

WILLOWTREE PLANNING



13 December 2024

REF: WTJ22-513

Jasper Allenby
4 Parramatta Square,
12 Darcy Street
Parramatta NSW 2150

Attention: Jasper Allenby, Planning Proposal Authority

**RE: PLANNING PROPOSAL TO AMEND THE PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023 FOR ADDITIONAL BUILDING HEIGHT AND ADDITIONAL FLOOR SPACE RATIO TO FACILITATE HIGH-DENSITY RESIDENTIAL ACCOMMODATION
93 BRIDGE ROAD, WESTMEAD (SP 31901)**

Dear Jasper,

This letter has been prepared by Willowtree Planning Pty Ltd on behalf of 93 Bridge Road Pty Ltd atf Bridge Road Unit Trust, and forms an appendix to the Planning Proposal for the amendment of the Parramatta Local Environmental Plan 2023 (PLEP 2023) to include additional building height, additional floor space ratio (FSR) on the Site. The land subject to the Planning Proposal is described as 93 Bridge Road, Westmead (SP 31901).

The proposed rezoning intends to facilitate the future development of the Site for high-density residential accommodation. The Planning Proposal seeks to optimise the Site's contribution to the Westmead Health and Education Precinct and Innovation District through a 3.6:1 FSR and 69m building height.

This site-specific Development Control Plan (DCP) has been prepared to support the Proposal, and we request that it is considered by Council as part of the updated Planning Proposal package.

Yours sincerely

Jamie Bryant
Senior Associate
Willowtree Planning Pty Ltd

ACN: 146 035 707 ABN: 54 146 035 707
Suite 204, Level 2, 165 Walker Street
North Sydney NSW 2060

enquiries@willowtp.com.au
willowtreeplanning.com.au
02 9929 6974



SYDNEY | NEWCASTLE | GOLD COAST | BRISBANE

DRAFT 91-93 BRIDGE ROAD, WESTMEAD SITE-SPECIFIC DEVELOPMENT CONTROL PLAN
(to be inserted as a new Section 8.5.3 within the 'Parramatta Ward' chapter).

8.5.3 93 BRIDGE ROAD, WESTMEAD

This Section applies to land at 93 Bridge Road, Westmead. The DCP details the desired future character for the Site as part of the greater Westmead precinct. It provides site-specific objectives and controls to achieve development that is consistent with the desired future character. The controls are further illustrated in **Figures 8.5.3.1 to 8.5.3.2e**. **Figure 8.5.3.2a** provides an indicative Master Plan for the Site.

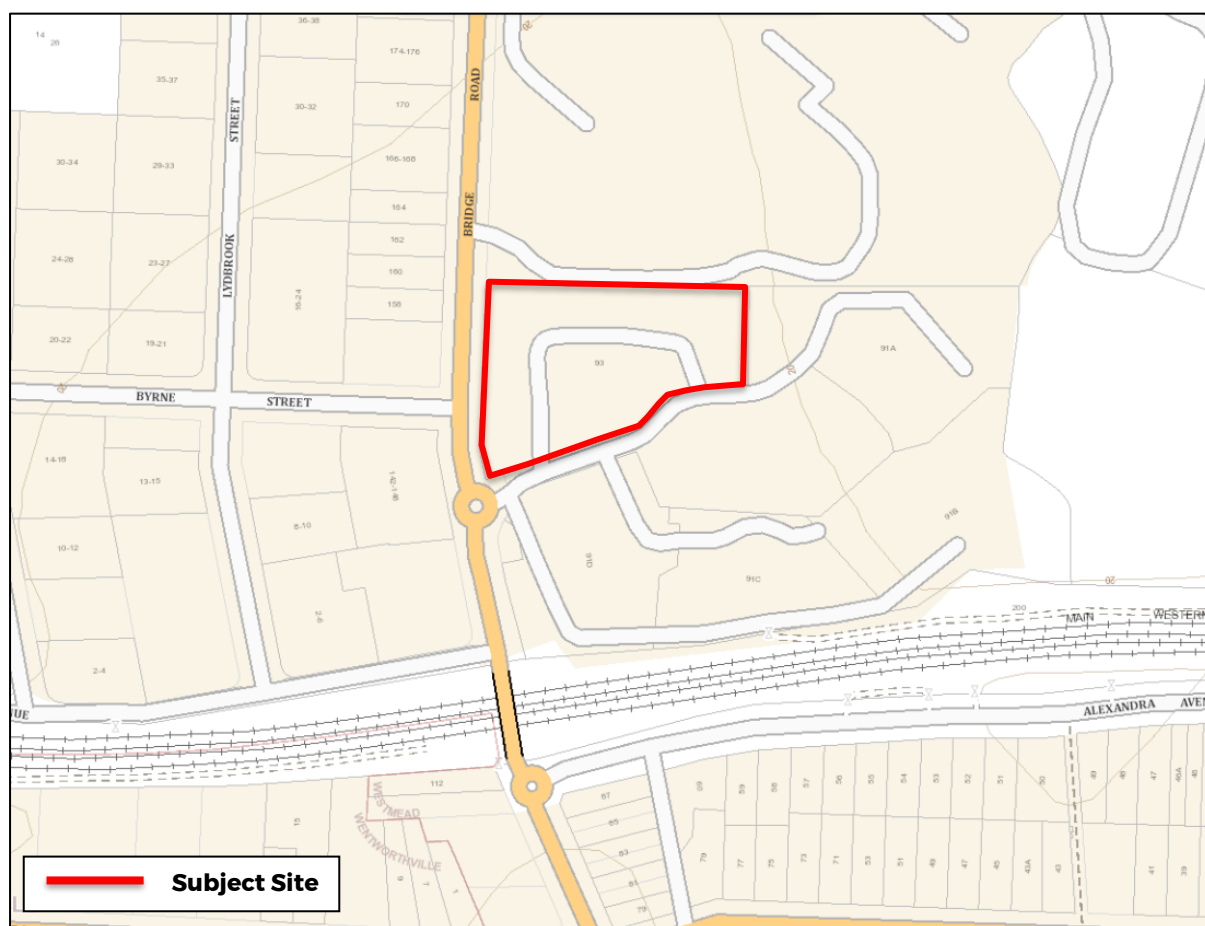


Figure 8.5.3.1 - Land application map (Source: Six Maps, 2024)

8.5.3.1 DESIRED FUTURE CHARACTER

Bridge Place is located in sub-precinct 2: Health and Innovation as identified in the Westmead Place Strategy, which describes this 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 Place 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 development to have a significant role in diversifying housing choice and delivering on Council's housing target of an additional 8,000 dwellings by 2036.



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

Objectives

Site Objectives

- O.01 Create a high quality, high density residential development to support the primary function and operation of the Westmead Health and Education Precinct and Innovation District.
- O.02 Ensure the built form features articulation and an attractive composition of building elements with a strong relationship between buildings and the streetscape.
- O.03 Provide appropriate provision of high-quality public domain elements, including footpaths and public open space, for the benefit of the existing and future community.
- O.04 Ensure building height is distributed across the Site having regard for orientation, overshadowing, and views/ vistas.
- O.05 Consider active ground floor uses along Bridge Road to increase the safety, use and interest of the street.
- O.06 Provide a visual and physical connection throughout the Site for a high level of surveillance and safety.
- O.07 Accommodate generated traffic and the mitigation of traffic effects, and the promotion of public transport to the Site.

Controls

- C0.01 Development is to be generally in accordance with the design principles in **Figure 8.5.3.2a**.





Figure 8.5.3.2a – Master Plan Concept for 93 Bridge Road, Westmead (Source: Hatch, 2024)

8.5.3.2 BUILDING FORM AND ARCHITECTURAL DESIGN

Objectives

- O.01 Achieve high quality urban and architectural design, compatible with surrounding developments.
- O.02 Provide a high-quality built form and ensure that new buildings incorporate articulation, modulation and an attractive composition of the building elements.
- O.03 To ensure podium building heights are designed at the pedestrian scale to reduce visual bulk and the delivery of finer grain frontages.
- O.04 Reduce bulk of built form through articulation and modulation and appropriate tower separation from active ground plane
- O.05 Frame views toward, through and from the Precinct through the layout and design of built form and open spaces.
- O.06 Establish a desirable streetscape through podiums designed at a pedestrian scale, delivering fine-grain frontages across the Site and with a strong interface with Bridge Road
- O.07 Mitigate solar impact through the design of towers and podiums.

Controls

Building heights



- C.01 The maximum tower height is 69 meters, excluding lift overrun (approximately 20 storeys)
- C.02 To retain the human scale character of bridge Road, an indicative podium height of 3 storeys should be considered

Building length and depth

- C.03 Towers are to have a maximum floorplate length of 50m. Where a tower has a length greater than 30m, it is to be separated into at least two parts by a significant recess, projection or other distinct architectural expressions and features
- C.04 Where a podium has a length greater than 70m, it is to be separated into at least two parts by a significant recess, projection or other distinct architectural expressions and features
- C.05 Tower and podium depth is to accommodate apartment layouts that meet the design objectives, criteria and guidelines as defined in the Apartment Design Guide

Building bulk

- C.06 Where a tower floorplate area is greater than 750m² Gross Floor Area (GFA), it is to be separated into at least two parts by a significant recess, projection or other distinct architectural expressions and features

Building orientation

- C.07 Orient towers in North-South orientation to maximise solar access and natural ventilation for residents and minimise overshadowing impact on public, communal and private open spaces on site and for current and future neighbouring developments.

Building setbacks

- C.08 Minimum 10.5m setback to the western boundary of the Site (Bridge Road).
- C.09 Minimum 10m setback to the northern boundary of the Site.
- C.10 Minimum 10m setback to the eastern boundary of the Site.
- C.11 Minimum 10m setback to the southern boundary of the Site.

Building upper setbacks (above the maximum podium height)

- C.12 Minimum 3 m upper setback to the western boundary of the Site (Bridge Road).
- C.13 A range of 2m to 4m upper setbacks to the northern and southern boundaries of the Site.
- C.14 Minimum 3m upper setback to the eastern boundary of the Site.

Articulation

- C.15 The podium facade next to public open spaces should be designed to blend harmoniously, minimising visual impact while enhancing passive surveillance

Overshadowing of neighbouring development



- C.16 Ensure development does not reduce minimum solar access requirement of neighbouring development (50% of the Public Open Space receives min 4hrs of direct sun between 9am and 3pm on 21 June and 50% of the Communal Open Space receives min 2hrs of direct sun between 9am and 3pm on 21 June)

General compliance

- C.17 Compliance with *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development* (SEPP 65) and the Apartment Design Guide (ADG) is to be demonstrated for the residential component of the development.



Figure 8.5.3.2b – Height of Buildings for 93 Bridge Road, Westmead (Source: Hatch, 2024)





Figure 8.5.3.2c – Setbacks for 93 Bridge Road, Westmead (Source: Hatch, 2024)

8.5.3.3 PUBLIC DOMAIN AND LANDSCAPING

Objectives

- O.01 Create well-defined and comfortable public spaces for casual recreation and encourage people to gather and relax
- O.02 Activate the public domain within and adjacent to the Site through the inclusion of:
 - Non-residential corner activation on Bridge Road
 - Ground floor residential on Bridge Road with direct access from the public domain
 - a Public Open Space at east end of site
- O.03 Incorporate areas of soft and deep soil landscaping to enhance the green grid and add to the urban tree canopy.
- O.04 Ensure a high level of pedestrian amenity, safety and security.
- O.05 Investigate potential future provision of north-south shared street along east boundary.

Controls

- C.01 The new Public Open Space and pedestrian links shall be provided in general accordance with **Figure 8.5.3.3a**





Figure 8.5.3.3a Public Domain Concept for 93 Bridge Road, Westmead (Source: Distinctive, 2024)

C.02 The design of the Public Open Space must comply with the following:

- Minimum site area of 1000m²
- Accommodate an 8m wide zone along the east boundary that is free of trees and fixed public furniture, to accommodate the potential future provision of a north-south through-site link
- Provide 100% deep soil (no underground car parking)
- Provide minimum 45% canopy cover
- Ensure the growth of mature landscaping
- Provide solar access and shading as follows:
 - 50% of the Public Open Space receives min 4hrs of sun between 9am and 3pm on 21 June
 - 20% of the Public Open Space is protected from direct sun light between 9am and 3pm on 21 December

C.03 Provide a pedestrian link connecting Bridge Road with the new Public Open Space.

C.04 Publicly accessible open spaces are to be embellished with the following high-quality treatments:

- Integrated seating and other furniture
- Bins



- Landscaping
- Adequate shading
- Signage
- Adequate lighting to promote safety
- Public art where appropriate

C.05 All public spaces are designed to be inclusive and universally accessible, to cater for all ages, enrich the community and provide infrastructure that promotes casual recreation, relaxation and maximises social interaction

8.5.3.4 PRIVATE DOMAIN AND LANDSCAPING

Objectives

O.01 Provide high quality Communal Open Space for residents.

O.02 Ensure that Communal Open Spaces:

- Are accessible, useable and safe
- Enhance the attractiveness of the development
- Provide opportunities of for social interaction
- Create pleasantly shaded outdoor areas

Controls

C.01 The development is to provide private open space for residents on the Site. This may be in the form of communal open space at ground or roof level, or private balconies for individual units.

C.02 Provide 30% of the site area as Communal Open Space (as per Parramatta DCP)

- The Public Open Space is not permitted to be included for the purpose of calculating the area of Communal Open Space
- Communal Open Space may be located on podiums and rooftops, but minimum 25% of the required Communal Open Space must be at ground level

C.03 The design of the Communal Open Space must consider the following:

- Have a northerly aspect where possible
- Ensure the growth of mature landscaping
- Capable of accommodating active and passive recreational activities
- Accommodate passive surveillance from adjacent internal living areas and/or pathways

C.04 The design of the Communal Open Space must comply with the following:

- Provide landscaping and substantial vegetation
- Provide solar access and shading as follows:
 - 50% of the Communal Open Space receives min 2hrs of sun between 9am and 3pm on 21 June
 - 20% of the Communal Open Space is protected from direct sun light between 9am and 3pm on 21 December



8.5.3.5 ACCESS, PARKING AND SERVICING

Objectives

- O.01 Minimise traffic impacts by promoting reduced private vehicle use where possible and encouraging active travel via walking, cycling and public transport.
- O.02 Reduce emissions through the inclusion of electric vehicle charging points and car share spaces.
- O.03 Prioritise access, safety, and amenity for pedestrian, including residents, workers and visitors.
- O.04 Minimise the number of vehicular access and service points along the active frontages.
- O.05 Provide high quality design and finish for the vehicular access areas.
- O.06 Ensure safety by minimising pedestrian and vehicular conflicts through design, lighting, and signage.
- O.07 Reduce the visual impact of access, car parking and service areas.

Controls

- C.01 Vehicular and building access is to be generally in accordance with the design principles in **Figure 8.5.3.5a**
- C.02 Vehicular access via the perimeter road at the Site's northern boundary is preferable, provided that the perimeter road is completed within the development lot boundary.
- C.03 No direct access to the car park from Bridge Road
- C.04 All car parking is to be provided in the basement or sleeved with residential/retail when located in the podium to minimise visual impact. No long-term car parking to be provided on ground.



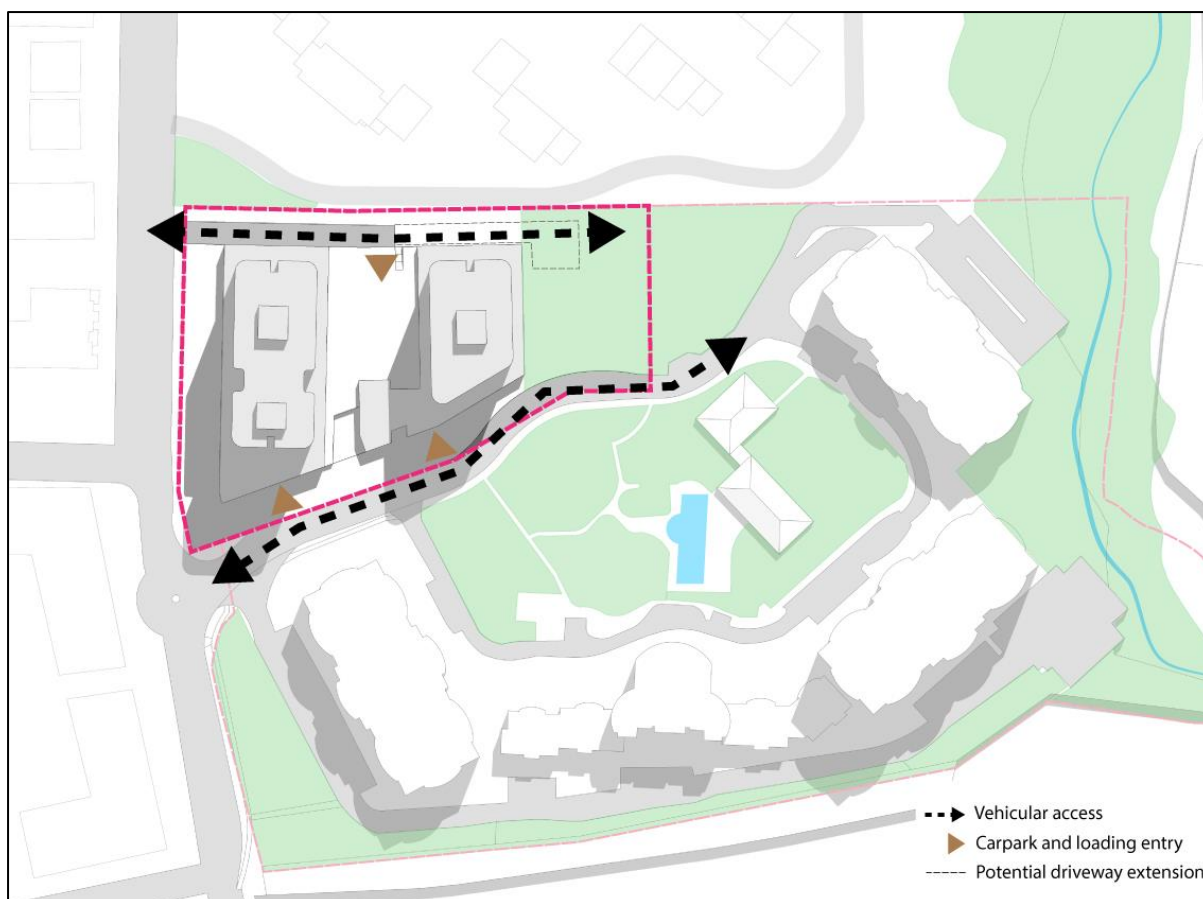


Figure 8.5.3.5a – Access and Servicing for 93 Bridge Road, Westmead (Source: Hatch, 2024)

C.05 Car parking:

- a. Provide the following minimum car parking rates in accordance with **Table 8.5.3.5.1** below. This references the parking rates stipulated at Section 8.0 of the Desing Guidelines provided by the Planning Panel:

TABLE 8.5.3.5.1 – CAR PARKING RATES FOR MARKET RESIDENTIAL AND RETAIL	
Land Use	PDCP 2023 Rate (within an accessible area)
Residential – Studio or 1-bedroom	0.5 spaces per dwelling
Residential – 2 or more bedrooms	1 space per dwelling
Visitors	1 space per 5 apartments
Car washing space	1 car washing space if more than 4 dwellings

- b. Provide accessible car parking at a rate of 1 space per adaptable dwelling, and 1 space per 20 visitor spaces.

C.06 Bicycle facilities:

- a. Provide facilities for cyclists including parking and storage.



- b. Public bicycle racks located at ground level must be provided to encourage the use of bicycles.
 - c. Provide bicycle parking for the residential accommodation at a rate of 1 space per dwelling, and 1 space per 10 dwellings for visitors.
- C.07 A Green Travel Plan is to be prepared and implemented for the development to promote reduced private vehicle use and encourage active travel modes including walking, cycling and public transport.

8.5.3.6 SUSTAINABILITY, MICROCLIMATE AND WATER

Objectives

- O.01 Use landscape design to respond to summer and winter climatic conditions and improve amenity for residents and users of the open space.
- O.02 Ensure the buildings are designed to minimise detrimental wind generation within public and private open spaces.
- O.03 Implement the principles of Water Sensitive Urban Design (WSUD) into the design of the public domain and built form.
- O.04 Minimise reliance on mechanical ventilation through applying good climate design principles to building and public domain design.

Controls

- C.01 Adopt best practice in WSUD to minimise water use. Details are to be provided with the Development Application.
- C.02 Drought tolerant planting is to be used for landscape planting in the public domain and private communal open spaces.
- C.03 Incorporate appropriate shade structures and canopy tree planting to create an appropriate microclimate in public domain areas, to ameliorate the temperature extremes of summer and winter.
- C.04 For optimum internal amenity, the design of dwellings is to maximise solar access and natural cross-ventilation for habitable rooms and private open spaces. ADG compliance is to be demonstrated as part of the Development Application.
- C.05 Consideration shall be given to the provision of solar hot water and solar photovoltaics within the development. Panels should be located to optimise orientation and efficiency and avoid areas that are overshadowed. If this cannot be achieved, evidence must be provided with the Development Application.
- C.06 The provision of an on-site Central Energy Plant is to be considered in the design of the development. If this cannot be provided, alternative energy efficient mechanical systems must be incorporated into the development such as floor by floor condensers or centralised plant room for air-conditioning. Evidence must be provided with the Development Application.

