poor state of repair and not well-appointed. The original houses lack street appeal especially the houses owned by LAHC. The significance of subject properties is questionable. They are very basic and have no architectural merit justifying heritage conservation covering cover 8 streets in Westmead. More than 25% of these properties have already been demolished and redeveloped in last 2 years. The submitter believes with</p>	<p>A Heritage Conservation Area (HCA) is an area which is considered to have local heritage value and historic significance (rather than state-wide or national significance). The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p> <p>The safety of the building is the landowner's responsibility. Council regularly undertakes a Local Heritage Rebate Program to support the upkeep and maintenance of heritage properties throughout Cumberland. This program is open to owners of heritage items or properties within Heritage Conservation Areas within Cumberland.</p>

		<p>the proposed changes their rights as property owners are being limited.</p> <p>The submitter stresses that Council must acknowledge and understand that it can't jeopardize the future plans of property owners of these proposed heritage areas just because Council wants to balance the overall housing density in Westmead South. It does not make sense that the 3 streets are being allowed up to 25-storey tall buildings which will fill Council's offer from private developers and then next 8 adjacent streets are targeted for heritage restriction which will limit owners' rights.</p>	
21	Land-use/Density and Height	<p>The submitter believes that the block between Alexandra Ave, Bridge Rd, Grand Ave and the unnamed lane should be 7-15 storey rather than 4-6 storey.</p>	<p>The Master Plan proposes a mix of building heights along Alexandra Avenue to provide transition, skyline variety and provision of local infrastructure (i.e open space).</p> <p>A maximum of 6 storey is proposed in the area mentioned considering scale transition to the lower height and density area to the west of Bridge Road.</p>
22	Land-use/Density and Height	<p>The submitter states that the area around Bridge Road is major transport link, including the transport corridor of the train line.</p> <p>The submitter also states that the area is capable to support the change of zoning to high density (7-15 storey) due to its proximity to the Parramatta CBD, public transport facilities and parkland areas.</p>	<p>Refer to the above response.</p>
23	Land-use/Density and Height	<p>The submitter concerns the Master Plan left out the H area. The submitter suggests that Area H along Hassall St</p>	<p>Council has investigated the feasibility of re-zoning is area. However, this area is constrained by strata titled</p>

		should be aligning with the proposed controls under Area D	<p>properties and the solar access rules under the Greater Sydney Parklands Trust Act 2022.</p> <p>The Master Plan does also mention that it is open to explore some potential in the future that may exist on the strata titled properties closer to the Metro Station and Oakes Centre.</p>
24	Open Space	The submitter opposes to the proposed new green space.	<p>Open space is a key priority for the planning of Westmead South.</p> <p>Greener Places by Government Architect NSW identifies performance indicators for the provision of open space in communities. It notes that open spaces should be accessible for everyone, between 200m and 400m from where they live and offer a diversity of sporting and recreation opportunity.</p>
25	Land-use/Density and Height	The submitter suggests having the maximum residential height in Moore Avenue be increased from 8 to 15 or more. This is not just purely for aesthetic effect in line with the heights of development earmarked for Alexandra Avenue, Grand Avenue and the rest of the area closer to the Westmead train station, but most significantly utilizing the land use to its full potential. Thus, providing more housing opportunities in Westmead will be achieved.	<p>Noted.</p> <p>Council acknowledges the needs to provide a range of different housing types and densities. The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space).</p>
26	Land-use/Density and Height	The submitter supports the rezoning for Howe, Cotswold St around Sydney Smith Park. However, suggests that the height should be 12-15 storey within mixed use zoning.	Refer to the above response.

	Heritage	The submitter also comments on heritage conservation, which the submitter appreciates the heritage conservation, however, concerns about the poor economic impact. The submitter thinks there should be a middle ground that allows regeneration whilst preserves the heritage of the area.	<p>Noted.</p> <p>A heritage listing is a way of giving public recognition to unique places and/or important historic significance.</p> <p>Council has conducted further heritage study and peer review for the proposed Heritage Conservation Area and provided several options for consideration.</p>
	General	The submitter also promotes mixed use development, improving transport infrastructure and lot consolidation. The submitter also wants Council to speed up the planning proposal process for the area.	Noted.
27	Land-use/Density and Height	The submitter is against the proposed height and density for the block identified as Area C bounded by Hassall, Priddle, Bailey Streets, given that there are many strata titled properties, and an existing park which needs solar access. The submitter feels as though under proposed controls, it is unlikely to be developed. Therefore, the submitter suggests the area should have no planning control changes.	<p>Noted.</p> <p>Overshadowing, parking and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>
28	Land-use/Density and Height	The submitter appreciates the approach of having 8 storeys along Grand Ave. However, the submitter stresses that more height should be proposed to match the other side of Grand Ave given the proximity to transport facility and hospital. The submitter is against the proposed through site link between 16-18 Grand Ave and argues that the existing mi-block through link is sufficient.	<p>The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space).</p> <p>The locations of the proposed through sites links have been revisited.</p>

29, 81	Land-use/Density and Height	<p>The submitter suggests that Hassall St's Area H (between Hawkesbury Rd and Mays Hill) should be reclassified as Area D, as the area beyond Pye Street have Area D proposed (Pye St Ralph St Cotswold St). Therefore, it seems illogical to retain a four-story apartment building on Hassall St, as it may undergo rezoning in the future. If there's an opportunity for proactiveness it would be wise to consider it now. In their opinion Mimosa St should be converted to Area H.</p>	<p>Noted.</p> <p>Council has investigated the feasibility of re-zoning is area. However, this area is constrained by strata titled properties and the solar access rules under the Greater Sydney Parklands Trust Act 2022.</p> <p>The Master Plan does also mention that it is open to explore some potential that may exist on the strata titled properties closer to the Metro Station and Oakes Centre.</p>
30	Heritage	<p>The submitter is strongly against the proposed new Heritage Conservation Area in Westmead South.</p> <p>The submitter believes lots of properties within the area have already undertaken modifications, extension and rebuild. They no longer represent the original common style of architecture. Since the proposal of HCA went public, the submitter has seen over 10 properties within the area being knocked down and rebuilt. The setup of HCA will basically put restrictions on owners to make their homes better to live in.</p>	<p>A Heritage Conservation Area (HCA) is an area which is considered to have local heritage value and historic significance (rather than state-wide or national significance). The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p> <p>The safety of the building is the landowner's responsibility. Council regularly undertakes a Local Heritage Rebate Program to support the upkeep and maintenance of heritage properties throughout Cumberland. This program is open to owners of heritage items or properties within Heritage Conservation Areas within Cumberland.</p>

31	Traffic and Transport	<p>The submitter states that Alexandra Avenue, Bridge Road and Hawkesbury Road need more adequate planning to cater for additional residential and through traffic between adjoining suburbs.</p> <p>The submitter suggests that Hawkesbury Road must be permanent 4 lane road to ease existing congestion along pinch points. Permanent clearways will help. Reduction in infrastructure or lack of support in upgrading along this key arterial in Westmead jeopardises emergency services. The encroachment on Bernard St needs to be reduced by 2 metres in line with the southern side of Fraser St. to reduce the overall footprint of this section.</p>	<p>One of the Key Moves of the Master Plan is to improve connectivity in and around Westmead South. Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies.</p> <p>Council is also working with Transport for NSW (TfNSW) and the Department of Planning, Housing and Infrastructure (DPHI) to advocate better access and infrastructure.</p> <p>The Master Plan has revisited the proposed controls along Bernard Street.</p>
32	General	<p>The submitter provided comments on the draft master plan document. Comments include reference to demographic data, image referencing, key moves, density, amenity, heritage, open space, flooding and Oakes centre slip lane etc.</p> <p>The submitter comments on the misleading population and demographic data used in the study. There are no references to the sources of the data used in the quotes listed nor the fact that the data presented talks about all of Westmead. Further to this comparing the SAL data to an LGA is even further misleading as Westmead is not entirely controlled by the Cumberland LGA. If all of Westmead was in Cumberland LGA then no problem but it is not.</p> <p>The submitter concerns about Hawkesbury Road being treated as people centric without any compulsory acquisition of land by either Council or State Government</p>	<p>The Westmead SAL2 boundary covers the population of the broader Westmead Precinct. As recent census data is currently unavailable for Westmead South specifically, a general demographic overview has been provided in the Master Plan.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>The Master Plan does not seek to change the role of Hawkesbury Road providing connection to Westmead Hospital. It does seek to make the areas more walking and cycling friendly through site specific Development Control Plan that encourage the provision of active transport without land acquisition.</p>

		to achieve this. Additionally public transport does not mean less vehicles on the road where the current infrastructure is generally inadequate now. Finally given Hawkesbury Road is the major arterial road for Emergency Health Services to Westmead Hospital there should be no reduction to flow on this route now or into the future with modelled projections of the road and precinct.	
	Land-use/Density and Height	Submitter states that zoning at Great Western Highway should be reduced by 2 metres on Bernard Street to be in line with the southern side of Fraser Street to stop encroachment of taller infrastructure.	<p>Council acknowledges the needs to provide a range of different housing types and densities. The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space).</p> <p>The Master Plan has revisited the proposed controls along Bernard Street.</p>
	Heritage	The submitter supportive of special character area, however concern about the impact on houses that are currently non-contributory.	<p>The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>

	Traffic and Transport	The submitter does not support the parking and keeping the slip lane at the Oakes Centre. The road needs to be upgraded to support increased traffic given it's the major arterial road in Westmead.	Council is also working with Transport for NSW (TfNSW) and the Department of Planning, Housing and Infrastructure (DPHI) to advocate better access and infrastructure.
33	Traffic and Transport	The submitter is in support of Country initiative, asking for detailed information about parking, in particular for commuters.	Noted. Council acknowledges the need of parking in Westmead South and is proposing a community carpark on the Alexandra Avenue site marked B2, as part of future development, to cater for public need.
34, 35, 64, 101, 180, 181, 207, 242, 249, 250, 252, 253,	Heritage	The submitter is against the heritage listing of the Oakes Centre.	Council acknowledges that there is need to balance the everyday needs of residents through the provision of context appropriate commercial and retail uses with maintaining the integrity of nearby Heritage Items or Heritage Conservation Area. Further studies have been conducted and the Master Plan has reconsidered the heritage listing of the Oakes Centre.
36	Land-use/Density and Height	The submitter opposes the Master Plan as they believe that high rise apartments on a residential street are madness. The submitter believes this is a plan to turn streets into a concrete jungle. The construction pollution is going to be high.	In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition. Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.

			<p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p> <p>In response to concerns raised around increased congestion, noise, air pollution and other environmental impacts, these issues are considered during the master planning work, planning proposal and development applications and are, therefore, carefully and thoroughly considered.</p>
37	Land-use/Density and Height	The submitter asks to not rezone or build apartments in Howe Street, Cotswold Street and Ralph Street. It will be overcrowded and will become a serious privacy issue to	<p>Refer to the above response.</p> <p>Living amenity, parking and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant</p>

		nearby existing residents. Please preserve the current amenity for the Westmead South.	objectives / controls in the Draft Development Control Plans (DCP).
38, 132, 133 154	General	<p>The submitter states that preserving the natural surroundings and maintaining a sustainable balance should be a priority in the community planning. Increased traffic has already been noted on Good Street and Houison Street. Current proposal will increase congestion noise and impact mental health issues.</p> <p>Keep Amos Street and surrounding streets as low density R2 zone with 2 stories. Many people have built new homes and have connections to religious places education and work. The submitter suggests there is no cycle path required along Amos Street. This is the only remaining green area in Westmead.</p> <p>The submitter also suggests to leave Areas D, E, I as R2 zone. Intensified development often leads to increased environmental impact.</p>	<p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>In response to concerns raised around increased congestion, noise, air pollution and other environmental impacts these are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
39	Traffic and Transport	The submitter states that there is a significant risk of traffic congestion due to the influx of residents and vehicles associated with high-density housing. The potential bottlenecks could not only inconvenience current residents but also pose safety risks and hamper the overall quality of life in our community. Good St, Great Western Highway Hawkesbury Road and Bridge Road are chaotic already in peak hours	In response to concerns raised around increased congestion, these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.
40	General	The submitter states that most of it seems ok but they are concerned about transport links with the size of the developments being put in. They don't believe the road or	Noted.

		<p>parking infrastructure could cope with the top end of the population projections. In terms of parks, they would like to see some cricket nets put into one of the parks and also strongly urge Council to consider putting in a dog park somewhere. Finally, they would like to see a pedestrian bridge or tunnel built to cross Alexandra Avenue.</p> <p>Currently the lights are ok but there is a consistent flow of pedestrians trying to cross over to the shops/train station on the other side.</p>	<p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>One of the Key Moves of the Master Plan is to improve connectivity in and around Westmead South. This includes exploring the potential to provide the 'green link', bike and pedestrian infrastructure and improved public transport. The Master Plan provides objectives and design principles to the open spaces. Detailed design will be provided in the later stage.</p>
41, 129	Land-use/Density and Height	<p>The submitter supports the height change proposed and would like to see more height - 10 storeys or above with a higher FSR.</p>	<p>Noted.</p> <p>Council acknowledges the needs to provide a range of different housing types and densities. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space).</p>
42	School	<p>The submitter is concerned about the school infrastructure with the increased density.</p>	<p>School Infrastructure NSW (SINSW), which is an NSW Government agency, delivers and looks after public schools in NSW. Council is working with SI NSW and advocating for improved educational facilities in Westmead South. SI NSW is a key agency in the development of the Westmead Master Plan and are consulted with throughout the process. Planning is underway for a new primary school in Westmead South. Further details will be shared with the community by School Infrastructure NSW as planning progresses. For</p>

			enquiries, please contact School Infrastructure NSW at 1300 482 651 or schoolinfrastructure@det.nsw.edu.au .
43	Land-use/Density and Height	The submitter states that development Area I and the section of the development Area J (east of Hawkesbury Rd along with the Amos Street) must be zoned as medium density housing with up to 4 storeys. This will fit very well in the theme of sliding height areas. This will also sit well with NSW Government plan to have all land rezoned as at least medium density within 800 meters of transport hubs. The whole area of Amos Street is well within 800 meters of transport hub.	<p>Noted.</p> <p>Council acknowledges the needs to provide a range of different housing types and densities. The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space).</p>
44	Land-use/Density and Height	The submitter is very disappointed with the proposed Westmead South Master Plan 2023. This plan is proposing to allow high rise apartments right in middle of the suburb facing existing houses. By introducing this lop-sided high-density plan right in front of their houses on Houison Street, it will bring in more noise and traffic, less privacy in their homes and nuisance of a large population moving in the suburb and destroying the house valuations for their families.	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment</p>

			<p>in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p> <p>In response to concerns raised around increased noise and traffic, these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
45	Land-use/Density and Height	<p>The submitter recommends that the density should be expanded along Alexandra Rd closer to Bridge Rd as residents won't need to have car and can easily walk to the station.</p> <p>Bridge Rd between Alexandra and Grand should be increased to the same category as Alexandra and Grand and allowing 7-14 storey.</p>	<p>The Master Plan proposes a mix of building heights along Alexandra Avenue to provide transition, skyline variety and provision of local infrastructure (i.e open space).</p> <p>A maximum of 6 storey is proposed in the area mentioned considering scale transition to the lower height and density area to the west of Bridge Road.</p>
46	Land-use/Density and Height	The submitter would like to see 8 to 12st on their blocks (Hassall, Pye and Priddle Streets).	Refer to the above response.
47	General	The submitter states that the Proposed plan doesn't accurately map all property in the area. 210 Great Western Hwy & 2A-2D Bernard St are strata & should be hatched &	Refer to the above response.

		<p>treated as “unlikely to change” on the plan. Streets west of Anderson St along the highway marked as G2 should be D or E. Housing supply should be prioritised over commercial space. Parking under high rise buildings is essential if rear & side access unavailable. Heritage classification restricts housing supply & removes owner rights to deal with their property as they deem necessary for their own needs. Large growing trees should never be planted under power lines only on verges with no overhead lines. Should be no planted blisters on roadsides to restrict street parking. Street parking for visitors should be provided wherever possible.</p>	<p>In response to concerns raised around parking, this issue is considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
48	Land-use/Density and Height	<p>The submitter suggests keeping Area I to R2 zone with 1-2 storeys.</p>	<p>The Master Plan has revisited the proposed height and density in this area.</p>
49	Open Space	<p>The submitter overall supports the Master Plan and the green link proposed. However, the submitter has specific concerns about the proposed through site links and potential built form transition controls mentioned in the draft Master Plan adjacent to the proposed HCA.</p>	<p>Noted.</p> <p>The proposed links are to improve accessibility and attractiveness of existing open spaces and linkages. The Master Plan proposed new open spaces and improvements to the existing open spaces. The locations of the proposed through sites links have been revisited.</p> <p>The Master Plan seeks to provide parks and open space through site specific Development Control Plan controls that encourage the provision of accessibility without land acquisition.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>

50	Land-use/Density and Height	The submitter suggests the Ralph Street and Central Living Area should have 15 storeys and 3.6:1 to align with the 2022 Concept Land Use Plan.	<p>Noted.</p> <p>Council acknowledges the needs to provide a range of different housing types and densities. The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). The height and density proposed in this location is suitable considering the surrounding context.</p>
51	Heritage	<p>The submitter concerns about the 8 storey on Grand Ave and suggests the proposed height defeat the heritage conservation purpose and will affect their living amenity.</p> <p>The submitter also concerns solar, scale, sympathy to heritage item and living amenity in general affected by the proposed height.</p>	<p>The Master Plan has revisited the proposed height and density in this area. In regard to solar, scale, sympathy to heritage item, these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p> <p>Overshadowing, heritage interface and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>
52	General	The submitter prefers Westmead to stay as it is. The submitter also against high rise development in Westmead and would like to see low rise development rather than high rise development.	In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.

			<p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p>
53	Traffic and Transport	The submitter thinks the proposed high density residential (15-25 storeys) between Hawkesbury and Bridge Roads will cause significant traffic jams getting to and getting off M4 motorway.	<p>One of the Key Moves of the Master Plan is to improve connectivity in and around Westmead South.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>

			Council is also working with Transport for NSW (TfNSW) and the Department of Planning, Housing and Infrastructure (DPHI) to advocate better access and infrastructure.
54	Land-use/Density and Height	The submitter states that the current plan's proposed use on the south side of Moree Avenue and north side of Austral Ave is inconsistent. Planning should result in properties with common boundaries being of the same type and character; streets should separate different types of dwellings, not common boundaries. Having 6 storey apartments on the south side of Moree Avenue with a common boundary to low density residential will cause significant loss of amenity to those in the low-density residential housing, particularly as the apartments will be on the north side causing significant shading and overlooking of backyards. It would be more appropriate for the south side of Moree Avenue to remain low density residential, or for the north side of Austral Avenue with a common boundary to the higher-density apartments in Moree Avenue to also be zoned as 6 storey apartments.	The Master Plan has revisited the proposed height and density in this area. The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). In regard to scale, sympathy to heritage item these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.
55	Land-use/Density and Height	The submitter applauds Cumberland Council's initiative in promoting high density living near Westmead Station. They strongly support the inclusion of properties between No 10 and 32 Grand Avenue, as well as between No 1 and 3 Moree Avenue (The Properties) for higher density residential apartment development (up to 8 storey, FSR 2.5:1). They believe increasing the density of this area to above 8 storey, will greatly benefit the health care workers in the Westmead Health Precinct. The doctors and nurses	Noted. The Master Plan has revisited the proposed height and density in this area.

		are the backbone of the community, and they deserve more housing options.	
56	Traffic and Transport	The submitter states that traffic on the Toohey Avenue bend is already an issue with units here with overflowing cars. Accidents have been close already due to the blind and narrow corner. More intensive development here is going exacerbate this problem and create a safety risk.	<p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies.</p> <p>In response to concerns raised around traffic impacts, this issue is considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p> <p>Council is also working with Transport for NSW and the Department of Planning, Housing and Infrastructure to deliver better access and infrastructure.</p>
57	Traffic and Transport	The submitter would like to see bus routes changed to avoid traffic related issues along Toohey Avenue; the road width expanded to improve traffic; Council invests more into improving the area such as better parks and equipment.	<p>Noted.</p> <p>TfNSW is responsible for managing bus routes in NSW. Council is working with Transport for NSW and the Department of Planning, Housing and Infrastructure to deliver better access and infrastructure.</p> <p>One of the Key Moves of the Master Plan is to strengthen public open and civic spaces in Westmead South. This includes creation of green network linking the existing and proposed open spaces. Works are currently underway to improve M.J Bennett Reserve. Refer to Council website below:</p> <p>https://haveyoursay.cumberland.nsw.gov.au/mj-bennett-upgrade</p>

58	General	The submitter wants the area to stay low rise with only houses.	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p>
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59	Land-use/Density and Height	<p>The submitter supports the Master Plan, however, suggests that there are more potential to be realised. The submitter suggests min. 15 storey and mixed-use development should be proposed on Howe St block. The potential overshadowing to Sydney Smith Park, in the submitter's opinion, is manageable and does not outweigh the relief for housing in the area. The submitter is supportive of amalgamation of lots, but against the proposed through link on 5 Howe St, and propose to relocate it to 9 and 10 Howe St.</p> <p>The submitter also requests expedited finalisation of the Master Plan.</p>	<p>Noted.</p> <p>The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). The height and density proposed in this location is suitable considering the surrounding context.</p> <p>The locations of the proposed through sites links have been revisited. The Master Plan also seeks to provide parks and open space through site specific Development Control Plan controls that encourage the provision of accessibility without land acquisition.</p>
60	Land-use/Density and Height	<p>The submission supports Oct 2022 Concept Land Use Plan allowing properties in Area D to build up to at least 12st for gradual transition of building height. However, they do not support current 2023 Master Plan of reducing number of storeys abruptly to 8.</p>	<p>The distribution of height and density are considered carefully by the technical consultants in their technical studies.</p> <p>The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). The height and density proposed in this location is suitable considering the surrounding context.</p>
61	General	<p>The submitter believes that the Master Plan will destroy the entire environment in the area such as increases traffic congestion, air pollution and noise etc. At the present, the traffic congestion is very bad already, particularly during the school times. In some cases, the parents had to park their cars right outside the driveway.</p>	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p>

			<p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p> <p>In response to concerns raised around increased noise, pollution and traffic, these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
62	Land-use/Density and Height	The submitter does not support high rises as they invade peoples' privacy and lives. However, the submitter would love to see a development plan supporting young and	Refer to the above response.

		<p>retirees equally of lives. Developments should be along the wider streets and close to the primary transport links. Development should consider parking requirements and restrict speed limits and parking times within Westmead South.</p>	<p>Traffic, access, parking and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>
63	General	<p>The submitter strongly opposes to the proposed Westmead Estate Heritage Conservation Area. The submitter believes it locks up about 15ha of land as forever low density, low quality old buildings during an unprecedented housing supply crisis is unfathomable. Future development into duplexes or other medium density should at least be allowed and will contribute to an even more lively and vibrant Westmead South.</p> <p>Similarly, while the submitter loves the plan for Oakes Centre public plaza, the building itself is a bit of a blight on Hawkesbury Road and preventing improvements as Westmead South grows, by listing it either as part of an HCA or individually is to the detriment of the future residents of Westmead South. The submitter would also love for Hawkesbury Road's 'Main Street' plan to allow fast-tracked development even further south: MacArthur, even Great Western Highway.</p>	<p>A Heritage Conservation Area (HCA) is an area which is considered to have local heritage value and historic significance (rather than state-wide or national significance). The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration. Further studies have been conducted and the Master Plan has reconsidered the heritage listing of the Oakes Centre.</p>
65	General	<p>The submitter states 'good good NSW'.</p>	<p>Noted.</p>
66	Land-use/Density and Height	<p>The submitter states that Westmead is going to be future transport and health hub of Western Sydney. Future development proposal should be in harmony with residential needs and local characteristics and environment. The development proposal should be high</p>	<p>Noted.</p> <p>Council acknowledges the needs to provide a range of different housing types and densities. The distribution of height and density are considered carefully by the technical consultants in their technical studies. The</p>

		density and open space. The residents had a meeting earlier and felt that the height of low-density area of the Grand Avenue should be increased to 54 meters and FSR to 6:1 so that development is harmonious to eastern end of the street.	Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). The height and density proposed in this location is suitable considering the surrounding context.
67	Land-use/Density and Height	The submitter request all the properties along Joyner St to be rezoned to high density to align with the existing R4 or E3 zones.	Refer to the above response.
68	Land-use/Density and Height	The submitter in general is supportive of the growth in the area. The submitter concerns about the proposed through site link between Moree and Grand Avenues. The submitter also opposes the 6 storeys height proposed for Area E near the proposed HCA. The submitter does not welcome the 'future potential control measures' introduced to Area E and states that will limit the potential property value and create non-uniformed outcome. Therefore, the submitter suggests Area E (corner of Moree Ave and Bridge St) should be no different than the other parts along Moree and Bridge.	<p>Noted.</p> <p>The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). The height and density proposed in this location is suitable considering the surrounding context. Scale transition and heritage considerations are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>The locations of the proposed through sites links have been revisited. The Master Plan also seeks to provide parks and open space through site specific Development Control Plan controls that encourage the provision of accessibility without land acquisition.</p>
69	General	The submitter feels that Maps in the Master Plan are difficult to decipher and deceptive; and concept 'sketch' faded and misrepresents impact on suburb and	Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also

		<p>environment. Bridge Rd, and streets leading into Wentworthville are already choked with traffic and bottle-necked. Railway Bridge already straining from current load. Many intersections are very unsafe for pedestrians including intersection of Alexandria, Hawkesbury and also through to Darcy Rds. The submitter feels that 25 stories are too high and new green spaces are required.</p>	<p>incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p> <p>The bridges cross the railway corridor are TfNSW's asset. TfNSW is currently upgrading the over rail bridge at Bridge Road. For more information, refer to the website below:</p> <p>https://www.transport.nsw.gov.au/projects/community-engagement/sydney-trains-community/westmead-bridge-road-upgrade</p>
70	General	<p>The submitter states that the heritage area has already lost its significance due to the number of new homes that have recently been constructed. Many of these are duplexes and have meant that the heritage streetscape has lost its significance and appeal. A uniform building height over the whole area and with architectural fine tuning may mirror many European Cities where high rise is very much restricted. This restriction would minimise many issues relating to shading and sun access. The submitter suggests that the Westmead South Master Plan to allow the consolidation of blocks and limits building height to no more than 6 storeys. The only exception would be buildings along the railway that may go to 10 stories if the lower 4 stories are dedicated to the provision of public parking. The lower floors along Hawkesbury Road should be dedicated to commercial/retail options.</p>	<p>Council acknowledges the needs to provide a range of different housing types and densities. The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). The height and density proposed in this location is suitable considering the surrounding context.</p> <p>Overshadowing, parking and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>

71	Land-use/Density and Height	<p>The submitter states that there is still too much density in the proposed Master Plan and they feel that the communities feedback has gone unheard. Public areas should be improved regardless of the area being rezoned - however the way this is put across to residents is that in order to benefit from improvements to parks and public spaces, they have to “sacrifice” by having an overly dense and congested suburb. There’s no regard to the current patterns of community life and the impact of placing high rise buildings overshadowing the public school. If there “must” be an increase in dwellings, it’s best left near the station. There is no need to have Pye St or Ralph St and Cotswold Street made so dense as there is enough commercial development along Great Western highway and on the Hospital side of Westmead. There is no need to make Hawkesbury Road even busier and less safe for children by introducing more traffic and congestion.</p>	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia’s premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City’s key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p> <p>The distribution of height and density are considered carefully by the technical consultants in their technical</p>
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			<p>studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space).</p> <p>Scale transition, heritage considerations, overshadowing, parking and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p>
72	Land-use/Density and Height	The submitter wants council to reconsider the planning controls on the land along Hassall and Bailey St in the Northern Living Precinct given its proximity to public transport, Mays Hill open space, increased land value to contribute to Council rates and Westmead Place Strategy nominate the area to be mixed use. The submitter also believes that mixed use in this area would assist Westmead providing shopping convenience to the local residents.	<p>Council has investigated the feasibility of re-zoning is area. However, this area is constrained by strata titled properties and the solar access rules under the Greater Sydney Parklands Trust Act 2022.</p> <p>The Master Plan does also mentions that it is open to explore some potential that may exist on the strata titled properties closer to the Metro Station and Oakes Centre.</p>
73	Land-use/Density and Height	The submitter would like to see rezoning in Area D should to 12 storeys with an increased FSR from 2.5:1 to make it a viable proposition for a developer and for the owner. Area	Noted.

		<p>C should go from 12 to 15 storeys at least for all of the area between Grand Ave and Alexandra Ave with an increase in the FSR 2.9:1. Area B2 should go to 20 storeys and the FSR of 3.6:1 should also be increased.</p>	<p>Council acknowledges the needs to provide a range of different housing types and densities. The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). The height and density proposed in this location is suitable considering the surrounding context.</p>
74	Heritage	<p>The submitter opposes to the proposed HCA as the buildings have similar exteriors which are ugly and unsafe to live in.</p> <p>The submitter does not understand why Alexandra Ave, Grand Ave and Moree Ave are being rezoned to allow up to 25 storied tall buildings and contrary to it is the HCA which will limit owners' rights.</p> <p>The submitter states that Council must acknowledge and understand that it can't jeopardize the future plans of property owners of these proposed heritage areas just because Council wants to balance the overall housing density in Westmead south. Council must leave the properties within the proposed HCA as is regarding zoning and development controls.</p>	<p>A Heritage Conservation Area (HCA) is an area which is considered to have local heritage value and historic significance (rather than state-wide or national significance). The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>
75	Land-use/Density and Height	<p>The submitter would like to see 54-60 Hassall St Westmead be re-zoned to 15 storeys.</p> <p>Submitter also wants to know about the ownership details of the proposed re-zoned areas.</p>	<p>Council has investigated the feasibility of re-zoning is area. However, this area is constrained by strata titled properties and the solar access rules under the Greater Sydney Parklands Trust Act 2022.</p>

		The submitter also states that there is currently a serious lack of safety regulation from the council and the state government for older buildings that compromise health and safety. At least new buildings under ten years have some sort of assistance from the building commissioner.	<p>The Master Plan does also mention that it is open to explore some potential that may exist on the strata titled properties closer to the Metro Station and Oakes Centre.</p> <p>Ownership detail of the lots are confidential.</p>
76	Heritage	The submitter suggests changing the proposed HCA western boundary to stop at Toohey Avenue between 48 Austral Ave and 12 Gowrie Crescent, considering the recent development around 6 Toohey Ave to its north and west. The submitter thinks that the western side of Toohey Ave should enjoy the same zoning and potential as the ones along Bridge Rd (being Area J).	<p>A Heritage Conservation Area (HCA) is an area which is considered to have local heritage value and historic significance (rather than state-wide or national significance). The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>
77	General	The submitter thinks the plan need to be changed and questions the logic of the plan.	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p>

			<p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p> <p>In response to concerns raised around increased congestion, noise, air pollution and other environmental impacts, these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
78	Land-use/Density and Height	The submitter states that Area C is right in front of Metro therefore the controls need to be revised to mixed usage (commercial + residential) up to 20-25 floors.	The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). Further studies have been conducted and the Master Plan has reconsidered the height proposed in this location.

79	Land-use/Density and Height	<p>The submitter suggests that what is proposed is going to change Westward South to a living hell. High rise apartments have their place but not in peaceful residential streets. The submitter has talked to number of people who want live here for years, all disagree with the current proposal.</p> <p>People want to make quick money and move on may agree with the plan. Our peaceful environment is going to turn upside down with massive constructions, noise, pollution and excessive traffic and massive overcrowding.</p> <p>The submitter completely rejects the proposed Master Plan.</p>	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p>
80	General	The submitter is generally supportive of increased affordable housing, however, they think it is important	Traffic access, including vehicular, pedestrian and cycling, and mode share are considered carefully by the

		<p>that housing is suitable for long term owner occupiers and families. This means the new apartments being built must be large sized, with many three-bedroom apartments that are also pet friendly.</p> <p>To support the increased population, they also need more GoGet cars, Aus Post parcel lockers, increased frequency of 700 bus during peak hours and specific school bus services (the 700 is already full of school kids) and electric vehicle charging.</p>	<p>consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>TfNSW is managing bus routes in NSW. Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p> <p>Provision of Australia Post lockers and pet friendly apartments are out of Council's control and do not include in the current scope of study.</p>
81	Land-use/Density and Height	<p>The submitter requests Council to reconsider the area between Bailey Street, Priddle Street, Mowel Street, Hassall Street and Pye Street and rezone it to allow buildings up to 15 stories high.</p>	<p>Council has investigated the feasibility of re-zoning is area. However, this area is constrained by strata titled properties and the solar access rules under the Greater Sydney Parklands Trust Act 2022.</p> <p>The Master Plan does also mention that it is open to explore some potential that may exist on the strata titled properties closer to the Metro Station and Oakes Centre.</p>
82	Land-use/Density and Height	<p>The submitter objects to the proposed high-rise apartment development. This type of development raises significant concerns about potential traffic chaos, insufficient educational facilities and the alarming lack of open space for the community.</p>	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent</p>

			<p>of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p> <p>Traffic access and social infrastructure are considered carefully by the consultants in their technical studies.</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p> <p>School Infrastructure NSW (SINSW), which is an NSW Government agency, delivers and looks after public schools in NSW. Council is working with SI NSW and advocating for improved educational facilities in Westmead South. SI NSW is a key agency in the development of the Westmead Master Plan and are consulted with throughout the process. Planning is underway for a new primary school in Westmead South.</p>
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			Further details will be shared with the community by School Infrastructure NSW as planning progresses. For enquiries, please contact School Infrastructure NSW at 1300 482 651 or schoolinfrastructure@det.nsw.edu.au .
83	Traffic and Transport	<p>The submitter states that there is a significant risk of traffic congestion due to the influx of residents and vehicles associated with high-density housing. The potential bottlenecks could not only inconvenience current residents but also pose safety risks and hamper the overall quality of life in our community. Good St, Great Western Highway, Hawkesbury Road, Bridge Road are chaotic already in peak hours.</p> <p>With the proposed rezoning it is essential to consider the impact on commuter traffic. Adequate parking facilities are crucial to ensuring that residents can commute for their daily needs without causing additional strain on existing transportation infrastructure. The absence of commuter parking provisions could lead to increased congestion and inconvenience for residents.</p>	<p>Council acknowledges the need of parking in Westmead South and is proposing a community carpark on the Alexandra Avenue site marked B2, as part of future development, to cater for public need.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p> <p>In response to concerns raised around traffic impacts, this issue is considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
84	School	The submitter is concerned about the potential consequences of constructing high-rise buildings near the school and implores the Council to reconsider this decision. The presence of high-rise structures poses several risks and challenges including compromised safety limited sunlight exposure and potential disruptions to the learning environment.	School Infrastructure NSW (SINSW), which is an NSW Government agency, delivers and looks after public schools in NSW. Council is working with SI NSW and advocating for improved educational facilities in Westmead South. SI NSW is a key agency in the development of the Westmead Master Plan and are consulted with throughout the process. Planning is underway for a new primary school in Westmead South. Further details will be shared with the community by

		<p>The lack of mention of school upgrades or the establishment of new schools is particularly worrisome. The community is already grappling with the challenges of overcrowded schools and insufficient facilities. The Master Plan must incorporate provisions for improving existing educational infrastructure and if necessary, the creation of new schools to meet the growing needs of our population</p>	<p>School Infrastructure NSW as planning progresses. For enquiries, please contact School Infrastructure NSW at 1300 482 651 or schoolinfrastructure@det.nsw.edu.au.</p> <p>Overshadowing, parking and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>
85	Open Space	<p>The submitter states that parks are essential green spaces that contribute significantly to the physical and mental well-being of residents. Introducing high-rise structures in close proximity to these green areas may have detrimental effects on the natural environment community enjoyment and the overall aesthetic appeal of the neighbourhood.</p> <p>Matter of utmost urgency concerning the current state of Westmead Public School & Parramatta High Schools. As a concerned parent and community member, the submitter has observed a critical lack of open spaces for students, which is adversely impacting their well-being and overall learning experience.</p>	<p>One of the Key Moves of the Master Plan is to strengthen public open and civic spaces in Westmead South. This includes creation of green network linking the existing and proposed open spaces.</p> <p>The Master Plan proposes new open spaces and improvements to the existing open spaces. The proposed links are also to improve accessibility and attractiveness of existing open spaces and linkages.</p>
86	Open Space	<p>The submitter mentions that it is good that open areas are incorporated in this plan. Interactive play equipment for kids will be nice as well.</p>	<p>Noted.</p> <p>The Master Plan provides objectives and design principles to the open spaces. Detailed design will be provided in the later stage. Works are currently underway to improve M.J Bennett Reserve, including</p>

			<p>proposed upgrades to the playground area. Refer to Council website below:</p> <p>https://haveyoursay.cumberland.nsw.gov.au/mj-bennett-upgrade</p>
87	Land-use/Density and Height	<p>The submitter states that apartments along Moree/Grand Ave should be around 15 storeys. 25-storey is proposed across the street. The Master Plan mentions a gradual reduction in apartment height away from railway line which means it should step down from 25 storeys to 15 on Moree/Grand Ave and then to 5 on the other side of Moree.</p> <p>The submitter also questions proposed 8 storey right next to residential houses.</p>	<p>The Master Plan has revisited the proposed height and density in this area. The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space).</p> <p>Scale transition and heritage considerations are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>
88	Traffic and Transport	<p>The submitter agrees with expanding pathways. It will be a nice addition to the high-rise apartments. However, the submitter questions the reason of having a walkway so close to the end of a street.</p>	<p>The Master Plan proposed new open spaces and improvements to the existing open spaces. The locations of the proposed through sites links have been revisited.</p>
89	School	<p>The submitter asks how can the school cope with the increased population that the apartments will bring. The submitter suggests that a second primary should be part of this plan or more land should be allocated to this school to</p>	<p>School Infrastructure NSW (SINSW), which is an NSW Government agency, delivers and looks after public schools in NSW. Council is working with SI NSW and advocating for improved educational facilities in</p>

		compensate for larger population. However, there is no confirmed plan for another school.	Westmead South. SI NSW is a key agency in the development of the Westmead Master Plan and are consulted with throughout the process. Planning is underway for a new primary school in Westmead South. Further details will be shared with the community by School Infrastructure NSW as planning progresses. For enquiries, please contact School Infrastructure NSW at 1300 482 651 or schoolinfrastructure@det.nsw.edu.au .
90	Land-use/Density and Height	The submitter opposes the link proposed between 3 and 5 Moree Ave to Grand Ave and suggests houses surrounding 1 Moree Ave and 10 Grand Ave should be 20-storey in height.	<p>The Master Plan has revisited the proposed height and density in this area. Council acknowledges the needs to provide a range of different housing types and densities. The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space).</p> <p>Scale transition and heritage considerations are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>
91	General	The submitter raises concerns about negative impacts on Sydney Smith Park, high rise development along Alexandra Avenue and access issues throughout the precinct.	Overshadowing, parking, traffic, transport and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).
92	General	The submitter is pleased and excited about the proposed changes in Westmead South as depicted in the exhibited	Noted.

		<p>Draft Master Plan. They feel the planners have adopted a logical and intelligent design approach being of higher residential building heights situated along the rail corridor to the north and reduced levels migrating towards the south into the Heritage Conservation Area.</p> <p>The proposed open space spanning Grand, and Alexandra Avenues is a great inclusion. Any criticism would relate to the fluctuating FSR densities spanning the entire northern section of the Grand Avenue, Alexandra Avenue railway corridor. As this is the most impacted area of the precinct, harmonising the densities to a consistent higher level of FSR (greater than 3.6:1) would be beneficial to both residents and Council alike as it will provide a once in a generation opportunity to maximise the availability of what will be highly coveted accommodation in the fresh, new and reinvigorated Westmead.</p>	<p>Council acknowledges the needs to provide a range of different housing types and densities. The Master Plan has revisited some of the proposed height and density. The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights along Alexandra Avenue to provide transition, skyline variety and provision of local infrastructure (i.e open space).</p>
93	Overall	<p>The submitter as a homeowner in the area would be very happy if the Master Plan was approved as quickly as possible. A definitive timeline is needed for the submitter to make a life changing decisions.</p>	<p>Noted.</p> <p>Chapter 10 of the Master Plan outlines indicative timeline, as well as the progression of planning work for Westmead South.</p>
94	Land-use/Density and Height	<p>The submitter states that number of new apartments proposed is simply mental; given there's not enough road and school capacity in the area as is.</p>	<p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p>

			<p>School Infrastructure NSW (SINSW), which is an NSW Government agency, delivers and looks after public schools in NSW. Council is working with SI NSW and advocating for improved educational facilities in Westmead South. SI NSW is a key agency in the development of the Westmead Master Plan and are consulted with throughout the process. Planning is underway for a new primary school in Westmead South. Further details will be shared with the community by School Infrastructure NSW as planning progresses. For enquiries, please contact School Infrastructure NSW at 1300 482 651 or schoolinfrastructure@det.nsw.edu.au.</p>
95	Land-use/Density and Height	<p>The submitter concerns about the 20-25 storey height proposed and suggests the height should be limited to 8 storey, due to overlooking to school, overshadowing, construction timing, cost and traffic issues. The submitter also suggests that Area I should be 15 storey instead of 2st aligning with the 2022 Concept Land Use Plan, due to its proximity to amenities, Westfield and walking distance to the station.</p>	<p>Council acknowledges the needs to provide a range of different housing types and densities. The Master Plan has revisited some of the proposed height and density. The distribution of height and density are considered carefully by the technical consultants in their technical studies.</p> <p>The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). Overshadowing, heritage interface and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>
96	General	<p>The submitter is supportive of the 2022 Concept Land Use Plan and would like to see the plan to meet the housing needs of NSW. Therefore, encourages Council to adopt the</p>	<p>Noted. The exhibited Master Plan has been developed based on the community feedback Council received during Phase 1 Community Engagement and technical studies. The Master Plan has evolved again based on</p>

		2022 Concept Land Use Plan to avoid another round of future rezoning.	Phase 2 Community Engagement and further technical studies.
97	General	<p>The submitters expresses their enthusiasm and willingness to offer their properties for consolidation and high density or mixed use as part of the development initiatives in Westmead.</p> <p>Understanding the potential for growth and progress in the community, they are committed to contributing to the betterment of Westmead. They firmly believe that consolidating properties can play a pivotal role in creating a more cohesive and thriving environment in the neighbourhood.</p> <p>In support of the collective vision for the development of Westmead, they are open to discussions and negotiations regarding the consolidation of our properties. They are eager to collaborate with the appropriate stakeholders and developers to ensure that this consolidation contributes positively to the overall growth and sustainability of the Westmead community.</p>	<p>Noted.</p> <p>Site consolidation is encouraged in the Master Plan through minimum frontage requirements and amalgamation pattern in the proposed controls.</p>
98	General	<p>The submitter opposes the HCA and suggests the Master Plan limits the development potential.</p> <p>The submitter appreciates the value of heritage but feels HCA will have negative economic impact. The submitter wants to see more mixed-use development along Hawkesbury Road and improved transport infrastructure. The submitter strongly support of lot consolidation to deliver mixed use development throughout the precinct.</p>	<p>A heritage listing is a way of giving public recognition to unique places and/or important historic significance.</p> <p>Council has conducted further heritage study and peer review for the proposed Heritage Conservation Area and provided several options for consideration.</p> <p>The Master Plan has revisited some of the proposed land use, height and density along Hawkesbury Road. Council</p>

			is also working with TfNSW and the DPHI to advocate better access and infrastructure.
99		<p>The submitter asks the locations of the planned new Public School and car park, as neither of those matters are identified in the Strategy.</p> <p>The submitter is a resident who has, with others, traversed over ten years to get this matter sorted and detailed for the future. The submitter is disappointed that a “desktop” strategy has been put forward. The submitter believes there are so many “on the ground issues” of Westmead that the plan has totally bypassed. The submitter believes that the Strategy maps give residents a false belief that their site on its own can be developed whereas consolidation of lots (i.e., agreement with/by neighbours) is required to achieve the development outcomes.</p> <p>The submitter states there is clear inconsistencies in logic for densities in different area. The submitter suggests that higher density is needed for properties close to Westmead Transport nodes to attract developers and to be fair to residents. The submitter says Council’s desktop plan needs two other parties to be achieved being residents and developers.</p> <p>The submitter talks about the Norwest development comparison.</p> <p>The submitter is disappointed that Heritage Conservation Area is being put aside for further review, concerning residents in that area have been living under this shadow of Heritage for over 30 years. Yet Council both Holroyd and</p>	<p>The Master Plan has reconsidered the proposed height and density in some locations.</p> <p>Council acknowledges the needs to provide a range of different housing types and densities. The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space).</p> <p>The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p> <p>School Infrastructure NSW (SINSW), which is an NSW Government agency, delivers and looks after public schools in NSW. Council is working with SI NSW and advocating for improved educational facilities in Westmead South. SI NSW is a key agency in the development of the Westmead Master Plan and are consulted with throughout the process. Planning is underway for a new primary school in Westmead South. Further details will be shared with the community by School Infrastructure NSW as planning progresses. For</p>

		<p>Cumberland have approved new development in that area which the submitter believes has shaped it as being anything but Heritage.</p> <p>The submitter states that the most damning thing of the plan is the proposed rezoning around Sydney Smith Park for high rise. The submitter concerns about Sydney Smith Park as a flooding basin in flood event to store water and release flood water into Domain Creek to stop down creek flooding. The submitter therefore concerns flooding risk about the proposed high density residential in Cotswold, Amos, Houison Streets blocks.</p>	<p>enquiries, please contact School Infrastructure NSW at 1300 482 651 or schoolinfrastructure@det.nsw.edu.au.</p> <p>Council acknowledges the need of parking in Westmead South and is proposing a commuter carpark on the Alexandra Avenue site marked B2, as part of future development, to cater for public need.</p> <p>Flooding issues are considered carefully by the consultants in their technical studies. The relevant reports are provided in the planning proposal. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>In response to concerns raised around environmental impacts, these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
100	Land-use/Density and Height	<p>The submitter does not want to live in an area surrounded by high-rise buildings and too many strangers parking on the street and living in an unsafe environment.</p>	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent</p>

			<p>of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>In response to concerns raised around traffic impacts, this issue is considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
102	Heritage	The submitter expresses the support for the Draft Master Plan and proposed controls. However, the submitter asks Council to remove the identification of the St Barnabas	Heritage listing will not preclude development on a particular site. It aims to recognise and conserve the heritage value of the building and the site. Council has

		Church and hall as proposed Heritage Item. A local heritage listing will severely restrict the ability of the church to meet the contemporary needs of the community, diminish future financial viability and compromise the strong desire of the parish to participate fully in Council's overarching urban renewal and growth vision.	<p>conducted significant Heritage Assessment and peer review previously. Both of which suggests that St Barnabas Church should be listed as a local Heritage Item.</p> <p>Further studies have been conducted, which has revisited the proposed heritage curtilage area proposed.</p>
103	Land-use/Density and Height	The submitter suggests Area H bounded by Bailey Street, Hassall Street, Pye Street, Good Street and Mays Hill, be devoted to high rise development. The submitter thinks Mays Hill open space balances the high-rise density.	<p>Council has investigated the feasibility of re-zoning is area. However, this area is constrained by strata titled properties and the solar access rules under the Greater Sydney Parklands Trust Act 2022.</p> <p>The Master Plan does also mention that it is open to explore some potential that may exist on the strata titled properties closer to the Metro Station and Oakes Centre.</p>
104	Land-use/Density and Height	The submitter states that Hassall St's Area H (between Hawkesbury Rd and Mays Hill) should be reclassified as Area D. Area D (Pye St, Ralph St, Cotswold St) is proposed beyond Pye Street. The submitter suggests reconsidering the area between Bailey Street, Priddle Street, Mowel Street and Pye Street to be rezoned and allowed it to build to 12-15 stories. The community needs to have more density closer to the station for convenience. As a matter of fact, these areas should be classified as CBD high residential. The submitter suggests Council seriously considering revision to avoid future problems as it is better to plan ahead for 25 plus years and not just 5.	Refer to the above response.

105	General	The submitter is generally happy with the exhibited Master Plan compared to the 2022 Concept Land Use Plan. The submitter highlights potential to increase density on the southern side of Grand Avenue and thereby increasing housing availability. The submitter also notes the importance of cultural facilities/spaces and their need as the population increases.	<p>Noted.</p> <p>The Master Plan has revisited the proposed height and density in this area. In regard to community facilities, solar, scale, sympathy to heritage item these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
106	Land-use/Density and Height	The submitter states that the proposal to build 6-8 storey buildings on Ralph Street will drive their family out of Westmead. It will ruin their privacy, view, natural beauty (the trees on the properties that will be cut down if there is development), the natural light their house currently receives and the community vibe and safety they have. The street is already overcrowded because of the school and can barely find parking. Increasing the density will add to the traffic of the street. The submitter suggests to keep the density on Ralph Street as it currently is.	<p>The Master Plan incorporates the relevant objectives / controls with regard to privacy, amenity and overlooking in the Draft Development Control Plans (DCP). The Apartment Design Guide (ADG) prepared by the State Government also provides guidance and controls on the abovementioned matters.</p> <p>In regard to open space, traffic, noise and pollution, these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p>
107	Land-use/Density and Height	The submitter wants high rise, multi-residential development in Westmead South and suggests that this is especial required around Hawkesbury Road and parallel streets.	<p>Noted.</p> <p>The Master Plan has revisited some of the proposed land use, height and density along Hawkesbury Road and the surrounds.</p>
108, 135	Land-use/Density and Height	The submitter requests Council to consider consolidation of properties in Hawkesbury Road and backing School	The Master Plan has revisited some of the proposed land use, height and density along Hawkesbury Road and the surrounds.

		Parade and have zoning for high density residential (or mixed).	Site consolidation is encouraged in the Master Plan through minimum frontage requirements and amalgamation pattern in the proposed controls.
109	Land-use/Density and Height	<p>The submitter is overall against the Master Plan in relation to density (high-rise), which leads into traffic concerns. The submitter also concerns the bike lane down Bailey St. However, the submitter is in favour of green space, 3 storeys low rise apartments and welcomes no change to Bailey St, Priddle St, Mowle St, Pye St, Hassall St, Good St. The submitter is also concerning the immigration intake and suggests slowing down the immigration rate.</p>	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community,</p>

			<p>business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p> <p>Immigration is managed by the Federal Government. Council, unfortunately does not control this.</p>
110	Land-use/Density and Height	The submitter concerns about R4 zoning in the areas between Whitworth and Anderson Streets and states R3 would be more appropriate.	The area bounded by Whitworth, Anderson and Fraser Streets is proposed to be under Area J (R2 zone). The area along Great Western Highway is proposed to be a mixed use zone. The Master Plan has revisited some of the proposed land use, height and density in this area.
111	Other	The submitter states that the Oakes Shopping Centre involves a large part of the Master Plan. It has provided goods & services for immediate needs of residents of Westmead. The submitter would expect that this aspect will remain plus much more, including congruous to its surrounds, providing disability services, ample parking.	<p>Noted.</p> <p>Council acknowledges that there is need to balance the everyday needs of residents through the provision of context appropriate commercial and retail uses with maintaining the integrity of nearby Heritage Items or Heritage Conservation Area. Further studies have been conducted and the Master Plan has reconsidered the heritage listing of the Oakes Centre.</p>
112	Land-use/Density and Height	The submitter opposes the 6-8 storey height along Moree Ave. Instead, the submitter suggests 20 storey or more	The Master Plan has revisited the proposed height and density in this area.

		should be on both sides of Moree Ave, due to its proximity to transport infrastructure, educational facility, and open space amenity. The submitter also stresses that the additional height would be critical to meet housing needs for key workers.	The Master Plan proposes a mix of building heights in this area to provide transition, skyline variety and heritage response.
113	Land-use/Density and Height	The submitter does not want to see high rise development around their property.	The Master Plan incorporates the relevant objectives / controls with regard to privacy, amenity and overlooking in the Draft Development Control Plans (DCP). The Apartment Design Guide (ADG) prepared by the State Government also provides guidance and controls on the abovementioned matters.
114	Land-use/Density and Height	The submitter is against leaving Amos St (near Hawkesbury Rd) as is and suggests that medium to high rise. The submitter also suggests giving medium rise in all streets is fairer and will meet the demand.	<p>The Master Plan proposes a mix of building heights to provide transition, skyline variety, heritage response and provision of local infrastructure (i.e open space).</p> <p>Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p>
115	Heritage	The submitter states that it is not fair and logical to give high rise in few streets and heritage in some streets and leaving some streets as they are. When there is demand for housing in the suburb consider giving medium rise in all streets rather than covering some streets with high rise buildings.	<p>The Master Plan proposes a mix of building heights to provide transition, skyline variety, heritage response and provision of local infrastructure (i.e open space).</p> <p>Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p>

			<p>A Heritage Conservation Area (HCA) is an area which is considered to have local heritage value and historic significance (rather than state-wide or national significance). The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>
116	Land-use/Density and Height	The submitter states that high rise will cover the whole suburb. Medium rise in all streets is better for environmental and safety.	<p>The Master Plan proposes a mix of building heights to provide transition, skyline variety, heritage response and provision of local infrastructure (i.e open space).</p> <p>Technical studies, including urban design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p>
117, 130, 134, 225	Land-use/Density and Height	The submitter asks to leave areas marked "I", "E" and "D" on the Master Plan as R2 Low Density Residential. High rise apartments will result in a highly dense population in a very small Westmead South area, and this will lead to increased vehicle traffic in an already congested area and pollution. The submitter believes buildings with 3 floors and above will be a serious privacy issue for the current residents who live in single and double story buildings. The submitter also states that COVID statistics showed living in apartments increases mental health issues.	<p>Refer to the above response.</p> <p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p>

			<p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p>
118	Land-use/Density and Height	<p>The submitter states that high rise apartments on a residential street will turn the street into a concrete jungle. The submitter concerns the construction pollution, lack of open space for the community and traffic chaos. Therefore, the submitter suggests leaving the area as low density residential.</p> <p>The submitter requests Council to consider the long-term residents in the area and believes that long term resident's comments and views should be given higher priority than</p>	<p>Refer to the above response.</p> <p>Council carefully considers everyone's submission.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p>

		investors and Developers. They are already struggling with high traffic and don't want to live in a concrete jungle.	In response to concerns raised around increased congestion, noise, air pollution and other environmental impacts, these issues are considered during the master planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.
119	Land-use/Density and Height	The submitter objects through site links through private properties and believes current walk path is sufficient. The submitter suggests that the proposal should not affect existing residents living in the property.	<p>The Master Plan seeks to provide parks and open space through site specific Development Control Plan controls that encourage the provision of accessibility without land acquisition.</p> <p>Furthermore, the provision of through site links shown in the Master Plan will be subject to further detailed investigation and design at the DA stage.</p>
120, 167	Land-use/Density and Height	The submitter states that residents of this area have chosen to live here for its specific qualities including a more relaxed atmosphere and a sense of community. High-rise developments will change the dynamic and will bring negatively impact to the quality of life for current residents. The submitter suggests that not everyone will use metro/trains for their travel. Therefore, interconnecting roads to Great Western Highway or surroundings area will be full of chaos.	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland</p>

			<p>City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p> <p>The Master Plan incorporates the relevant objectives / controls with regard to privacy, amenity and overlooking in the Draft Development Control Plans (DCP). The Apartment Design Guide (ADG) prepared by the State Government also provides guidance and controls on the abovementioned matters.</p> <p>In response to concerns raised around increased congestion, noise, air pollution and other environmental impacts, these issues are considered during the master</p>
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			planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.
121	Land-use/Density and Height	The submitter states that any further medium to High density development should only be along both sides of the Great Western Highway and suggests that any development within the current R2 area should only be 2 story. The submitter believes that people have already built new houses and are living peacefully in the R2 area. Therefore, changes to this will have inconvenience to the people who spent their lifelong saving to have their life in this suburb.	<p>The Master Plan proposes a mix of building heights to provide transition, skyline variety, heritage response and provision of local infrastructure (i.e open space).</p> <p>Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p>
122	Land-use/Density and Height	The submitter states that apartment life is not good for the people living in and around the area. The submitter believes people choose to stay in an apartment temporarily only and move to houses later. The submitter suggests creating temporary accommodation for people will lead to inconvenience to the permanent home residents.	The Master Plan incorporates the relevant objectives / controls with regard to privacy, amenity and overlooking in the Draft Development Control Plans (DCP). The Apartment Design Guide (ADG) prepared by the State Government also provides guidance and controls on the abovementioned matters.
123	Land-use/Density and Height	The submitter states that the Master Plan will turn the streets into a concrete jungle and the construction pollution is going to be detrimental. The submitter asks Council to consider the current residents when making planning proposals not just future residents. The submitter states that houses in Amos and Drew Streets are already surrounded by high rise buildings from Great Western Highway and Good Street. The submitter objects to add more apartments to Areas E and D. The submitter	<p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies.</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p> <p>In response to concerns raised around increased congestion, noise, air pollution and other environmental impacts, these issues are considered during the master planning work, planning proposal and development</p>

		believes it will further congest the streets and make the streets full of parking.	applications and are therefore, carefully, and thoroughly considered.
124	Traffic and Transport	The submitter opposes to the proposed cycle paths as they will increase incidents.	<p>One of the Key Moves of this master plan is to improve connectivity in and around Westmead South. This includes exploring the potential to provide the 'green link', bike and pedestrian infrastructure and improve public transport.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies.</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p>
125	Land-use/Density and Height	The submitter says Booth Street and Telfer Street blocks are already surrounded by apartments from Great western Highway and Good Street. Therefore, the submitter suggests leaving the Area E as 2 story houses only and do not to overcrowd this area.	<p>Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p> <p>The Master Plan incorporates the relevant objectives / controls with regard to privacy, amenity and overlooking in the Draft Development Control Plans (DCP). The Apartment Design Guide (ADG) prepared by the State Government also provides guidance and controls on the abovementioned matters.</p>
126	Land-use/Density and Height	The submitter objects to apartment building typology in the area, considering the environmental impact, health and wellbeing and mental stress of existing residents.	Refer to the above response.

127	Land-use/Density and Height	<p>The submitter states that Bernard Street/Fraser Street/Whitworth Street/Great Western Highway have already had many new houses and town houses. The submitter suggests to leave the area as is. The submitter believes there are many empty apartments along Great Western Highway.</p>	<p>The Master Plan has revisited some of the proposed land use, height and density in this area.</p> <p>The area mentioned in the submission is proposed to be under Area J (R2 zone). The area along Great Western Highway is proposed to be a mixed use zone.</p> <p>Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p>
131	School	<p>The submitter states that Westmead is already struggling to cope with the overpopulation. The Parramatta High School can't accommodate students who live 500 meters away from the school and now they must travel to Pendle Hill High School instead.</p> <p>The submitter believes putting high rise apartments will make this area a concrete jungle. The submitter recommends to refrain from rezoning the area and believes rezoning won't make a single positive impact to the residents.</p>	<p>School Infrastructure NSW (SINSW), which is an NSW Government agency, delivers and looks after public schools in NSW. Council is working with SI NSW and advocating for improved educational facilities in Westmead South. SI NSW is a key agency in the development of the Westmead Master Plan and are consulted with throughout the process. Planning is underway for a new primary school in Westmead South. Further details will be shared with the community by School Infrastructure NSW as planning progresses. For enquiries, please contact School Infrastructure NSW at 1300 482 651 or schoolinfrastructure@det.nsw.edu.au.</p> <p>Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p>

			<p>The Master Plan incorporates the relevant objectives / controls with regard to privacy, amenity and overlooking in the Draft Development Control Plans (DCP). The Apartment Design Guide (ADG) prepared by the State Government also provides guidance and controls on the abovementioned matters.</p>
136	Land-use/Density and Height	<p>The submitter suggests Area H should be changed to be higher Land-use/Density and Height. The submitter suggests that legislation should be changed by the State Government regarding shading of Mays Hill Precinct if the State Government wants more density in this area.</p>	<p>Council has investigated the feasibility of re-zoning is area. However, this area is constrained by strata titled properties and the solar access rules under the Greater Sydney Parklands Trust Act 2022.</p> <p>The Master Plan does also mentions that it is open to explore some potential that may exist on the strata titled properties closer to the Metro Station and Oakes Centre.</p> <p>The NSW State Government oversees Greater Sydney Parklands Trust Act 2022 rather than Council.</p>
137	Other	<p>The submitter states that more tall native trees should be planted along all roads to improve environmental comfort. The submitter believes Foxtel wires should be reconsidered, if even require, as streaming services are more prominent now. The submitter recommends areas going through redeveloped should consider undergrounding of wire.</p>	<p>Additional tree planting is encouraged in the Master Plan. Public domain improvements, smart city and environmental sustainability are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Furthermore, the exact tree planting locations will be determined at the DA stage.</p> <p>Tree planting and environmental impacts are considered during the Master Planning work, planning proposal and</p>

			development applications and are therefore, carefully, and thoroughly considered.
138	Other	The submitter enquires about the legend saying 2 storey for Area 'I'; however, the text in the Master Plan report talks about 3 storey.	The Master Plan has revisited the proposed height and density in this area. The text is updated accordingly.
139	Land-use/Density and Height	The submitter states that existing Area 'I' (South of Amos St) is 2 storey maximum and should not be 3 story. The 'J' area (1-2 story) should be extended east to Joyner Street and then Area 'I' moved to be north of Amos Street only.	Refer to the above response. Technical studies, including urban design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.
140	Land-use/Density and Height	The submitter wants to understand the concept of a 3-storey house. The submitter also concerns the potential overshadowing issue the 3 storey built form will create to the neighbouring 1 storey house.	The Master Plan has revisited the proposed height and density in this area. Overshadowing, living amenity and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).
141	Traffic and Transport	The submitter states that traffic on the Booth Street bend is already an issue. Accidents have happened already due to the blind and narrow corner. The submitter believes more intensive development here is going exacerbate this problem and create a safety risk.	Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP). Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.

			In response to concerns raised around increased traffic, this issue is considered during the master planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.
142	Land-use/Density and Height	The submitter states that Area 'I' (2-3 storey) to the south of Amos Street should be recategorized into the 'J' category (1-2 storey) as all houses in the Booth Street and Telfer Place are mostly single storey with occasional 2 storey. The submitter has recently undergone large and expensive renovations (staying single story) and does not want the property to be overshadowed and overlooked by 3-storey building.	<p>The Master Plan has revisited the proposed height and density in this area.</p> <p>Overshadowing, living amenity and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>
143	Land-use/Density and Height	The submitter requests that Hassall St's Area H (between Hawkesbury Rd and Mays Hill Precinct) be reclassified as Area C, D or B2 for better long-term planning.	<p>Council has investigated the feasibility of re-zoning is area. However, this area is constrained by strata titled properties and the solar access rules under the Greater Sydney Parklands Trust Act 2022.</p> <p>The Master Plan does also mentions that it is open to explore some potential that may exist on the strata titled properties closer to the Metro Station and Oakes Centre.</p>
144	Open Space	The submitter does not want any park but parking.	<p>The Master Plan proposed new open spaces and improvements to the existing open spaces.</p> <p>Greener Places by Government Architect NSW identifies performance indicators for the provision of open space in communities. It notes that open spaces should be accessible for everyone, between 200m and 400m from</p>

			<p>where they live and offer a diversity of sporting and recreation opportunity.</p> <p>Provision of parking is considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>
145	Heritage	<p>The submitter states that the existing Heritage Conservation Area in Moree Avenue is out character when compared to the rest of the proposed development that is high rise.</p> <p>The submitter is concerned about the financial impact, privacy and overshadowing of their site due to surrounding high rise.</p>	<p>The Master Plan has revisited the proposed height and density in this area. In regard to solar, scale, sympathy to heritage item, these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p> <p>Overshadowing, heritage interface and design excellence are also considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>
147	Land-use/Density and Height	<p>The submitter suggests that 6 storey height along Hawkesbury Road on the western side between school and proposed conservation area is more appropriate. The submitter also believes that 1A Church Avenue and 72 Nolan Crescent ought to be carved out of the proposed Heritage Conservation Area.</p>	<p>The Master Plan has revisited the proposed height and density in this area.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>
148, 253	Heritage/ Density and Height	<p>The submitter opposes the proposed Heritage Conservation Area boundary to include their client's property. The submitter also believes area next to the</p>	<p>Refer to the above response.</p>

		Westmead Public School should be zoned higher density due to the proximity to both metro and railway station.	
149	Land-use/Density and Height	The submitter supports the height change proposed between Grand and Moree Avenues. However, the submitter suggests to remove the proposed through link and explore even higher height than 8 storeys.	<p>The Master Plan has revisited the proposed height and density in this area. The locations of the proposed through sites links have also been revisited.</p> <p>Furthermore, the provision of through site links shown in the Master Plan will be subject to further detailed investigation and design at the Development Application stage.</p>
150	General	<p>They key areas of concerns from the submitter are proposed height, traffic, low tree canopy coverage, native fauna, lack of open space along Great Western Highway and order of the proposed priorities.</p> <p>The submitter suggests increasing the tree canopy to 40% rather than 30% and promote green building, sustainability and rooftop communal spaces. The submitter also questions about the design excellence provision and suggests that Central Living Area should be 3st and subject to design excellence. The submitter also suggests that the Oakes Centre should have commercial above ground level.</p>	<p>Additional tree planting is encouraged in the Master Plan. Land use, public domain improvements, smart city, parking, design excellence and environmental sustainability are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>The Apartment Design Guide (ADG) prepared by the State Government also provides guidance and controls on matters in relation to communal open space.</p> <p>Environmental impacts are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
151	Traffic and Transport	The submitter raises as a matter of priority and safety to have barriers placed on the footpaths of Great Western Highway where the street is close to businesses. The business was smashed by a car travelling on Great	Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies.

		Western Highway narrowly missing people walking on footpaths and potentially children, families and doctors in the practice.	The submission has been forwarded to the relevant Council department for review and consideration.
152	Land-use/Density and Height	<p>The submitter feels the Draft Westmead South Master Plan proposal is a missed opportunity and suggests that Council should maximise the use of the transport infrastructure in Westmead South; The submitter believes more potential should be provided particularly in the area bound by Alexandra Avenue, Bridge Road, Hawkesbury Road and Austral Avenue.</p> <p>The proposed heritage agenda will only serve to stymie any real potential for the creation of much needed housing which is a NSW Government policy.</p>	<p>The Master Plan has revisited the proposed height and density in some areas.</p> <p>Technical studies, including urban design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>
153	Land-use/Density and Height	<p>The submitter requests that Areas I, J, E and D are maintained as R2 low-density residential areas. The submitter feels that there is no need for cycle paths.</p> <p>The submitter opposes overdevelopment of the area.</p>	<p>The Master Plan has revisited the proposed height and density in some areas.</p> <p>Technical studies, including urban design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p> <p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p>

			<p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p>
155	Land-use/ Density and Height	The submitter states that it does not make sense that Council wants to restrict current residents to build a home on their land by making it heritage, however, on the next streets high rise buildings are proposed.	<p>The Master Plan has revisited the proposed height and density in some areas.</p> <p>Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p>

			<p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p> <p>A heritage listing is a way of giving public recognition to unique places and/or important historic significance. The building can be upgraded internally as required. The heritage listing does not mean restricting how a place is used.</p>
156	General	<p>The submitter feels that the Master Plan focuses on increasing housing supply with little regard to benefit the community. The submitter concerns about the traffic and overshadowing issues.</p> <p>The submitter agrees that the Oakes Centre should be prioritised as a key place and future destination. The submitter likes to see greater tree canopy coverage, open spaces and recreation spaces.</p>	<p>Overshadowing, parking, traffic, transport and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Additional tree planting is encouraged in the Master Plan. Land use, public domain improvements, smart city, parking, design excellence and environmental sustainability are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Environmental impacts are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
157	Land-use/Density and Height	The submitter suggests Council to increase the Floor Space Ratio on Ralph Street. This would allow for the construction of taller buildings, optimising land use and	Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area.

		<p>enabling the development of more units to meet the rising demand for housing.</p> <p>The submitter suggests that by adopting the above approach, a win-win situation will be created for both LAHC and the community.</p>	<p>This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p> <p>Affordable housing provision has also been considered by the Master Plan and its associated Planning Proposal.</p>
158	Land-use/Density and Height	<p>The submitter requests Council to consider elevating the height of the building to 12-15 storey along Grand Avenue, which will bring more economic growth to the Westmead area at large and will provide benefit to the people who will be living here.</p>	<p>The Master Plan has revisited the proposed height and density in this area. The locations of the proposed through sites links have also been revisited.</p> <p>Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p>
159	Other	<p>The submitter states that focusing on levy and developer contributions may prioritise profit over the creation of affordable and quality housing for the public. This could result in substandard living conditions and compromise the overall living experience for residents. The submitter suggests that transparent discussions and community input are essential to ensuring that the rezoning aligns with the needs and aspirations of the people it directly impacts.</p>	<p>Affordable housing provision has also been considered by the Master Plan and its associated Planning Proposal.</p> <p>The Master Plan incorporates the relevant objectives / controls with regard to privacy, amenity and overlooking in the Draft Development Control Plans (DCP). The Apartment Design Guide (ADG) prepared by the State Government also provides guidance and controls on the abovementioned matters.</p> <p>Council has engaged with owners and occupiers in the area as part of Phase 1 Community Engagement in 2022 and Phase 2 Community Engagement in 2023.</p>
160	Traffic and Transport	<p>The submitter concerns about the proposed construction of high rise buildings in the community without</p>	<p>One of the Key Moves of this Master Plan is to improve connectivity in and around Westmead South. This</p>

		<p>improvements to the existing road infrastructure. The potential consequences of such development on the local traffic flow and overall community well-being are significant.</p> <p>The submitter suggests that Council to reconsider this Master Plan until necessary road infrastructure enhancements are in place.</p>	<p>includes exploring the potential to provide the 'green link', bike and pedestrian infrastructure and improve public transport.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p> <p>The bridges cross the railway corridor are TfNSW's asset. TfNSW is currently upgrading the over rail bridge at Bridge Road. For more information, refer to the website below:</p> <p>https://www.transport.nsw.gov.au/projects/community-engagement/sydney-trains-community/westmead-bridge-road-upgrade</p>
161	School	<p>The submitter concerns about the proposed high-rise apartments, lack of open spaces around the school. The submitters believes that the current school facilities may already be under strain and further development without concurrent upgrades could jeopardize the quality of education and overall environment for the children.</p> <p>Therefore, the submitter suggests that Council to prioritise the enhancement of the existing school infrastructure and establishment of a new school before proceeding with any high-rise development. As lack of educational resources can have long-lasting implications.</p>	<p>School Infrastructure NSW (SINSW), which is an NSW Government agency, delivers and looks after public schools in NSW. Council is working with SI NSW and advocating for improved educational facilities in Westmead South. SI NSW is a key agency in the development of the Westmead Master Plan and are consulted with throughout the process. Planning is underway for a new primary school in Westmead South. Further details will be shared with the community by School Infrastructure NSW as planning progresses. For enquiries, please contact School Infrastructure NSW at 1300 482 651 or schoolinfrastructure@det.nsw.edu.au.</p>

			Overshadowing, living amenity and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).
162	Heritage	The submitter requests Council to considers alternative measures to preserve the historical and cultural significance of this area without imposing the constraints to the land owners. The submitter believes that there is no need to list the whole area to potential heritage. Property owners in this area should have the flexibility to make improvements and modifications.	<p>A Heritage Conservation Area (HCA) is an area which is considered to have local heritage value and historic significance (rather than state-wide or national significance). The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>
163	Open Space	The submitter believes that the introduction of tennis courts and cricket nets would not only address the gap but also contribute significantly to the overall well-being and sense of community in the area.	<p>One of the Key Moves of the Master Plan is to strengthen public open and civic spaces in Westmead South. This includes creation of green network linking the existing and proposed open spaces. Works are currently underway to improve M.J Bennett Reserve. Refer to Council website below:</p> <p>https://haveyoursay.cumberland.nsw.gov.au/mj-bennett-upgrade</p>
164	Other	The submitter states that high-rise buildings often require significant infrastructure upgrades to support increased population density. The existing infrastructure may not be	One of the Key Moves of this Master Plan is to improve connectivity in and around Westmead South. This includes exploring the potential to provide the 'green

		adequately equipped to handle the additional strain leading to potential issues regarding traffic and parking.	<p>link', bike and pedestrian infrastructure and improve public transport.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p>
165	Local Character	The submitter states that character and charm of Westmead are defined by its low-rise architecture and unique atmosphere. The submitter believes that high-rise buildings may compromise the aesthetic appeal of the area and erode its distinctive identity.	<p>The Westmead 2036 Draft Place Strategy is the NSW Government's strategy to guide the future planning needs of the Westmead Precinct to meet its regional relevance, anticipated growth, and renewal. It sets the planning context and precinct-wide vision for Westmead, with which Council strategies and planning should be consistent.</p> <p>Westmead South is one of seven sub-precincts of the Westmead Precinct. It is envisioned to be a walkable residential neighbourhood, transformed by the proposed Metro Station to increase connectivity, offering housing choice and diversity, with an urban village at its heart.</p> <p>The Strategy proposes several changes in land use and development that extends on its current context, role, and function and therefore, Council is undertaking this planning work.</p>
166	Other	The submitter states that intensified development often leads to increased environmental impact. Preserving the	Environmental impacts are considered during the Master Planning work, planning proposal and

		natural surroundings and maintaining a sustainable balance should be a priority in our community planning.	development applications and are therefore, carefully, and thoroughly considered.
168	School	The submitter suggests leaving the area as is due to community wellbeing, amenity, and particular, school infrastructure constraint.	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community,</p>

			<p>business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p> <p>Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p>
169	Land-use/Density and Height	<p>The submitter suggests that Hassall Street's Area H (Between Hawkesbury Road and Mays Hill) should be reclassified as Area D. The submitter further suggests Council to consider area between Bailey Street, Priddle Street, Mowell Street and Pye Street to have 12-16 storey buildings to accommodate growing population in this area. The submitter believes this area should be classified as high-density area and considering this proposal will serve the growing demands for next 20 -25 years.</p>	<p>Council has investigated the feasibility of re-zoning is area. However, this area is constrained by strata titled properties and the solar access rules under the Greater Sydney Parklands Trust Act 2022.</p> <p>The Master Plan does also mentions that it is open to explore some potential that may exist on the strata titled properties closer to the Metro Station and Oakes Centre.</p>
170	General	<p>The submitter notes significant changes from the 2022 Concept Land Use Plan. The submitter feels that proposed zoning changes in eastern side of Houison Street and Pye Street were not adequately considered given their proximity to transport infrastructure and are favouring properties further away.</p> <p>The submitter also feels that increased density will result in traffic issues and property values declination. Therefore, Council is not treating all residents fairly.</p>	<p>The Master Plan has revisited the proposed height and density in this area.</p> <p>Technical studies, including urban design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also</p>

			incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).
171	Traffic and Transport	The submitter is keen to see the development over coming years of the shared path and cycleway networks within and immediately outside of Westmead South.	<p>Noted.</p> <p>The Master Plan seeks to make the areas more pedestrian friendly through site specific Development Control Plan that encourages the provision of active transport.</p> <p>Council is also working with TfNSW and DPHI to deliver better access and infrastructure.</p>
172	Land-use/Density and Height	The submitter asks to leave Areas D, E, I as R2 low density zone.	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment</p>

			<p>in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p> <p>Technical studies, including urban design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p>
173	Land-use/Density and Height	The submitter states that Westmead will grow as a transport hub and science hub close to Parramatta, which is Sydney's 2 nd CBD. Since Westmead has already been a very densely residential place. The submitter believes that Westmead should become high density area.	<p>Noted.</p> <p>Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p>
174	Heritage	The submitter opposes the heritage proposed on 45 Austral Ave.	<p>45 Austral Avenue is not proposed to be listed as a Heritage Item in the Master Plan, instead it is within the proposed Heritage Conservation Area.</p> <p>A Heritage Conservation Area (HCA) is an area which is considered to have local heritage value and historic significance (rather than state-wide or national</p>

			<p>significance). The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>
175	General	The submitter disagrees and asks to leave Westmead South as it is.	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and</p>

			delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.
177	Land-use/Density and Height	The submitter points to the proposed height at corner of Pye and Houison Street and suggests 8-12st height.	Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.
178	Land-use/Density and Height	The submitter is strongly in favour of the Master Plan; However, the submitter opposes the controls proposed on their land on Hawkesbury Road. They suggest their land should have the same potential as the ones at the opposite side of Hawkesbury Rd, being Mixed Use zone.	Noted. The Master Plan has revisited the proposed height and density in this area.
179	Land-use/Density and Height	The submitter would like to see up to 8 storeys permissible on the southern side of Grand Avenue.	The Master Plan has revisited the proposed height and density in this area. The Master Plan proposes a mix of building heights in this area to provide transition, skyline variety and heritage response.
182	Land-use/Density and Height	The submitter is against the density and height proposed in the Domain Creek Village Character Area and urges Council to reinstate the proposed controls for the area under the 2022 Concept Land Use Plan.	Refer to the above response.
183	Heritage	The submitter objects the heritage listing of St Barnabas Anglican Church and asks Council to clarify the non-	Heritage listing will not preclude development on a particular site. It aims to recognise and conserve the

		residential FSR provision (whether it is a min. or max) and also to remove 'unlikely to change' description on the site.	<p>heritage value of the building and the site. Council has conducted significant Heritage Assessment and peer review previously. Both of which suggests that St Barnabas Church should be listed as a local Heritage Item.</p> <p>Further studies have been conducted, which has revisited the proposed heritage curtilage area proposed.</p>
184	General	The submitter is strongly against the proposed rezoning of Area "I". The submitter's house is currently proposed to stay as medium density (1 -2 storeys); whereas directly across the street, opposite their house, it is proposed that there could be up to an 8-storey apartment. The submitter opposes the Master Plan for several reasons including increased traffic, overshadowing, flooding and economics.	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with</p>

			<p>good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p> <p>Overshadowing, parking, traffic, transport and flooding are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>In response to concerns raised around increased congestion, noise, air pollution and other environmental impacts, these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
185	Land-use/Density and Height	The submitter appreciates the Master Plan. Due to the close vicinity to the upcoming metro station, the submitter strongly favours the increase in FSR to allow for high density apartments. This will allow people to enjoy the new transport and living facilities that are being constructed.	Noted.
186	Land-use/Density and Height	The submitter is surprised that the one section (Area H) is still left out as low rise i.e. up to 4 levels. The submitter believes the Master Plan needs to have more density closer to the station for convenience to align with NSW Government's initiative and to keep the housing price low.	<p>Council has investigated the feasibility of re-zoning is area. However, this area is constrained by strata titled properties and the solar access rules under the Greater Sydney Parklands Trust Act 2022.</p> <p>The Master Plan does also mention that it is open to explore some potential that may exist on the strata</p>

			titled properties closer to the Metro Station and Oakes Centre.
187	Land-use/Density and Height	<p>The submitter states that Westmead is going to be future transport and health hub of Western Sydney. Therefore, future development should be in harmony with residential needs and environment.</p> <p>The submitter believes Moree Avenue is in the close proximity to the proposed transport facilities. Therefore high density and open space should be allowed. The submitter states that the residents of Moree Avenue had a meeting recently and felt that height along Moree Avenue should be increased to 54 meters with an FSR of 6:1 to be compatible with Alexandra Ave and Grand Ave.</p>	<p>The Master Plan has revisited the proposed height and density in this area. The distribution of height and density are considered carefully by the technical consultants in their technical studies.</p> <p>The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). In regard to scale, sympathy to heritage item these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
188	Traffic and Transport	The submitter believes that proposed high density in Area G2 without traffic management solution would be a nightmare. The submitter also concerns about the Bridge Road and Great Western Highway intersection congestion.	<p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p>
189	Land-use/Density and Height	The submitter supports higher number of stories in Grand Ave (as per the 2022 Concept Land Use Plan) and is against the new imposition of lower number of stories. The submitter suggests that the height on this street needs to be divided separately into two types based on whether the lots are abutting to heritage properties.	<p>The Master Plan has revisited the proposed height and density in this area. The distribution of height and density are considered carefully by the technical consultants in their technical studies.</p> <p>The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). In regard to scale,</p>

		<p>The submitter believes that at least 15 storeys or above should be considered for the properties not abutting heritage. However, the submitter supports that a lower height should be considered for the ones adjacent to heritage properties.</p>	<p>sympathy to heritage item these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
190	General	<p>The submitter states that the Master Plan is a much welcomed change for this part of neglected Westmead. The submitter suggests setting the height limit to 40 storeys, as the government has invested billions into the light rail and metro line. This guarantees the future of the suburb, therefore much more density is required to support these infrastructure and sustainable community economic growth.</p> <p>The submitter would love to see connecting pathways which link directly to Parramatta Park. These pathways need to be wide and well-lit and inviting to encourage pedestrians and cyclists to actively use.</p> <p>The submitter concerns about the development opportunity in the proposed heritage area and suggests greater density should be considered. The submitter also believes the areas around all parklands should be higher density for many more residents to enjoy the amenity of each park rather than a select few homes.</p> <p>The submitter welcomes any change to the Oakes Centre and suggests additional parking stations for the hospital and new metro.</p>	<p>Noted.</p> <p>The Master Plan has revisited the proposed height and density. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p> <p>A Heritage Conservation Area (HCA) is an area which is considered to have local heritage value and historic significance (rather than state-wide or national significance). The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>

191	Land-use/Density and Height	<p>The submitter, as a resident for 12 years, requests the preservation of R2 low-density residential zoning in Areas I, J, E and D, as the community values the tranquillity and cohesion it provides. The submitter opposes cycle path in these areas as it may not align with their residential context. The submitter also requests preserving easy access to hospital.</p> <p>The submitter also opposes implementing any pedestrian pathways that intrude into private properties.</p>	<p>The Master Plan has revisited the proposed height and density. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p> <p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia’s premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City’s key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p>
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			<p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>The proposed links are to improve accessibility and attractiveness of existing open spaces and linkages. The Master Plan proposed new open spaces and improvements to the existing open spaces. The locations of the proposed through sites links have been revisited.</p> <p>The Master Plan seeks to provide parks and open space through site specific Development Control Plan controls that encourage the provision of accessibility without land acquisition.</p>
192	Land-use/Density and Height	The submitter feels that height along Moree Avenue should be increased to 54 metres with an FSR of 6:1 so that the future development is in harmony with Alexandria and Grand Avenues.	<p>The Master Plan has revisited the proposed height and density in this area. The distribution of height and density are considered carefully by the technical consultants in their technical studies.</p> <p>The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local</p>

			infrastructure (i.e open space). In regard to scale, sympathy to heritage item these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.
193	Land-use/Density and Height	<p>The submitter believes proposing high rise in some streets but leaving some streets no change is not a good planning.</p> <p>Westmead still is residential suburb with good education and medical facilities. The submitter believes medium rise buildings in all of the streets, including Hawkesbury Road and School Parade is a better solution, as they are surrounded by parks and close to public transport.</p>	Refer to the above response.
194	General	<p>The submitter appreciates the value of heritage conservation; however, concerns about the negative economic impact, poor development outcome in Westmead. The submitter suggests introducing zoning regulations that encourage mixed-use developments specially Hawkesbury Road; focusing on improving transportation infrastructure; improving connectivity; involving the local community, businesses, and stakeholders in the zoning discussions; improving development opportunities, infrastructure and services.</p>	<p>A Heritage Conservation Area (HCA) is an area which is considered to have local heritage value and historic significance (rather than state-wide or national significance). The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>

			<p>The Master Plan has revisited the proposed height and density. Mixed use land use is proposed along Hawkesbury Road between the Oakes Centre and Sydney Metro block.</p> <p>Council has engaged with owners and occupiers in the area as part of Phase 1 Community Engagement in 2022 and Phase 2 Community Engagement in 2023.</p> <p>Westmead South Community Voice Panel was also created in 2023 through an EOI process to involve the community representatives in the master planning process.</p>
195	Traffic and Transport	The submitter states that Bridge Road residents are already struggling with traffic.	<p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p> <p>TfNSW is currently upgrading the over rail bridge at Bridge Road. For more information, refer to the website below:</p> <p>https://www.transport.nsw.gov.au/projects/community-engagement/sydney-trains-community/westmead-bridge-road-upgrade</p>
196	Open Space	The submitter requests for 2 cricket nets and 2 tennis courts in MJ Bennett reserve area.	Noted.

			<p>The submission has been forwarded to the relevant Council department for review and consideration.</p> <p>The Master Plan provides objectives and design principles to the open spaces. Detailed design will be provided in the later stage. Works are currently underway to improve M.J Bennett Reserve, including proposed upgrades to the playground area. Refer to Council website below:</p> <p>https://haveyoursay.cumberland.nsw.gov.au/mj-bennett-upgrade</p>
197	Open Space	<p>The submitter states that with this Master Plan Sydney Smith Park will be surrounded by high rise buildings. The submitter believe high rise buildings will overshadow homes nearby, increase noise; congest streets and will also reduce properties value. The submitter suggests that there are plenty of high-rise apartments on Great Western Highway and many of which are empty. The submitter asks to leave some open space for the future generation.</p>	<p>Overshadowing, parking and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>The Master Plan proposed new open spaces and improvements to the existing open spaces. The locations of the proposed through sites links have been revisited.</p> <p>The Master Plan seeks to provide parks and open space through site specific Development Control Plan controls that encourage the provision of accessibility without land acquisition.</p> <p>In response to concerns raised around increased congestion, noise, air pollution and other environmental impacts, these issues are considered during the Master Planning work, planning proposal and development</p>

			applications and are therefore, carefully, and thoroughly considered.
198	Land-use/Density and Height	<p>The submitter states it would better to add tall building near station rather than near Houison Street and Cotswold Street. The submitter believes adding 6 to 8 storey buildings between Houison Street and Ralph Steet will congest narrow streets (Broxbourne Street as an example).</p> <p>The submitter concerns that Houses in Drew Street and Amos Street will be surrounded by high rise, therefore will decrease the property value.</p>	<p>Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Overshadowing, parking and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>
199	Land-use/Density and Height	The submitter states that Howe Street is narrow and questions the proposed 6 story height. The submitter concerns about noise and street parking.	<p>Refer to the above response.</p> <p>In response to concerns raised around increased congestion, noise, air pollution and other environmental impacts, these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
200	Land-use/Density and Height	The submitter opposes the draft Master Plan, in particular Area 'I'. The submitter points out that the density across Houison Street is proposed to be 8 storeys, which will	Refer to the above response.

		create traffic, overshadowing, flooding and economic issues to the other side of the street. Instead, the submitter proposes equal opportunity on both sides of the same street.	
201	General	The submitter supports the Master Plan; however, the submitter feels there is opportunity to further develop southern side of Grand Avenue in line with northern side. The submitter does not support the proposed Heritage Conservation Area.	<p>Noted.</p> <p>The Master Plan has revisited the proposed height and density. Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p> <p>A Heritage Conservation Area (HCA) is an area which is considered to have local heritage value and historic significance (rather than state-wide or national significance). The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>
202	Land-use/Density and Height	The submitter would like to see Moree Avenue to have up to 20 storeys in height and all the other streets in Westmead to have 4-6 storeys.	<p>The Master Plan has revisited the proposed height and density in this area. The distribution of height and density are considered carefully by the technical consultants in their technical studies.</p> <p>The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local</p>

			<p>infrastructure (i.e open space). In regard to scale, sympathy to heritage item these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
203	General	<p>The submitter concerns about the overcrowded school, the traffic (during construction and post construction), lack of open space and overlooking issue from residential flat buildings along Great Western Highway to the adjacent houses.</p> <p>The submitter, in particular, opposes the development around Sydney Smith Park.</p>	<p>School Infrastructure NSW (SINSW), which is an NSW Government agency, delivers and looks after public schools in NSW. Council is working with SI NSW and advocating for improved educational facilities in Westmead South. SI NSW is a key agency in the development of the Westmead Master Plan and are consulted with throughout the process. Planning is underway for a new primary school in Westmead South. Further details will be shared with the community by School Infrastructure NSW as planning progresses. For enquiries, please contact School Infrastructure NSW at 1300 482 651 or schoolinfrastructure@det.nsw.edu.au.</p> <p>Overshadowing, living amenity and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>

			Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.
204	Other	The submitter concerns about the living quality of people living in medium to high density buildings. The submitter concerns about overcrowded medical services, supermarkets, utilities, trucks being parked in local streets. The submitter also wants to see more police to enforce the traffic laws.	<p>The Master Plan incorporates the relevant objectives / controls with regard to privacy, amenity and overlooking in the Draft Development Control Plans (DCP). The Apartment Design Guide (ADG) prepared by the State Government also provides guidance and controls on the abovementioned matters.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>
205	Heritage	The submitter strongly opposes to proposed Heritage Conservation Area and adding their property to the contributory list.	<p>A Heritage Conservation Area (HCA) is an area which is considered to have local heritage value and historic significance (rather than state-wide or national significance). The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>
206	General	The submitter believes that the Master Plan focuses only on a limited area rather than adequately consider the density and typology distribution within 800m walking distance from the station. The submitter asks for completed studies to be provided including shadow	The Master Plan has revisited the proposed height and density. The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and

		<p>studies. The submitter also questions the no change land parcels along Hawkesbury Road and asks that the land along Mimosa Street to the north and some of the land in the Eastern Living Areas to share similar development intensity as the Northern Living Area.</p> <p>The submitter also questions the traffic data and report conclusion regarding Hawkesbury Road. The submitter asks Council to consider sequence the implementation of the Master Plan to ensure key moves are delivered.</p> <p>The submitter has severed concerns about their living amenity as a result of the proposed 8 storey height adjacent to their heritage listed property. The submitter seeks clarity on the Heritage Impact Assessment, the associated scope and the reasons behind the proposed changes near their property between the 2022 Concept Land Use Plan and the draft Master Plan.</p>	<p>provision of local infrastructure (i.e open space). Scale transition and heritage considerations are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Heritage Impact Assessment and other technical studies are provided as part of the Master Plan documentation.</p>
208	General	<p>The submitter is against the Master Plan. The submitter strongly opposes the proposed Heritage Conservation Area; however, suggests that the area retains as R2 Low Density zone.</p> <p>The submitter opposes to the potential new Open Space on Alexandra Avenue and the green link, as potential widening affects the submitter's property. The submitter highlights opportunities for Council to focus improving conditions of existing pathways that are in poor condition (i.e more lighting).</p>	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent</p>

		<p>The submitter suggests Area E to be retained as R2 Low Density zone.</p>	<p>of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p> <p>The locations of the proposed through sites links have been revisited. The Master Plan seeks to provide parks and open space through site specific Development Control Plan controls that encourage the provision of accessibility without land acquisition.</p> <p>Furthermore, the provision of through site links shown in the Master Plan will be subject to further detailed investigation and design at the DA stage.</p> <p>A Heritage Conservation Area (HCA) is an area which is considered to have local heritage value and historic significance (rather than state-wide or national significance). The proposed heritage conservation area</p>
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			<p>will represent a common style of architecture or streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>
209	Land-use/Density and Height	The submitter asks to leave the existing house as is. The submitter concerns about overcrowding and air quality if more apartments are proposed.	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p>

			<p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>Environmental impacts is considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>In response to concerns raised around increased congestion, air pollution and other environmental impacts, these issues are considered during the master planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
210	Traffic and Transport	The submitter states that the existing footpaths are good enough. The submitter opposes additional footpaths due to security risk to nearby resident. The submitter suggests improving lighting on footpaths instead.	<p>One of the Key Moves of the Master Plan is to improve connectivity in and around Westmead South. This includes exploring the potential to provide the 'green link', bike and pedestrian infrastructure and improved public transport. The Master Plan provides objectives and design principles to the open spaces. Detailed design will be provided in the later stage, including locations of lighting etc.</p> <p>The locations of the proposed through sites links have been revisited. The Master Plan seeks to provide parks and open space through site specific Development</p>

			<p>Control Plan controls that encourage the provision of accessibility without land acquisition.</p> <p>Furthermore, the provision of through site links shown in the Master Plan will be subject to further detailed investigation and design at the DA stage.</p>
211	Heritage	<p>The submitter states that there is no need of introducing heritage and Heritage Conservation Area. The submitter feels that It does not make sense that Council is rezoning some areas and the other areas are put on heritage restriction close to multi-level apartments.</p>	<p>A Heritage Conservation Area (HCA) is an area which is considered to have local heritage value and historic significance (rather than state-wide or national significance). The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>
212	Traffic and Transport	<p>The submitter opposes the proposed through site link widening, which has direct impact to their property and few others. The submitter states the affected properties are newly built.</p>	<p>The locations of the proposed through sites links have been revisited. The Master Plan seeks to provide parks and open space through site specific Development Control Plan controls that encourage the provision of accessibility without land acquisition.</p> <p>Furthermore, the provision of through site links shown in the Master Plan will be subject to further detailed investigation and design at the DA stage.</p>
213	General	<p>The submitter opposes to the proposed density and Heritage Conservation Area.</p>	<p>The Master Plan proposes a mix of building heights to provide transition, skyline variety, heritage response and provision of local infrastructure (i.e open space).</p>

			<p>Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p> <p>A Heritage Conservation Area (HCA) is an area which is considered to have local heritage value and historic significance (rather than state-wide or national significance). The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>
214	Land-use/Density and Height	The submitter requests Council to reconsider the proposed height along Good Street (between Pye and Mimosa Streets) to align with the 2022 Concept Land Use Plan, which indicates 7-15 storeys.	<p>The Master Plan proposes a mix of building heights to provide transition, skyline variety, heritage response and provision of local infrastructure (i.e open space).</p> <p>Technical studies, including urban design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p>
215	Other	The submitter states as a resident, the most frustrating activity is attending the post office. The submitter request to move Westmead Post Office from inside the hospital to an alternative location.	Council acknowledges your submission. However, location of post office is outside of the scope of this Master Plan.

216	Land-use/Density and Height	<p>The submitter asks to leave Amos Street as is as building 3 story residential will have serious privacy issues for the current residents who have already built new homes. The submitter opposes cycle path proposed and suggests it will increase accidents to pedestrians.</p> <p>The submitter objects the proposed controls in Areas J I E D and suggests building apartments next to train station only.</p>	<p>The Master Plan has revisited the proposed height and density in this area.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Overshadowing, living amenity and design excellence are also considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>The Master Plan proposes a mix of building heights to provide transition, skyline variety, heritage response and provision of local infrastructure (i.e open space).</p> <p>Technical studies, including urban design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p>
217	Land-use/Density and Height	<p>The submitter suggests leaving Bernard Street and Whitworth Street as they are. The submitter opposes apartments and shops in residential streets.</p>	<p>The area bounded by Whitworth, Anderson and Fraser Streets is proposed to be under Area J (R2 zone). The area along Great Western Highway is proposed to be a mixed use zone. The Master Plan has revisited some of the proposed land use, height and density in this area.</p>

218	Land-use/Density and Height	<p>The submitter, a resident of Barnard Street with supports from family members who are living in Amos Street, opposes the proposed controls in Areas I, J, E, D.</p> <p>The submitter states building works, pollution and traffic will force the current residents to move out of the area and they will have nowhere to go. The rezoning of Amos Street and the vicinity is placing the community under enormous stress. The submitter suggests if Council needs to create more homes, areas next to train station and along Great Western Highway are the only suitable locations.</p>	<p>The Master Plan has revisited the proposed height and density. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>In response to concerns raised around increased congestion, noise, air pollution and other environmental impacts, these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
219	General	The submitter states everything is welcome as long as the Master Plan does not affect their normal lifestyle and commuting around the area and providing more living facilities.	Noted. The masterplan seeks to deliver high quality public spaces, diverse building typologies and uses, active transport, improved public transport and place activation.
220	Land-use/Density and Height	The submitter does not want any changes to the blocks on Priddle Street as the Master Plan has some intent to changes to units adjacent to the May Hills Precinct. The submitter believes the Master Plan has introduced plenty	The Master Plan has revisited the proposed height and density. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space).

		apartments, therefore additional ones in this area will cause further congestion.	<p>Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>In response to concerns raised around increased congestion and other environmental impacts, these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
221	General	The submitter urges Council to reconsider School Parade for high density residential and mixed-use development. The submitter believes this is to maximise current and future residents' access to the increased transport and green space facilities.	The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.
222	General	The submitter opposes overdevelopment of Westmead South and its vicinity.	In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an

			<p>ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p>
223	Traffic and Transport	The submitter states that building 3 story and above residential buildings in Drew Street, Houison Street, Amos Street, Booth Street and Telfer Place will increase excess traffic in already over congested area.	The Master Plan has revisited the proposed height and density in this area. The Master Plan proposes a mix of building heights to provide transition, skyline variety, heritage response and provision of local infrastructure (i.e open space).

		<p>The submitter opposes additional through site links and cycle way along Hassall and Pye Streets, due to potential increased accidents.</p>	<p>Technical studies, including urban design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>
224	Land-use/Density and Height	<p>The submitter stresses that Council must leave the area as it. The submitter believes that apartment living does not promote mental health.</p>	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment</p>

			<p>in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p> <p>The Master Plan incorporates the relevant objectives / controls with regard to privacy, amenity and overlooking in the Draft Development Control Plans (DCP). The Apartment Design Guide (ADG) prepared by the State Government also provides guidance and controls on the abovementioned matters.</p>
226	Land-use/Density and Height	The submitter suggests high rise apartments on Bailey Street.	<p>The Master Plan has revisited the proposed height and density in this area.</p> <p>Council acknowledges the needs to provide a range of different housing types and densities. The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). The height and density proposed in this location is suitable considering the surrounding context.</p>

227	Land-use/Density and Height	The submitter suggests that 2022 Concept Land Use Plan was more appropriate for Moree Avenue. The submitter feels that anything under 15 storeys will be underutilising the property location.	<p>The Master Plan has revisited the proposed height and density in this area. The distribution of height and density are considered carefully by the technical consultants in their technical studies.</p> <p>The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). In regard to scale, sympathy to heritage item these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>
228	Land-use/Density and Height	The submitter questions the mixed-use zone difference between the Westmead Place Strategy and the Master Plan. The submitter is against the proposed middle to high rise buildings along Alexandra Ave, Grand and Moree Avenues. As these blocks are on terrain and not easy to walk to the station. However, the submitter believes that 20-25 storeys and 3.6:1 FSR should be introduced to Hassall St blocks close to the station and suggests that strata issue can be delt by the developers. The submitter also has traffic concerns for the proposed Area G2 density and also wants to see the involvement of First Nations people.	<p>Refer to the above response.</p> <p>Council has investigated the feasibility of re-zoning is area. However, this area is constrained by strata titled properties and the solar access rules under the Greater Sydney Parklands Trust Act 2022.</p> <p>The Master Plan does also mention that it is open to explore some potential that may exist on the strata titled properties closer to the Metro Station and Oakes Centre.</p> <p>First Nations groups have been engaged and consulted in the master planning process. Connecting with Country document and other technical studies are provided as part of the Master Plan documentation.</p>
229	General	The submitter is not sure having more units or apartment blocks is beneficial. The submitter concerns it will create more traffic chaos in a small area which is already heavily	Council acknowledges the need of parking in Westmead South and is proposing a community carpark on the

		congested. The submitters believes a big car park (like Seven Hills) would be more beneficial.	<p>Alexandra Avenue site marked B2, as part of future development, to cater for public need.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p>
230	Land-use/Density and Height	The submitter prefers the 2022 Concept Land Use Plan and stating that the current Master Plan does not provide enough housing responding to the housing crisis.	Council acknowledges the needs to provide a range of different housing types and densities. The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space).
231	Land-use/Density and Height	The submitter states while the Grand Ave rezoning is positive, the proposed Floor Space Ratio (FSR) and height limits may not yield sufficient returns for developers and property owners, given high construction costs and modest resale prices.	Refer to the above response.
232	Land-use/Density and Height	The submitter strongly supports the inclusion of properties between No. 10 and 32 Grand Avenue, as well as between No. 1 and 3 Moree Avenue for residential apartment development (up to 8 storey, FSR 2.5:1). The submitter believes this area is close to the future metro station	The Master Plan has revisited the proposed height and density in this area. The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition,

		(below 400 meters), it would be in the best interest of the community if 10 storeys with higher FSR is allowed.	<p>skyline variety and provision of local infrastructure (i.e open space).</p> <p>Scale transition and heritage considerations are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>
233	General	The submitter concerns about the traffic with the increased density and suggests ensuring traffic and pedestrian movements should be considered when implementing the Master Plan. The submitter also suggests considering resilience and climate change more concretely.	<p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p> <p>Land use, public domain improvements, smart city, parking, design excellence and environmental sustainability are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>
234	General	The submitter supports Transit Oriented Development (TOD) and increasing of density; however, states that traffic and lighting need to be improved. The submitter also emphasises on increasing tree planting between the metro and the Oakes Centre and clear commitment on tree canopy coverage. The submitter also suggests lack of retail shops in the area.	<p>Noted. Additional tree planting is encouraged in the Master Plan.</p> <p>Tree planting is considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p>

235	Land-use/Density and Height	<p>The submitter objects to the proposed through site link on their property and believes that this should be left to the future developer to consider. The submitter also objects to the FSR proposed on their site on Grand Avenue and states that 6:1 is more appropriate to encourage sufficient use to meet growing needs of the community.</p>	<p>The Master Plan has revisited the proposed height and density in this area. The distribution of height and density are considered carefully by the technical consultants in their technical studies.</p> <p>The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). In regard to scale, sympathy to heritage item these issues are considered during the Master Planning work, planning proposal and development applications and are therefore, carefully, and thoroughly considered.</p> <p>The locations of the proposed through sites links have been revisited. The Master Plan seeks to provide parks and open space through site specific Development Control Plan controls that encourage the provision of accessibility without land acquisition.</p> <p>Furthermore, the provision of through site links shown in the Master Plan will be subject to further detailed investigation and design at the DA stage.</p>
236	School	<p>The submitter questions the provision of schools and parks for the additional residents that will be living in Westmead South.</p>	<p>School Infrastructure NSW (SINSW), which is an NSW Government agency, delivers and looks after public schools in NSW. Council is working with SI NSW and advocating for improved educational facilities in Westmead South. SI NSW is a key agency in the development of the Westmead Master Plan and are consulted with throughout the process. Planning is underway for a new primary school in Westmead South. Further details will be shared with the community by</p>

			<p>School Infrastructure NSW as planning progresses. For enquiries, please contact School Infrastructure NSW at 1300 482 651 or schoolinfrastructure@det.nsw.edu.au.</p> <p>Overshadowing, living amenity and design excellence are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>The Master Plan seeks to provide parks and open space through site specific Development Control Plan controls that encourage the provision of accessibility without land acquisition.</p> <p>Furthermore, the provision of through site links shown in the Master Plan will be subject to further detailed investigation and design at the DA stage.</p>
237	Traffic and Transport	The submitter states Good Street has become a lot busier with spillage into side streets from the 6-8 storey apartment buildings. The submitter believes that the proposed plans this will make traffic worse.	<p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p>
238	General	The submitter asks to keep Drew Street and surrounding streets as low density (homes of no more than 2 storeys). The submitter states that many individuals in this part of Westmead have built new homes and have connections to	The Master Plan has revisited the proposed height and density in this area. The Master Plan proposes a mix of building heights to provide transition, skyline variety, heritage response and provision of local infrastructure (i.e open space).

		<p>religious places education work community spaces that cannot be replicated elsewhere in Sydney.</p> <p>The submitter states increased traffic has already been noted on Good Street and Houison Street. The Master Plan will increase congestion, noise impact and mental health issues.</p>	<p>Technical studies, including urban design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p>
239	Open Space	<p>The submitter states that park available for the proposed developments (ratio of green spaces against resident numbers) is insufficient. This has other impacts on social cohesion, physical health, noise etc. With the proposed plan there is a metro station but no other infrastructure to help improve the community.</p>	<p>Open space is a key priority for the planning of Westmead South.</p> <p>The Master Plan seeks to provide parks and open space through site specific Development Control Plan controls that encourage the provision of accessibility without land acquisition.</p> <p>One of the Key Moves of the Master Plan is to strengthen public open and civic spaces in Westmead South. This includes creation of green network linking the existing and proposed open spaces. Works are currently underway to improve M.J Bennett Reserve. Refer to Council website below:</p> <p>https://haveyoursay.cumberland.nsw.gov.au/mj-bennett-upgrade</p>
240	Traffic and Transport	<p>The submitter states that the increased density on Houison Street near Great Western Highway will create traffic and parking issues.</p>	<p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also</p>

			<p>incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p>
241	Land-use/Density and Height	<p>The submitter would like to see Westmead South remains as a low-density suburb.</p> <p>The submitter concerns about the effects of these changes on traffic and uprooting of existing residents from the area.</p>	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p> <p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues</p>

			<p>to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p> <p>Traffic access, including vehicular, pedestrian and cycling, are considered carefully by the consultants in their technical studies. The Master Plan also incorporates the relevant objectives / controls in the Draft Development Control Plans (DCP).</p> <p>Council is also working with TfNSW and the DPHI to advocate better access and infrastructure.</p>
243	Land-use/Density and Height	The submitter states that high rise building must be built also in Hassall, Bailey Streets of Westmead South.	<p>Council has investigated the feasibility of re-zoning is area. However, this area is constrained by strata titled properties and the solar access rules under the Greater Sydney Parklands Trust Act 2022.</p> <p>The Master Plan does also mention that it is open to explore some potential that may exist on the strata titled properties closer to the Metro Station and Oakes Centre.</p>
244, 245, 246	General	The submitter does not want to see any changes in Westmead South.	<p>In 2022, the Department of Planning and Environment released the Westmead Place Strategy 2036. This document provides a vision for Westmead Precinct to be Australia's premier Health and Innovation District – an ecosystem for new discoveries, economic growth and global recognition.</p> <p>Westmead South is one of seven (7) sub-precincts within the Westmead Place Strategy 2036 area.</p>

			<p>Council is also preparing Master Plans for our Cumberland City's key centres and corridors. The intent of the Master Plans is to locate a mix of homes close to jobs and high frequency transport services.</p> <p>Westmead South is one of the first centres to commence in the new program of Master Plans across Cumberland City as it is poised to transform over the coming decades in response to the significant infrastructure investment in the area and its proximity to Parramatta CBD and the Westmead Health and Innovation District.</p> <p>A Master Plan for Westmead South is an essential part of managing change while preserving character and delivering amenity. If we plan for these things now, with good urban design principles and a clear strategy for growth we can ensure that Westmead South continues to be a place with the right balance of community, business, growth and culture. Without a Master Plan, growth occurs in an uncoordinated way.</p>
247	General	The submitter stresses that high rise buildings should be controlled and minimised.	<p>The Master Plan has revisited the proposed height and density in this area. The Master Plan proposes a mix of building heights to provide transition, skyline variety, heritage response and provision of local infrastructure (i.e open space).</p> <p>Technical studies, including Urban Design and economics, have been undertaken to determine appropriate building height and density for this area. This is to ensure appropriate height, density, feasibility as well as living amenity can be achieved.</p>

248	Heritage	The submitter is against classify the house along Austral Avenue as contributory heritage item and suggests it should be non-contributory.	<p>Noted.</p> <p>The Master Plan has revisited some of the proposed land use, height and density in this area.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>
251	Land-use/Density and Height	The submitter is upset that their property is limited to 2 storeys along Austral Avenue and suggests it should be 6 storeys with mixed use due to proximity to Metro Station.	<p>Noted.</p> <p>Council acknowledges the needs to provide a range of different housing types and densities. The distribution of height and density are considered carefully by the technical consultants in their technical studies. The Master Plan proposes a mix of building heights to provide transition, skyline variety and provision of local infrastructure (i.e open space). The height and density proposed in this location is suitable considering the surrounding context.</p>
252	Heritage	The submitter is against the listing of their property, and the proposed Westmead Estate Conservation Area. The submitter notes the dwellings were built after 1965 and were not part of the initial Housing Commission Subdivision. Proposes that the two properties be excised from the Westmead Estate Conservation Area boundary.	<p>Noted.</p> <p>The Master Plan has revisited some of the proposed land use, height and density in this area.</p> <p>Council has conducted further heritage study and peer review for this area and provided several options for consideration.</p>



**CUMBERLAND
CITY COUNCIL**

ENGAGEMENT EVALUATION REPORT

Westmead South Phase 2 Early Consultation 2023



Executive Summary



Council invited the community to have their say on the Draft Westmead South Master Plan, which was developed based on community feedback and studies undertaken during initial consultation in 2022.

The Draft Westmead South Master Plan sets out a vision and planning framework to guide the delivery of future development in the area. The plan seeks to provide more homes that are supported with shops, open spaces and infrastructure that will contribute to a more liveable, vibrant, and sustainable community for both existing and future residents.



Council, through all channels, collected a total of **272 total submissions** to during the consultation period, which comprised **81 online surveys, 87 email, 87 interactive map interactions, 2 petition and 15 agencies. submissions.**



A series of **10 engagement sessions** were held during the exhibition period.



Feedback came through via a mix of online, and email submissions.



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Methodology

Have your say

A project landing page specifically for the Draft Westmead South Master Plan was developed for Council's community engagement platform – Cumberland Conversations, this included:

- Information on the purpose of the consultation.
- Information on face-to-face engagement sessions.
- Frequently asked questions.
- Book view of the Draft Westmead South Master Plan document.
- An interactive map which comments could be added to.
- A document library with downloadable versions of the documents.
- One online survey.
- An online survey.

Data Collection Period

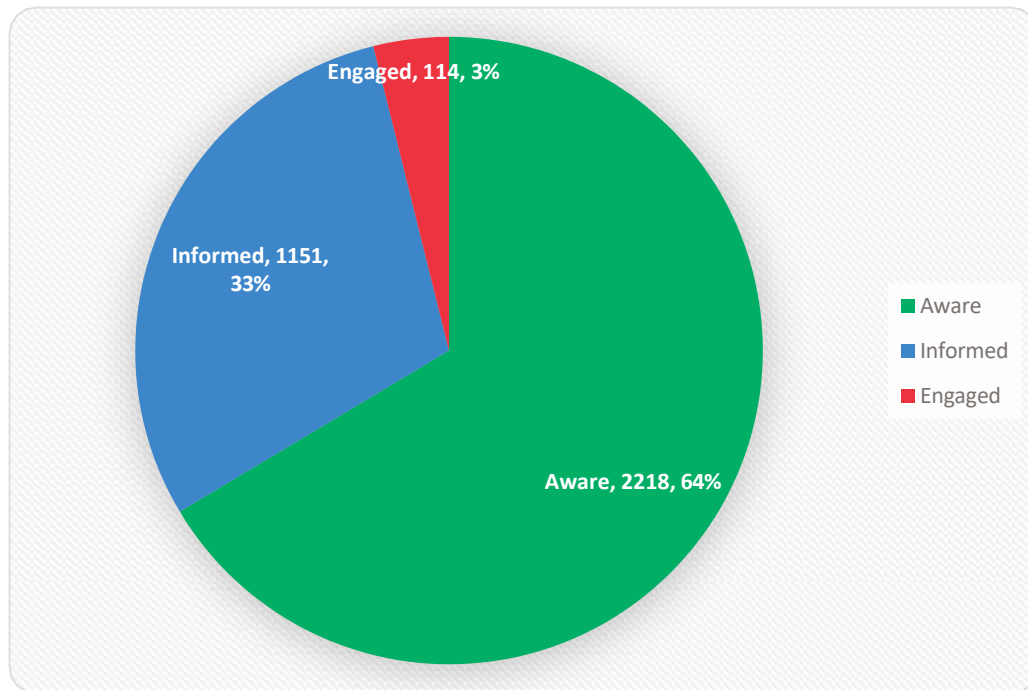
The Draft Westmead South Master Plan was open for community consultation from Tuesday 31 October – Friday 8 December 2023.



Engagement At A Glance

Total Page Views	Aware Visitors	Informed Visitors	Engaged Visitors	Submissions
11,976	2,218	1,151	114	Online: 81 Email - 87 Petition - 2 Interactive Map - 87 Agencies - 15
Total Document Downloads	Total FAQ Views	Interactive Map Interactions	Event & Popup Engagement	QR Code Scans
3,718	501	245	900+	657

Project Level of Engagement



Notification Letters

Residents received notification information about the Draft Westmead South Master Plan as part of the information pack about the Westmead South consultation. The information pack contained the QR code for the Have Your Say page to enable submissions.

Online Engagement

An online survey was made available on the Have Your Say platform during the consultation period



Westmead South Draft Master Plan Custom Branding

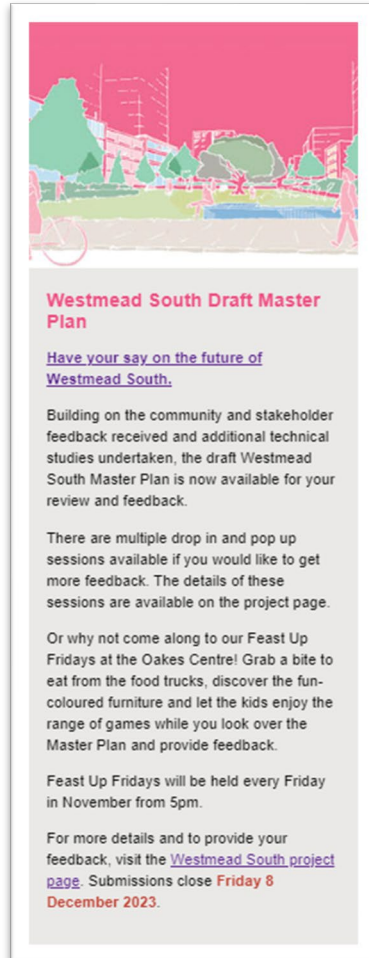
Customised branding was created for the Draft Westmead South Master Plan, working with the Strategic Communications Team. The branding was chosen to stand out from our other engagement projects.

The Have Your Say page, documents, digital banners, and all collateral including corflute signs used this branding for consistent messaging.





Electronic Direct Mail



The Westmead South Draft Master Plan was included in the November 2023 Have Your Say Monthly Newsletter, which was sent via a direct email to registered users. This notified them of the exhibition period and provided link redirecting to the HYS project page and include:

- Information about the Westmead South consultation and associated project documentation;
- The project exhibition period;
- How to reach an accessible point of contact to discuss concerns; and
- How to lodge a submission.

Cumberland Conversations Podcast

The Westmead South Draft Master Plan was included twice in the Cumberland Conversations podcast:

- Featured interview with Coordinator Urban Strategy and Planning, and Strategic Planner, to discuss details of the consultation in the November 2023 episode.
- Included in the projects open for comment section in the November 2023 episode.



Newspapers

Newspaper advertisements were created and placed in the Auburn Review and Parra News. This was put in place to reach a wider audience. Advertisements were placed in both papers on the following date:

- 31 October 2023

2 | auburnreview Tuesday, October 31, 2023 www.localnewsplus.com.au



Community News Update

31 October 2023

Message from Mayor Lake

Slow Down Safety Campaign

Council is rolling out a road safety awareness campaign around speeding, urging motorists to 'Don't Be A Clown, Just Slow Down'. Statistics show that the number of accidents caused by speeding have increased in our local area. It's important that Council raises awareness about road safety and encourages drivers to slow down to reduce the number of speed-related casualties and accidents. We all need to do our part to keep motorists and pedestrians safe in and around Cumberland. For more information, visit: www.cumberland.nsw.gov.au/road-safety-cumberland-city



Speeding ruins lives. Keep yourself and our community safe when driving in and around Cumberland

Your Rates at Work

Road Renewals

Council has recently completed road renewals at Antwerp Street in Auburn, Nottingham Road in Lidcombe, Lance Crescent in Greystanes and Tennyson Parade in Guildford, where over 400 metres of road in each area was resurfaced and new asphalt was laid.



Antwerp Street, Auburn



Nottingham Road, Lidcombe



Lance Crescent, Greystanes



Tennyson Parade, Guildford

Roundabout Projects

Council has recently installed two new kerb extensions and one speed cushion at the Swete Street and Mary Street roundabout in Lidcombe, to help minimise accidents, prevent speeding and increase road safety.



Roadabout upgrades at Swete Street and Mary Street, Lidcombe

Let us know of any issues in your area by using the Snap Send Solve mobile app which can be found on Council's website:
www.cumberland.nsw.gov.au/snapsendsolve

Have Your Say

Draft Westmead South Master Plan

Council is seeking community feedback on the draft Westmead South Master Plan. The draft Master Plan seeks to provide more homes that are supported with shops, open spaces and infrastructure for a more liveable, vibrant and sustainable community for both existing and future residents of Westmead South.

Submissions close: Friday 8 December

For more information, visit:
haveyoursay.cumberland.nsw.gov.au/westmead-south-masterplan-2023



HIDDEN Rookwood Sculpture Exhibition Launch

I recently attended the launch of the new HIDDEN Exhibition at Rookwood Cemetery. The outdoor exhibition saw Sculptures, Schools and Stonemasons come together in one of the oldest sections of Rookwood Cemetery. Artworks have been installed along the pathways and gardens of the cemetery for the public to explore. During the launch, awards were also presented to the 11 best sculptures in the exhibition. Congratulations to all the artists who were awarded a prize. The exhibition runs from now until Sunday 19 November and entry is free. For more information, visit: www.hiddeninrookwood.com.au



With Ken Morrison, Administrator Metropolitan Memorial Parks, Lynda Voltz MP, Member for



Social Media



Targeted social media via Cumberland's Facebook page was utilised to inform the community of the consultation. The social media notice was posted on the following dates:

- 16 November 2023
- 23 November 2023
- 29 November 2023

Corflute Signs

Corflute signs with the QR code were printed, to assist with directing residents to the Have Your Say page. These were placed at strategic locations around the Westmead South area and were also used in the pop-up sessions.

QR Code

A QR code was created with the Have Your Say link, which was shared on flyers and promotional material such as the printed FAQs. This was scanned 690 times.



Document Downloads

There were 23 documents available on the Have Your Say Page, divided into four categories:

- Draft Master Plan Documents
- Heritage Related Documents
- Downloadable FAQs
- Oakes Centre Engagement Session

There were more than 3,700 document downloads across these four categories during the consultation period, which were broken down in the following way:

Draft Master Plan Documents	No of Downloads
Draft Westmead South Master Plan 2023 Overlaid with Properties	147
Draft Westmead South Master Plan Strategy	1811
Draft Westmead South Urban Design Report	108
Draft Westmead South Social Infrastructure and Community Needs Assessment Addendum	90
Draft Westmead South Traffic and Transport Study	151
Draft Westmead South Baseline Market Analysis Report	152
Draft Westmead South Flooding Contextual Analysis Report	58
Draft Westmead South Preliminary Acoustic and Air Quality Assessment	62
Draft Westmead South Existing Utilities Audit	65



Draft Master Plan Documents	No of Downloads
Draft Westmead South Ecologically Sustainable Development Options Paper	86
Draft Westmead South Resilience Plan	97
Draft Westmead South Master Plan	176
Draft Westmead South Master Plan vs 2022 Concept Land Use Plan comparison	91

Heritage Related Documents	No of Downloads
Independent Peer Review - Cumberland Heritage List - Westmead Only	83
Heritage in Westmead South Summary	90
Heritage Inventory Sheet - Inter-War Bungalow at 18 Austral Avenue (HS90)	32
Heritage Inventory Sheet - 'Deskford' Victorian Gothic Residence at 41-43 Hawkesbury Road (HS95)	51
Heritage Inventory Sheet - The Oakes Centre at 74 Hawkesbury Road (HS96)	31
Heritage Inventory Sheet - St Barnabas Church and Hall at 75 Hawkesbury Road (HS97)	53
Heritage Inventory Sheet - Inter-War Bungalow at 74 Houison Street (HS100)	40



Downloadable FAQs	No of Downloads
Westmead South Frequently Asked Questions	121
Westmead South Heritage Frequently Asked Questions	70

Oakes Centre Engagement Session	No of Downloads
Feast Up Fridays Pop Up Session	53

Total Document Downloads	3718
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Frequently Asked Questions (FAQs)

Two sets series of Frequently Asked Questions were set up to provide more information about the Draft Westmead South Master Plan. One set was general ones about the consultation, the other was Heritage specific. The FAQs were provided to assist the community with their feedback. The online FAQs were accessed more than 500 times.

Westmead South FAQs	No of Views
Have any decisions been made yet?	51
What am I commenting on and why? / What are the different phases of community engagement?	31
How will my feedback be considered?	25
What is a Master Plan?	39



Why has Westmead South been chosen for a Master Plan?	38
How will a Master Plan improve Westmead South?	31
Will there be a new school in Westmead South?	38
How will the Master Plan be implemented? / What are the next steps in developing the Westmead South Master Plan?	29

Proposed Heritage Items and Conservation Areas FAQs	No of Views
What is on Public Exhibition? / Why am I being consulted again about heritage?	17
What has been changed in the Draft Westmead South Master Plan, in relation to heritage, compared with the Westmead South Concept Land Use Plan 2022?	31
What is a heritage listing?	19
What is a local Heritage Item?	15
What is a Heritage Conservation Area (HCA)?	15
Will the existing Heritage Items and Heritage Conservation Area (HCA) be removed as part of Westmead South Master Plan?	16
Why is there a proposal to list Heritage Items and Heritage Conservation Areas (HCA) in Westmead South?	16
How was my property identified as a potential heritage listing?	14
What are some of the reasons that Westmead Estate have been identified as having significant cultural history and special character?	8
What are the benefits of these Heritage Items and Heritage Conservation Areas (HCA) being listed?	5



Proposed Heritage Items and Conservation Areas FAQs	No of Views
Will a heritage listing restrict how a property can be used or prevent a property being changed?	9
Does heritage listing reduce development potential or property value?	12
Can I make alterations or demolish a building in a Heritage Conservation Area (HCA) or that is a Heritage Item?	9
What does the proposed extension of Toohey's Palm Estate Heritage Conservation Area (HCA) mean for my property?	8
What does the proposed Westmead Estate Heritage Conservation Area (HCA) mean for my property?	9
What is the alternative if the Westmead Estate is not listed as a Conservation Area (HCA)?	16

Total FAQ Views	501
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Printed versions of the FAQs was available at all the community information sessions and pop-ups that were held during the exhibition period.



Information Sessions



A series of information sessions were held during the exhibition period, to provide information and allow questions from prospective applicants. More than 900 people were engaged with at these sessions.

- Four activation / pop-up stall sessions held at the Oakes

Centre

- Engagement session at Diwali
- Three Westmead Train Station Pop-Ups
- Two community Drop-In sessions at local schools

These sessions had the following engagement numbers:

Session	Venue	Date	No of people
Community Activation	Oakes Centre, Westmead	Friday 3 November 2023	150
Pop-up	Westmead Station	Thursday 9 November 2023	Rescheduled
Community Activation	Oakes Centre, Westmead	Friday 10 November 2023	200
Drop-in session	Westmead Public School, Westmead	Tuesday 14 November 2023	20
Community Activation	Oakes Centre, Westmead	Friday 17 November 2023	110
Diwali Festival	Station Street, Wentworthville	Saturday 18 November 2023	300
Pop-up	Westmead Station	Tuesday 21 November 2023	25
Pop-up	Westmead Station	Thursday 23 November 2023	30
Community Activation	Oakes Centre, Westmead	Friday 24 November 2023	60



Drop-in session	Domain Rooms, Oakes Centre	Wednesday 29 November 2023	2
Drop-in session	Westmead Christian Grammar School, Westmead	Saturday 2 December 2023	9

Survey Feedback

We received the following feedback for the Westmead South Master Plan:

- 113 online submissions from 81 unique users.
- 255 (email, HYS, interactive map) submissions.
- 15 agency submissions.
- 2 petitions

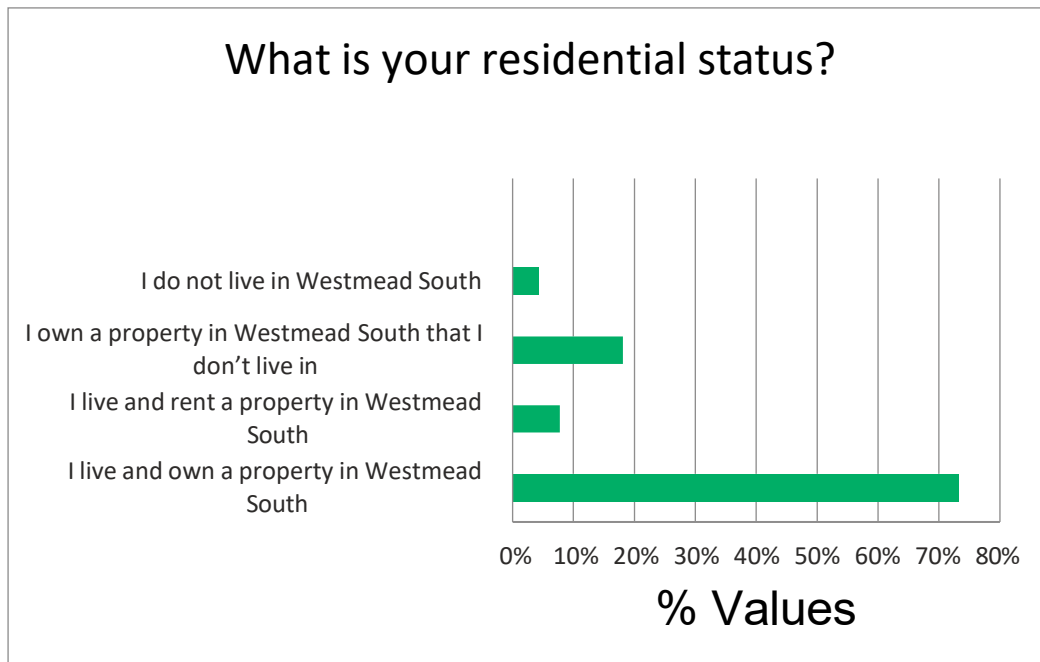
There was an interactive map which allowed community members to place comments. This received 245 comments from 45 unique users (that is, some people made multiple comments which has been combined). The comments from the interactive map have been included in the detailed feedback.

Some key findings from the survey responses are below.

Demographics

Of 113 respondents who completed the online survey:

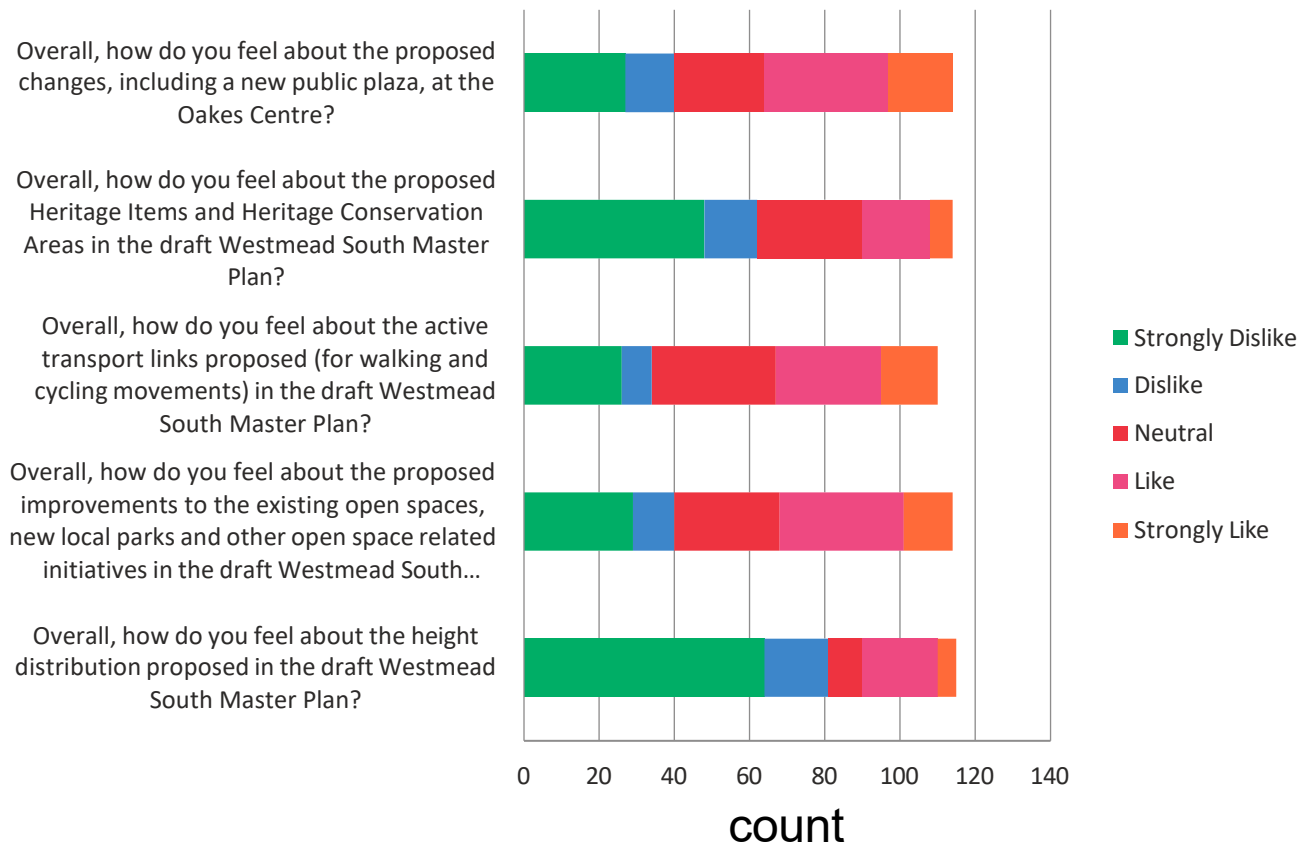
The majority of respondents (73%) both lived and owned a property in Westmead South.



When asked about their thoughts on the general Draft Westmead South Master Plan, most respondents indicated they either liked (33%), or strongly liked (17%) the proposed changes, in comparison to those who disliked (13%), or strongly disliked it (27%).



What are your thoughts on the draft Westmead South Master Plan?





What we heard

There was a total of 272 submissions received during the exhibition through a mix of online and email channels. The feedback on the Westmead South proposal was mixed, with positive and negative responses.

In summary:

- There was general support for the proposal to invest in Westmead South, with suggestions and concerns about certain aspects of the plan.
- There was mixed feedback regarding height distribution in different parts of Westmead South.
- There was support to upgrade the Oakes Centre.
- There were suggestions to plant more trees along key routes (e.g., route from train station to the Oakes Centre)
- Concerns were raised regarding increase in density and the impacts it will have on traffic.
- Concerns were raised regarding some of the areas marked as Heritage Conservation Areas in the Master Plan.
- There was mixed feedback regarding height distribution in different parts of Westmead South.



Conclusions

Detailed reports with the full survey responses are provided to Council's Urban Planning and Strategy team.

It is recommended, where possible, for the project team to close the loop with those who have participated in the engagement. This is at the discretion of the project team.

Terminology

- *Aware: Number of unique visitors who have viewed the project page, minus any visitors who have undertaken any activity eg: downloaded a document, viewed a video, completed a survey etc.*
- *Informed: Any unique visitor who has viewed a latest news item, viewed a document, viewed a video, viewed a FAQ minus any user that has engaged eg: done a poll, survey, ideas wall, interactive mapping, interactive document, forum.*
- *Engaged: Any unique visitor who has done a poll, survey, ideas wall, interactive mapping, interactive document, forum.*

END OF REPORT.