

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 1:59 PM

To: Jared.Kendler@treasury.nsw.gov.au

Cc: cameron smart <cmrnsmart@gmail.com>

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

Importance: High

Dear Jared,

As requested, the attachment provides a summary of Cameron Smart's vision for Australia's First Vertical Health Village – a \$500M plus project within the Westmead Health & Education Precinct and an easy walk of Westmead 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.

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).

In doing so, the Proposal delivers key NSW Gov't priorities for the Precinct, NSW Treasury's 2040 Economic Blueprint and focus on Westmead as a lighthouse precinct for accelerated economic growth. 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 you 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

