



WILLOW TREE
PLANNING

ACN: 146 035 707 ABN: 54 146 035 707
Suite 7, Level 7, 100 Walker St,
North Sydney NSW 2060
P 02 9929 6974
enquiries@willowtreeplanning.com.au

The General Manager
City of Parramatta
PO Box 32
Parramatta NSW 2124

Attention: Strategic Planning Department

RE: PLANNING PROPOSAL TO AMEND PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011 FOR ADDITIONAL BUILDING HEIGHT, ADDITIONAL FLOOR SPACE RATIO AND ADDITIONAL PERMITTED USE FOR SHORT-TERM ACCOMMODATION AT 93 BRIDGE ROAD, WESTMEAD

Dear Sir/Madam,

This letter has been prepared by Willowtree Planning Pty Ltd on behalf of 93 Bridge Road Pty Ltd atf Bridge Road Unit Trust, to support the Planning Proposal for the amendment of *Parramatta Local Environmental Plan 2011* (PLEP2011) to include additional building height, additional floor space ratio (FSR) and an Additional Permitted Use (APU) for short-term accommodation on the site. The land subject to the Planning Proposal is described as 93 Bridge Road, Westmead (SP 31901).

The Planning Proposal was initially lodged in March 2019 and has been in the system for over two (2) years. A \$100,000 fee was paid. It is hoped that a more constructive and positive with Government may be established moving forward.

The proposed rezoning intends to facilitate the future development of the site for Australia's first vertical health village, co-locating residential accommodation and allied health uses within a high density, mixed use 'micro hub'.

Subsequent to the lodgement of the original Planning Proposal in March 2019, the Planning Proposal has now been amended to make provision for a 'base case' which significantly reduces the scale and density of the built form. In direct response to the advice of Council, the base case incorporates a minimum 4.5:1 FSR and 78m building height (22 storeys). The result is a conservative, residential-led scheme according with the recommendations of Council.

An 'added value proposal' for 6:1 FSR and 132m building height (40 storeys) has however been demonstrated to exhibit significant strategic and site-specific merit, and to respond to Government's mandate for Westmead as established in the draft *Westmead 2036 Place Strategy* (draft Place Strategy). The added value proposal would enable the creation of a genuine health-oriented vertical village for Westmead, optimising the innovation and public benefit delivered for the precinct. Key benefits of the added value proposal include:

- 7,500m² more commercial floor space (precinct-supportive uses);
- 374 more jobs (243% increase);
- 144 total more residential units to increase housing supply;
- 402 Build To Rent (BTR) units to address housing diversity and affordability;
- 223 more units for students, NDIS and medical motel;
- 750m² more community space (400% increase);
- Fully-funded creek crossing.



AMENDED PLANNING PROPOSAL

Amendment to Parramatta Local Environmental Plan 2011 for Additional Building Height, Additional Floor Space Ratio and Additional Permitted Use for Short-Term Accommodation
93 Bridge Road, Westmead (SP 31901)

This Planning Proposal demonstrates how the subject site may optimise its contribution to the Government vision for Westmead, through the added value proposal.

Please find enclosed the following documents supporting the amended Planning Proposal:

Planning Proposal Report

Appendix 1	Survey Plan
Appendix 2	Urban Design Report
Appendix 3	Transport Assessment
Appendix 4	Economic Assessment
Appendix 5	Civil Engineering and Infrastructure Assessment Report
Appendix 6	Strategic Merit Test
Appendix 7	Site-Specific DCP

The proposal for higher density development incorporating residential, allied health and education uses, which the proposed amendment to PLEP2011 would enable, exhibits significant strategic and site-specific merit. Accordingly, it is requested that the Planning Proposal is supported.

Yours Faithfully,



Chris Wilson
Managing Director
Willowtree Planning Pty Ltd
ACN 146 035 707