

Subject: RE: BRIDGE PLACE, WESTMEAD - POTENTIAL PDU CASE

From: David Petrie <david.petrie@planning.nsw.gov.au>
Date: 29 January 2021 at 2:03:25 pm AEDT
To: "Moore, Stephen" <stephen.moore@hatch.com>
Subject: RE: BRIDGE PLACE, WESTMEAD - POTENTIAL PDU CASE

Hi Stephen,
We met this morning and from the information provided these are projects the PDU can assist with. Please submit via the PDU email address and we will be in contact next week.

Regards
David

David Petrie
Director Harbour City

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**Planning,
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From: Moore, Stephen <stephen.moore@hatch.com>
Sent: Thursday, 28 January 2021 8:41 AM
To: David Petrie <david.petrie@planning.nsw.gov.au>
Subject: BRIDGE PLACE, WESTMEAD - POTENTIAL PDU CASE

Hi David,

Thank you for taking the time to briefly discuss our Planning Proposal for 93 Bridge Rd, Westmead (i.e. Bridge Place).

The Proposal was lodged with Council in early 2019 (almost 2 years ago).

Bridge Place proposes a health-orientated 'vertical village' as the flagship private sector investment opportunity within the Westmead Health and Innovation Precinct – "the engine room" – to deliver on Government's Draft Westmead 2036 vision.

The original Planning Proposal proposed to renew a significant site of 8,663m² at 93 Bridge Rd by innovatively integrating uses the Precinct requires including build-to-rent; key worker units; student housing; a medical motel / step-up: step-down accommodation; NDIS housing; medical suites; retail; and limited sky homes to attract 'world's best' talent in a variety of medical and education fields. Sydney University has also committed to a partnership within the project. Public benefits included a

fully funded pedestrian bridge to help with east-west connectivity; 1,000sqm community centre; and approximately 50% of the site dedicated for greener, people places including new streets and a small park. The Project is within a ten-minute walk of the Westmead Metro. This Planning Proposal requested additional permitted uses, FSR 6:1 and Height 40 storeys to enable the vision to progress to a development application and **unlock over \$500M in completed investment and create over 2,000 jobs across the Project's lifecycle.**

Bridge Place's pioneering potential was recognised by early engagement with Westmead's anchor institutions and NSW Government, including support by NSW Health and Treasury. Specifically, Treasury was so enamoured by the vision the attached brochure was included as part of their collateral for the Westmead investor forum for earlier this year (refer attached). We have also kept DPIE abreast of our progress (or lack of) and provided an update of how the vision is consistent with the Draft Place Strategy.

Disappointingly for our client, Council's urban design unit advised the PP's density could not be supported, but an amended concept with a residential focus and consistent with the Deicorp Development (or thereabouts) may be viewed favourably i.e. 22 storey / 4.5:1. However, having presented another round of amended concepts to Council consistent with these parameters the goal posts have shifted again. The latest advice is an FSR of only 2:1 may be considered and even this would be difficult to justify given Councillors concerns on traffic across the Precinct. Based on my experience, the suggested FSR is not consistent with Government policy for an optimised Precinct and does not reflect significant investment in city-shaping infrastructure. Obviously, the proposed vision itself and significant benefits it can help deliver is also not feasible at 2:1.

Currently, we have relodged an amended Planning Proposal with a base and added value framework for Government to assess the merit of an optimised proposal for Bridge Place where a greater increase in FSR and Height unlocks significant greater benefits than the base case (refer attached Willowtree letter). However, we have no certainty on a pathway forward with Council and are contemplating a rezoning review. Unfortunately, the institutional capital backing this project is increasingly concerned about a lack of progress.

I believe this project to be an ideal case for PDU involvement, and look forward to hearing back from you on whether we should progress to a formal case application.

Stephen Moore
Partner, Urban Solutions

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