

Bridge Place 3.0

Planning Proposal

Urban Design Report

93 Bridge Road, Westmead

16th of February 2024

Final Draft



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THE PROPOSAL

FSR: **4.25 : 1**

ZONING: **NO CHANGE**
(R4 HIGH DENSITY RES.)

HEIGHT: **20 Storeys**
69m maximum
(incl. roof elements)



NOTE: **THE PROPOSAL DELIVERS THE FOLLOWING BENEFITS:**

- **486** apartments in total
- **15%** affordable dwellings - **75** dwellings
- **40%** of site dedicated to public places (incl. park, streets, pedestrian connections)
- Contributions to local infrastructure



EXECUTIVE SUMMARY

Hatch is an award-winning urban design consultancy commissioned by the Bridge Road Unit Trust to prepare the proposed masterplan for 93 Bridge Rd, Westmead (the Project).

In response to the change in circumstance of the NSW housing crisis, the 8,663m² site has the capacity to deliver 486 homes within a 5 to 10-minute walk of local jobs within Westmead's innovation district and numerous public transport options.

Significant public benefits the Proposal will deliver includes:

- **15% affordable housing** for key workers in the health and education sectors.
- **40% site area dedicated to high-quality public places** including new streets and local park.
- **250m² floor space for a neighborhood shop** to improve walkability for locals to access daily needs.
- **Potential monetary contribution towards local infrastructure.**

Working together with Council over the last four years and advice of the NSW State Panel, the masterplan's proposed built form reflects this collaboration especially Council's built form concept issued as part of the scoping process.

Site specific features of the masterplan include:

- New streets and public places.
- Human-scale podium of 2-3 stories.
- Two mid-rise towers of 20 stories setback from the podium.

These features integrate the masterplan with its immediate context, whilst also anticipating the graceful evolution of Westmead as a denser place given significant investment in job creation and public transport infrastructure.

In doing so, the masterplan requires an **increase in FSR to 4.25:1 and Height to 69m.**

The balance of this report provides the urban design justification to support the Planning Proposal.

BRIDGE PLACE: HIGHLIGHTS

Bridge Place will be Australia's leading vertical village set within Sydney's world class innovation district: Westmead Health & Education Precinct.

Bridge Place is positioned as a pioneering contributor to the Precinct supporting the in-demand for accommodation and living for future users working and visiting the world class innovation district.

The proposal delivers on improved access to the wide range of transport options, Sydney's world class innovation institutions, broader green networks and the surrounding local amenity.

This section summaries the key highlights and outcomes of the Planning Proposal for Bridge Place, at 93 Bridge Road, Westmead.

SUPPLY HOUSING CLOSE TO JOBS AND TRANSPORT - 486 NEW HOMES



VERTICAL VILLAGE TO SUPPORT WESTMEAD'S HEALTH AND MEDICAL CARE PRECINCT

PROVISION OF AFFORDABLE HOUSING - 15% OF UNITS (75 UNITS)



DRIVE THE INCREASED HOUSING DEMANDS FOR BOTH MARKET AND AFFORDABLE DWELLINGS.

**IMPROVE PUBLIC REALM - 40%
OF THE SITE DEDICATED TO
NEW PUBLIC DOMAIN**



DELIVERY OF A NEW PUBLIC DOMAIN
COMPLEMENTING THE EXISTING
CONTEXT AND FUTURE VISION FOR
THE AREA

**IMPROVE OVERALL
CONNECTIVITY**



DELIVERY OF A NEW MAIN STREET,
A SHARED STREET & DEDICATED
CONNECTION TO THE GREEN
NETWORK

CONCEPT EVOLUTION

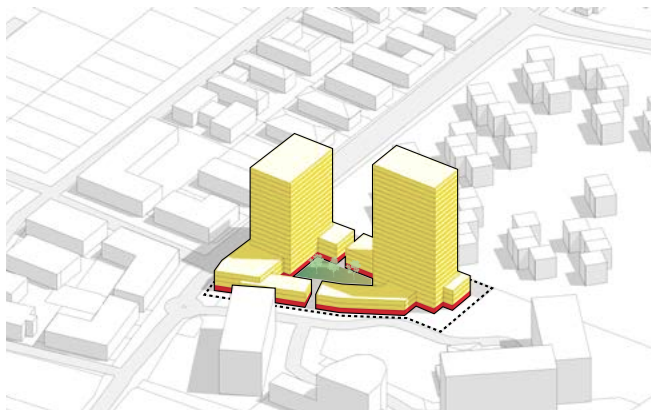
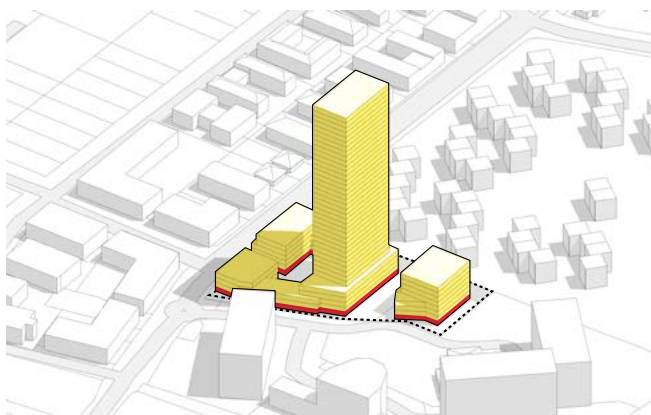
Bridge Place Planning Proposal was lodged with Council in early 2019 and has been in the system for nearly two years. The concept evolution over time is summarised below:

1

2018

PRELIMINARY CONCEPT

- Early scenario testings
- Early engagement with Council/NSW Gov't

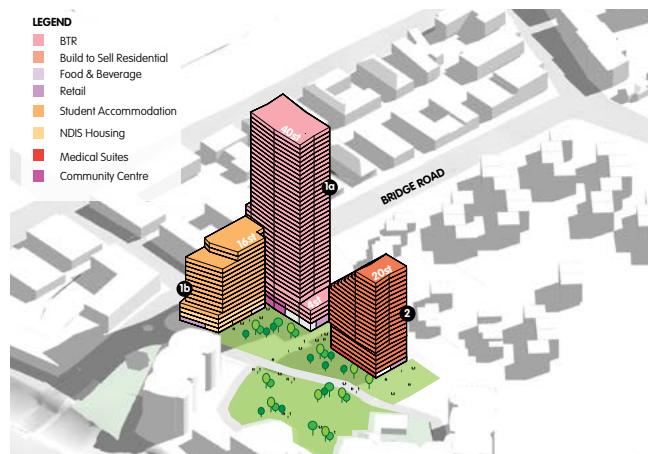


2

2019

ORIGINAL PP

- Ambition aligns with the Westmead Place Strategy
- NSW Treasury recognition



PUBLIC BENEFIT

- 12,994m² precinct supportive uses (including 1,000m² community space)
- 1 x new street
- 3 x new through-site links
- 565m² south-facing park
- 2,400m² new pedestrian paved area
- 25% tree canopy cover
- 514 new apartments (402 build-to-rent)

3

DEC 2020

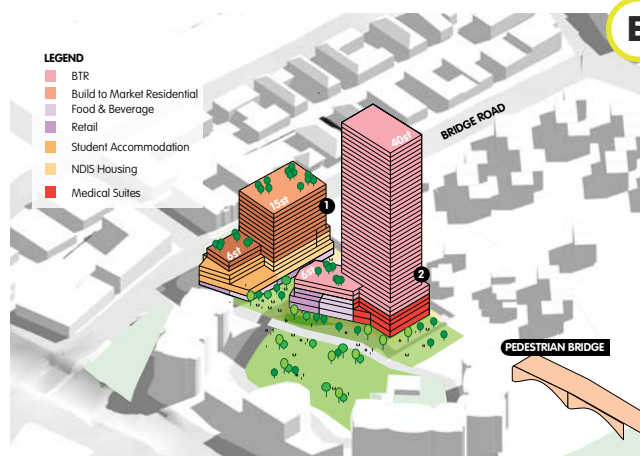
AMENDED PP

- Responds to Council correspondence
 - Delivers the Draft Place Strategy
- Established Base and Added Value Concept



PUBLIC BENEFIT - BASE

- 5,235m² precinct supportive uses (including 250m² community space)
- 1 x new street
- 2 x new shared streets
- 465m² north-facing park
- 2,768m² new pedestrian paved area
- 28% tree canopy cover
- 370 new apartments

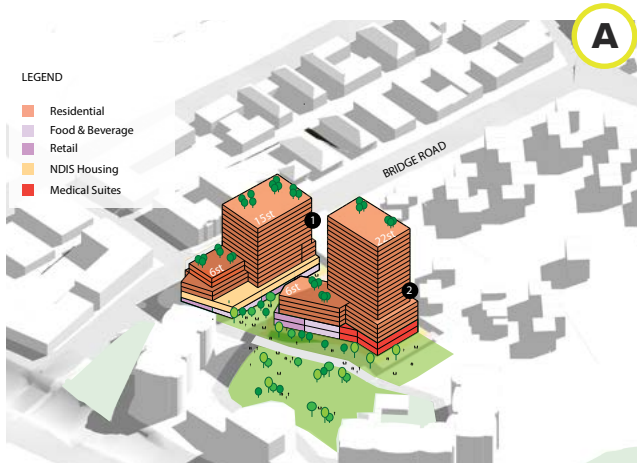


PUBLIC BENEFIT - ADDED VALUE

- 12,735m² precinct supportive uses (including 1,000m² community space)
- 1 x new street
- 2 x new shared streets
- 465m² north-facing park
- 2,768m² new pedestrian paved area
- 28% tree canopy cover
- 514 new apartments (402 build-to-rent)
- Creek Crossing

APRIL 2023

REFINED PP WORKING WITH COUNCIL

**PUBLIC BENEFIT (22-15 STOREYS)**

- **8,997m²** precinct supportive uses (including 750m² community space)
- 1 x new street
- 2 x new shared streets
- 465m² north-facing park
- 2,768m² new pedestrian paved area
- 28% tree canopy cover
- 104 new apartments (Market Residential)
- 273 new BTR apartments
- 100 medical motel / NDIS units

**PUBLIC BENEFIT (18 STOREYS)**

- **8,997m²** precinct supportive uses (including 750m² community space)
- 1 x new street
- 2 x new shared streets
- 465m² north-facing park
- 2,768m² new pedestrian paved area
- 28% tree canopy cover
- 104 new apartments (Market Residential)
- 273 new BTR apartments
- 100 medical motel / NDIS units

5

AUGUST 2023 COUNCIL SCHEME

6

DECEMBER 2023 PLANNING PROPOSAL (FINAL DRAFT)



PUBLIC BENEFIT (16-17 STOREYS)

- **Approx. 10,000m²** of precinct supportive uses (non-residential)
- 1 x new street
- 1 x new shared streets
- 3,342m² new pedestrian paved area
- Increased tree canopy cover
- 200 new apartments




PUBLIC BENEFIT (20 STOREYS)

- **411** new apartments (Market Residential)
- **75** new affordable apartments
- **978m²** park connecting to Monarco green
- **2,470m²** new pedestrian paved area
- **250m²** anchor retail
- 1 x new street
- 1 x new shared street
- Tree canopy cover consistent with Greener Places



CONTEXT





"The vision for Westmead is to be Australia's premier health and innovation district – an ecosystem for new discoveries, economic growth and global recognition Westmead will also deliver exceptional place outcomes for the Central River City, with enhanced heritage and environmental assets, activated places, connected communities and housing choice."

Westmead 2036 - Place Strategy December 2020



STRATEGIC CONTEXT:

DELIVERING ON THE WESTMEAD PLACE STRATEGY

OVERVIEW

The Westmead Place Strategy outlines the vision and guidance for future planning needs of the Westmead Precinct. The document identifies five big moves that will enable transformation of the area from the existing condition to the place envisaged in 2036.

The Proposal for Bridge Place delivers on the vision, big moves, sub-precinct objectives and planning directions articulated in the Westmead Place Strategy.

With the proposal's breadth of innovations across connectivity, productivity, liveability and sustainability, it will play an important role in creating an innovation ecosystem in Westmead.

Outlined below is a summary Bridge Place delivering on the big moves of the Strategy.

ALIGNMENT WITH WESTMEAD PLACE STRATEGY BIG MOVES

1. Drive change in the innovation eco-system to accelerate delivery of Australia's premier health and innovation district.

Bridge Place contributes to an innovation ecosystem by creating flexible and diverse housing types required in the Precinct, as well as flexible commercial and retail floor space attractive to specialist, niche health providers and critical to the long-term success of Westmead. Sydney University's support for Bridge Place to be part of a research study also aligns with the goal of integrating research across the Precinct.

3. Activate and connect our community with vibrant, diverse and well-connected public spaces and places.

Bridge Place will improve the overall connectivity with active transport, wayfinding and pedestrian links through the proposed street connection from the original concept, and the provision of two new shared streets.

The proposal also supports activation of the site and the creation of a vibrant and safe precinct through the delivery of a new north-facing public park, maximising access to open space and improving connectivity.

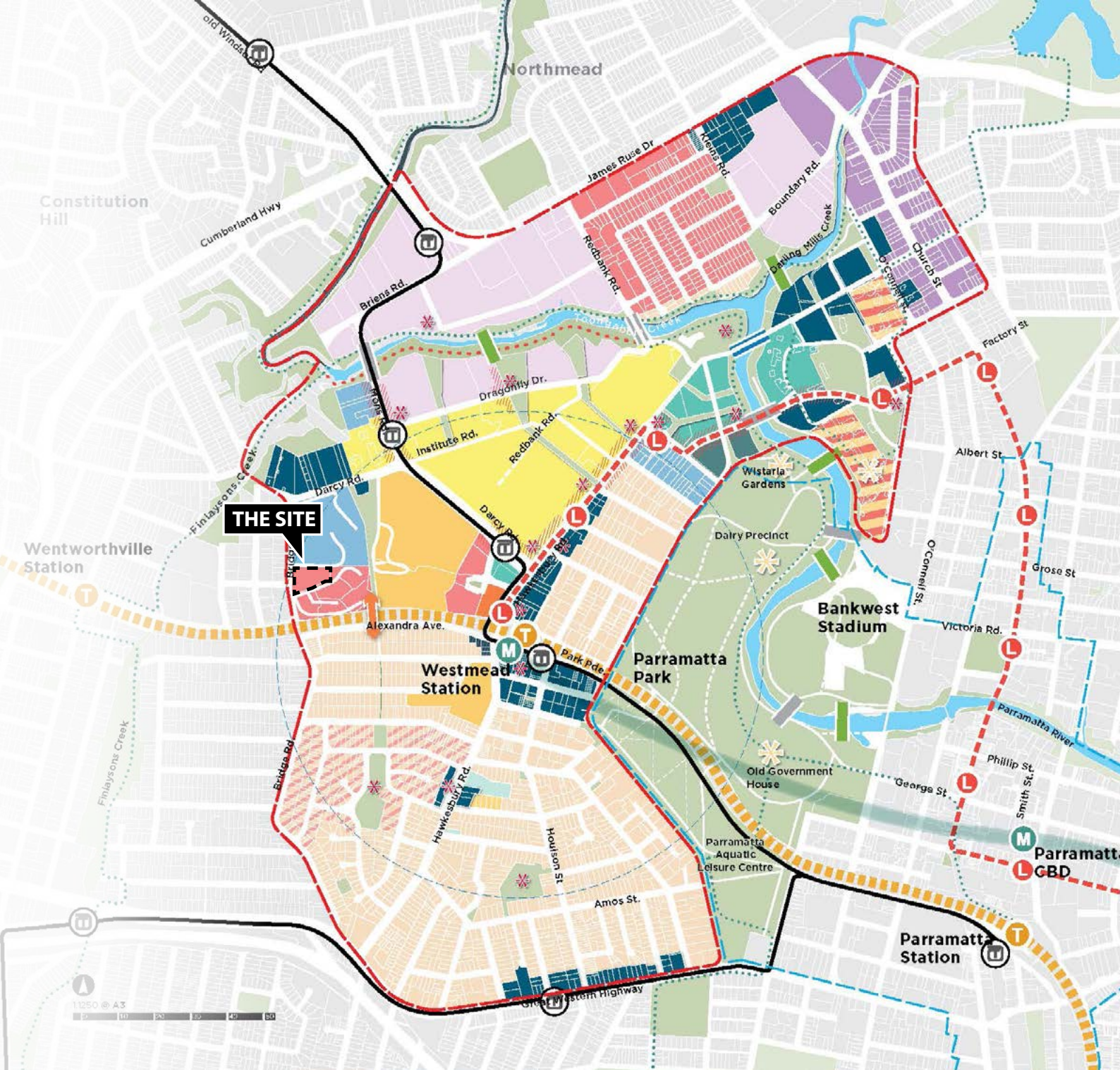
4. Deliver high quality and diverse housing for students, workers and professionals with optimal liveability outcomes.

Bridge Place can deliver a diversity of units (market residential with the opportunity for build to rent), attracting students, key workers and health workers to complement the proposal for the micro health hub.

High quality public domain and increased liveability is also delivered through the provision of a new public park, maximising access to open space and places of activity for residents and visitors.

5. Capitalise on transport connectivity and reduce car dependency.

The proposal encourages walking and cycling as the preferred mode of travel in the local precinct through the delivery of two new shared streets. By providing new housing and employment options, this increases students and health care workers the ability to live and study and/or work in close proximity.



Legend

- | | | |
|-------------------------------------|--|---|
| Precinct Boundary | Heritage Precinct (Arts, cultural and community uses with complementary commercial) | Character investigation area |
| Parramatta City Centre | Ground floor active frontage | Opportunity for housing choice and supply |
| Key place opportunity | Mixed use (retail, commercial and residential) | Existing residential |
| Heritage destinations | Mixed use (health focus) | Advanced manufacturing and complementary uses |
| Great West Walk | Mixed use (university, enterprise, innovation and research focus) | Health and research |
| Riverbank Trail | Mixed use (university, enterprise, innovation, research with retail, commercial and residential) | Business Enterprise (showroom and urban services) |
| Potential pedestrian river crossing | Arts, civic and cultural facilities | Primary and secondary Education |
| Potential vehicular river crossing | | Tertiary Education |
| Existing river crossing | | Open Space |
| Potential rail underpass | | |

The Site in the context of Westmead Place Strategy 2036
Health & Innovation Sub-precinct 2

STRATEGIC CONTEXT:

WESTMEAD IS TRANSFORMING

Bridge Place has the opportunity to support Australia's first vertical village set within Westmead's Health and Innovation Precinct – delivering on Government's vision for Australia's premier health and innovation district, aligned with the Westmead Place Strategy.

In addition, the economic strategy for the Westmead Innovation District (WID), prepared by Deloitte (2016), supports the recognition of the immense contribution Westmead will have on driving future job growth in the Western Sydney region, aligning objectives of Central District Plan.

Key health and education facilities including Westmead Hospital and Innovation Centre, Western Sydney University Westmead Campus, the Westmead Innovation District and surrounding complementary uses represent the calibre of contribution to the precinct.

The proposal has a unique opportunity to leverage the assets of the surrounding health and education offerings, strategic location and align with the key moves and directions of the strategy to deliver supporting and in-demand market residential and affordable housing and provide improved street address, and connections to broader Westmead.

The images below provide an understanding of some of Westmead Precinct's typologies and interfaces. There is an opportunity to improve the connections to these uses and places to ensure the precinct remains a World Class offering to Greater Sydney and the Westmead community.



Westmead University of Sydney Campus



WESTMEAD PLACE STRATEGY:

SUPRECINCT 2:

HEALTH AND INNOVATION PRECINCT

VISION

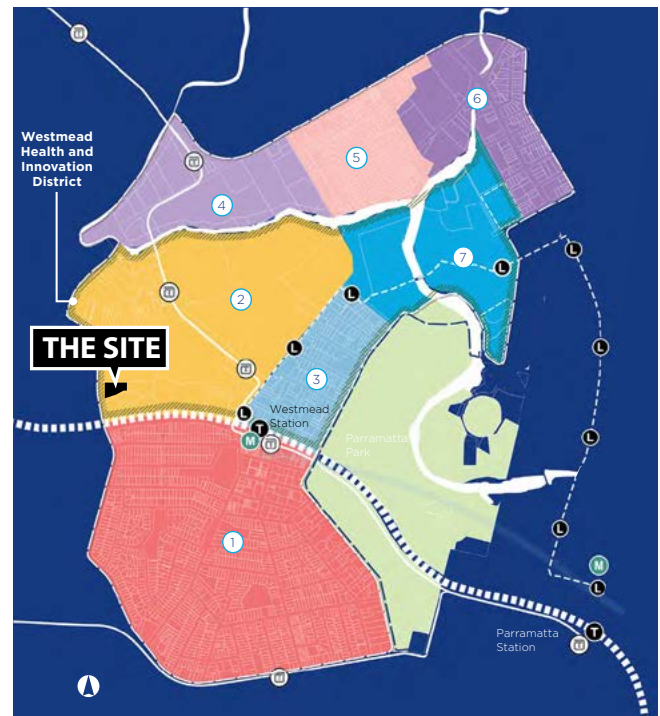
Bridge Place Site is located in sub-precinct 2: *Health and Innovation* as Identified in the Westmead Place Strategy.

Health and Innovation Sub-precinct is identified as:

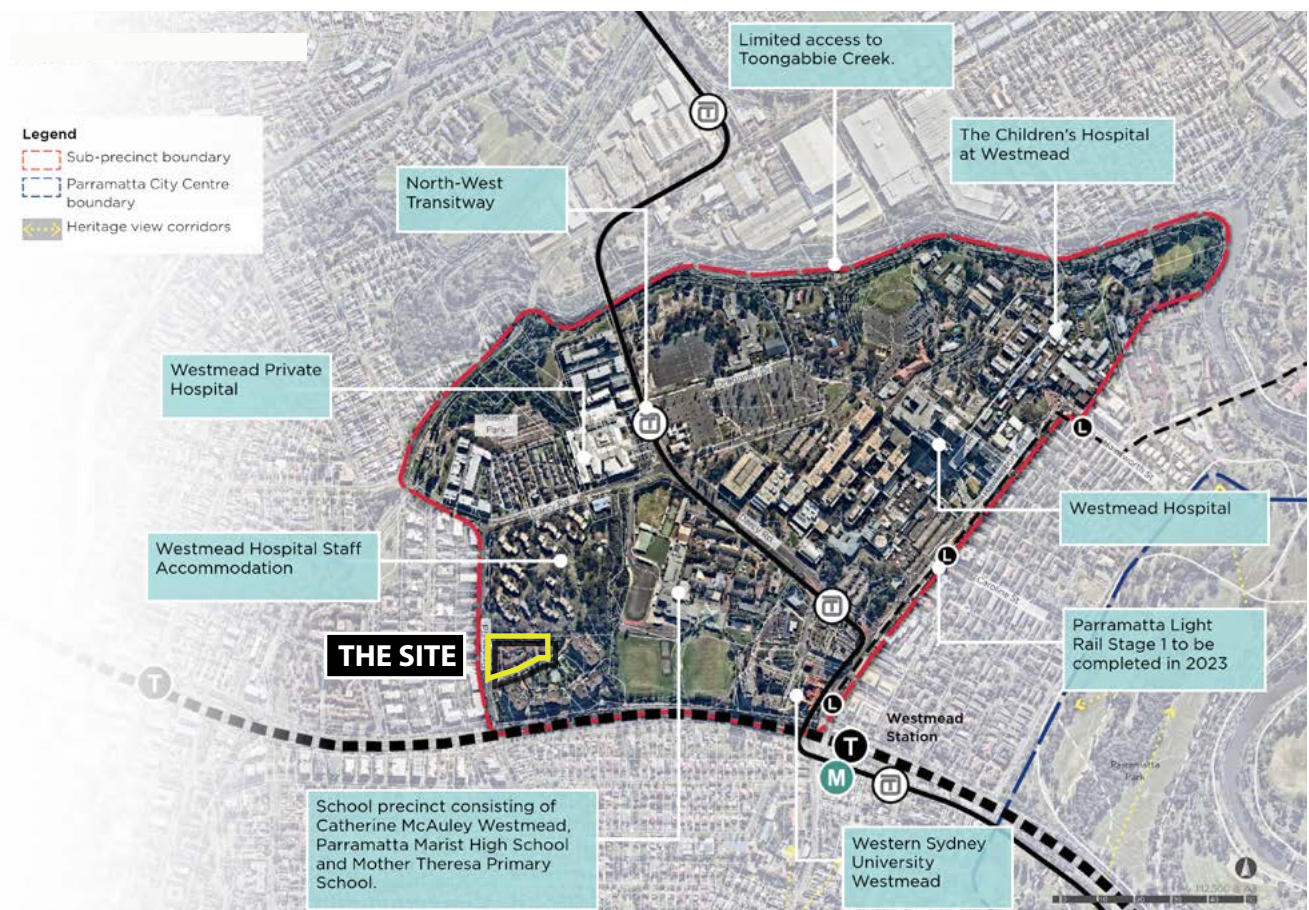
Westmead's engine room, defined by its world-class health, research, education and innovation facilities set within a walkable healthy urban environment for all.

Identified by the Strategy as Westmead's 'engine room', key outcomes for this Sub-precinct include excellence in supporting health and innovation; permeability and wayfinding; high quality public domain; activity spines and nodes; green grid connections; and, rail crossings.

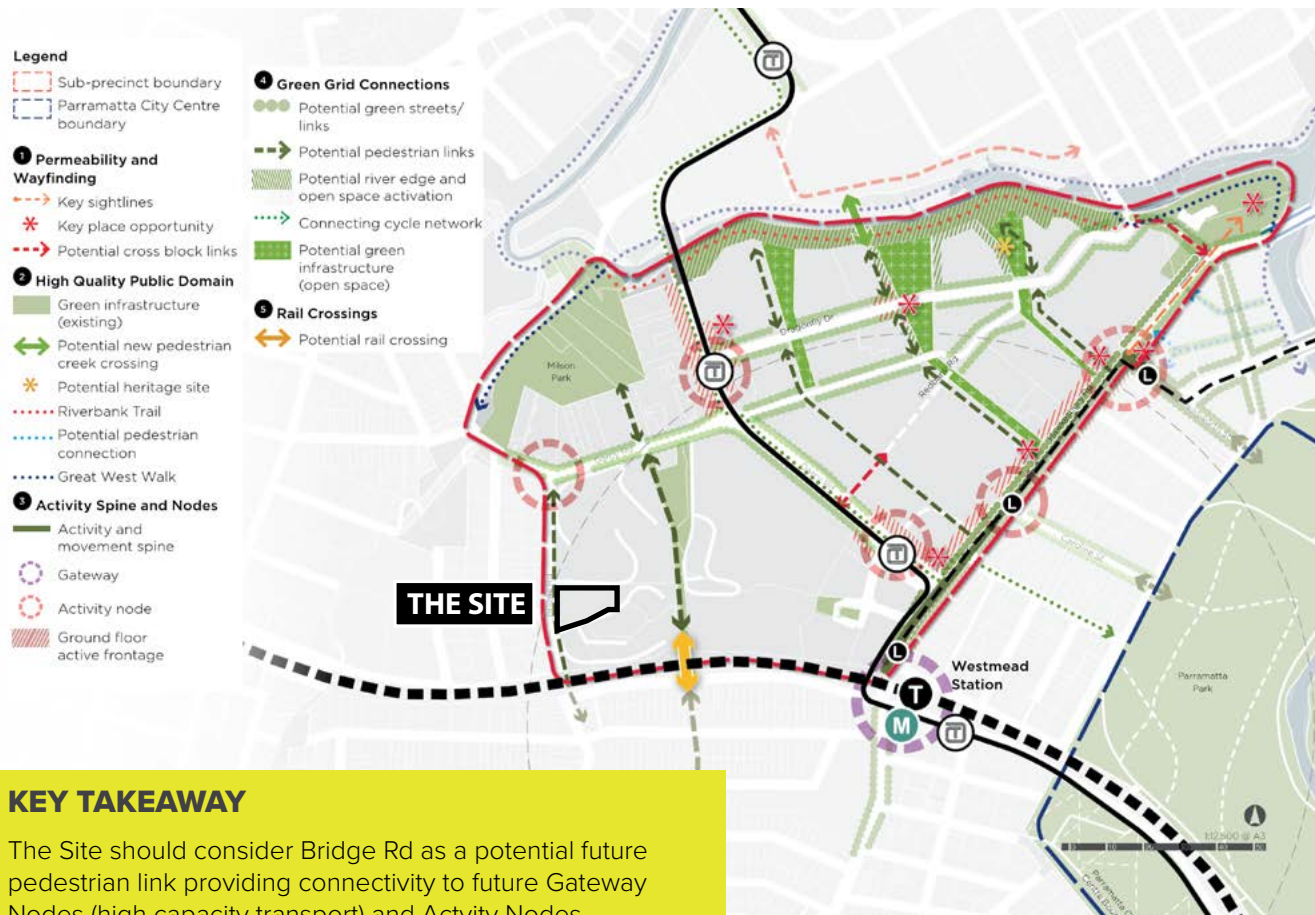
The Strategy identifies Bridge Place as one of only three residential sites within the Sub-precinct, and by-default signals a clear intent for the Project to have a significant role in diversifying housing choice and deliver on Council's LSPS housing target of an additional 8,000 dwellings by 2036.



PLAN OF SUB PRECINCT 2



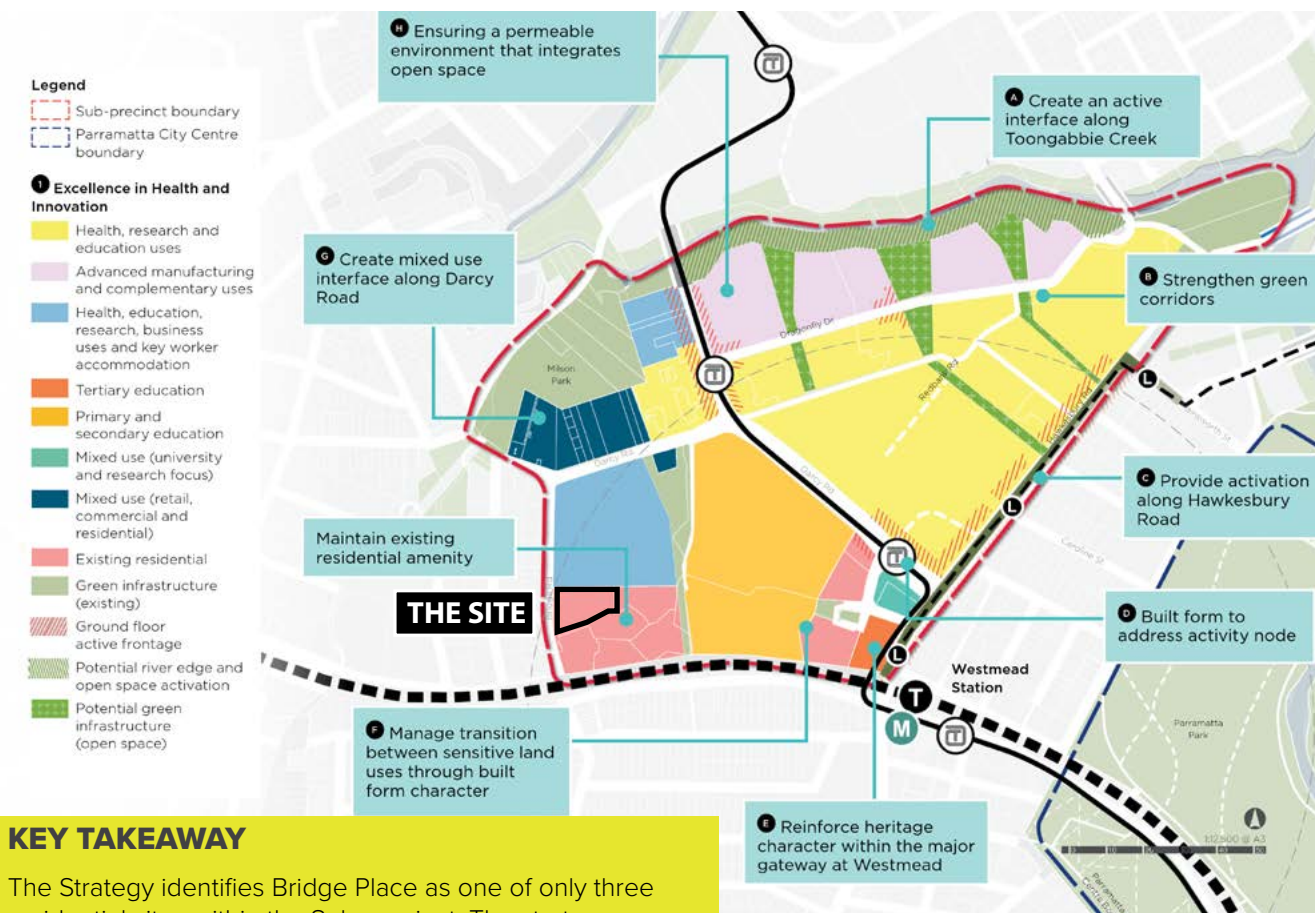
KEY PLACE OUTCOMES



KEY TAKEAWAY

The Site should consider Bridge Rd as a potential future pedestrian link providing connectivity to future Gateway Nodes (high capacity transport) and Activity Nodes

LAND USE AND BUILT FORM PRINCIPLES



KEY TAKEAWAY

The Strategy identifies Bridge Place as one of only three residential sites within the Sub-precinct, The strategy highlights the importance of maintaining existing residential amenity of the area.

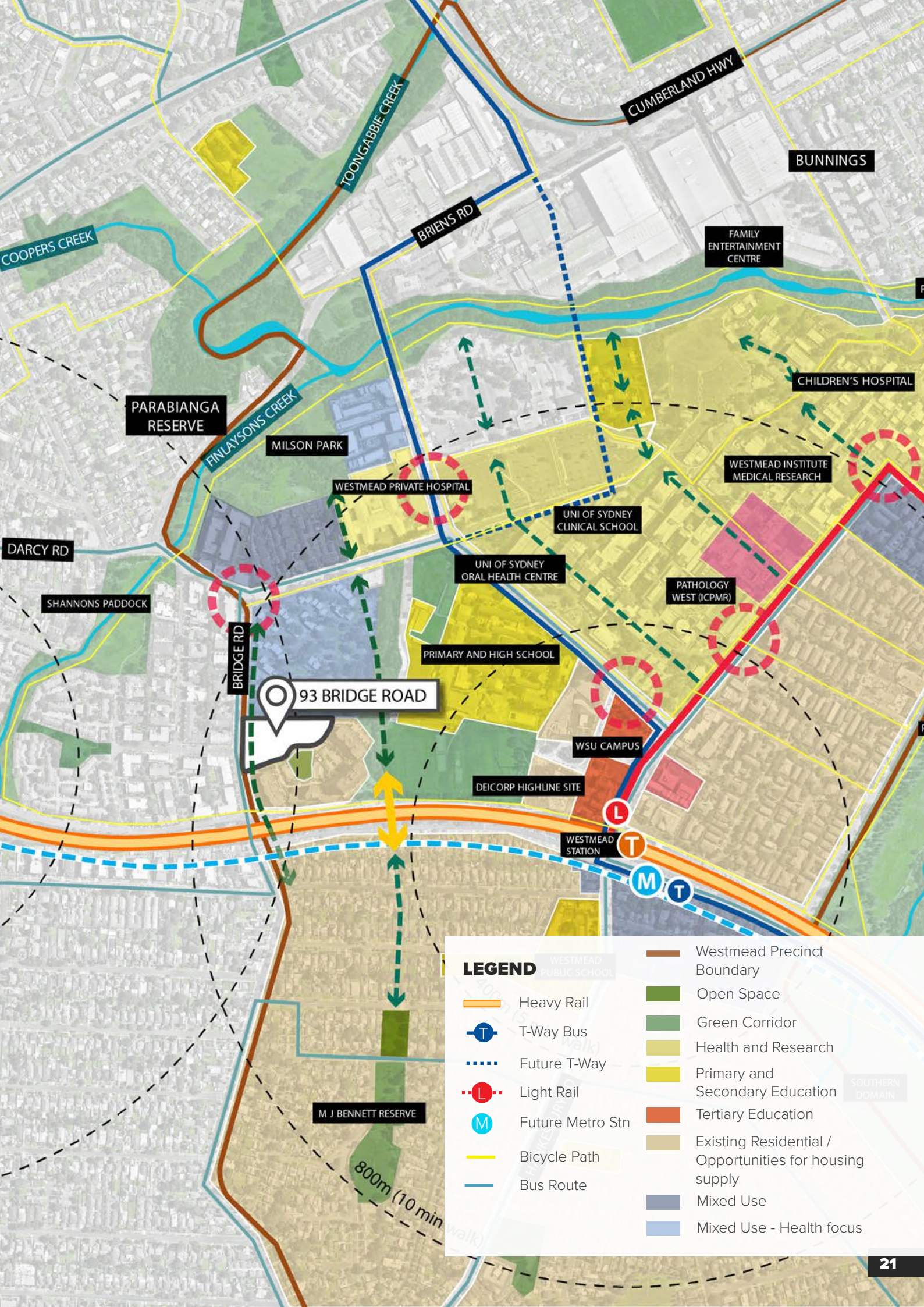
LOCAL CONTEXT

Bridge Place is uniquely positioned within the Precinct and Sub-Precinct to help deliver on the Strategy with key site attributes influencing the Precinct's potential including:

- Within a 10-minute walk of key public transport options of Westmead Metro, Wentworthville and Westmead Stations, and light rail stop.
- Within a 10-minute walk / 5-minute cycle of most anchor institutions within the Sub-Precinct, including Westmead Private Hospital, Westmead Hospital, Sydney University etc.
- Within a 1-minute walk of a green grid connection identified as a key pedestrian spine providing the opportunity for increased amenity and improved walkability / wayfinding within the Sub-Precinct.
- Within an existing high-density block – the Monarco Estate – with heights of 16 storeys.
- Recognising the recent TOD Stage 1 announcement, it's worth noting that the site is located within 1.2kms of three train stations

Bridge Place has carefully considered how these Precinct attributes can be positively shaped to deliver on the Strategy.





SITE CONTEXT:

THE SITE TODAY

Bridge Place is the largest, amalgamated land holding identified for residential use in Westmead's Health and Innovation Sub-Precinct.

The Strategy identifies site amalgamations as desirable to enable optimised outcomes.

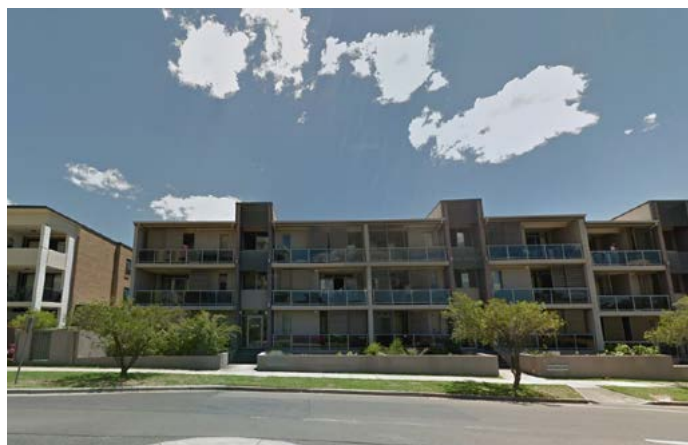
Bridge Place is made possible by the strategic and painstaking amalgamation of over 30 strata-owners over three years. Given this effort, it is incumbent of all decision-makers in the Planning Proposal process to seek an optimised outcome for the site.

The site attributes informing an optimised outcome include:

- As the northern part of the existing 16-storey Monarco Estate built approximately 20 years ago, the Project is 'nested' within a site context where height and density has long been established. In preparing the concept, careful consideration has been given to the solar amenity, circulation and communal spaces on the Estate.
- As the southern bookend of the Nurses Quarter identified for mixed urban renewal by the Strategy, the site has a critical role to play in helping deliver a complete Precinct with new east-west and north-south connections solutions. An optimised site will help deliver an optimised Nurses Quarter owned by the NSW Government.
- Adjacency to the creek corridor providing the opportunity for a site-specific concept to improve connectivity across and along this green grid asset identified as a key pedestrian spine.
- Adjacency to Bridge Road providing good vehicle access and circulation where required, whilst acknowledging the walking, cycling and public transport priority for Westmead.
- Mid-rise apartments to the west of Bridge Rd provide an appropriate scale for the site to transition to its neighbours by use of mid-rise podiums with taller, slender tower elements above.
- Opportunity to replace aged building stock, hardscape and limited greenery with a diversity of people places, increased greenery and buildings of design excellence.

Bridge Place has carefully considered how these site attributes can be positively shaped to deliver on the Strategy.





PRECINCT-ORIENTED DEVELOPMENT

Bridge Road 3.0 will deliver a highly connected and walkable residential experience.

This transit-oriented development is supported by key public transport options located within a short walk. These include the Westmead Metro, Wentworthville and Westmead Stations, as well as a new connection to the light rail.

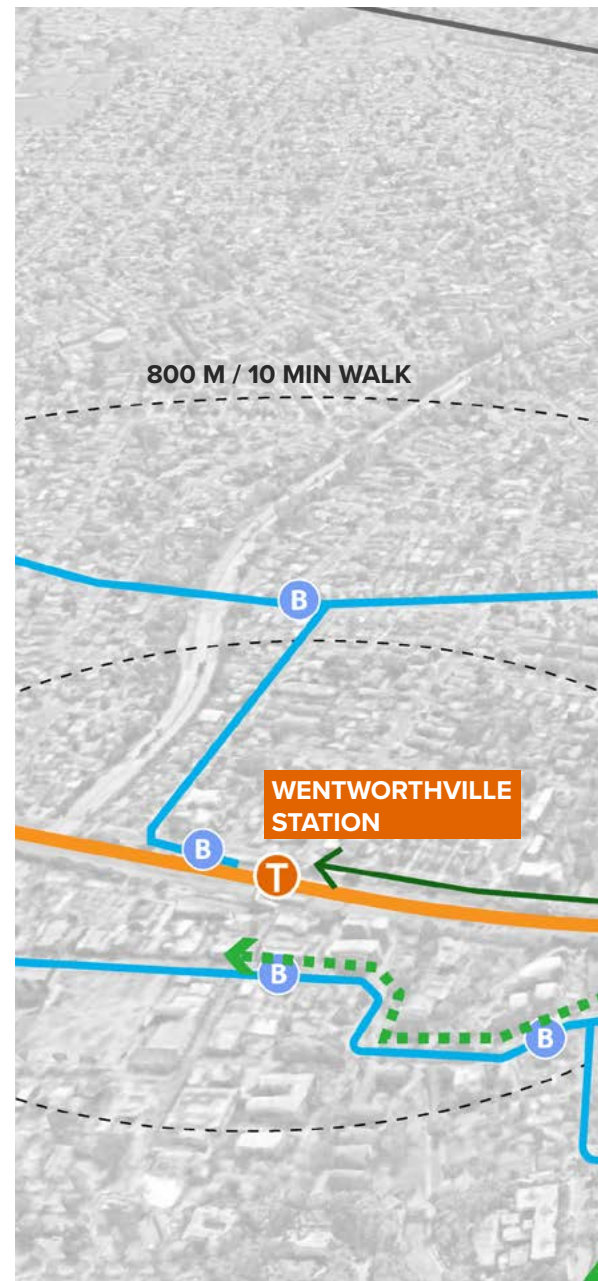
The site supports the precinct's health and wellbeing focus, providing ample active transport connectivity to anchor institutes, as well as the green grid connection which has been identified as a key pedestrian spine.

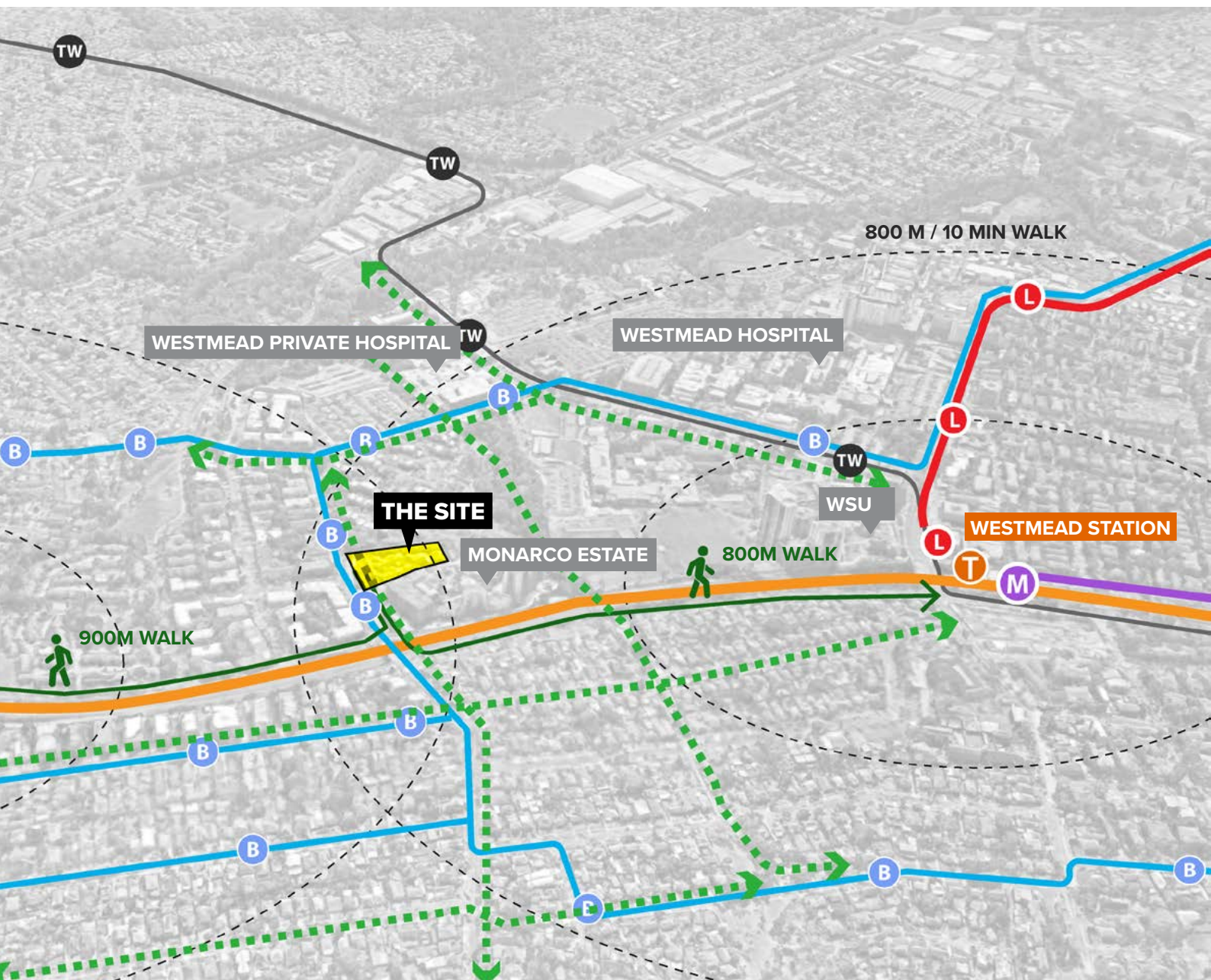
Completing the Monarco Estate Loop also contributes to a more cohesive precinct, supporting the broader Westmead Health & Innovation Precinct intent.

As one of only three residential sites within the sub-precinct, this site plays a vital role in supplying diverse housing choice and assisting Council to deliver an additional 8,000 required dwellings.

SITE KEY FACTS

- **400M** TO WESTMEAD PRIVATE HOSPITAL OR 5MIN WALK / 2 MIN CYCLE
- **500M** TO WESTMEAD HOSPITAL OR 5 MIN WALK / 2.3 MIN CYCLE
- **850M** TO SYDNEY UNIVERSITY OR 7 MIN WALK / 3.5 MIN CYCLE
- **800M TO WESTMEAD STATION, METRO & LIGHT RAIL** (10MIN WALK / 5 MIN CYCLE)





LEGEND

- The Site
- Metro Line
- Train Line
- Light Rail
- Bus Line

- T-way Bus Line
- 400/800m distance from Train
- Walking distance to the train station
- Potential green pedestrian links (Westmead Place Strategy)

WESTMEAD'S EVOLVING LOCAL CHARACTER

As Westmead develops into Australia's premier health and innovation district, its character is evolving.

Across the precinct built form is rising, and sites are making way for modern buildings that meet the needs of the community.

Existing heritage character will be celebrated and brought back to life with new community uses, preserving its value into the future.

Bridge Place 3.0 will contribute to Westmead's emerging character, while increasing connectivity and contributing to an exceptional public realm.



**28 STOREY DEICORP PROJECT
BUILT 2 YEARS AGO**

**15 STOREY MONARCO
ESTATE BUILT 20 YEARS AGO**

**STATE GOV'T OWNED
LAND IDENTIFIED
FOR RENEWAL**

COMPLETING THE MONARCO ESTATE

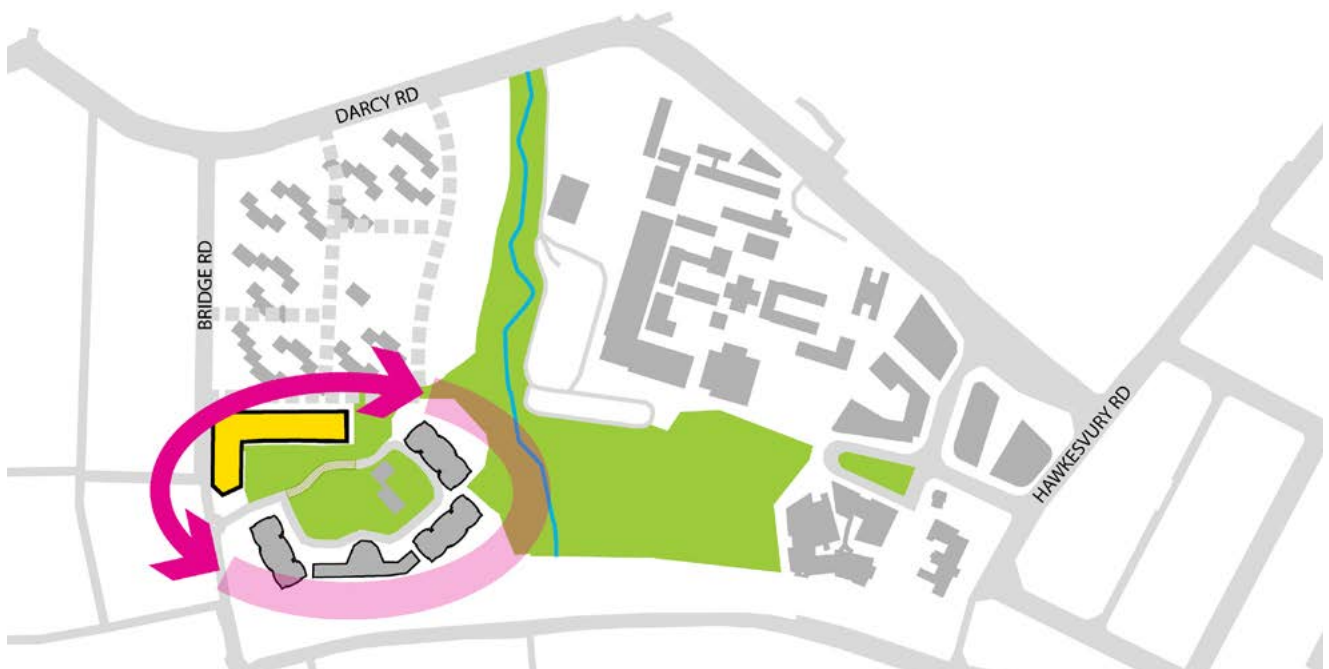
While the proposed amenities for the future residents are adequate in their own right, Bridge Place will complete the Monarco Estate sub-precinct of approx. 4.1ha of land.

The 8,663sqm of land assembled for Bridge Place is part of the Monarco Estate sub-precinct.

Monarco Estate has a Gross FSR 1.7:1 and Heights of 16 storeys. Today, the Estate has a built FSR 1.34:1 and total of approx. 424 units.

Monarco Estate's existing Riviera Park is 6,735sqm.

Interestingly, our Proposal increases the public realm offer of Riviera Park to 11,066sqm public realm.





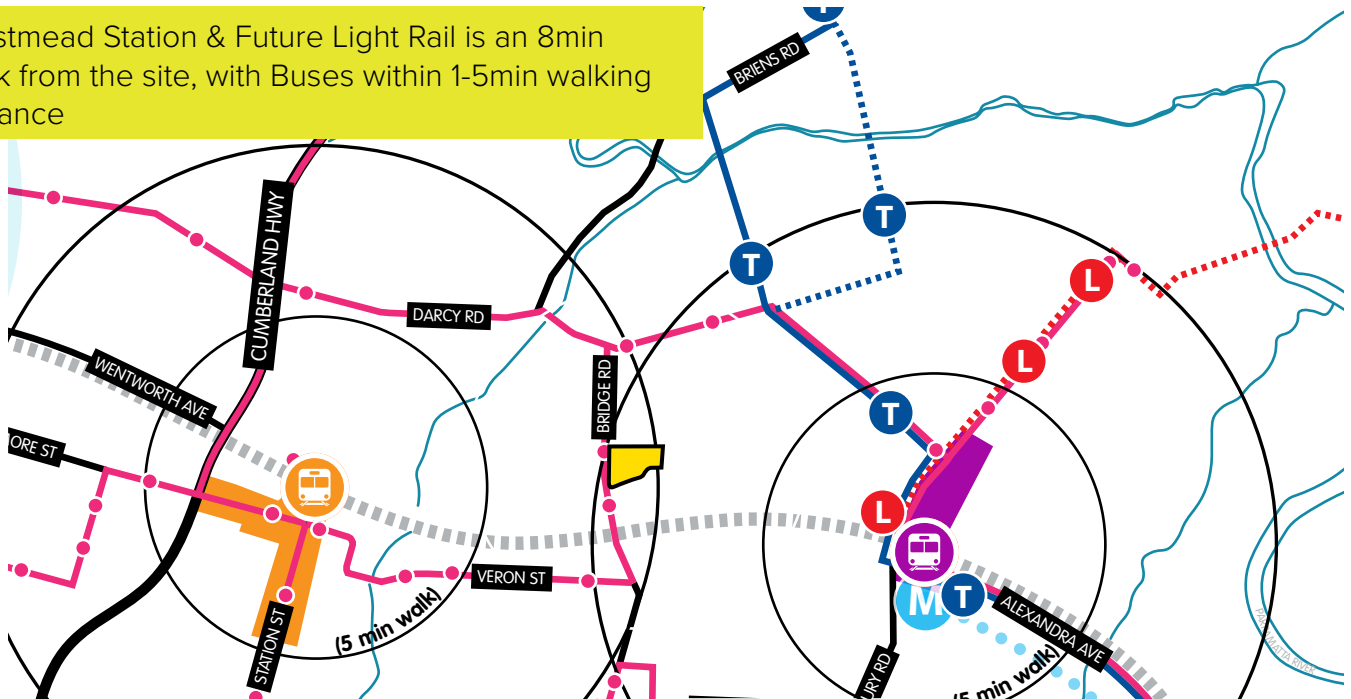
URBAN DESIGN FRAMEWORK



OPPORTUNITIES

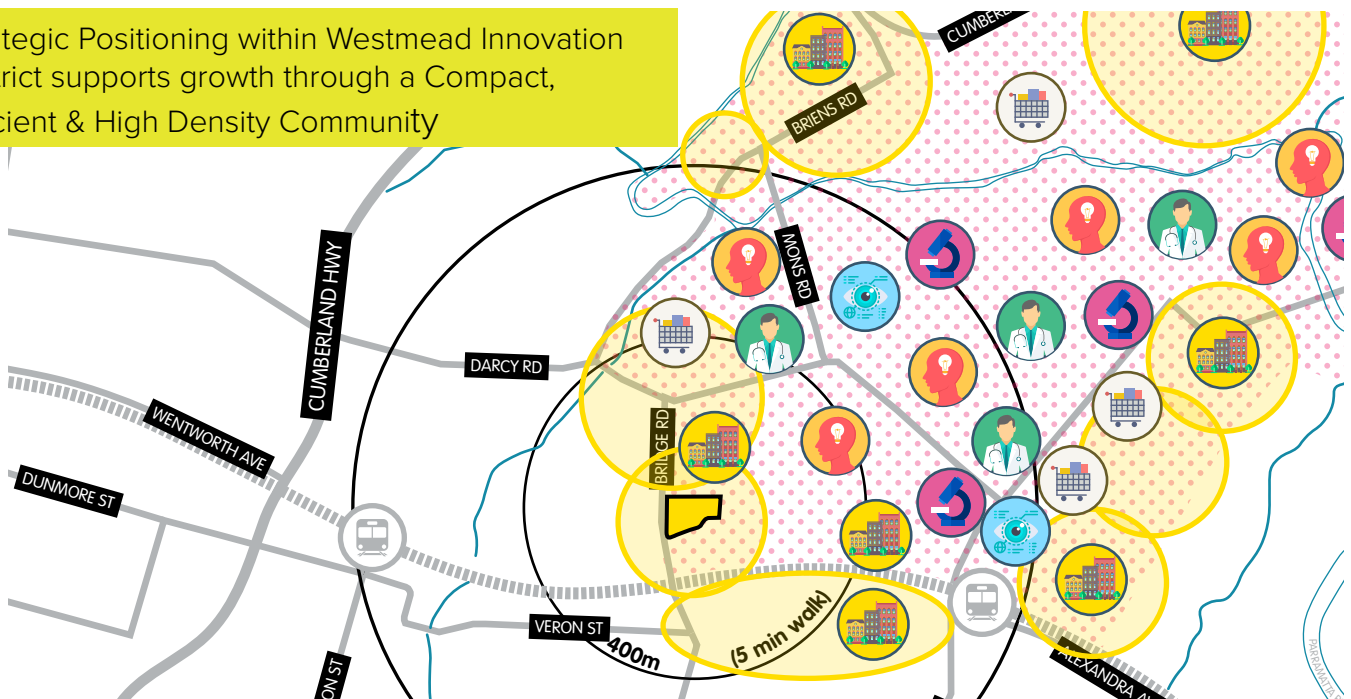
AN ABUNDANCE OF TRANSPORT CONNECTIONS

Westmead Station & Future Light Rail is an 8min walk from the site, with Buses within 1-5min walking distance



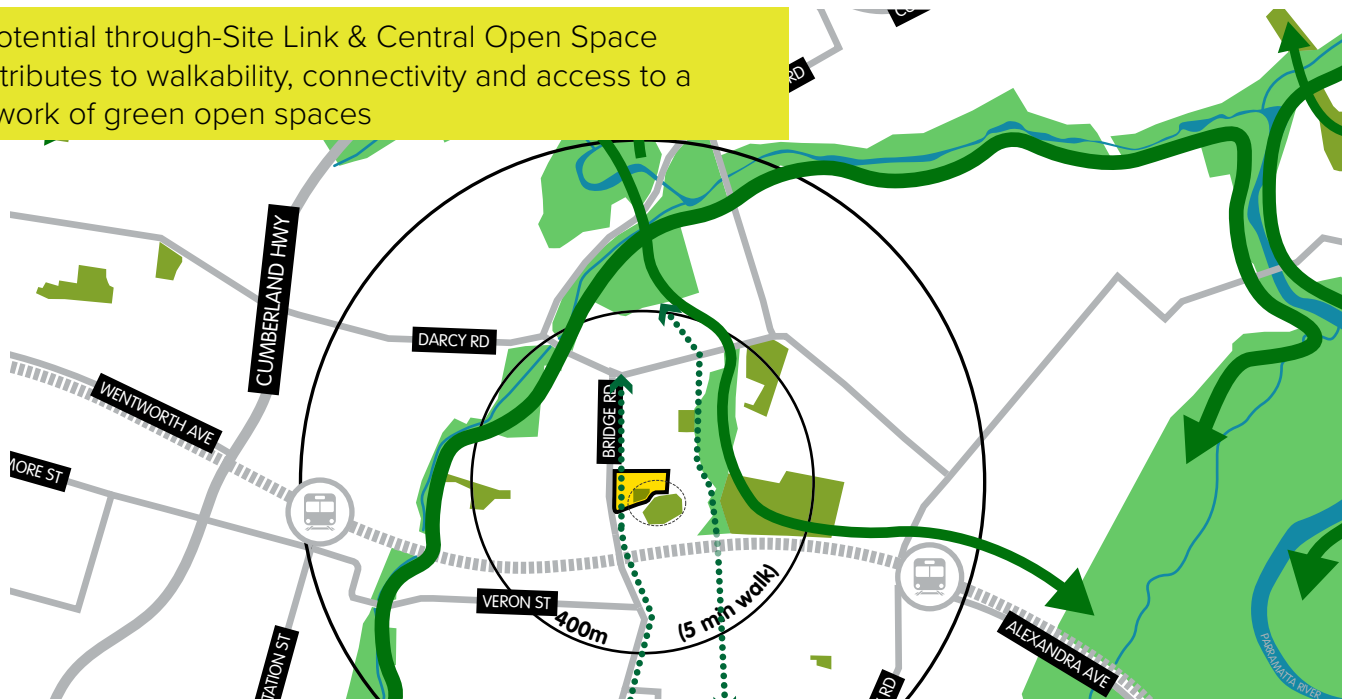
CREATING LIVEABILITY SUPPORTING PRODUCTIVITY

Strategic Positioning within Westmead Innovation District supports growth through a Compact, Efficient & High Density Community



WESTMEAD'S FUTURE GREEN NETWORK

A Potential through-Site Link & Central Open Space contributes to walkability, connectivity and access to a network of green open spaces



A PEDESTRIANISED WESTMEAD

Pedestrian & Cycle networks at the doorstep of the Site promotes a 30-Minute City Lifestyle



PRECINCT FRAMEWORK

The Place Framework illustrated in this section mediates between Council's site-specific urban design correspondence on our original Planning Proposal and ambition of the Place Strategy.

The Proposal lays the foundation of a consistent ground plane for the Framework agreed with Council in early 2020 where 40 percent of the site is dedicated to publicly accessible places.

Ground plane features include creation of a fine-grain street network with new north-south and east-west connections, new publicly accessible people places, and a public edge to the riparian zone. In particular, the proposed street on the site's northern boundary is important for unlocking the potential of both the site itself and adjoining Nurses Quarter.

Building off this ground plane the Proposal illustrates a built form vision with a pedestrian-scaled podium of 3 storeys addressing streets where towers have a maximum of 53m length and floorplates of 875sqm GFA.

With a largely residential focus addressing the current housing demand the Proposal has a FSR 4.25:1 and Height 20 storeys, being comparable with the scale of the Monarco Estate and recently approved Deicorp project i.e. a business-as-usual model for Australia's ambitious innovation district.





NEW PRECINCT

THE SITE

FINLAYSON'S CREEK

**EXISTING PRIVATE
HEALTH USES**

**FUTURE COMPLEMENTARY
HEALTH & MEDICAL USES**

BRIDGE RD

**FUTURE HEALTH
INDUSTRY USES**

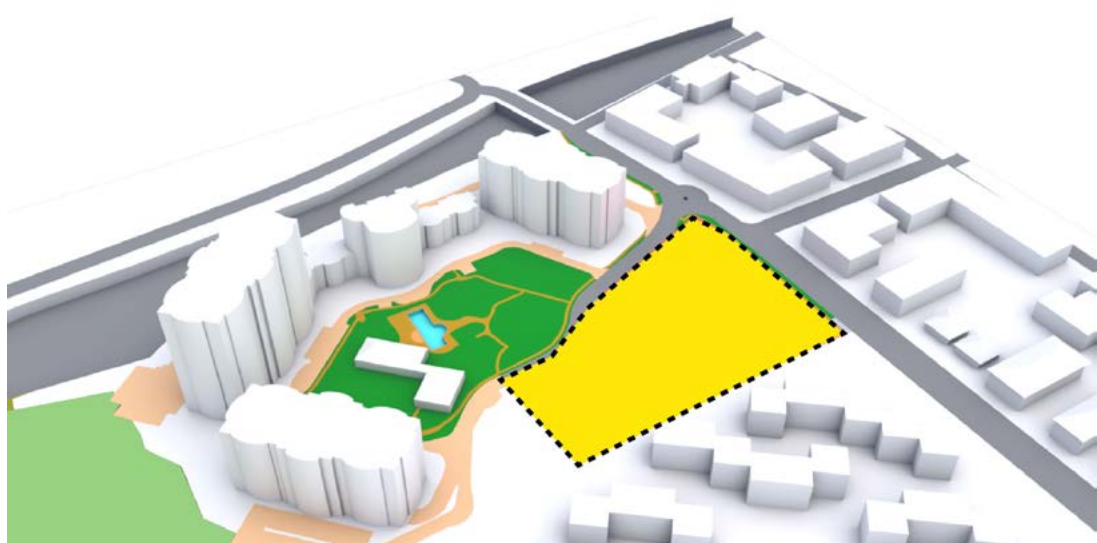
**MAJOR HEALTH, RESEARCH
AND EDUCATION USES**

DESIGN FRAMEWORK

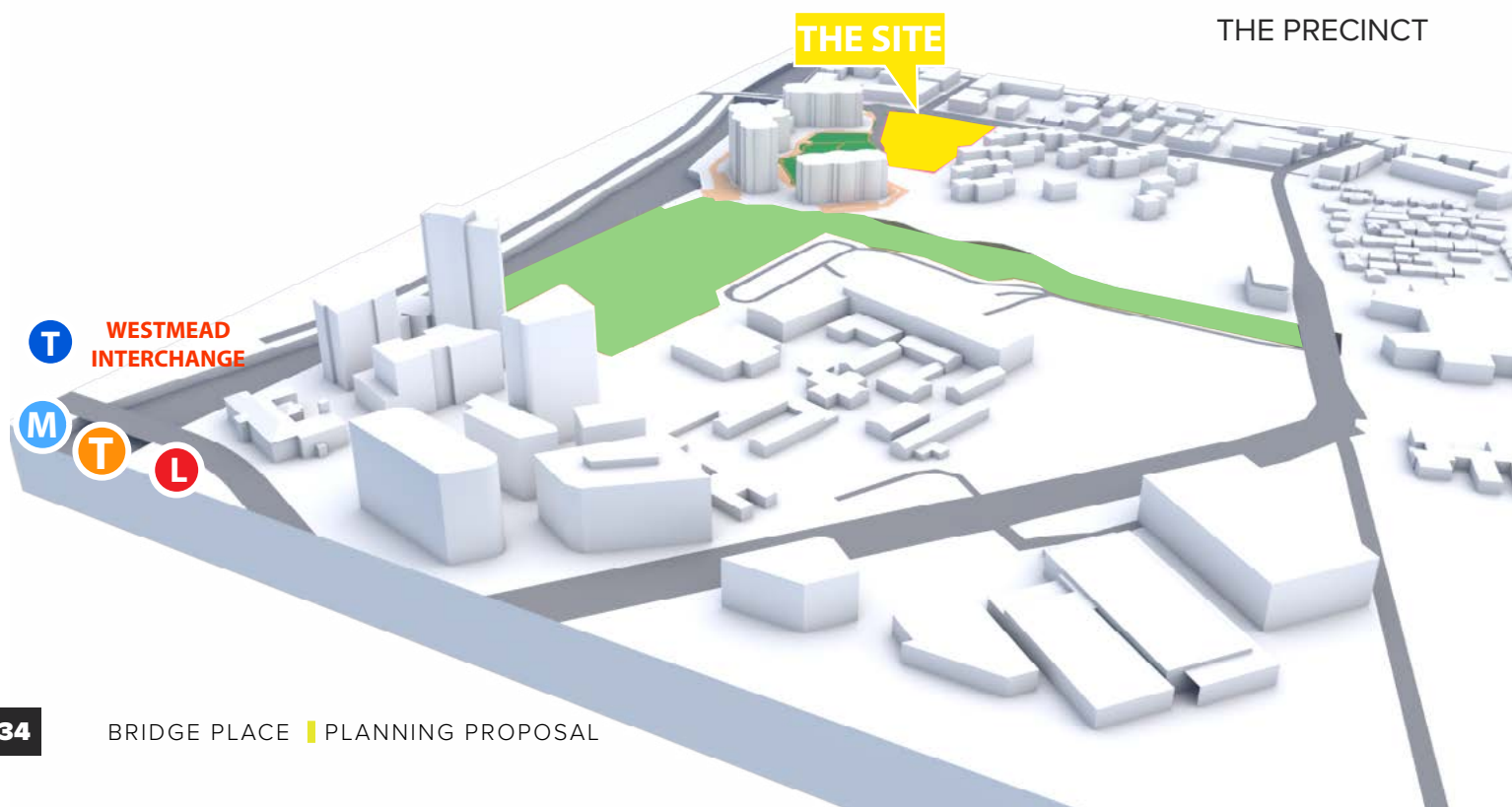
SITE TODAY

Bridge Place (8,663 sqm) offers a unique position within the Precinct, affording easy walking distances to major public transport and health and education institution.

THE SITE



THE PRECINCT

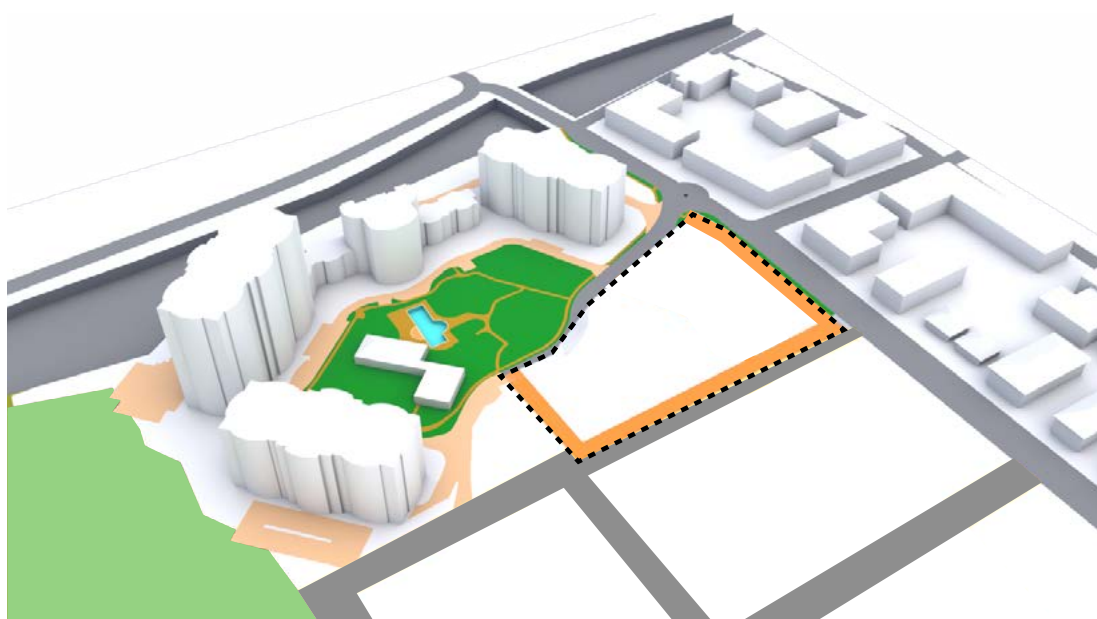


STREET NETWORK

Responding to Council: Bridge Place reinforces the street network by delivering new connections, and improved pedestrian access to surrounding places, including transport, health and innovation uses, natural corridors (riparian) and creek. Delivering the new street connections and links supports the built form to have street address.

A generous 10.4m promenade along Bridge Road and 4.4m wide footpaths across the rest of the site have been provided to allow for landscaped verges and contribute to the new street network experience.

THE SITE



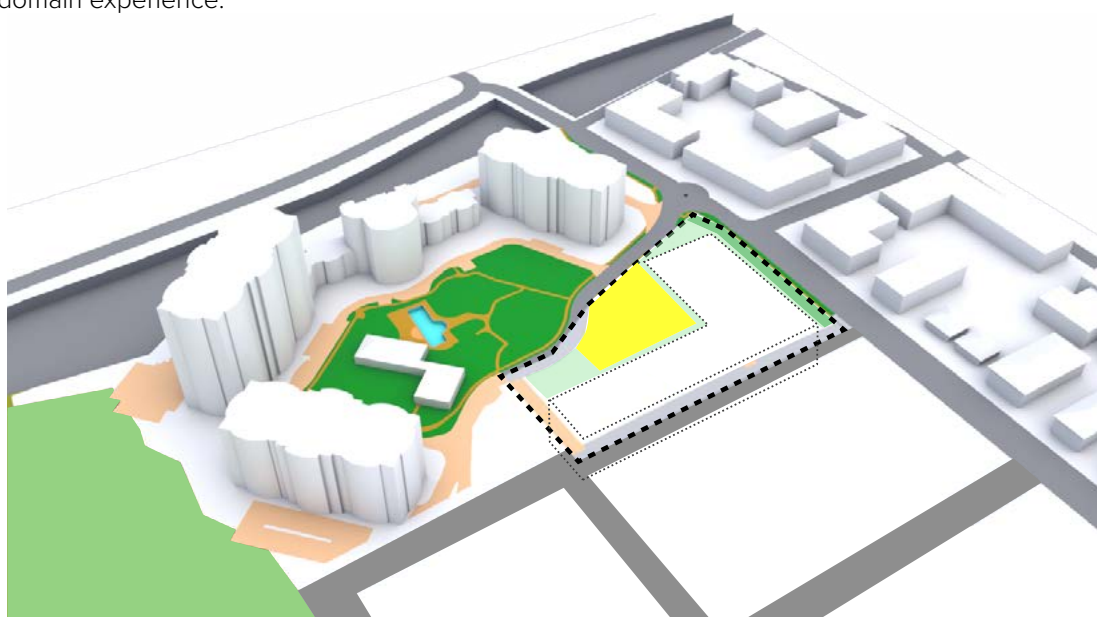
THE PRECINCT



GREENER PLACES

Responding to Council: Bridge Place prioritises the delivery of a network of places, activity and attractive pedestrian experiences. This is achieved through reinforced street and open space networks. In addition, basement parking is located predominantly under the footprint of buildings allowing for an improved landscape (deep soil) public domain experience.

THE SITE



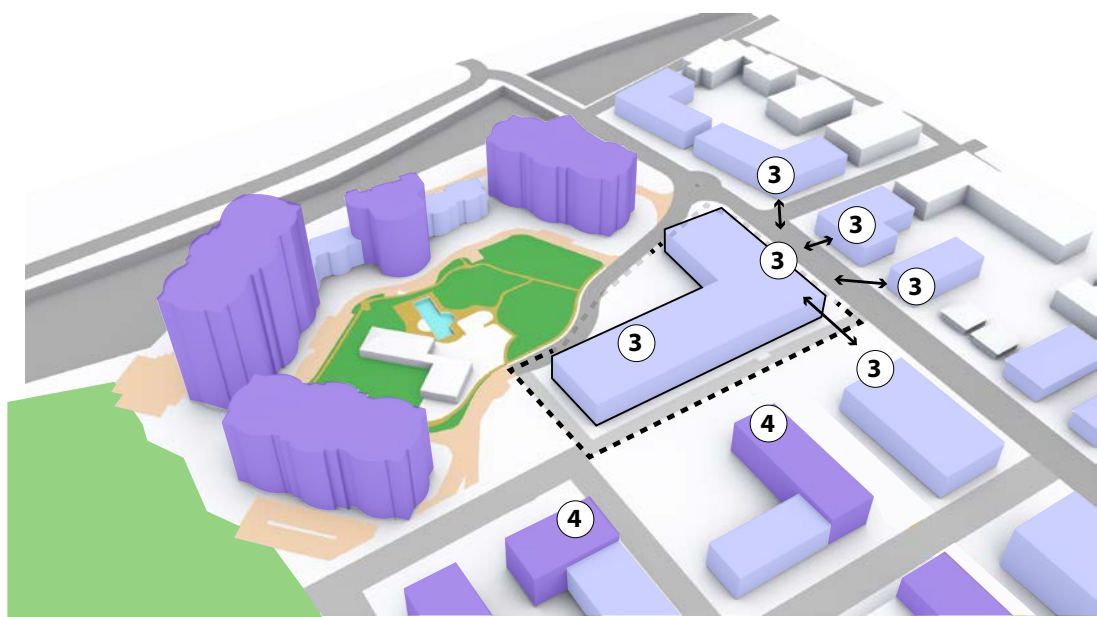
THE PRECINCT



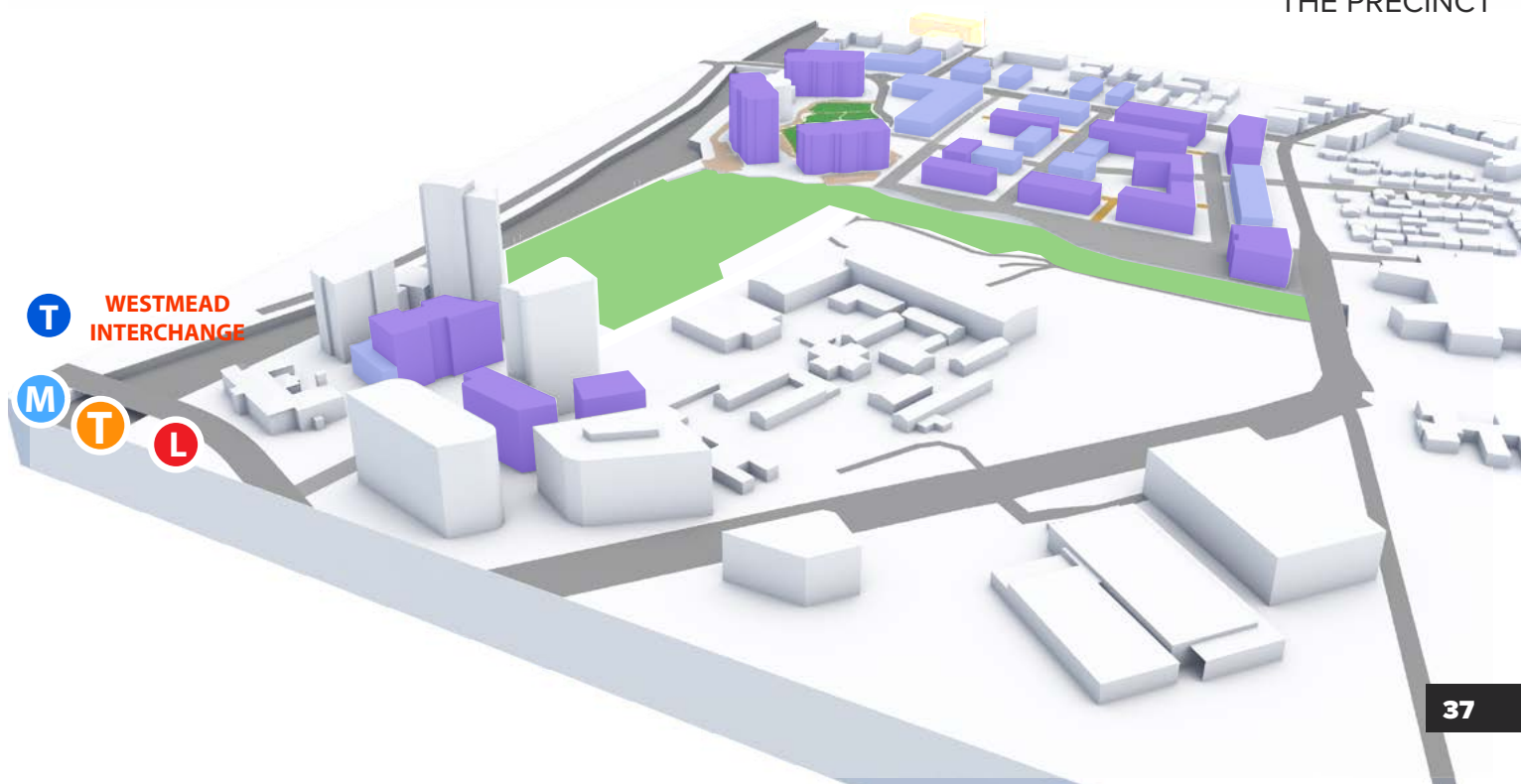
RESPONDING TO BRIDGE RD CHARACTER

Responding to Council: Bridge Place delivers a 3 storey podium supporting a human scale experience to the street. High quality public domain will ensure a vibrant and attractive experience through the space. It will complete the Monarco Estate Loop as a walkable sub-precinct for residents to enjoy.

THE SITE

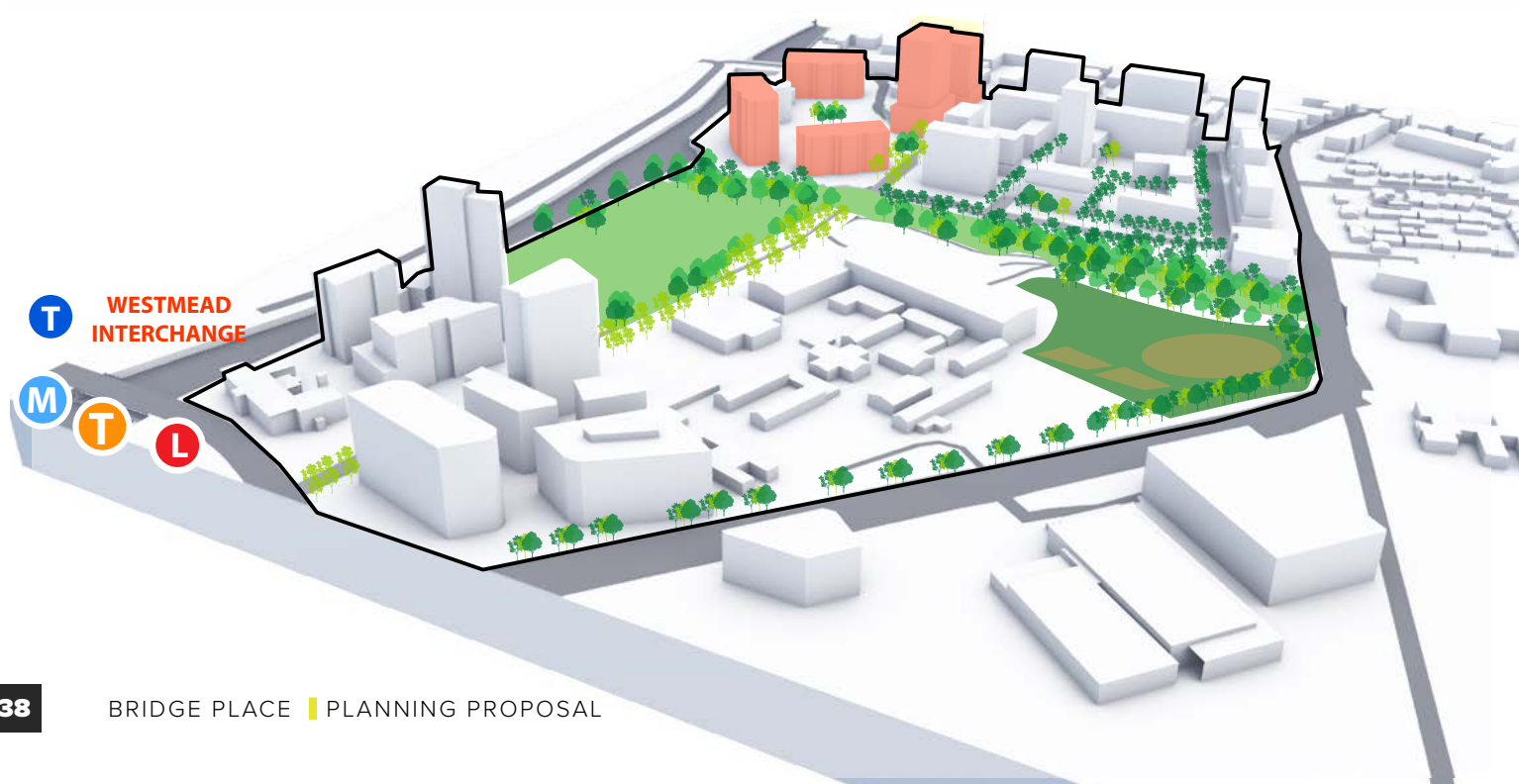
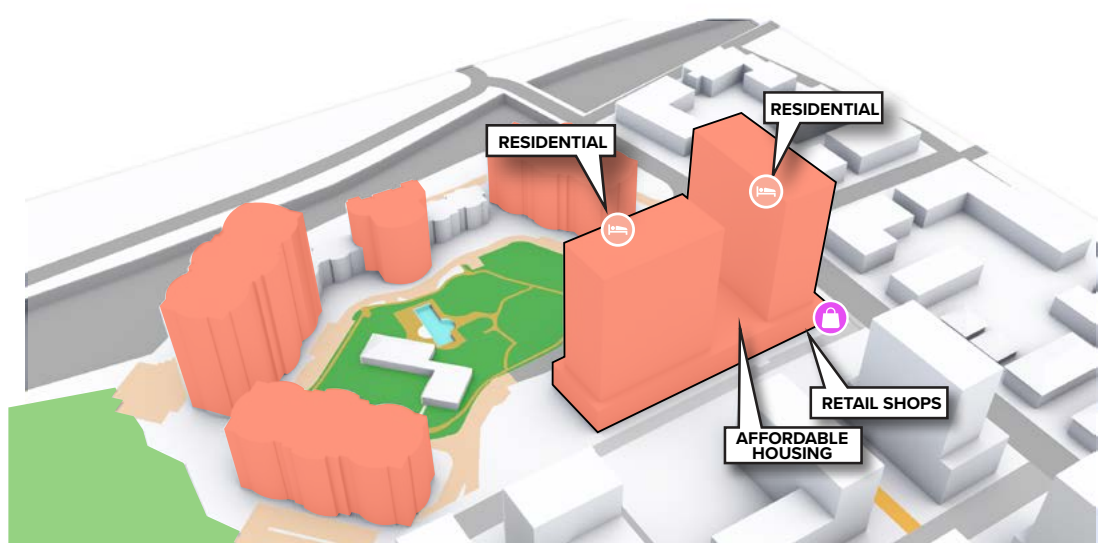


THE PRECINCT



COMPLETING RESIDENTIAL PRECINCT

Responding to Council: Bridge Place delivers a response that aligns with Council's principle of not permitting L shaped and connected towers. The built form is designed as 3-dimensional community connected by the ground plane. This approach allows for built form diversity, flexibility and promotes social connectedness within a vertical village.







THE PROPOSAL



THE MASTERPLAN



LEGEND

- 1 New local street
- 2 New Shared Street
- 3 Activated Corners
- 4 Rooftop Garden
- 5 Deep Soil Planting
- 6 Roof Terraces
- 7 Future Development Site






EXISTING SITE



SITE AREA: 8,663m²

LEGEND

- Site Boundary
- - - Monarco Estate Sub-Precinct Boundary


1:1,000

THE PROPOSAL

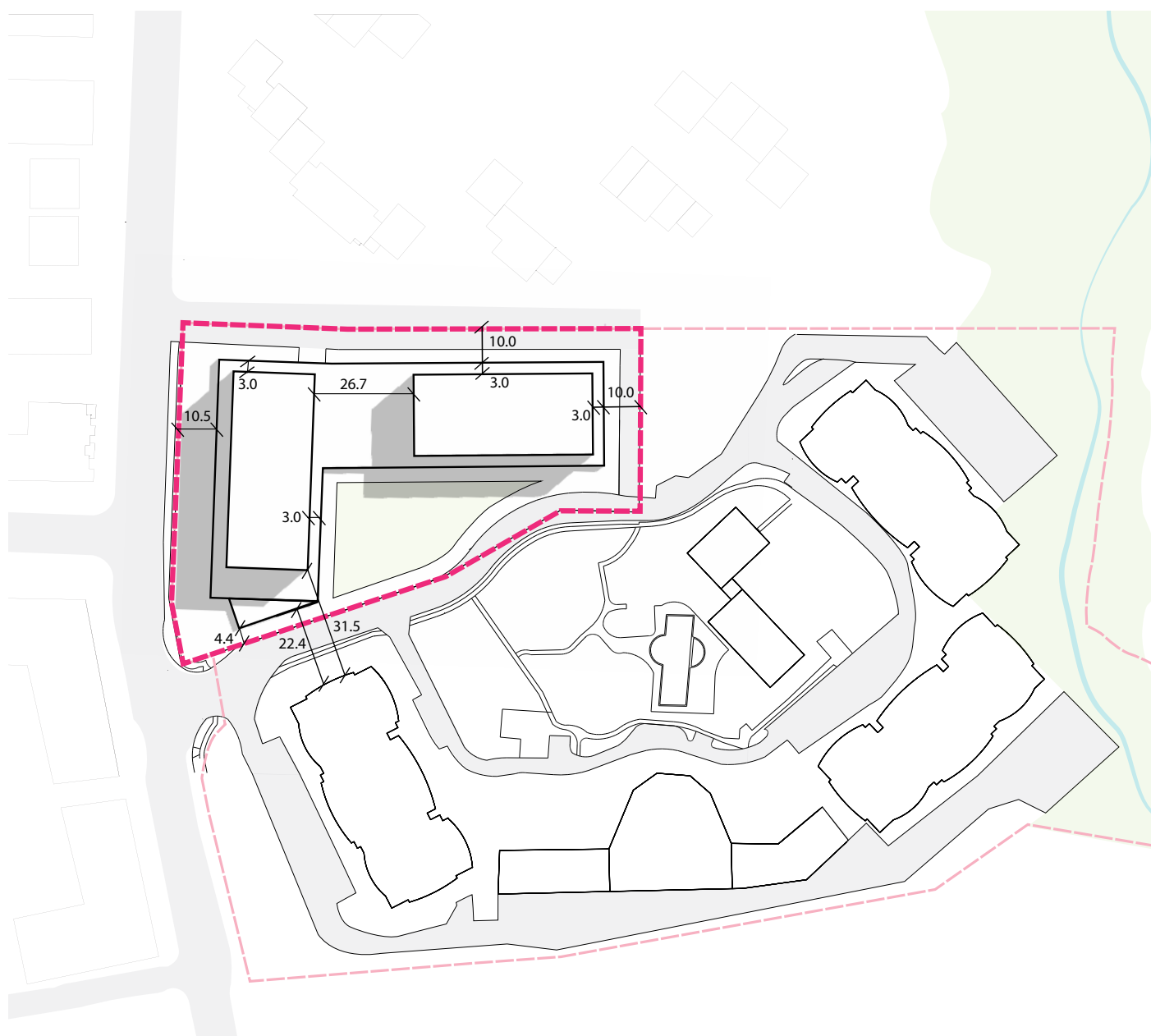


LEGEND

- Site Boundary
- Monarco Estate Sub-Precinct Boundary
- Future Connection
- Open Space
- Pedestrian footpath
- Green Boundary
- Shared Street
- ~ Drainline
- Swimming Pool


1:1,000

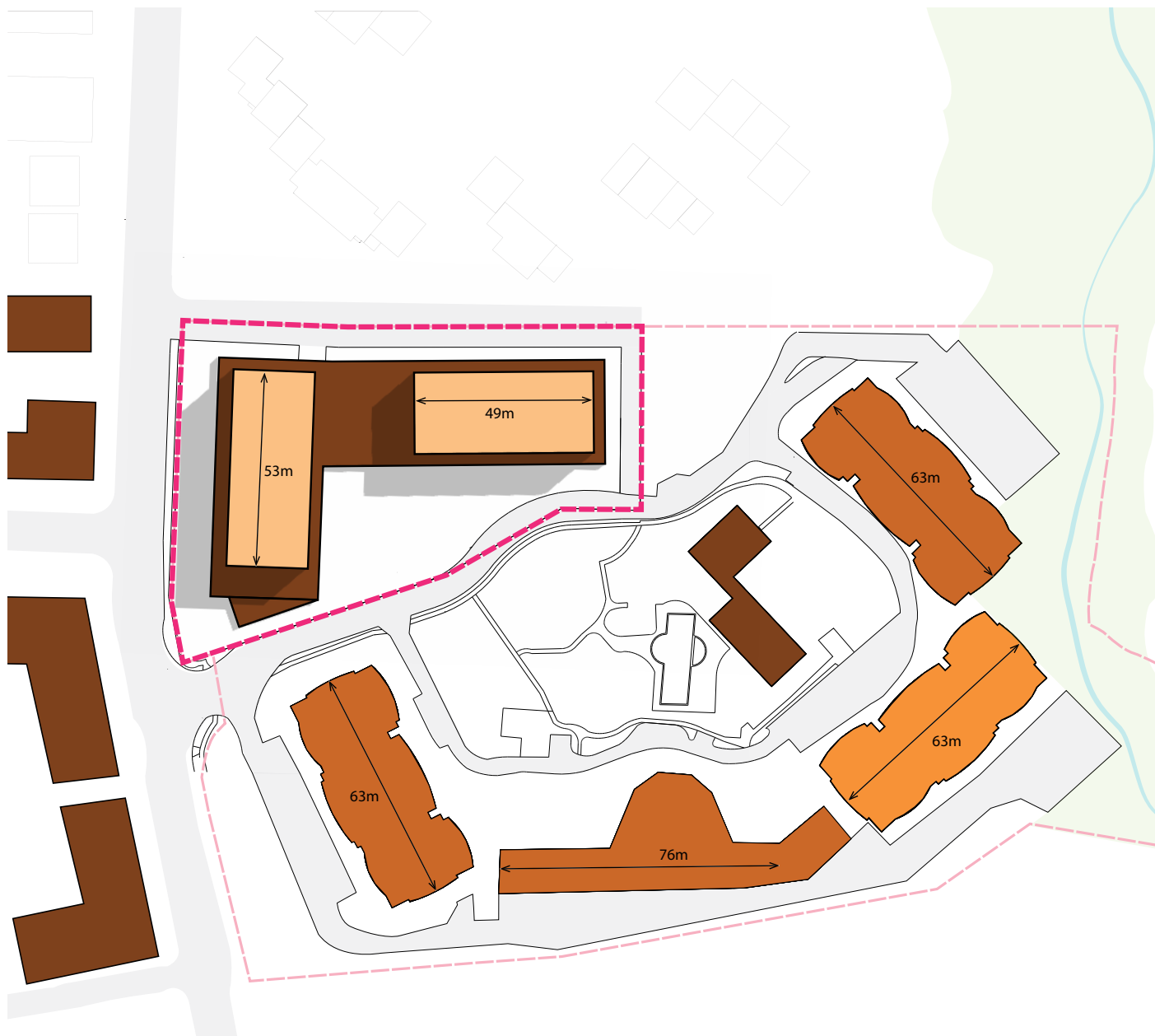
MASTERPLAN: **BUILDING SETBACK AND SEPARATION**



LEGEND

- Site Boundary
- Monarco Estate Sub-Precinct Boundary

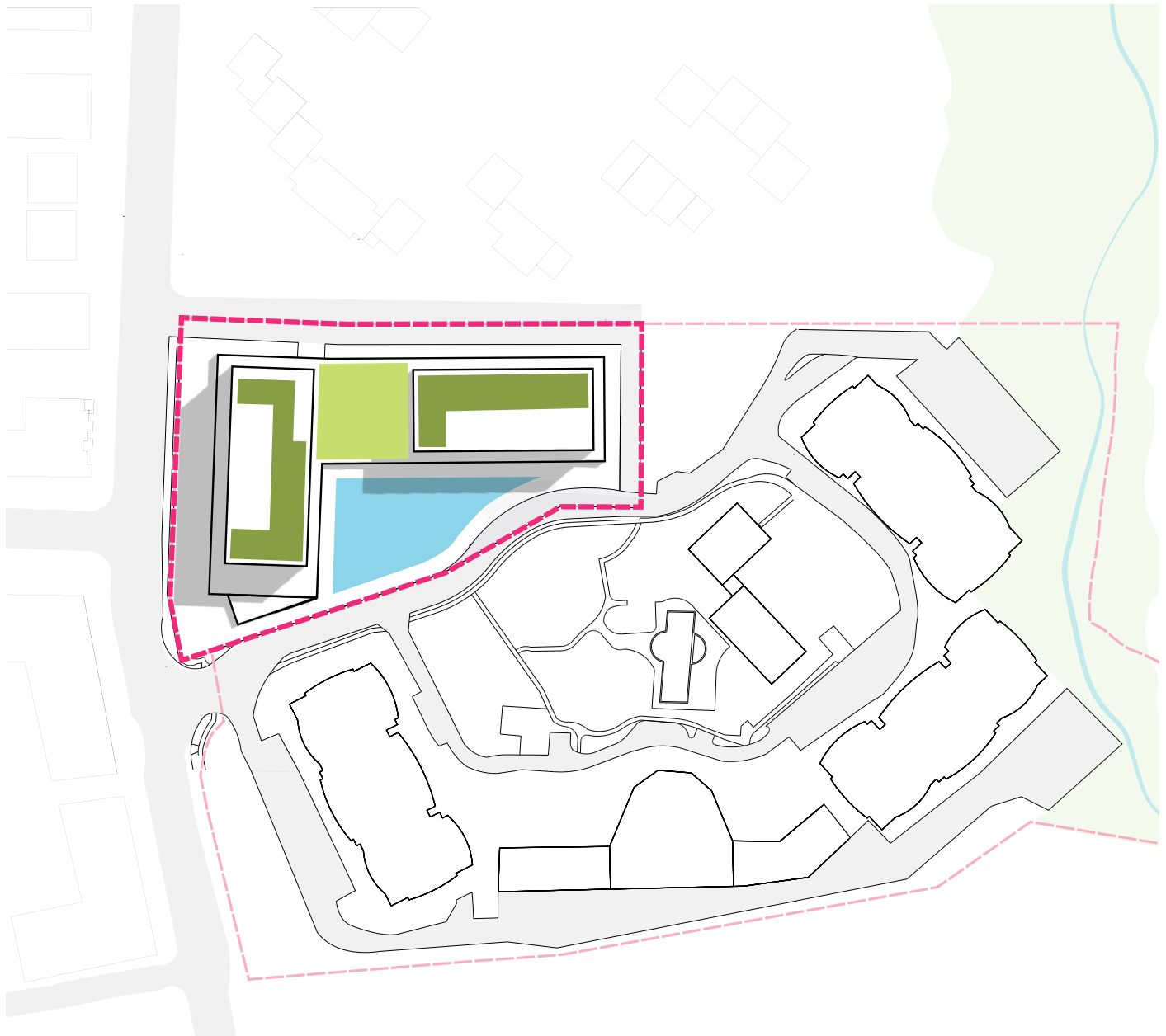
MASTERPLAN: BUILDING HEIGHT AND DIMENSIONS



LEGEND

Site Boundary	Monarco Estate Sub-Precinct Boundary
20 Storeys	15 Storeys
4-10 Storeys	1-3 Storeys

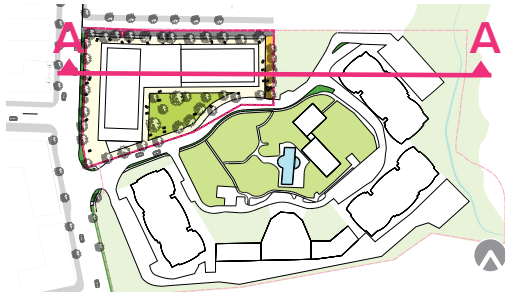
MASTERPLAN: **COMMUNAL AND PUBLIC OPEN SPACE**



LEGEND

- Site Boundary
- Monarco Estate Sub-Precinct Boundary
- Communal open space - podium
- Public open space
- Communal open space - roof top

MASTERPLAN: SITE SECTION



LOCATION PLAN



SECTION A-A

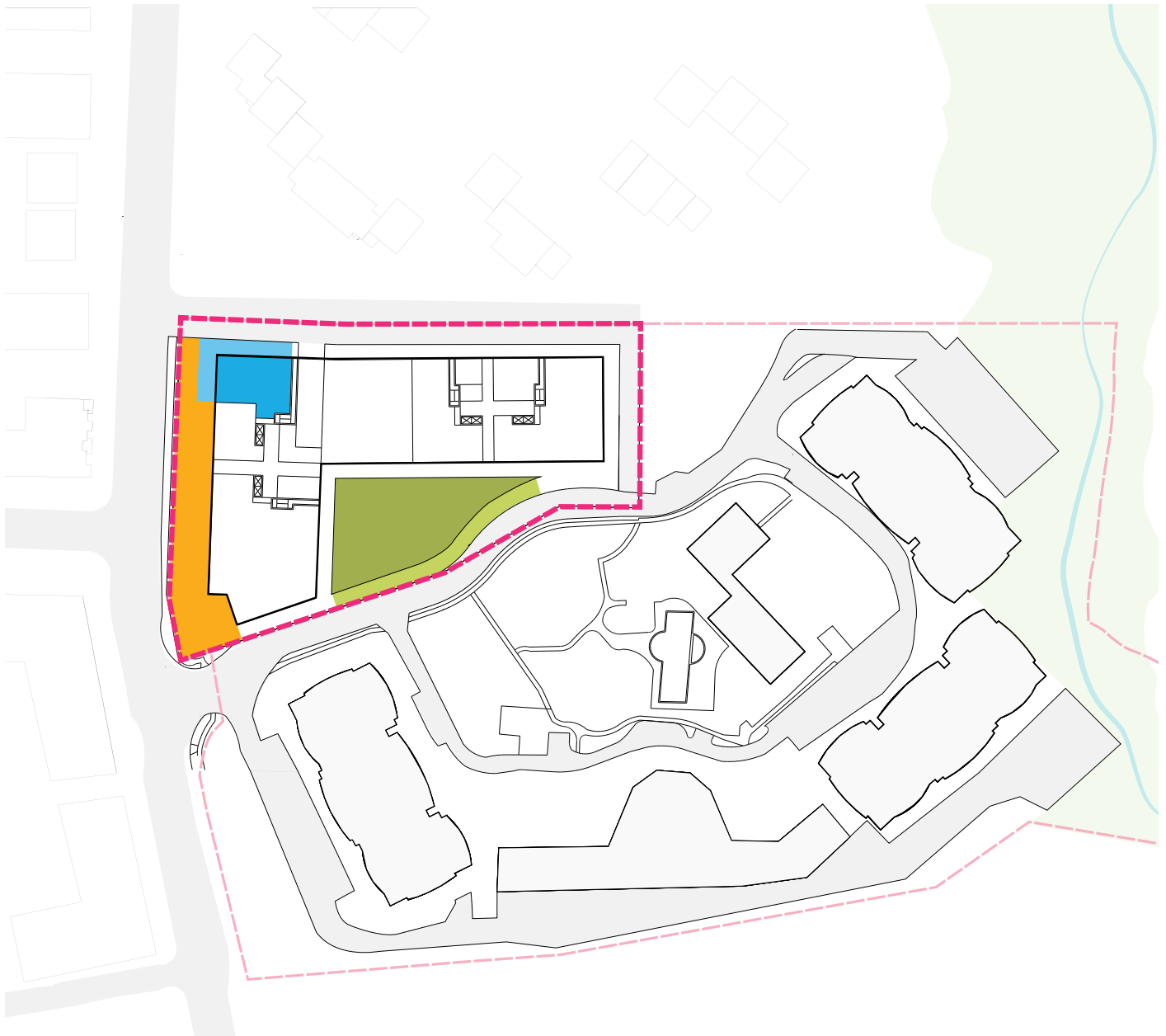
GROUND LEVEL: SITE LEVELS



LEGEND

- Site Boundary
- Monarco Estate Sub-Precinct Boundary

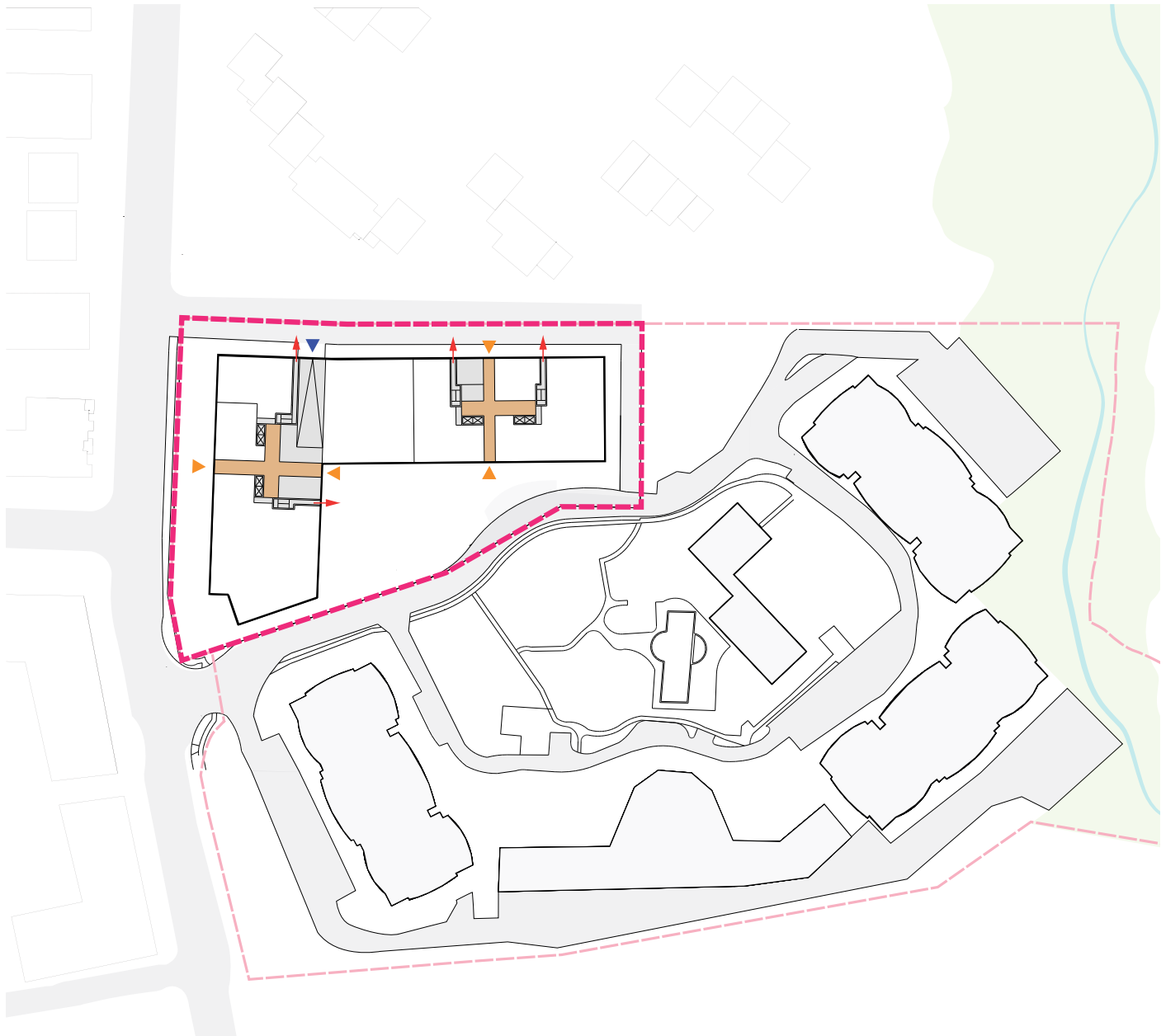
GROUND LEVEL: **STREET ACTIVATION AND DEEP SOIL**



LEGEND

- Site Boundary
- Monarco Estate Sub-Precinct Boundary
- Retail street frontage
- Deep soil park and green frontage
- Widened footpath

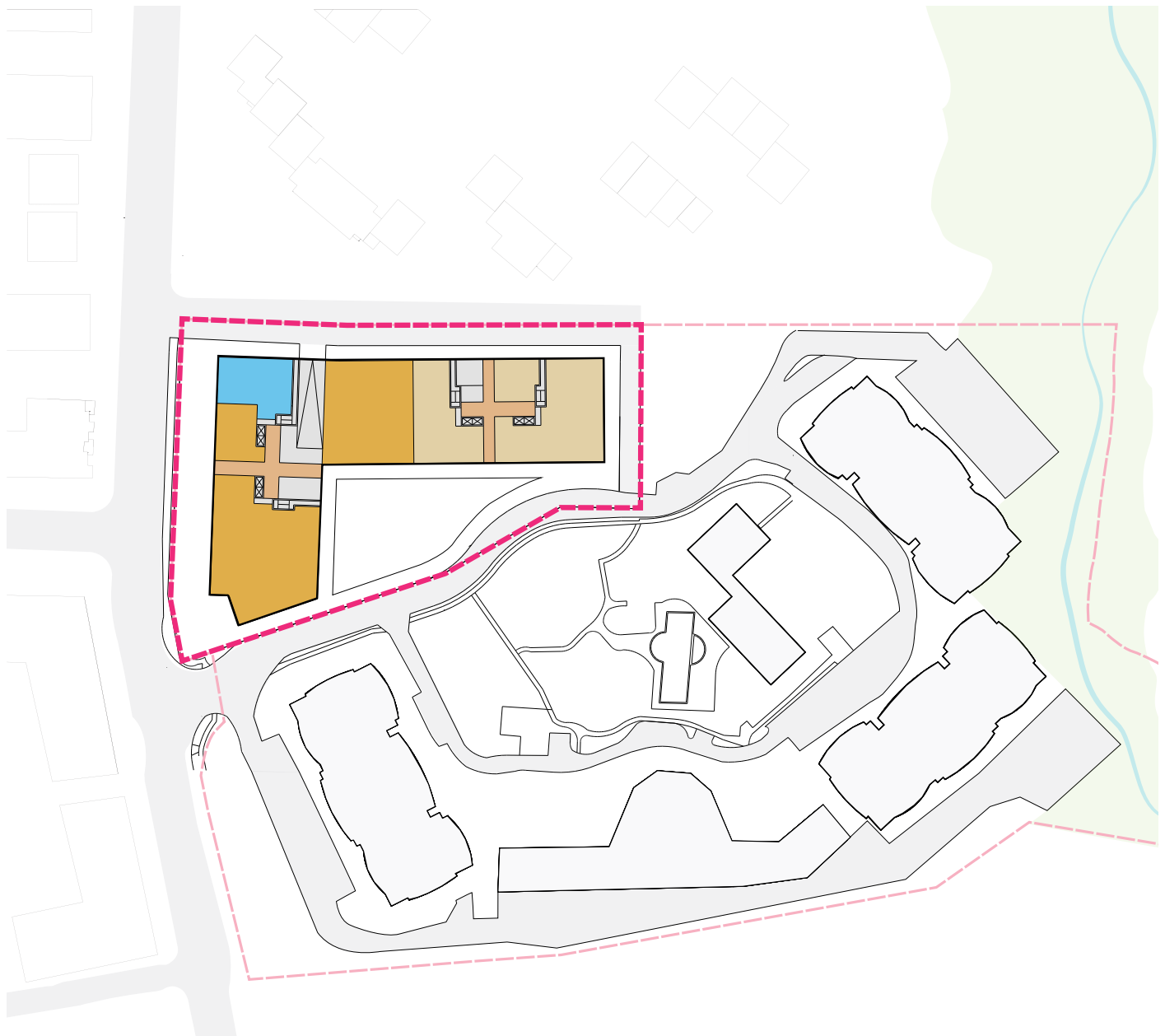
GROUND LEVEL: **ACCESS AND EGRESS**



LEGEND

- Site Boundary
- Monarco Estate Sub-Precinct Boundary
- Residential access
- Car park entrance
- Fire egress

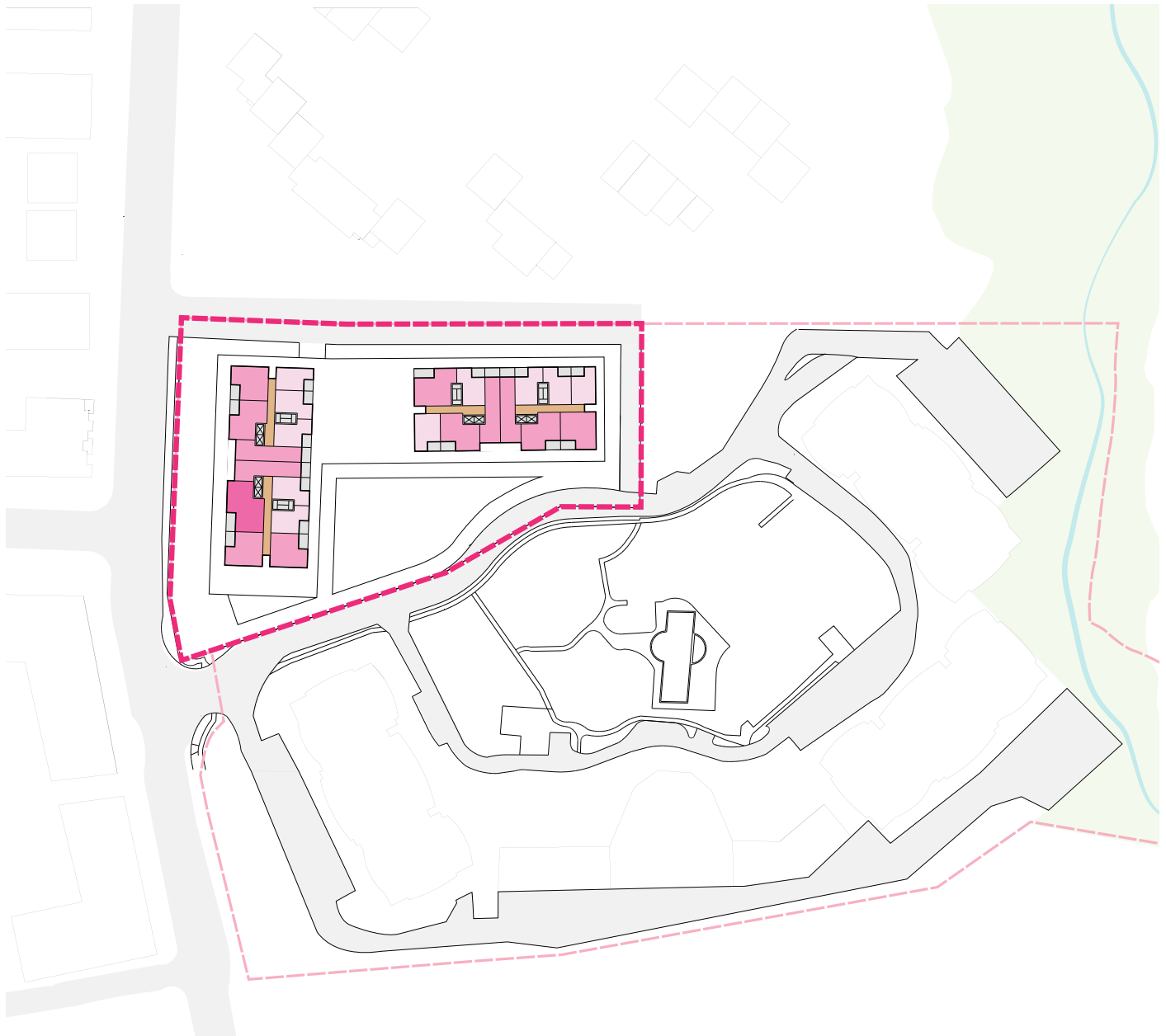
GROUND LEVEL: **FLOOR PLAN**



LEGEND

- Site Boundary
- Monarco Estate Sub-Precinct Boundary
- Retail
- Market residential
- Affordable housing

TOWER LEVEL: FLOOR PLAN



LEGEND

- Site Boundary
- Monarco Estate Sub-Precinct Boundary
- 1 bed room
- 2 bed rooms
- 3 bed rooms

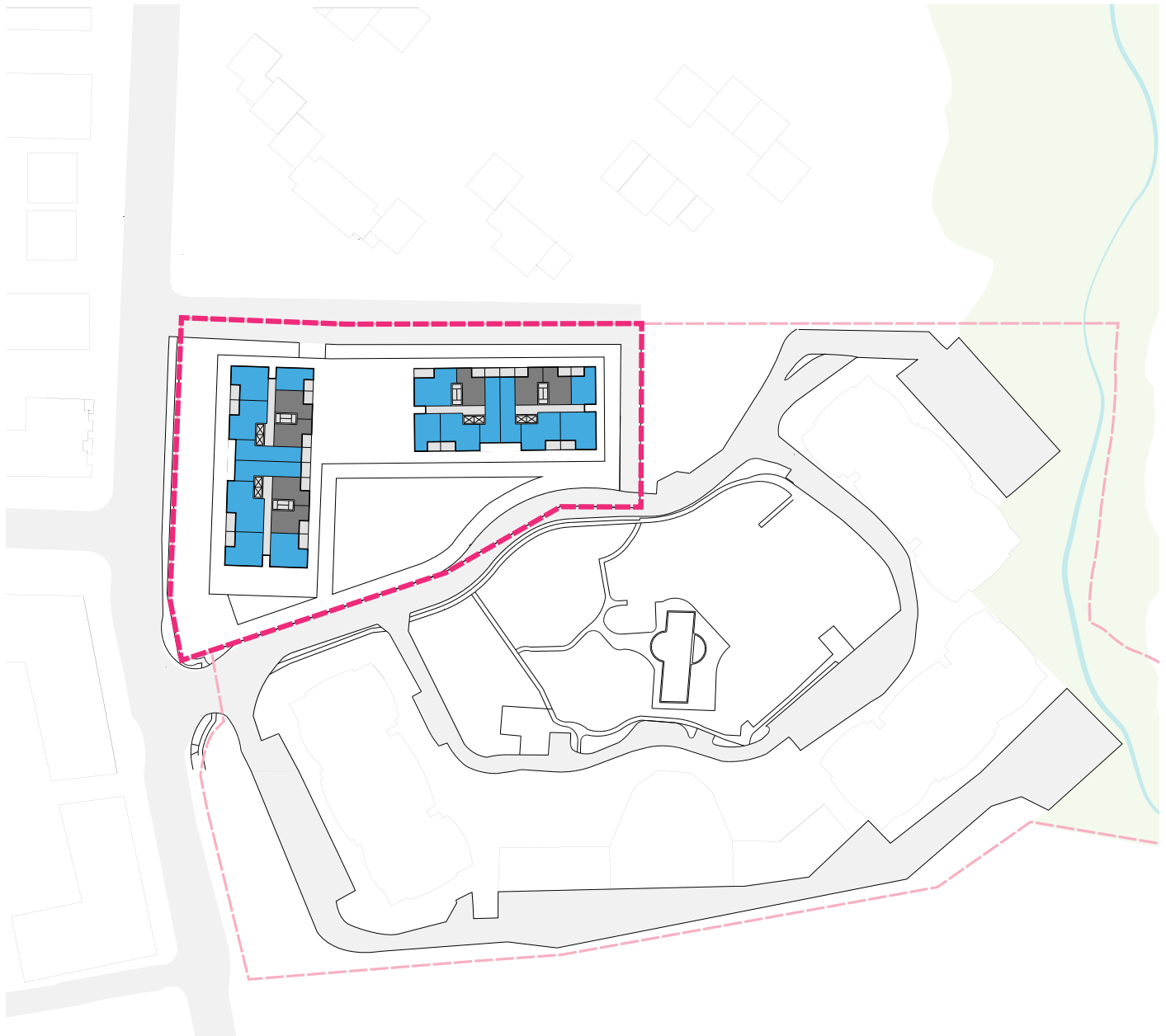
TOWER LEVEL: SOLAR ACCESS



LEGEND

- Site Boundary
- Monarco Estate Sub-Precinct Boundary
- More than 2 hours
- No sun
- Less than 2 hours

TOWER LEVEL: NATURAL CROSS VENTILATION



LEGEND

- Site Boundary
- Monarco Estate Sub-Precinct Boundary
- Cross ventilated
- Not cross ventilated

DEVELOPMENT SUMMARY

Bridge Place delivers on the Westmead Place Strategy and other planning policy to help shape Westmead into a world's best Health and Education Precinct.

In response to Council correspondence and NSW Government's Westmead Place Strategy, outlined below is a summary of our Planning Proposal that seeks a minimum increase in FSR 4.25:1 and height 20 storeys

BRIDGE PLACE	PROPOSAL	COMMENT
KEY METRICS		
Site Area	8,663m ²	
Height	20 storeys	69m
GFA	36,810	Market Residential 31,070 sqm Affordable Residential 5,480 sqm Retail 250 sqm
FSR	4.25:1	

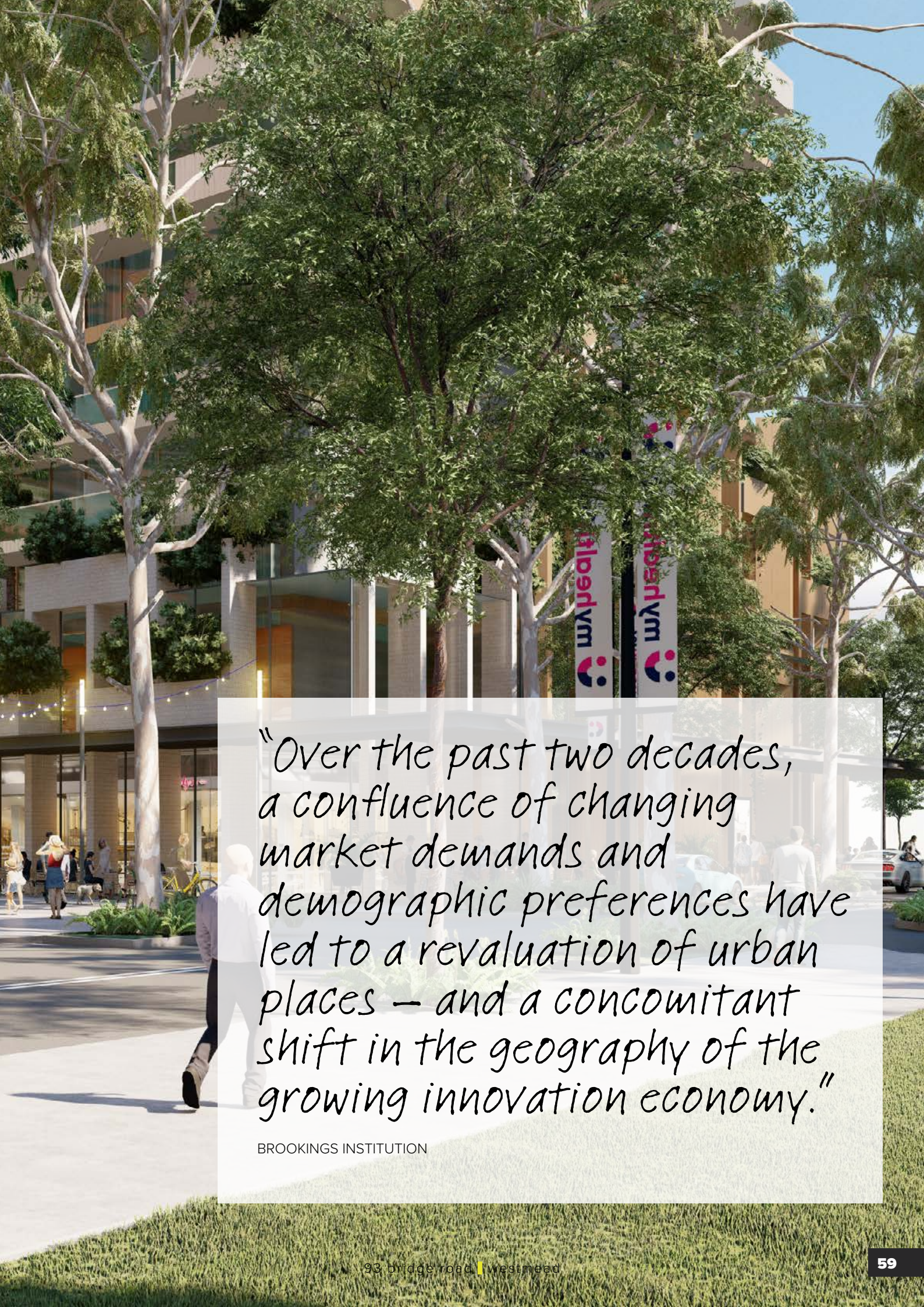
MARKET DWELLINGS			
APARTMENTS	UNIT MIX (%)	UNIT SIZE (M ²)	# OF DWELLINGS
1B	47%	50	193
2B	47%	75	193
3B	6%	90	25
Total			411

AFFORDABLE DWELLINGS			
APARTMENTS	UNIT MIX (%)	UNIT SIZE (M ²)	# OF DWELLINGS
1B	50%	50	37
2B	50%	75	38
3B	0%	90	0
Total			75

BENEFIT SUMMARY	
Public Places	40% ground plane publicly accessible
Housing Diversity	411 market apartments
	75 affordable apartments



TECHNICAL ANALYSIS



"Over the past two decades, a confluence of changing market demands and demographic preferences have led to a revaluation of urban places – and a concomitant shift in the geography of the growing innovation economy."

BROOKINGS INSTITUTION

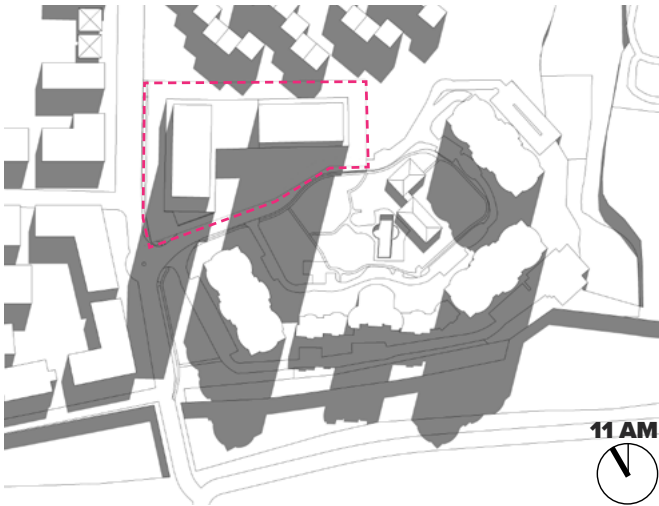
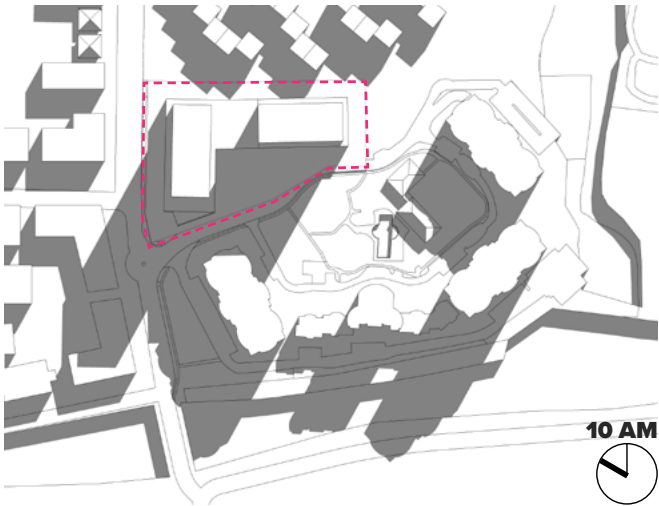
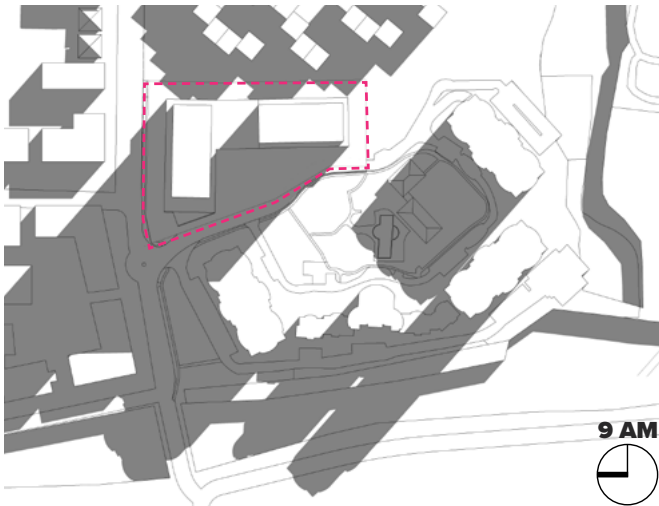
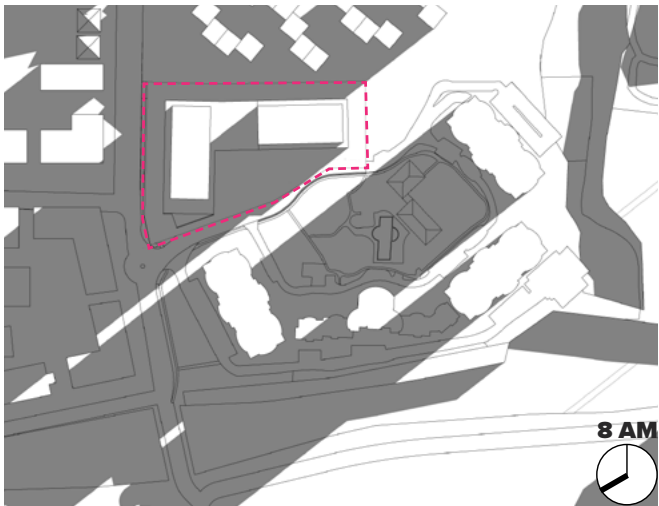
TECHNICAL ANALYSIS

The following pages respond to the Proposal's Site-Specific merits and includes the following analysis:

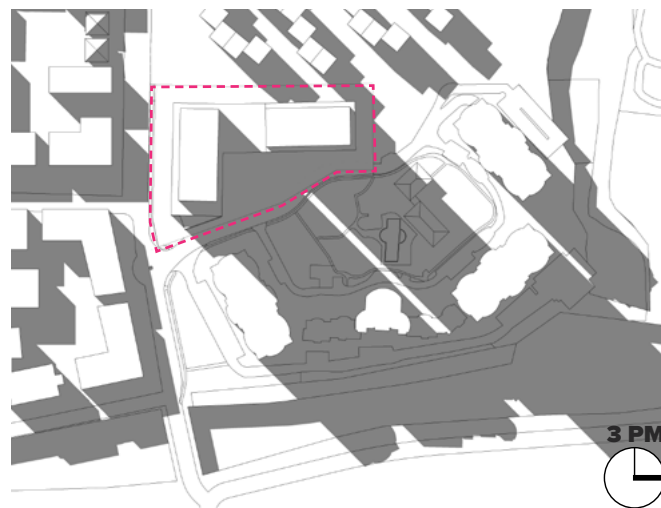
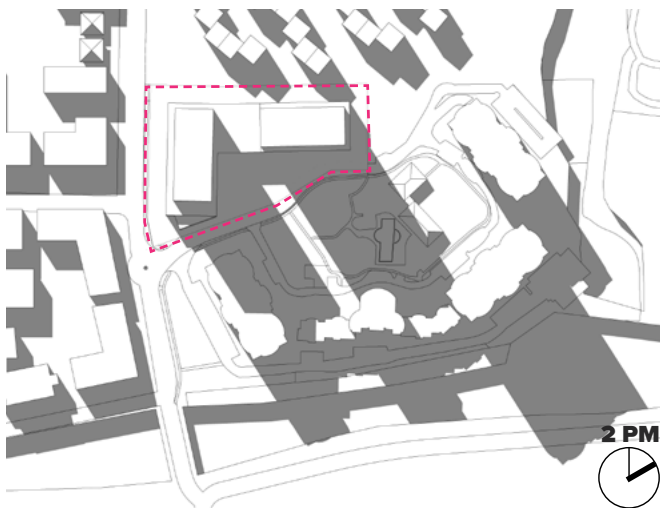
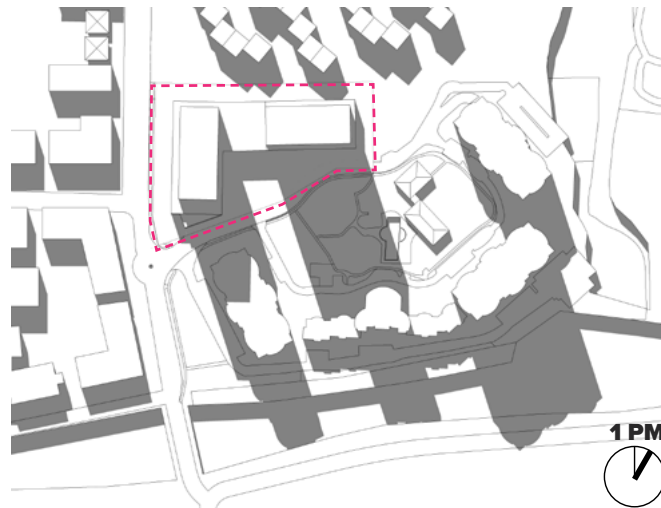
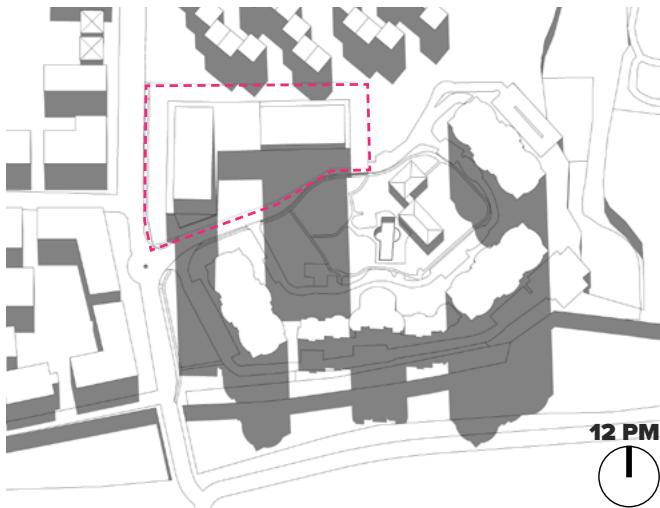
- Solar Amenity Diagrams
- Solar Amenity Impact Analysis
- Visual Impact Study
- ADG & Compliance



SOLAR AMENITY - MORNING



SOLAR AMENITY - AFTERNOON



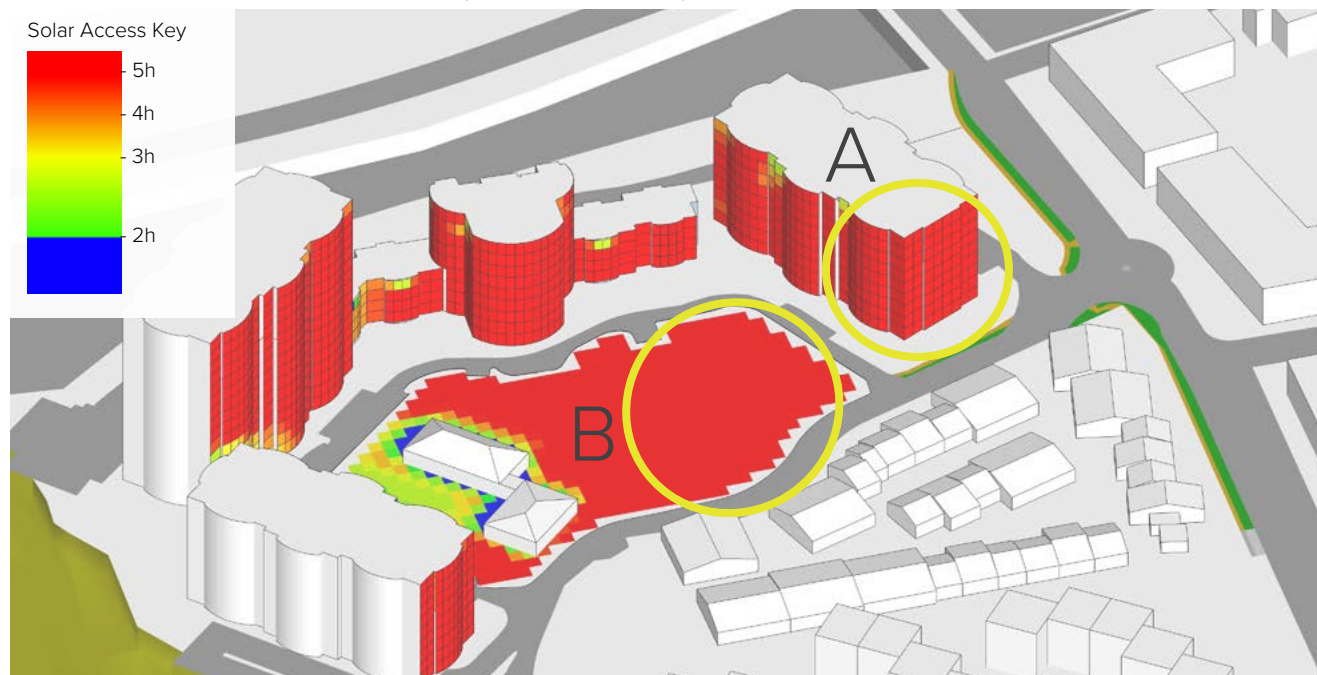
SOLAR AMENITY ANALYSIS

The adjacent diagrams illustrate solar amenity for mid-winter for the extended hours between 8am-2pm on 21 June, detailing the shadow cast with the proposed development.

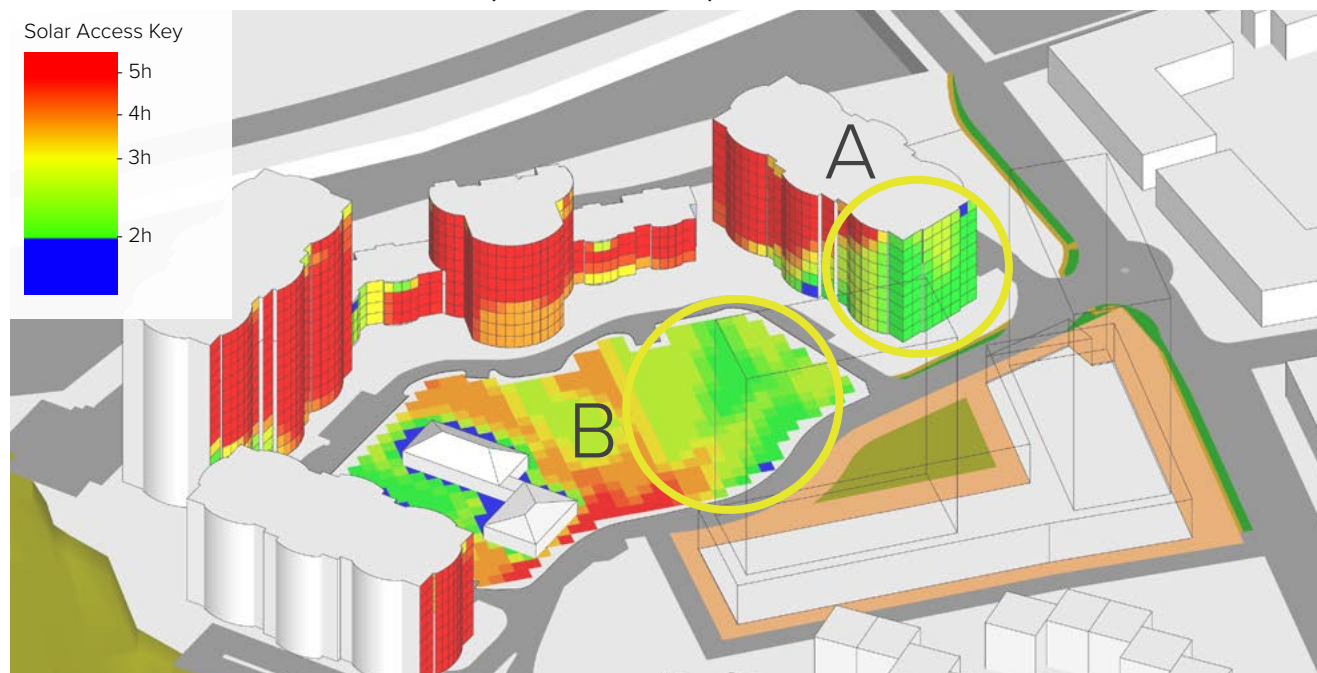
The proposed development (South West) diagram indicates two potential impact area, A and B.

The following page outlines in further detail the extent of impact to neighbouring Monarco Estate. It is noted that the potential impacted area, B (shown below), is still enjoying 2-3 hours of sun in mid-winter. The proposal does not present significant impact to the quality and current use of the open space.

EXISTING OVERSHADOWING (SOUTH WEST)

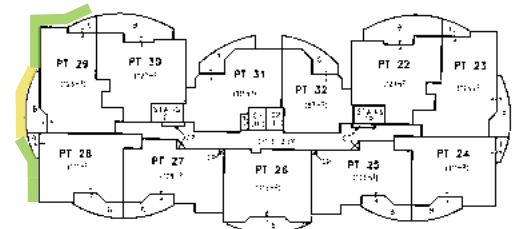


PROPOSED OVERSHADOWING (SOUTH WEST) - 8AM-2PM

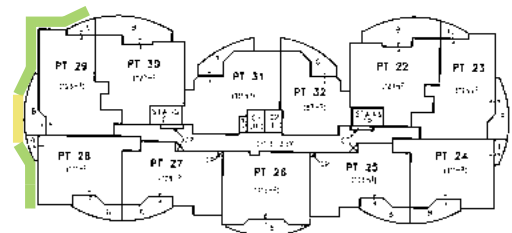


A. MONARCO ESTATE (BUILDING D)

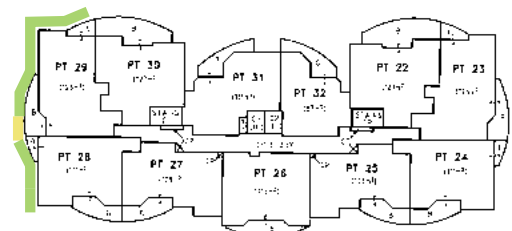
The overshadowing on the north side of the Block D does not present an adverse impact. The impact involves 18 apartments highlighted on the adjoining plans and image below (green and yellow). Of the 18 apartments affected, all apartments retain 2-4 hours of solar access.



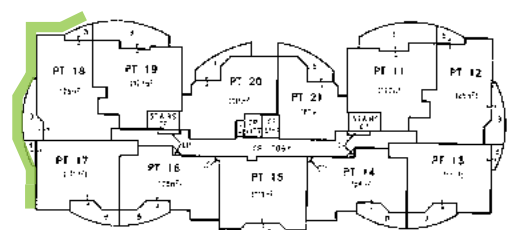
Level 9



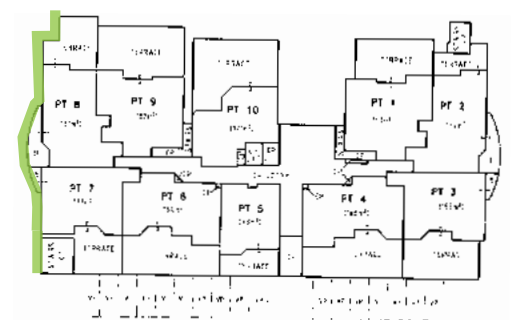
Level 7-8



Level 6



Level 2-5



Level 1

Dwellings **ADVERSELY AFFECTED (<2 hours)**

0/98

Dwellings **AFFECTED (2-3 hours)**

14/98

Dwellings **LIGHTLY AFFECTED (3-4 hours)**

4/98



VISUAL IMPACT STUDY





VISUAL IMPACT STUDY





ADG COMPLIANCE

At this early stage of the process a preliminary assessment of the design has been undertaken against SEPP 65 to demonstrate compliance along with the Apartment Design Guide 'Rule of Thumb' Assessment.

CRITERIA		REQUIREMENT	RESPONSE
DEVELOPING THE CONTROLS			
2A	Primary Controls	Demonstrate context responsiveness	Compliant – Proposal demonstrates a transit oriented & context responsive design process responding to local context, proximity to the station, expected future growth of the Planned Precinct and transformation expected within the greater Innovation District. Solar amenity has been considered to generate building envelope.
2B	Building Envelopes	Carefully test primary controls	Compliant – The submitted concept optimises the contribution to the local context and public feasibility. The proposal enhances the pedestrian network and accessibility, providing 10m of road reserve for a future street and one shared street and creating additional public open space. Demonstrates public and commercial feasibility.
2C	Building Height	Site specific building envelopes	Compliant – Two vertical towers have been proposed synthesising solar amenity, solar envelope, adjoining street-scape character and future built form, and desire to create a quality pedestrian experience and human scale with the setting back and articulation of taller building elements.
2D	Floor Space Ratio	Floor space ratio aligns with desired density and provides opportunity for articulation	Compliant – The proposed FSR is an outcome of a context responsive design process providing the desired density and significant opportunity for building articulation, whilst replicating FSR approved in nearby developments (4.25:1).
2E	Building Depth	12 – 18m for adequate daylight and natural ventilation. Greater building depths with increased building articulation, perimeter wall depth and where higher ceilings provided (e.g. building reuse).	Compliant – Proposed buildings have apartment building depths ranging between 20m -22m. It is demonstrated that the layouts achieve acceptable amenity with room and apartment depths (cross ventilation and solar access). Building articulation and perimeter wall length has been considered.
2G	Street Setbacks	Determine street setback controls relevant to desired streetscape character, including increased setbacks where street or footpath widening is desired.	Compliant – The proposed design provides 10.4m setback to Bridge Road, 10m to the north of the site (dedicated to road reserve), 4.4m-11.2m south of site to the private access road which includes public open space, green spaces and deep soil planting.
2H	Side and rear setbacks	NA	Compliant - The western boundary setback (detention basin) maintains a setback of 10m to the boundary for the podium element, and 13m for the tower element. .

CRITERIA	REQUIREMENT	RESPONSE
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SITTING THE DEVELOPMENT

3A	Site analysis	Site analysis demonstrates decisions have been based on local opportunities and surrounding context	Compliant – The design sequence diagrams in the Planning Proposal demonstrate decisions have been based on local opportunities unique to this site.
3B	Orientation	Buildings respond to streetscape and solar amenity.	Compliant – Buildings envelopes address multiple street frontages and pedestrian lanes, particularly the addition of a corner building statement to Bridge Road/New Street while still ensuring existing solar amenity of surrounding properties is not adversely impacted. This is explained further in the Solar Amenity Analysis.
3C	Public Domain Interface	Transition between private and public domain is achieved without compromising safety and security.	Compliant – The proposal significantly improves the transition between the private and public realm. The central public open space is the focus of the project to create a better place for people, which feeds into the pedestrian network connecting our site with adjoining sites and nearby nodes.
3D	Communal Open Space	Communal open space has a minimum area of 25% of the site area achieving a minimum of 50% sunlight for 2hrs between 9am and 3pm on 21 June.	Compliant – With a developable land area (those sites with residential uses only) of 8,663m ² the proposal requires 2,165 m ² of communal open space. The proposal provides a total of 2,177m ² of communal open space on the rooftop and podium levels. The communal open space receives adequate sunlight.
3F	Visual Privacy	Minimum separation between windows and balconies is 1-4 storeys: 3m – 6m 5-8 storeys: 4.5m to 9m 9 storeys plus: 6m to 12m	Compliant – The proposal provides minimum separation for apartment buildings to facilitate compliance during detail design.
3G	Pedestrian Entries	Building entries connect to the public realm, are easy to find and large sites provides key pedestrian links.	Compliant – The proposal provides for direct building entries from the adjoining public realm.
3H	Vehicle Access	Vehicle access points are safe and minimise conflict.	Compliant – Vehicle access and waste management area are provided on the north of the site with access from the new street. The proposal can accommodate 4 levels of basement.



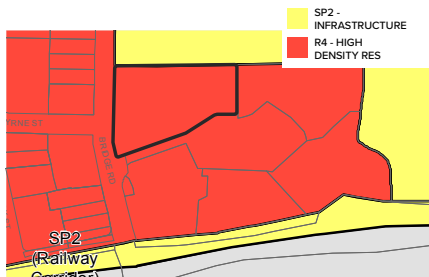
PLANNING CONTROLS

PLANNING CONTROLS SUMMARY

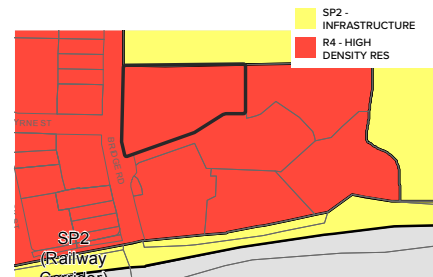
EXISTING

PROPOSAL

ZONING

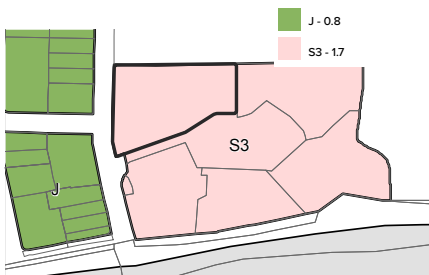


Existing - R4

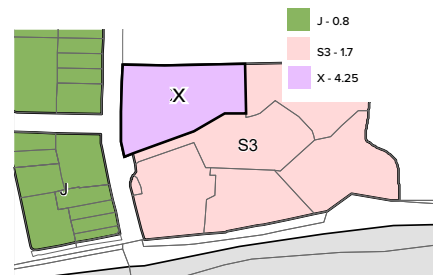


Proposed - R4 (NO CHANGE)

FLOOR SPACE RATIO

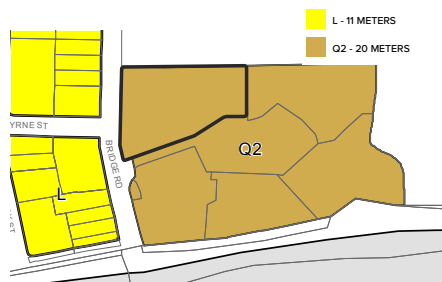


Existing - 1.7:1

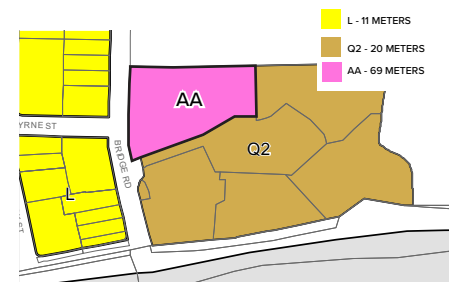


Proposed - 4.25:1

FLOOR SPACE RATIO



Existing - 20M



Proposed - 69M



PROJECT SUMMARY

CONCLUSION

Bridge Place has clear strategic merit in delivering on the Westmead Place Strategy and relevant planning policies including:

Activating and connecting the Precinct's community with vibrant, diverse and connected public places including two new streets, a publicly accessible park and potential for a fully funded pedestrian bridge crossing the adjoining creek.

- Delivering high quality and diversity of housing for students, workers and professionals within the Precinct. The potential for an innovative blend of key worker units, build-to-rent, market housing, student housing and the like is a unique opportunity to directly meet the demands of the Precinct's anchor institutions in attracting and retaining a diversity of talent.
- Capitalising on transport connectivity and reduced car dependency by committing to a green travel strategy giving priority to walking and cycling. The potential pedestrian bridge will radically improve east-west connectivity across the Precinct.

Nested within an existing high density residential precinct the Proposal builds from the foundation of a place-led ground-plane. This will see a network of new streets, fine-grain blocks and mid-rise podia contribute urban design excellence.

In response to Council's urban design correspondence, the Proposal will deliver on the Strategy by providing a residential focus with a built form of FSR 4.25:1 and height of 20 storeys being consistent with the existing precinct and recent approvals.

The Proposal supports the ambition of the Westmead Place Strategy by creating a vertical village with a pioneering mix of housing types, publicly accessible spaces and precinct connectivity to support Westmead's Health and Innovation district. It will furthermore help alleviate the increasing demand for housing in NSW

Progressing this proposal will contribute to the innovation-driven ecosystem for excellence, ambition and collaboration at Westmead.

