

REZONING REVIEW – Briefing Report

Date of referral	4 August 2021	
Department ref. no	RR-2021-84	
LGA	City of Parramatta	
LEP to be amended	Parramatta Local Environmental Plan (PLEP) 2011	
Address	93 Bridge Road, Westmead (SP31901)	
Reason for review	<input type="checkbox"/> Council notified the proponent it will not support the proposed amendment	<input checked="" type="checkbox"/> Council failed to indicate support for the proposal within 90 days, or failed to submit the proposal after indicating its support
Is a disclosure statement relating to reportable political donations under s10.4 of the Act required and provided?	<input type="checkbox"/> Provided <input checked="" type="checkbox"/> Not required Comment: No donations or gifts to disclose.	

1. SUMMARY OF THE PROPOSAL

1.1 Introduction

The rezoning review request relates to a planning proposal which seeks to amend the Parramatta Local Environmental Plan 2011 (PLEP), to facilitate a mixed use development, residential uses and allied health facilities, at 93 Bridge Road, Westmead. The rezoning review request was submitted to the Department on 27 July 2021 as Council as failed to indicate support for the proposal within 90 days.

The planning proposal seeks to increase the height and FSR controls and permit hotel, motel accommodation and serviced apartments as additional permitted uses (APU) under Schedule 1 on the site. The proposal puts forward two development scenarios, set out as:

- The 'added value' proposal - Floor space ratio (FSR) of up to 6:1 and building heights up to 132m (40 storeys); and
- The 'base case' proposal - FSR of up to 4.5:1 and building heights of up to 78m (22 storeys).

Each proposed option includes a corresponding public benefit offer (see Section 1.9 for further discussion). A development concept for each scenario is provided in the urban design report (**Attachment G4**).

The 'added value' option is proposed as the preferred scenario and the 'base case' has been prepared as an alternative to address Council's concerns raised following lodgement.

1.2 Planning Proposal History

A summary of key events in relation to the planning proposal is provided below:

- 20 March 2019 - planning proposal was initially lodged with Council seeking a HOB of 132m, FSR of 6:1 and an APU for hotel, motel accommodation and serviced apartments.
- 24 April 2020 - an addendum to the planning proposal was submitted identifying the proponent's intent to deliver Build to Rent housing at the site, supported by an updated urban design report.
- 18 June 2020 - a meeting with Council officers was held to discuss the proposal with minutes subsequently being issued by Council dated 10 July 2020 (**Attachment J8**). Council's position was that a FSR of 6:1 and height of 132m were not considered appropriate given the evolving planning context for Westmead. Council also provided guidance for a revised planning proposal to be prepared.
- 10 December 2020 - the Department released the draft Westmead Place Strategy (Place Strategy) for public exhibition until 31 March 2021. Council informed the proponent of the ongoing review and preparation of Council's submission to the draft Place Strategy which would be likely to impact Council's position on the planning proposal.
- 23 December 2020 - an amended planning proposal was submitted deemed by the proponent to respond to Council's advice. In addition, a meeting was requested with Council to discuss the amended planning proposal.
- 29 January 2021 - Council officers advised against any further meetings on the proposal until such time that Council had adopted a position on the draft Place Strategy. In addition, Council officers broadly indicated that the revised planning proposal remained problematic and had not adequately addressed the concerns raised in relation to the original proposal.
- 11 March 2021 - the proponent referred the proposal to the Planning Development Unit (PDU) within the Department for assistance.
- 8 April 2021 - PDU issued email correspondence (**Attachment K10**) restating that Council is unwilling to consider an FSR over 2:1 for the site and that a further meeting in relation to the planning proposal is unnecessary. The PDU stated that its role was not to overturn Council's decision.
- 27 July 2021 – a rezoning review request was submitted to the Department on the basis that Council failed to indicate support for the planning proposal within 90 days.

1.3 Site location and surrounding context

The site is situated on the western edge of the Westmead Health and Education Precinct and is located approximately 2.6km north-west of the Parramatta CBD. The site is in proximity to Westmead Hospital, Westmead Private Hospital, The Children's Hospital at Westmead, Western Sydney University and a number of education and research institutes identified in **Figure 1**.

The site is approximately 800m to the west of Westmead Railway Station and 800m east of Wentworthville Railway Station. Bus stops are located within 400m of the site on Bridge Road to the west and Darcy Road to the north. In addition, the Westmead locality is set to be serviced by the Parramatta Light Rail (PLR) in 2023 located on Hawkesbury Road.

Development in the immediate surrounds is primarily residential. To the north, development comprises of Nurses Quarters Estate (Westmead Sydney Local Health District staff accommodation at 105 Bridge Road) which consists of two (2) to four (4) storey residential buildings, at grade parking and areas of open space. The Monarco Residential Estate (91 Bridge Road) is located directly to the south and east of the site, which comprises several

residential buildings between 10 and 15 storeys high, surrounding a shared area of private open space.

To the west beyond Bridge Road, development comprises three (3) storey residential buildings.

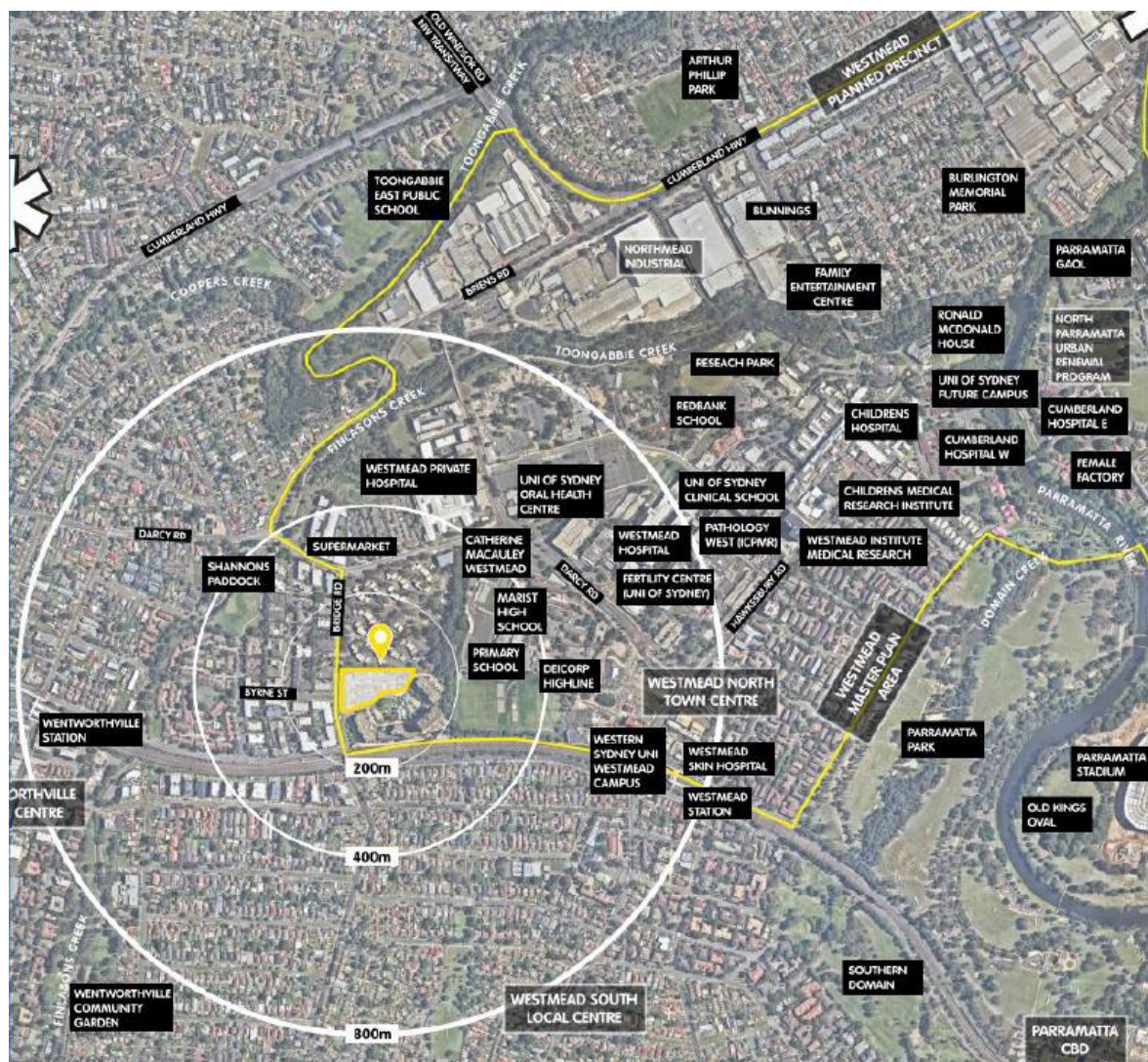


Figure 1: Site Locality Map (Source: Planning Proposal)

1.4 Site description

The site is legally described as SP31901. The site is irregularly shaped and has an area of approximately 8,663m². The topography of the site ranges from 29.5m AHD in the south western corner to 23.2m AHD in the north eastern corner.

The site is occupied by a private housing development comprising of 31 attached and semi-detached single storey dwellings. The buildings are of brick construction with tiled roofs and are orientated towards an internal road or a private access road to the south.

Vehicular and pedestrian access is provided via the private access road on the southern boundary of the site. The road is registered partly on the title of the site and partly on the title of the adjoining Lot 1 DP 270360 to the south, with right of way benefitting and burdening both sites.

Figure 2 depicts the subject site and the immediate surrounds. **Figures 3 to 7** depict the site from various viewpoints.



Figure 2: Site Aerial Map (Source: SixMaps, 2021)



Figure 3: View of the site from the northwest on Bridge Road near the adjoining Nurses Quarters Estate (Source: Google Maps)



Figure 4: View of the site from the west on Bridge Road (Source: Google Maps)



Figure 5: View of the site from the southwest from the corner of Bridge Road and the private access road (Source: Google Maps)



Figure 6: View of the site from the south along the private access road (Source: Google Maps)



Figure 7: View of the site from the south-east corner along the private access road back up towards Bridge Road (Source: Google Maps)

1.5 Current planning provisions

Under the Parramatta Local Environmental Plan (PLEP) 2011, the site:

- is zoned R4 High Density Residential;
- has a maximum Height of Building (HOB) of 20 metres;
- has a maximum Floor Space Ratio (FSR) of 1.7:1;
- has a minimum lot size of 550m²; and
- no additional permitted uses under Schedule 1 are permitted at the site.

Current LEP mapping which applies to the site under the Parramatta LEP 2011 is provided in **Attachment C** of the report.

1.6 Proposed planning provisions

A summary of the proposed planning provisions for each development scenario is provided in Table 1.

Table 1: Summary of proposed amendments

	Existing Provisions	'Base Case' Option	'Added Value' Option
Zoning	R4 High Density Residential	R4 High Density Residential	R4 High Density Residential
Max. HOB	20m	78m	132m
Max. FSR	1.7:1	4.5:1	6:1
Schedule 1 Additional Permitted uses	Nil	Hotel, motel accommodation and serviced apartments	Hotel, motel accommodation and serviced apartments

1.7 Development Option(s)

The supporting urban design report (**Attachment G4**) includes indicative concept schemes to demonstrate what can be achieved under the proposed controls for both the 'added value' and 'base case' proposal. **Table 2** and **Figures 8** and **9** compare the built form outcomes achievable under the proposed planning controls.

Table 2: Development Concept Summary

Land use	'Base case' option	'Added value' option
Residential		
Market dwellings	370 market dwellings	112 market dwellings
BTR dwellings	0 BTR	402 BTR
Total dwellings	370 dwellings total	514 dwellings total
Residential FSR	3.9:1	4.5:1
Other uses		
Community Facility	250m ²	1,000m ²
Student Accommodation, Allied Use Housing, Medical Motel, National Disability Insurance Scheme (NDIS) Patient and Family Accommodation	100 units	323 units
Total FSR of other uses (also including medical centre, retail, food and beverage)	0.6:1	1.5:1
Built form controls		
FSR	4.5:1	6:1
Building Height	78m (22 storeys)	132m (40 storeys)

1.8 Site-Specific Development Control Plan

The proponent has prepared a site-specific Development Control Plan (DCP) (**Attachment G9**). The DCP provides principles, objectives and controls which refer to both the proposed 'base case' and 'added value' scenarios. The DCP states that it is to be read in conjunction with the relevant sections of the Parramatta DCP 2011 and the PLEP 2011.



Figure 8: Proposed 'Base case' scenario (Source: Urban Design Report, December 2020)



Figure 9: Proposed 'Added value' scenario (Source: Urban Design Report, December 2020)

1.9 Voluntary Planning Agreement

The proposal is accompanied by a letter of offer (**Attachment G10**) to enter into a Voluntary Planning Agreement (VPA). The letter of offer states that the terms of the VPA will be adjusted in accordance with the FSR allocated to the site (as per the two development scenarios put forward). The key features of the VPA are set out below.

- 'Base case' and 'added value' scenarios:
 - Dedication of land for a new street;
 - Half-road construction;
 - Provision of two shared streets;
 - Provision of pedestrian through site links;
 - Provision of publicly accessible open space;
 - Provision of precinct-supportive uses; and
 - Delivery of a Community Centre (250m² for 'base case' and 1,000m² for 'added value')

- Additional items included in 'added value' scenario:
 - Inclusion of BTR housing; and
 - Provision of a creek crossing

Council has identified that their Community Infrastructure Strategy (CIS) envisages a 3,000m² community facility for Westmead. As such, it is Council's preference that a monetary contribution be made to facilitate the future development of a community facility closer to the desired location, as identified in the CIS, as part of VPA negotiations should this proposal proceed.

Department comment: Clarification would be required around the operation of the Build to Rent model to determine whether it could be considered as a contribution to affordable housing (as per Council's comments).

2 INFORMATION ASSESSMENT

Does the proposal seek to amend a zone or planning control that is less than five years old?

No. The Parramatta LEP 2011 commenced on the 7th of October 2011.

2.1 Strategic merit test

Consistency with the relevant regional plan outside the Greater Sydney region, district plan within the Greater Sydney region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment. Proponents will not be able to depend on a draft regional, district or corridor/precinct plan when the Minister for Planning and Public Spaces or the Department of Planning, Industry and Environment have announced that such a plan will be updated before being able to be relied on.

2.1.1 Greater Sydney Region Plan

The *Greater Sydney Region Plan – a Metropolis of Three Cities* (Regional Plan) sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. The Regional Plan applies to the Greater Sydney region and sets the planning framework for the five Districts which make up the region, including the Central City District, in which the site is located.

Proponent: The proposal is consistent with the Regional Plan as it will provide significant new housing supply in close proximity to the Westmead Health and Education Precinct and positively contributing to the overall productivity of the precinct. The proposed BTR, key-worker housing and student housing on the site would contribute to the creation of the 30-minute city owing to the proximity of the site to jobs, services and transport infrastructure.

The proposed specialist medical facilities, housing (including BTR, key-worker and student housing), temporary accommodation for NDIS patients and short-term accommodation for visitors, are all key to the growth and development to transform Westmead into an Innovation District.

Council: Council did not comment on the proposal's consistency with the Regional Plan.

2.1.2 Central City District Plan

The Central City District Plan is a 20-year plan to manage growth in the context of economic, social, and environmental matters to achieve the 40-year vision of Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level and is a bridge between regional and local planning.

The planning proposal provides a strategic and site-specific merit test to the Directions of the Central City District Plan, this is not broken down to specific Planning Priorities (**Attachment G6**). A summary of the proposal's consistency with the Directions of the District Plan is provided below.

Infrastructure and Collaboration

Proponent: The proposal notes that Westmead forms part of Greater Parramatta and the Olympic Peninsula (GPOP) and is expressly nominated as an area for growth. The proposed development would support the transformation of Westmead in conjunction with the transport investment of PLR and Sydney Metro West (SMW). In accordance with Action 3 of this Direction, the development would align housing and jobs growth with new infrastructure.

Liveability

Proponent: The site is located within the GPOP Urban Renewal Corridor and ideally located to access jobs, services and public transport within the Westmead Health and Education Precinct. The future development would deliver BTR, key-worker housing, student housing, temporary NDIS patient accommodation and short-term accommodation contributing to housing affordability and diversity.

Productivity

Proponent: The proposal would provide diverse new housing in an area supported by growing and diversifying job opportunities and new infrastructure. The provision of new and diverse housing in immediate proximity to the Health and Education Precinct would increase the productivity of the precinct and contribute to the creation of the 30-minute city.

Sustainability

Proponent: The redevelopment of the site for higher density residential allied health and education development would augment the efficiency with which land is used through the densification of uses that are highly compatible with surrounding development and coordinated with supportive infrastructure. The redevelopment of land that has been historically developed would promote the creation of a better quality environment built on the principles of sustainability.

Council: Council has not addressed the District Plan in detail, noting that there is no clear direction to suggest that the densities proposed in the planning proposal are appropriate for this location. Council notes that the proposal seeks to facilitate high density residential development rather than an increase or support community health services.

2.1.3 GPOP Place-based Infrastructure Compact (PIC)

In November 2019, the Greater Sydney Commission released the draft pilot Place-based Infrastructure Compact (PIC) for GPOP. The GPOP PIC aims to ensure infrastructure delivery is matched with growth across the 26 precincts within the GPOP Corridor. In March 2020, the GSC released its final recommendations on the GPOP PIC. Implementation of the GPOP PIC will be realised through the GPOP Strategic Plan, which has not yet been prepared.

Proponent: The provision of diverse new housing supply on the site responds to the vision for GPOP PIC and specifically for Westmead. New housing would be located in close proximity to existing and planned public transport, major employment generators and local services. To meet the intent of the PIC, the proponent highlights that the proposal to deliver additional housing in an area for which new infrastructure is being collaboratively planned (including PLR and SMW). In addition, the integration of allied health and education-related uses with residential development would allow the site to offer an enhanced contribution to the role of Westmead in health, education, innovation and economic activity.

Council: Council did not comment on the consistency of the GPOP PIC, noting that there is no clear direction to suggest that the densities proposed in the planning proposal are appropriate for this location.

2.1.4 Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan

The Greater Parramatta Interim Land Use and Infrastructure Implementation Plan (Interim Plan) was released in July 2017 by the Department in collaboration with the City of Parramatta Council and the Greater Sydney Commission. The Interim Plan is given statutory weight in accordance with Ministerial direction under Section 9.1 of the EP&A Act 1979 (Direction 7.5).

It includes a land use framework to guide future redevelopment of the priority growth area, identifies key actions for the short term and allows DPIE and other government agencies to identify and plan for the infrastructure required to unlock its potential.

Proponent: The proposal supports the vision of the Westmead Precinct as highlighted in the Interim Plan where it forecast 30,000 additional jobs by 2036. The Interim Plan does not include housing forecasts and is intended to be updated regularly to incorporate new planning that has been completed. Furthermore, the planning proposal identifies that while planning for Westmead is ongoing, the redevelopment of the site for high rise residential, allied health and education development would contribute to the housing and jobs growth identified for Greater Parramatta.

Council: No comment was made in relation to the consistency of the proposal with the Interim Plan.

2.1.5 Westmead 2036 draft Place Strategy

The Westmead 2036 draft Place Strategy (Place Strategy) sets the vision for Westmead and Parramatta North for the next 20 years. The vision for Westmead is to be Australia's premier health and innovation district

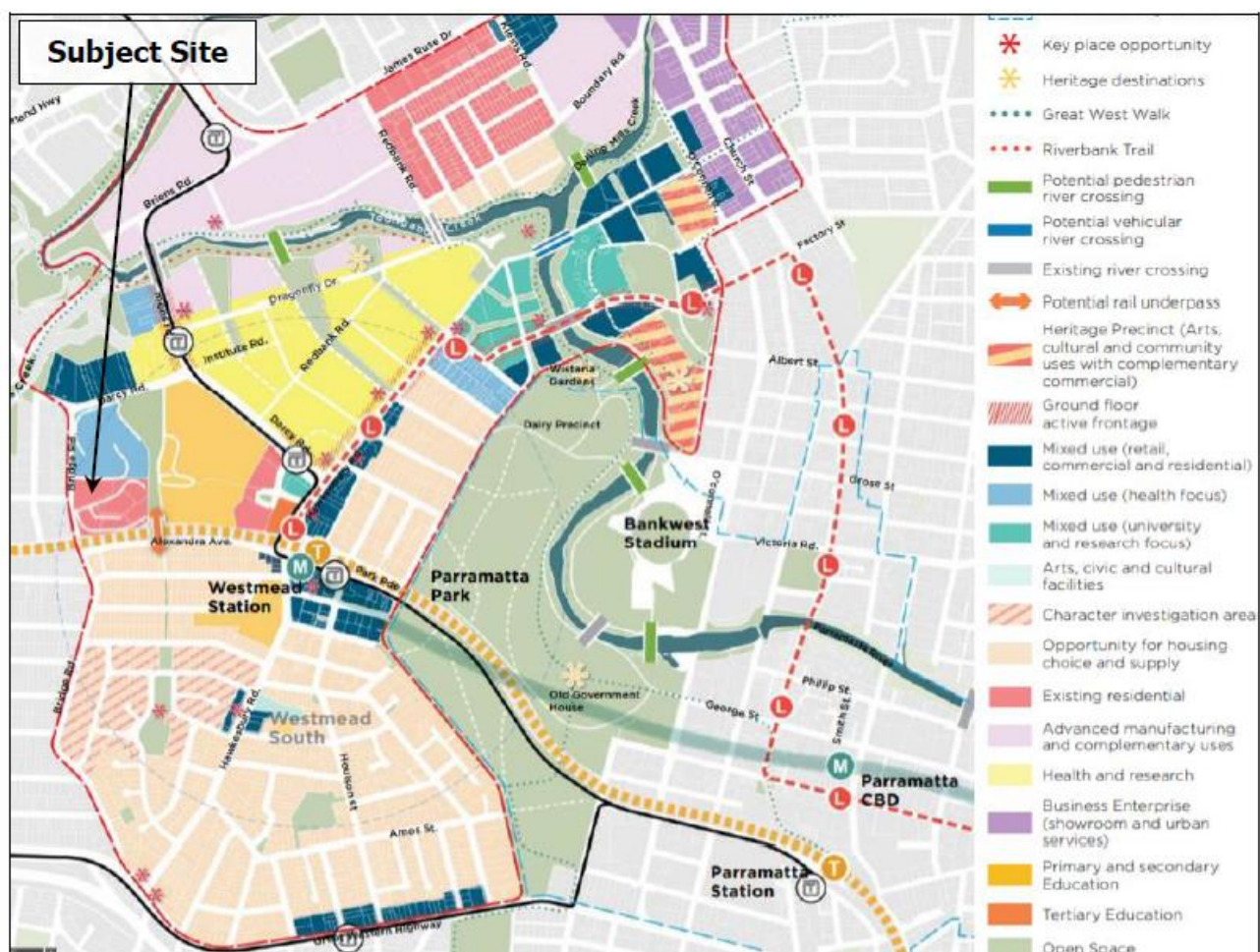


Figure 10: Draft Westmead Place Strategy Structure Plan identifying the site (Source: draft Place Strategy)

Department comment:

The draft Place Strategy was exhibited from 14 December to 31 March 2021. The Department is working with Transport for NSW (TfNSW) on the preparation of a Strategic Transport Study as it is recognised as a key matter for consideration in the planning of the precinct. Once completed and the findings incorporated into the draft Place Strategy, the Department will submit the final Place Strategy (subject to any amendments that may be made following the consideration of the public submissions) to the Minister to adopt the plan through a Ministerial Direction under Section 9.1 of the EP&A Act 1979.

The draft Place Strategy does not have any statutory weight until it is finalised and a section 9.1 Direction has been issued for its implementation.

It is noted that the subject site is identified as 'existing residential' in the draft Place Strategy (**Figure 10**).

Proponent: The draft Place Strategy does not provide specific guidance on the direction of future development at the site. Notwithstanding the site's designation on the structure plan, the proposal supports the vision, directions and purpose of the draft Place Strategy as it would provide residential and complementary allied health uses within close proximity to the Westmead Health and Education Precinct.

In particular, the 'added value' scenario would contribute to Westmead's 'engine room' with increased housing supply and diversity through the inclusion of BTR, and increased public benefit through precinct-supportive uses including NDIS patient and family accommodations, medical motel, student accommodation and a community facility. The provision of a creek crossing would support the vision to improving connectivity through the precinct.

Council: The structure plan identifies the site as 'existing residential' rather than an area for urban renewal or future housing opportunity. Council notes that some increase in density could be achieved on the site, however does not consider the proposed density to be appropriate for this location or within the broader Westmead context.

The subject site is located at the periphery of the Westmead Precinct and is located over 1km away (walking distance) from the Westmead transport interchange. Council notes that the revised proposal is not cognisant of this constraint and does not propose an appropriate density that could be suitably and hypothetically applied to neighbouring sites.

Council also does not support the creation of a 'micro-hub', noting the key limitations related to the site's location. The site is not in immediate proximity to Westmead Hospital, the future Westmead transport interchange, nor the proposed Sydney University campus to justify the development of the scale and density proposed under either 'base case' or 'added value' development scenarios. Furthermore, the provision of ancillary uses such as student accommodation or NDIS accommodation to create a 'micro-hub' and complement the Westmead Health and Education Precinct does not justify the proposed increases in FSR and HOB proposed for the site.

Council notes throughout their response that it is premature to assess the planning proposal without first completing the technical work required to finalise the draft Place Strategy, including a comprehensive precinct-wide traffic and transport study. Council considers that this study is critical to understanding cumulative traffic impacts prior to any significant changes to land uses and planning controls.

Council acknowledges that TfNSW has commenced work on the strategic transport study noting that this is the first stage of a two-stage process. The first stage of the work is a vision and validate approach while stage two will result in outputs to enable Council or the Department to undertake an informed rezoning. Council states that Stage 1 will be completed by end of November 2021, whilst scoping and funding for Stage 2 is yet to be confirmed.

Consistency with a relevant local strategy that has been endorsed by the Department.

2.1.6 Local Strategic Planning Statement City Plan 2036

The Local Strategic Planning Statement City Plan 2036 (LSPS) came into effect on 31 March 2021 and provides a 20-year land use planning vision for the Parramatta LGA.

The LSPS includes Westmead as a strategic centre and one of 16 growth precincts and identifies the Westmead Health and Education Precinct as a major conglomeration of health, research and medical services, including four hospitals and three research institutes.

The LSPS notes that the Westmead Precinct is subject to a preparation of a Strategic Plan for the whole of Westmead as part the Department's New Approach to Precincts. Detailed planning will be undertaken by Council in collaboration with Department as a part of the new precinct planning approach. The LSPS also identifies 4,470 additional dwellings are targeted to be provided within Westmead (North Precinct) by 2036, along with an additional 28,700 additional jobs.

Proponent: The proponent notes the proposal would focus new housing and jobs in the designated Westmead Growth Area and Strategic Centre, which in turn forms part of the GPOP corridor. A diversity of housing types and sizes would be incorporated to meet community needs into the future. Through the co-provision of precinct-supportive uses, open spaces and walking and cycling links, the proposal would contribute to the community infrastructure and recreation opportunities promoted by the LSPS.

Council: Council acknowledges that the LSPS identifies additional homes can be accommodated within the Westmead Precinct, noting that further technical work is required to be undertaken to determine the appropriate land use, density and height controls for the wider precinct.

2.1.7 Parramatta Local Housing Strategy

The Local Housing Strategy (LHS) was endorsed by the Department on 29 July 2021 and provides direction on where and when future housing growth will occur to 2036 and beyond, consistent with the strategic priorities for housing contained in the District Plan.

The LHS indicates that 87,900 dwellings will be delivered between 2016-2036, with a further 20,020 dwellings already being planned for in growth precincts in the Parramatta Local Government Area (LGA) beyond 2036. On this basis, the Department's housing target of 77,000 new dwellings for the LGA is on track to be exceeded. As a result, a key recommendation of the LHS is that no additional major precinct and/or rezonings for housing supply are required beyond those already currently identified.

Proponent: The proposal contributes to increased housing capacity within an identified growth precinct whilst also providing the opportunity for increased housing diversity. In addition, the planning proposal identifies that the proposal would sequence the new development with infrastructure, to support connectivity and access to services, jobs, transport, community facilities and open space.

Council: Council notes that some increase in density could be achieved on the site. In addition, Council does not consider the proposed density to be appropriate for this location or within the broader Westmead context as the site is located at the periphery of the Westmead Precinct and 1km away from the Westmead transport interchange.

Responding to a change in circumstances, such as investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.

Proponent: The site is located within the Westmead Health and Education Precinct and is highlighted in various strategic documents (Central City District Plan, Greater Parramatta Interim Plan and GPOP PIC) earmarked for urban renewal. The site is also within the 800m radius walking catchment of the future PLR and SMW stations and therefore an opportunity to deliver a transit-oriented development.

The proposed new housing supply (including BTR, key-worker, student and NDIS accommodation) would positively contribute to the creation of the 30 minute city as it is in proximity to major employment opportunities, public transport, services and the future infrastructure investment committed for the region. The proposal presents strategic alignment with the Liveability and Productivity Directions of the Central City District Plan. Furthermore, the proposed uses directly reflect the health and education uses that key to the growth and development the Westmead Innovation District.

Council: Council note that the justification of the site being within 1km walking distance from the transport interchange and future delivery of PLR and SMW are not appropriate arguments for the proposed densities under the ‘base case’ or ‘added value’ scenarios, given that a comprehensive precinct-wide traffic and transport study has not been undertaken to understand the cumulative traffic impacts.

2.2 Site-specific merit test

The natural environment (including known significant environmental values, resources or hazards).

Proponent: The planning proposal identifies that it would not affect any critical habitats, populations or ecological communities as the site is within an established urban area, has historically developed for the purposes of residential accommodation, and is highly disturbed with limited existing vegetation.

Council: Council have not made any comment in relation to the proposal’s impact on the natural environment.

The existing uses, approved uses and likely future uses of land in the vicinity of the proposal.

Proponent: The site and the surrounding area are zoned for a combination of high-density residential development, education establishments and health facilities ranging from 3 to 16 storeys. It is noted that the education and health zones in the precinct contain no height limits under the PLEP 2011. As such, there is significant redevelopment potential for the Nurses Quarters Estate, given it is unconstrained by any maximum height or FSR controls and would likely be developed for higher densities in future. The proposed concept concentrates the tower elements in the northern portion of the site to provide a transition between the subject site and the future redevelopment of the Nurses Quarters Estate to the north and the existing Monarco Residential Estate to the south.

Lower building elements and publicly accessible open space would be provided adjacent to the southern boundary where existing residential development comprises 10-15 storeys. The built form has been designed to provide an effective transition in height and scale and protect the amenity of existing residential development to the south, existing and proposed open spaces and the new residential dwellings to be provided on the site.

The transport assessment (**Attachment G5**) identifies the ‘added value’ option would require 725 car parking spaces accommodated on the site. The study notes that the planning proposal would not result in any adverse impacts on the surrounding road network or the availability of on-street parking. Furthermore, the completion of the PLR and future public transport improvements would increase the sites connectivity and therefore would encourage the use of sustainable transport.

Council: Council considers the proposed built form is excessive for the site and is out of character with the surrounding context. Council notes that the development along Bridge Road generally comprises three-storey walk up apartment buildings in garden settings and the subject site is located at considerable distance from public transport, amenities, services and open space.

In terms of built form, Council provided an assessment (**Attachment F1**) of the revised planning proposal and note that the proposal does not adequately address their concerns – advice issued to the proponent on 10 July 2020 at **Attachment J8**, and as follows:

- The potential built form is considered excessive and out of character and does not provide a positive relationship and interface to the adjoining Nurses Quarters Estate (105 Bridge Road).
- The site is within proximity to the Westmead Hospital helipad. The proposed height has not demonstrated whether there would be any impact to the current helicopter operations and flight paths.
- The proposal has not demonstrated consistency with design objectives of the relevant design criteria under the ADG requirements.

As such, Council officers have concerns regarding the ability of the planning proposal and its intended density of development to have a positive influence on the Westmead Precinct.

Additional Permitted Use

The proposal seeks to include 'hotel, motel accommodation and serviced apartment as an APU within the R4 High Density Residential zone. Council has concerns that the future development could comprise predominantly of this use. Council has previously requested that the proposal be amended to cap the proposed APU.

Traffic and Transport

Council raises concerns in relation to the submitted transport assessment (**Attachment G5**), noting that the traffic modelling assumptions are inaccurate and does not take into consideration the potential cumulative traffic impacts of proposed developments in the precinct. Council has suggested that a precinct wide traffic study is to be undertaken to support any change in planning controls.

The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

Proponent: The planning proposal identifies that the site is serviced by existing infrastructure that is capable of servicing higher density residential, allied health and education development given it is highly accessible by public transport.

The proponent notes that the proposed short-term visitor accommodation, key-worker housing, new streets, pedestrian through-site links, cycle lanes and footpaths, and publicly-accessible open space will meet the demands of the community as expressed in Council's Community Infrastructure Strategy. In addition, the 'added value' proposal will provide additional community benefits, including BTR housing, 223 additional student accommodation dwellings, NDIS and medical motel, 750m² additional community space, and provision of a creek crossing.

Council: Council raises concerns in relation to the provision of affordable housing. Council notes that the original planning proposal previously referred to affordable housing. Council agrees that the site is a suitable location for affordable housing to support the key worker population in Westmead. However, the revised planning proposal has removed all references to affordable housing and only includes BTR dwellings under the 'added value' option. Council has concerns regarding the operation of BTR dwellings and further clarification is required on whether the BTR dwellings would be considered affordable housing.

In regard to community infrastructure demand, Council notes that the existing community infrastructure would not have capacity to absorb the increased population needs associated with the proposal. Council estimates that the 'added value' proposal would result in an increased population of 2,134 residents and 1,198 residents under the 'base case' proposal.

Furthermore, the 'added value' proposal would generate demand for an additional 2.1 hectares of park space, 155 childcare/OOSH places and 261m² of indoor community space. The 'base case' proposal would generate demand for an additional 1.2ha of park space, 88 childcare/OOSH places and 146m² of indoor community space. As such, Council has communicated their preference for a monetary contribution in lieu of physical provision of community facilities at the site.

3 **COUNCIL VIEWS**

The views of Council are provided throughout this report and at **Attachment F**, which contains Council's response to the rezoning review, including Council's meeting report and meeting minutes from the meeting held 22 March 2021; and Council's submission to the draft Westmead Place Strategy.

In summary, Council is of the view that the proposal constitutes an overdevelopment, which will set an undesirable precedent for Westmead (**Attachment F1**). Furthermore, Council consider it is premature to be progressing site specific planning proposals in Westmead until the Department finalises the draft Westmead Place Strategy (Place Strategy).

In summary, Council has fundamental concerns with the submitted planning proposal for 93 Bridge Road, Westmead. Council have identified that the planning proposal constitutes an overdevelopment and are not satisfied that the concerns relayed to the proponent have been addressed including issues in relation to density, urban design, open space, traffic and transport, realising public benefit and overall strategic merit.

ATTACHMENTS

- Attachment A – Proponent's Locality Map
- Attachment B – Site Map
- Attachment C – Current LEP Maps
- Attachment D – Proposed LEP Maps
- Attachment E – Rezoning Review Request Application
 - E1 – Rezoning Review request cover letter
 - E2 – Rezoning Review Application Form
- Attachment F – Council Response Documents
 - F1 – Response to Rezoning Review Letter
 - F2 – Attachment 1a – Council Report 22 March 2021
 - F3 – Attachment 1b – Council Minutes 22 March 2021
 - F4 – Attachment 2 – Submission to draft Westmead Place Strategy
- Attachment G – Planning Proposal (as amended 23 December 2020)
 - G1 – Cover Letter
 - G2 – Planning Proposal Report
 - G3 – Survey Plan
 - G4 – Urban Design Report
 - G5 – Transport Assessment
 - G6 – Economic Assessment
 - G7 – Civil Engineering and Infrastructure Assessment Report
 - G8 – Strategic Merit Test
 - G9 – Site-specific DCP
 - G10 – VPA letter of offer
- Attachment H – Planning Proposal (as amended 17 April 2020)
 - H1 – Planning Proposal Addendum Letter
 - H2 – Urban Design Report
- Attachment I – Planning Proposal (as originally submitted 20 March 2019)
 - I1 – Planning Proposal Application Form
 - I2 – Planning Proposal Report
 - I3 – Survey Plan
 - I4 – Urban Design Report
 - I5 – Transport Assessment
 - I6 – Economic Assessment
 - I7 – Civil Engineering and Infrastructure Assessment Report
 - I8 – Draft VPA Letter of Offer
 - I9 – Strategic Merit Test

- Attachment J – Council Correspondence
 - J1 – Email to Council 15 February 2019
 - J2 – Email from Council 7 March 2019
 - J3 – Email from Council 1 April 2019
 - J4 – Email to Council 8 August 2019
 - J5 – Email to Council 14 July 2020
 - J6 – Roberts Day Meeting Notes
 - J7 – Email to Council 23 July 2020
 - J8 – Letter from Council 10 July 2020
 - J9 – Email from Council 11 January 2021
 - J10 – Email from Council 22 February 2021
 - J11 – Email from Council 29 January 2021
- Attachment K – Other Correspondence/materials
 - K1 – Email to DPIE 4 April 2020
 - K2 – Email to Treasury 4 April 2020
 - K3 – Planning Summary from Treasury Investor Pack
 - K4 – Fast Track Submission Email
 - K5 - Fast Track Submission Economic Impact Letter
 - K6 – Fast Track Submission Letter Request
 - K7 - Email from PDU 8 April 2021
 - K8 – PDU Submission Email
 - K9 – PDU Submission Letter
 - K10 – Email from PDU 29 January 2021

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