



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

Chief Executive Officer
The City of Parramatta Council
PO Box 32
Parramatta NSW 2124

ADDENDUM TO THE EXISTING PLANNING PROPOSAL IN RELATION TO 93 BRIDGE ROAD, WESTMEAD

To whom it may concern,

Willowtree Planning Pty Ltd, on behalf of 93 Bridge Road Pty Ltd atf Bridge Road Unit Trust (the client), have carried out some amendments to the original Planning Proposal (PP) which was lodged in relation to the above-mentioned site on 20 March 2019.

The PP intends to facilitate the future development of the site for residential accommodation and allied health and education uses. Building heights up to 132m (40 storeys) and a 6:1 FSR are required to support the creation of a micro hub on the site to complement the Westmead Health and Education Precinct and Innovation District. The range of complementary uses on the site would include long-term housing for key-workers and medical professionals, student housing, medi-motel (being short-term accommodation for NDIS patients, pre and post op patients and visiting families), medical suites, community facilities, local shops and eateries, a range of open spaces and other site improvements. An Additional Permitted Use (APU) has also been requested to support the proposed medi-motel offering short-term accommodation for NDIS patients, pre and post op patients, families visiting children or other relatives in hospital, as well as visiting nurses, doctors, medical experts and professors.

As it has been in excess of 12 months since the lodgement of the application (our client has been most patient) and the climate in terms of housing types being sought has changed, it is now proposed to amend the PP to incorporate a Build to Rent (BTR) component. The incorporation of a BTR component in this location has been carefully considered from an end-user perspective and in relation to the other temporary and long-term accommodation offerings still sought to be delivered on the site.

The BTR has been specifically conceptualised 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. Further details of the BTR component are provided in the following section of this addendum.

As per the original application, the other components of the proposal would support short term accommodation for the surrounding hospitals, cater for pre and post op patients and offer accommodation for their family members. Student housing and a smaller proportion of standard 'build to sell' market housing would complete the diverse accommodation offerings of the proposal. Together, the variety of short-term accommodation options, BTR dwellings and other long-term housing types would holistically respond to the diverse needs of the Health and Education Precinct's working, studying and visiting community.

The PP amendment is further considered in the following sections of this addendum.

TOWN PLANNING ADDENDUM

Town Planning Addendum for Build-to-Rent
93 Bridge Road, Westmead

1.0 OBJECTIVES OF BTR

The introduction of BTR has been guided by the overriding objectives of the original PP, being to enable an appropriate density of development on the site and a compatible range of uses to complement the health, education and innovation precinct. The vision would see the creation of Australia's first vertical health village.

The ultimate delivery of the proposal would realise a strategically-situated, high density micro hub co-locating 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, to complement and support the growth of the Westmead Health and Education Precinct.

The BTR component would promote a more diverse and affordable offering of long-term residential accommodation on the site, specifically designed in response to the housing needs of key workers, allied health professionals and tertiary education professionals. BTR would respond to the need for a more accessible rental market and an improved diversity of housing options, meaning that key workers and allied professionals would have greater opportunity to live close to work.

Compared to the traditional model of 'build to sell' market housing, BTR offers greater security of tenure and higher management standards, thereby supporting stability, security and amenity for tenants. Likewise, BTR incentivises high build quality, durability and sustainable design features that reduce long-term operational costs. BTR also caters to stable growth in rental demand relative to traditional speculative development models. In turn, these advantages are considered key to retaining a local worker population and attracting the best and brightest to the Westmead Health and Education Precinct.

It is also envisaged that BTR on the site could be adopted as a best practice model and catalyse similar housing developments in the precinct premised on affordability and innovation.

2.0 STRATEGIC JUSTIFICATION FOR BTR

The *Greater Sydney Region Plan- A Metropolis of Three Cities* (the Region Plan) seeks to foster productivity, liveability and sustainability. Of key relevance, the Region Plan promotes housing that is more diverse and affordable.

Objective 11 outlines a number of mechanisms to promote housing diversity and affordability for moderate income earners (such as key workers), including innovative rental models within purpose-designed rental buildings ('build to rent'). These initiatives complement student accommodation and new generation boarding houses as specialised rental for specific tenant segments. These forms of rental accommodation need to be delivered close to public transport and centres.

The proposed inclusion of BTR closely reflects Objective 11, given that a purpose-designed development would specifically cater to the housing needs of key workers and allied professionals in close proximity to employment, services and public transport.

Reconciling with other key objectives of the Region Plan, the proposed BTR would more widely address the need for additional and more affordable housing options in accessible locations. By serving a key workforce, the proposal would also support the productivity of Western Sydney and the growth of a designated Health, Education and Innovation precinct.

Similarly, the proposed BTR would reflect the directions and priorities of the *Central City District Plan* (the District Plan) as it promotes the productivity, liveability and sustainability of the Central City. In particular, the District Plan emphasises the growth and transformation of the Greater Paramatta and Olympic Park (GPOP) corridor and the Westmead Health and Education Precinct, which BTR, as a component of a new micro hub on the site, would promote.

TOWN PLANNING ADDENDUM

Town Planning Addendum for Build-to-Rent
93 Bridge Road, Westmead

3.0 AMENDED DEVELOPMENT STATISTICS

Overall, the aims of the proposal remain consistent with the original PP and as such the statistics summarised below generally reflect the original application, making allowance for the inclusion of BTR dwellings. These adjustments are also reflected in the updated Urban Design Report prepared by Roberts Day.

Table 1. Key Development Statistics		
Planning Metric	Original PP (March 2019)	Amended PP (April 2020)
Build to Rent (BTR)		
GFA	-	28,371m ²
Unit Count	-	402 dwellings
Unit Mix	-	1 Bed: 173 dwellings (43%)
	-	2 Bed: 201 dwellings (50%)
	-	3 Bed: 28 dwellings (7%)
Market Residential (Buy to Sell)		
GFA	38,983m ²	10,990m ²
Total Unit Count	424 dwellings	112 dwellings
Unit Mix	1 Bed: 77 dwellings (18%)	1 Bed: 27 dwellings (24%)
	2 Bed: 225 dwellings (53%)	2 Bed: 40 dwellings (36%)
	3 Bed: 122 dwellings (29%)	3 Bed: 45 dwellings (40%)
Supporting Uses		
Community Centre	1,000m ²	1,000m ²
Medical Centre	929m ²	929m ²
Retail (as part of Shop Top Housing)	756m ² (6 units)	756m ² (6 units)
Food and Beverage (as part of Shop Top Housing)	441m ² (7 units)	441m ² (7 units)
Student Accom / Medi Motel	7,606m ² (300 units)	7,606m ² (300 units)
Short-term NDIS and Family Accom	2,262m ² (23 units)	2,262m ² (23 units)
Total GFA of Supporting Uses	12,994m ²	12,994m ²
Total		
GFA	51,977m ²	52,355m ²
FSR	6:1	6:1
Site Area	8,663m ²	8,663m ²
Building Height	132m (40 storeys)	132m (40 storeys)

As demonstrated through the above summary, the proposed introduction of BTR dwellings into the design concept would not compromise the range or quantity of supporting uses on the site. Rather, the amendment would be achieved through a diversification of the residential component and the prioritisation of affordability in tenure types. This amendment has been formulated in direct response to the housing needs of key workers so that the proposal may effectively deliver on the most acute needs of the Westmead Health and Education Precinct.

Notwithstanding a minor increase in GFA (378m²), the amended scheme would allow for the originally-proposed FSR of 6:1 to be maintained. This has been achieved through the adjustment of internal spaces and dwelling mix, including a reduction in the number and size of three (3) bedroom units. Such changes are essential to ensuring the affordability of the housing offerings and has considered the needs of key workers and allied professionals.

Consistent with the original PP, the concept scheme incorporates three (3) buildings, referred to as Building 1A (north-western corner of the site), Building 1B (south-western corner of the site) and Building 2 (north-eastern corner of the site). The building height, number of storeys and massing would reflect the original PP.

Internally, all buildings would continue to provide active ground floor uses. Building 1B would remain unchanged from the original PP, continuing to consist wholly of supporting uses (including medi-motel and student housing). Above the ground level medical suites, Building 2 would continue to incorporate standard

TOWN PLANNING ADDENDUM

Town Planning Addendum for Build-to-Rent
93 Bridge Road, Westmead

market housing (build to sell), with layout and unit mix revised as summarised in the table above. The most significant change would relate to the internal composition of Building 1a, which would be dedicated to BTR dwellings (above the ground and first floor community centre).

Also reflecting the original PP, four (4) basement levels are proposed beneath all three (3) buildings for the purpose of car parking. The total number of car parking spaces (632 spaces) would remain unchanged, although the allocation of spaces would be revised in accordance with the increased number of dwellings. Additional bicycle parking (317 spaces) would be provided together with a car share facility and electric vehicle charging points.

4.0 SUMMARY AND CONCLUSION

In summary, this addendum supports the inclusion of BTR on the site as part of Australia's first vertical health village that is envisaged to complement the Westmead Health and Education Precinct. The BTR component has been designed in light of the specific needs of key workers, allied health professionals and tertiary education professionals for greater housing choice and improved affordability close to their places of work, services and public transport. The site offers this convenience and accessibility, and with BTR would support more diverse and affordability housing opportunities.

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. By prioritising the housing needs of key workers and allied professionals, the proposal would in turn promote the attraction and retention of the best and brightest to the Westmead Health and Education Precinct.

The inclusion of BTR in the PP would better support the overall objectives of the project, being to complement and support the growth, transformation, liveability, sustainability and productivity of Westmead as Greater Sydney's major health, education and innovation district.

It is therefore recommended that the PP is supported by Council and that the necessary steps are pursued to enable it to proceed to Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

Yours Faithfully,



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