

Rachel Streeter

Subject: RE: RobertsDay - Turbocharging Westmead Health & Education Precinct - 93 Bridge Rd: \$500M Vertical Health Village

From: Stephen Moore

Sent: Saturday, 4 April 2020 2:04 PM

To: Alex O'Mara <Alex.OMara@dpie.nsw.gov.au>

Subject: RobertsDay - Turbocharging Westmead Health & Education Precinct - 93 Bridge Rd: \$500M Vertical Health Village

Importance: High

Dear Alex,

RD is currently leading a pioneering Proposal within the Westmead Health & Education Precinct.

The attachment provides a summary of our client's vision for Australia's First Vertical Health Village – a \$500M plus project within the Precinct and an easy walk of Metro.

Our detailed Urban Design Report can also be downloaded here:-

<https://1drv.ms/b/s!Anv7RaILNagVk2oHL6fGqJqCUMKt>

As Australia's first vertical 'health' village, the Proposal will pilot the integration of uses the Precinct desperately requires including Build-to-Rent (BTR) key worker apartments; student housing; a medical motel / step-up: step-down accommodation; NDIS housing; medical suites; innovation hub / community centre; retail and sky homes targeting elite medical professionals within a place-based framework.

Having met with key anchor institutions across the Precinct, they all agree the Proposal is urgently needed.

Other benefits of the Proposal range from a research partnership with Sydney University to delivering identified planning outcomes (e.g. east-west creek connectivity solution, new streets, new greener places).

In doing so, the Proposal delivers key NSW Gov't priorities for the Precinct, NSW Treasury's 2040 Economic Blueprint.

The link below by our statutory planner WillowTree summaries the Proposal's alignment with strategic planning processes over the last 12 months:

<https://spaces.hightail.com/receive/QEfGf9qxRN>

Arguably, these highlights justify the Proposal having State Significant merit where an expedited approval would immediately unlock institutional investment into the Precinct.

Without an expedited approval, and despite the Proposal aligning with all strategic planning studies, we are facing another two years of unnecessary delays following a conventional planning process with the uncertainty of local political risk.

Given your mandate, I respectfully request you recommend this Proposal be part of the first wave of expedited approvals to keep the economy going today, and in a post-CV19 world.

I look forward to hearing from you.

Regards,

Stephen