

Rachel Streeter

From: Marko Rubcic <MRubcic@cityofparramatta.nsw.gov.au>
Sent: Thursday, 23 July 2020 5:08 PM
To: Rachel Streeter; Stephen Moore
Cc: Chris Wilson; Cameron SMART; Robert Cologna
Subject: RE: 93 Bridge Road, Westmead - Planning Proposal
Attachments: UD Primer.docx; 93 Bridge Street letter.pdf; Example PP.DOCX; 1 Draft site-specific Development Control Plan - 142-154 Macquarie Street Parramatta.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon all,

Please find attached Council's response and recommendations in relation to your initially lodged and subsequently revised Planning Proposal for 93 Bridge Road, Westmead. Also attached is an example Planning Proposal document and an extract from the Urban Design Primer for your reference and consideration.

In relation to the requirement of a site-specific Development Control Plan; Council Officers typically commence the drafting of a site-specific DCP once the Planning Proposal has been issued a Gateway Determination and once the associated reference design is resolved. At this stage in the process I would advise that the associated Urban Design report and reference design be updated in accordance with the comments provided by Council's Urban Design Officers. Once these matters have been resolved, I am happy to provide further guidance on the preparation of a site-specific DCP. For your reference, I have included a recently endorsed site-specific DCP – noting that this is not yet required.

Please do not hesitate to contact me should you have any questions.

Kind regards,

Marko Rubcic

Land Use Project Officer | City Planning

Phone | 9806 5864

City of Parramatta

126 Church Street, Parramatta NSW 2150

PO Box 32, Parramatta, NSW 2124

MRubcic@cityofparramatta.nsw.gov.au



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

Sent: Thursday, 23 July 2020 4:38 PM

To: Robert Cologna <RCologna@cityofparramatta.nsw.gov.au>; Stephen Moore

<Stephen.Moore@robertsday.com.au>; Jennifer Concato <JConcato@cityofparramatta.nsw.gov.au>

Cc: Chris Wilson <cwilson@willowtp.com.au>; Cameron SMART <cmrnsmart@gmail.com>; Marko Rubcic

<MRubcic@cityofparramatta.nsw.gov.au>

Subject: RE: 93 Bridge Road, Westmead - Planning Proposal

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Rob,

Thanks for the update. At the meeting, it was also discussed that a site-specific DCP would be required as part of the PP. Could you please provide an example of Council's preferred model for a site-specific DCP to ensure we provide exactly what Council requires?

Kind regards,

Rachel Streeter
Senior Town Planner



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From: Robert Cologna <RCologna@cityofparramatta.nsw.gov.au>

Sent: Thursday, 23 July 2020 4:35 PM

To: Stephen Moore <Stephen.Moore@robertsday.com.au>; Rachel Streeter <rstreeter@willowtp.com.au>; Jennifer Concato <JConcato@cityofparramatta.nsw.gov.au>

Cc: Chris Wilson <cwilson@willowtp.com.au>; Cameron SMART <cmrnsmart@gmail.com>; Marko Rubcic <MRubcic@cityofparramatta.nsw.gov.au>

Subject: RE: 93 Bridge Road, Westmead - Planning Proposal

Hi

I am conscious that at this meeting we indicated we would provide a more detailed summary the comments provided by various internal stakeholders and this may be the document that Rachel was requesting in her email rather than meeting minutes.

We have been delayed in finalising this as we have had to clarify some issues with internal stakeholders - I apologise for the delay.

We are in the process of finalising this advice and expect to send it to you in the next 24 hours.

My apologies for the delay in providing you with this advice and any confusion caused by the delay

Robert Cologna

From: Stephen Moore <Stephen.Moore@robertsday.com.au>

Sent: Tuesday, 14 July 2020 2:46 PM

To: Rachel Streeter <rstreeter@willowtp.com.au>; Robert Cologna <RCologna@cityofparramatta.nsw.gov.au>; Jennifer Concato <JConcato@cityofparramatta.nsw.gov.au>

Cc: Chris Wilson <cwilson@willowtp.com.au>; Cameron SMART <cmrnsmart@gmail.com>; Marko Rubcic <MRubcic@cityofparramatta.nsw.gov.au>

Subject: RE: 93 Bridge Road, Westmead - Planning Proposal

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Robert and Jennifer,

Yes, thank you both for the meeting.

For the purpose of progressing design team that are now underway, we have been using these 'key points' from our meeting as our immediate reference.

Regards,
Stephen

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

Sent: 13 July 2020 09:14

To: Robert Cologna <RCologna@cityofparramatta.nsw.gov.au>; Jennifer Concato <JConcato@cityofparramatta.nsw.gov.au>

Cc: Chris Wilson <cwilson@willowtp.com.au>; Stephen Moore <Stephen.Moore@robertsday.com.au>; Cameron SMART <cmrnsmart@gmail.com>; Marko Rubcic <MRubcic@cityofparramatta.nsw.gov.au>

Subject: RE: 93 Bridge Road, Westmead - Planning Proposal

Hi Robert and Jennifer,

Thankyou for meeting with us on 18 June. Further to the discussion during the meeting, have you had the opportunity to prepare the written meeting minutes? We look forward to the opportunity of reviewing these, and then preparing the three (3) amended design options in accordance with Council's feedback.

Kind regards,

Rachel Streeter
Senior Town Planner



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From: Rachel Streeter
Sent: Thursday, 11 June 2020 6:07 AM
To: Marko Rubcic <MRubcic@cityofparramatta.nsw.gov.au>
Cc: Chris Wilson <cwilson@willowtp.com.au>; Stephen Moore <Stephen.Moore@robertsday.com.au>; Cameron SMART <cmrnsmart@gmail.com>
Subject: RE: 93 Bridge Road, Westmead - Planning Proposal

Hi Marko,

Thankyou for organising the meeting for 18 June 2020. Please find attached an Agenda, outlining the items we would like to discuss with Council at this time. It would be appreciated if you could circulate it to all meeting attendees.

We look forward to the opportunity to discuss this exciting project with you.

Kind regards,

Rachel Streeter
Senior Town Planner



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From: Marko Rubcic <MRubcic@cityofparramatta.nsw.gov.au>
Sent: Tuesday, 2 June 2020 8:49 AM
To: Chris Wilson <cwilson@willowtp.com.au>
Cc: Rachel Streeter <rstreeter@willowtreeplanning.onmicrosoft.com>
Subject: RE: 93 Bridge Road, Westmead - Planning Proposal

Hi Chris,

Thanks for the confirmation. I will liaise with Jen's EA and one of us will send you an invite shortly to pass on to your team.

Regards,

Marko

From: Chris Wilson <cwilson@willowtp.com.au>
Sent: Tuesday, 2 June 2020 8:05 AM
To: Marko Rubcic <MRubcic@cityofparramatta.nsw.gov.au>

Cc: Rachel Streeter <rstreeter@willowtreeplanning.onmicrosoft.com>
Subject: RE: 93 Bridge Road, Westmead - Planning Proposal

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding.

Hi Marko, thanks for your email.

Please lock in Thursday 18 June from 10am to 11am. Much Appreciated.

Will you be sending through the invitation or should we issue to you?

Cheers,

Chris Wilson
Managing Director

T 02 9929 6974 | M 0432 472 282 | E cwilson@willowtreeplanning.com.au

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North Sydney NSW 2060

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From: Marko Rubcic <MRubcic@cityofparramatta.nsw.gov.au>
Sent: Monday, 1 June 2020 4:28 PM
To: Chris Wilson <cwilson@willowtp.com.au>
Cc: Rachel Streeter <rstreeter@willowtreeplanning.onmicrosoft.com>
Subject: RE: 93 Bridge Road, Westmead - Planning Proposal

Hi Chris,

Due to Jen's limited availability, the earliest I can arrange a meeting is Thursday 18 June from 10am to 11am.

Can you advise me asap if this is suitable for you/your team?

Thanks,

Marko

From: Chris Wilson <cwilson@willowtp.com.au>
Sent: Monday, 1 June 2020 10:34 AM
To: Marko Rubcic <MRubcic@cityofparramatta.nsw.gov.au>
Cc: Rachel Streeter <rstreeter@willowtreeplanning.onmicrosoft.com>
Subject: Re: 93 Bridge Road, Westmead - Planning Proposal

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding.

Thanks Marko.

Appreciate you getting back to us. Noted below and look forward to meeting soon.

Cheers,

Chris Wilson
Managing Director
Willowtree Planning
0432472282

From: Marko Rubcic <MRubcic@cityofparramatta.nsw.gov.au>
Sent: Monday, June 1, 2020 10:30 am
To: Chris Wilson
Subject: RE: 93 Bridge Road, Westmead - Planning Proposal

Hi Chris,

I am working with our team's availability and will be in contact with you shortly regarding available dates – the week commencing on the 15th seems to be the soonest I can arrange a meeting with all parties.

In the meantime, so as to minimise confusion and to reduce the cumbersome email list, please be advised that I am the relevant officer overseeing the progression of this Planning Proposal and am therefore the primary contact. I kindly ask that you remove Jennifer, Michael and the general Council email from future correspondence.

Be in touch shortly.

Marko Rubcic

Land Use Project Officer | City Planning
Phone | 9806 5864
City of Parramatta
126 Church Street, Parramatta NSW 2150
PO Box 32, Parramatta, NSW 2124
MRubcic@cityofparramatta.nsw.gov.au



From: Chris Wilson <cwilson@willowtp.com.au>
Sent: Monday, 1 June 2020 9:46 AM
To: Robert Cologna <RCologna@cityofparramatta.nsw.gov.au>; Rachel Streeter <rstreeter@willowtreeplanning.onmicrosoft.com>; Michael Rogers <MRogers@cityofparramatta.nsw.gov.au>; PCC Council <council@cityofparramatta.nsw.gov.au>; Jennifer Concato <JConcato@cityofparramatta.nsw.gov.au>; Marko Rubcic <MRubcic@cityofparramatta.nsw.gov.au>
Cc: Cameron SMART <cmrnsmart@gmail.com>; Stephen Moore <Stephen.Moore@robertsday.com.au>
Subject: RE: 93 Bridge Road, Westmead - Planning Proposal

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Hi Robert,

Hoping you are well and hoping we have a time slot available at this time?

We note your email of the 21st May advising a forthcoming time and date to meet.

Looking forward to hearing from you.

Many thanks,

Chris Wilson
Managing Director

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From: Robert Cologna <RCologna@cityofparramatta.nsw.gov.au>

Sent: Thursday, 21 May 2020 5:53 PM

To: Rachel Streeter <rstreeter@willowtreeplanning.onmicrosoft.com>; Michael Rogers

<MRogers@cityofparramatta.nsw.gov.au>; PCC Council <council@cityofparramatta.nsw.gov.au>; Jennifer Concato

<JConcato@cityofparramatta.nsw.gov.au>; Marko Rubcic <MRubcic@cityofparramatta.nsw.gov.au>

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

<Stephen.Moore@robertsday.com.au>

Subject: RE: 93 Bridge Road, Westmead - Planning Proposal

Hi

We met with earlier today to discuss this proposal. Our Director Jen Concato has asked us to undertake some urban design analysis in house to answer some questions she has about the site and its context and opportunities and constraints and once we have completed that work and discussed it with Jen she has asked that we organise a meeting with you.

I anticipate that my colleague Marko we will contact you in the next week or so to confirm a meeting date

Robert Cologna
Acting Manager Land Use Planning

From: Rachel Streeter <rstreeter@willowtreeplanning.onmicrosoft.com>

Sent: Thursday, 21 May 2020 1:57 PM

To: Robert Cologna <RCologna@cityofparramatta.nsw.gov.au>; Michael Rogers

<MRogers@cityofparramatta.nsw.gov.au>; PCC Council <council@cityofparramatta.nsw.gov.au>; Jennifer Concato

<JConcato@cityofparramatta.nsw.gov.au>

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

<Stephen.Moore@robertsday.com.au>

Subject: RE: 93 Bridge Road, Westmead - Planning Proposal

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding.

Hi Rob, Michael and Jennifer,

Further to my email below, we are very keen to engage with you in relation to the Planning Proposal for 93 Bridge Road, Westmead.

Would you be able to nominate a time and date for a meeting (either in-person or by teleconference)?

We look forward to the opportunity to progress discussions on this exciting project for Westmead.

Kind regards,

Rachel Streeter
Senior Town Planner



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From: Rachel Streeter

Sent: Monday, 18 May 2020 12:22 PM

To: Robert Cologna <RCologna@cityofparramatta.nsw.gov.au>; Michael Rogers <MRogers@cityofparramatta.nsw.gov.au>; council@cityofparramatta.nsw.gov.au; JConcato@cityofparramatta.nsw.gov.au

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

Subject: RE: 93 Bridge Road, Westmead - Planning Proposal

Hi Rob, Michael and Jennifer,

Further to my email below providing an Addendum to the Planning Proposal for 93 Bridge Road, Westmead, we would now like to request the opportunity to meet with you for further discussion.

Could you please advise your availability for a meeting (either in-person or by teleconference) at the earliest possible convenience?

We look forward to the opportunity to progress discussions on this exciting project for Westmead.

Kind regards,

Rachel Streeter
Senior Town Planner



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From: Rachel Streeter

Sent: Friday, 24 April 2020 5:23 PM

To: Robert Cologna <RCologna@cityofparramatta.nsw.gov.au>; Michael Rogers <MRogers@cityofparramatta.nsw.gov.au>; council@cityofparramatta.nsw.gov.au; JConcato@cityofparramatta.nsw.gov.au

Cc: Chris Wilson <cwilson@willowtp.com.au>; Cameron SMART <cmrnsmart@gmail.com>; Stephen Moore <Stephen.Moore@robertsday.com.au>; Jack Taylor <jack@jtas.com.au>; Jack Taylor <applejacktric@icloud.com>

Subject: 93 Bridge Road, Westmead - Planning Proposal

Hi Rob, Michael and Jennifer,

Further to previous correspondence with myself and the project team, this email relates to the Planning Proposal for 93 Bridge Road, Westmead.

Subsequent to the lodgement of the Planning Proposal in March of last year, a number of new strategic plans have been released. It is in this context which we now request to amend the Planning Proposal to include Build to Rent (BTR) on the site. As detailed in the attached Planning Addendum and updated Urban Design Report, BTR would be incorporated within the envisaged vertical health village and would offer substantial benefits for the Westmead Health and Education Precinct.

The following provides a link to the Planning Addendum and updated Urban Design Report:

[VIEW ALL FILES](#)

We look forward to the opportunity of continuing to work with you to support a successful outcome for the Westmead Health and Education Precinct.

Kind regards,

Rachel Streeter
Senior Town Planner



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