



ACN: 146 035 707 ABN: 54 146 035 707

Suite 4, Level 7, 100 Walker Street

North Sydney NSW 2060

P: 02 9929 6974

enquiries@willowtreeplanning.com.au

www.willowtreeplanning.com.au

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

Attention: Strategic Planning Department

**RE: PLANNING PROPOSAL TO AMEND PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011 FOR
ADDITIONAL BUILDING HEIGHT, ADDITIONAL FLOOR SPACE RATIO AND ADDITIONAL
PERMITTED USE FOR SHORT-TERM ACCOMMODATION
93 BRIDGE ROAD, WESTMEAD (SP 31901)**

Dear Sir/Madam,

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

In response to the direction offered by Council in the meetings on 18 June 2020 and 28 August 2020, the Planning Proposal has been amended. This site-specific Development Control Plan (DCP) has been prepared to support the amended proposal. The form and content of this DCP reflects the preferred example provided by Council in the email dated 23 July 2020.

This DCP makes provision for a 'base case' of minimum 4.5:1 FSR and 22 storeys (78m), which reflects the recommendations of Council for a reduced scale, residential-led scheme. An 'added value proposal' for 6:1 FSR and 40 storeys (132m) 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.

We request that this site-specific DCP is considered by Council as part of the amended Planning Proposal.

Yours faithfully,

Chris Wilson
Managing Director
Willowtree Planning

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DRAFT WESTMEAD DEVELOPMENT CONTROL PLAN (to be inserted as a new section 4.3.4.3)

4.3.4.3 93 Bridge Road, Westmead

Land and Development Covered by this Part

This section of *Parramatta Development Control Plan 2011* (PDCP 2011) applies to land at 93 Bridge Road, Westmead (SP 31901) as shown in Figure 4.3.4.3.1.

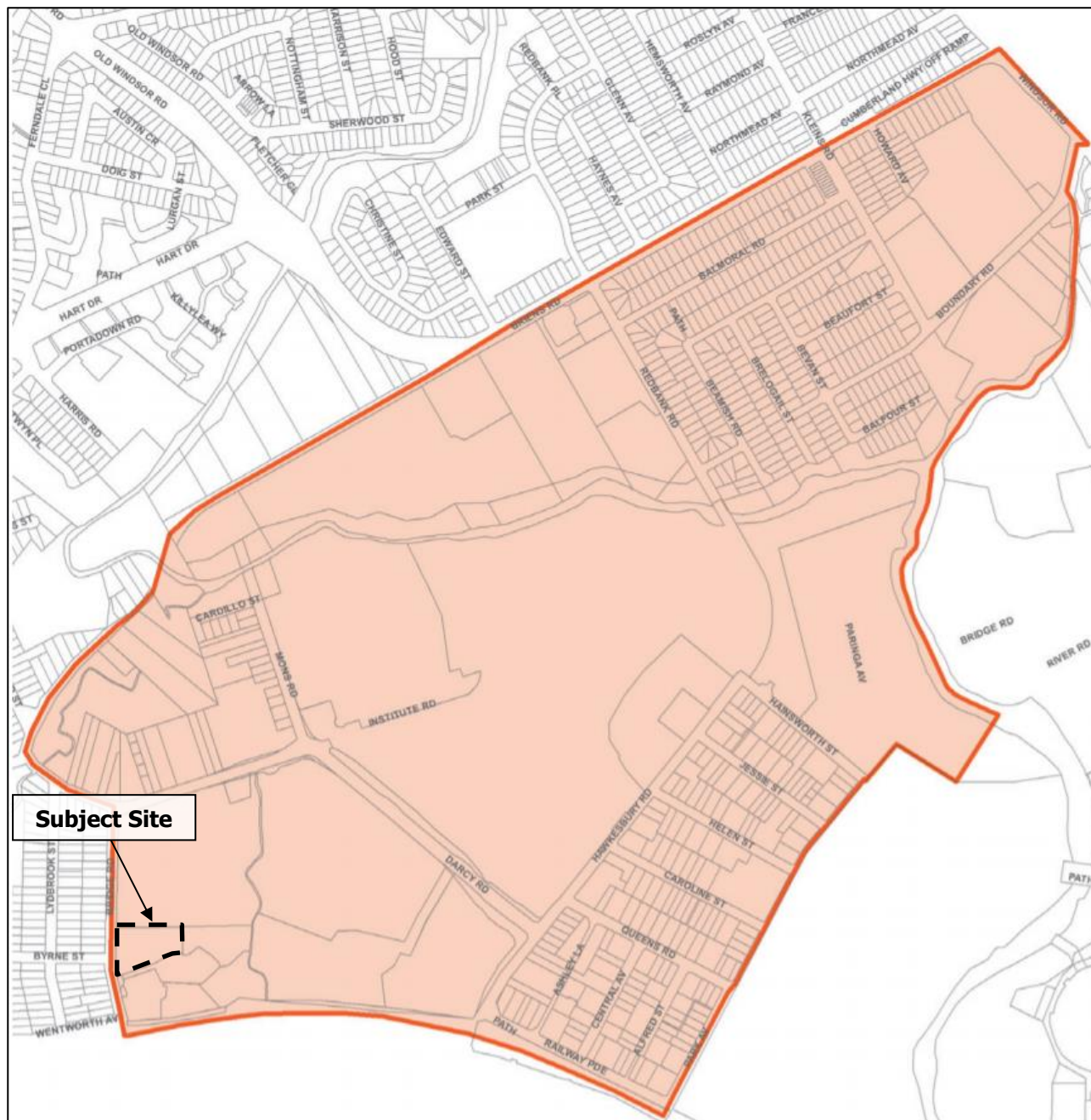


Figure 1. Land covered by this Part (City of Parramatta Council 2020)

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Relationship to other Planning Documents or Sections within PDCP 2011

This section is to be read in conjunction with the other sections of PDCP 2011 and *Parramatta Local Environment Plan 2011* (PLEP 2011). It establishes principles, objectives and controls to be addressed during preparation and assessment of Development Applications (DAs).

Whilst this section contains site specific controls for the site, other parts of PDCP 2011 will continue to apply. Where there is any inconsistency between this section and other parts of the DCP, this section prevails.

This section of the DCP provides principles, objectives and controls on the following:

- Master Plan
- Design Principles
- Public Domain
- Private Domain
- Building Form
- Access, Parking and Servicing
- Sustainability, Microclimate and Water

Master Plan

The proposed master plan concept for the site is shown on Figure 4.3.4.3.2.

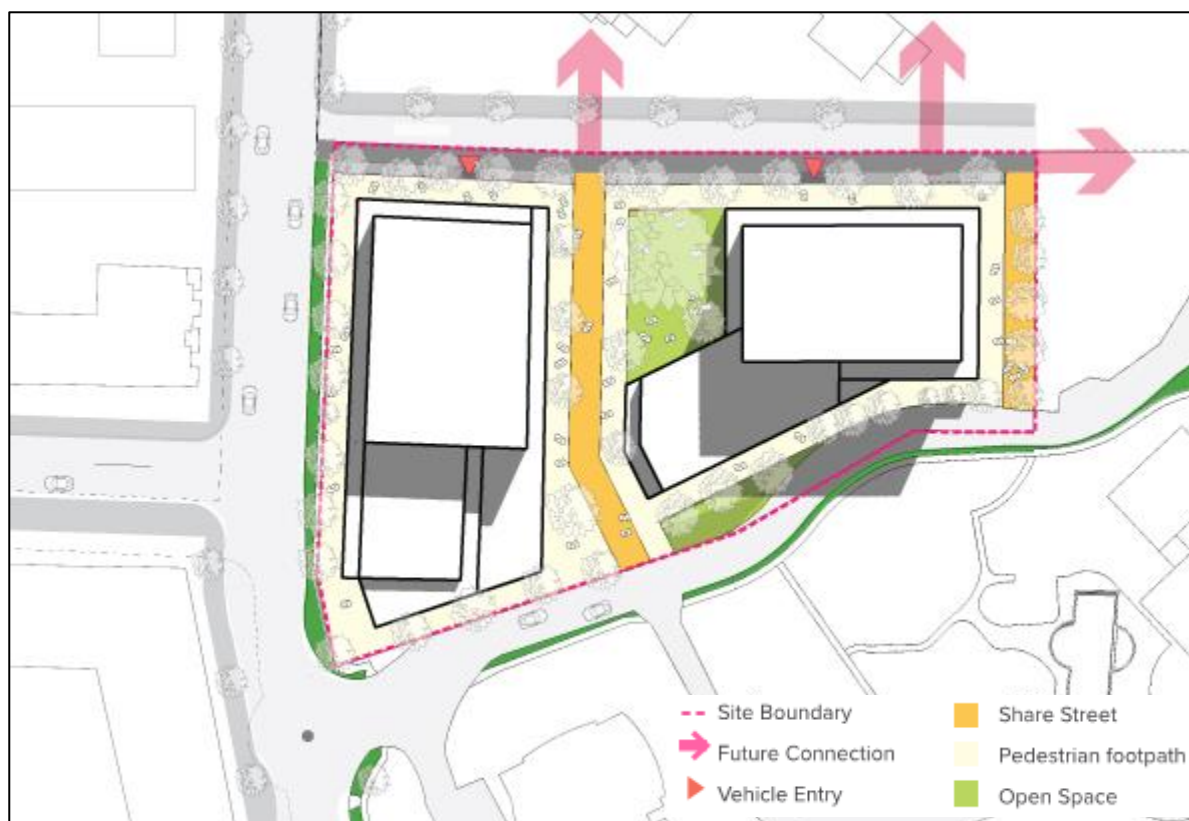


Figure 2. Master Plan Concept for 93 Bridge Road, Westmead (Roberts Day 2020)

Design Principles

The following design principles support the objectives and development controls for the site.

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Relationship to Westmead:

- P.1. To support the function of Westmead as a regionally significant health, education and innovation hub.
- P.2. To provide additional residential capacity and employment opportunities for the high volume of workers and visitors (including inter alia patients, families, caregivers, students, etc) accessing the precinct daily.
- P.3. To create Westmead as a vibrant and active mixed use community.

Architectural Design:

- P.4. To create a high quality, high density, mixed use development in Westmead.
- P.5. To frame views toward, through and from the Precinct, through the layout and design of built form and open spaces.
- P.6. To establish a desirable streetscape, human scale and fine grain urban form, whilst enabling high density development.
- P.7. To activate the ground plane through a variety of retail, commercial and community uses and accessible open spaces.
- P.8. To mitigate wind and solar impact through the design of towers and podiums.

Landscape and Public Domain:

- P.9. To deliver a permeable network of streets, pedestrian through-site links and cycle lanes, facilitating access through the site and connecting to the surrounding infrastructure.
- P.10. To connect green links within the site to the surrounding green grid.
- P.11. To achieve a fine grain urban structure.
- P.12. To activate the public domain within and adjacent to the site through the inclusion of active frontages at street level, publicly accessible spaces and well designed streets.
- P.13. To provide high quality publicly accessible open spaces for passive and active recreation and social interaction.
- P.14. To minimise overshadowing impacts on the open space.

Pedestrian Connectivity:

- P.15. To improve pedestrian connectivity in north-south and east-west directions through the site and link to surrounding streets.
- P.16. To create a network of green and open spaces through the site, linking with the green grid.
- P.17. To provide active frontages to streets adjacent and within the site.
- P.18. To minimise traffic conflict between pedestrians and vehicles on the site.

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- P.19. To maintain the opportunity to integrate with future streets and transport infrastructure outside of the site boundary.

Land Use Mix

A variety of complementary land uses are integrated on the site, aimed at supporting the broader Government vision for Westmead as a health, education and innovation precinct. Under the added value proposal, a greater breadth of uses and public benefit may be delivered, with an enlarged quantum of non-traditional residential floor space.

Objectives

- O.1. Co-locate a range of residential and precinct-supportive uses on the site, including student accommodation, NDIS housing, medical motel, commercial space and community facilities.
- O.2. Inject additional residential supply and housing diversity within Westmead.
- O.3. Under the added value proposal, incorporate Built To Rent (BTR) to further diversify the housing options within the precinct.
- O.4. Provide complementary uses that generate employment and provide services for the local community.
- O.5. Incorporate floor space for community facilities on the site.

Controls

- C.1. Include a mix of residential accommodation, student accommodation, NDIS units and medical motel. Under the added value proposal, provide a larger amount of student accommodation, NDIS units and medical motel.
- C.2. Under the added value proposal, incorporate BTR to diversify the housing options within the precinct.
- C.3. Under the base case provide 0.6:1 commercial FSR. Under the added value proposal, increase the amount of commercial space to 1.5:1 in order to provide more jobs, business investment opportunities and services for the community.
- C.4. Under the base case, provide 250m² community-oriented floor space. Under the added value proposal, increase the amount of community space to 1,000m².

Public Domain

The site incorporates open spaces, shared streets and pedestrian through-site links that are to be publicly accessible on a 24/7 basis (to be delivered via a Voluntary Planning Agreement (VPA)). The new public domain within the site connects to the surrounding area of Westmead. Under the added value proposal, a new pedestrian creek crossing would also be provided to enhance connections across Westmead.

Objectives

- O.6. Enhance the public domain through the creation of publicly accessible open spaces and through-site links.
- O.7. Provide a variety of publicly accessible open spaces of different sizes and designs, to support a range of passive recreational, active and social functions.

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- O.8. Deliver a new east-west street (half-road).
- O.9. Deliver two (2) new north-south shared streets through the site.
- O.10. Under the added value proposal, deliver a new pedestrian creek crossing.
- O.11. Provide active street frontages to streets adjacent and within the site.
- O.12. Ensure a high level of pedestrian amenity, safety and security through the inclusion of weather protection and lighting.
- O.13. Incorporate areas of soft and deep soil landscaping to enhance the green grid and add to the urban tree canopy.

Controls

- C.5. New open spaces, pedestrian links and shared streets shall be provided in accordance with Figure 4.3.4.3.3.



Figure 3. Public Domain Concept for 93 Bridge Road, Westmead (Roberts Day 2020)

- C.6. A 465m² north-facing park shall be provided.
- C.7. 2,768m² publicly-accessible paved open space (equivalent to 32% of the site area) shall be provided across the site, inclusive of plazas and pathways.
- C.8. 7% of the site area (625m²) shall be provided as deep soil.
- C.9. 28% tree canopy coverage (2,390m²) shall be achieved over the site area.
- C.10. Communal open space totalling 2,310m² (25% of the site area) shall be provided (this may be on rooftops).

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- C.11. The design of the open space shall consider solar access and shading.
- C.12. Active frontages are to be provided at ground level adjacent to the open spaces, shared streets, through-site links and external streets.
- C.13. A new east-west street (half-road) is to be provided adjacent to the northern site boundary, linking Bridge Road and Hawkesbury Road. The required width of the half-road is 10m and the total area of land required to be dedicated is 695m².
- C.14. Two (2) north-south shared streets are to be provided through the site, linking the existing private road (adjacent to the southern site boundary) to the new half-road (adjacent to the northern site boundary; refer C.8).
- C.15. In total, 50% of the site is to be publicly accessible.
- C.16. Under the added value proposal, a new pedestrian creek crossing is to be provided.

Private Domain

A private domain is incorporated within the development to serve the enjoyment of future residents.

Objectives

- O.1. Provide high quality private open space for future residents.

Controls

- C.1. The development is to provide private open space for residents on the site. This may be in the form of communal open space at ground or roof level, or private balconies for individual units.
- C.17. Provide 2,310m² (25% of the site area) of communal open space (this may be on rooftops).
- C.2. The design of the open space shall consider solar access and shading.

Building Form

The site incorporates high quality built form that exhibits excellence in architectural and urban design and achieves a high level of amenity for future residents.

Objectives

- O.1. Achieve high quality architectural and urban design.
- O.2. Create two (2) distinct tower forms.
- O.3. Include lower-height and podium elements.
- O.4. Protect the amenity of nearby residential development and surrounding urban areas by minimising overshadowing impacts.
- O.5. Mitigate wind and solar impact through the design of towers and podiums.

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Controls

- C.1. For the base case, building heights and podiums shall be consistent with Figures 4.3.4.3.4 to 4.3.4.3.6.
- C.2. Under the base case, provide heights varying from 15 storeys to 22 storeys and podiums varying from 2 storeys to 6 storeys.
- C.3. Under the added value proposal, provide heights varying from 15 storeys to 40 storeys and podiums varying from 2 storeys to 6 storeys.

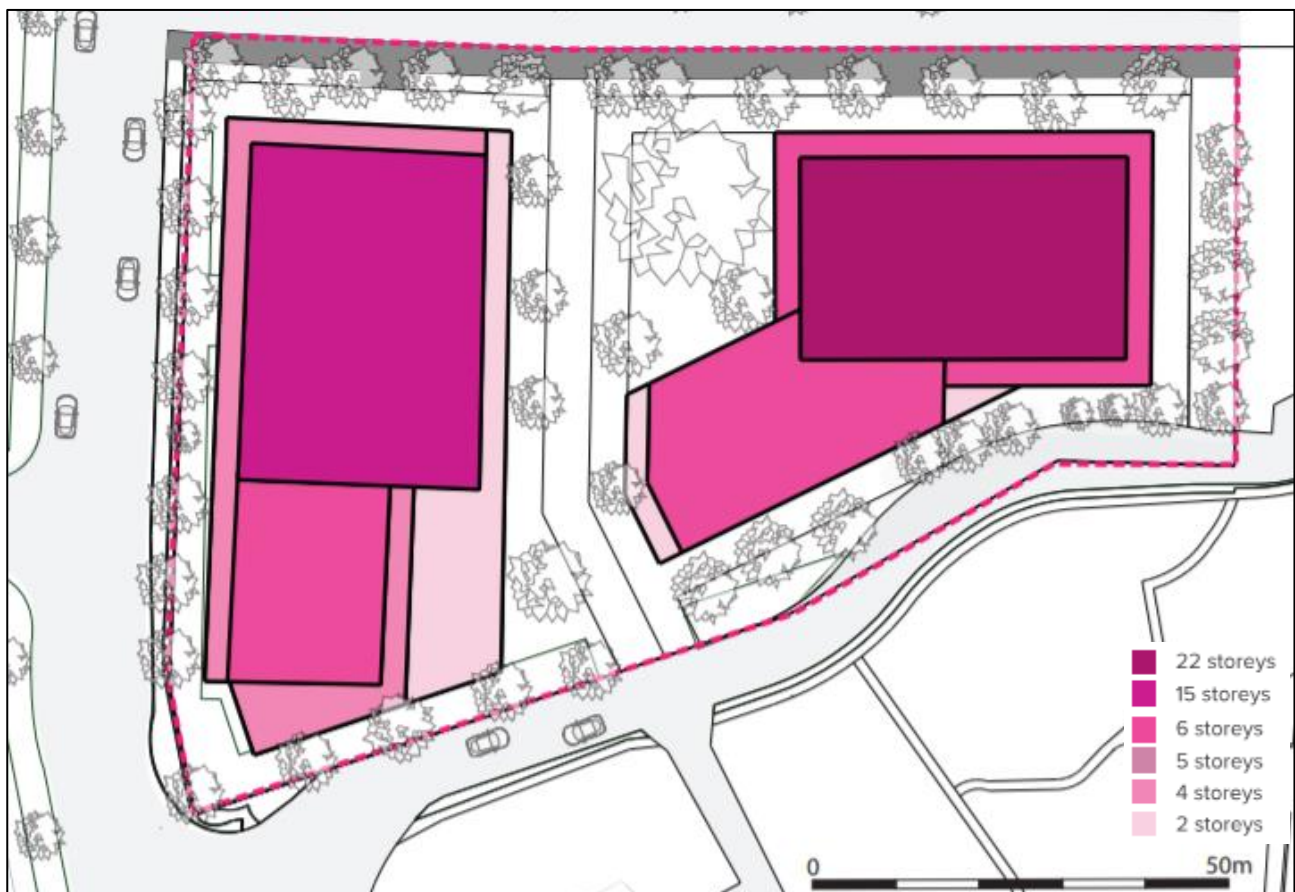


Figure 4. Base Case Height of Buildings for 93 Bridge Road, Westmead (Roberts Day 2020)

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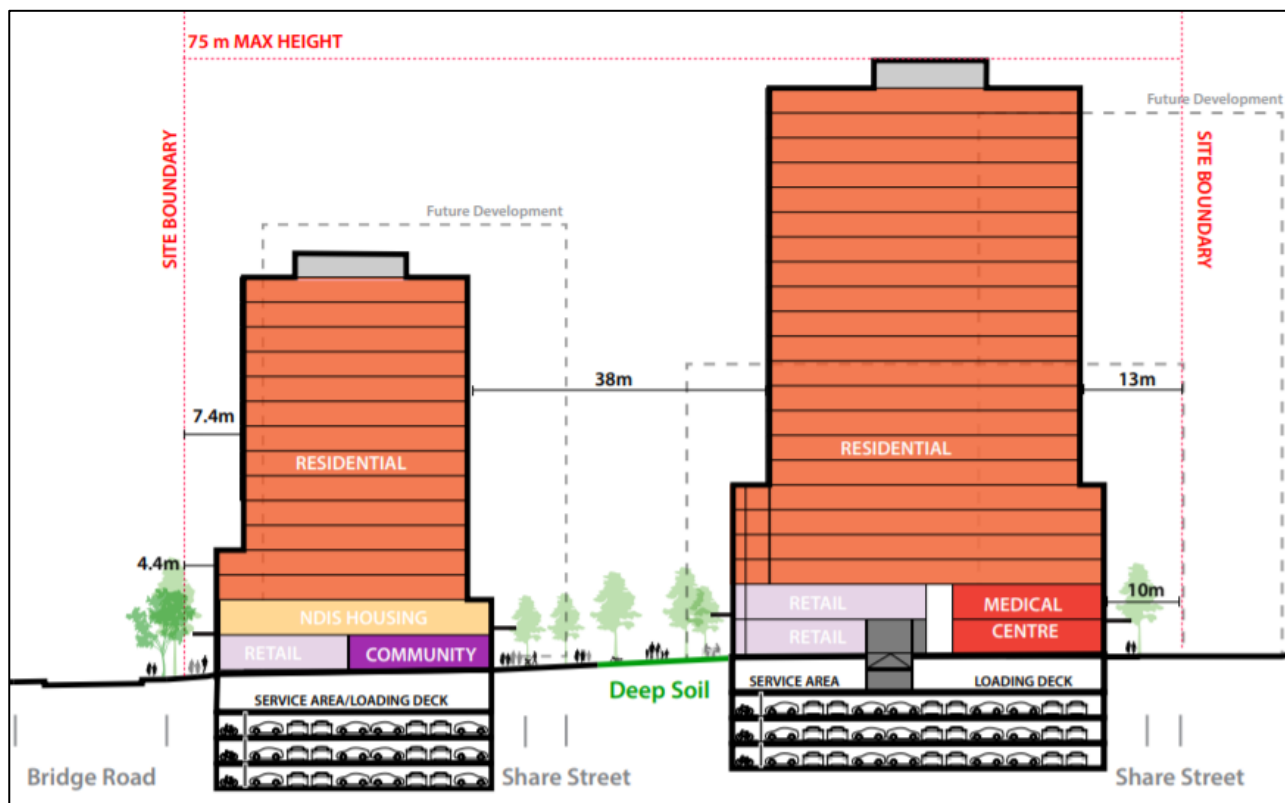


Figure 5. Base Case Height of Buildings for 93 Bridge Road, Westmead (Roberts Day 2020)

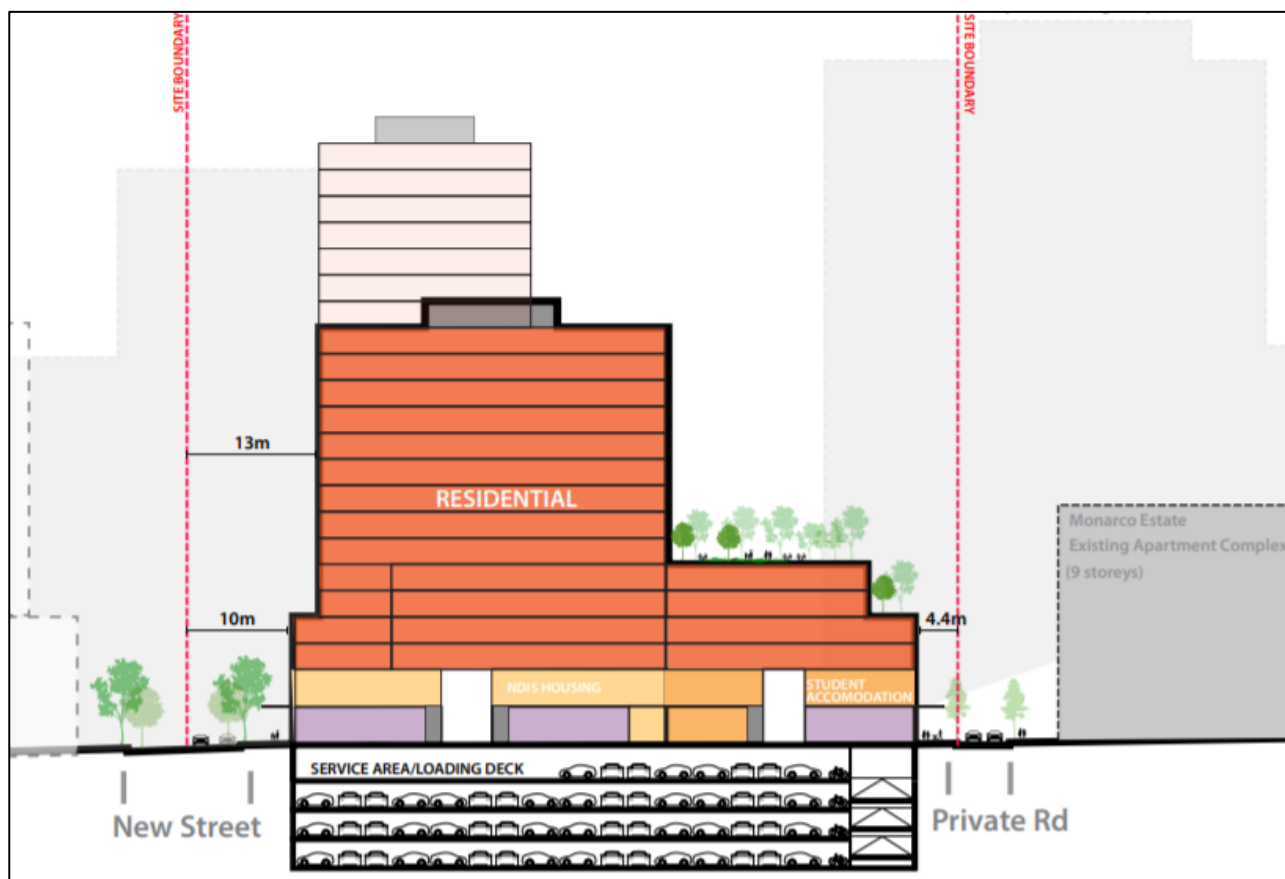


Figure 6. Base Case Height of Buildings for 93 Bridge Road, Westmead (Roberts Day 2020)

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- C.4. For the added value proposal, building heights and podiums shall be consistent with Figures 4.3.4.3.7 and 4.3.4.3.8.
- C.5. Under the added value proposal, provide heights varying from 15 storeys to 40 storeys and podiums varying from 2 storeys to 6 storeys.

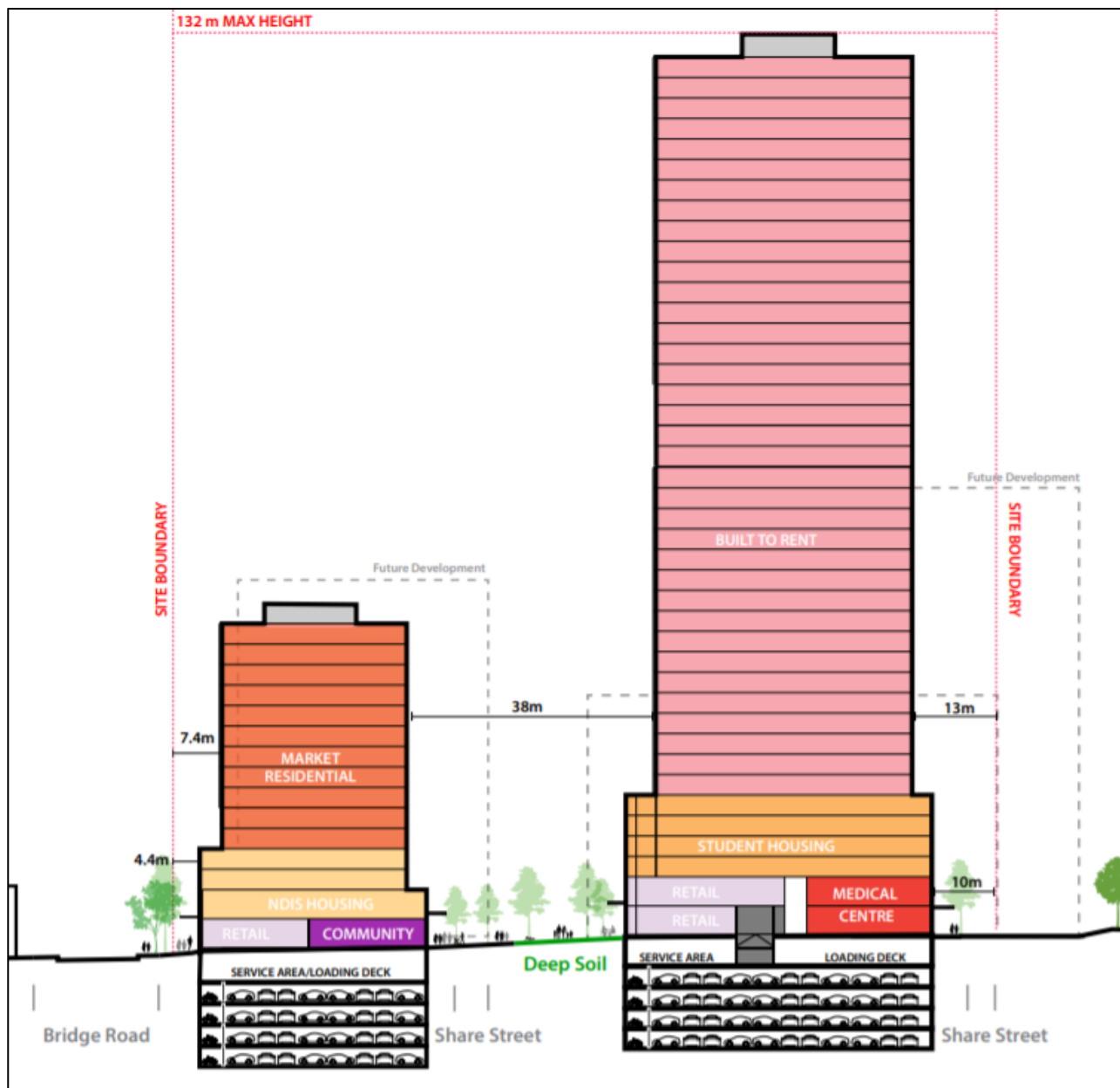


Figure 7. Added Value Height of Buildings for 93 Bridge Road, Westmead (Roberts Day 2020)

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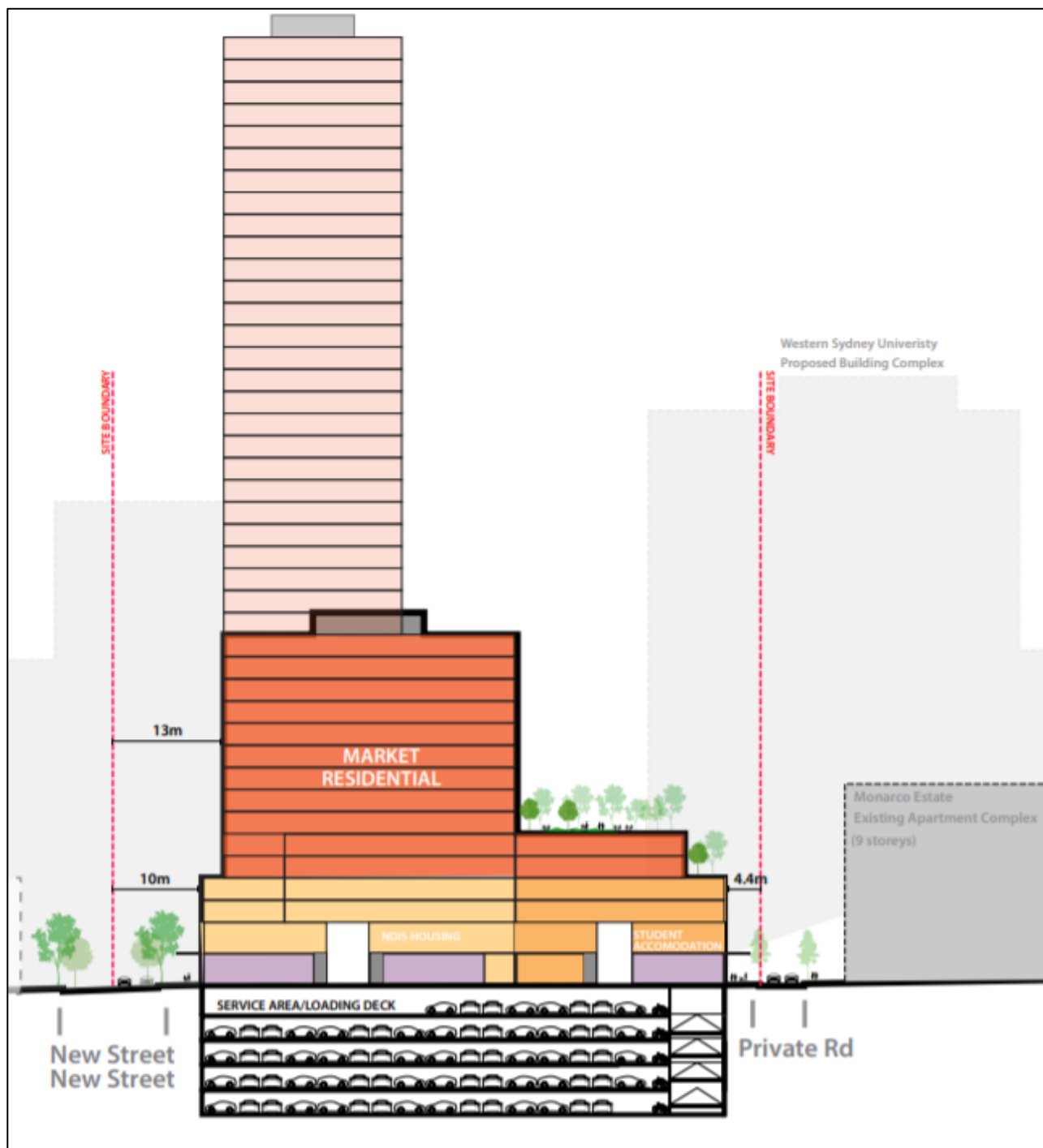


Figure 8. Added Value Height of Buildings for 93 Bridge Road, Westmead (Roberts Day 2020)

- C.6. The required setbacks are shown in Figure 4.3.4.3.9.
- C.7. Provide a 4.4m setback to Bridge Road, increasing to 7.4m above Level 4.
- C.8. Provide a 10m setback to the north of the site (dedicated to road reserve), increasing to 13m above Level 4.
- C.9. Provide a 4.4m-12m (variable) setback south of site to the private access road.

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- C.10. Provide a 10m setback to the eastern boundary (designated for a shared street), increasing to 13m above Level 6.
- C.11. Include public open space, green spaces and deep soil planting in the setback areas, where not required for road widening or access links.

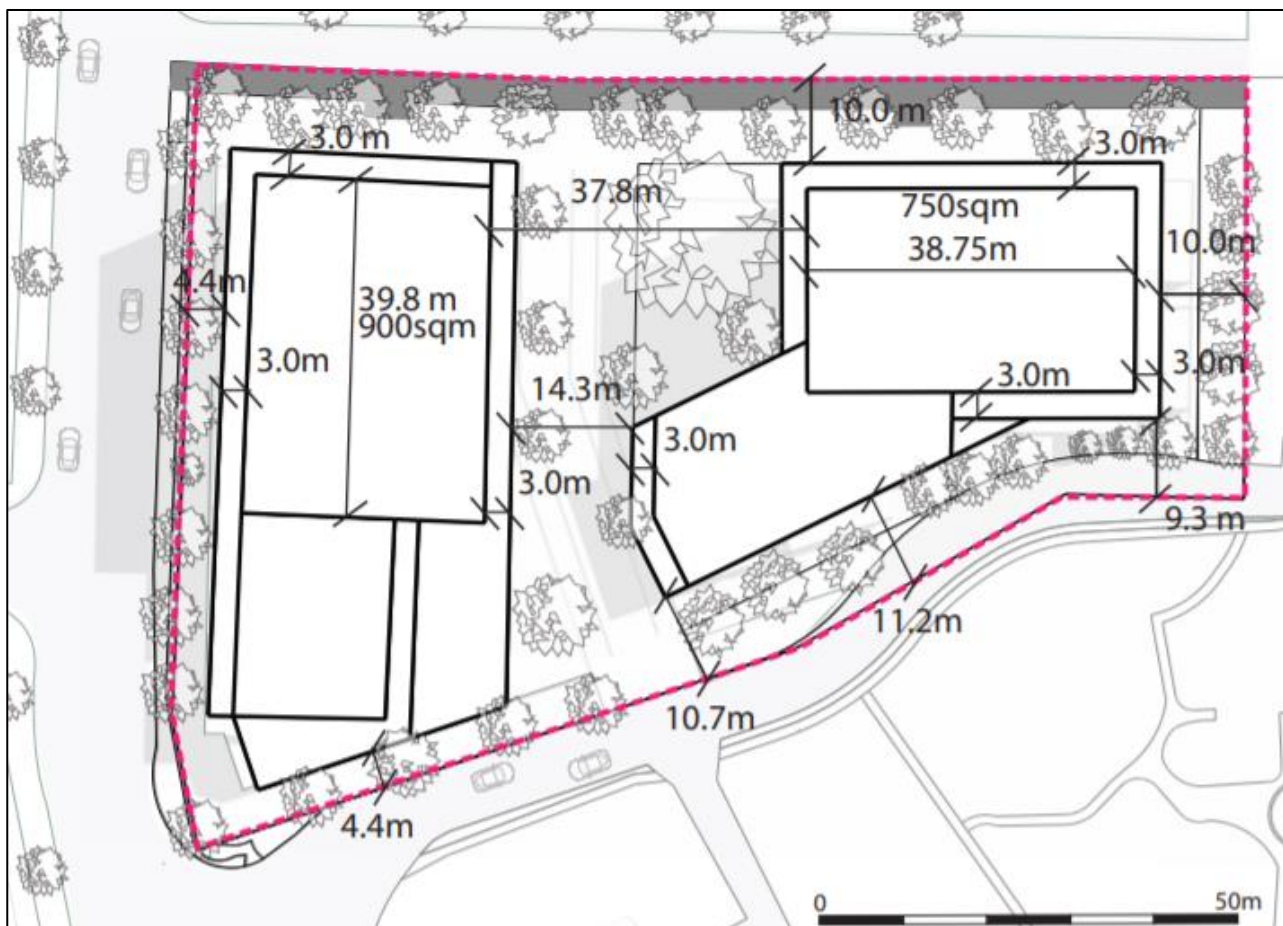


Figure 9. Setbacks for 93 Bridge Road, Westmead (Roberts Day 2020)

- C.12. Compliance with *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development* (SEPP 65) and the Apartment Design Guide (ADG) is to be demonstrated for the residential component of the development.

Access, Parking and Servicing

Promote active and sustainable travel modes to and within the precinct, whilst also accommodating all parking demand and servicing requirements of the development on-site.

Objectives

- O.1. Connect the new uses and open spaces to the surrounding infrastructure within Westmead.
- O.2. Minimise traffic impacts by promoting reduced private vehicle use where possible and encouraging active travel via walking, cycling and public transport.
- O.3. Reduce emissions through the inclusion of electric vehicle charging points and car share spaces.

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- O.4. Prioritise pedestrian access, safety and amenity.
- O.5. Minimise the number of vehicular access and service points along the active frontages.
- O.6. Provide high quality design and finish for the vehicular access areas.
- O.7. Ensure safety by minimising pedestrian and vehicular conflicts through design, lighting and signage.
- O.8. Reduce the visual impact of access, car parking and service areas.

Controls

- C.1. Vehicle access and servicing:
 - a. Provide vehicle access for private vehicles and servicing, via the new public road adjacent to the northern site boundary.
 - b. Limit the number of vehicular access points and restrict any vehicular access on Bridge Road.
 - c. Vehicular access points are to be incorporated into the urban design of the site. Details of design and materials are to accompany the DA.
 - d. All car parking and service zones are to be situated in the basement to minimise visual impacts and risks of vehicular-pedestrian conflict.
- C.2. Car parking:
 - a. All car parking is to be situated in the basement to minimise visual impacts and risks of vehicular-pedestrian conflict.
 - b. Provide car parking within the range of rates in Table 4.3.4.3.1. It is noted that Table 4.3.4.3.1 references the parking rates contained in Section 3.6.2.3 of PDCP 2011 and also formulates a lower rate based on the transit-oriented approach of the RMS *Guide to Traffic Generating Development*.

Table 1. Car Parking Rates		
Land Use	PDCP 2011 Rate	Transit-Oriented Rate
Residential – 1 bedroom units	1.0 space/unit	0.4 spaces/unit
Residential – 2 bedroom units	1.25 spaces/unit	0.7 spaces/unit
Residential – 3 bedroom units	1.5 spaces/unit	1.2 spaces/unit
Residential – Visitor	0.25 spaces/unit	1 space/7 units
Car wash bay	1 space	1 space
Specialty retail, food, beverage	NA	NA
Community centre	-	1 space/50m ² GFA
Student accommodation	1 space/10 units	1 space/10 units
Medical centre	-	1 space/300m ² GFA (min) and 2 spaces/consulting room (max)
NDIS housing	-	0.5 spaces/room

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- c. Provide disability accessible parking for the proposed development.
- d. Provide motorcycle parking for the student accommodation at a rate of 1 space/5 units.

C.3. Bicycle facilities:

- a. Provide facilities for cyclists including parking, storage and end of trip facilities.
- b. Public bicycle racks located at ground level must be provided to encourage the use of bicycles.
- c. Provide bicycle parking for the residential accommodation at a rate of 1 space/2 units.
- d. Provide bicycle parking for the student accommodation at a rate of 1 space/5 units.

C.4. A Green Travel Plan is to be prepared and implemented for the development to promote reduced private vehicle use and encourage active travel modes including walking, cycling and public transport.

C.5. Pedestrian and cycle movement:

- a. Provide a series of pedestrian through-site links as shown on Figure 4.3.4.3.2.
- b. Two (2) north-south shared streets are to be provided through the site, linking the existing private road (adjacent to the southern site boundary) to the new half-road (adjacent to the northern site boundary).
- c. A new east-west street (half-road) is to be provided adjacent to the northern site boundary, linking Bridge Road and Hawkesbury Road. The required width of the half-road is 10m and the total area of land required to be dedicated is 695m².
- d. Under the added value proposal, a new pedestrian creek crossing is to be provided.

Sustainability, Microclimate and Water

Develop the site in accordance with the principles of Environmentally Sustainable Design (ESD) to achieve sustainability and amenity objectives.

Objectives

- O.1. Use landscape design to respond to summer and winter climatic conditions and improve amenity for users of the open space, residents and other building occupants.
- O.2. Ensure the buildings are designed to minimise detrimental wind generation within public and private open spaces.
- O.3. Implement the principles of Water Sensitive Urban Design (WSUD) into the design of the public domain and built form.
- O.4. Minimise reliance on mechanical ventilation through applying good climate design principles to building and public domain design.

Controls

- C.1. Adopt best practice in WSUD to minimise water use. Details are to be provided with the DA.

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- C.2. Drought tolerant planting is to be used for landscape planting in the public domain and private communal open spaces.
- C.3. Incorporate appropriate shade structures and canopy tree planting to create an appropriate microclimate in public domain areas, to ameliorate the temperature extremes of summer and winter.
- C.4. For optimum internal amenity, the design of dwellings is to maximise solar access and natural cross-ventilation for habitable rooms and private open spaces. ADG compliance is to be demonstrated as part of the DA.
- C.5. Consideration shall be given to the provision of solar hot water and solar photovoltaics within the development. Panels should be located to optimise orientation and efficiency and avoid areas that are overshadowed. If this cannot be achieved, evidence must be provided with the DA.
- C.6. The provision of an on-site Central Energy Plant is to be considered in the design of the development. If this cannot be provided, alternative energy efficient mechanical systems must be incorporated into the development such as floor by floor condensers or centralised plant room for air-conditioning. Evidence must be provided with the DA.