



## **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**

**Prepared by Willowtree Planning Pty Ltd on behalf of 93  
Bridge Road Pty Ltd atf Bridge Road Unit Trust**

**December 2020**

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93 Bridge Road, Westmead (SP 31901)

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## EXECUTIVE SUMMARY

### INTRODUCTION

This Planning Proposal has been prepared by Willowtree Planning Pty Ltd on behalf of 93 Bridge Road Pty Ltd atf Bridge Road Unit Trust, and seeks to amend *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 this Planning Proposal is described as 93 Bridge Road, Westmead (SP 31901).

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, this Planning Proposal has 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:

- 7,500m<sup>2</sup> 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;
- 750m<sup>2</sup> more community space (400% increase);
- Fully-funded creek crossing.

As noted above, the added value proposal would introduce 402 BTR housing units. The BTR has been specifically designed to address the missing link of diverse and affordable accommodation for key workers, allied health professionals and tertiary education professionals, which is essential to supporting the surrounding hospitals, allied health services and universities within the Westmead Health and Education Precinct. The inclusion of BTR specifically responds to the mandate established by the NSW Government in the Explanation of Intended Effects (EIE) for the new Housing Diversity State Environmental Planning Policy (SEPP). The EIE seeks to establish a planning pathway to support BTR developments and incentivise institutional investment.

There have also been key developments in NSW Government strategic planning, including the draft Place Strategy which was placed on public exhibition on 14 December 2020. The draft Place Strategy establishes the vision for Westmead as Australia's premier health and innovation district, with exceptional place outcomes, activated places, connected communities, housing choice, and enhanced heritage and environmental assets. This Planning Proposal demonstrates how the subject site may optimise its contribution to this vision for Westmead, through the added value proposal.

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As noted above, the Planning Proposal seeks to optimise its contribution to Westmead Health and Education Precinct and Innovation District, through a 6:1 FSR and 132m building height (40 storeys). However a base case for a 4.5:1 FSR and 78m building height (22 storeys) has also been conceptualised to demonstrate a lower-scale option.

The majority of land uses sought to be incorporated within the site are already permitted with consent in the relevant R4 High Density Residential zone pursuant to PLEP2011 or *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP). The exception is the short-term accommodation proposed to accommodate NDIS patients, families visiting children or other relatives in hospital, as well as visiting nurses, doctors, medical experts and professors. Accordingly, an APU is proposed for Hotel or Motel Accommodation and Serviced Apartments.

To demonstrate the potential for the site as a residential, allied health and education hub, an Urban Design Report has been prepared by Roberts Day (**Appendix 2**). The concept design has been informed by detailed site analysis and consideration of the surrounding context in order to provide an optimal development outcome that capitalises on the strategic potential of the land, uplifts the surrounding public domain and provides a high level of amenity.

A summary of the key planning metrics for the concept scheme is provided below and is further detailed in the Urban Design Report:

Concept Design (Roberts Day 2020)		
Planning Metric	Base case	Added Value Proposal
<b>Residential</b>		
Market Unit Count	370 market dwellings	112 market dwellings
BTR Unit Count	0 BTR	402 BTR
Total Unit Count	370 dwellings total	514 dwellings total
Residential FSR	3.9:1	4.5:1
<b>Supporting Uses</b>		
Community Facility	250m <sup>2</sup>	1,000m <sup>2</sup>
Student Accommodation, Allied Use Housing, Medical Motel, NDIS Patient and Family Accommodation	100 units	323 units
Total FSR of Supporting Uses (also including medical centre, retail, food and beverage)	0.6:1	1.5:1
<b>Total</b>		
FSR	4.5:1	6:1
Site Area	8,663m <sup>2</sup>	8,663m <sup>2</sup>
Building Height	78m (22 storeys)	132m (40 storeys)

The proposed amendments to PLEP2011 are considered appropriate for the following reasons:

- The proposed PLEP2011 amendment would enable 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'. Whilst the majority of envisaged uses are already permitted with consent in the R4 High Density Residential zone, an APU is required for short-term accommodation to accommodate NDIS patients, families visiting children or other relatives in hospital, as well as visiting nurses, doctors, medical experts and professors.



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- Additional building height and FSR are also required to support the viability of creating a micro hub on the site to complement the Westmead Health and Education Precinct and Innovation District.
- Given the site's strategic location in proximity to Westmead Health and Education Precinct and Innovation District, the Greater Parramatta to Olympic Peninsula (GPOP), public transport infrastructure (Parramatta Light Rail, Sydney Metro West, two (2) existing train stations and buses), the Green Grid, jobs and services, it provides valuable opportunity to contribute to a sustainable, transit-oriented, mixed use community and a 'supportive' micro hub.
- In response to the strategic position of the site, the proposal has also been designed to mark the gateway to the Westmead Health, Education and Innovation District and GPOP corridor, and serve as a fringe catalyst for the broader precinct.
- Consistent with strategic policy for urban renewal corridors and health, education and innovation precincts generally, and GPOP and Westmead specifically, the proposal would create opportunities for diverse new housing, allied health and education facilities, new jobs, local services and an activated public domain, combining to revitalise strategically-located land in immediate proximity of major public transport.
- This also reflects the government's strategic objectives for Parramatta Light Rail and Sydney Metro West, which are purposed as catalysts of revitalization.
- Overall, the proposal is consistent with the State, regional and local strategic planning framework. As described through this report, the proposal is specifically consistent with the NSW State Priorities, Directions for a Greater Sydney, the Greater Sydney Region Plan, the Central City District Plan, the draft Place Strategy for Westmead, the LSPS, the LHS and Parramatta Community Strategic Plan. The proposal reflects the vision for the Greater Parramatta Growth Area, GPOP and the Westmead Precinct.
- Aligning with the vision of the draft Place Strategy, the proposal would deliver diverse new housing to augment choice and supply, activate the site and public domain through a variety of active uses and public spaces, and connect the local community to living, working, studying and socialising opportunities through co-location within the site and more broadly through close walking and cycling proximity to the balance of the Westmead precinct and major public transport. In accordance with the outcomes for Sub-precinct 2, the proposal would support core health and innovation uses with diverse housing within high density mixed use development that encourages activity through active ground floor uses and a high quality public domain, with co-located social infrastructure, services and open spaces. The proposed permeable network of shared streets, pedestrian lanes and open spaces would promote walkability, cyclability and connect the green grid.
- Through the added value proposal, the site's contribution to the Westmead 'engine room' would be optimised, with increased housing supply and diversity through the inclusion of BTR, and significantly increased public benefit through an enhanced breadth and quantum of precinct-supportive uses including NDIS patient and family accommodation, medical motel, student accommodation and a community facility. A fully-funded creek crossing would significantly improve connectivity through the precinct. Accordingly, the added value proposal actualises the draft Place Strategy.
- In accordance with the Greater Sydney Region Plan and District Plan's vision for GPOP, the Westmead Health and Education Precinct and the 30 minute city, the



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development of the site would see intensified housing development concentrated in an existing urban area supported by major employment opportunities, public transport, services and the major infrastructure investment committed for the region in association with the Growth Infrastructure Compact.

- Further, the range of allied health and education-related uses nominated for inclusion on the site directly reflect the 'active ecosystem' described by the Plan as characterizing successful innovation districts. Specialist medical facilities, housing (including BTR (under the added value proposal), key-worker and student housing), temporary accommodation for NDIS patients and short-term accommodation for visitors, are all key to the growth and development of the Westmead Innovation District.
- New housing on the site will support the need for additional housing supply in Sydney in accessible locations close to places of employment and established infrastructure. Through the delivery of up to 514 dwellings (including BTR) (under the added value proposal), the proposal would also contribute to meeting supply targets, placing downward pressure on prices to improve affordability, and diversifying housing choice. A range of unit sizes as well as BTR, would assist in accommodating a variety of price-points and meeting the needs of Sydney's diverse and growing population.
- In addition to providing market and BTR residential apartments, the proposal would deliver student housing, temporary NDIS patient accommodation, short-term family accommodation and key-worker housing, thereby responding to the diverse housing needs of the community as particularly associated with the Westmead Health and Education Precinct.
- Under the added value proposal, BTR would promote a more diverse, secure and affordable offering of long-term residential accommodation on the site, specifically designed to address the missing link of diverse and affordable accommodation for key workers, allied health professionals and tertiary education professionals, which is essential to supporting the surrounding hospitals, allied health services and universities within the Westmead Health and Education Precinct.
- The benefits of BTR are closely related to its custom fit-for-purpose design and construction, and the safeguard against individual units being Strata Titled at any time in the future. Other key advantages of BTR relate to a more accessible rental market, an additional housing product to augment choice, security of tenure, stable rental growth, and a more sustainable, durable and better-managed building.
- Being generally 20% cheaper to construct compared to traditional residential flat buildings, BTR facilitates rents that are below the current market in the area (on average).
- The inclusion of BTR as part of the added value proposal, specifically responds to the mandate established by the NSW Government in the EIE for the new Housing Diversity SEPP. The EIE seeks to establish a planning pathway to support BTR developments and incentivise institutional investment.
- Through the proposed high density development incorporating a range of allied health and education uses (including the proposed APU for short-term NDIS patient and family accommodation), new jobs would be introduced on the site. Accordingly, the proposal would support additional economic activity, new employment opportunities and service provision on the site. The suitability of the site for such

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economic uses owes to its proximity to Westmead Health and Education Precinct and Innovation District, public transport infrastructure, and population catchments (providing a local workforce and demand for the services offered).

- The proposed LEP amendment aligns with the relevant Section 9.1 Ministerial Directions including as they relate to residential zones, the integration of land use and transport and the Greater Parramatta Priority Growth Area.
- The proposal is consistent with the aims of PLEP2011 as it seeks to facilitate the sustainable development and use of land for housing, allied health and education uses, to meet the needs of local and regional populations, promote growth and reinforce the role of Parramatta.
- The future provision of high rise residential development with complementary allied health and education uses, is consistent with the R4 zone objectives as it provides diverse new housing supply in close proximity to public transport and road infrastructure, significant employment opportunities associated with the Westmead Health and Education Precinct and Innovation District, local retail centres and other services. It is noteworthy that the envisaged residential, allied health and education development is already permissible pursuant to PLEP2011, with no change of zone required. The exception is the short-term accommodation, for which an APU is sought.
- An APU for Hotel or Motel Accommodation and Serviced Apartments on the site within the R4 zone is appropriate, having regard to the following:
  - The proposed APU would achieve the objectives of the R4 High Density Residential zone by supporting the short-term *living* needs of NDIS patients, families visiting children or other relatives in hospital, as well as visiting nurses, doctors, medical experts and professors. Whilst not representing permanent housing, short-term accommodation is integral to meeting the temporary accommodation needs of the local health and education community.
  - Whilst maintaining the potential for the site to provide a significant supply of housing, Hotel or Motel Accommodation and Serviced Apartments would allow the site to also contribute to employment generation and the provision of services to support the needs of the surrounding community.
  - Accordingly, the proposed APU would complement the role and function of the Westmead Health and Education Precinct and Innovation District.
  - Hotel or Motel Accommodation and Serviced Apartments would integrate with the range of other uses already permitted in the R4 zone.
  - All other proposed uses are already permitted with consent, demonstrating the primary suitability of the R4 zone for facilitating the envisaged development of the site for residential, allied health and education.
- The proposed amendment of the PLEP2011 height of buildings and FSR standards to allow built form up to 40 storeys with a 6:1 FSR (or under the base case a minimum of 4.5:1 FSR and 22 storeys), would continue to achieve the objectives of the standards, as follows:
  - The site and surrounding area have been designated for high density built form and high intensity residential, education and health land uses. The proposal would integrate with the desired *high density* built form character of the area.

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- The density of development proposed for the site, combined with the stepped design of the concept built form, would create a transition in height and scale between existing multi-storey residential flat buildings to the south and west and the anticipated future high rise development on land to the north.
- This would also protect the amenity of existing residential development to the south, existing and proposed open spaces and the new residential dwellings to be provided on the site, including with respect to solar access, privacy, views and visual impact.
- As detailed in the Urban Design Report (**Appendix 2**), the Concept Design is capable of compliance with the key requirements of the Apartment Design Guide (ADG). Whilst detailed assessment of a proposed development would be undertaken at the Development Application (DA) stage, the concept design demonstrates that future high density development on the site can be designed to provide a high level of amenity for the subject and adjoining sites. Similarly the potential of developing adjoining sites in accordance with the ADG has been demonstrated.
- The proposal will not result in any land use conflict but rather will complement and support the range of existing and future land uses and development types in immediate proximity of the site.
- The proposal would provide the opportunity to more effectively relate to the public domain through a new public street, two (2) shared streets, pedestrian through-site links, publicly-accessible open space, active ground floor uses, and high quality architectural design. The added value proposal would also deliver a fully-funded creek crossing.
- The proposal will not exhibit any adverse environmental impact. Rather the proposal will enable the redevelopment of an old housing estate for higher density development that is highly accessible and serviced by existing and planned infrastructure. The site's redevelopment would create opportunities for development designed in accordance with the principles of Environmentally Sustainable Design (ESD), new public streets, pedestrian links and open spaces, community facilities and other uses that support the Westmead Health, Education and Innovation District, the co-location of housing, jobs and services, and the promotion of active transport use.
- As detailed in the Economic Assessment (**Appendix 4**) the proposal would deliver positive economic outcomes associated with delivering supply in response to demand for residential accommodation, short-term accommodation, medical suites, and retail. Additional economic benefits relate to construction jobs and ongoing employment, project investment and construction costs, State and local financial contributions/rates, increased local spending flows generated by residents and workers (including external to the subject site), and the stimulation of wider revitalisation and investment in Westmead that accords with strategic plans.
- The proposal would deliver an extensive range of social infrastructure, including many of the types of social infrastructure expressly identified as being needed for Westmead by Parramatta Council's *Community Infrastructure Strategy*. These include short-term visitor accommodation, key-worker housing, new streets, pedestrian through-site links, cycle lanes and footpaths, and publicly-accessible open space. The added value proposal would significantly increase the social infrastructure and public benefit contribution through 7,500m<sup>2</sup> more precinct-supportive uses, BTR housing, 223 more units for students, NDIS and medical motel, 750m<sup>2</sup> more community space (400% increase), and a fully-funded creek crossing.

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- A draft Voluntary Planning Agreement (VPA) Offer has been prepared to ensure the proposal provides significant public benefit.

The subject site is therefore considered suitable for higher density development incorporating residential, allied health and education uses, which the proposed amendment to PLEP2011 would enable. Accordingly, it is requested that the Planning Proposal is supported.

## BACKGROUND AND HISTORY OF THE PLANNING PROPOSAL

This Planning Proposal represents an amendment to the Planning Proposal that was initially lodged with Council on 20 March 2019. At this time, receipt of the Planning Proposal and fee was confirmed by Council. However, correspondence from Council also stated that Council could not progress their assessment owing to the moratorium precluding Council from assessing any new site-specific Planning Proposals seeking increased residential density outside of Parramatta Central Business District (CBD). The moratorium was never endorsed by the Department of Planning, Industry and Environment (DPIE), and in any case did not preclude Council from *receiving* new Planning Proposals.

Following the initial lodgement of the Planning Proposal in March 2019, dialogue with Council and DPIE in relation to the Planning Proposal was ongoing.

Subsequently, the Agenda for Council's Meeting of 09 March 2020 confirmed that the moratorium had expired and would not be renewed. Accordingly, from this date, Council was no longer restricted from assessing the Planning Proposal.

On 24 April 2020 an Addendum and updated Urban Design Report were submitted to Council, reinforcing the strategic merit of the Planning Proposal and proposing to incorporate BTR to further enhance the diversity of the proposed housing offering.

A meeting was held with Council on 18 June 2020 (with formal meeting minutes issued by Council on 23 July 2020), at which time Council Officers confirmed willingness to now engage and recognised the strategic merit of the overall vision. Council however recommended that the density of the scheme should be reduced.

In response to Council's feedback, a series of reduced-density 'options' were prepared and presented to Council at a follow-up meeting on 28 August 2020.

At the time of this follow-up meeting, Council advised that structure planning for Westmead was now being undertaken by DPIE, and recommended that it may be beneficial to postpone the amendment of the Planning Proposal until the exhibition of the draft plan for Westmead.

Accordingly, this amended Planning Proposal has accounted for Council's earlier feedback (through the reduced scale, residential-led base case), whilst also having been evolved to reflect the draft Place Strategy. The added value proposal directly responds to the draft Place Strategy's mandate to create an 'engine room' for Westmead. **Section 4.1.1.7** of this report demonstrates the alignment of the amended Planning Proposal with the draft Place Strategy.

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## PART A LAND TO WHICH THIS PLANNING PROPOSAL APPLIES

### 1.1 SITE DESCRIPTION AND EXISTING DEVELOPMENT

The subject site is identified as 93 Bridge Road, Westmead, being legally described as SP 31901.

The site exhibits an area of 8,663m<sup>2</sup> with a primary street frontage to Bridge Road to the west. The site also directly adjoins a private access road registered partly on the Title of the subject site and partly on the Title of Lot 1 DP 270360 to the south, with Rights of Way benefitting and burdening the respective sites.

To the north the site adjoins the 'Nurses Quarters', being a large housing estate consisting of multiple three (3) storey buildings scattered across the land which otherwise also includes access roads, at-grade parking areas, lawns and a children's playground. It is understood this site comprises government-owned land that will likely be redeveloped in the future for allied health, education and residential (non-market housing) purposes.

To the east and south the site adjoins 'Monarco Estate' which includes multiple multi-storey residential flat buildings (up to 16 storeys) set within landscaped gardens and complemented by tennis courts and swimming pools. Communal open space, registered as Common Property with an easement for recreation purposes, is located adjacent to the northern boundary (adjoining the access road and opposite the south-eastern portion of the subject site). It is understood that public access to this area of open space is unrestricted.

To the west, multiple three (3) storey residential flat buildings are located on the opposite side of Bridge Road.

In its existing state the subject site is occupied by a housing estate comprising attached and semi-detached single storey dwellings. The buildings are of brick construction with tiled roofs, and are primarily orientated away from the street frontage to face the internal access road. As a result, the Bridge Road frontage is defined by a colourbond fence. The balance of the site consists of the internal access road, small areas of lawn and scattered vegetation (shrubs and small trees).

Vehicular and pedestrian access to the site is facilitated via the private access road to the south.

The site is shown in **Figure 1** and **Figure 2** below.



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Figure 1. Existing Site Development (SIX Maps 2019)

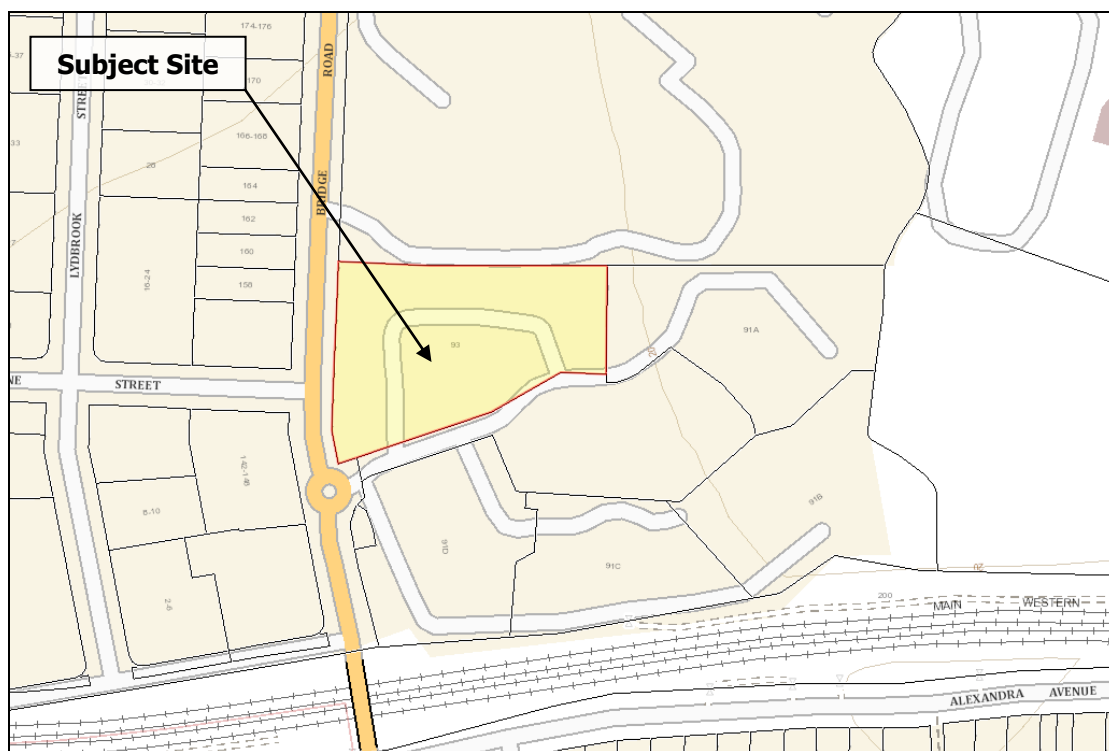


Figure 2. Cadastral Map (SIX Maps 2019)



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### 1.2 LOCAL AND REGIONAL CONTEXT

The subject site is located in the suburb of Westmead which forms part of Parramatta Local Government Area (LGA).

The immediate site context exhibits a residential character, being primarily defined by high rise (up to 16 storey) residential flat buildings to the south, three (3) storey residential flat buildings of recent construction to the west, and a government-owned housing estate (being the 'Nurses Quarters') comprising three (3) storey buildings of older construction to the north.

Further to the north and directly to the east, the local context is dominated by the Westmead Health and Education Precinct. The precinct incorporates, but is not limited to, the following:

- Westmead Hospital
- Westmead Private Hospital
- The Children's Hospital at Westmead
- Cumberland Hospital
- Pathology West - ICPMR Westmead
- The University of Sydney
- The Westmead Institute for Medical Research
- Westmead Millennium Institute
- Children's Medical Research Institute
- Westmead Research Hub
- Western Sydney University
- Ronald McDonald House at Westmead

A mixed use development incorporating a Coles supermarket is located 300m walk to the north of the site, and the site is situated 800m west from Westmead town centre and 800m east of Wentworthville town centre, both offering a more comprehensive range of shops, restaurants, cafes and other services.

The site is therefore accessible by walking to a number of local services, as well as to a range of community and social facilities including schools, childcare centres, recreational facilities, playgrounds and parks.

The *immediate* surrounds of the site (generally encompassing a 400m radius) however lack a presence of precinct-supportive services and commercial offerings, thereby representing a 'gap' of non-active uses.

The site and precinct are accessible by public transport, including Westmead train station and Wentworthville train station both within 800m walk of the site. Bus stops directly adjacent to the site frontage provide services to Parramatta Station, Merrylands Station and Blacktown Station. A number of T-ways are located along surrounding streets, including Hawkesbury Road, Darcy Road, Mons Road, Briens Road and Old Windsor Road. The area is also serviced by major road infrastructure.

Resulting from the proximity of the site to public transport, active transport networks and services, the site has been awarded a walkscore of 71 ('very walkable- most errands can be accomplished on foot') and a transit score of 64 ('good transit- many nearby public transportation options').

Importantly, in the future the accessibility and walkability of the site will be further enhanced through the delivery of Parramatta Light Rail and Sydney Metro West, both within approximately 800m walking distance of the site. The implementation of City of Parramatta

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Council's Green Grid would increase permeability in the local area, decrease distances to public transport nodes, and promote an improved walking and cycling experience.

The site is also located within the Westmead Health and Education Super Precinct, the Greater Parramatta to Olympic Peninsula (GPOP) and the Greater Parramatta Growth Area, as described in greater detail in **Part D** of this Planning Proposal report.

The local, regional and strategic context is shown in **Figures 3-7**.

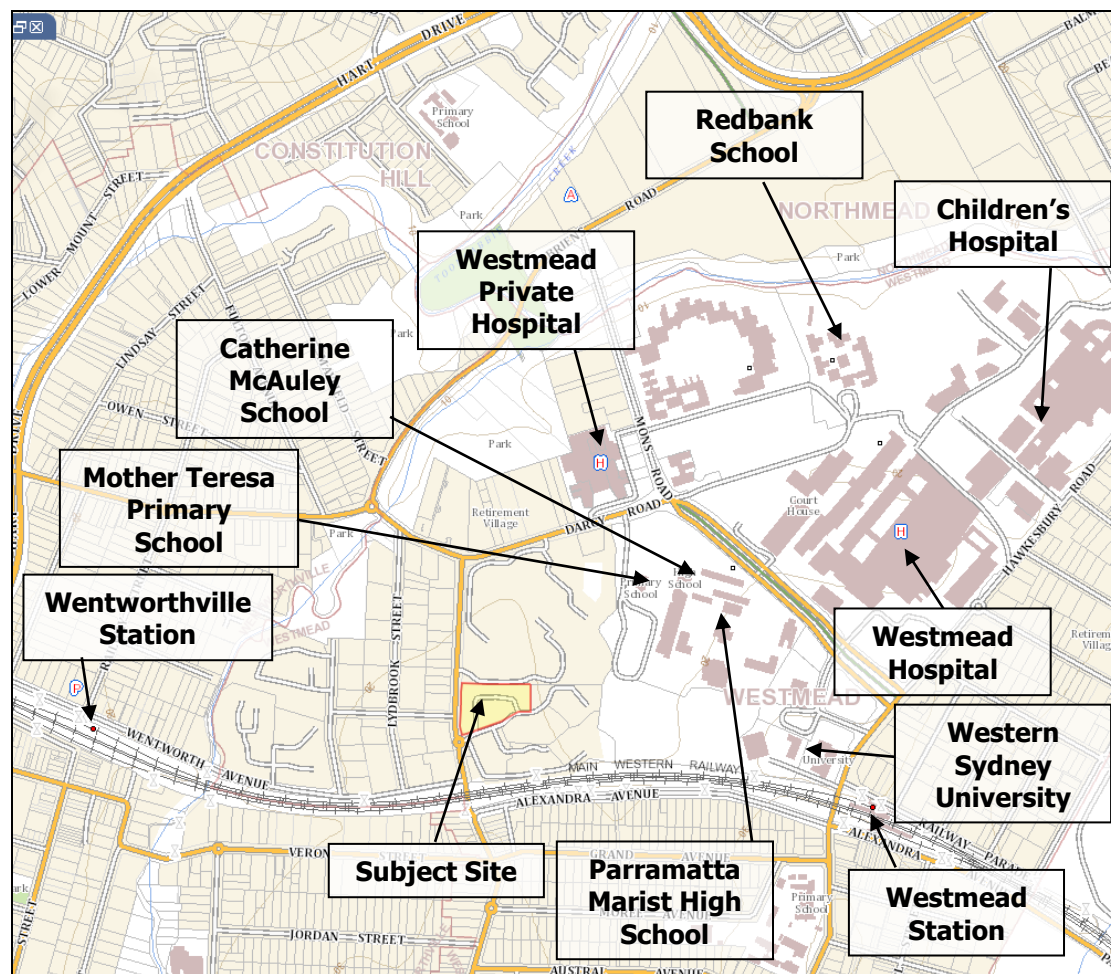


Figure 3. Site Context Map (SIX Maps 2019)



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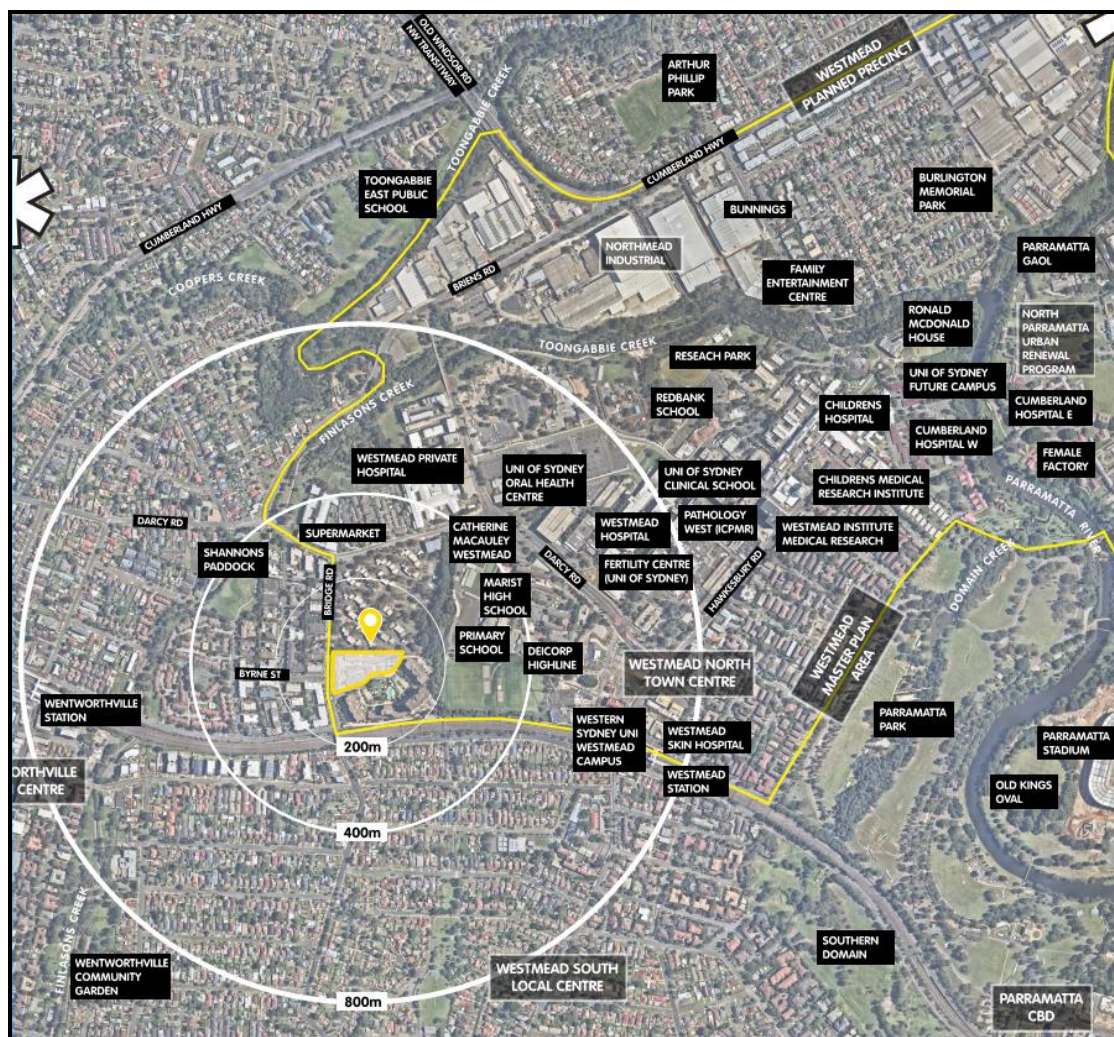


Figure 4. Site Context Map (Roberts Day 2019)



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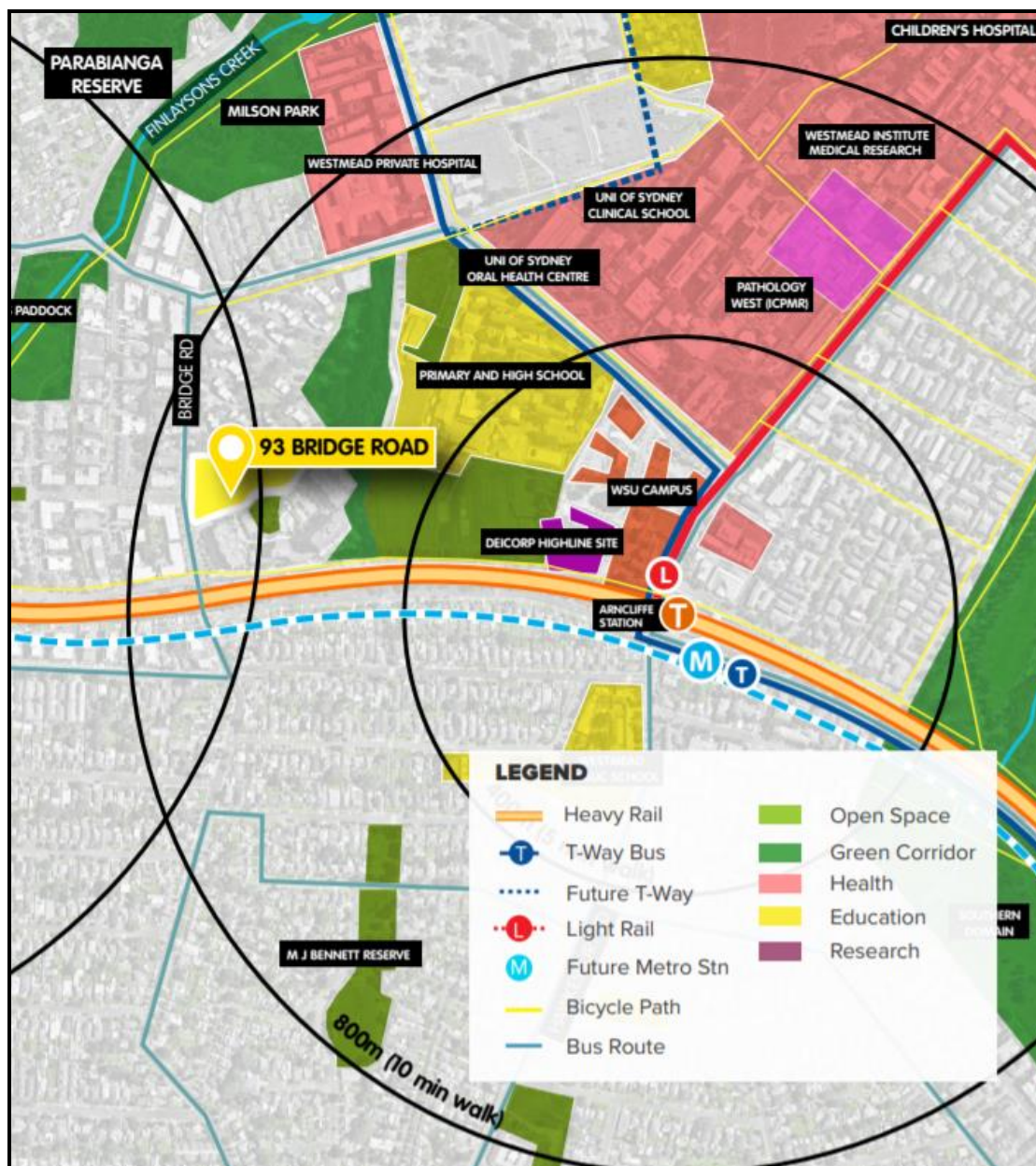


Figure 5. Local Context Analysis (Roberts Day 2020)

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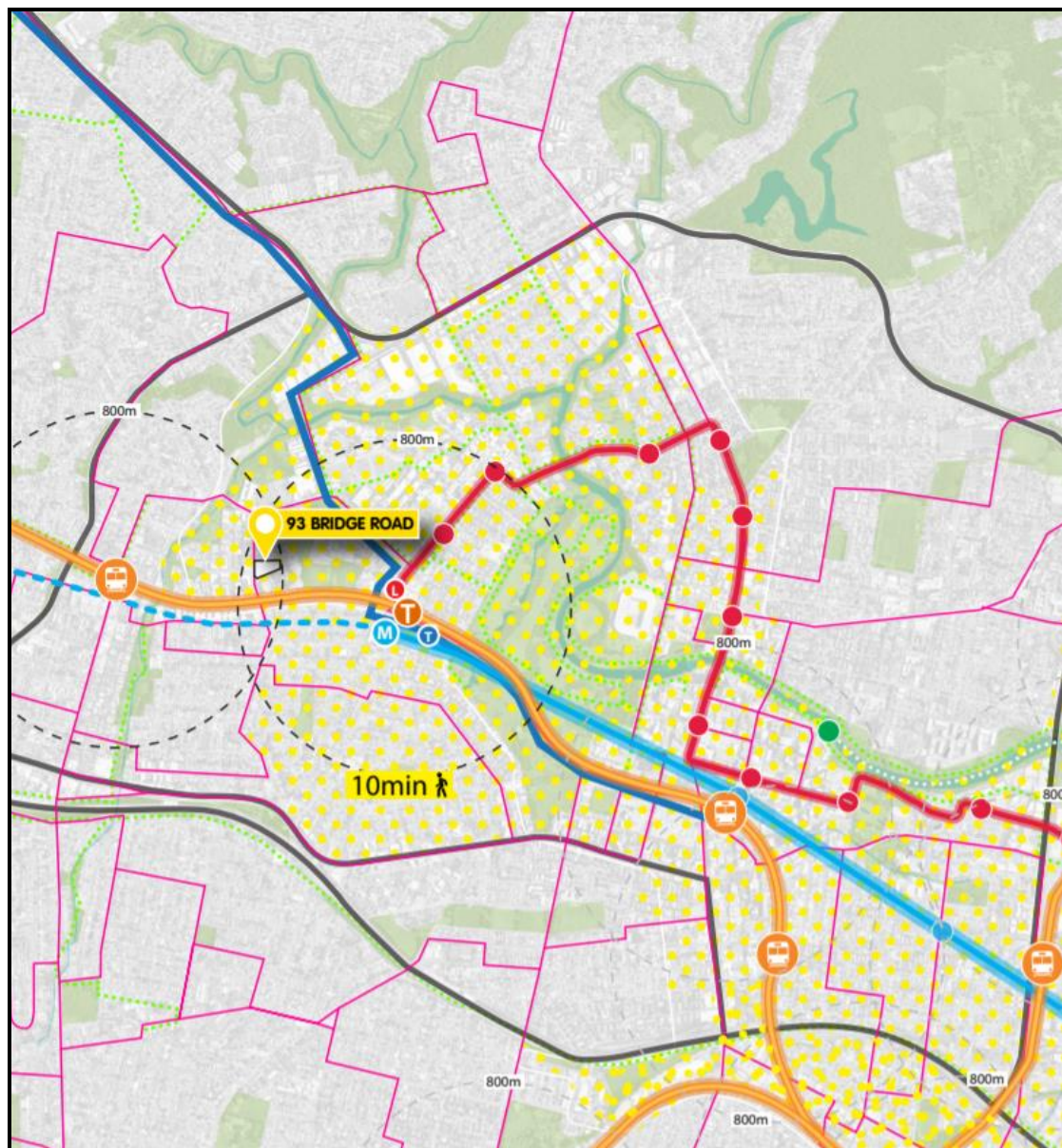


Figure 6. Strategic Context Map- Transit Links (Roberts Day 2020)



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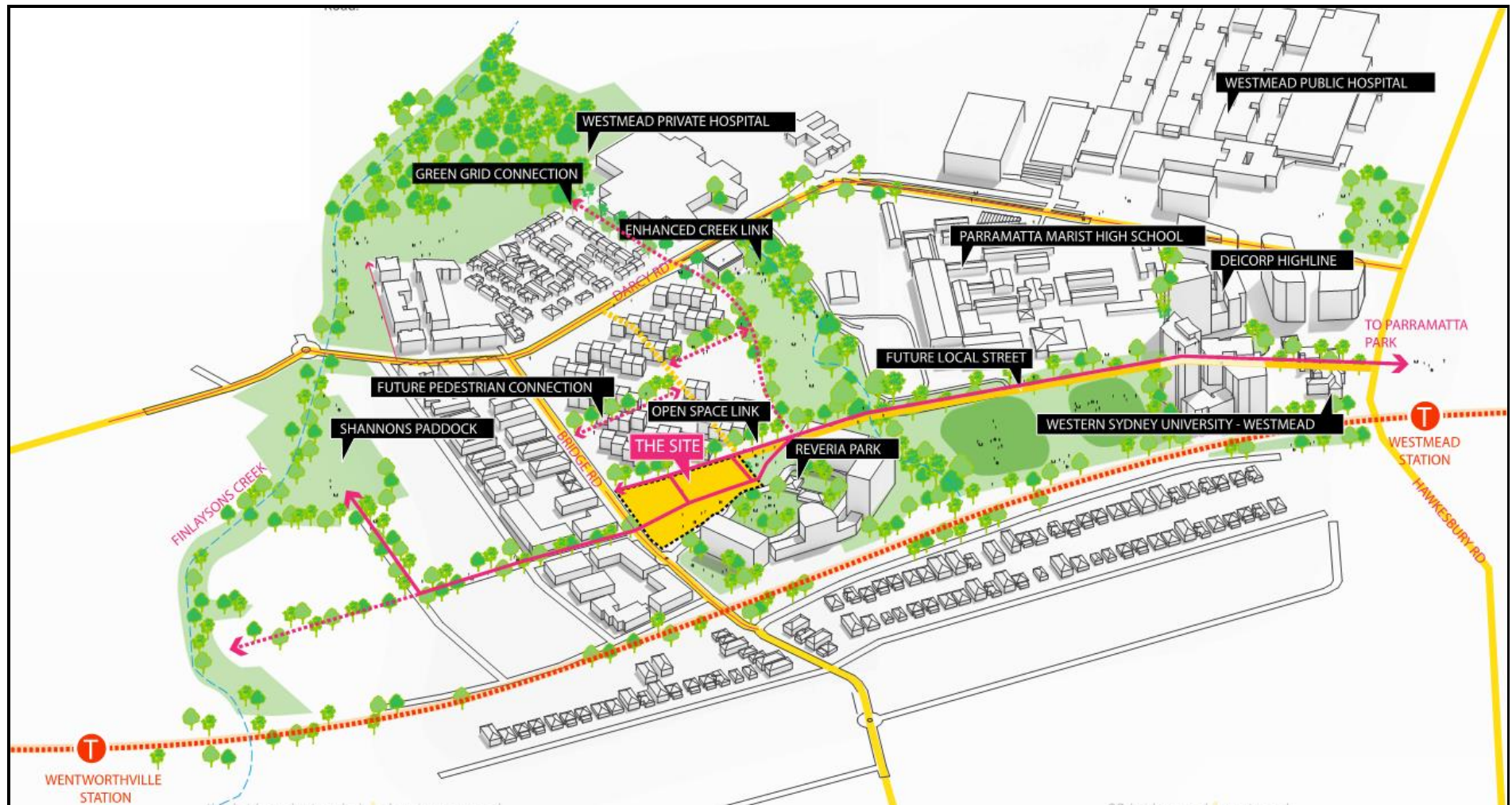


Figure 7. Strategic Context Map- Green Grid (Roberts Day 2019)



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### 1.3 PLANNING CONTEXT

#### 1.3.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

A rezoning application must have consideration of the objectives of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The objectives are as follows:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) to provide increased opportunity for community participation in environmental planning and assessment.*

This submission has considered, and is consistent with, the objects of the EP&A Act, which have been addressed in the various sections of this report and summarised as follows:

- The site is not identified in proximity of any area of biodiversity and accordingly the proposal would not exhibit any adverse impact on the natural environment or other resources. Rather the proposal relates to a site that has been historically developed and forms part of an established urban area.
- The proposal would create opportunities for ecologically sustainable development that achieves economic, environmental and social objectives.
- The proposal would facilitate the orderly and economic use and development of land by enabling development in direct proximity of major public transport infrastructure, an established health and education precinct, and land designated for urban renewal.
- The proposal would support surrounding communities by providing diverse housing (including BTR, student housing, temporary NDIS accommodation and short-term family accommodation) and complementary health and education uses, to accommodate current and projected growth in a highly accessible location.
- The subject site does not comprise heritage significance and therefore presents significant opportunity for renewal.
- By supporting the future development of the site, the proposal generates opportunity for the creation of a residential, allied health and education precinct that delivers high quality design and high levels of amenity.

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### 1.3.2 PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

The site is subject to the provisions of *Parramatta Local Environmental Plan 2011* (PLEP2011). The aims of PLEP2011 are:

- (1) *This Plan aims to make local environmental planning provisions for land in Parramatta in accordance with the relevant standard environmental planning instrument under section 33A of the Act.*
- (2) *The particular aims of this Plan are as follows:*
  - (a) *to encourage a range of development, including housing, employment and recreation, that accommodates the needs of the existing and future residents, workers and visitors of Parramatta,*
  - (b) *to foster environmental, economic, social and physical wellbeing so that Parramatta develops as an integrated, balanced and sustainable city,*
  - (c) *to identify, conserve and promote Parramatta's natural and cultural heritage as the framework for its identity, prosperity, liveability and social development,*
  - (d) *to improve public access to the city and facilitate the maximum use of improved public transport, together with walking and cycling,*
  - (e) *to minimise risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by restricting development in sensitive areas,*
  - (f) *to protect and enhance the natural environment, including areas of remnant bushland in Parramatta, by incorporating principles of ecologically sustainable development into land use controls,*
  - (g) *to improve public access along waterways where natural values will not be diminished,*
  - (h) *to enhance the amenity and characteristics of established residential areas,*
  - (i) *to retain the predominant role of Parramatta's industrial areas,*
  - (j) *to ensure that development does not detract from the economic viability of Parramatta's commercial centres,*
  - (k) *to ensure that development does not detract from the operation of local or regional road systems,*
  - (l) *to ensure development occurs in a manner that protects, conserves and enhances natural resources, including waterways, riparian land, surface and groundwater quality and flows and dependant ecosystems,*
  - (m) *to protect and enhance the viability, identity and diversity of the Parramatta City Centre and recognise it as the pre-eminent centre in the Greater Metropolitan Region,*
  - (n) *to encourage development that demonstrates efficient and sustainable use of energy and resources in accordance with ecologically sustainable development principles.*

The proposal is consistent with the aims of PLEP2011 as it seeks to facilitate the sustainable development and use of land for housing, allied health and education uses, to meet the needs of local and regional populations, promote growth and reinforce the role of Parramatta.

Relevant permissibility and development standards are summarised in the subsequent sections of this report.

#### ***Zoning and Permissibility***

The site is zoned *R4 High Density Residential* pursuant to PLEP2011 (**Figure 8**).

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The objectives of the R4 zone are:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide opportunity for high density residential development close to major transport nodes, services and employment opportunities.*
- *To provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood.*

The future provision of high rise residential development with complementary allied health and education uses, is consistent with the R4 zone objectives as it provides diverse new housing supply in close proximity to public transport and road infrastructure, significant employment opportunities associated with the Westmead Health and Education Precinct and innovation District, local retail centres and other services.

Within the R4 zone the following are permissible without consent:

*Home occupations.*

Within the R4 zone the following are permissible with consent:

*Attached dwellings; Bed and breakfast accommodation; **Boarding houses**; Building identification signs; Business identification signs; Centre-based child care facilities; **Community facilities**; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Home-based child care; Home businesses; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); **Residential flat buildings**; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; **Shop top housing**; Water recycling facilities.*

Within the R4 zone the following are prohibited:

***Any development not specified in item 2 or 3.***

Accordingly, most types of Residential Accommodation are permitted with consent on the site, including Residential Flat Buildings, Shop Top Housing and Boarding Houses. No changes to the zoning provisions would therefore be required to facilitate high rise residential development on the site.

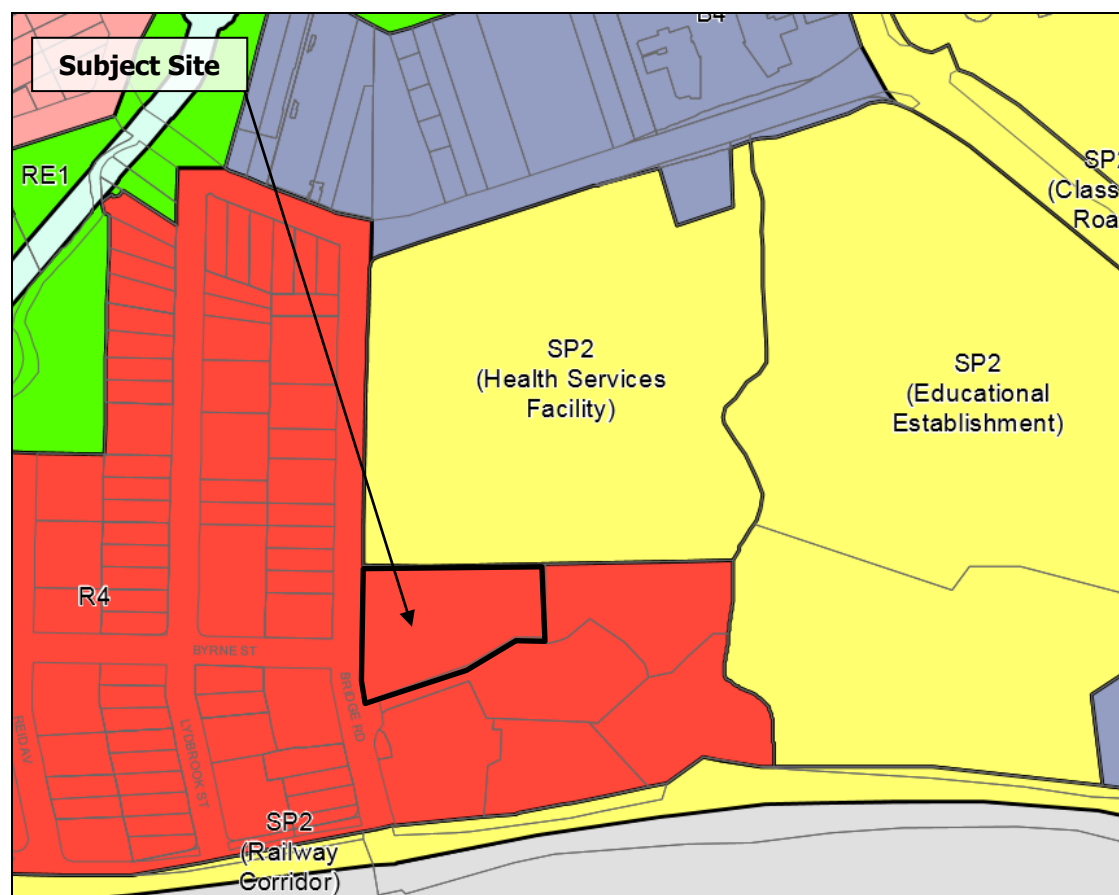
With respect to the range of other uses proposed, it is noted that the combined provisions of PLEP2011 and *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) allow for the majority of land uses as development permitted with consent.

The exception is the short-term accommodation proposed to accommodate NDIS patients, families visiting children or other relatives in hospital as well as visiting nurses, doctors, medical experts and professors. Accordingly, an Additional Permitted Use (APU) is proposed for *Hotel or Motel Accommodation* and *Serviced Apartments*.

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Further details of the proposed mix of land uses and required zoning provisions are provided in **Part C** of this report.



**Figure 8. Zoning Map (NSW Legislation 2019)**

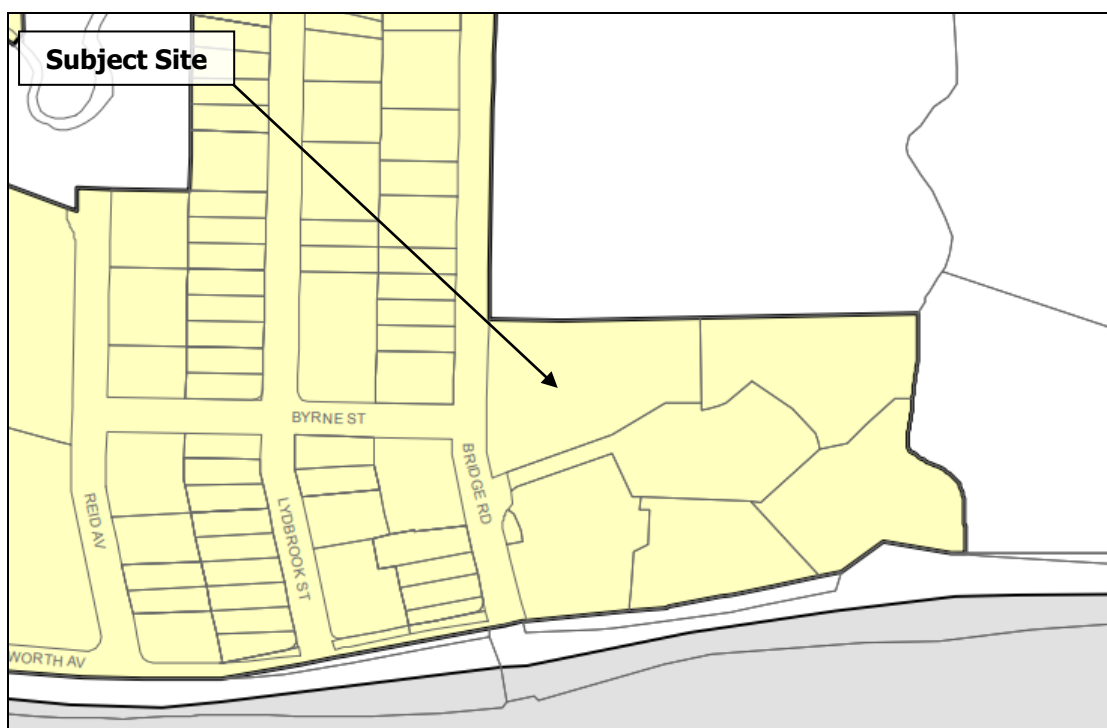
### ***Minimum Subdivision Lot Size***

The site is subject to a minimum subdivision lot size of 550m<sup>2</sup> (or 600m<sup>2</sup> for dual occupancy development) pursuant to PLEP2011 (**Figure 9**).

No change to the minimum subdivision lot size standard is required to support the proposed residential and allied health and education scheme.

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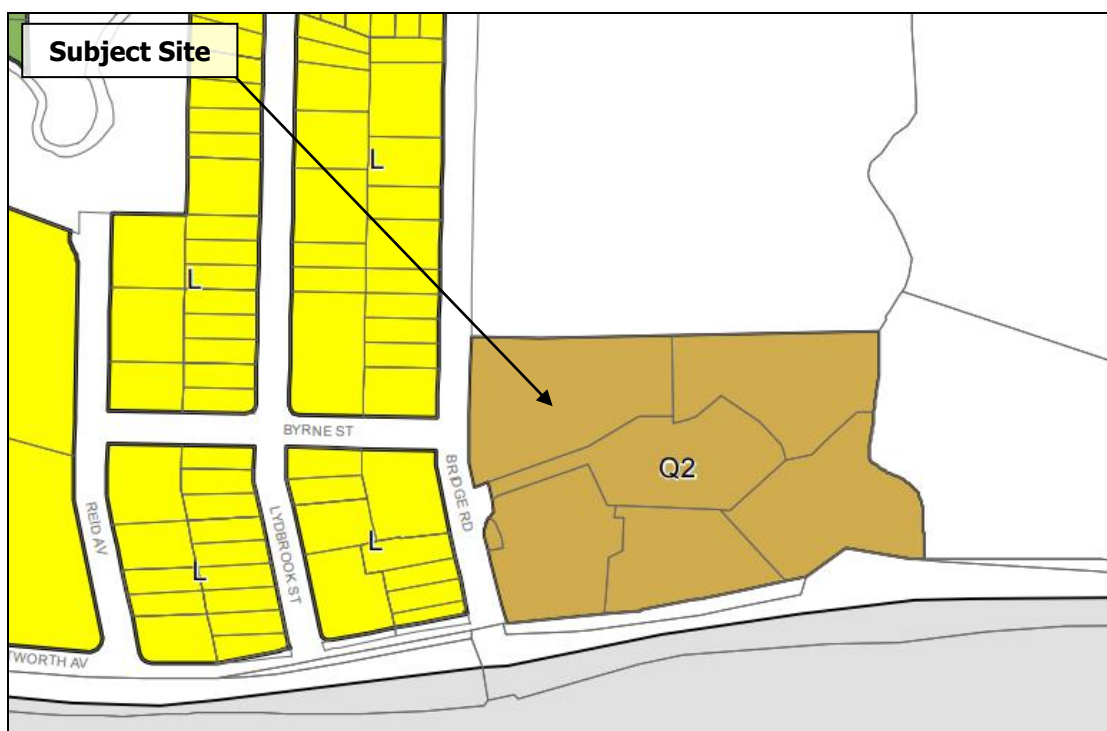


**Figure 9. Lot Size Map (NSW Legislation 2019)**

### *Height of Buildings*

The site is subject to a maximum building height of 20m pursuant to SLEP2012 (**Figure 10**).

To promote the efficient and sustainable use of land it is proposed to amend the Height of Buildings development standard, as described in **Part C**.



**Figure 10. Height of Buildings Map (NSW Legislation 2019)**



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### ***Floor Space Ratio***

The site is subject to a maximum FSR of 1.7:1 pursuant to PLEP2011 (**Figure 11**).

To support the orderly and economic development of land it is also proposed to amend the FSR development standard, as described in **Part C**.



**Figure 11. Floor Space Ratio Map (NSW Legislation 2019)**

### ***Land Reservation***

The site is not subject to any land reservations identified in the relevant PLEP2011 map.

### ***Heritage Conservation***

The site is not identified as an item of environmental heritage or within a heritage conservation area.

### ***Acid Sulfate Soils***

The site is not identified in the relevant PLEP2011 map as comprising acid sulfate soils.

### ***Natural Resources***

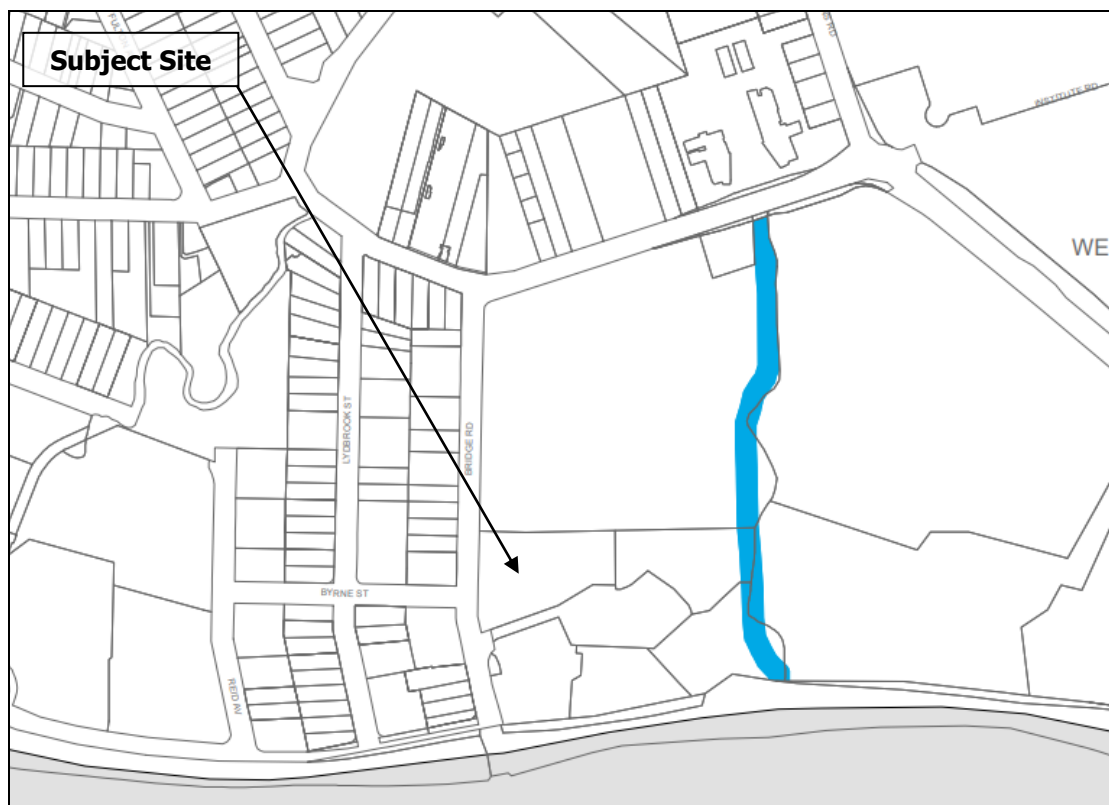
The site is not identified in the relevant PLEP2011 maps as comprising any natural resources, including biodiversity, riparian land, watercourses or landslide risk.

The nearest watercourse is shown in **Figure 12**.



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**Figure 12. Natural Resources Map (NSW Legislation 2019)**

### ***Design Excellence***

The site is not subject to the Design Excellence provisions (Clauses 6.12 and 6.13) of PLEP2011.

### **1.3.3 STATE ENVIRONMENTAL PLANNING POLICY NO. 65 DESIGN QUALITY OF RESIDENTIAL APARTMENT BUILDINGS**

*State Environmental Planning Policy 65 – Design Quality of Residential Apartments Buildings* (SEPP 65) contains nine (9) design principles aimed to ensure a high quality of residential apartment development. More detailed design criteria is provided within the Apartment Design Guide (ADG).

Future redevelopment of the site for a residential flat building, shop top housing and/or mixed use development comprising residential accommodation, is required to consider SEPP 65 and the ADG.

As detailed in the Urban Design Report at **Appendix 2**, the concept design is capable of compliance with the key requirements of the ADG, including with respect to building setbacks, building depth, visual privacy, open space, solar access, parking, apartment size and mix, and apartment design. Whilst detailed assessment of a proposed development for the site would be undertaken at the Development Application (DA) stage, the concept design demonstrates that future high density development on the site can be designed to provide a high level of amenity for residents of the subject and adjoining sites.

Further details are provided in **Part C** of this report and **Appendix 2**.

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### 1.3.4 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

*State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) aims to facilitate the effective delivery of infrastructure across the State.

Division 10 of the ISEPP relates to Health Services Facilities, meaning:

*health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:*

- (a) a medical centre,*
- (b) community health service facilities,*
- (c) health consulting rooms,*
- (d) patient transport facilities, including helipads and ambulance facilities,*
- (e) hospital.*

Pursuant to Clause 57 of the ISEPP, development for the purpose of Health Services Facilities may be carried out by any person with consent on land in a Prescribed Zone. The R4 zone is a Prescribed Zone for the purpose of Division 10, and therefore development for Health Services Facilities is permitted with consent on the site.

Further details of the proposed mix of land uses and required zoning provisions are provided in **Part C** of this report.

### 1.3.5 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

The Explanation of Intended Effects (EIE) for a new Housing Diversity SEPP was exhibited 29 July 2020 to 09 September 2020, and submissions are currently under consideration by the Department of Planning, Industry and Environment (DPIE). The purpose of the proposed SEPP is to consolidate and update the Government's housing-related policies. It is proposed to introduce three (3) new land use terms to help facilitate housing projects that will stimulate economic recovery. BTR housing in particular has been identified as an opportunity for stimulus, and the new SEPP establishes a planning pathway to support developments of this type and incentivise institutional investment.

BTR offers a response to the growing need for secure, long term rental options. Under the EIE, BTR is described as purpose-built rental housing, held in single ownership and professionally managed. It is designed to attract institutional investment and provide for a more stable rental sector. BTR is generally:

- High density development;
- Situated in well-located areas, close to transport and amenity;
- Funded by larger-scale institutional investors; and
- Focused on providing a good experience for tenants through the provision of on-site services and facilities, professional management and long-term leases.

BTR housing has the potential to provide long lasting community benefits, with greater housing choice for tenants who would have access to high-quality dwellings, in a stable rental environment. Increased rental security may also have wider social and economic benefits, with tenants better able to establish themselves in a community.

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The Government is encouraging the development of BTR as it responds to the need for more rental housing during the recovery from COVID-19 and would generate more construction jobs. The added value proposal therefore responds to this mandate.

### 1.3.6 PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

*Parramatta Development Control Plan 2011* (PDCP2011) applies to land within the Parramatta LGA and complements PLEP2011 by providing more detailed controls to guide development. The aims of PDCP2011 are to:

- *Ensure that development contributes to the quality of the natural and built environments.*
- *Encourage development that contributes to the quality of the public domain.*
- *Ensure that development is economically, environmentally and socially sustainable.*
- *Ensure future development has consideration for the needs of all members of the community.*
- *Ensure development positively responds to the qualities of the site and its context.*
- *Ensure development positively responds to the character of the surrounding area.*
- *Ensure development positively responds to the qualities of the site and its context.*
- *Ensure development positively responds to the character of the surrounding area.*

Future development on the site would consider the objectives and provisions of PDCP2011.

Preliminary consideration of design parameters is offered in the Urban Design Report at **Appendix 2**, including with respect to building height, FSR, setbacks, building separation, solar access and the ADG.

A site-specific DCP has also been prepared to provide detailed provisions for the future development of the site in accordance with this Planning Proposal. A copy of the site-specific DCP is provided at **Appendix 7**.

### 1.4 PRE LODGEMENT MEETING WITH CITY OF PARRAMATTA COUNCIL

A Pre Lodgement Meeting was held with City of Parramatta Council on 30 January 2019, at which time the intended rezoning of the site and initial concept development were discussed.

Key matters discussed related to:

- The proposed new street adjacent to the northern site boundary and its coherence with the masterplan prepared for the Westmead Alliance. Council emphasised the importance of activating the public domain.
- The role of the watercourse to the east of the site in forming part of ParrraWays and offering opportunities for new active transport links.
- The mix of uses proposed to be provided on the site and their complementation of the Westmead Health and Education Precinct. Council identified the need for the quantum of each use to be calculated.
- The public benefits offered by the proposed scheme, particularly its allied health and education uses.
- Council identified the need for the proposal to incorporate affordable housing, although indicated that the other public benefits offered by the proposal would be recognised in calculating the amount of affordable housing required.

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- Council suggested a mechanism may be required as part of the Planning Proposal to guarantee the delivery of non-market residential floor space.
- Four (4) concept designs were presented to Council. The scheme for which Council indicated a preference has been refined and developed to form part of this Planning Proposal.
- Council emphasised the need for the subject site to be considered in its broader context, including with respect to traffic, 'green' and active links, and the redevelopment potential of other land.

The form and content of this Planning Proposal have responded to those matters discussed.

As outlined in the Executive Summary of this report, discussion with Council has been ongoing since the lodgement of the Planning Proposal in March 2019. The reduced density reflected in the base case forming part of this amended Planning Proposal, directly responds to the recommendations advised by Council at the meetings of 18 June 2020 and 28 August 2020.

However, Council most recently advised that the formal amendment of the Planning Proposal should await the release of the draft Place Strategy, and should respond accordingly. Heeding the advice of Council, the amended Planning Proposal has responded to the draft Place Strategy's mandate for Westmead, through the added value proposal.

### **1.5 PRE LODGEMENT MEETING WITH DEPARTMENT OF PLANNING AND ENVIRONMENT**

A Pre Lodgement Meeting was held with DPIE on 1 February 2019.

At the meeting DPIE indicated support for the scheme, including the proposed height, FSR and range of uses. DPIE advised the proposal should be assessed within its current context as well as the future context established by the Westmead Alliance masterplan (yet to be publicly exhibited).

DPIE also advised that State Infrastructure Contribution (SIC) levies would apply to the market-housing component of the development.

Consultation with DPIE has been ongoing since the lodgement of the original Planning Proposal in March 2019. It has been understood that Council has however remained the relevant assessment authority to date.

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## **PART B OBJECTIVES OR INTENDED OUTCOMES**

### **2.1 OBJECTIVES AND INTENDED OUTCOMES**

The key objective of the proposed LEP amendment is to enable an appropriate density of development on the site and a compatible range of uses to complement the health, education and innovation precinct. This intended outcome would be achieved with respect to the following secondary objectives:

- Provide high density development on the site incorporating a range of dwelling types, diverse living opportunities particularly tailored to the health and education precinct, short-term accommodation, allied health and education uses, and other complementary uses.
- Introduce a development that complements the range of surrounding land uses, integrates with the variety of built form densities in the general area and responds to the strategic location of the site as part of the Westmead Health and Education Precinct.
- Promote the sustainable use of land through appropriate development typologies and scales.
- Provide diverse new housing in a highly accessible, established urban area to improve housing choice and affordability in the area and ultimately meet the housing needs of the growing population.
- Incorporate other uses that contribute to the activation and amenity of the site, and complement the adjoining health, education and innovation precinct.
- Introduce employment generating activities on the site so as to provide jobs and services to support the local population. In particular, deliver spaces to support health, education, innovation and knowledge sectors.
- Activate the site and public domain at street level through a new public street, shared streets, pedestrian through-site links, publicly-accessible open space, active ground floor uses, and high quality architectural design.
- Augment the amenity of the subject site whilst preserving the amenity of adjoining sites, including with respect to solar access, natural ventilation and privacy.
- Secure additional public benefit through a Voluntary Planning Agreement (VPA) addressing the potential dedication of land for new streets, half-road construction, provision of pedestrian through-site links, provision of publicly-accessible open space, delivery of a community centre (up to 1,000m<sup>2</sup> under the added value proposal), the provision of precinct-supportive uses, inclusion of BTR (under the added value proposal) and full-funding of a creek-crossing (under the added value proposal).

The future development of the site would be subject to separate approval under a DA.

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## PART C EXPLANATION OF PROVISIONS

### 3.1 OVERVIEW

It is proposed to amend PLEP2011 in order to include additional building height, additional FSR and an APU, to support the future development of the site for high density residential, allied health and education purposes.

As the majority of proposed uses are already permitted with consent in the R4 zone, required changes to the zoning provisions would be limited to an APU for short-term accommodation (defined as *Hotel or Motel Accommodation* or *Serviced Apartments*).

### 3.2 PROPOSED LAND USES

A range of land uses are being considered for inclusion on the site to create a micro hub that is complementary to the Westmead Health and Education Precinct and Innovation District.

The proposed uses, corresponding PLEP2011 land use definitions and current permissibility, are outlined in **Table 1**.

Table 1. Proposed Land Uses		
Proposed Use	PLEP2011 Land Use Definition	Current Permissibility
Residential (market, BTR and key worker housing)	Residential Flat Building	Permitted with consent
	Shop Top Housing	Permitted with consent
Community Centre	Community Facility	Permitted with consent
Medical Centre	Medical Centre (being a type of Health Services Facility)	Prohibited pursuant to PLEP2011; Permitted with consent pursuant to the ISEPP (Division 10)
Retail	Shop Top Housing	Permitted with consent
Food and Beverage	Shop Top Housing	Permitted with consent
Student Accommodation	Residential Flat Building	Permitted with consent
	Shop Top Housing	Permitted with consent
	Boarding House	Permitted with consent
Short-term NDIS accommodation and short-term accommodation for families and visitors (medi-motel)	Hotel or Motel Accommodation	Prohibited
	Serviced Apartment	Prohibited

The potential zoning changes required to enable the above land uses on the site are considered in **Section 3.3** below.

### 3.3 AMENDMENT TO PARRAMATTA LEP 2011 ZONING

As outlined in **Section 3.2** above, the majority of proposed land uses are permissible with consent on the site pursuant to the current R4 zoning. No rezoning would therefore be required with respect to the following uses:

- Residential Flat Building or Shop Top Housing (including market, BTR, key worker and student housing);
- Community Facility;



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- Medical Centre (permitted with consent pursuant to the ISEPP);
- Retail space and food & beverage outlets (when included as part of Shop Top Housing);
- Student accommodation (including in the form of a Residential Flat Building, Shop Top Housing and/or Boarding House).

The exception is the short-term accommodation proposed to provide temporary NDIS accommodation and to accommodate families visiting children or other relatives in hospital. The short-term accommodation may also accommodate visiting nurses, doctors, medical experts and professors. Accordingly, an APU is proposed for *Hotel or Motel Accommodation* and *Serviced Apartments*.

Pursuant to the dictionary of PLEP2011, *Hotel or Motel Accommodation* is defined as follows:

***hotel or motel accommodation*** means a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that:

- (a) comprises rooms or self-contained suites, and
- (b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

*but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.*

*Note. Hotel or motel accommodation is a type of tourist and visitor accommodation.*

*Serviced Apartment* is defined as follows:

***serviced apartment*** means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

*Note. Serviced apartments are a type of tourist and visitor accommodation.*

Both *Hotel or Motel Accommodation* and *Serviced Apartments* are types of *Tourist and Visitor Accommodation*, defined as follows:

***tourist and visitor accommodation*** means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

- (a) backpackers' accommodation,
- (b) bed and breakfast accommodation,
- (c) farm stay accommodation,
- (d) hotel or motel accommodation,
- (e) serviced apartments,

*but does not include:*

- (f) camping grounds, or
- (g) caravan parks, or
- (h) eco-tourist facilities.

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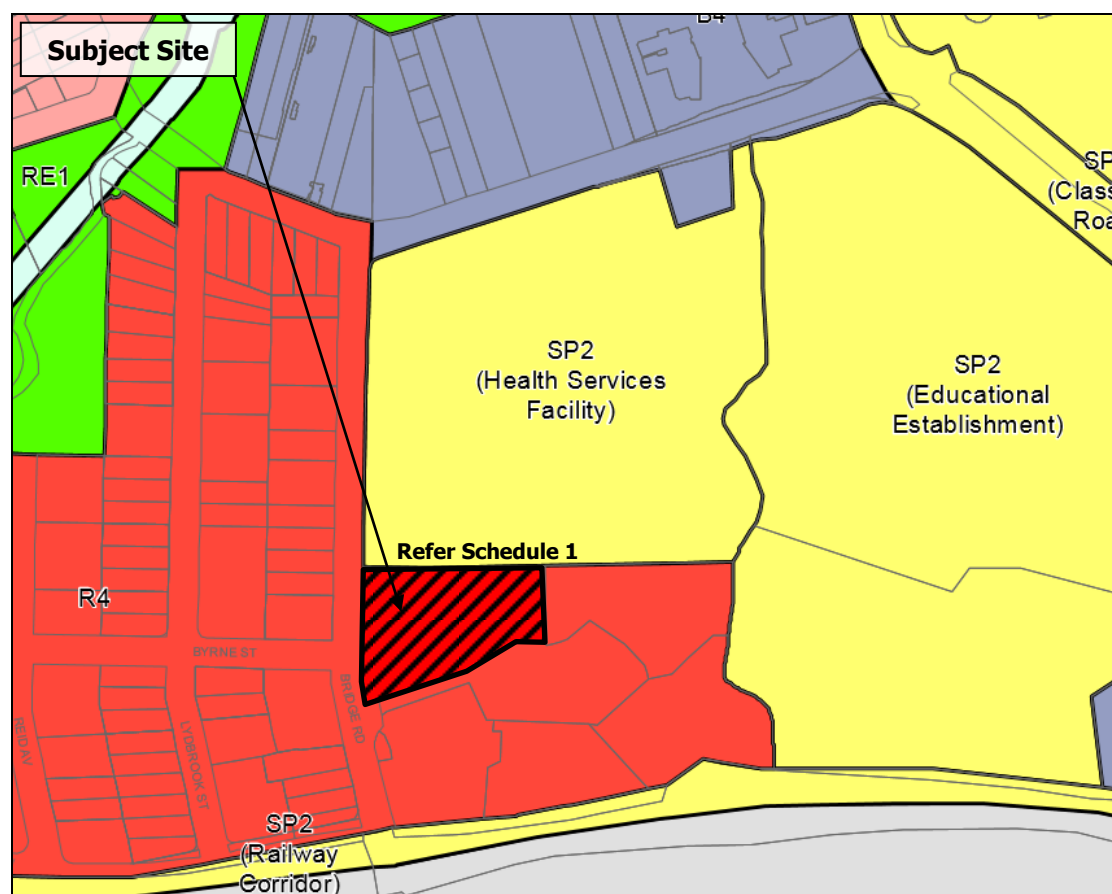
To support the inclusion of *Hotel or Motel Accommodation* and *Serviced Apartments* on the site as an APU, it is proposed to include the following clause in Schedule 1 of PLEP2011:

### ***Schedule 1 Additional Permitted Uses***

#### ***Use of certain land at 93 Bridge Road, Westmead***

- (1) This clause applies to land at 93 Bridge Road, Westmead, being SP 31901.*
- (2) Development for the purposes of Hotel or Motel Accommodation and Serviced Apartments is permitted with development consent.*

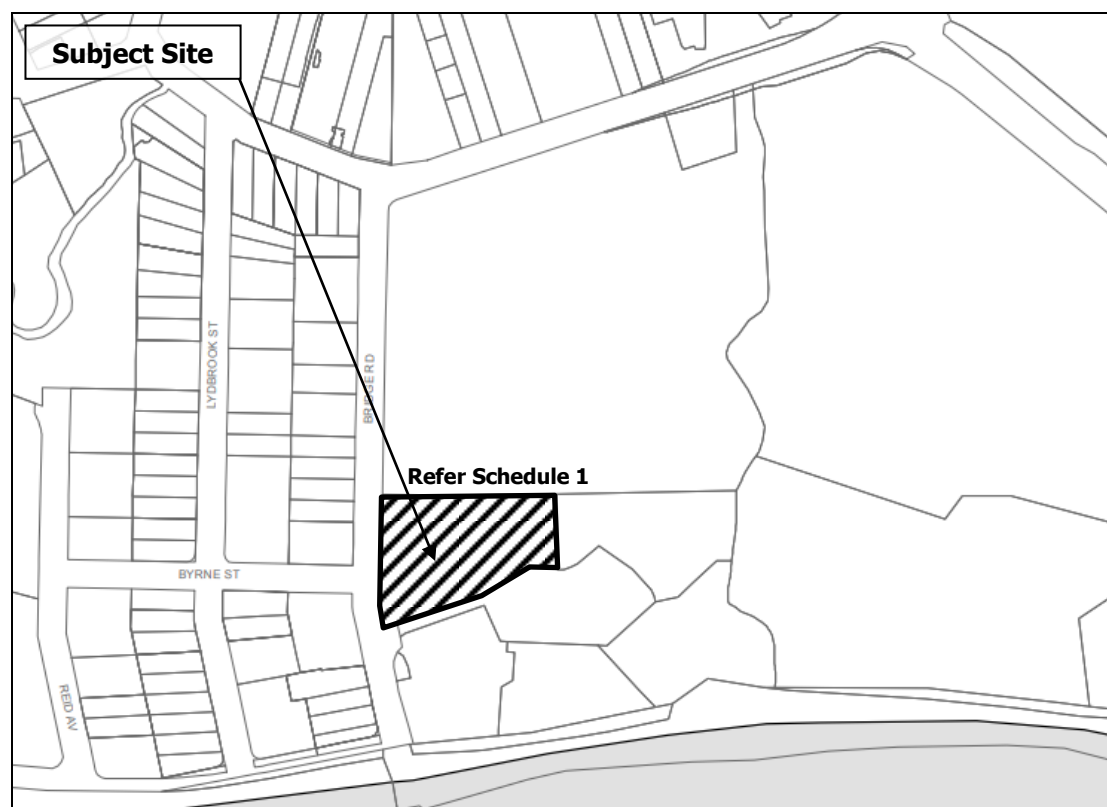
The required extent of the LEP amendment for an APU is shown in **Figures 13-14**.



**Figure 13. Proposed Zoning Map (NSW Legislation 2019)**

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**Figure 14. Proposed Additional Permitted Uses Map (NSW Legislation 2019)**

The inclusion of *Hotel or Motel Accommodation* and *Serviced Apartments* as an APU on the site would achieve the R4 zone objectives, as summarised in **Table 2**.

<b>Table 2. PLEP2011 R4 Zone Objectives</b>	
<b>R4 Zone Objectives</b>	<b>Consistency of Proposed APU with R4 Zone Objectives</b>
<i>To provide for the housing needs of the community within a high density residential environment.</i>	<p>The provision of <i>Hotel or Motel Accommodation</i> and <i>Serviced Apartments</i> on the site would support the short-term <i>living</i> needs of NDIS patients, families visiting children or other relatives in hospital, as well as visiting nurses, doctors, medical experts and professors.</p> <p>Whilst not representing permanent housing, short-term accommodation is integral to meeting the temporary accommodation needs of the local health and education community by virtue of the operating nature of the Health and Education Precinct.</p> <p>Together with the proposed height and FSR amendments and the range of other uses proposed for the site (including Residential Flat Buildings and Shop Top Housing), short-term accommodation would integrate with the high density residential environment that would be supported by this Planning</p>

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Table 2. PLEP2011 R4 Zone Objectives	
R4 Zone Objectives	Consistency of Proposed APU with R4 Zone Objectives
	Proposal.
<i>To provide a variety of housing types within a high density residential environment.</i>	<p>The operations of the Health and Education Precinct generate demand for a diversity of permanent <i>and temporary</i> living options. In particular, short-term accommodation is required for NDIS patients, hospital visitors and visiting professionals/practitioners.</p> <p>Accordingly, the proposed APU is required to meet the diversity of living needs associated with the Health and Education Precinct.</p> <p>As noted above, the inclusion of <i>Hotel or Motel Accommodation</i> and <i>Serviced Apartments</i> as an <i>APU</i> within the existing R4 zone, would allow for the diverse living needs of the precinct's population to be met within a high density residential environment.</p>
<i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i>	<p><i>Hotel or Motel Accommodation</i> and <i>Serviced Apartments</i> represent a land use that meets the day-to-day living needs of the short-term/temporary community of the surrounding Health and Education Precinct.</p> <p>Combined with the range of other uses proposed (the balance of which are already permitted with consent in the R4 zone), this would allow the future development on the site to holistically meet the needs of the local <i>and visiting</i> community.</p>
<i>To provide opportunity for high density residential development close to major transport nodes, services and employment opportunities.</i>	<p><i>Hotel or Motel Accommodation</i> and <i>Serviced Apartments</i> would integrate with high density residential development on the site, occupying a similar style of built form and performing a similar 'living' role.</p> <p>The site is accessible by existing public transport and road infrastructure, being within 800m walking distance of both Westmead and Wentworthville train station. A number of bus stops and T-ways also service the surrounding area. In the future, accessibility, walkability and cycleability will be further enhanced through the delivery of Parramatta Light Rail, Sydney Metro West and City of Parramatta Council's Green Grid.</p> <p>Major employment opportunities and services are also readily accessible from the site,</p>



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Table 2. PLEP2011 R4 Zone Objectives	
R4 Zone Objectives	Consistency of Proposed APU with R4 Zone Objectives
	<p>including those associated with the Westmead Health and Education Precinct and the existing local centres of Westmead and Wentworthville.</p> <p>The range of uses proposed for the site and increased quantum of floor space that would be permitted under this Planning Proposal, would support the establishment of additional local services and jobs. In particular, <i>Hotel or Motel Accommodation</i> and <i>Serviced Apartments</i> would generate employment on the site whilst also providing a service to complement the role and function of the Health and Education Precinct.</p>
<i>To provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood.</i>	<p>The proposed APU does not relate to any sort of home industry.</p> <p>The 'activities'/operations of the proposed <i>Hotel or Motel Accommodation</i> and <i>Serviced Apartments</i> would not, in any case, adversely affect the amenity of the neighbourhood. Rather, short-term accommodation would <i>complement</i> residential accommodation on the subject and surrounding sites, and <i>support</i> the diverse living needs generated by the Health and Education Precinct.</p>

Accordingly, an APU for *Hotel or Motel Accommodation* and *Serviced Apartments* on the site within the R4 zone is considered appropriate, having regard to the following matters:

- As outlined in **Table 2**, the proposed APU would achieve the objectives of the R4 High Density Residential zone.
- *Hotel or Motel Accommodation* and *Serviced Apartments* would integrate with the range of other uses already permitted in the R4 zone.
- All other proposed uses are already permitted with consent, demonstrating the primary suitability of the R4 zone for facilitating the envisaged development of the site for residential, allied health and education.
- Consistent with the intent of the R4 zone, the proposed short-term accommodation would assist in meeting the diverse living needs of the local community associated with the Health and Education Precinct, including NDIS patients, hospital visitors and visiting professionals/practitioners.
- Accordingly, the proposed APU would complement the role and function of the Westmead Health and Education Precinct.

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- Whilst maintaining the potential for the site to provide a significant supply of housing, *Hotel or Motel Accommodation* and *Serviced Apartments* would allow the site to *also* contribute to employment generation and the provision of services to support the needs of the surrounding community.

For the reasons outlined above, the proposal is considered highly appropriate and desirable for the site and also for the surrounding area.

### 3.4 AMENDMENT TO PARAMATTA LEP 2011 HEIGHT OF BUILDINGS

Amendment is sought to Clause 4.3 Height of Buildings of PLEP2011 in order to achieve the objectives of the proposal, being the future development of the site for residential, allied health and education purposes.

Pursuant to Clause 4.3 of PLEP2011 the site is currently subject to an 20m maximum building height, which is considered insufficient to support the envisaged development and range of uses on the site.

It is requested to amend the provisions of Clause 4.3 to provide a minimum building height standard of 78m (22 storeys), as a base case. However, the added value proposal demonstrates the significant strategic and site-specific merit of building heights up to 132m (40 storeys), enabling the creation of a genuine health-oriented vertical village for Westmead, optimising the innovation and public benefit delivered for the precinct in accordance with the draft Place Strategy.

As demonstrated in **Table 3**, the existing objectives of Clause 4.3 would not be altered by this proposal but rather would be achieved by the amendment.

Table 3. PLEP2011 Height of Buildings (Clause 4.3) Objectives	
Height of Buildings Objectives	Consistency of Proposed Building Height with Objectives
(a) <i>to nominate heights that will provide a transition in built form and land use intensity within the area covered by this Plan,</i>	<p>The site and surrounding area are zoned for a combination of high rise residential development, education establishments with no height limit and health facilities with no height limit. Currently, the area incorporates a range of building heights generally ranging from three (3) to 16 storeys and land uses that would be described as relatively intense. Land to the immediate north is considered to exhibit significant redevelopment potential, and given it is unconstrained by any maximum height or FSR controls would likely be developed for higher densities and high rise built form. The building height proposed for the subject site therefore presents the opportunity to create a transition between existing multi-storey residential flat buildings to the south and west and the anticipated future high rise development on land to the north.</p> <p>The stepped design of the concept development would concentrate the tower elements in the northern portion of the site,</p>

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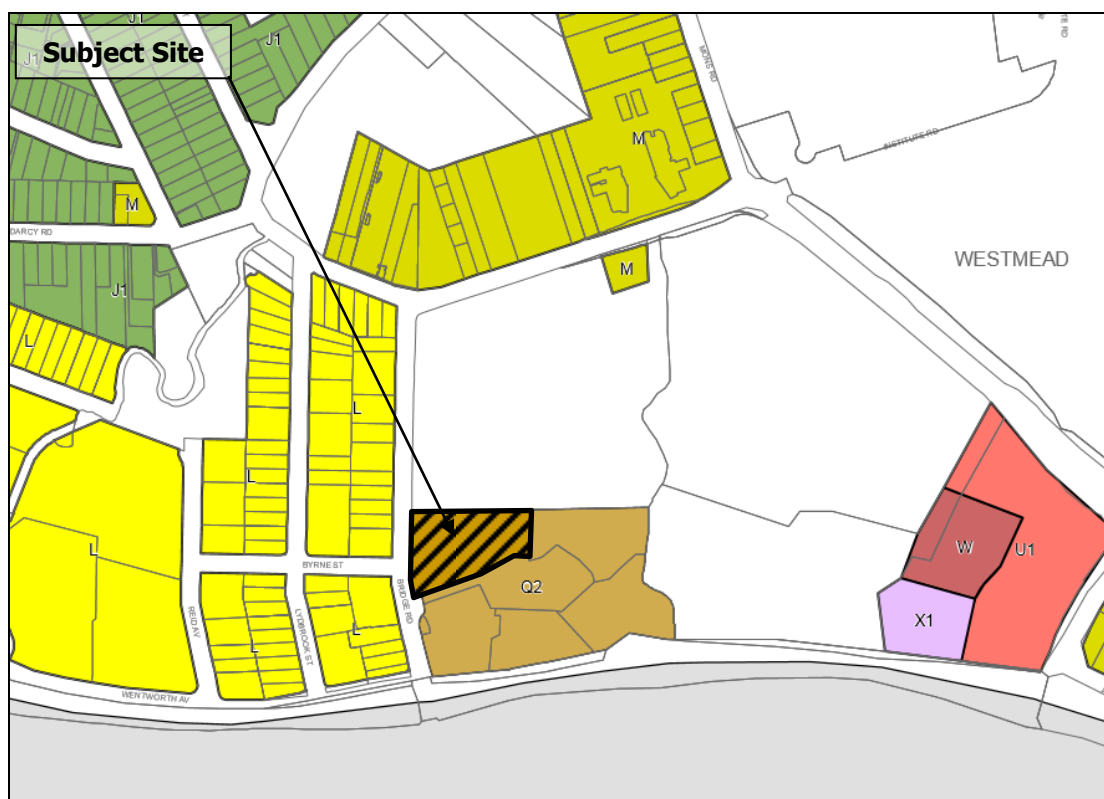
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<b>Table 3. PLEP2011 Height of Buildings (Clause 4.3) Objectives</b>	
<b>Height of Buildings Objectives</b>	<b>Consistency of Proposed Building Height with Objectives</b>
	adjacent to the future development site considered likely to accommodate high density built form. Lower building elements and publicly-accessible open space would be provided adjacent to the southern boundary where existing residential development comprises 16 storeys. The design of the built form would therefore provide an effective height transition.
<i>(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,</i>	As detailed in the Urban Design Report at <b>Appendix 2</b> , the proposed building heights are capable of maintaining adequate levels of neighbouring amenity, including with respect to solar access, privacy, views and visual impact.
<i>(c) to require the height of future buildings to have regard to heritage sites and their settings,</i>	The site is not located in the vicinity of any heritage items or conservation areas, and therefore would not impact on the heritage significance of Parramatta LGA.
<i>(d) to ensure the preservation of historic views,</i>	The site context is not characterized by any significant or historic views, and therefore the development of the site would not compromise any important views.
<i>(e) to reinforce and respect the existing character and scale of low density residential areas,</i>	The site is situated in an area zoned for high density residential development, education establishments and health facilities, and is not in close proximity of any low density residential areas. The proposal would integrate with the desired high density built form character of the area.
<i>(f) to maintain satisfactory sky exposure and daylight to existing buildings within commercial centres, to the sides and rear of tower forms and to key areas of the public domain, including parks, streets and lanes.</i>	Through site planning and architectural design based on site and context analysis, future built form on the site may be sited and designed to maintain suitable levels of solar access to surrounding residential development and public open space.  Shadow modelling has been carried out and is detailed in the Urban Design Report at <b>Appendix 2</b> . The proposal would comply with City of Parramatta Council's policies and the ADG with respect to the levels of solar access provided to the concept built form, adjacent buildings and public open spaces.

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The required extent of the LEP amendment for additional building height is shown in **Figure 15**.



**Figure 15. Proposed Height of Buildings Map (NSW Legislation 2019)**

### 3.5 AMENDMENT TO PARRAMATTA LEP 2011 FLOOR SPACE RATIO

To achieve the objectives of the proposal, it is also required to amend Clause 4.4 Floor Space Ratio of PLEP2011 to allow increased density.

Pursuant to Clause 4.4 of PLEP2011 the site is currently subject to a 1.7:1 maximum FSR, which also restricts the viability of redeveloping the site for an appropriate use, such as residential accommodation and other complementary uses.

To facilitate the redevelopment of the site, it is requested to amend the provisions of Clause 4.4 to provide a minimum FSR of 4.5:1, as a base case. However, the added value proposal demonstrates the significant strategic and site-specific merit of a 6:1 FSR, enabling the creation of a genuine health-oriented vertical village for Westmead, optimising the innovation and public benefit delivered for the precinct in accordance with the draft Place Strategy.

As demonstrated in **Table 4**, the existing objectives of Clause 4.4 would not be altered by this proposal but rather would be achieved by the amendment.

Table 4. PLEP2011 FSR (Clause 4.4) Objectives	
FSR Objectives	Consistency of Proposed FSR with Objectives
(a) to regulate density of development and generation of vehicular and pedestrian traffic,	The site is serviced by established public transport infrastructure (including two (2) train stations, bus stops and T-Ways within 800m walk), which are considered capable of



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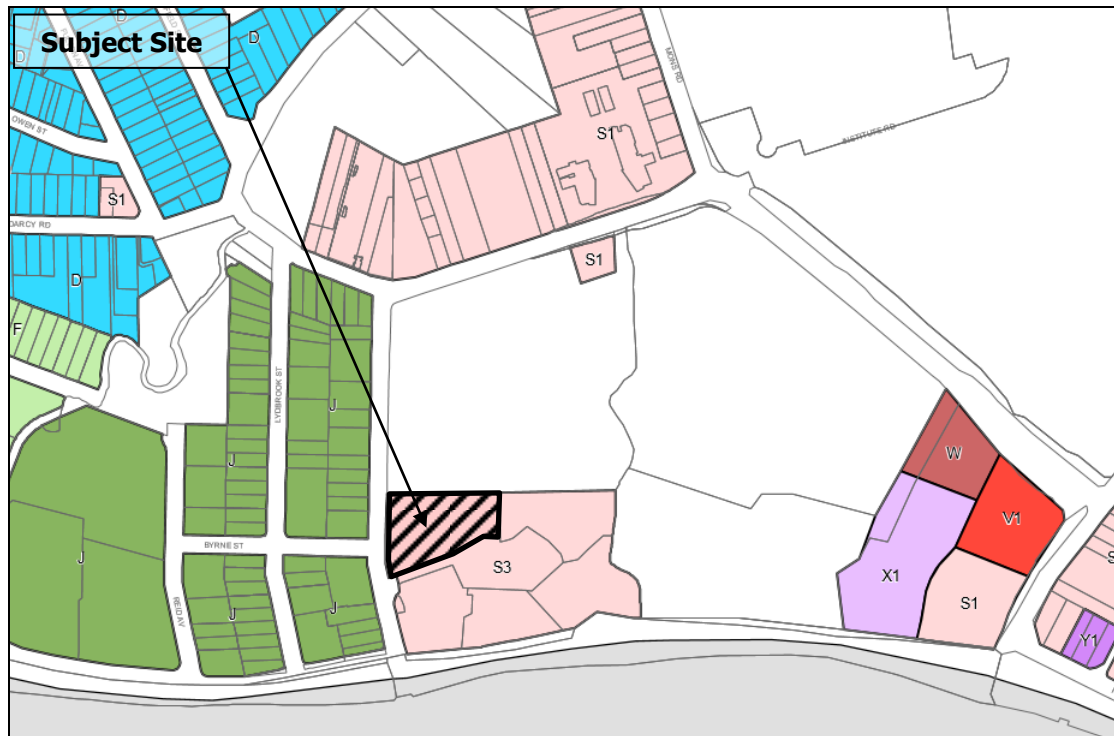
**Table 4. PLEP2011 FSR (Clause 4.4) Objectives**

FSR Objectives	Consistency of Proposed FSR with Objectives
	<p>supporting higher density residential development on the site.</p> <p>In the future, accessibility, walkability and cycleability will be further enhanced through the delivery of Parramatta Light Rail, Sydney Metro West and City of Parramatta Council's Green Grid.</p> <p>As detailed in the Transport Assessment (<b>Appendix 3</b>), <i>the proposal is supportable on traffic and transport planning grounds and will not result in any adverse impacts on the surrounding road network or the availability of on-street parking.</i> Accounting for the estimated traffic generation volumes associated with the proposed development, SIDRA Analysis illustrates that the network is capable of accommodating the trips generated by the proposal under the existing conditions. Furthermore, it would not have a material impact on the operation of the network.</p>
(b) <i>to provide a transition in built form and land use intensity within the area covered by this Plan,</i>	As described above in the context of the objectives for the Building Height standard, the site and surrounding area have been designated for high density built form and high intensity residential, education and health land uses. The density of development proposed for the subject site, combined with the stepped design of the concept built form, would create a transition between existing multi-storey residential flat buildings to the south and west and the anticipated future high rise development on land to the north.
(c) <i>to require the bulk and scale of future buildings to have regard to heritage sites and their settings,</i>	The site is not located in the vicinity of any heritage items or conservation areas, and therefore would not impact on the heritage significance of Parramatta LGA.
(d) <i>to reinforce and respect the existing character and scale of low density residential areas.</i>	The site is not in close proximity of any low density residential areas. The proposal would integrate with the desired <i>high</i> density built form character of the area.

The required extent of the LEP amendment for additional building height is shown in **Figure 16**.

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**Figure 16. Proposed FSR Map (NSW Legislation 2019)**

### 3.6 CONCEPTUAL BUILT FORM

To test the suitability of the site for high density development, concept development schemes have been prepared by Roberts Day and are detailed in **Appendix 2**. Both the base case (4.5:1 FSR and 22 storeys) and added value proposal (6:1 FSR and 40 storeys) have been modelled.

The concept design has been informed by detailed site analysis and consideration of the surrounding context in order to provide an optimal development outcome that capitalises on the strategic potential of the land, uplifts the surrounding public domain and provides a high level of amenity.

As outlined in the Urban Design Report (**Appendix 2**), the built form is the outcome of a detailed design process. Through the addition of shared streets, pedestrian through-site links, useable open space and a new public street, permeability, accessibility, amenity and overall public benefit were significantly enhanced for the site and its surrounds. The introduction of health and education related uses created the opportunity to form a 'micro hub' to complement the Westmead Health, Education and Innovation Precinct and deliver further public benefits. The provision of building mass in tower forms allowed for the provision of useable open spaces, optimal solar access outcomes, the concentration of bulk away from the adjoining residential properties, additional green links, a new public street, a well-defined street edge, a fine-grained and activated ground plane, and a distinctive architectural statement marking the gateway to the Westmead Health, Education and Innovation District.

Active ground floor spaces consisting of a range of uses are proposed for both buildings, fronting Bridge Road, the proposed new street, the shared streets and the pedestrian through-site links. Above Ground Level, the buildings integrate a diversity of residential accommodation, including BTR (under the added value proposal), student housing, key worker housing, and NDIS and family accommodation. Four (4) basement levels are proposed beneath the buildings for the purpose of car parking.

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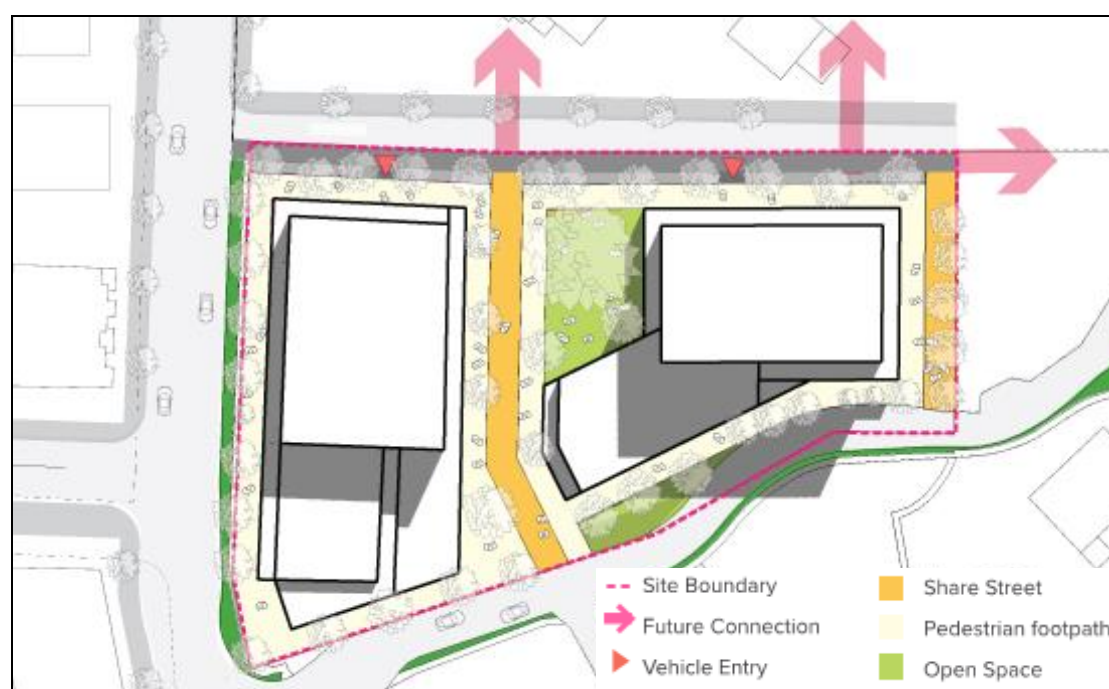
A stepped built form is envisaged, providing a transition in height and scale and protecting the amenity of existing residential development to the south, existing and proposed open spaces and the new residential dwellings to be provided on the site.

The proposed mix of land uses and concept design also accord with the seven (7) principles of the 'Better Placed' Draft Design Policy, as detailed in **Appendix 2**.

Development particulars for the concept scheme are summarised in **Table 5**.

<b>Table 5. Concept Design (Roberts Day 2020)</b>		
<b>Planning Metric</b>	<b>Base case</b>	<b>Added Value Proposal</b>
<b>Residential</b>		
Market Unit Count	370 market dwellings	112 market dwellings
BTR Unit Count	0 BTR	402 BTR
Total Unit Count	370 dwellings total	514 dwellings total
Residential FSR	3.9:1	4.5:1
<b>Supporting Uses</b>		
Community Facility	250m <sup>2</sup>	1,000m <sup>2</sup>
Student Accommodation, Allied Use Housing, Medical Motel, NDIS Patient and Family Accommodation	100 units	323 units
Total FSR of Supporting Uses (also including medical centre, retail, food and beverage)	0.6:1	1.5:1
<b>Total</b>		
FSR	4.5:1	6:1
Site Area	8,663m <sup>2</sup>	8,663m <sup>2</sup>
Building Height	78m (22 storeys)	132m (40 storeys)

The concept design for the future development of the site is shown in **Figures 17-19**.

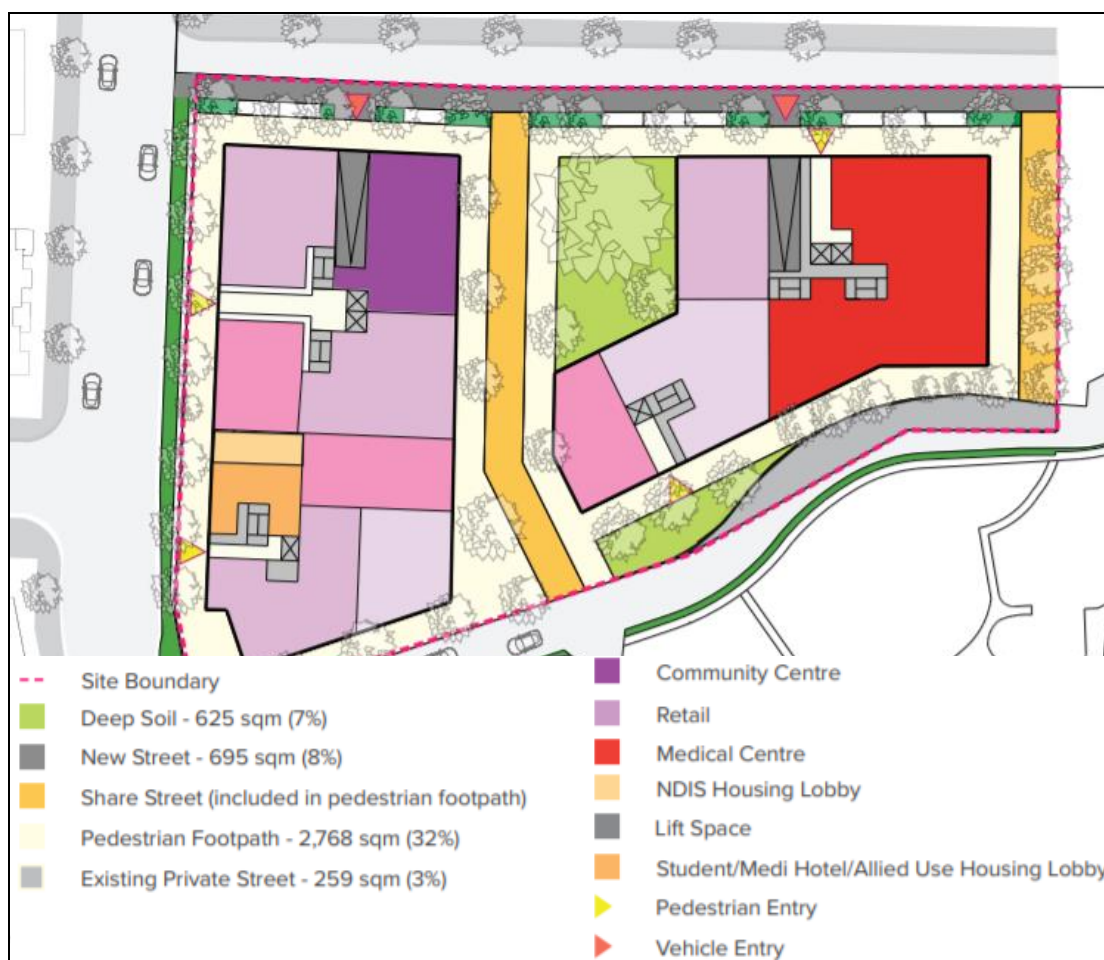


**Figure 17. Concept Site Plan (Roberts Day 2020)**



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**Figure 18. Concept Ground Plane and Active Uses (Roberts Day 2020)**



**Figure 19. Concept Design (Roberts Day 2020)**



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### 3.7 PUBLIC DOMAIN AND LANDSCAPE

The residential, allied health and education 'concept' sought to be delivered through the proposed LEP amendments, would significantly improve the quality of the public domain adjacent to the site. The proposal would also create new publicly-accessible spaces *within* the site, to expand the scale of the public domain to the benefit of the local community.

An activated public domain would be achieved through:

- New public street;
- Two (2) new shared streets;
- New pedestrian through-site links;
- New ground-level publicly-accessible open space;
- Active retail frontages at street level;
- Orientation of buildings to address the street, lanes and open space;
- Landscaping;
- Fully-funded creek crossing as part of the added value proposal.

The concept landscape scheme for the site incorporates shaded and flexible open spaces for the passive and active recreation of residents, workers, visitors and the general public, a publicly-accessible playground, vertical greenery, rooftop gardens, 'green' pedestrian links, and street tree planting.

The tree canopy coverage of the site would be significantly increased as a result of the proposal, from its current minimal 4% coverage to a generous 28% coverage (2,390m<sup>2</sup>). 7% of the site area (625m<sup>2</sup>) would be provided as deep soil. In addition, 2,768m<sup>2</sup> public open paved space would be delivered, equating to 32% of the total site area, with an additional 695m<sup>2</sup> (equivalent to 8% of the site area) provided for the new street. Rooftop communal open space would total 2,310m<sup>2</sup>.

Overall, landscaping across the site would significantly enhance the amenity of the site, contribute to the fine grain and human scale of the streetscape, boost the urban tree canopy, positively contribute to microclimate, biodiversity and habitat, connect to existing green corridors to support the expansion of green links through Westmead and Parramatta, and optimise opportunities for social interaction amongst residents, workers, visitors and the wider community.

The activation of the public domain, including landscaping, is visually depicted in **Figures 20-25**.

As part of the added value proposal, a fully-funded creek crossing would also be provided. This would significantly increase connectivity across the Westmead precinct and therefore would represent a major public benefit.

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**Figure 20. New Public Street (Roberts Day 2020)**



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**Figure 21. Street Activation and Shared Streets (Roberts Day 2020)**

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**Figure 22. Shared, Active, Publicly-Accessible Spaces (Roberts Day 2020)**



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**Figure 23. Publicly-Accessible Open Space (Roberts Day 2020)**



**Figure 24. Landscape Plan (Roberts Day 2020)**

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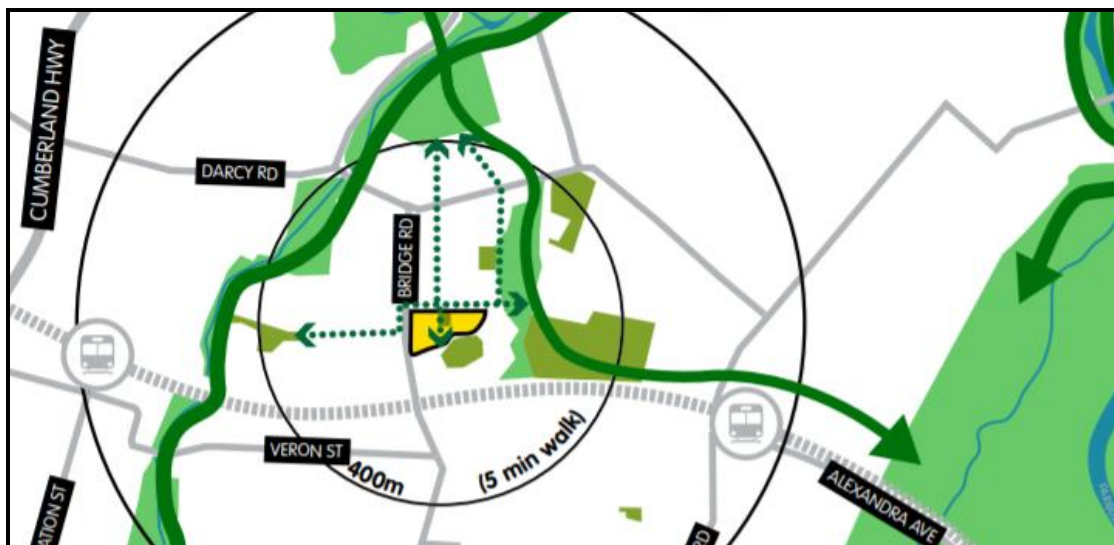


Figure 25. Relationship to the Green Grid (Roberts Day 2020)

### 3.8 DESIGN PARAMETERS AND ADG COMPLIANCE

The capability of the concept design complying with the ADG has been confirmed within the Urban Design Report at **Appendix 2**, including with respect to building setbacks, building depth, visual privacy, open space, solar access, parking, apartment size and mix, and apartment design. Whilst detailed assessment of a proposed development for the site would be undertaken at the DA stage, the concept design demonstrates that future residential development (inclusive of a broader range of housing types and complementary uses) on the site can be designed to provide a high level of amenity for residents of the subject and neighbouring sites.

Key design parameters for the concept development are shown in **Figures 26-31**.



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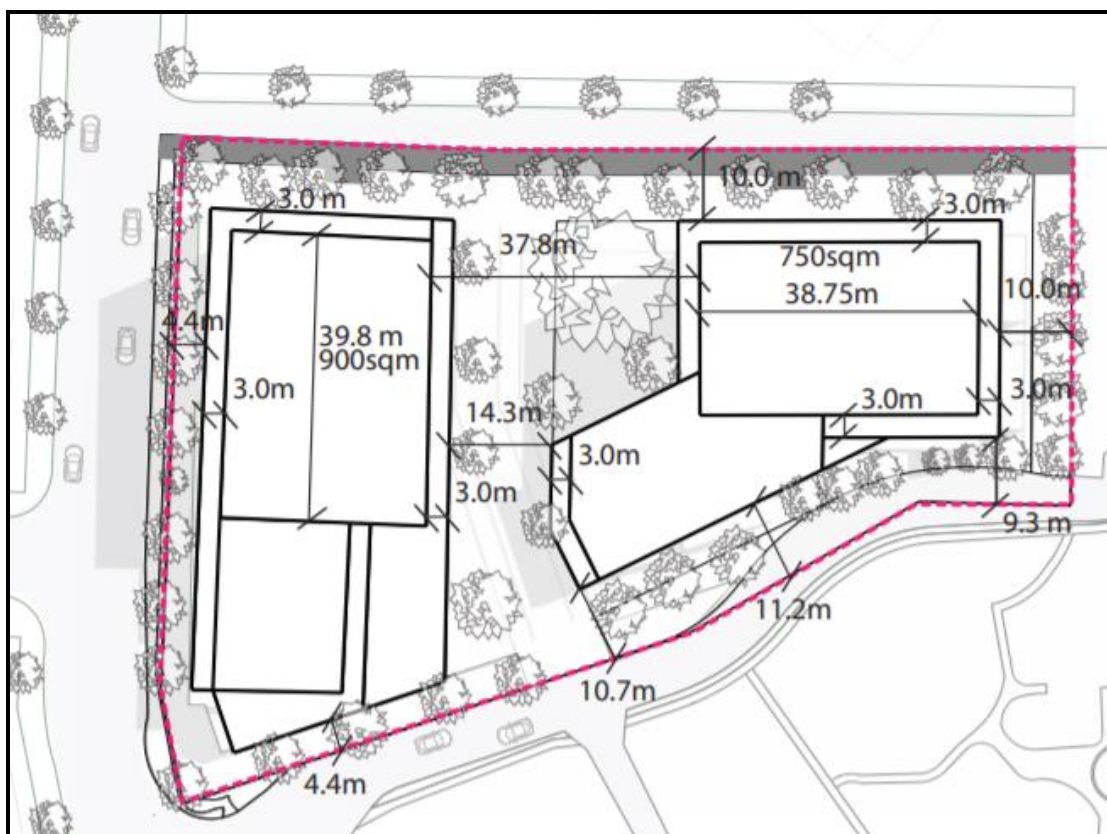


Figure 26. Setbacks and Building Separation (Roberts Day 2020)



Figure 27. Base Case Height Plan (Roberts Day 2020)

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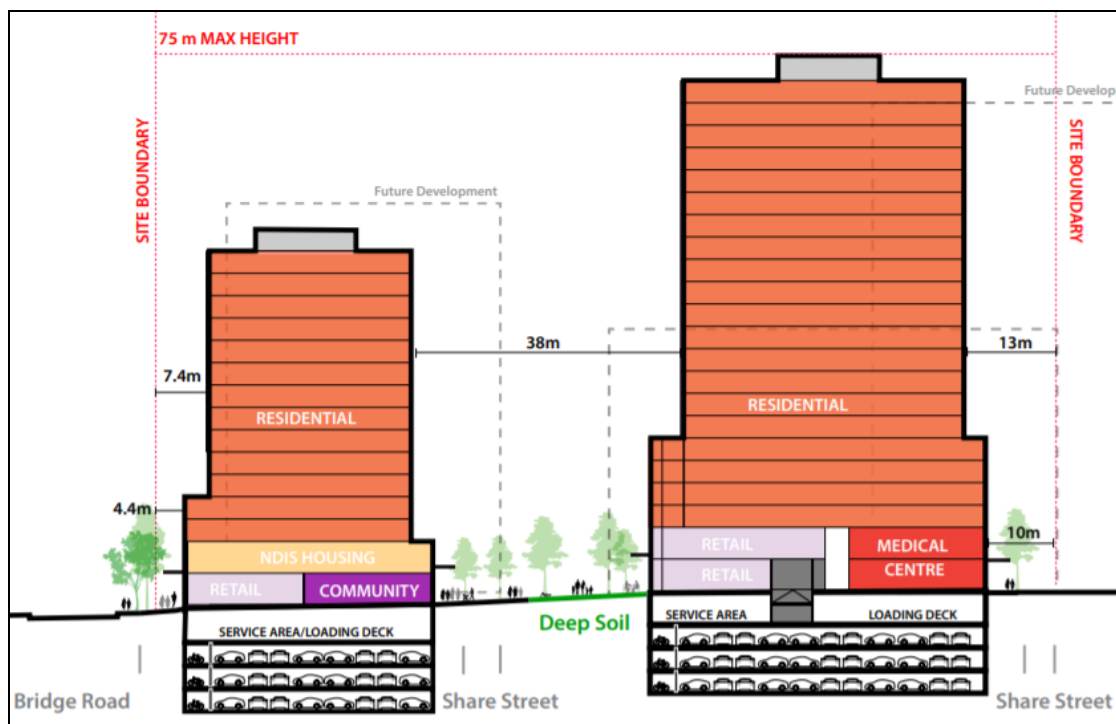


Figure 28. Base Case Section (Roberts Day 2020)

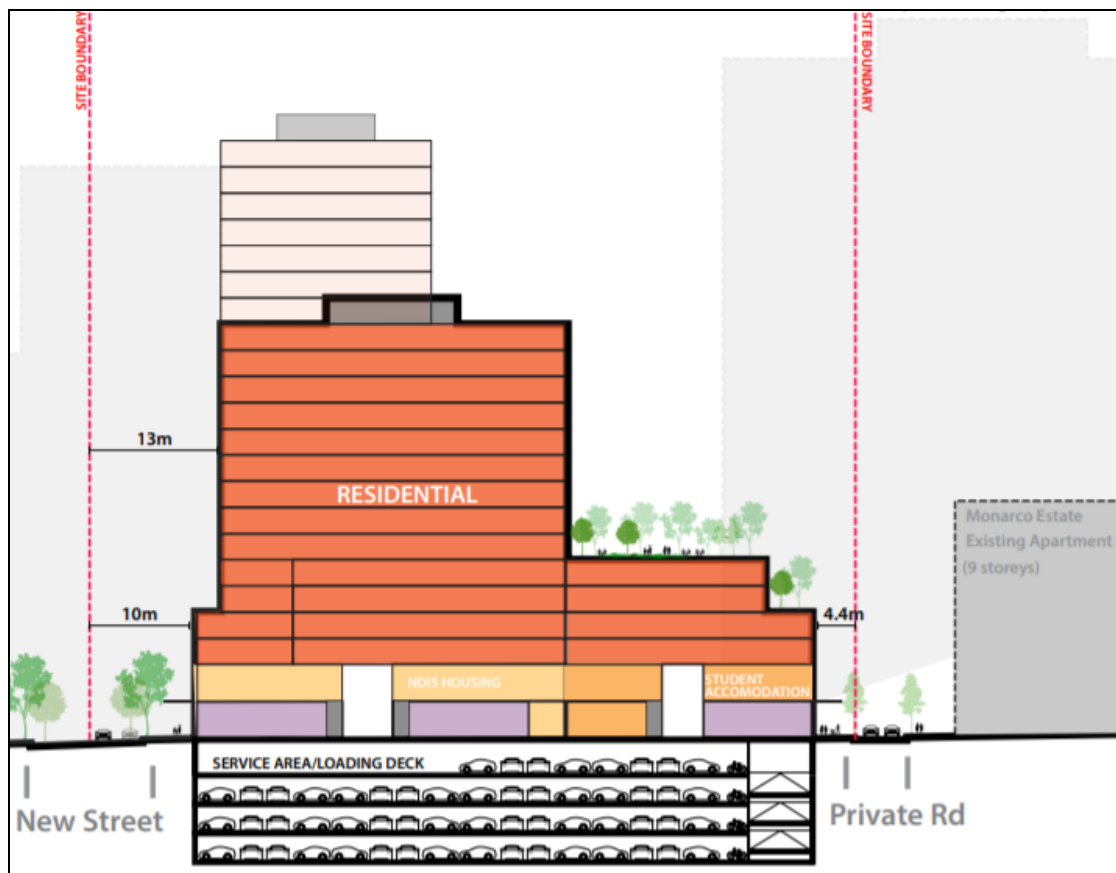


Figure 29. Base Case Section (Roberts Day 2020)



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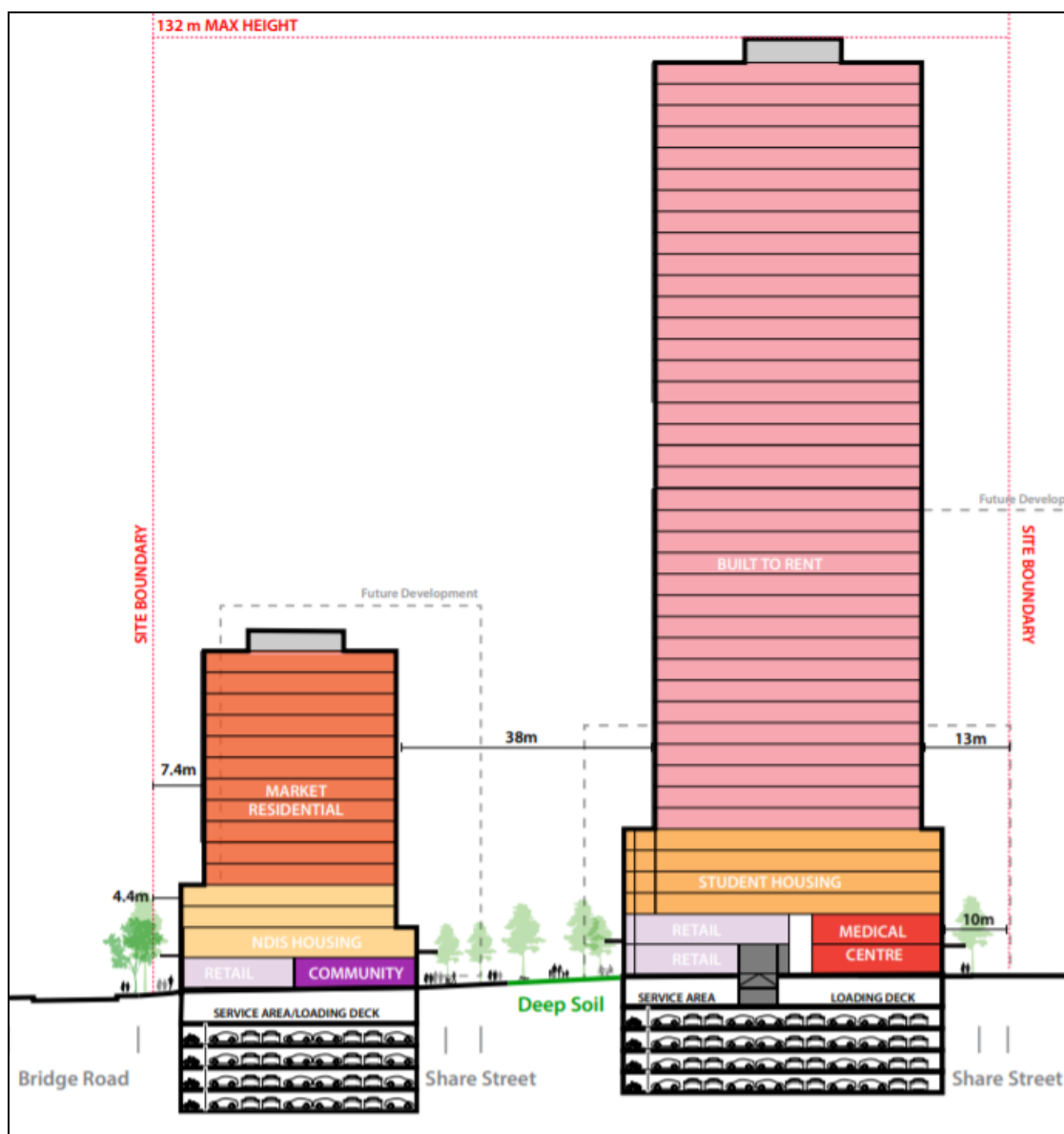
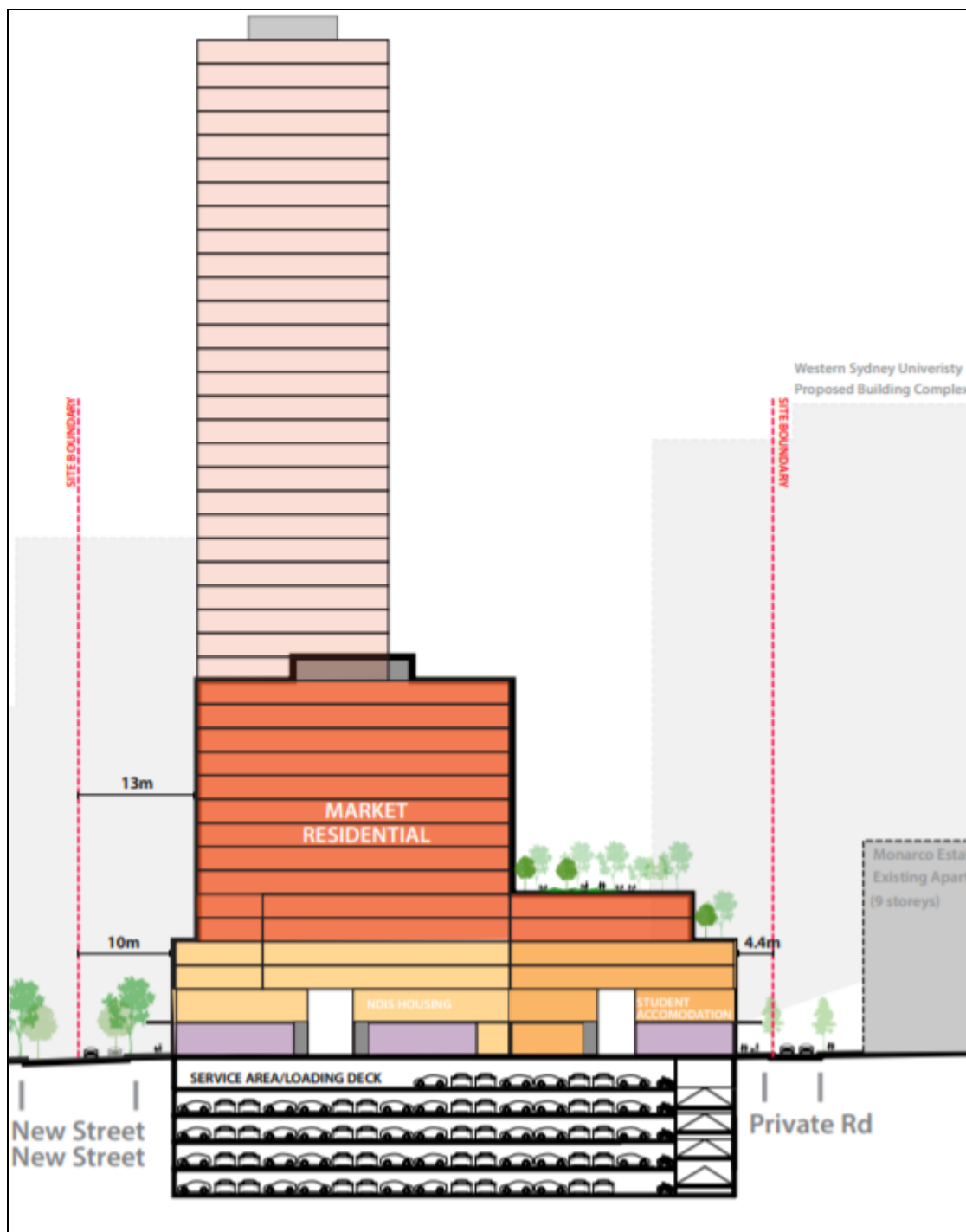


Figure 30. Added Value Section (Roberts Day 2020)

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**Figure 31. Added Value Section (Roberts Day 2020)**

### 3.9 VOLUNTARY PLANNING AGREEMENT

A draft VPA Offer would be discussed with Council to ensure the proposal provides significant public benefit, through:

- Dedication of land for a new street;
- Half-road construction;
- Provision of two (2) shared streets;
- Provision of pedestrian through-site links;

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- Provision of publicly-accessible open space;
- Delivery of a community centre (up to 1,000m<sup>2</sup> under the added value proposal);
- Provision of precinct-supportive uses; and
- Inclusion of BTR housing (under the added value proposal);
- Fully-funded creek-crossing (under the added value proposal).

It is noted that there would be opportunity to optimise the public benefit of the proposal through a higher density scheme, with the VPA offer improved proportionate to the FSR allocated to the site.

The finalisation of the VPA will be subject of ongoing discussion with City of Parramatta.

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## PART D JUSTIFICATION FOR PROPOSED LEP AMEDMENT

### 4.1 NEED FOR THE PLANNING PROPOSAL

The DPIE document *A Guide to Preparing Planning Proposals* includes the following questions in describing the need for the Planning Proposal.

#### 4.1.1 IS THE PLANNING PROPOSAL A RESULT OF ANY STRATEGIC STUDY OR REPORT?

The proposed amendment to PLEP2011 for additional building height, additional FSR and an APU, to support residential development and complementary allied health and education uses on the site, aligns with a number of State, regional and local strategic studies and reports, as outlined in the following sections.

##### 4.1.1.1 NSW STATE PRIORITIES

Eighteen (18) State Priorities are being actioned by the NSW Government to *make this state of ours even better*. The priorities have been categorised under the following headings:

- *Strong budget and economy*
- *Building infrastructure*
- *Protecting the vulnerable*
- *Better services*
- *Safer communities*

The future provision of high density development on the site, incorporating residential, allied health and education uses, would achieve a number of Priorities, as outlined below.

#### ***Encouraging Business Investment***

The government seeks to attract and grow business, create jobs and enhance prosperity.

The site would provide housing on a site that has historically been developed, and continues to be zoned, for residential purposes. The existing supply of land within Parramatta LGA designated for health, education, employment and commercial uses would therefore be maintained. As such, the proposal would provide vital residential accommodation to complement the jobs growth forecast for the adjoining Westmead Health and Education Precinct and Innovation District and other areas of the LGA.

The incorporation of allied health, education and other complementary uses in conjunction with residential development on the site would further support the role of Westmead as a centre for health, education and innovation, and contribute to the overall growth and service-offering of the precinct.

#### ***Improving Road Travel Reliability***

As part of improving the overall efficiency and reliability of the State's transport network, the government has prioritised encouraging commuters to use public transport and to undertake off-peak travel more often. Combined with building extra road capacity, this would enable business and the community to move around the city with greater ease, reducing travel times, boosting productivity and reducing business costs.

The site is located in proximity of established and planned public transport infrastructure, including Parramatta Light Rail, Sydney Metro West, two (2) existing train stations, bus stops



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and T-Ways. The site is also highly walkable and cycleable, owing to the proximity of transit hubs, the health, education and innovation precinct, established local centres and City of Parramatta Council's Green Grid. New residential, allied health and education development on the site would therefore promote the use of active transport modes for future residents, workers and visitors.

### ***Increasing Housing Supply***

The government seeks to support continued housing growth across NSW, with additional housing supply to place downward pressure on house prices.

The delivery of up to 514 dwellings (including BTR) (under the added value proposal), which would be enabled through this Planning Proposal, would contribute to increased housing supply in a strategic location with immediate access to transport infrastructure, employment, education establishments, health facilities and the other services required to meet the day-to-day needs of the future community. The proposal would therefore assist in meeting the housing needs of Sydney's existing and growing population.

The proposal would also deliver student housing, temporary NDIS patient accommodation and short-term family accommodation, and provide opportunities for BTR and key-worker housing to be integrated in the precinct. Thereby, the proposal would respond to the diverse housing needs of the community.

### **4.1.1.2 DIRECTIONS FOR A GREATER SYDNEY**

*Directions for a Greater Sydney* outlines a set of common guiding principles that will help navigate the future of Greater Sydney and ensure it is a great place to live, for us and future generations.

The ten (10) key directions include:

- *A city supported by infrastructure*
- *A city for people*
- *Housing the city*
- *A city of great places*
- *Jobs and skills for the city*
- *A well connected city*
- *A city in its landscape*
- *An efficient city*
- *A resilient city*
- *A collaborative city*

In accordance with these directions, the future residential, allied health and education development (to be facilitated through the additional height, FSR and APU proposed under this Planning Proposal), would provide new housing in an established area that is serviced by established and future infrastructure, including Parramatta Light Rail, Sydney Metro West and Westmead Health and Education Precinct and Innovation District.

The proposed range of additional uses would generate new employment opportunities and further augment the amenity of the site and immediate neighbourhood, and align with the key role of Westmead as a hub for health, education and innovation.

Growth would therefore be aligned with existing and planned infrastructure, ensuring the new community would be supported by all infrastructure and services required to facilitate

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liveability, productivity and sustainability. In this regard, high density development on the site would contribute to the realisation of the '30 minute city'.

Through the delivery of up to 514 dwellings (including BTR) (under the added value proposal), the proposal would also contribute to meeting supply targets, placing downward pressure on prices to improve affordability, and diversifying housing choice. A range of unit sizes, as well as BTR, would assist in accommodating a variety of price-points and meeting the needs of Sydney's diverse and growing population.

In addition to providing traditional and BTR residential apartments, the proposal would deliver student housing, temporary NDIS patient accommodation, short-term family accommodation and key-worker housing, thereby responding to the diverse housing needs of the community as particularly associated with the Westmead Health and Education Precinct and Innovation District.

Through providing diverse new housing, jobs and services in a vibrant mixed use environment that is supported by public transport and other key infrastructure, the proposal would assist in creating a community for people. The site would become a great place to live, work, visit and socialise, being defined by design excellence, high quality public spaces, opportunities for planned and spontaneous social interaction, walkability, cycleability and innovation.

### 4.1.1.3 GREATER SYDNEY REGION PLAN – A METROPOLIS OF THREE CITIES

The *Greater Sydney Region Plan- A Metropolis of Three Cities* represents an amendment to *A Plan for Growing Sydney*. The Plan outlines a vision for Sydney to 2056, defined by three (3) cities; the Western Parkland City, the Central River City, and the Eastern Harbour City. The Plan seeks to foster productivity, liveability and sustainability, to be achieved through the '30 minute city' model by which more than 60% of people live within 30 minutes of jobs, education, health facilities and services. The creation of the 30 minute city is to be promoted through infrastructure investment and coordinated transport and land use planning.

The ten (10) directions underpinning the Plan emphasise infrastructure delivery, increasing housing choice, creating walkable neighbourhoods and 'great places to live', supporting economic growth, and promoting environmental sustainability. Overall, the Plan aims to accommodate an additional 725,000 dwellings and 817,000 new jobs.

For the purpose of the Plan, Greater Parramatta (inclusive of Westmead) is identified as the core of the Central River City (**Figure 32**). Through the implementation of the Growth Infrastructure Compact in GPOP, unprecedented infrastructure investment will support major population growth and enhanced economic activity. Urban renewal and the Green Grid will present opportunities for improved sustainability and greater access to open space.

In accordance with the Greater Sydney Commission's (GSC) 2016 vision, GPOP and its transformation continues to be key to rebalancing opportunities across the Greater Sydney Region. Improved transport connections are key to delivering the economic benefits of agglomeration and creating a cluster of economic activity with up to 370,000 jobs within a 10-15 minute public transport catchment. Key focus areas for GPOP include (as relevant to Westmead):

- Growth Infrastructure Compact to support the delivery of social and economic infrastructure;
- Parramatta Light Rail and Sydney Metro West as catalysts for new businesses, housing choice, education, research, entertainment and tourism;
- Employment growth and diversity;

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- Walkable places.

Other objectives and strategies of the Plan focus on the role of Westmead as an internationally-competitive health, education, research and innovation precinct. The provision of a range of accommodation for moderate-income households and students accessible to health and education precincts is acknowledged by the Plan as contributing to the productivity of the precinct.

Accordingly, through the provision of significant new housing supply on the subject site in immediate proximity to Westmead Health and Education Precinct (yet on land historically developed and zoned for residential purposes), the proposal would positively contribute to the overall productivity of the precinct. In direct response to the Region Plan, opportunities have also been identified for BTR, key-worker housing and student housing. This would in turn assist in achieving the vision for GOP. Similarly, residential accommodation on the subject site would contribute to the creation of the 30 minute city owing to the proximity of the site to jobs, services and transport infrastructure.

Further, the range of allied health and education-related uses nominated for inclusion on the site directly reflect the 'active ecosystem' described by the Plan as characterizing successful innovation districts. Specialist medical facilities, housing (including BTR, key-worker and student housing), temporary accommodation for NDIS patients and short-term accommodation for visitors, are all key to the growth and development of the Westmead Innovation District.

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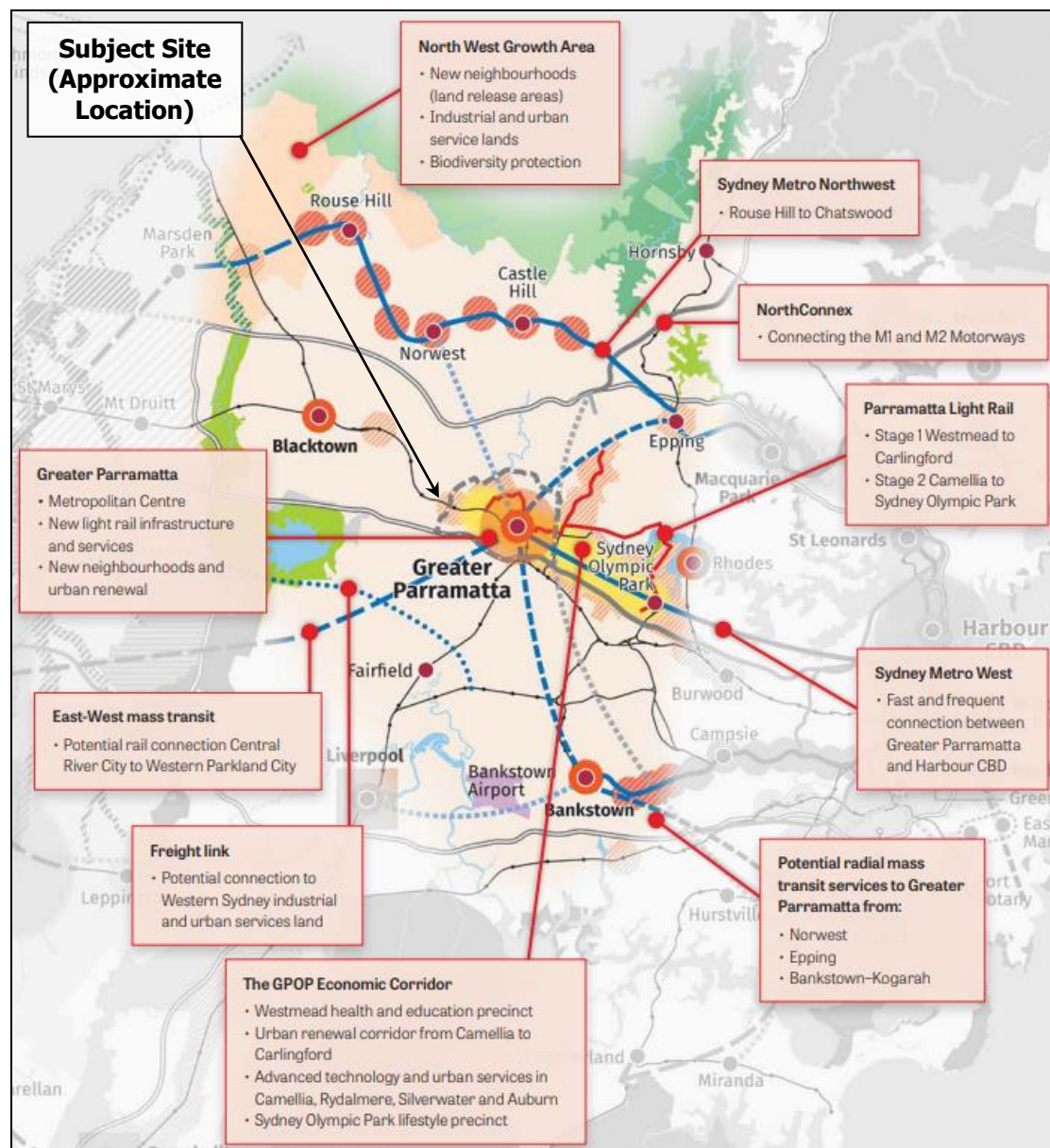


Figure 32. Central River City (GSC 2018)

### 4.1.1.4 CENTRAL CITY DISTRICT PLAN

The *Central City District Plan* has been designed to provide a 'bridge' between regional and local level planning, and assist in the *implementation* of strategic envisioning.

Westmead is situated in the Central City District (**Figure 33**), which is envisioned to benefit from unprecedented city-scale infrastructure investments, quicker and easier access to a wider range of jobs, housing types and activities, enhanced lifestyle opportunities and improved environmental assets.

Overall, 550,500 additional people and 207,500 dwelling are projected for the Central City district by 2036, and 137,000-151,500 jobs are targeted for Greater Parramatta by 2036.

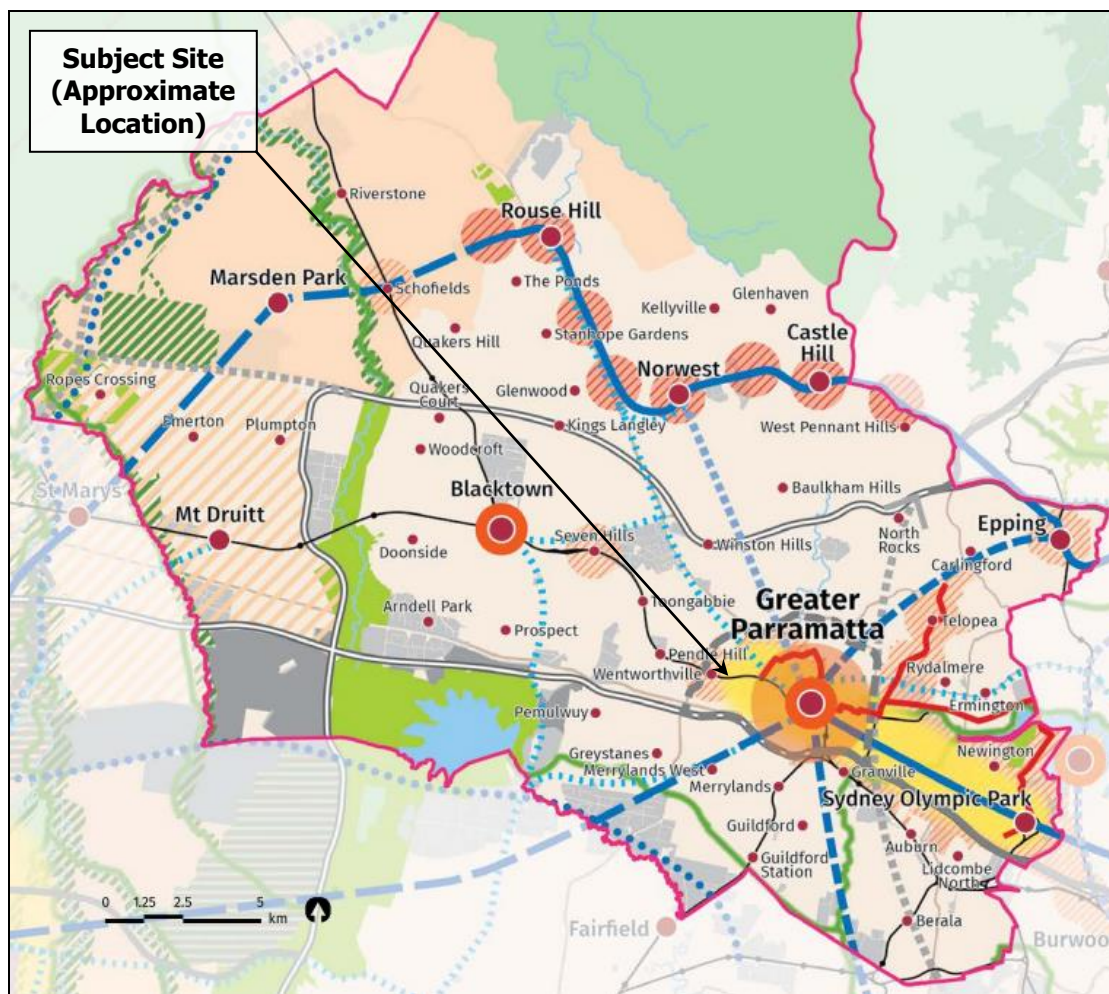
The Plan establishes a number of priorities and actions to guide growth, development and change, relating to infrastructure & collaboration, liveability, productivity and sustainability.



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The priorities and actions relevant to Westmead, Greater Parramatta and the proposed development are discussed as follows.



**Figure 33. Central City District Structure Plan (GSC 2018)**

### *Infrastructure and Collaboration*

Additional infrastructure and services are required to support Sydney's growth, and in turn infrastructure investment will contribute to the shape and connectivity of Greater Sydney. Planning for infrastructure requires coordination across all levels of government, industry and the community.

The GPOP Growth Infrastructure Compact seeks to align infrastructure with growth through a collaborative process. Westmead forms part of GPOP and is expressly nominated as an area for growth.

The proposed development would support the transformation that is being pursued by various levels of government in conjunction with the major transport investment in Parramatta Light Rail and Sydney Metro West. The development would effectively align housing and jobs growth with new infrastructure, in accordance with Action 3.

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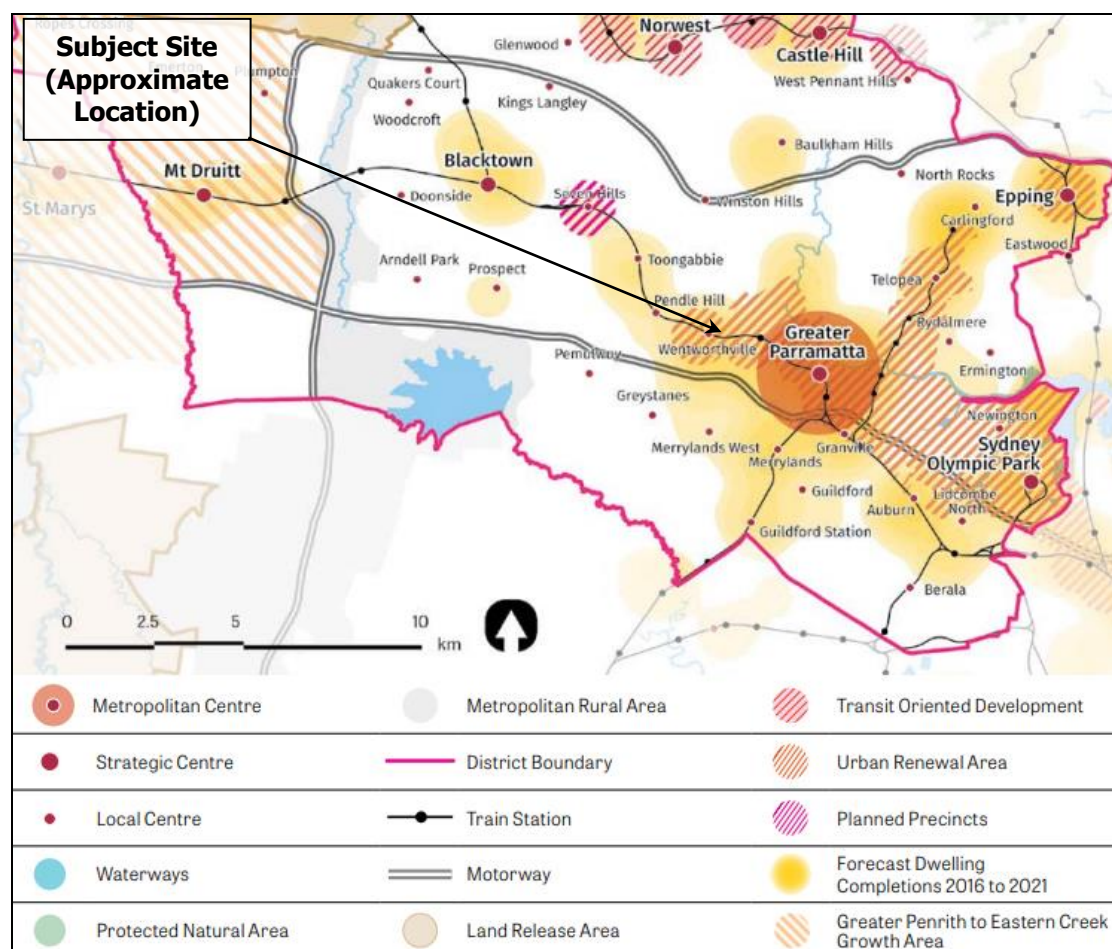
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### Liveability Priorities

Additional housing in the right locations to improve diversity and affordability coordinated with infrastructure and services, is required in response to population growth and ageing. 207,500 additional homes will be required across the district by 2036, including 21,650 homes in Parramatta LGA by 2021. Urban renewal corridors, including GOP, are earmarked for concentrations of new housing. Key to liveable places are walkability, cycleability, a fine grain urban form and land use mix.

Being identified within the GOP Urban Renewal Corridor (**Figure 34**), the site is ideally located for new housing. By providing new residential accommodation, the proposed development on the site would accommodate a wide range of people, as required by the Plan's Priorities. Housing affordability and choice would therefore be improved through the injection of additional housing supply and dwelling diversity. In particular, the delivery of BTR, key-worker housing, student housing, temporary NDIS patient accommodation and short-term family accommodation, would respond to the unique housing needs of the local and visiting community, particularly associated with the Westmead Health and Education Precinct.

The proximity of the site to public transport (Parramatta Light Rail, Sydney Metro West and two (2) existing train stations) as well as Westmead Health and Education Precinct and innovation District, existing and future jobs, services and the Green Grid, contributes to a connected, walkable, cycleable and highly amenable urban environment that would be further enhanced through new residential, allied health and education development.



**Figure 34. Future Housing and Urban Renewal Areas (GSC 2018)**



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### *Productivity Priorities*

Greater Parramatta is a growing centre with an increasing range of jobs and services. It is in a strong position to attract a critical mass of knowledge-intensive businesses, health and educational institutions, convention facilities, and retail, leisure, art and cultural experiences. The GOP corridor (**Figure 35**) will be boosted by infrastructure investment associated with the Growth Infrastructure Compact.

Westmead has the largest health and education precinct in Greater Sydney, and the District Plan nominates health and education precincts, as well as other centres and corridors, as areas for the concentration of employment and economic growth.

In accordance with the District Plan's Productivity Priorities, including for Greater Parramatta, GOP and Westmead specifically, the proposal would provide diverse new housing in an area supported by growing and diversifying job opportunities and new infrastructure. The provision of new and diverse housing in immediate proximity to the Health and Education Precinct and Innovation District would multiply the productivity of the precinct and contribute to the creation of the 30 minute city. This specifically reflects Actions 23 and 32.

The inclusion of a range of allied health and education uses on the site in conjunction with traditional, affordable and more diverse living options, would further complement the Health and Education Precinct and innovation District with multiplied productivity benefits.

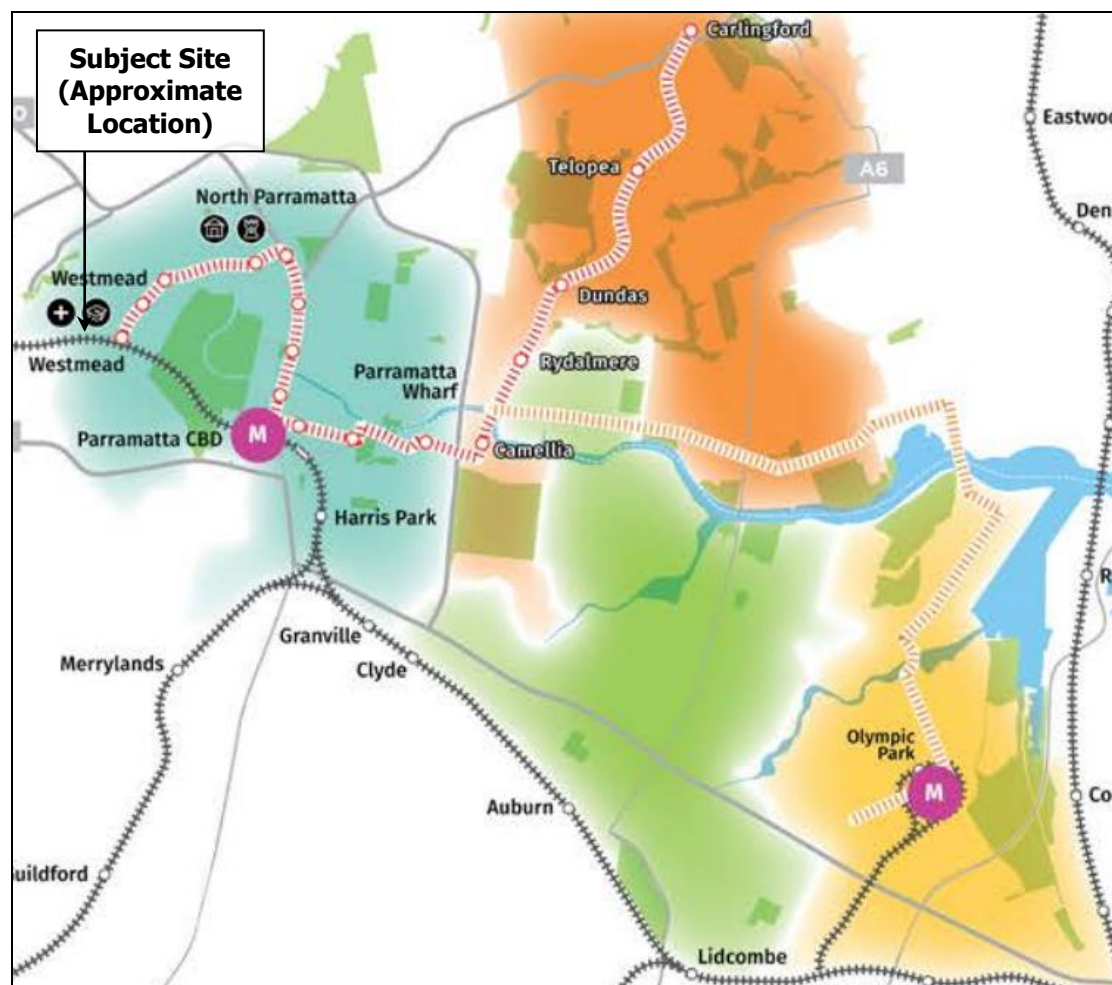


Figure 35. GOP (GSC 2018)

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### ***Sustainability Priorities***

As well as growing, landscapes, waterways and biodiversity should be protected and enhanced and efficiency and resilience promoted. Sustainability also requires the protection of open spaces and building design that promotes energy and water efficiency.

The redevelopment of the site for higher density residential allied health and education development would augment the efficiency with which land is used through the densification of uses that are highly compatible with surrounding development and coordinated with supportive infrastructure. The redevelopment of land that has been historically developed would promote the creation of a better quality environment built on the principles of sustainability.

#### **4.1.1.5 GPOP**

The draft pilot Place-Based Infrastructure Compact (PIC) will guide growth in Greater Parramatta to Olympic Park (GPOP), being one of the fastest growing areas in Greater Sydney. GPOP is set to benefit from city-shaping investment by the NSW Government, complemented by localised infrastructure, to create a great place for people and attract industry and jobs. Achieving this requires growth to be logically sequenced and supported by infrastructure.

Westmead is a suggested priority area for Phase 1 in light of committed infrastructure providing the opportunity to align growth and support job creation and development. Further, Westmead has been assessed as being a strategic place to grow and support jobs, health services, tertiary education, housing diversity and cultural experiences. Westmead is well positioned to leverage the investment in major infrastructure.

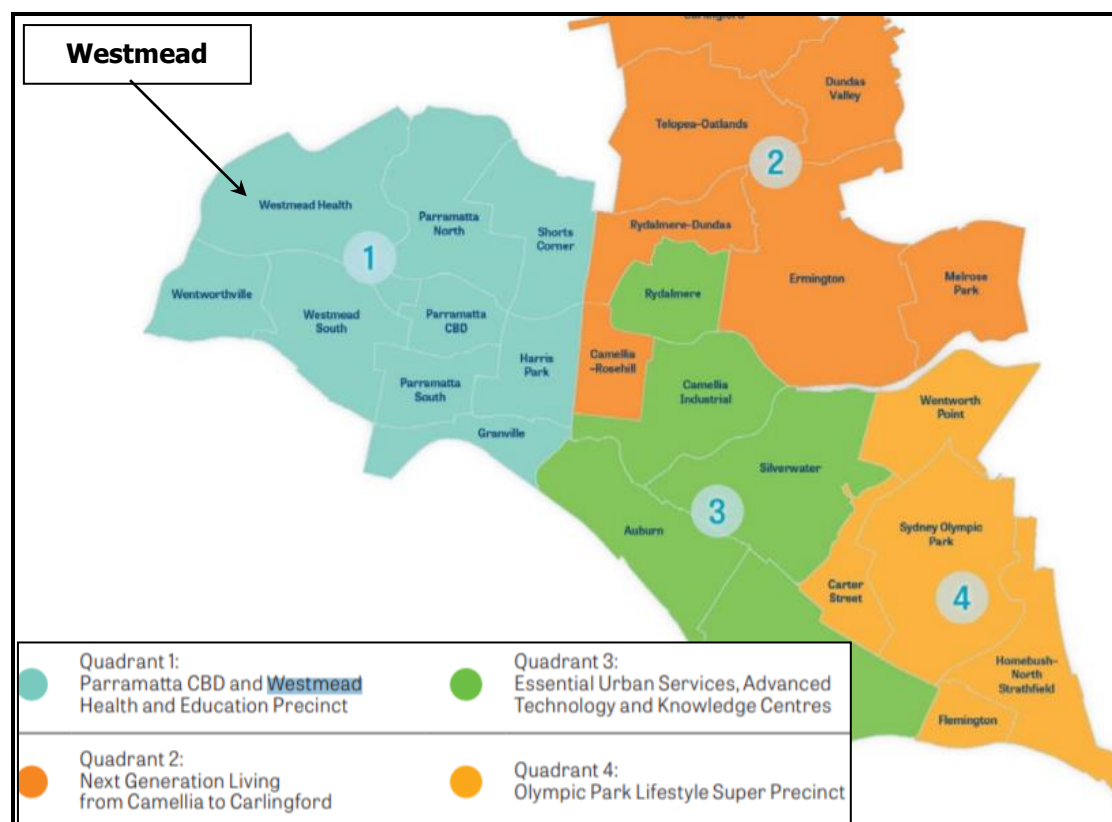
The provision of diverse new housing supply on the site responds to the vision for GPOP and specifically for Westmead. New housing would be located in close proximity to existing and planned public transport, major employment generators and local services. In accordance with the intent of the PIC, the proposal would provide additional housing in an area for which new infrastructure is being collaboratively planned (including Parramatta Light Rail and Sydney Metro West).

The integration of allied health and education-related uses with residential development would allow the site to offer an enhanced contribution to the role of Westmead in health, education, innovation and economic activity.



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**Figure 36. GOP (GSC 2020)**

### 4.1.1.6 GREATER PARRAMATTA GROWTH AREA

The *Greater Parramatta Interim Land Use and Infrastructure Implementation Plan* (Interim Plan) was developed by DPIE, City of Parramatta Council and the GSC to guide redevelopment and identify the infrastructure needed for continued growth.

The Interim Plan forecasts more than 72,000 additional dwellings and 113,000 additional jobs within the Growth Area by 2036, although ongoing work by the NSW Government suggests the Growth Area may have capacity for more than 100,000 additional dwellings and 300,000 additional jobs.

For the Westmead Precinct specifically, the Interim Plan forecast 30,000 additional jobs by 2036 but did not include housing forecasts.

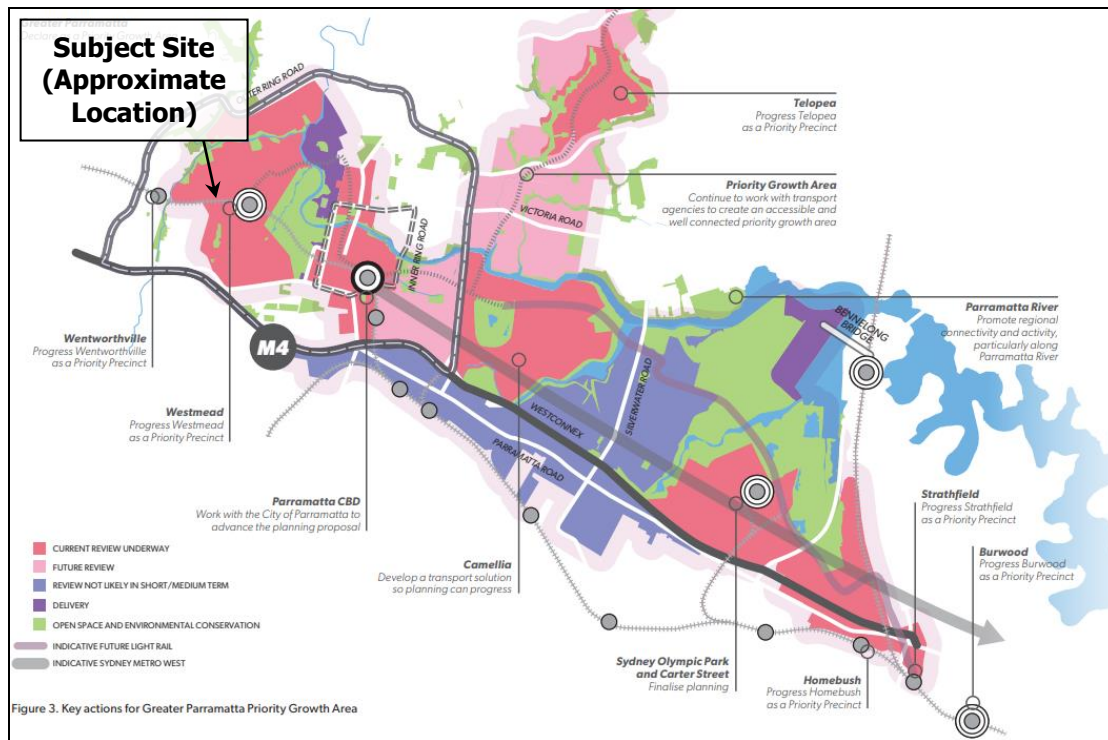
Importantly, the Interim Plan states the job and housing projections identified for specific precincts are indicative only. The Interim Plan is intended to be updated regularly to incorporate new planning that has been completed. Of note, the Interim Plan *preceded* the final District Plans, final planning for Parramatta Light Rail and planning for Sydney Metro West.

To ensure future planning is consistent with the Interim Plan (as it is updated), DPIE proposes to establish Greater Parramatta as a Growth Area under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP). The Growth Area includes 3,500ha of land divided into 12 precincts, including Westmead. The Growth Area is shown in **Figures 37-38**.

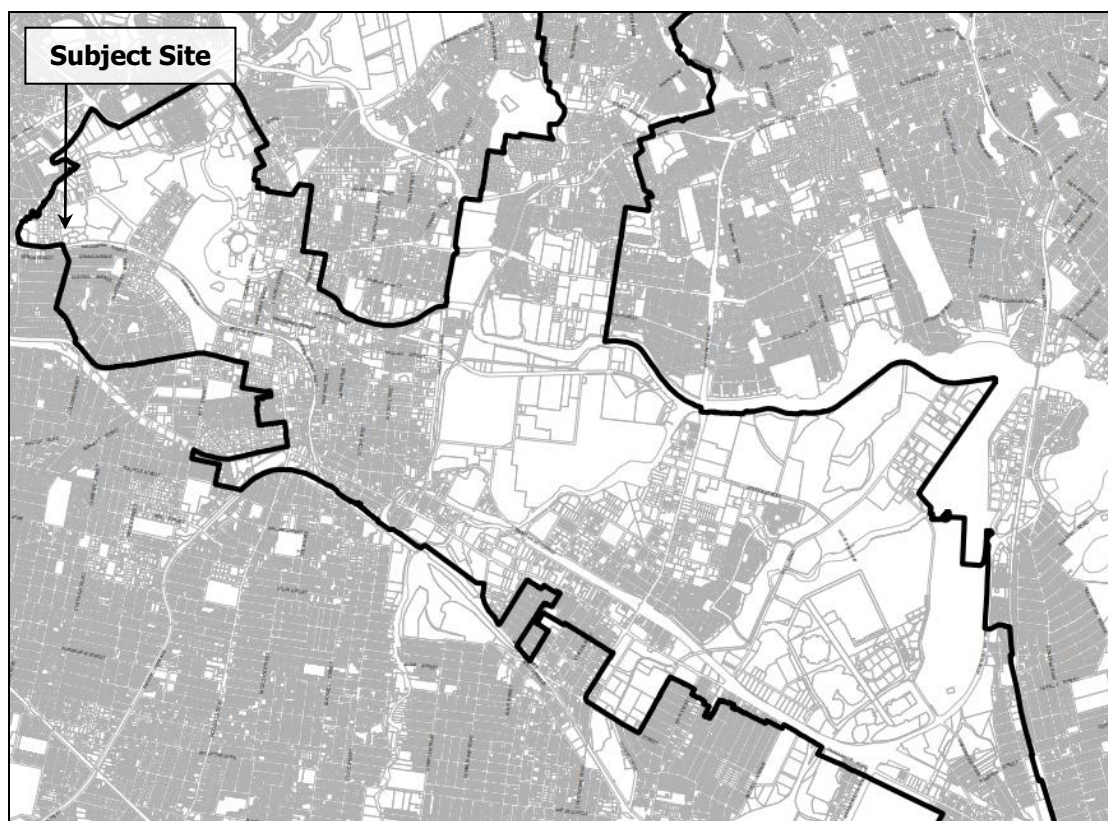
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As described above, planning for Westmead is ongoing. In any case, the redevelopment of the site for high rise residential, allied health and education development would contribute to the housing and jobs growth identified for Greater Parramatta.



**Figure 37. Greater Parramatta Growth Area (NSW Government 2017)**



**Figure 38. Draft Growth Centres SEPP Map (NSW Government 2017)**

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### 4.1.1.7 WESTMEAD 2036 DRAFT PLACE STRATEGY

The *Westmead 2036 Draft Place Strategy* (draft Place Strategy) was placed on public exhibition on 14 December 2020. The draft Place Strategy establishes the vision for Westmead as *Australia's premier health and innovation district; an ecosystem for new discoveries, economic growth and global recognition Westmead will also deliver exceptional place outcomes for the Central River City, with enhanced heritage and environmental assets, activated places, connected communities and housing choice.*

Aligning with the vision of the draft Place Strategy, the proposal would deliver diverse new housing to augment choice and supply, activate the site and public domain through a variety of active uses and public spaces, and connect the local community to living, working, studying and socialising opportunities through co-location within the site and more broadly through close walking and cycling proximity to the balance of the Westmead precinct and major public transport.

The draft Place Strategy includes a Structure Plan for Westmead. As shown in the extract at **Figure 39**, the site is identified as 'existing residential'. Of note, the adjoining site to the north is identified 'mixed use (health focus)'. Whilst the Structure Plan reflects the existing situation of the site, it does not provide express guidance on the future development. Liveability Direction 8 does however promote housing renewal of old building stock and revitalisation of existing residential areas. Further studies are to focus on housing intensification and diversification within 800m of Westmead Station and in proximity to open space amenity, to provide student accommodation, key worker, social and affordable housing. The scale of future housing development is to be informed by urban design studies, ensuring it respects solar access, views and vistas.

Reflecting the 'residential' designation of the Structure Plan and aligning with Direction 8, the proposal would provide a diverse offering of residential accommodation including student accommodation, key worker housing and BTR (under the added value proposal). The proposed density of development is suitable for the site in light of the criteria under Direction 8, given it is situated within 800m walking distance of Westmead station and would incorporate new open space to create a highly amenable environment for the new community. The proposal has been informed by detailed urban design analysis (refer **Appendix 2**), which demonstrates that the proposal would suitably respect solar access, views, vistas and general amenity.

The balance of the proposed precinct-supportive uses would provide a transition to the health-focused mixed use developments that are earmarked for the adjoining site to the north, and would also support the core vision for Westmead as a health and innovation district.

To facilitate the renewal initiatives and actions, Westmead has been divided into sub-precincts. Each is defined by its own purpose and distinct character to create an integrated, coherent and sustainable community. The site is located within Sub-precinct 2 'Health and Innovation' (**Figure 40**).

In accordance with the outcomes for Sub-precinct 2, the proposal would support core health and innovation uses with diverse housing within high density mixed use development that encourages activity through active ground floor uses and a high quality public domain, with co-located social infrastructure, services and open spaces. The proposed permeable network of shared streets, pedestrian lanes and open spaces would promote walkability, cyclability and connect the green grid.



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Overall, the proposal would support the vision, directions and purpose of the draft Place Strategy, as it would provide residential and complementary allied uses within a high density, mixed use micro hub within 800m walking distance of Westmead train station and inclusive of new open spaces, an activated public domain and a permeable street network.

In particular, through the added value proposal, the site's contribution to the Westmead 'engine room' would be optimised, with increased housing supply and diversity through the inclusion of BTR, and significantly increased public benefit through an enhanced breadth and quantum of precinct-supportive uses including NDIS patient and family accommodation, medical motel, student accommodation and a community facility. A fully-funded creek crossing would significantly improve connectivity through the precinct. Accordingly, the added value proposal actualises the draft Place Strategy.

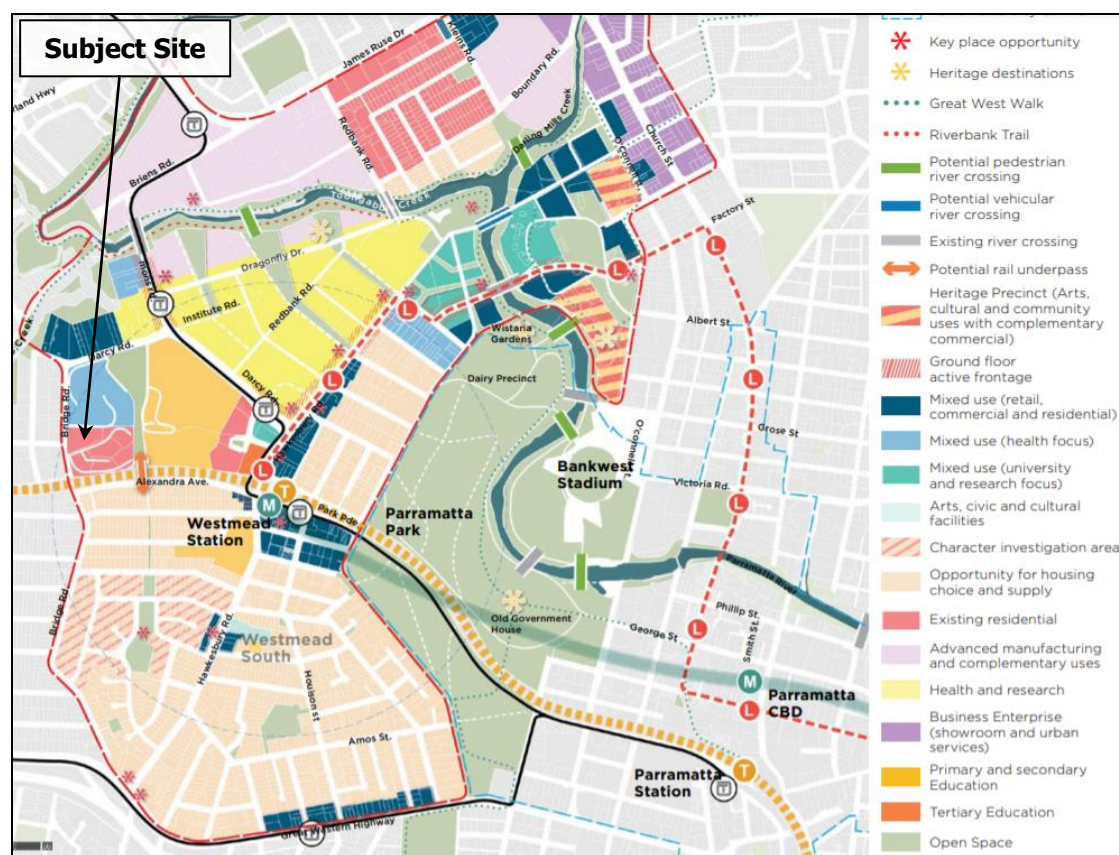
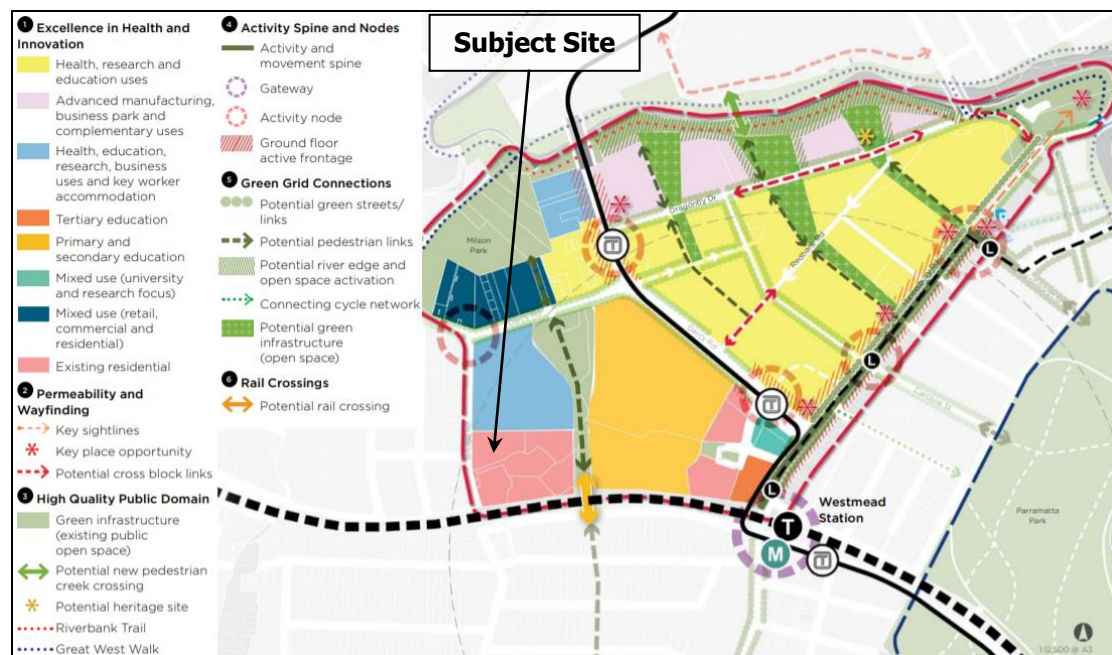


Figure 39. Westmead Structure Plan (NSW Government 2020)



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**Figure 40. Westmead Precinct (NSW Government 2020)**

### 4.1.1.8 PARRAMATTA LIGHT RAIL

Parramatta Light Rail is a current NSW Government infrastructure project, anticipated to service 28,000 people by 2026 with a total of 130,000 people living within walking distance of light rail stops.

Stage 1 has commenced construction and is anticipated to open in 2023. The Stage 1 route extends from Westmead to Carlingford and will connect Parramatta CBD to the Westmead Precinct, Parramatta North Growth Centre, the new Western Sydney Stadium, the Camellia Town Centre, the New Powerhouse Museum and Riverside Theatres, the private and social housing redevelopment at Telopea, Rosehill Gardens Racecourse and three (3) Western Sydney University campuses. In total, the route extends 12km and includes 16 stops.

The preferred route for Stage 2 has been announced (although an alternative alignment is being considered) and would connect Stage 1 and the Parramatta CBD to Ermington, Melrose Park, Wentworth Point and Sydney Olympic Park. The route is estimated to include a 10km track and 10-12 stops.

The Stage 1 and preferred Stage 2 routes are shown in **Figure 41**. As shown in **Figure 42**, the subject site is located in close proximity (approximately 800m walking distance) of the proposed Westmead light rail stop.

High density residential, allied health and education development on the subject site would therefore benefit from the improved connectivity and regional accessibility to be delivered through the significant infrastructure investment in Parramatta Light Rail. Development on the site would also contribute to the revitalization of the light rail corridor.



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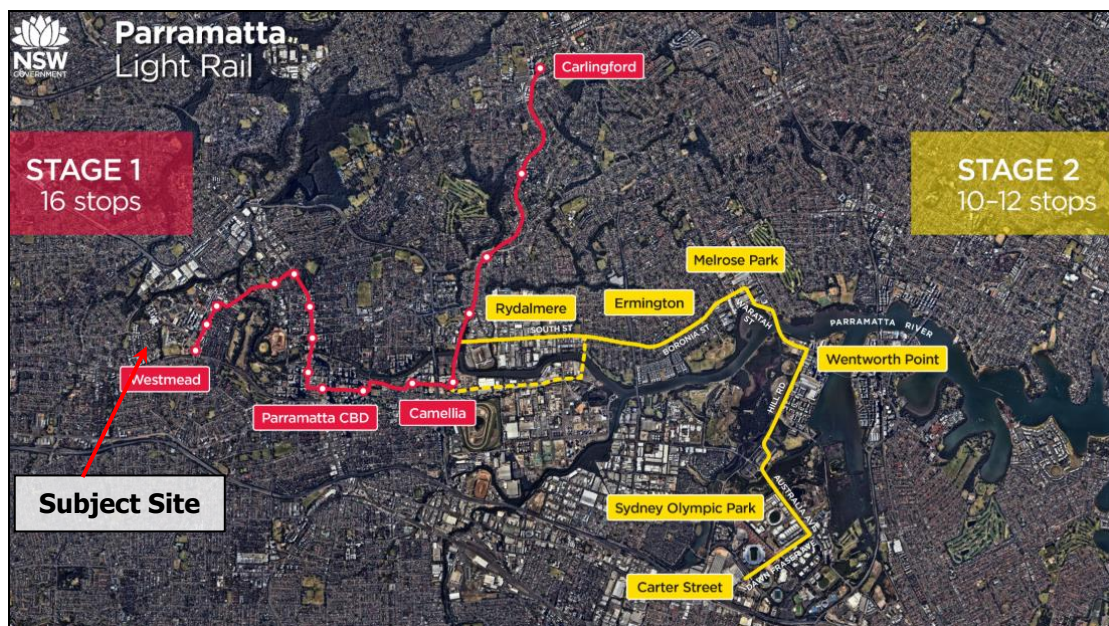


Figure 41. Stage 1 and 2 Parramatta Light Rail (NSW Government 2018)

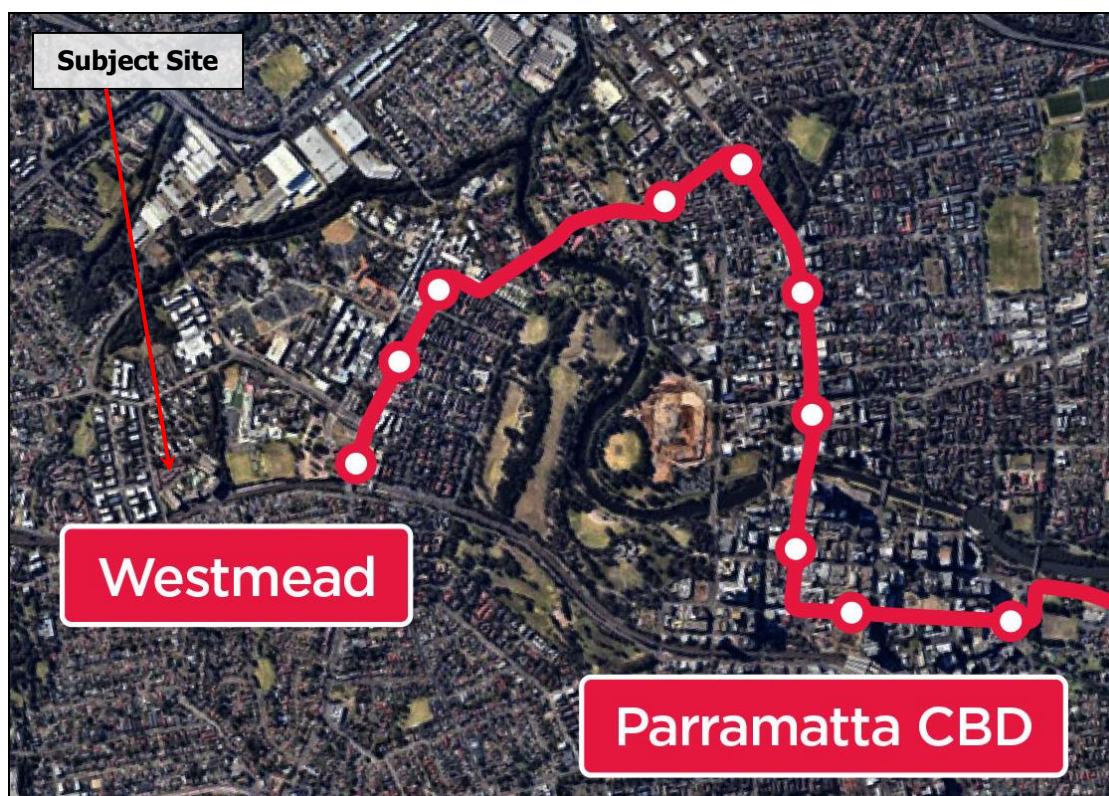


Figure 42. Parramatta Light Rail- Westmead Sector (NSW Government 2018)

### 4.1.1.9 SYDNEY METRO WEST

Sydney Metro West will connect the key precincts of Greater Parramatta, Sydney Olympic Park, The Bays Precinct and Sydney CBD. As well as doubling the rail capacity between Parramatta and Sydney CBD, Sydney Metro West will link new communities to rail services, revitalize existing areas, and unlock housing supply and employment growth.



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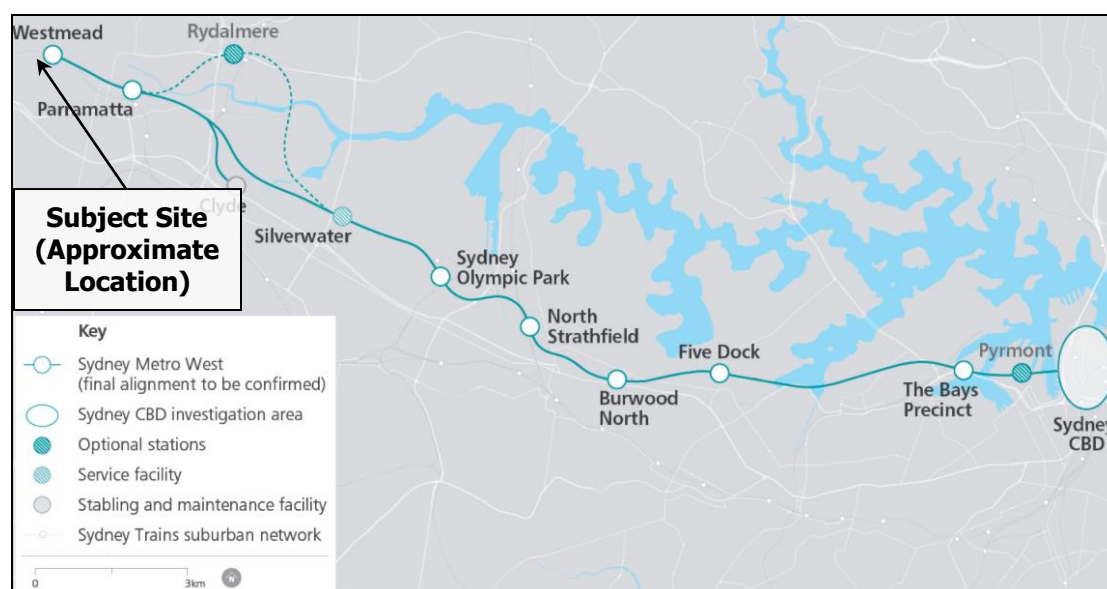
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Sydney Metro West includes a new underground Metro station at Westmead, intended to support the growing residential areas and Health and Education Precinct.

Opportunities are also being explored/safeguarded for an underground interchange at Westmead or Parramatta providing a connection to the T1 Western Line for passengers travelling between the outer west and Blue Mountains, an interchange under Sydney CBD, an interchange with the T1 Northern Line east of Sydney Olympic Park to accommodate passengers travelling between Parramatta and Sydney north/Central Coast, a westward extension of Sydney Metro to the Aerotropolis, and a south-eastern extension of Sydney Metro to Green Square and Zetland.

An extract from the Sydney Metro West map is provided at **Figure 43**.

According with the strategic objectives for Sydney Metro West, high density residential, allied health and education development on the site would revitalize the Westmead Precinct and benefit from higher frequency, higher capacity and more comprehensive public transport services.



**Figure 43. Sydney Metro West (NSW Government 2020)**

### 4.1.2 IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES OR IS THERE A BETTER WAY?

It is considered that the Planning Proposal is the best means of achieving the objectives stipulated in **Section 2.1** of this report.

The site is zoned for high density residential development, however current PLEP2011 height and FSR controls unjustifiably restrict the density of development that may be provided on the site.

The proposed height and FSR controls would enable the creation of a high density residential, allied health and education precinct in close proximity of major public transport infrastructure, on land within a designated urban renewal corridor and the growing Westmead Health and Education Precinct and Innovation District. The co-creation of diverse new housing options, allied health and education facilities, employment opportunities and complementary services, is consistent with the '30 minute city' ideology and principles of transit-oriented development. By facilitating a higher density of residential accommodation, allied health and education-

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related uses, the proposed PLEP2011 amendments would ensure the efficient and sustainable use of land in a strategic location, consistent with the objectives of strategic policy.

Similarly, amendment to PLEP2011 is required to permit short-term accommodation (defined as *Hotel or Motel Accommodation* and *Serviced Apartments*) on the site in the R4 zone. The proposed APU would integrate with the built form and function of permanent housing and allow the site to more holistically respond to the unique living needs of the community (including the short-term or temporary community represented by NDIS patients, hospital visitors and visiting professionals/practitioners) associated with Westmead Health and Education Precinct and Innovation District. In this, the proposed APU reflects the intent of strategic plans and policies relating to health and education precincts, innovation districts, and the role of Westmead.

Therefore an amendment to PLEP2011 is required to permit the intended future provision of high density development on the site, inclusive of residential, allied health and education uses.

### 4.1.3 IS THERE A NET COMMUNITY BENEFIT?

Net community benefit has been assessed in accordance with relevant guidelines and as outlined in the following table.

Table 6. Net Community Benefit		
Criteria	Y/N	Proposal
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800m of a transit node)?	Y	The proposal is consistent with key elements of NSW State Priorities, Directions for a Greater Sydney, the Greater Sydney Region Plan, the Central City District Plan and the draft Place Strategy, as discussed above.  Similarly, the proposal responds to the objectives for GOP, Greater Parramatta Growth Area, the Westmead Precinct, Parramatta Light Rail and Sydney Metro West.
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	Y	The site is identified within the GOP Corridor and the Westmead Health and Education Super Precinct, for the purposes of the Greater Sydney Region Plan and the Central City District Plan. The site is also located in close proximity of Parramatta Light Rail and Sydney Metro West.  Consistent with strategic policy for urban renewal corridors and health and education precincts generally, and GOP and Westmead specifically, the proposal would create opportunities for diverse new housing, allied health and education facilities, new jobs, local services and an activated public domain, combining to revitalise strategically-located land in immediate proximity of major public transport.
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	N	The site is located <i>between</i> land zoned for high density residential development to the east, south and west, and land zoned for health services to the north and further to the east. The site also falls <i>within</i> the Westmead Health and Education Precinct.



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Table 6. Net Community Benefit		
Criteria	Y/N	Proposal
		<p>The site therefore provides a <i>unique</i> opportunity to transition between surrounding residential, health and education land uses. The proposal is not expected to create a precedent given such a zone-interface is unique to the site and is key to the site's suitability for the proposed high density residential, allied health and education scheme.</p> <p>Of note, the land use <i>change</i> proposed as part of this Planning Proposal is limited to the APU for short-term accommodation. The balance of the uses proposed are <i>already</i> permitted in the R4 zone on the subject and surrounding R4-zoned sites.</p> <p>The purpose of the APU for short-term accommodation is to accommodate NDIS patients, families visiting children or other relatives in hospital as well as visiting nurses, doctors, medical experts and professors. Accordingly, the APU would assist in accommodating the unique living needs of this temporary community associated with Westmead Health and Education Precinct, in-line with the general intent of the R4 zone (as conveyed by the existing zone objectives) and the strategic objectives for Westmead.</p> <p>The APU therefore performs a role that is complementary to the health and education precinct, and as such the proximity of the subject site <i>within</i> the precinct is core to its suitability for the APU. Likewise, the residential zoning of the site creates a unique opportunity to provide such a complementary use without eroding the supply of SP2 land designated for <i>core</i> health infrastructure (rather than <i>related</i> or <i>complementary</i> uses).</p> <p>Overall, the provision of residential, allied health and education development on the site reflects the desired future character established through the current PLEP2011 zoning of the site and surrounds as well as key strategic plans. No changing land use expectations would therefore be prompted by the proposal.</p> <p>The additional height and FSR proposed for the site respond to key strategic policies guiding future development in Westmead and GPOP, which establish the desired future vision of high density development revitalising the area and efficiently using strategically-located land.</p> <p>Of note, land immediately adjoining the site to the</p>

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Table 6. Net Community Benefit		
Criteria	Y/N	Proposal
		<p>north as well as all other SP2 zoned land to the east and north, is not subject to maximum height or FSR standards, with development therefore benefitting from flexibility to deliver the densities required.</p> <p>Therefore it is considered that the impetus for change has already been established, prior to the preparation of this Planning Proposal.</p>
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	Y	<p>The area surrounding the site is not known to have been subject to any recent spot rezonings.</p> <p>It is noted that much of the land within the Westmead Health and Education Precinct is not subject to maximum height or FSR standards.</p>
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	Y	<p>The site does not currently generate any employment and is not strictly zoned for employment-generating activities (noting though that a range of land uses that <i>do</i> provide jobs are already permitted in the R4 zone).</p> <p>Through the proposed high density development incorporating a range of allied health and education uses (including the proposed APU for short-term accommodation), new jobs would be introduced on the site. Accordingly, the proposal would support additional economic activity, new employment opportunities and service provision on the site. The suitability of the site for such economic uses owes to its proximity to Westmead Health and Education Precinct and Innovation District, public transport infrastructure, and population catchments (providing a local workforce and demand for the services offered).</p> <p>The proposal would therefore facilitate permanent job creation in an area that has been designated an innovation centre and health and education precinct.</p> <p>At the same time, the increased densities proposed and maintenance of the R4 zoning would ensure the site's ability to provide significant new and diverse residential supply, consistent with the primary objective of the R4 zone.</p>
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	Y	<p>The proposed additional building height and FSR would enable high density residential development (together with other complementary uses) and therefore would improve housing supply, choice and affordability through the provision of new housing (including BTR under the added value proposal) in a highly accessible and walkable location.</p>

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Table 6. Net Community Benefit		
Criteria	Y/N	Proposal
		<p>The range of land uses currently permitted in the R4 zone would be maintained, with the addition of short-term accommodation as an APU. The proposed APU would not in any way compromise the development of the site for housing, but would support the provision of more diverse accommodation options on the site to meet the unique living needs of the temporary community associated with Westmead Health and Education Precinct.</p> <p>Overall, the concept scheme presented as part of this Planning Proposal offers a diverse accommodation offering (including BTR, key-worker housing, student housing, temporary NDIS accommodation and short-term family accommodation) that recognises and responds to the unique living needs of the population.</p>
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future transport?	Y	<p>The site is serviced by existing infrastructure that is capable of servicing higher density residential, allied health and education development. In particular the site is highly accessible by public transport, being within 800m walking distance of Westmead train station and Wentworthville train station. Bus stops directly adjacent to the site frontage provide services to Parramatta Station, Merrylands Station and Blacktown Station. A number of T-ways are located along surrounding streets, including Hawkesbury Road, Darcy Road, Mons Road, Briens Road and Old Windsor Road. The area is also serviced by major road infrastructure.</p> <p>Resulting from the proximity of the site to public transport, active transport networks and services, the site has been awarded a walkscore of 71 ('very walkable- most errands can be accomplished on foot') and a transit score of 64 ('good transit- many nearby public transportation options').</p> <p>Importantly, in the future the accessibility and walkability of the site will be further enhanced through the delivery of Parramatta Light Rail and Sydney Metro West, both within approximately 800m walking distance of the site. The implementation of City of Parramatta Council's Green Grid would increase permeability in the local area, decrease distances to public transport nodes, and promote an improved walking and cycling experience.</p> <p>As detailed in the Transport Assessment (<b>Appendix 3</b>), <i>the proposal is supportable on traffic and transport planning grounds and will not result in any adverse impacts on the surrounding road network or the availability of on-street parking.</i> Accounting for</p>

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**Table 6. Net Community Benefit**

Criteria	Y/N	Proposal
		<p>the estimated traffic generation volumes associated with the proposed development, SIDRA Analysis illustrates that the network is capable of accommodating the trips generated by the proposal under the existing conditions. Furthermore, it would not have a material impact on the operation of the network.</p> <p>The Transport Assessment also concludes as follows:</p> <p><i>Further, the location of the Site means that is ideally placed to encourage travel by sustainable transport and align with key strategic objectives to create a 30-minute city for the residents of Greater Sydney. Following the completion of PLR Stage 1 and other planned public transport improvements, the Site's connectivity would be further enhanced. The Proposal therefore represents the opportunity to create a development which aligns with strategic objectives but is also acceptable from a traffic and transport perspective.</i></p>
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	Y	By co-locating housing, places of employment and services, the proposal would reduce the need to travel resulting in reduced road congestion, reduced pollution, reduced expenditure related to car travel and a higher standard of living for residents, workers and visitors.
Are there significant Government investments in infrastructure or services in the area where patronage will be affected by the proposal? If so, what is the expected impact?	Y	<p>Major government investment in Parramatta Light Rail and Sydney Metro West will see the site and surrounding area benefit from increased public transport service capacity. The government intends for Parramatta Light Rail and Sydney Metro to catalyse and support the revitalisation of the surrounding area, and the proposed LEP amendments would enable high density development on the site to leverage off this investment.</p> <p>Additionally, the inclusion of allied health and education uses on the site would complement the ongoing investment in Westmead Health and Education Precinct and Innovation District.</p>
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high	N	The proposal would not impact on land that the government has identified a need to protect or that is environmentally-constrained. Rather the proposal would facilitate development on land that has been



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**Table 6. Net Community Benefit**

Criteria	Y/N	Proposal
biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?		historically developed and forms part of an established urban area. Moreover, the site forms part of a designated urban renewal corridor and therefore its redevelopment reflects government intentions for the land.
Will the LEP be compatible/complementary with surrounding adjoining land uses? What is the impact on the amenity in the location and wider community? Will the public domain improve?	Y	<p>The envisaged high density residential, allied health and education development would be complementary to and supportive of surrounding land uses. In particular, the proposal responds to its position within the Westmead Health and Education Precinct.</p> <p>As demonstrated in the Urban Design Report at <b>Appendix 2</b>, the design of the concept development significantly improves the amenity of the subject site, whilst protecting the amenity of surrounding sites including in relation to solar access, natural ventilation and privacy.</p> <p>The proposal also provides the opportunity to more effectively relate to the public domain through a new public street, shared streets, pedestrian through-site links, publicly-accessible open space, active ground floor uses, and high quality architectural design.</p>
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	Y	<p>The proposal would deliver retail premises, food and beverage outlets and a medical centre, thereby providing opportunities for job creation and new economic activity, as well providing amenity and convenience for future residents through the integration of services on the site.</p> <p>Direct and indirect employment generation would also result from the proposed student housing and APU for short-term accommodation.</p>
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	N	Whilst a stand-alone proposal in that it is for a spot rezoning, the site forms part of the Westmead Health and Education Precinct and GPOP corridor, and is in close vicinity of Parramatta Light Rail and Sydney Metro West. The proposal would support the important role and function of these strategic precincts and corridors, which are designated as foci for growth and renewal.
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	Y	<p>The development would deliver diverse new housing, allied health and education facilities, local services and new jobs, to support the local and regional populations and economies.</p> <p>Given the benefits arising from the proposal for the local and wider resident population, temporary visitors</p>

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Criteria	Y/N	Proposal
		<p>of the Health and Education Precinct, local workforce, and health and education sectors, it is considered to be completely in the public interest with no adverse impacts anticipated.</p> <p>Were the proposal not to proceed at this time, the housing market would be characterised by less supply, less choice and lower affordability. Key gaps in the permanent and temporary accommodation sectors would persist, including in relation to BTR, key-worker housing, student housing, temporary NDIS accommodation, and short-term accommodation for hospital visitors and professionals/practitioners.</p> <p>The site would forgo its opportunity to contribute to the desired growth of the precinct and revitalisation of the corridor, and would fail to respond to the government's major investment in Parramatta Light Rail and Sydney Metro West.</p>

## 4.2 RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

### 4.2.1 IS THE PLANNING PROPOSAL CONSISTENT WITH THE OBJECTIVES AND ACTIONS CONTAINED WITHIN THE APPLICABLE REGIONAL OR SUBREGIONAL STRATEGY (INCLUDING THE SYDNEY METROPOLITAN PLAN AND EXHIBITED DRAFT STRATEGIES)?

As previously discussed in **Section 4.1**, the Planning Proposal is consistent with NSW State Priorities, Directions for a Greater Sydney, the Greater Sydney Region Plan, the Central City District Plan and the draft Place Strategy. Similarly, the proposal responds to the objectives for GPOP, Greater Parramatta Growth Area, the Westmead Precinct, Parramatta Light Rail and Sydney Metro West.

### 4.2.2 IS THE PLANNING PROPOSAL CONSISTENT WITH THE LOCAL COUNCIL'S COMMUNITY STRATEGIC PLAN OR OTHER LOCAL STRATEGIC PLAN?

#### 4.2.2.1 LOCAL STRATEGY PLANNING STATEMENT

The *Local Strategic Planning Statement* (LSPS) provides strategic direction on planning for Parramatta for the next 20 years, identifying priorities for jobs, homes and infrastructure. The LSPS seeks to achieve a future which is sustainable, liveable and productive.

The LSPS establishes the following vision:

*In 20 years Parramatta will be a bustling, cosmopolitan and vibrant metropolis, the Central City for Greater Sydney. It will be a Smart City that is well connected to the region, surrounded by high quality and diverse residential neighbourhoods with lots of parks and green spaces. It will be innovative and creative and be well supported by strong, productive and competitive employment precincts. It will be a place that people will want to be a part of.*

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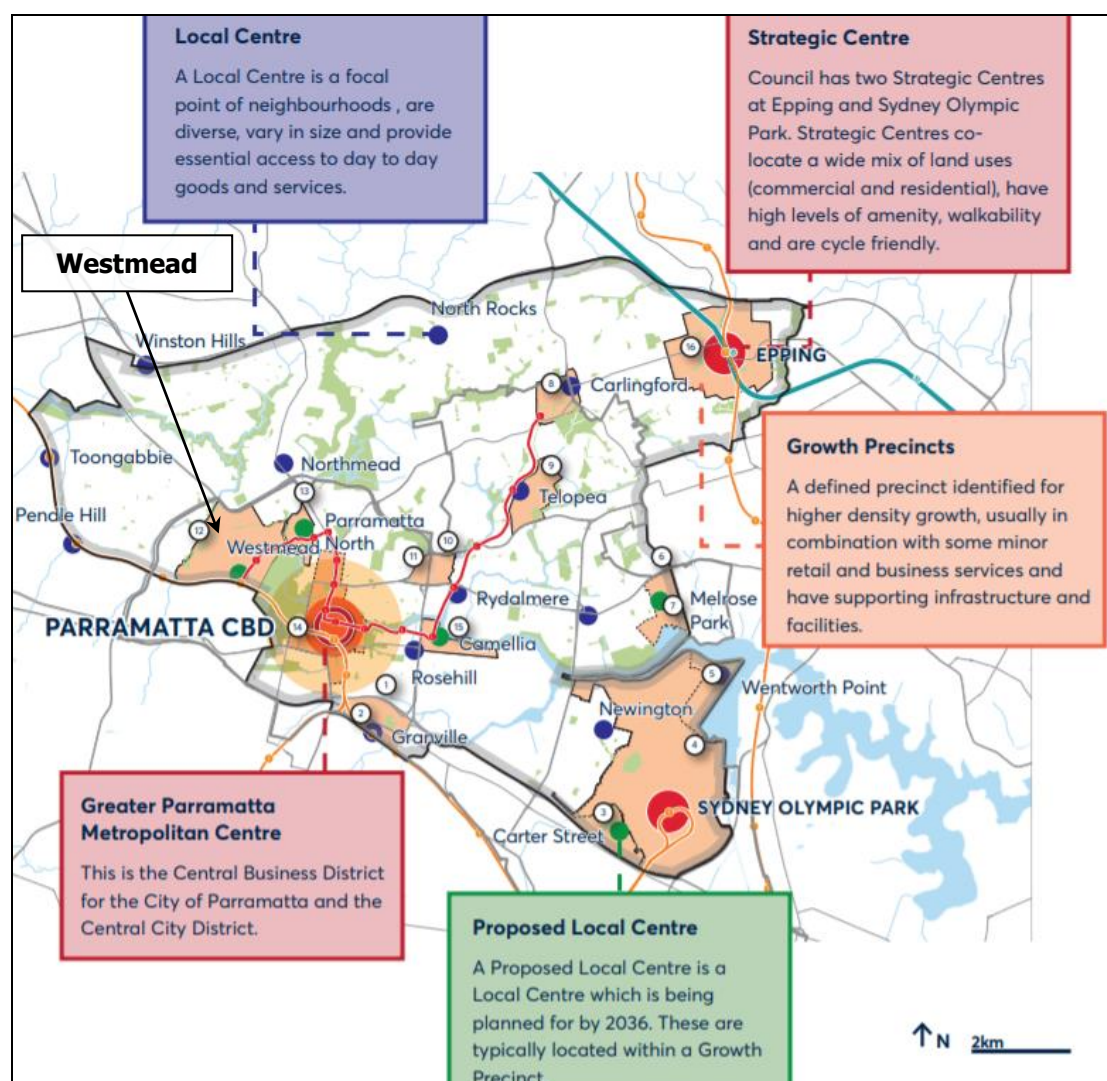
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The LSPS Structure Plan identifies Westmead as a Strategic Centre and one of 16 Growth Precincts (refer **Figure 44**).

The majority of housing growth is to occur in designated Growth Precincts, close to public transport and other services, and primarily (73%) within the GPOP corridor. Of the 87,900 estimated new homes by 2036, 4,500 new homes would be distributed in Westmead (resulting in 8,000 total homes in Westmead by 2036). The LSPS states that most housing growth would be in the form of high density apartments.

The LSPS states that the workforce is projected to grow from 164,000 in 2016 to 250,000 in 2036, with 60% of new jobs to be in centres including the Westmead Health and Education Precinct. In total, 28,700 additional jobs (resulting in 48,500 total jobs) are targeted for Westmead by 2036.

In accordance with the LSPS Priorities and targets, the proposal would focus new housing and jobs in the designated Westmead Growth Area and Strategic Centre, which in turn forms part of the GPOP corridor. A diversity of housing types and sizes would be incorporated to meet community needs into the future. Through the co-provision of precinct-supportive uses, open spaces and walking and cycling links, the proposal would contribute to the community infrastructure and recreation opportunities promoted by the LSPS.



**Figure 44. LSPS Structure Plan (Parramatta City Council 2020)**

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### 4.2.2.2 LOCAL HOUSING STRATEGY

The *Local Housing Strategy* (LHS) provides direction at the local level about when and where future housing growth will occur and how it aligns with the broader NSW Government strategic planning framework.

By 2036, 162,100 total dwellings would be required to accommodate the growing population, representing 77,000 new dwellings. The LHS indicates that this target would be achieved and exceeded, with 87,900 dwellings forecast to be delivered by 2036 and a further 20,020 dwellings already being planned for beyond 2036.

Growth Precincts, including Westmead as shown in **Figure 45**, are to be the focus of future housing delivery as they align with major transport and infrastructure investment. For Westmead, 4,470 additional homes have been forecast by 2036 (resulting in 8,000 total homes in Westmead by 2036). The LHS clarifies in Section 2.2.3 and Table 10, that this represents capacity in Westmead for land that is *yet* to be rezoned or where *further* part rezoning is to occur.

Accordingly, the proposal would align with the rezoning that is required within the Westmead Growth precinct in order to realise the capacity and deliver the dwellings forecast by the LHS.

It is noted that the LHS states that as dwelling targets are being met and exceeded, any new proposals for new precincts (for example in response to Parramatta Light Rail), would need to address strategic objectives other than dwelling supply. An example may be providing for increased housing diversity.

In response to this requirement of the LHS, it is clarified that the proposal relates to a designated Growth Precinct and *not* to any *new* precincts or to land *outside* of a precinct. As outlined above, the LHS recognises that rezonings are *required* in Westmead to achieve the housing targets. In any case, this Planning Proposal demonstrates the other strategic merits of the proposal, including dwelling diversity. In direct response to the unique housing needs of the Westmead community, the proposal would include BTR, key worker housing, student accommodation, temporary NDIS patient accommodation and short-term family accommodation. In this way, the proposal would also respond to the LHS priorities of providing the types of housing required to meet the population's changing needs.

Further aligning with the LHS, the proposal would sequence the new development with infrastructure, to support connectivity and access to services, jobs, transport, community facilities and open space.



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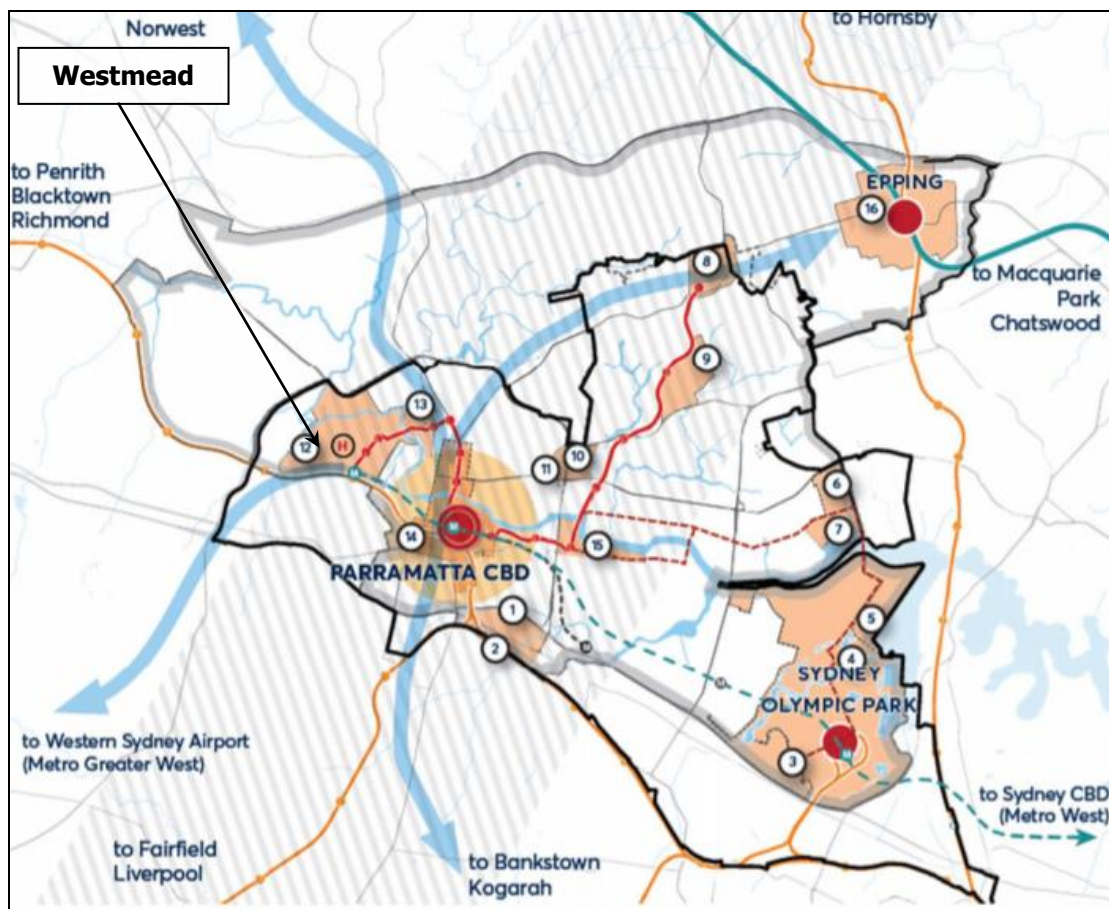


Figure 45. LHS Growth Precincts (Parramatta City Council 2020)

### 4.2.2.3 PARRAMATTA COMMUNITY STRATEGIC PLAN

*Parramatta Community Strategic Plan 2018-2038* seeks to manage the elements of growth that the City can influence, leading to an improved quality of life for all.

Westmead Innovation Precinct and Parramatta Light Rail are identified as 'transformational projects'. Westmead is to be expanded and upgraded to deliver an integrated and innovative health, commercial, education and research precinct. Parramatta Light Rail will connect homes, jobs, services and activity centres across Greater Parramatta. Along the light rail route at Westmead, a new civic heart is to be developed with an enhanced public domain and a greater number of dwellings.

The provision of new housing and complementary allied health and education-related uses on the subject site through high density development reflects the transformational intent for Westmead. The proposal would provide the housing that is required as part of an integrated innovation precinct to allow workers, researchers and students to live close to where they work and study.

### 4.2.2.4 COMMUNITY INFRASTRUCTURE STRATEGY

Parramatta Council's *Community Infrastructure Strategy* outlines Council's long-term direction for social infrastructure provision. The Strategy identifies and assesses existing social infrastructure provision, identifies contemporary challenges for realising quality social infrastructure, and nominates key opportunities and directions for Parramatta's high growth areas. Westmead forms one of these high growth areas.

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The proposal would deliver an extensive range of social infrastructure, including many of the types of social infrastructure expressly identified as being needed for Westmead. These include short-term visitor accommodation, key-worker housing, new streets, pedestrian through-site links, cycle lanes and footpaths, and publicly-accessible open space. The added value proposal would significantly increase the social infrastructure and public benefit contribution through 7,500m<sup>2</sup> more precinct-supportive uses, BTR housing, 223 more units for students, NDIS and medical motel, 750m<sup>2</sup> more community space (400% increase), and a fully-funded creek crossing.

As detailed in **Section 3.9** of this report, a draft VPA Offer would be negotiated with Council to secure this public benefit.

### 4.2.3 IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?

The proposal is consistent with the relevant State Environmental Planning Policies (SEPPs), as outlined in **Table 7**.

Table 7. State Environmental Planning Policies	
Policy	Details
<i>State Environmental Planning Policy No 1 – Development Standards</i> (SEPP 1)	The Planning Proposal will not contain provisions that contradict or hinder the application of the SEPP.
<i>State Environmental Planning Policy No 55 – Remediation of Land</i> (SEPP 55)	The subject site has been historically developed for residential purposes and therefore is not considered to be contaminated. Nonetheless appropriate investigations will be carried out as required at the DA phase.
<i>State Environmental Planning Policy No 64 – Advertising and Signage</i> (SEPP 64)	Any signage associated with future premises on the site would be assessed and approved in accordance with SEPP 64.
<i>State Environmental Planning Policy 65 – Design Quality of Residential Apartments Buildings</i> (SEPP 65)	Future residential development would be designed in accordance with the requirements of SEPP 65 and the ADG. Preliminary assessment of the conceptual building envelopes has been undertaken within the Urban Design Report at <b>Appendix 2</b> .
<i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i> (SEPP BASIX)	The residential component of the future development would be designed in accordance with the requirements of SEPP BASIX.
<i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> (Codes SEPP)	The relevant approvals pathway for future development would be determined in light of the relevant LEP and Exempt and Complying Development Codes.
<i>State Environmental Planning Policy (Infrastructure) 2007</i>	The ISEPP provides for certain proposals, known as Traffic Generating Development, to be referred to NSW Roads and Maritime Services (RMS) for concurrence.

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Table 7. State Environmental Planning Policies	
Policy	Details
(ISEPP)	<p>Referral may be required for the erection of new premises, or the enlargement or extension of existing premises where their size or capacity satisfy certain thresholds. Schedule 3 lists the types of development that are defined as Traffic Generating Development.</p> <p>Details of the development of the site would be confirmed at the DA stage ensuing the rezoning of the land. Any requirement for the referral of the application to RMS would be confirmed at this stage.</p> <p>Additionally, Division 10 of the ISEPP relates to Health Services Facilities, which by definition include Medical Centres.</p> <p>Pursuant to Clause 57 of the ISEPP, development for the purpose of Health Services Facilities (including Medical Centres) may be carried out by any person with consent on land in a Prescribed Zone. The R4 zone is a Prescribed Zone for the purpose of Division 10, and therefore the proposed medical centre is permitted with consent on the site.</p>
<i>State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)</i>	The relevant approvals pathway for future development would be determined having regard to the SRD SEPP.
<i>Draft Housing Diversity SEPP</i>	<p>The EIE for the draft Housing Diversity SEPP outlines a definition and indicative provisions for BTR, in order to establish a planning pathway to support developments of this type and incentivise institutional investment.</p> <p>BTR offers a response to the growing need for secure, long term rental options. Under the EIE, BTR is described as purpose-built rental housing, held in single ownership and professionally managed. It is designed to attract institutional investment and provide for a more stable rental sector. BTR is generally:</p> <ul style="list-style-type: none"> <li>▪ High density development;</li> <li>▪ Situated in well-located areas, close to transport and amenity;</li> <li>▪ Funded by larger-scale institutional investors; and</li> <li>▪ Focused on providing a good experience for tenants through the provision of on-site services and facilities, professional management and long-term leases.</li> </ul> <p>BTR housing has the potential to provide long lasting community benefits, with greater housing choice for tenants who would have access to high-quality dwellings,</p>

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**Table 7. State Environmental Planning Policies**

Policy	Details
	<p>in a stable rental environment. Increased rental security may also have wider social and economic benefits, with tenants better able to establish themselves in a community.</p> <p>The Government is encouraging the development of BTR as it responds to the need for more rental housing during the recovery from COVID-19 and would generate more construction jobs. The added value proposal therefore responds to this mandate.</p>

### 4.2.4 IS THE PLANNING PROPOSAL CONSISTENT WITH THE APPLICABLE MINISTERIAL DIRECTIONS (SECTION 9.1 DIRECTIONS)?

The Planning Proposal has been assessed against the Section 9.1 Ministerial Directions and is consistent with each of the relevant matters, as outlined in **Table 8**.

**Table 8. Section 9.1 Ministerial Directions**

Direction	Comment
<b>1. Employment and Resources</b>	
1.1 Business and Industrial Zones	Not applicable.
1.2 Rural Zones	Not applicable.
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable.
1.4 Oyster Aquaculture	Not applicable.
1.5 Rural Lands	Not applicable.
<b>2. Environment and Heritage</b>	
2.1 Environment Protection Zones	Not applicable.
2.2 Coastal Management	Not applicable.
2.3 Heritage Conservation	Not applicable.
2.4 Recreation Vehicle Areas	Not applicable.
2.5 Application of E2 and E3 Zones and Environmental Overlays	Not applicable.



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**Table 8. Section 9.1 Ministerial Directions**

Direction	Comment
in Far North Coast LEPs	
<b>3. Housing, Infrastructure and Urban Development</b>	
3.1 Residential Zones	<p>Consistent with the current R4 High Density Residential zoning (which will be retained), the proposal would support the provision of residential accommodation on the site, co-located with allied health and education uses.</p> <p>The delivery of up to 514 dwellings (including BTR) (under the added value proposal), would place downward pressure on prices to improve affordability and diversify housing choice. A range of unit sizes, as well as BTR, would assist in accommodating a variety of price-points and meeting the needs of Sydney's diverse and growing population.</p> <p>In addition to providing traditional and BTR residential apartments, the proposal would deliver student housing, temporary NDIS patient accommodation, short-term family accommodation and key-worker housing, thereby responding to the diverse housing needs of the community as particularly associated with the Westmead Health and Education Precinct.</p> <p>The proposed APU for short-term accommodation would not in any way compromise the development of the site for housing, but would support the provision of more diverse accommodation options on the site to meet the unique living needs of the temporary community associated with Westmead Health and Education Precinct.</p>
3.2 Caravan Park and Manufactured Home Estates	Not applicable.
3.3 Home Occupations	Not applicable.
3.4 Integrating Land Use and Transport	The site is located in proximity of established and planned public transport infrastructure, including Parramatta Light Rail, Sydney Metro West, two (2) existing train stations, bus stops and T-Ways. The site is also highly walkable and cycleable, owing to the proximity of transit hubs, the Health and Education Precinct, established local centres and City of Parramatta Council's Green Grid. New residential, allied health and education development on the site would therefore promote the use of active transport modes for future residents, workers and visitors.
3.5 Development Near Regulated Airports and Defence Airfields	Not applicable.

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**Table 8. Section 9.1 Ministerial Directions**

Direction	Comment
3.6 Shooting Ranges	Not applicable.
<b>4. Hazard and Risk</b>	
4.1 Acid Sulfate Soils	The site is not identified as comprising acid sulfate soils in the relevant PLEP2011 map.
4.2 Mine Subsidence and Unstable Land	The site is not known to be affected by mine subsidence.
4.3 Flood Prone Land	The site is not identified by City of Parramatta Council's Flood Risk map as being affected by flooding.
4.4 Planning for Bushfire Protection	The site is not identified as bushfire prone in the NSW Rural Fire Service (RFS) map.
<b>5. Regional Planning</b>	
5.1 Implementation of Regional Strategies.	Not applicable.
5.2 Sydney Drinking Water Catchments	Not applicable.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	Not applicable.
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	Not applicable.
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	Not applicable.
5.8 Second Sydney Airport: Badgerys Creek (Revoked 20 August 2018)	Not applicable.
5.9 North West Rail Link	Not applicable.

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**Table 8. Section 9.1 Ministerial Directions**

Direction	Comment
Corridor Strategy	
5.10 Implementation of Regional Plans	As described in <b>Section 4.1.1.3</b> of this report, the proposal is consistent with the <i>Greater Sydney Region Plan- A Metropolis of Three Cities</i> .
5.11 Development of Aboriginal Land Council land	Not applicable.
<b>6. Local Plan Making</b>	
6.1 Approval and Referral Requirements	Not applicable.
6.2 Reserving Land for Public Purposes	Not applicable.
6.3 Site Specific Provisions	<p>The range of land uses currently permitted in the R4 zone would be maintained, with the addition of short-term accommodation as an APU. The proposed APU would not in any way compromise the development of the site for housing, but would support the provision of more diverse accommodation options on the site to meet the unique living needs of the temporary community associated with Westmead Health and Education Precinct.</p> <p>The proposed LEP amendments relate to development standards already applicable to the site, and would not introduce any additional development standards.</p>
<b>7. Metropolitan Planning</b>	
7.1 Implementation of A Plan for Growing Sydney	The proposal's alignment with relevant strategic plans is demonstrated in <b>Section 4.1</b> of this report.
7.2 Implementation of Great Macarthur Land Release Investigation	Not applicable.
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and	The <i>Greater Parramatta Interim Land Use and Infrastructure Implementation Plan</i> (Interim Plan) forecasts more than 72,000 additional dwellings and 113,000

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**Table 8. Section 9.1 Ministerial Directions**

Direction	Comment
Infrastructure Implementation Plan	<p>additional jobs within the Growth Area by 2036, although ongoing work by the NSW Government suggests the Growth Area may have capacity for more than 100,000 additional dwellings and 300,000 additional jobs. For the Westmead Precinct specifically, the Interim Plan forecast 30,000 additional jobs by 2036 but did not include housing forecasts.</p> <p>Importantly, the Interim Plan states the job and housing projections identified for specific precincts are indicative only. The Interim Plan is intended to be updated regularly to incorporate new planning that has been completed. Of note, the Interim Plan <i>preceded</i> the final District Plans, final planning for Parramatta Light Rail and planning for Sydney Metro West.</p> <p>To ensure future planning is consistent with the Interim Plan (as it is updated), DPIE proposes to establish Greater Parramatta as a Growth Area under the Growth Centres SEPP. The Growth Area includes 3,500ha of land divided into 12 precincts, including Westmead.</p> <p>As described above, planning for Westmead is ongoing. In any case, the redevelopment of the site for high rise residential, allied health and education development would contribute to the housing and jobs growth identified for Greater Parramatta.</p>
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.9 Implementation of Bayside West Precincts 2036 Plan	Not applicable.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable.



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### 4.3 ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

#### 4.3.1 IS THERE ANY LIKELIHOOD THAT CRITICAL HABITAT OF THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES, OR THEIR HABITATS, WILL BE ADVERSELY AFFECTED AS A RESULT OF THE PROPOSAL?

The site is located in an established urban area and has been historically developed for the purpose of residential accommodation. As such the state of the site and its surrounds is highly disturbed with limited existing vegetation. The proposal would therefore not affect any critical habitats, populations or ecological communities.

#### 4.3.2 ARE THERE ANY OTHER LIKELY ENVIRONMENTAL EFFECTS AS A RESULT OF THE PLANNING PROPOSAL AND HOW ARE THEY PROPOSED TO BE MANAGED?

##### *Design, Appearance and Public Domain*

- An Urban Design Report has been prepared by Roberts Day and is provided at **Appendix 2**. Based on detailed site analysis and modelling, it is demonstrated that the proposed building height and FSR are highly appropriate for the site.
- The concept design has been informed by detailed site analysis and consideration of the surrounding context in order to provide an optimal development outcome that capitalises on the strategic potential of the land, uplifts the surrounding public domain and provides a high level of amenity.
- The built form is the outcome of a detailed design process. Through the addition of shared streets, pedestrian through-site links, useable open space and a new public street, permeability, accessibility, amenity and overall public benefit were significantly enhanced for the site and its surrounds. The introduction of health and education related uses created the opportunity to form a 'micro hub' to complement the Westmead Health, Education and Innovation Precinct and deliver further public benefits. The provision of building mass in tower forms allowed for the provision of useable open spaces, optimal solar access outcomes, the concentration of bulk away from the adjoining residential properties, additional green links, a new public street, a well-defined street edge, a fine-grained and activated ground plane, and a distinctive architectural statement marking the gateway to the Westmead Health, Education and Innovation District.
- Active ground floor spaces consisting of a range of uses are proposed for both buildings, fronting Bridge Road, the proposed new street, the shared streets and the pedestrian through-site links. Above Ground Level, the buildings integrate a diversity of residential accommodation, including BTR, student housing, key worker housing, and NDIS and family accommodation. Four (4) basement levels are proposed beneath the buildings for the purpose of car parking.
- A stepped built form is envisaged, providing a transition in height and scale and protecting the amenity of existing residential development to the south, existing and proposed open spaces and the new residential dwellings to be provided on the site.
- As detailed in the Urban Design Report, the concept design is capable of compliance with the key requirements of the ADG, including with respect to building setbacks, building depth, visual privacy, open space, solar access, parking, apartment size and mix, and apartment design. Whilst detailed assessment of a proposed development would be undertaken at the DA stage, the concept design demonstrates that future high rise

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development on the site can be designed to provide a high level of amenity for residents of the subject and adjoining sites.

- The proposal would provide the opportunity to more effectively relate to the public domain through a new public street, shared streets, pedestrian through-site links, publicly-accessible open space, active ground floor uses, and high quality architectural design. Ultimately this would contribute to a more attractive streetscape and vibrant street life.
- Landscaping across the site would significantly enhance the amenity of the site, contribute to the fine grain and human scale of the streetscape, boost the urban tree canopy, positively contribute to microclimate, biodiversity and habitat, connect to existing green corridors to support the expansion of green links through Westmead and Parramatta, and optimise opportunities for social interaction amongst residents, workers, visitors and the wider community.
- As part of the added value proposal, a fully-funded creek crossing would also be provided. This would significantly increase connectivity across the Westmead precinct and therefore would represent a major public benefit.

### ***Solar Access***

- Shadow modelling has been carried out and is detailed in the Urban Design Report at **Appendix 2**. As summarised below, the proposal would comply with the ADG with respect to the levels of solar access provided to the concept built form, adjacent buildings and open spaces.
- Whilst there is some overshadowing as a result of the proposal, the overall solar objectives of the ADG are satisfied as follows:
  - Adjacent properties, apartments and open spaces continue to receive over two (2) hours of sunlight between 9am-3pm on the Winter solstice.
  - The Monarco Estate (to the south) receives solar access from 9-11am and is slightly affected at 12pm. Overshadowing increases from 1pm-3pm.
  - Overshadowing to properties south of the train line is minimal.
  - Similarly, the extent of overshadowing to apartments immediately west of the subject site is minimal, with apartments achieving the required solar access from 11am onwards.
- Further to the above summary, additional solar analysis has been carried out for each building within the Monarco Estate (south of the subject site). As shown in the diagrams contained in the Urban Design Report (**Appendix 2**) the existing and proposed solar amenity for the Monarco Estate may be described as follows:
  - As the apartments are orientated in different directions, each building benefits from solar access at different times of the day.
  - Nonetheless, minimum solar access requirements are maintained as per the ADG for all buildings.
  - There are two (2) potential impact areas, one of which is a small portion of open space (11% of the open space) used for a tennis court. This does not present significant impact to the quality and current use of the open space.
  - The other overshadowing impact relates to three (3) apartments on the north side of Building D. The affected areas are secondary private open spaces (balconies and openings), with only one apartment minimally impacted to a habitable room (bedroom and living). It is noted that the living

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rooms adjoin a primary open space (balcony and terrace), which is not impacted by overshadowing.

- Compliance with the ADG would therefore be achieved. Full details of the assessment and Solar Access Diagrams are provided at **Appendix 2**.

### ***Traffic and Parking***

- A Transport Assessment has been prepared by Ason Group and is provided at **Appendix 3**. It is noted that the Transport Assessment assesses the higher density proposal (40 storeys and 6:1 FSR), and given it concludes that this higher density scheme would be supportable on traffic grounds, it may be readily concluded that the base case (22 storeys and 4.5:1) would have reduced impact and would be similarly supportable.
- The site is accessible by public transport, including Westmead train station and Wentworthville train station both within 800m walk of the site. Bus stops directly adjacent to the site frontage provide services to Parramatta Station, Merrylands Station and Blacktown Station. A number of T-ways are located along surrounding streets, including Hawkesbury Road, Darcy Road, Mons Road, Briens Road and Old Windsor Road.
- In the future, the accessibility and walkability of the site will be further enhanced through the delivery of Parramatta Light Rail and Sydney Metro West, both within approximately 800m walking distance of the site, and the implementation of City of Parramatta Council's Green Grid.
- While the site is capable of accommodating the higher parking requirement of PDCP2011, it is the opinion of Ason Group that the provision of parking more in line with the RMS Guide provides a more sustainable approach, particularly given the integration of the site within the broader Westmead Precinct and key transport projects (Parramatta Light Rail and Sydney Metro West) in close proximity to the site.
- Site access, car park and loading areas would be designed to comply with relevant Australian Standards.
- Trip generation for the future development on the site is summarised as follows:

<b>Table 9. Estimated Traffic Generation (Ason Group 2019)</b>		
<b>Land Use</b>	<b>AM Peak (veh/hr)</b>	<b>PM Peak (veh/hr)</b>
Residential	81	64
Student Housing	15	15
Community Centre	20	20
Retail / Food and Beverage	0	0
Short-Term Accommodation	7	7
Medical Centre	10	12
<b>Total Traffic Generation</b>	<b>113</b>	<b>118</b>

- SIDRA Analysis demonstrates that existing intersection performance is good (LoS A) for the roundabout intersections of Bridge Road / Access Road and Bridge Road / Alexandria Avenue during the AM and PM peak hours.

The signalised intersections of Darcy Road / Bridge Road / Coles Carpark and Bridge Road / Vernon Street / Grande Avenue operate at LoS B (good to acceptable conditions), except for the Darcy Road / Bridge Road / Coles Carpark intersection which performs at LoS C (satisfactory) during the PM peak.

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Overall, the existing traffic network generally operates well with minimal delays.

- Traffic volumes arising from the development would result in intersection performance generally remaining consistent with the existing operation. The LoS of all intersections during the AM and PM peak hours would remain unchanged, except for the Darcy Road / Bridge Road / Coles Carpark intersection which would increase from LoS B to LoS C during the AM peak.

Minimal increases to Degree of Saturation (DoS) and average delay in the AM and PM peak hours would result across all intersections.

The SIDRA Analysis illustrates that the network is capable of accommodating the trips generated by the proposal under the existing conditions. Furthermore, it would not have a material impact on the operation of the network.

- The Transport Assessment concludes that *the proposal is supportable on traffic and transport planning grounds and will not result in any adverse impacts on the surrounding road network or the availability of on-street parking.*

*Further, the location of the Site means that is ideally placed to encourage travel by sustainable transport and align with key strategic objectives to create a 30-minute city for the residents of Greater Sydney. Following the completion of PLR Stage 1 and other planned public transport improvements, the Site's connectivity would be further enhanced. The Proposal therefore represents the opportunity to create a development which aligns with strategic objectives but is also acceptable from a traffic and transport perspective.*

### Civil Engineering and Infrastructure

- A Civil Engineering and Infrastructure Assessment Report has been prepared by Costin Roe and is provided at **Appendix 5**. It is noted that the Assessment assesses the higher density proposal (40 storeys and 6:1 FSR), and given it concludes that this higher density scheme would be supportable, it may be readily concluded that the base case (22 storeys and 4.5:1) would have reduced impact and would be similarly supportable.
- Existing Sydney Water potable water infrastructure includes a DN375mm DICL on the eastern side of Bridge Road, a DN100mm DICL main on Grande Cornich on the southern property boundary, and a DN100mm CIDL main on the western side of Bridge Road.

The development is estimated to generate potable water demand in the order of 189 kL/day. The DN375mm water main in Bridge Road would have capacity to service approximately 1,650 dwellings, however as the extent of other properties being serviced by the water main is unknown, the *available* capacity of the existing system will need to be confirmed via a Section 73 Application to Sydney Water.

Given the location of the site within a substantially-developed urban area, and the major water mains present in Bridge Road, it is expected that infrastructure of sufficient capacity is available and accessible in the required timeframes for the development.

- Waste water infrastructure (served by Sydney Water) is located in the immediate vicinity of the site in the form of a 150VC, 225mm DICL and 150mm uPVC sewer mains, with the existing site connection via the 150mm VC main located at the south-east corner of the site.



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An Average Dry Weather Flow (ADWF) of 151 kL/day or 1.7 L/s has been estimated for the development. The design of sewer mains will apply a peaking factor to the ADWF to calculate the Peak Daily Dry Weather Flow (PDWF).

The existing DN150 main on the eastern boundary of the site is expected to have a capacity in the order of 10-12 L/s, therefore offering suitable theoretic capacity to service the development. As the extent of the upstream catchment being serviced by the main is however unknown, confirmation of the waste water servicing strategy for the site would need to be obtained from Sydney Water at the DA stage.

- Endeavour Energy duct routes run along the eastern side of Bridge Street and southern side of Grande Cornich, and extend into the site boundary, and a substation is located at the south-eastern corner of the property. The details, voltage and capacity of these cables are however unclear. Subject to further investigation at the detailed design phase, it is expected that the lines running through the site will be made redundant during future works.

Power demand for the development has been estimated at 1.3-2.1MW/day. It is expected that some amplification could be required to meet the demand of the development. Notwithstanding the further investigations and applications required with Endeavour Energy, it is considered that power supply will be able to be provided to the development site.

- Gas infrastructure (served by Jemena) is available in the form of pressure mains with a 210kPa capacity running along the southern side of Grande Cornich and the eastern side of Bridge Road. The estimated natural gas usage for the development (assuming supply for residential uses only) is 1,298m<sup>3</sup>/day. The existing DN250 main will have a carrying capacity of 2,400-3,600m<sup>3</sup>/day and therefore, subject to confirmation of sufficient capacity from Jemena, it is considered that gas supply will be able to be provided to the development.
- Whilst a response from NBN Co, Telstra or other telecommunications providers has not yet been provided, it is considered that telecommunication infrastructure will be able to be provided to the site. It is expected that new underground cabling would be required to service the new development, given the limited capacity of the existing local cable network.
- During the construction phase of the development, an Erosion and Sediment Control Program will be implemented to minimise water quality impacts.
- As per general engineering practice and the guidelines of Parramatta City Council, the proposed stormwater drainage system for the development will comprise a minor and major system to safely and efficiently convey collected stormwater run-off from the development to the legal point of discharge.

The minor system will consist of a piped drainage system designed to accommodate the 1 in 20-year ARI storm event (Q20). The major system will be designed using overland flow paths to cater for storms up to and including the 1 in 100-year ARI storm event (Q100).

The legal point of discharge is located in the north-east corner of the site via an existing 600mm RCP and associated 3.0m wide easement. The proposed development would utilise this connection and initial assessment shows there is sufficient capacity for the proposed development.

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A 390m<sup>3</sup> detention system would be required for the future development. A possible arrangement for an underground detention system is shown in the Civil Plans included at **Appendix 5**.

Water quality and re-use are to be considered in the design to ensure any increase in stormwater pollution are mitigated, Council's Water Quality Objectives are met and that the demand on potable water resources is reduced. The Stormwater Treatment Measures for the development shall be based on a treatment train approach to ensure that all of the objectives are met in line with the principles of Water Sensitive Urban Design (WSUD).

- Based on the information provided by Council through the Flood Enquiry Application, the site is shown to be clear of the 1 in 100-year flood level of RL 20.1m AHD. This level is seen to be well below the minimum site level of RL 23.0m AHD.

The site is also clear of the PMF flood event extent.

The Flood Planning Levels (FPL) for the site is RL 20.6m AHD. Based on the position of the property and local topography (near the top of the catchment and along a ridge line), the site is not expected to be affected by any local overland flow paths.

### ***Heritage***

- The site is not identified as a heritage item or heritage conservation area and therefore future development would not directly impact on any heritage fabric.

### ***Construction Management***

- To ensure the carrying out of future development protects the quality of the environment and amenity of adjoining properties, a Construction Environmental Management Plan would be developed prior to the commencement of works.

### ***Waste Management***

- A comprehensive Waste Management Plan would be prepared as part of a future DA, including measures to minimise waste generation and manage waste/recyclables through all phases of the development.

#### **4.3.3 HOW HAS THE PLANNING PROPOSAL ADEQUATELY ADDRESSED SOCIAL AND ECONOMIC EFFECTS?**

The social and economic effects of the proposal have been considered within the Economic Assessment at **Appendix 4**. It is noted that the Economic Assessment assesses the higher density proposal (40 storeys and 6:1 FSR), but notwithstanding, its findings relating to the need for the proposed uses would remain applicable. The added value proposal would however generate significantly greater positive economic impacts, including 374 more jobs than the base case (243% increase).

The suitability of the site for high density residential development responds to the following factors:

- Review of dwelling stock and dwelling approvals demonstrates key growth clusters in the inner city, Macquarie-Epping, GPOP corridor and Liverpool in the south-west. Within these strategic inner and middle suburbs, the dominant form of development is high-rise apartment dwellings. The proposal is therefore consistent with the

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general scale and structure of urban developments in metropolitan Sydney, where large scale multi-level apartment developments are focussed on strategic centres that are close to public transport and major roads.

- The scale of the proposal is similarly consistent with other residential developments in the Westmead and Parramatta area. To date, the largest residential development in Westmead is Deicorp's Highline comprising 556 units across five (5) buildings with heights up to 24 storeys. Stage 2 would deliver another 355 units on the site across three (3) buildings. In the Parramatta CBD 3km to the east of the site, several residential towers, either under construction, approved or planned, exceed 40 storeys.
- High density residential development is encouraged through Regional, District and Local Planning, specifically close to major employment and service districts where investment in transport and other infrastructure is planned and underway.
- The added apartment supply proposed as part of this application represents a small fraction of the dwelling targets identified for the Central City region and for Greater Parramatta, and would easily be absorbed by ongoing demand, especially as employment opportunities within Westmead emerge over time.

The Economic analysis provides as follows with respect to student housing and short-term accommodation:

- The need for student housing has been identified in previous work undertaken for the Westmead Innovation District and will be driven by existing student numbers as well as a significant increase in student numbers predicted over the next 20 years.
- The current provision for student housing is limited to facilities in Parramatta CBD, with no dedicated student housing within the Westmead District.
- The proposed short-term accommodation for NDIS respite and visitors to the hospitals and Health and Education Precinct, reflects the types of short-stay accommodation demands generated as a result of the site's location within the Westmead Precinct, and have been identified in previous studies for the Precinct.

In consideration of the medical centre, the Economic Assessment finds the following:

- The proposed medical suites could be taken up by new general practitioners in the area, or (more likely) provide an opportunity for off-site consulting rooms for specialists associated with the hospitals in the Precinct.
- The need for additional private consulting rooms is generated by the extensive private health industry that already exists in the precinct, and its further development and expansion in accordance with the Westmead Master Plan.
- Other opportunities could be in more commercially-focused parts of the health industry, including firms involved in researching the commercial application of health products and procedures.
- A new purpose-built medical centre on the site would be easily accessible to the local population and those travelling into the area.

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- The combination of residential apartments, medical suites and other uses also provides an adequate transition between the high-intensity medical uses in the east and the predominant residential areas south and west of the site.

With respect to the retail uses (proposed in the form of Shop Top Housing), the following assessment is provided:

- Existing retail in Westmead is fragmented and limited, including:
  - A small supermarket centre near the intersection of Darcy Road with Bridge Road, including Coles (3,600m<sup>2</sup>), Liquorland, pharmacy, Asian grocer, discount variety and a medical centre.
  - Hawkesbury Road, north of Westmead train station, offering a small range of dining options, banks, real estate and upper level medical suites.
- Accounting for the proposed development together with the existing resident and worker catchments, retail demand would be generated by:
  - Local residents, including those in the new residential apartments and student accommodation as well as those residing close to the site.
  - Visitors staying in short-term accommodation.
  - Visitors to the medical centre and any other uses proposed within the development.
  - Workforce; both on site and nearby elsewhere in the Innovation District.
  - Other visitors to the site or the Innovation District and students.
- The residential catchment within a 500m radius of the site is forecast to increase from approximately 6,190 (2017) to 9,000 residents by 2026. Total spending by residents on core goods is forecast to increase to \$80.9 million by 2021 and \$118.5 million by 2026. Inclusion of students would add another \$4 million to the available spending in the immediate area.
- Additional retail spend would also be generated by the estimated 14,000 additional workers in the Innovation District by 2036.
- The identified expenditure flows are sufficient to support the amount of floorspace proposed for the site. The analysis indicates that a retail element of around 1,197m<sup>2</sup> would generate approximately \$10.9 million turnover in 2026, which represents about 10% of the available expenditure on relevant items by permanent residents and students.
- Accordingly, the inclusion of this small amount of retail on the site will not have any adverse effect on existing retailing in the area, especially as the increasing residential and worker population supports a more significant increase in retail opportunity.

In summary, the Economic Analysis shows that each of the use components proposed for the site responds to an identifiable market demand, and is consistent with the locational attributes of the site and the policy support for a more diverse mix of uses to be incorporated into the Westmead District.

Other potential economic outcomes of the proposal include:

- Project investment and construction cost on the site, representing a significant investment that will improve the value and amenity of the property and lead to more intensive use of the land.



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- Construction-related jobs will be directly created on-site over the life of the project. Additional jobs will be created indirectly throughout the local and wider economy as a result of consumption and production multiplier effects.
- Ongoing employment will be generated from the non-residential uses, including retail floorspace, cafes, restaurants, medical centre, NDIS respite, short-term accommodation and student housing management. In addition, it is estimated that jobs would be generated as home-based employment within the residential apartments. Additional jobs would be generated through employment multipliers.
- Financial transfers including Special Infrastructure Contributions (SIC) levy and rates revenue to Council.
- Contributions to local spending flows associated with new residents and/or workers, including estimates of spending retained by retail shops external to the subject site. Resident spending will therefore support retail businesses in the local area.
- Improved housing options for existing and future people working and studying in Westmead or in other nearby employment precincts, such as the Parramatta CBD.
- Support for local and state planning policies which encourage additional housing and mixed-use development within the precinct, and diversification of uses.
- Development on the site will support and stimulate development elsewhere in the precinct, including the adjoining site to the north.
- Creating an opportunity for innovative live-work and live-study arrangements.

Additionally, the proposal incorporates the following social infrastructure:

- Short-term accommodation to accommodate NDIS patients, families visiting children or other relatives in hospital as well as visiting nurses, doctors, medical experts and professors. (It is noted the APU proposed as part of this Planning Proposal directly responds to this identified need).
- A variety of housing opportunities, including BTR (under the added value proposal), key worker and student accommodation.
- Publicly-accessible open space at ground level together with rooftop communal open spaces for residents.
- A new public street.
- Two (2) shared streets.
- Pedestrian through-site links.
- Community centre (up to 1,000m<sup>2</sup> under the added value proposal).
- Fully-funded creek-crossing (under the added value proposal).

In conjunction with the above-listed extensive offering of social infrastructure, a draft VPA Offer would be discussed with Council.

Accordingly, the Planning Proposal has adequately considered social and economic factors.

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### 4.4 STATE AND COMMONWEALTH INTERESTS

#### 4.4.1 IS THERE ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PLANNING PROPOSAL?

The site is serviced by existing infrastructure that is capable of servicing higher density residential, allied health and education development. In particular the site is highly accessible by public transport, being within 800m walking distance of Westmead train station and Wentworthville train station. Bus stops directly adjacent to the site frontage provide services to Parramatta Station, Merrylands Station and Blacktown Station. A number of T-ways are located along surrounding streets, including Hawkesbury Road, Darcy Road, Mons Road, Briens Road and Old Windsor Road. The area is also serviced by major road infrastructure.

Resulting from the proximity of the site to public transport, active transport networks and services, the site has been awarded a walkscore of 71 ('very walkable- most errands can be accomplished on foot') and a transit score of 64 ('good transit- many nearby public transportation options').

Importantly, in the future the accessibility and walkability of the site will be further enhanced through the delivery of Parramatta Light Rail and Sydney Metro West, both within approximately 800m walking distance of the site. The implementation of City of Parramatta Council's Green Grid would increase permeability in the local area, decrease distances to public transport nodes, and promote an improved walking and cycling experience.

As detailed in the Transport Assessment (**Appendix 3**), *the proposal is supportable on traffic and transport planning grounds and will not result in any adverse impacts on the surrounding road network or the availability of on-street parking*. Accounting for the estimated traffic generation volumes associated with the proposed development, SIDRA Analysis illustrates that the network is capable of accommodating the trips generated by the proposal under the existing conditions. Furthermore, it would not have a material impact on the operation of the network.

The Transport Assessment also concludes as follows:

*Further, the location of the Site means that is ideally placed to encourage travel by sustainable transport and align with key strategic objectives to create a 30-minute city for the residents of Greater Sydney. Following the completion of PLR Stage 1 and other planned public transport improvements, the Site's connectivity would be further enhanced. The Proposal therefore represents the opportunity to create a development which aligns with strategic objectives but is also acceptable from a traffic and transport perspective.*

As described in **Section 4.3.3** above, the proposal would deliver an extensive range of social infrastructure, including many of the types of social infrastructure expressly identified as being needed for Westmead by Parramatta Council's *Community Infrastructure Strategy*. These include short-term visitor accommodation, key-worker housing, new streets, pedestrian through-site links, cycle lanes and footpaths, and publicly-accessible open space. The added value proposal would significantly increase the social infrastructure and public benefit contribution through 7,500m<sup>2</sup> more precinct-supportive uses, BTR housing, 223 more units for students, NDIS and medical motel, 750m<sup>2</sup> more community space (400% increase), and a fully-funded creek crossing. As detailed in **Section 3.9** of this report, a draft VPA Offer would be discussed with Council to secure this public benefit.

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### **4.4.2 WHAT ARE THE VIEWS OF STATE AND COMMONWEALTH PUBLIC AUTHORITIES CONSULTED IN ACCORDANCE WITH GATEWAY DETERMINATION?**

A Pre Lodgement Meeting was held with DPIE on 1 February 2019.

At the meeting DPIE indicated support for the scheme, including the proposed height, FSR and range of uses. DPIE advised the proposal should be assessed within its current context as well as the future context established by the Westmead Alliance masterplan (yet to be publicly exhibited).

DPIE also advised that SIC levies would apply to the market-housing component of the development.

No consultation with Commonwealth authorities has been carried out to date.

It is acknowledged that City of Parramatta Council would consult with relevant public authorities following the Gateway determination.

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## PART E COMMUNITY CONSULTATION

Schedule 1 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the Gateway Determination. It is anticipated that the Planning Proposal would be required to be publicly exhibited for 28 days in accordance with the requirements of DPIE guidelines '*A guide to Preparing Local Environmental Plans*'.

It is anticipated that the public exhibition would be notified by way of:

- A public notice in local newspaper(s);
- A notice on the City of Parramatta Council website;
- Written correspondence to adjoining and surrounding landowners.

The Gateway determination, Planning Proposal and specialist studies would be publicly exhibited at Council's offices and any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.



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## PART F CONCLUSION

The proposed amendment to PLEP2011 to include additional building height, additional FSR and an APU for short-term accommodation, would support the future development of the site for residential accommodation and allied health and education uses. The proposed residential, allied health and education uses are consistent with the current R4 High Density Residential zoning of the site, with the exception of short-term visitor accommodation for which an APU is sought. The increased density of development sought to be provided reflects the zone objectives as well as key strategic policies.

The 'added value proposal' for 6:1 FSR and 132m building height (40 storeys) has been demonstrated to exhibit significant strategic and site-specific merit, and to respond to Government's mandate for Westmead as established in the 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.

In summary, the proposed PLEP2011 amendment for additional building height, additional FSR and an APU for short-term accommodation is appropriate for the following reasons:

- The proposed PLEP2011 amendment would enable 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'. Whilst the majority of envisaged uses are already permitted with consent in the R4 High Density Residential zone, an APU is required for short-term accommodation to accommodate NDIS patients, families visiting children or other relatives in hospital, as well as visiting nurses, doctors, medical experts and professors.
- Additional building height and FSR are also required to support the viability of creating a micro hub on the site to complement the Westmead Health and Education Precinct and Innovation District.
- Given the site's strategic location in proximity to Westmead Health and Education Precinct and Innovation District, the Greater Parramatta to Olympic Peninsula (GPOP), public transport infrastructure (Parramatta Light Rail, Sydney Metro West, two (2) existing train stations and buses), the Green Grid, jobs and services, it provides valuable opportunity to contribute to a sustainable, transit-oriented, mixed use community and a 'supportive' micro hub.
- In response to the strategic position of the site, the proposal has also been designed to mark the gateway to the Westmead Health, Education and Innovation District and GPOP corridor, and serve as a fringe catalyst for the broader precinct.
- Consistent with strategic policy for urban renewal corridors and health, education and innovation precincts generally, and GPOP and Westmead specifically, the proposal would create opportunities for diverse new housing, allied health and education facilities, new jobs, local services and an activated public domain, combining to revitalise strategically-located land in immediate proximity of major public transport.
- This also reflects the government's strategic objectives for Parramatta Light Rail and Sydney Metro West, which are purposed as catalysts of revitalization.
- Overall, the proposal is consistent with the State, regional and local strategic planning framework. As described through this report, the proposal is specifically consistent with the NSW State Priorities, Directions for a Greater Sydney, the Greater Sydney Region Plan, the Central City District Plan, the draft Place Strategy for

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Westmead, the LSPS, the LHS and Parramatta Community Strategic Plan. The proposal reflects the vision for the Greater Parramatta Growth Area, GOPP and the Westmead Precinct.

- Aligning with the vision of the draft Place Strategy, the proposal would deliver diverse new housing to augment choice and supply, activate the site and public domain through a variety of active uses and public spaces, and connect the local community to living, working, studying and socialising opportunities through co-location within the site and more broadly through close walking and cycling proximity to the balance of the Westmead precinct and major public transport. In accordance with the outcomes for Sub-precinct 2, the proposal would support core health and innovation uses with diverse housing within high density mixed use development that encourages activity through active ground floor uses and a high quality public domain, with co-located social infrastructure, services and open spaces. The proposed permeable network of shared streets, pedestrian lanes and open spaces would promote walkability, cyclability and connect the green grid.
- Through the added value proposal, the site's contribution to the Westmead 'engine room' would be optimised, with increased housing supply and diversity through the inclusion of BTR, and significantly increased public benefit through an enhanced breadth and quantum of precinct-supportive uses including NDIS patient and family accommodation, medical motel, student accommodation and a community facility. A fully-funded creek crossing would significantly improve connectivity through the precinct. Accordingly, the added value proposal actualises the draft Place Strategy.
- In accordance with the Greater Sydney Region Plan and District Plan's vision for GOPP, the Westmead Health and Education Precinct and the 30 minute city, the development of the site would see intensified housing development concentrated in an existing urban area supported by major employment opportunities, public transport, services and the major infrastructure investment committed for the region in association with the Growth Infrastructure Compact.
- Further, the range of allied health and education-related uses nominated for inclusion on the site directly reflect the 'active ecosystem' described by the Plan as characterizing successful innovation districts. Specialist medical facilities, housing (including BTR (under the added value proposal), key-worker and student housing), temporary accommodation for NDIS patients and short-term accommodation for visitors, are all key to the growth and development of the Westmead Innovation District.
- New housing on the site will support the need for additional housing supply in Sydney in accessible locations close to places of employment and established infrastructure. Through the delivery of up to 514 dwellings (including BTR) (under the added value proposal), the proposal would also contribute to meeting supply targets, placing downward pressure on prices to improve affordability, and diversifying housing choice. A range of unit sizes as well as BTR, would assist in accommodating a variety of price-points and meeting the needs of Sydney's diverse and growing population.
- In addition to providing market and BTR residential apartments, the proposal would deliver student housing, temporary NDIS patient accommodation, short-term family accommodation and key-worker housing, thereby responding to the diverse housing needs of the community as particularly associated with the Westmead Health and Education Precinct.

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- Under the added value proposal, BTR would promote a more diverse, secure and affordable offering of long-term residential accommodation on the site, specifically designed to address the missing link of diverse and affordable accommodation for key workers, allied health professionals and tertiary education professionals, which is essential to supporting the surrounding hospitals, allied health services and universities within the Westmead Health and Education Precinct.
- The benefits of BTR are closely related to its custom fit-for-purpose design and construction, and the safeguard against individual units being Strata Titled at any time in the future. Other key advantages of BTR relate to a more accessible rental market, an additional housing product to augment choice, security of tenure, stable rental growth, and a more sustainable, durable and better-managed building.
- Being generally 20% cheaper to construct compared to traditional residential flat buildings, BTR facilitates rents that are below the current market in the area (on average).
- The inclusion of BTR as part of the added value proposal, specifically responds to the mandate established by the NSW Government in the EIE for the new Housing Diversity SEPP. The EIE seeks to establish a planning pathway to support BTR developments and incentivise institutional investment.
- Through the proposed high density development incorporating a range of allied health and education uses (including the proposed APU for short-term NDIS patient and family accommodation), new jobs would be introduced on the site. Accordingly, the proposal would support additional economic activity, new employment opportunities and service provision on the site. The suitability of the site for such economic uses owes to its proximity to Westmead Health and Education Precinct and Innovation District, public transport infrastructure, and population catchments (providing a local workforce and demand for the services offered).
- The proposed LEP amendment aligns with the relevant Section 9.1 Ministerial Directions including as they relate to residential zones, the integration of land use and transport and the Greater Parramatta Priority Growth Area.
- The proposal is consistent with the aims of PLEP2011 as it seeks to facilitate the sustainable development and use of land for housing, allied health and education uses, to meet the needs of local and regional populations, promote growth and reinforce the role of Parramatta.
- The future provision of high rise residential development with complementary allied health and education uses, is consistent with the R4 zone objectives as it provides diverse new housing supply in close proximity to public transport and road infrastructure, significant employment opportunities associated with the Westmead Health and Education Precinct and Innovation District, local retail centres and other services. It is noteworthy that the envisaged residential, allied health and education development is already permissible pursuant to PLEP2011, with no change of zone required. The exception is the short-term accommodation, for which an APU is sought.
- An APU for Hotel or Motel Accommodation and Serviced Apartments on the site within the R4 zone is appropriate, having regard to the following:
  - The proposed APU would achieve the objectives of the R4 High Density Residential zone by supporting the short-term *living* needs of NDIS patients,

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- families visiting children or other relatives in hospital, as well as visiting nurses, doctors, medical experts and professors. Whilst not representing permanent housing, short-term accommodation is integral to meeting the temporary accommodation needs of the local health and education community.
- Whilst maintaining the potential for the site to provide a significant supply of housing, Hotel or Motel Accommodation and Serviced Apartments would allow the site to also contribute to employment generation and the provision of services to support the needs of the surrounding community.
  - Accordingly, the proposed APU would complement the role and function of the Westmead Health and Education Precinct and Innovation District.
  - Hotel or Motel Accommodation and Serviced Apartments would integrate with the range of other uses already permitted in the R4 zone.
  - All other proposed uses are already permitted with consent, demonstrating the primary suitability of the R4 zone for facilitating the envisaged development of the site for residential, allied health and education.
- The proposed amendment of the PLEP2011 height of buildings and FSR standards to allow built form up to 40 storeys with a 6:1 FSR (or under the base case a minimum of 4.5:1 FSR and 22 storeys), would continue to achieve the objectives of the standards, as follows:
    - The site and surrounding area have been designated for high density built form and high intensity residential, education and health land uses. The proposal would integrate with the desired *high density* built form character of the area.
    - The density of development proposed for the site, combined with the stepped design of the concept built form, would create a transition in height and scale between existing multi-storey residential flat buildings to the south and west and the anticipated future high rise development on land to the north.
    - This would also protect the amenity of existing residential development to the south, existing and proposed open spaces and the new residential dwellings to be provided on the site, including with respect to solar access, privacy, views and visual impact.
  - As detailed in the Urban Design Report (**Appendix 2**), the Concept Design is capable of compliance with the key requirements of the ADG. Whilst detailed assessment of a proposed development would be undertaken at the DA stage, the concept design demonstrates that future high density development on the site can be designed to provide a high level of amenity for the subject and adjoining sites. Similarly the potential of developing adjoining sites in accordance with the ADG has been demonstrated.
  - The proposal will not result in any land use conflict but rather will complement and support the range of existing and future land uses and development types in immediate proximity of the site.
  - The proposal would provide the opportunity to more effectively relate to the public domain through a new public street, two (2) shared streets, pedestrian through-site links, publicly-accessible open space, active ground floor uses, and high quality architectural design. The added value proposal would also deliver a fully-funded creek crossing.



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- The proposal will not exhibit any adverse environmental impact. Rather the proposal will enable the redevelopment of an old housing estate for higher density development that is highly accessible and serviced by existing and planned infrastructure. The site's redevelopment would create opportunities for development designed in accordance with the principles of Environmentally Sustainable Design (ESD), new public streets, pedestrian links and open spaces, community facilities and other uses that support the Westmead Health, Education and Innovation District, the co-location of housing, jobs and services, and the promotion of active transport use.
- As detailed in the Economic Assessment (**Appendix 4**) the proposal would deliver positive economic outcomes associated with delivering supply in response to demand for residential accommodation, short-term accommodation, medical suites, and retail. Additional economic benefits relate to construction jobs and ongoing employment, project investment and construction costs, State and local financial contributions/rates, increased local spending flows generated by residents and workers (including external to the subject site), and the stimulation of wider revitalisation and investment in Westmead that accords with strategic plans.
- The proposal would deliver an extensive range of social infrastructure, including many of the types of social infrastructure expressly identified as being needed for Westmead by Parramatta Council's *Community Infrastructure Strategy*. These include short-term visitor accommodation, key-worker housing, new streets, pedestrian through-site links, cycle lanes and footpaths, and publicly-accessible open space. The added value proposal would significantly increase the social infrastructure and public benefit contribution through 7,500m<sup>2</sup> more precinct-supportive uses, BTR housing, 223 more units for students, NDIS and medical motel, 750m<sup>2</sup> more community space (400% increase), and a fully-funded creek crossing.
- A draft VPA Offer has been prepared to ensure the proposal provides significant public benefit.

It is therefore recommended that the Planning Proposal is approved by City of Parramatta Council and that the necessary steps are pursued to enable it to proceed to Gateway Determination under Section 3.34 of the EP&A Act.

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