

Rachel Streeter

From: Michelle Weiss <Michelle.Weiss@planning.nsw.gov.au>
Sent: Thursday, 8 April 2021 3:34 PM
To: Chris Wilson; Rachel Streeter
Cc: Ellen Mannix; stephen.moore@hatch.com
Subject: RE: 93 Bridge Road, Westmead

Follow Up Flag: Follow up
Flag Status: Flagged

Chris

I hear your frustration and it doesn't help that there has been staff changes. Parramatta is a very busy council at present. I can assure you that PDU has been looking into the case. I have spoken with Rob Cologna myself and he confirms information that has been previously provided, that at this stage Council is unwilling to consider FSR over 2:1. Council is clear that it would be premature to approve the density you are seeking at this time. Ellen is looking into the work that is being done by TfNSW and DPIE around traffic modelling to gain an insight into the longer term picture for the precinct. Council advise that they will be providing advice to Councillors on planning proposals in Westmead in due course (not yet scheduled) and it would not be appropriate to meet with you until after this. In any case they are firm that they have given you a clear answer - even if it is not the answer you are seeking and so a further meeting is not necessary.

The Planning Delivery Unit was not established to change decisions made by local government. Our task is to remove any blockages. In this case there is not a blockage – Council has given clear advice, albeit disappointing from your client's perspective. I hope that we have at least provided clarity.

Warm regards
Michelle

Michelle Weiss
Director Case Management

Planning Delivery Unit | Office of the Secretary | Department of Planning, Industry and Environment
T 02 8289 6856 **M** 0427 702 344 | **E** michelle.weiss@planning.nsw.gov.au
4 Parramatta Square, 12 Darcy St, Parramatta, NSW 2150.
www.dpie.nsw.gov.au



**Planning,
Industry &
Environment**

The Department of Planning, Industry and Environment acknowledges that it stands on Country which always was and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for elders past, present and emerging. We are committed to providing places in which Aboriginal people are included socially, culturally and economically through thoughtful and collaborative approaches to our work.

From: Chris Wilson <cwilson@willowtp.com.au>
Sent: Thursday, 8 April 2021 2:57 PM
To: Rachel Streeter <rstreeter@willowtp.com.au>
Cc: Ellen Mannix <Ellen.Mannix@planning.nsw.gov.au>; Michelle Weiss <Michelle.Weiss@planning.nsw.gov.au>; stephen.moore@hatch.com
Subject: Re: 93 Bridge Road, Westmead

Hi Ellen and Michelle,

Apologies on behalf of our client but you can sense the frustration given the time this application has been in the system.

Cameron is ropable that council have taken a significant amount of his money and shuffled paper and back flipped over the past two years.

You will see from the correspondence that Rachel has provided that council have recognised the strategic and site specific merit in towers being introduced to the land yet then say 2:1 is all they are willing to support. This is clear and evident in council (Jennifer Concardo) asking us to come back with three options. We then were left with Rob who has been unwilling to support either of the options despite being in the meeting where Jennifer clearly asked for the options to be provided.

I think the only way we will be able to appease Cameron and his institutional investors is to ensure that we can get a time slot to meet with council and yourselves next week.

Is the PDU please able to facilitate this in this timeframe ?

Many thanks,

Chris Wilson
Managing Director
Willowtree Planning
0432472282

From: cameron smart <cmrnsmart@gmail.com>
Sent: Thursday, April 8, 2021 2:39:38 PM
To: Rachel Streeter <rstreeter@willowtp.com.au>
Cc: Ellen Mannix <Ellen.Mannix@planning.nsw.gov.au>; Michelle Weiss <Michelle.Weiss@planning.nsw.gov.au>; Chris Wilson <cwilson@willowtp.com.au>; stephen.moore@hatch.com <stephen.moore@hatch.com>
Subject: Re: 93 Bridge Road, Westmead

Am I reading this correctly? (I hope not!)

Is Ellen Mannix sayings at 12:18 today that she will now make contact with council?

Can someone please clarify within the hour, that is (for the removal of doubt and the avoidance of ambiguity) what Ellen means.

Cameron smart (2:39 pm)

Sent from my iPhone

On 8 Apr 2021, at 12:27 pm, Rachel Streeter <rstreeter@willowtp.com.au> wrote:

Thanks Ellen,

Further to my email this morning, please also see earlier correspondence and information provided by Council. This preceded the meeting referenced in my email this morning.

Kind regards,

Rachel Streeter
Associate

<image001.jpg>

A National Town Planning Consultancy

SYDNEY | NEWCASTLE | GOLD COAST | BRISBANE

<image005.png>

T 02 9929 6974 | M 0402 845 415 | L

<image007.jpg>

E rstreeter@willowtp.com.au | W www.willowtreeplanning.com.au

P Suite 4, Level 7, 100 Walker Street, North Sydney NSW 2060

<image010.png>

This e-mail and attachments (if any) is intended only for the addressee(s) and is subject to copyright. This email contains information which may be confidential or privileged. If you are not the intended recipient please advise the sender by return email, do not use or disclose the contents and delete the message and any attachments from your system. Unless specifically stated, this email does not constitute formal advice or commitment by the sender

From: Ellen Mannix <Ellen.Mannix@planning.nsw.gov.au>

Sent: Thursday, 8 April 2021 12:19 PM

To: Rachel Streeter <rstreeter@willowtp.com.au>

Cc: Michelle Weiss <Michelle.Weiss@planning.nsw.gov.au>; Chris Wilson <cwilson@willowtp.com.au>; stephen.moore@hatch.com; cameron smart <cmrnsmart@gmail.com>

Subject: RE: 93 Bridge Road, Westmead

Thanks Rachel,

I will make contact with Parramatta Council today.

From: Rachel Streeter <rstreeter@willowtp.com.au>

Sent: Thursday, 8 April 2021 11:44 AM

To: Ellen Mannix <Ellen.Mannix@planning.nsw.gov.au>

Cc: Michelle Weiss <Michelle.Weiss@planning.nsw.gov.au>; Chris Wilson <cwilson@willowtp.com.au>; stephen.moore@hatch.com; cameron smart <cmrnsmart@gmail.com>

Subject: RE: 93 Bridge Road, Westmead

Hi Ellen,

Further to your email below, it is our understanding that 'Council's previous advice' would refer to the feedback verbally provided to us in the meeting on 28 August 2020, at which time we presented Council with alternative design options for the site (see attached Roberts Day presentation). However minutes were never provided by Council.

Could we please request that a meeting with Council is scheduled as soon as possible, within the next two (2) weeks? We note that four weeks have now lapsed since our submission to the PDU was made.

Kind regards,

Rachel Streeter
Associate

<image001.jpg>

A National Town Planning Consultancy

SYDNEY | NEWCASTLE | GOLD COAST | BRISBANE

<image011.png>

<image007.jpg>

E rstreeter@willowtp.com.au | W www.willowtreeplanning.com.au

P Suite 4, Level 7, 100 Walker Street, North Sydney NSW 2060

<image012.png>

This e-mail and attachments (if any) is intended only for the addressee(s) and is subject to copyright. This email contains information which may be confidential or privileged. If you are not the intended recipient please advise the sender by return email, do not use or disclose the contents and delete the message and any attachments from your system. Unless specifically stated, this email does not constitute formal advice or commitment by the sender

From: Ellen Mannix <Ellen.Mannix@planning.nsw.gov.au>

Sent: Wednesday, 31 March 2021 3:03 PM

To: Chris Wilson <cwilson@willowtp.com.au>; Rachel Streeter <rstreeter@willowtp.com.au>

Cc: Michelle Weiss <Michelle.Weiss@planning.nsw.gov.au>

Subject: 93 Bridge Road, Westmead

Hi Chris,

I believe you have been in contact with my Director, Michelle Weiss regarding this proposal. I am having a look into it and have had a brief look into the documents. Are you able to send me the advice mentioned in the attached email and as highlighted below?

In the interim, we do not believe that holding a meeting will be of value to either party until Council has adopted a position on the Westmead Place Strategy. I have reviewed the submitted material and advise that *the advice previously provided to you still stands and will continue to do so unless Council adopts an alternative position when considering the report on the Westmead Place Strategy.*

I just want to understand where the proposal is stalled and Council's key sticking points so we can find the best pathway forward.

Kind Regards,

Ellen Mannix

Senior Manager – Planning Facilitation

Planning Delivery Unit | Office of the Secretary | Department of Planning, Industry and Environment

M 0427 211 170 E Ellen.Mannix@planning.nsw.gov.au

4 Parramatta Square, 12 Darcy St, Parramatta, NSW 2150.

www.dpie.nsw.gov.au

M T W T F
<image013.png> <image014.png> <image014.png> <image014.png> <image013.png>
<image015.jpg>

The Department of Planning, Industry and Environment acknowledges that it stands on Country which always was and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for elders past, present and emerging. We are committed to providing places in which Aboriginal people are included socially, culturally and economically through thoughtful and collaborative approaches to our work.

<Example PP (from Council).DOCX>

<mime-attachment>

<Sample Site-Specific DCP (from Council).pdf>

<UD Primer (from Council).docx>

<Council Meeting Feedback.pdf>