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Attention: David Petrie, Planning Development Unit

RE: PLANNING PROPOSAL FOR HEALTH-ORIENTATED VERTICAL VILLAGE AT 93 BRIDGE ROAD, WESTMEAD

Dear David,

This Letter has been prepared by Willowtree Planning Pty Ltd on behalf of 93 Bridge Road Pty Ltd atf Bridge Road Unit Trust, to support the 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 within the R4 High Density Residential zone (the balance of proposed uses are already permitted with consent in the R4 zone). The land subject to the 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 (including Build to Rent (BTR)) and allied health uses within a high density, mixed use 'micro hub'.

The amended Planning Proposal makes 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:

- 7,500m² more commercial floor space (precinct-supportive uses);
- 374 more jobs (243% increase);
- 144 total more residential units to increase housing supply;
- 402 BTR units to address housing diversity and affordability;
- 223 more units for students, NDIS and medical motel;
- 750m² more community space (400% increase);
- Fully-funded creek crossing.

The Planning Proposal demonstrates how the subject site may optimise its contribution to the Government vision for Westmead, through the added value proposal.

PDU SUBMISSION

Planning Proposal for Health-Orientated Vertical Village
93 Bridge Road, Westmead (SP 31901)

However, the Planning Proposal was initially lodged with City of Parramatta Council (and a circa \$100,000 fee was paid) in March 2019 and has been in the system for almost two (2) years. An amended Planning Proposal was submitted to Council on 23 December 2020, responding to the advice provided by Council. A meeting was requested with Council to discuss the amended Planning Proposal, however the return email from Council on 29 January 2021 refused the meeting request (refer Attachments).

Given the Planning Proposal has been 'stuck in the system' for close to two (2) years, the 'case management' services of the Planning Development Unit (PDU) are required. Specifically, the Planning Proposal satisfies the PDU project selection criteria as follows:

- *It delivers of a significant proportion of 'build to rent', social or affordable, seniors housing or key worker housing.*
 - The proposal would deliver 402 Build-to-Rent (BTR) dwellings under the 'added value proposal', representing a 78.2% share of the total dwelling provision (total of 514 dwellings proposed under the added value proposal).
 - In addition, the added value proposal would deliver 323 units for student accommodation, key worker housing, medical motel, NDIS patient accommodation and short-term family accommodation.
- *It is directly linked to, delivers benefits from and/or will be catalyst to deliver state or regional level infrastructure.*
 - The proposal would leverage and enhance the major government infrastructure investment in Sydney Metro West, Parramatta Light Rail and Westmead Hospital.
 - 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.
 - The proposal has 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.
 - The inclusion of the type and broad mix of residential accommodation proposed, will both complement and enhance the orderly functioning of the overall Health, Education and Innovation Precinct in which both the Federal and State Governments have significant investment. Most importantly the people of NSW, especially those in remote and rural communities together with those less fortunate, will benefit enormously from the services afforded to them by this development. Indeed, it is this outcome that has been the driver behind the proposal's Proponent and has remained inviolate throughout our brief.
- *It provides significant community facilities, public spaces, green infrastructure, social/environmental benefits, quality design, or assists self-determination for Aboriginal people.*
 - The proposal would provide significant public benefit through the injection of housing supply and diversity (including BTR, student accommodation, key worker housing, and NDIS and family accommodation), employment generation, precinct-supportive uses, a community centre, publicly accessible open space, new streets and through-site links, and a new creek crossing.
 - The Planning Proposal includes details of a draft Voluntary Planning Agreement (VPA) offer, including the following. It is noted that the added value proposal provides the opportunity to optimise the public benefit for the precinct.
 - Dedication of land for a new street;
 - Half-road construction;
 - Provision of two (2) shared streets;
 - Provision of pedestrian through-site links;
 - Provision of publicly-accessible open space;
 - Delivery of a community centre (up to 1,000m² under the added value proposal (750m² more than base case));
 - Provision of precinct-supportive uses (7,500m² more floor space and 223 more units for students, NDIS and medical motel, under the added value proposal compared to the base case);

PDU SUBMISSION

Planning Proposal for Health-Orientated Vertical Village
93 Bridge Road, Westmead (SP 31901)

- Inclusion of BTR housing (under the added value proposal only, therefore 402 more BTR units than the base case);
- Fully-funded creek-crossing (under the added value proposal only).
- The proposal would expand the green grid through the provision of a new creek crossing, two (2) shared streets and pedestrian through-site links.
- The future development would exhibit design excellence and incorporate a high quality public domain.
- *It has strategic merit by giving effect to directions and priorities set by relevant commonwealth, state, regional and/or district plans.*
 - The proposal is 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, Parramatta Local Strategic Planning Statement, Parramatta Local Housing Strategy and Parramatta Community Strategic Plan*. The proposal reflects the vision for the Greater Parramatta Growth Area, Greater Parramatta to Olympic Peninsula (GPOP) and the Westmead Health, Education and Innovation Precinct.
 - To demonstrate that the proposal satisfies the strategic merit test and has site-specific merit, an assessment has been carried out in accordance with Step 2 of the Department of Planning, Industry and Environment's (DPIE) *A Guide to Preparing Local Environmental Plans*.
- *The PDU may also assist with projects that have been delayed by unresolved council assessment matters (including lack of appropriate resources) with the assessment time having exceeded 120 days.*
 - As noted above, the Planning Proposal was lodged with Council almost two (2) years ago, and accordingly the assessment time has well exceeded 120 days.

Accordingly, the Planning Proposal has been shown to achieve multiple PDU project selection criteria.

For reference, please find enclosed the following documents supporting the amended Planning Proposal (as submitted to Council on 23 December 2020; note the updated VPA was submitted to Council on 22 February 2021):

Planning Proposal Report

Appendix 1	Survey Plan
Appendix 2	Urban Design Report
Appendix 3	Transport Assessment
Appendix 4	Economic Assessment
Appendix 5	Civil Engineering and Infrastructure Assessment Report
Appendix 6	Strategic Merit Test
Appendix 7	Site-Specific DCP
Appendix 8	Voluntary Planning Agreement

As noted above, the most recent email correspondence from Council is also attached for reference.

So that this strategic opportunity for Westmead may be realised without further unnecessary delay, it is requested that the Planning Proposal is 'called in' by the PDU.

Yours Faithfully,



Chris Wilson
Managing Director
Willowtree Planning Pty Ltd