



20 February 2025

REF: WTJ22-513

Local Planning and Council Support  
Department of Planning Housing and Infrastructure  
4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2150

**Attention: Jasper Allenby**

**PROPERTY AT 93 BRIDGE ROAD, WESTMEAD (SP 31901)  
PLANNING PROPOSAL FOR HIGH-DENSITY RESIDENTIAL DEVELOPMENT (PP-2023-2810)**

Dear Jasper,

This covering letter has been prepared to set out how the Proponent has updated Planning Proposal ref. PP-2023-2810 in response to the recommendations of the Sydney Central City Planning Panel (the Panel) as stipulated in their Rezoning Review decision dated 14 November 2024 (ref. RR-2024-23).

A comprehensive update was uploaded to the One Drive shared folder on 13 December 2024. The main updates to the Planning Proposal package comprise the following:

- The Planning Proposal Report
  - Updates to account for the amended design and reduced FSR control at 3.6:1.
  - The main material changes are within 'Part 2 – Explanation of Provisions' at pages 16-17.
- The Urban Design Report (**Appendix 5**)
  - Comprehensive update to account for the amended design and reduced FSR control at 3.6:1.
  - Pages 74-75 summarise how each of the Panel's recommendations have been incorporated into the updated Proposal.
  - Appendix B of the Urban Design Report provides further detail regarding the incorporation of the Panel's recommendations at page 87.
  - Appendix B of the Urban Design Report similarly provides further detail regarding the Proponent's preferred access option at pages 88-93.
- The Draft Site Specific Development Control Plan (**Appendix 4**)

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- Comprehensive update to account for the amended design and the design recommendations provided by the Panel
- The Landscape Report (**Appendix 7**)
  - Comprehensive update to account for the amended design and the design recommendations provided by the Panel

The remaining reports comprising the Planning Proposal package have been updated on a consequential basis to reflect the amended FSR at 3.6:1.

A Viability Appraisal, comprising a review of the Proponent's financial model in respect of affordable housing predicated on an FSR of 3.6:1, prepared by Hill PDA is also enclosed as new **Appendix 15**. This reviews a number of development scenarios, including those envisioning the contribution of affordable units to Parramatta Council in perpetuity.

The conclusions of the Viability Appraisal reduce the affordable housing contribution of the Planning Proposal to 12 units, to be managed by a CHP for a period of 15 years, equivalent to 5% of the uplift from 1.7:1 to 3.6:1.

### Next Steps

In terms of next steps, the Proponent is attending an early scoping meeting for the State Significant Development Application with Justin Keen and Keith Ng on 21 February. It is the Proponent's intention to progress a development as quickly as possible, leveraging the State Government's 30% infill affordable housing bonuses, predicated on the on-site provision of 15% affordable housing to be managed by a CHP for a period of 15 years.

The current metrics of the proposed development are as follows:

- Site area – 8,663 sqm
- GFA – 40,518 sqm
- FSR – 4.68:1 (inclusive of 30% bonus)
- Height – 89.7m (inclusive of 30% bonus)
- Dwellings – 550, comprising:
  - 316 No. 1-beds
  - 222 No. 2-beds
  - 12 No. 3-beds
- Car parking – 503 spaces, comprising:
  - 392 resident parking
  - 110 visitor parking
  - 1 retail offering parking
- Bicycle parking – 605 spaces, comprising:
  - 550 resident parking
  - 55 visitor parking
- Motorbike parking – 51 spaces

The early scoping meeting on 21 February is also an opportunity for the Proponent to understand the onward pathway following the designation of the Site by the Minister of Planning as 'State Significant'



pursuant to the provisions of the new 'Housing Delivery Authority'. This designation increases the prospects of the Planning Proposal and State Significant Development Application being publicly exhibited together for expediency.

We trust this provides a useful overview of how the Proponent has updated the Planning Proposal package in response to the Panel's recommendations and provides sufficient detail as to the Proponent's intentions going forward.

We look forward to continuing the joint progression of the Planning Proposal through to gazettal, but please do let me know should you have any queries or require any further information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jamie Bryant', with a stylized, cursive script.

Jamie Bryant  
Senior Associate  
Willowtree Planning Pty Ltd

