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Parramatta City Council
126 Church Street
Parramatta NSW 2150

1 December 2015

158-164 Hawkesbury Road and 2a Darcy Road, Westmead

To whom it may concern,

Subdivision on Proposed Lot 4 into 2 lots

This letter has been prepared at the request of Western Sydney University to accompany a Development Application (DA) to be submitted to Parramatta City Council (Council). The DA seeks consideration of the subdivision of Proposed Lot 4 into two (2) lots. Proposed Lot 4 is an unregistered lot which exists as part of the five-lot subdivision of Lots 7 and 8, DP 1077852 approved by the JRPP under DA/571/2014.

The redevelopment of the Site was approved with the vision to develop a premier Transit Oriented Development that will bring added value to the broader community through the creation of new jobs and housing opportunities with a new retail focus for the precinct. The vision for the future development of the Site is as follows:

- to create a vibrant centre with a mix of jobs, retail and housing;
- to support the wider Westmead Precinct's role as a specialist medical, research and education hub;
- to take advantage of the site's strategic location;
- to develop links to the adjoining Westmead Hospital, schools and key uses; and
- to facilitate access to public transport nodes including Westmead Railway Station and the Transitway (T-way).

Mott MacDonald was commissioned to prepare a report on Civil Engineering and Stormwater to accompany DA/571/2014. Mott MacDonald has reviewed the plans associated with the proposed Lot 4 - two lot subdivision to create lots 401 and 402 and confirms that in relation to stormwater and civil infrastructure, the proposed development is consistent with the development approved as DA/571/2014 which will not trigger any changes to the current services and infrastructure plan. As such, no further information or update of our earlier report is considered necessary or warranted for assessment of the current proposal.

Yours faithfully,



James Gilligan
Civil Engineer
Mott MacDonald



Chris Avis
ANZ Practice Leader, Urban Development
Mott MacDonald