

Rachel Streeter

From: Michael Rogers <MRogers@cityofparramatta.nsw.gov.au>
Sent: Thursday, 7 March 2019 5:34 PM
To: Adam Russell
Cc: Stephen Moore; Chris Wilson; Rachel Streeter; cameron smart; Jonathon Carle
Subject: RE: 93 BRIDGE ROAD - Request for meeting feedback

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Adam,

Please see below our preliminary comments in relation to the proposed concept for 93 Bridge Road, apologies I was not able to get these through to you earlier. Council officers recommendation is that a planning proposal not be lodged for the site at this stage as it will effectively pre-empt the Westmead planned precinct work that is still being finalised. Nevertheless it is acknowledged that the desire to submit a planning proposal in the coming weeks is borne from the landowners attempt to de-risk the site from any change in state policy as a result of the upcoming election. These comments are provided within this context, are initial preliminary comments only and are principally based upon urban design issues. These comments do not reflect Council officers final position in relation to development on the site. Such a position will only be able to be provided following a full and detailed assessment of a planning proposal with supporting studies. Please see below for our preliminary comments.

BACKGROUND

The background of the application, included:

- 93 Bridge Road Visioning Presentation Roberts Day January 2019
- The Westmead Innovation District Masterplan 2018 by Cox.
- Public Domain Context
- The Council policy/guidelines

COMMENTS

The Site

The site is Zoned R4 Height 20m, FSR 1.7:1 and is situated in the Westmead Innovation District Masterplan Precinct. It is 8,704 m² with a frontage to Bridge Road on the western boundary, and a private access road on the southern boundary. The site is suitable for residential and health related uses.

The Westmead Innovation District Masterplan indicates a new street is required to connect Hawkesbury Road to Bridges Road. This is located on the northern boundary of the planning proposal site. The street would extend through the school site to the east, reduce the block sizes and provide more direct access to the proposed light rail and metro stop at Westmead.

The site to the south and east is the Monarco Estate and Reveria Park. Access is from the driveway / shareway between 93 Bridge Road and the Monarco Estate. The Monarco Estate has four apartment buildings that range in height from 4-13 storeys. They are set in generous resort style gardens. The site to the north of 93 Bridge Road is a large complex of three storey apartment buildings in parkland. On the western side of Bridge Road there are three storey apartment buildings.

Masterplan Principles

The following principles reflect the Westmead Innovation District Master Plan.

Street Network

Streets are to be the primary organising elements of the precinct.

The design of the street network is to:

- *maximise the number of streets into and through Westmead precinct;*

- *resolve the various geometries of the existing street network as required into a workable street and block pattern;*
- *reveal the topography and history of the precinct;*
- *provide sight lines that maximise legibility;*
- *ensure that the street blocks relate to the preferred building typologies;*
- *street blocks are to be fine grain;*
- *provide views and / or view corridors:*
 - *into the precinct from the surrounding streets and the entries*
 - *to the significant existing vegetated zones / parks*
- *provide car and / or pedestrian links to both the internal and external existing and future street networks; and*
- *enable easy kerbside parking for cars, taxis, bikes as required.*

Street Design

The design of the streets is to ensure that the streets are of sufficient width to provide:

- *generous footways;*
- *space for canopy trees;*
- *adequate spaces across streets between buildings;*
- *adequate solar access; and*
- *appropriate lighting, street furniture, outdoor dining.*

Buildings

Buildings to be designed and located so that they:

- *be designed as space defining buildings not object buildings;*
- *face and edge all open space, streets and heritage precincts;*
- *have entrances from the street;*
- *align with the open space and streets within the precinct;*
- *define in plan and section the edges of streets and open spaces;*
- *create positive spaces with adjacent and neighbouring buildings;*
- *have fronts of buildings facing fronts of buildings (usually across a street) and backs of buildings facing backs of buildings (usually at the rear of a street block);*
- *provide well-proportioned streets;*
- *are not stepped;*
- *be designed without colonnades;*
- *use awnings where appropriate;*
- *be well proportioned and detailed using robust materials; and*
- *meet the ground with depth in the street wall, modulation, entrances and predominately active uses.*

Centres

The locations of activity nodes are to:

- *be based on the street network as much as possible given the:*
 - *requirements for internal uses in hospital facilities;*
 - *the climate; and*
- *be adjacent to transport nodes and hospital requirements.*

It is acknowledged that many of these principles can be addressed at the detailed design stage and any planning proposal for the site will provide a development concept only. However, any concept should align with these principles to demonstrate that they can be achieved. The principles do not provide specific parameters regarding building heights and floor space ratios.

The Proposal

The proposal includes a new street, and mixed use development with predominately medically related facilities and 385 residential apartments. The proposal stipulates that the public benefits are disability housing; dementia care; medical suites; research spaces and short term hospital related accommodation. These uses, while being complementary to uses in Westmead, are predominantly commercial uses and do not constitute public benefit in a strict planning sense. These potential uses nevertheless are considered positive for the area. The introduction of the proposed street however can be considered a public benefit.

The Proposed Concepts

Four preliminary planning concepts A, B, C, D are outlined in the Visioning Presentation. All concepts have a new street on the northern side of the site. This is supported and in line with the Masterplan. The new street must be designed to Council requirements, be located on ground and be dedicated to Council as a public road. Investigation should be made to see if half of the street could be located on the adjacent site to the north. This would enable a better connection across the creek line and through the school.

All concepts have a podiums and towers. The towers vary in height from 15-40 storeys

Concepts A and B have areas denoted as a public square and / or public park. Public squares and parks must be able to be dedicated to Council, be of appropriate size and location and located on ground. They must be in addition to meeting the communal space requirements of a site. On this site the spaces are too small and poorly located to be dedicated to Council. Furthermore they would not be on ground but would be located over basement car parking. A public square or park of this nature would not be supported by Council. There is also no evidence that the communal open space requirements can be met.

Concept A and concept D are explored in greater detail in the Visioning Presentation.

Option 1 Concept A

Concept A has two towers facing Bridge Road and two end on to the new street. The open spaces are located in the separation distances between the buildings. The communal open space is on a podium and the public space at ground level.

FSR 6.09:1

- Heights
 - Buildings range in height from 3,9 and 16 storeys on Bridge Road; 5 and 40 storeys in the centre of the site and 3; 8 and 18 storeys on the eastern edge of the site
- GFA
 - Total 53,024 m²
 - Residential 34,592 m²
 - Health + retail =18,432 m²
- Number of Dwellings 385 (406 @ 85m²)
- Street 1440m²
- Public Square 750m²

Concept A is not supported by Council officers. The density is too great; the number and diversity of heights too great for the size of the site. There is limited communal open space and no deep soil. There is no evidence that ADG separation distances and DCP set-backs can be achieved. There are issues of inappropriate scale and overshadowing.

Option 2 Concept D

Concept D is the preferred scheme. This has one tower facing Bridge Road and two towers facing the new street. There is a larger open space to the south of the towers. It is not clear if there is any deep soil. The information notes a public square but this is not evident on the drawings.

- FSR 6.05:1
- Heights Buildings range from 4 and 15 storeys on Bridge Road; 4, 20 and 40 storeys on the new street.
- GFA
 - Total 52673 m²
 - Residential 34,673 m²
 - Health + retail =18,025 m²
- Number of Dwellings 385 (407 @ 85 m²)

- Street 1440 m²

Concept D is the preferred scheme in terms of the plan layout however it has similar issues as the Concept A in that it represents an overdevelopment of the site. It should be noted that stepped building forms are not supported.

CONCLUSION

All proposals provided to Council officers for initial comment are an excessive overdevelopment of the site. There is no evidence that the proposals can meet ADG requirements and DCP requirements such as street setbacks, separation distances, deep soil, overshadowing and communal open space. There are issues of scale, contextual fit and the inability to sustain such a high density over a larger precinct.

The context will change over time but it is not envisaged that Westmead would have a similar density of building to Parramatta CBD. An FSR of up to 6.09 :1 net cannot be extrapolated over the precinct. A similar FSR on one site must be able to be applied to neighbouring sites in a precinct and be able to achieve a satisfactory outcome over that precinct as a whole. Development cannot be on the basis of first in best dressed. The density and form of the planning proposal has major negative impacts on the adjoining sites and could not be replicated on the sites to the north or across Bridge Road. Therefore, as previously advised, given the extent of development proposed, under Council's adopted fees and charges for this Financial Year, the fee for a proposal of this nature is \$92,700.00.

RECOMMENDATIONS

That the planning proposal is redesigned at a reduced density, height and form.

- The heights should be in the region of 8 storeys
- A maximum FSR of approximately 2:1
- A new street or half street is located along the northern boundary.
- The buildings are organised as perimeter buildings and face Bridge Road and the new street in a similar arrangement to Concept D
- All open space on the site is privately owned as the site is too small to provide public open space.
- Revised scheme to demonstrate compliance with ADG and Council requirements including deep soil and communal open space.

In addition, a number of supporting studies would need to be provided to justify a planning proposal of the nature requested. These include (but are not limited to) the following:

- Detailed urban design analysis
- Traffic and Transport analysis that assesses not just the impacts of development on the site, but an assessment of the cumulative impacts if similar development was to occur across other parts of the precinct
- An assessment of the impacts of building heights on the operation of the helicopter flights associated with Westmead hospital
- Social impact analysis
- Assessment of environmental impacts

These comments are preliminary comments only and are based upon the information presented to Council officers on 30 January 2019. The comments and recommendations are the result of a high level analysis and the recommendations have not been subject to internal referrals and detailed testing. Subsequently, the parameters around the recommendations are not binding and should not be considered Council officers final position on this matter. Any detailed planning proposal lodged with Council seeking residential uplift outside the Parramatta CBD will be subject to the resolution of Council stating that they not be progressed this year until the Local Strategic Planning Statement and Local Housing Strategy are complete.

I trust this information is of assistance. If you require any further details, please let me know.

Regards,

Michael Rogers

Michael Rogers | Land Use Planning Manager

City of Parramatta

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**CITY OF
PARRAMATTA**

From: Adam Russell <Adam.Russell@robertsday.com.au>

Sent: Wednesday, 6 March 2019 3:32 PM

To: Michael Rogers <MRogers@cityofparramatta.nsw.gov.au>

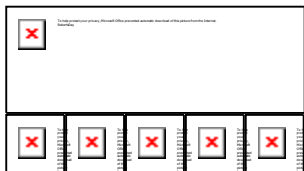
Cc: Stephen Moore <Stephen.Moore@robertsday.com.au>; Chris Wilson <cwilson@willowtp.com.au>; Rachel STREETER <rstreeter@willowtp.com.au>; cameron smart <cmrnsmart@gmail.com>; Jonathon Carle <JCarle@cityofparramatta.nsw.gov.au>

Subject: Re: 93 BRIDGE ROAD - Request for meeting feedback

Thanks Michael.

Adam Russell principal BARCH RAIA NOMINATED ARCHITECT 6764 NSW ARB

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From: Michael Rogers <MRogers@cityofparramatta.nsw.gov.au>

Sent: Wednesday, 6 March 2019 3:24 PM

To: Adam Russell

Cc: Stephen Moore; Chris Wilson; Rachel STREETER; Cameron SMART; Jonathon Carle

Subject: RE: 93 BRIDGE ROAD - Request for meeting feedback

Apologies again everyone, I've been pulled away onto a couple of other matters this week. The preliminary comments are almost finalised and they'll be with you tomorrow.

From: Michael Rogers

Sent: Friday, 1 March 2019 4:54 PM

To: 'Adam Russell' <Adam.Russell@robertsday.com.au>

Cc: 'Stephen Moore' <Stephen.Moore@robertsday.com.au>; 'Chris Wilson' <cwilson@willowtp.com.au>; 'Rachel

STREETER' <rstreeter@willowtp.com.au>; 'Cameron SMART' <cmrnsmart@gmail.com>; Jonathon Carle <JCarle@cityofparramatta.nsw.gov.au>

Subject: RE: 93 BRIDGE ROAD - Request for meeting feedback

Apologies everyone, I haven't been able to finish the comments on time today. I'll forward them through on Monday.

From: Michael Rogers

Sent: Tuesday, 26 February 2019 10:24 AM

To: 'Adam Russell' <Adam.Russell@robertsday.com.au>

Cc: Stephen Moore <Stephen.Moore@robertsday.com.au>; Chris Wilson <cwilson@willowtp.com.au>; Rachel STREETER <rstreeter@willowtp.com.au>; Cameron SMART <cmrnsmart@gmail.com>; Jonathon Carle <JCarle@cityofparramatta.nsw.gov.au>

Subject: RE: 93 BRIDGE ROAD - Request for meeting feedback

Hi Adam,

I won't be in the office tomorrow afternoon as I'll be at a Sydney Central Planning Panel rezoning review. I have yet to review the comments in any case but will hopefully have something for you on Thursday. I will be able to email this through to you once it is ready if that is okay.

Regards,

Michael

From: Adam Russell [<mailto:Adam.Russell@robertsday.com.au>]

Sent: Monday, 25 February 2019 5:52 PM

To: Michael Rogers <MRogers@cityofparramatta.nsw.gov.au>

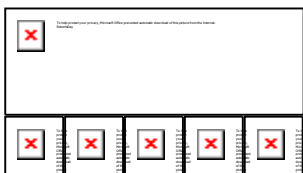
Cc: Stephen Moore <Stephen.Moore@robertsday.com.au>; Chris Wilson <cwilson@willowtp.com.au>; Rachel STREETER <rstreeter@willowtp.com.au>; Cameron SMART <cmrnsmart@gmail.com>; Jonathon Carle <JCarle@cityofparramatta.nsw.gov.au>

Subject: Re: 93 BRIDGE ROAD - Request for meeting feedback

Hello Michael

Wondering if I could pop in tomorrow afternoon and briefly meet you to collect requested feedback on Council's letterhead? Please let me know if it might be ready by then and if there is a time that suits you.

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From: Michael Rogers <MRogers@cityofparramatta.nsw.gov.au>

Sent: Monday, 18 February 2019 5:10 PM

To: Adam Russell

Cc: Stephen Moore; Chris Wilson; Rachel STREETER; Cameron SMART; Jonathon Carle

Subject: RE: 93 BRIDGE ROAD - Request for meeting feedback

Hi Adam,

We are happy to provide some written feedback in relation to the proposal for 93 Bridge Road, Westmead. We will have something drafted by the end of the week and should be able to issue it early next if that is okay by you?

Rachel, regarding your query about the fee, if you are looking at lodging a planning proposal in accordance with Option 2, it will likely fall under the following category:

- *CBD or Identified Growth Precinct (Granville, Camellia, Telopea, Wentworth Point and other precincts as determined by Director Strategic Outcomes and Development) - where PP seeks variation from identified strategic framework*

Under Council's adopted fees and charges for this Financial Year, the fee for a proposal of this nature is **\$92,700.00**. A full list of our fees and charges can be viewed here:

https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/delivery-program-operational-plan-fees-charges_0.pdf

I trust this information is of assistance, please let me know if you need any further details.

Regards,

Michael Rogers

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**CITY OF
PARRAMATTA**

From: Adam Russell [<mailto:Adam.Russell@robertsday.com.au>]

Sent: Friday, 15 February 2019 3:30 PM

To: Michael Rogers <MRogers@cityofparramatta.nsw.gov.au>

Cc: Stephen Moore <Stephen.Moore@robertsday.com.au>; Chris Wilson <cwilson@willowtp.com.au>; Rachel STREETER <rstreeter@willowtp.com.au>; Cameron SMART <cmrnsmart@gmail.com>

Subject: 93 BRIDGE ROAD - Request for meeting feedback

Hello Michael

Thank you for our meeting regarding 93 Bridge Road on the 30th of January. We have been progressing our PP preparation since and value Council's offer to provide some brief written feedback to us.

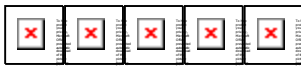
Following a clear preference expressed by Council for our Option 2 (particularly by Jan Mcredie) we have commenced our detailed studies and technical analysis work on that option. This work is in progress and regrettably, will not be updated to a reviewable format in time for further feedback before pre-election lodgement.

In confidence, please find attached a pdf version of the initial package we reviewed with you on January 30th. We attach the document on the basis that you agree to only share it with attendees of the meeting.

If the offer of written feedback is still open I would value to opportunity to drop by again for a brief discussion and to collect a letter in response from Council.

Happy to discuss further.

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