

Rachel Streeter

From: Rachel Streeter
Sent: Thursday, 11 March 2021 10:38 AM
To: David Petrie; planningdeliveryunit@planning.nsw.gov.au
Cc: Moore, Stephen; Chris Wilson; cameron smart
Subject: RE: BRIDGE PLACE, WESTMEAD - POTENTIAL PDU CASE
Attachments: PDU Submission- 93 Bridge Rd, Westmead.pdf

Hi David,

Further to the previous correspondence, this email provides our formal PDU submission for the Planning Proposal at 93 Bridge Rd, Westmead.

Please find attached Submission statement, and below a link to the Planning Proposal documentation.

<https://spaces.hightail.com/receive/bqMDApv80P>

Please do not hesitate to contact us should you require any further information.

Kind regards,

Rachel Streeter
Associate



A National Town Planning Consultancy

SYDNEY | NEWCASTLE | GOLD COAST | BRISBANE

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ISO 9001:2015 Certificate number: 54 146 035 707 – Q



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support@theyoungerheroes.org

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From: David Petrie <david.petrie@planning.nsw.gov.au>
Sent: Tuesday, 2 February 2021 5:45 PM
To: Chris Wilson <cwilson@willowtp.com.au>
Cc: Moore, Stephen <stephen.moore@hatch.com>; Rachel Streeter <rstreeter@willowtp.com.au>
Subject: RE: BRIDGE PLACE, WESTMEAD - POTENTIAL PDU CASE

Hi Chris,

Please keep the submission as short as possible. I don't want to cause further delays with an onerous submission. Just keep to dot points and key information.

Regards

David

David Petrie
Director Harbour City

Planning Delivery Unit | Department of Planning, Industry and Environment
M 0491 444 153 | E david.petrie@planning.nsw.gov.au
4 Parramatta Square, 12 Darcy St, Parramatta, NSW 2150.
www.dpie.nsw.gov.au



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From: Chris Wilson <cwilson@willowtp.com.au>
Sent: Tuesday, 2 February 2021 4:31 PM
To: David Petrie <david.petrie@planning.nsw.gov.au>
Cc: Moore, Stephen <stephen.moore@hatch.com>; Rachel Streeter <rstreeter@willowtp.com.au>
Subject: Re: BRIDGE PLACE, WESTMEAD - POTENTIAL PDU CASE

Many thanks David,

We shall prepare a paper in a dress of the below criteria And shall reach out prior to lodgment.

Chris Wilson
Managing Director
Willowtree Planning
0432472282

From: David Petrie <david.petrie@planning.nsw.gov.au>
Sent: Tuesday, February 2, 2021 4:23:34 PM
To: Chris Wilson <cwilson@willowtp.com.au>
Cc: Moore, Stephen <stephen.moore@hatch.com>; Rachel Streeter <rstreeter@willowtp.com.au>
Subject: RE: BRIDGE PLACE, WESTMEAD - POTENTIAL PDU CASE

Hi Chris,

There is an issue with the [website](#) that I have flagged with our webpage team that does not take you to the correct form for PDU submissions. Instead can you email your project submissions individually to:
planningdeliveryunit@planning.nsw.gov.au

I note that the website outlines criteria for projects. In your submission address these items as best you can.

- It is a regionally significant development (RSD) as defined under Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011.
- It is a local development with a Capital Investment Value greater than \$5 million (excluding dwelling houses/dual occupancies) with one or more integrated development requirements; or a regional project that delivers jobs and local economic benefit.
- It is a development carried out by or on behalf of the Crown (under Division 4.6 of the Environmental Planning and Assessment Act 1979).
- It is a priority project such as complex or strategic planning proposals or precincts, including projects nominated by councils, particularly where there are blockages with agencies.

- It delivers of a significant proportion of 'build to rent', social or affordable, seniors housing or key worker housing.
- It is directly linked to, delivers benefits from and/or will be catalyst to deliver state or regional level infrastructure.
- It provides significant community facilities, public spaces, green infrastructure, social/environmental benefits, quality design, or assists self-determination for Aboriginal people.
- It has strategic merit by giving effect to directions and priorities set by relevant commonwealth, state, regional and/or district plans.

The PDU may also assist with projects that:

- have been lodged and are currently under assessment, or relate to a post-consent approval matter (including satisfactory arrangements for regional infrastructure or a planning agreement) with the Minister for Planning and Public Spaces.
- have experienced unreasonable delays in the determination due to factors such as outstanding concurrences or a referral request with a government agency.
- have been delayed by unresolved council assessment matters (including lack of appropriate resources) with the assessment time having exceeded 120 days.
- are for a site that is subject to significant environment issues such as flooding, bushfire, contamination, heritage, ecology, transport, infrastructure or natural/ mineral resource constraints.

The PDU will not become involved with projects that are under appeal to the Land and Environment Court.

David Petrie
Director Harbour City

Planning Delivery Unit | Department of Planning, Industry and Environment

M 0491 444 153 | E david.petrie@planning.nsw.gov.au

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

www.dpie.nsw.gov.au



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From: Chris Wilson <cwilson@willowtp.com.au>

Sent: Tuesday, 2 February 2021 3:29 PM

To: Moore, Stephen <stephen.moore@hatch.com>; David Petrie <david.petrie@planning.nsw.gov.au>

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

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

Many thanks Stephen,

Hi David, trust you are well and thanks for your assistance with Bridge Place.

As a starting point are there specific application forms etc that you require from us in the first instance ? We will be happy to furnish you with all information you require promptly if you could please advise your specific requirements.

Many thanks,

Chris Wilson
 Managing Director

From: Moore, Stephen <stephen.moore@hatch.com>
Sent: Tuesday, February 2, 2021 2:23 pm
To: David Petrie
Cc: Chris Wilson; Rachel Streeter
Subject: RE: BRIDGE PLACE, WESTMEAD - POTENTIAL PDU CASE

Hi David,

Apologies for not responding yesterday, but I was out of the office all day.

I am delighted the PDU has decided it can assist with Bridge Place.

As such, I have copied into this email our statutory planners Willowtree who will formally submit the application.

I look forward to working with the PDU over the coming weeks.

Regards,

Stephen Moore
Partner, Urban Solutions

Tel: 02 8202 8000
Level 4, 17 Randle Street
Surry Hills NSW 2010

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From: David Petrie <david.petrie@planning.nsw.gov.au>
Sent: Friday, 29 January 2021 2:03 PM
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

Planning Delivery Unit | Department of Planning, Industry and Environment
M 0491 444 153 | **E** david.petrie@planning.nsw.gov.au
4 Parramatta Square, 12 Darcy St, Parramatta, NSW 2150.
www.dpie.nsw.gov.au



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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

Tel: 02 8202 8000
Level 4, 17 Randle Street
Surry Hills NSW 2010

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