



93 BRIDGE ROAD WESTMEAD

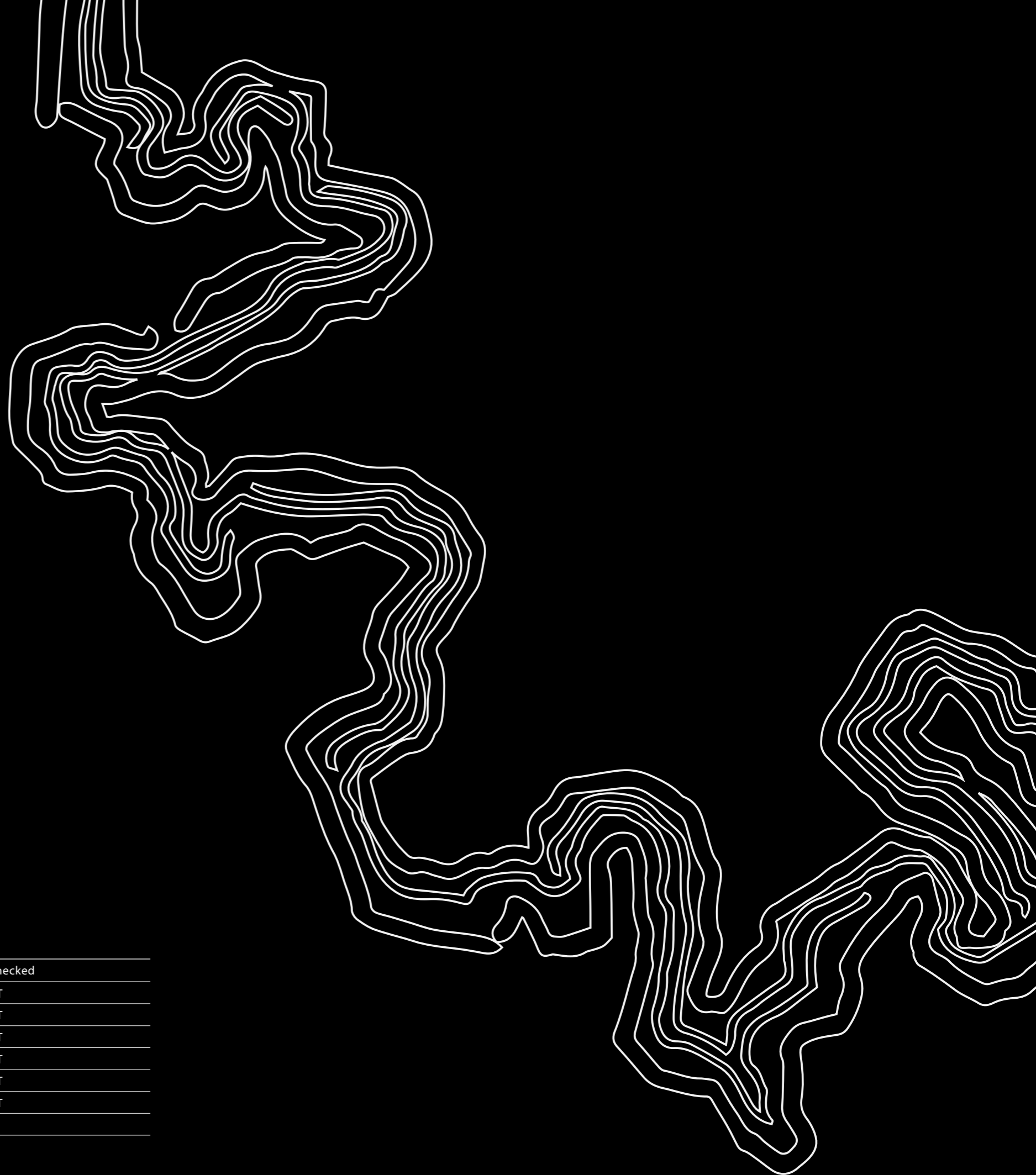
State Significant Development Application

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GroupGSA acknowledges First Nations peoples and their continuing connection to land, waters and culture, because we strongly believe in reconciliation and collaborative engagement for a better future.

We pay our respects to Elders past and present, whose knowledge, traditions and stories guide custodianship on what will always be their ancestral lands.



Rev.	Title	Date	Prepared	Checked
A	SSDA Report Draft	04/08/2025	TO/NT/AM	NT
A	SSDA Report	17/04/2025	TO/NT/AM	NT
B	Response to ToA Comments	16/05/2025	TO/NT/AM	NT
C	Response to RFI	18/09/2025	TO/NT/AM	NT
D	Response to RFI	06/02/2026	TO/NT/AM	NT
E	Response to RFI	20/02/2026	TO/NT/AM	NT

GLOSSARY OF TERMS

Key term	Definition
The site	The lots included in this design proposal at 93 Bridge Road, Westmead.
The proposal	Design for the multi residential and residential development at the Site
Council	Parramatta Council

Abbreviation	Definition
DP	Deposited Plan
EIS	Environmental Impact Statement
EP A	NSW Environment Protection Authority
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999
ESD	Ecologically Sustainable Development
EPI	Environmental Planning Instrument
FSR	Floor space ratio
GANSW	NSW Government Architect's Office
GFA	Gross Floor Area (as defined under the relevant LEP)
HIS	Heritage Impact Statement
Infrastructure Strategy	State Infrastructure Strategy 2018-2038
LaHC	Land and Housing Corporation
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
m	metre
NIA	Noise Impact Assessment
NSA	Net Sellable Area
OEH	NSW Office of Environment and Heritage
OWMP	Operational Waste Management Plan
Pans-ops	Procedures for Air Navigation Services – Aircraft Operations
PP	Planning proposal
City of Cities Plan	A Metropolis of Three Cities – The Greater Sydney Region Plan 2018
RAPs	Registered Aboriginal Parties
RMS	Roads and Maritime Services
RTTC	Radar Terrain Clearance Chart
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SEPP 55	State Environmental Planning Policy No.55 – Remediation of Land
SEPP Infrastructure	State Environmental Planning Policy (Infrastructure) 2007

Abbreviation	Definition
SEPP SRD	State Environmental Planning Policy (State and Regional Development) 2011
sqm	Square Meters
SSD	State Significant Development
SSDA	State Significant Development Application
TfNSW	Transport for New South Wales
The Minister	The Minister for Planning, Industry and Environment
The Regulation	Environmental Planning and Assessment Regulation 2000
Transport Strategy	Future Transport Strategy 2056
VIA	Visual Impact Assessment
WMP	Waste Management Plan

Abbreviation	Definition
ACHAR	Aboriginal Cultural Heritage Assessment Report
AEO	Authorised Engineering Organisation
ASA	Asset Standards Authority
AHIMS	Aboriginal Heritage Information Management System
APAR	Airports Protection of Airspace Regulations
AS	Australian Standard
ASS	Acid Sulfate Soils
ATP	Australia Technology Park
BC Act	Biodiversity Conservation Act 2016
BCA	Building Code of Australia
BDAR	Biodiversity Assessment Report
CBD	Sydney Central Business District
CMP	Conservation Management Plan
CPTED	Crime Prevention Through Environmental Design
CPTMP	Construction Parking and Traffic Management Plan
DES	Design Excellence Strategy
District Plan	Eastern City District Plan / Eastern Harbour City Plan
DCP	Development Control Plan
DPC	NSW Department of Premier and Cabinet
DPHI	NSW Department of Planning, Housing and Infrastructure

SEARS

This Design Report has been prepared in support of a State Significant Development Application the development of land at 93 Bridge Road, Westmead, for a residential project with 15% in-fill affordable housing integrated under the NSW Housing SEPP reforms.

SSD -80904224 seeks approval for the following development:

- Demolition of all existing buildings and structures on the site;
 - Site preparation works, excavation and tree removal;
- The construction of a residential development comprising:
- **549** Apartments including 80 (approx) Affordable Units & Communal space across two towers of maximum height of **28** storeys and 4 levels of basement car park
 - **40,542m²** max gross floor area at **FSR 4.68:1**
 - **6,240m²** (15%) min Affordable Housing GFA
 - **215m²** of Internal communal area
 - **2,625m²** of communal open space
 - **1,000m²** Public park
 - 441 spaces of basement car parking for residents, (including 50 for visitors)

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), the Secretary's Environmental Assessment Requirements (SEARs) for SSD-80904224 were issued on 14 March, 2025.

This report has been prepared to respond to the following SEARs:

SEARS	Report / Drawing Reference
5. Design Quality	
Demonstrate how the development will achieve: <ul style="list-style-type: none"> + Design excellence in accordance with any applicable EPI provisions. + good design in accordance with the seven objectives for good design in <i>Better Placed</i>. 	Chapter 1: Strategic Context, Chapter : Design Strategies
Demonstrate that the development: <ul style="list-style-type: none"> + where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or + in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams. 	Executive Summary
6. Built Form and Urban Design	
Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, street scape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI.	Chapter 2: Analysis, Chapter 5: Design Strategies
Provide an assessment of the development against: <p>the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria</p>	Chapter 3: Analysis, Chapter 5: Design Strategies, Chapter 6: Architectural Response, Chapter 7: Residential Amenity
If affordable housing is proposed, provide a floor plan outlining the gross floor area and dwellings that are provided as affordable housing.	Chapter 5: Design Strategy
7. Environmental Amenity	
Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	Chapter 5: Design Strategies, Chapter 6: Architectural Response, Chapter 7: Residential Amenity
Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and a development with no bonuses applied.	Chapter 7: Residential Amenity

SEARS	Report / Drawing Reference
8. Visual Impact	
Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.	Refer Appendix: Visual Impact Assessment
If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	Refer Appendix: Visual Impact Assessment
9. Trees and Landscaping	
Provide a landscape plan, that: <ul style="list-style-type: none"> + Details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). + provides evidence that opportunities to retain significant trees have been explored and/or inform the plan. <p>If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including:</p> <ul style="list-style-type: none"> + any existing canopy coverage to be retained on-site. + tree root mapping, if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant 	Refer Appendix: Landscape Architectural Report
10. Ecologically Sustainable Development (ESD)	
Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development.	Chapter 5: Design Strategies
Where relevant, provide an assessment of the development against the standards for non-residential development set out in Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022.	
11. Public Space	
Demonstrate how the development: <ul style="list-style-type: none"> + maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. + Provides accessible public space. + maximises permeability and connectivity. + maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. + maximises street activation. + minimises potential vehicle, bicycle and pedestrian conflicts. 	Chapter 5: Design Strategies

EXECUTIVE SUMMARY

This design report has been prepared on behalf of 93 Bridge Road Pty Ltd to support an affordable housing integration into a residential project at , 93 Bridge Road, Westmead.

The proposal seeks to provide 549 residential units with associated internal community space and a public park that will address the rising demand for housing in Westmead's Health & Innovation Precinct. It will reflect the visions outlined in Westmead Place strategy and create quality homes for an inclusive community.

Project Background

The project has undergone an extensive planning process. Following several revisions, a planning proposal was formally submitted to the NSW Planning Panel in late 2024. The Panel endorsed the revised scheme, which includes a residential development with a FSR of 3.6:1, and issued a series of design requirements to guide the preparation of the State Significant Development Application.

The proposal has also been endorsed by the NSW Housing Delivery Authority as a development that can make a meaningful contribution to Sydney's urgent housing needs.

With a commitment to delivering at least 15 percent affordable housing, the developer will seek the applicable 30 percent FSR bonus. The affordable housing component will be managed by a registered community housing provider and is intended to support key workers, such as nurses, hospital staff, teachers, and emergency service personnel.

Document Purpose and Structure

This document is to accompany a State Significant Development Application for 93 Bridge Road, Westmead. The report seeks to demonstrate how the proposed scheme is appropriate for affordable housing and the inclusion of 30% bonus GFA. It integrates key opportunities and constraints and responds to the SEARs issue and assessment requirement. Those include:

- The strategic ambitions of state and local planning efforts;
- The broad aims of SSDA design guidelines;
- The site's location in its urban context and the physical site characteristics;
- The design concept, and how it achieves Design Excellence;
- Explanations and justifications for the design approach.

The report structure is intended to demonstrate understanding of the site, through both its physical and strategic context, and how this has informed its design strategies and response.

The report then steps through the site context approach, identifying and defining the importance of street frontage , activation and living spaces. Following this, a chapter has been dedicated to guide the reader through the design, and architectural and landscape approach for the development.



The Site

The site at 93 Bridge Road, Westmead sits within the Westmead Health Precinct. It is proximate to world class health and education jobs and facilities, serviced by bus, train and tram transport infrastructure and within in walking distance to the Toongabie Creek open space corridor.

Sitting north of the railway line, the site is located within walking distance to both Wentworthville Station to the west and Westmead Train Station and the light rail to the east and is serviced by a bus transit way along Bridge Road.

The site is the largest, amalgamated land holding identified for residential use in Westmead's Health and Innovation Sub-Precinct. It incorporates two separate lots currently occupied by a single storey tenanted town houses with a single road frontage to Bridge Street.

The broader site context comprises the 16 storey Monarco Estate, sitting directly to the south, a residential complex built 20 years ago with large communal recreational open space adjoining the site.

A low rise Nurses Quarters sits to the north comprising largely of 2-3 storey blocks. It identified for multi residential urban renewal by the Westmead Place Strategy and linked to the Westmead Private Hospital directly to the north.

Lower density residential buildings ranging from single detached dwellings to three to four storey units and townhouse are currently located to the west.

A small public park and green corridor connection is located along the creek line directly to the east leading toward the Toongabie Creek corridor. A series of open space areas including Shannons Paddock, Milsons Park and Parabianga Reserve all within walking distance of the site. There is a significant stand of mature Cumberland Plain Woodland to the north-western edge of the site within the Nurses Quarter which is to be preserved and protected.

Immediately to the east of the site is the Parramatta Marist High School and Mother Teresa Primary School anchored by the Western Sydney University Campus and future Westmead Innovation Quarter.

Overview of the Proposed Development

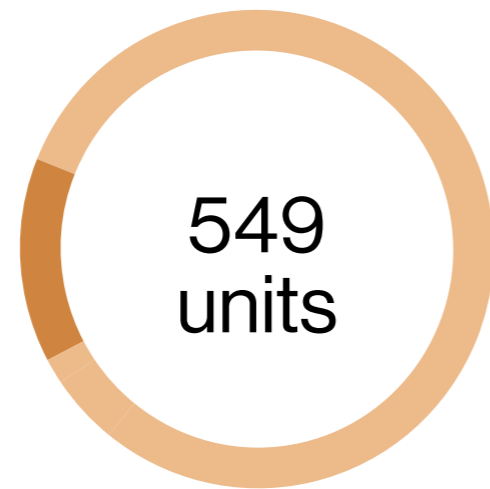
SSD-90904224 seeks approval for the following development:

- Demolition of all existing buildings and structures on the site;
- Site preparation works, excavation and tree removal;

The construction of a mixed-use building, primarily residential in nature, and comprising the following:

- **549** Apartments including 110 (approx) Affordable Units across two towers with a maximum height of **28** storeys and 4 levels basement car park
- **40,542m²** max gross floor area at **FSR 4.68:1**
- **6,240m²** (15%) min Affordable Housing GFA
- **215m²** of Internal communal area
- **2,625m²** of communal open space
- **1,000m²** Public park and;
- 441 spaces of basement car parking for residents, (including 50 for visitors)

This proposal aims to renew the site and obtain maximum and highest use to meet the increasing resident and worker population and housing demand. The proposed design response demonstrates natural and contextual appropriate distribution of height, floor space ratio and landscape.



- AFFORDABLE UNITS (15% MIN.)
- MARKET UNITS



Design Concept

The proposal seeks to ensure a contextually appropriate contribution to the residential component of the Westmead Health and Innovation Precinct through the provision of much need high quality affordable and key worker housing.

Inviting connection to Country

Four key elements will be translated through the design, functionality, built and lived outcomes of the development. Water will be honoured and integrated through a site wide WSUD strategy, podium rooftops and communal terraces will connect residents with sky country and local waterways. Endemic plantings, green corridors and open spaces will work to re-establish habitat, provide shade, shelter and cooling. Material palettes and design language drawn from the tones and forms of the natural landscape will deepen connections to place.

A modulated and contextual built form response

A three storey street wall, recessive floor and transitional level provide a horizontal break down of the building massing. Skyline and facade articulation and vertical recesses all work together to provide a built form response that is sympathetic to surrounding residential context and responsive to the future context and character.

Enhanced Bridge Road Street Address

A high quality public domain will be created along bridge road to strengthen and activate the interface with Bridge Road. Well defined and comfortable public domain provides spaces for casual recreation, shade and shelter, encouraging people to relax and gather. A community space is created to further activate the building frontage and engage with the broader community.

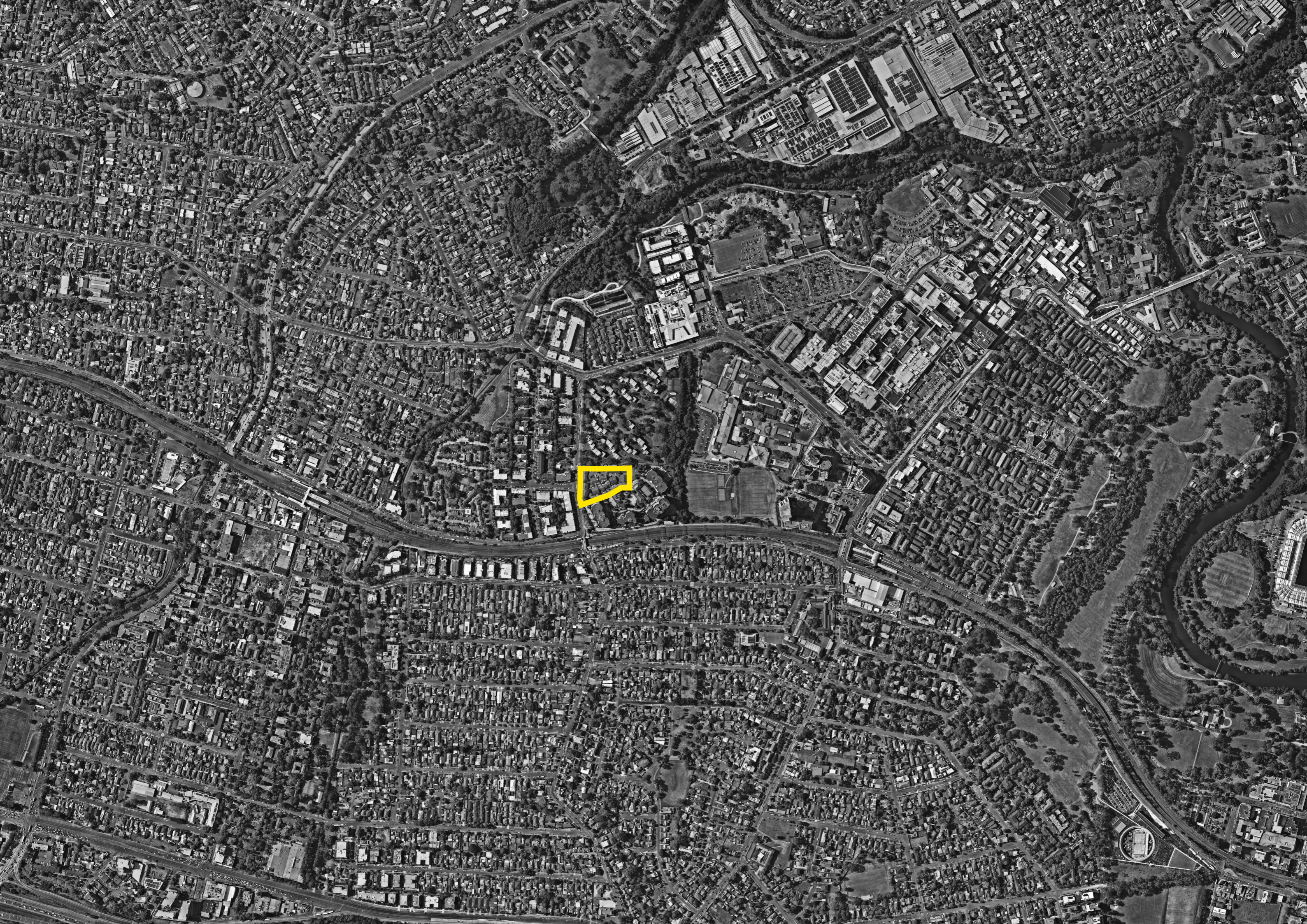
Horizontal and Vertical Open Space Integration

The design provides for a integration of at ground public and communal open spaces for residents alongside vertical greening and communal terraces to ensure diversity of offering, scale and experience and maximise access and equity for all residents.

Affordable and Equitable Living

The proposal focuses on a number of key design strategies to contribute to the overall affordability of the development. Durable materials, efficient and standardised design and construction elements will lower construction costs and passive design principles will maximise natural daylight and cross ventilation to reduce energy demand. Mixed-use tenure housing will foster social diversity while flexible communal and outdoor spaces will further encourage social interaction, wellbeing and community ownership.







1.0

STRATEGIC CONTEXT

1.1 METROPOLITAN PLANNING CONTEXT

Parramatta is currently undergoing substantial population growth at the focal point of a regional growth precinct. Westmead has been earmarked for future development according to various state policies and guidelines.

Greater Sydney Region Plan – A Metropolis of Three Cities

The Greater Sydney Region Plan: A Metropolis of Three Cities (Region Plan) establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic, and environmental matters (refer to Figure 1). The Plan is built on the premise of a 30-minute city, where most residents live within 30 minutes of their jobs, education and health facilities, services and recreation. Parramatta is one of four council areas (along with Cumberland, Blacktown and The Hills) that make up the Central City District, within the Central River City.

The Region Plan identifies housing targets for the Central City District, which have since been updated by the Housing Accord.

Six Cities Discussion Paper

The Six Cities Region Discussion Paper (Six Cities Paper) includes the Lower Hunter and Greater Newcastle City, the Central Coast City, the Illawarra-Shoalhaven City, the Western Parkland City, the Central River City and the Eastern Harbour City. It encompasses 43 local government areas. This discussion paper is not government policy. The Six Cities Paper considers trends and issues that have risen since the Region Plan for a Six Cities Region with the intention of faster delivery of housing and local infrastructure, with measurable and timebound targets that reflect the Six Cities Region. Key data on the Central River City is outlined in Figure 2.

The three Greater Sydney cities including Central River City will incorporate and build on the Local Strategic Planning Statements and other work done by local government. It identifies Westmead as one of three innovation districts that are critical health and education hubs in Greater Sydney.

The Greater Parramatta and the Olympic Peninsula (GPOP)

The Greater Parramatta and the Olympic Peninsula (GPOP) involving council and multiple State agencies are working together to create a collaborated area between Westmead and Sydney Olympic Park.

GPOP is identified as integral to the vision of A Metropolis of Three Cities and the Central River City, assisting in re-balancing opportunities across the Greater Sydney region. "GPOP is envisaged to become Central City's connected and unifying heart. Both the Parramatta Light Rail and the Sydney Metro West will be catalysts for realising this vision."

Relevance to the Proposal

Our site sits within Greater Parramatta with a diverse economy embracing world-class health, education and research institutions, as well as the arts, finance, business and advanced technology sectors.

Westmead is identified as one of the precincts that make up the GPOP Corridor. It includes a cluster of health and education institutions with supporting industries to create agglomeration synergies between Westmead and Parramatta North Precinct.

It provides opportunities to capitalise on the substantial public and private investment in health, education, services and transport.

Major infrastructure projects including the Parramatta Light Rail and the Sydney Metro witting within a 10 minute walk from our site will support the creation and enrichment of new communities through improved regional connectivity, improving access to jobs and reducing commute times.

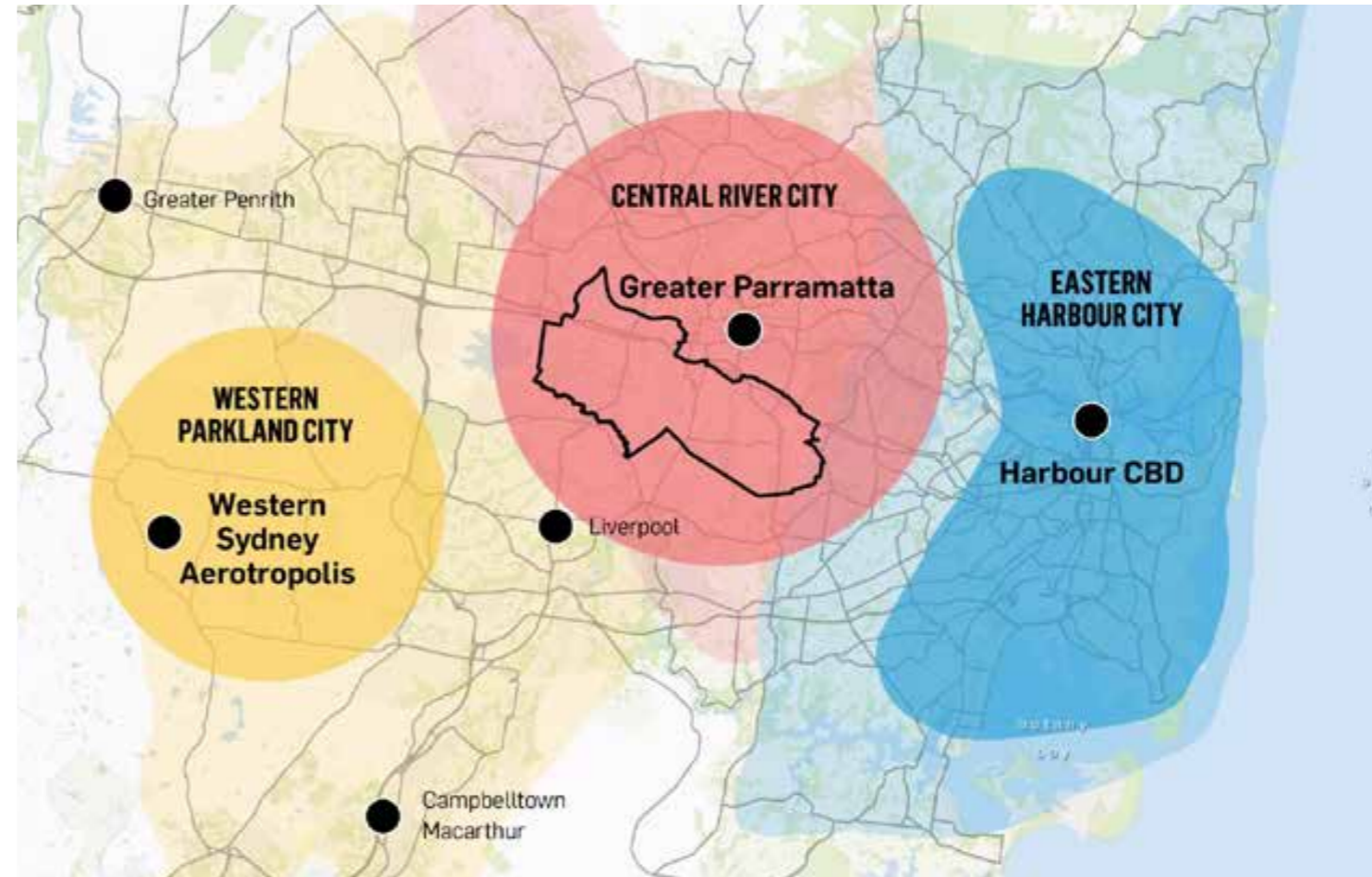


Figure 1. Region, District and Local Strategic Plans, Cumberland City Council c.2020 Source: Cumberland 2030: Our Local Strategic Planning Statement, p.14.

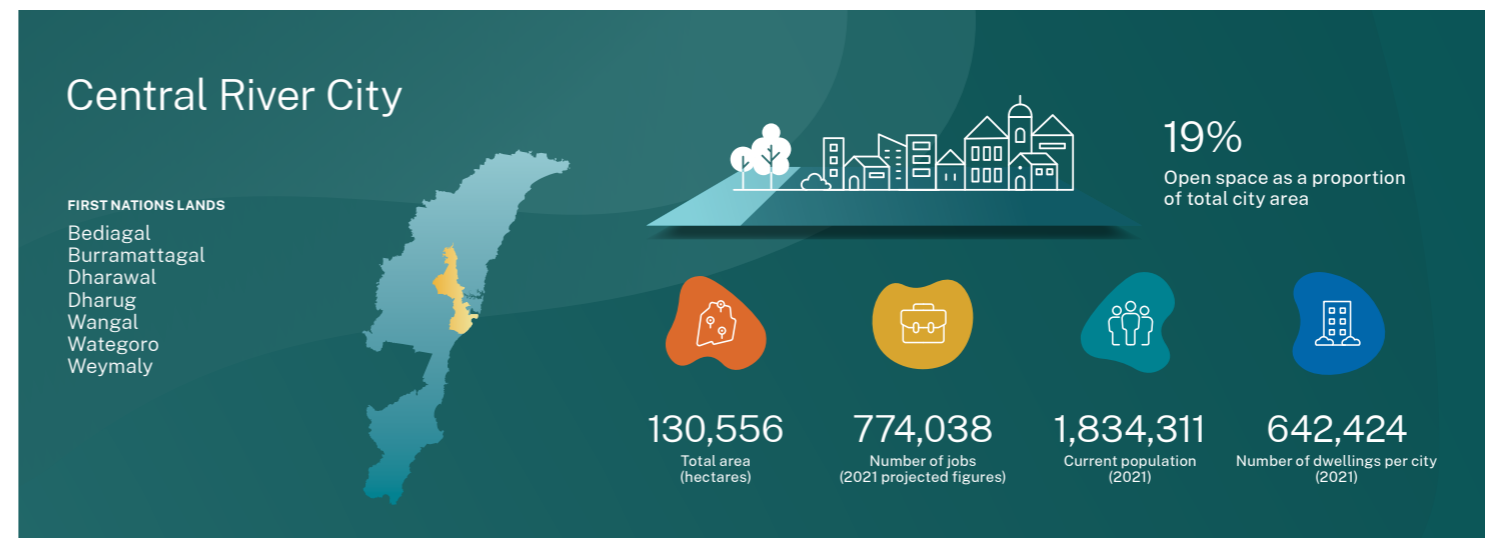


Figure 2. Key Data from Across the Six Cities Region, Greater Cities Commission c.2022. Source: The Six Cities Region, p.17.

Our Greater Sydney 2056 - Central City District Plan

The site is located in the Central City District in the City of Parramatta Council LGA. It forms part of the Westmead Health and Education Precinct which is set to transition to a world class Health and Innovation District with a greater diversity of knowledge-intensive jobs.

The Central City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve and implement the 40-year Greater Sydney Region Plan (Region Plan)'s vision for the Central River City. The district will experience the fastest growth over the next 20 years stimulating demand for an additional 207,500 dwellings. The vision of the CCDP follows the themes of the Region Plan: Infrastructure and Collaboration, Livability, Productivity, and Sustainability.

Relevance to the Proposal

The site, located in Westmead, sits at north-west fringe of the Greater Parramatta Metropolitan Centre and lies within the Greater Penrith to Eastern Creek Growth Area and the Greater Parramatta and the Olympic Peninsula (GPOP) Economic Corridor.

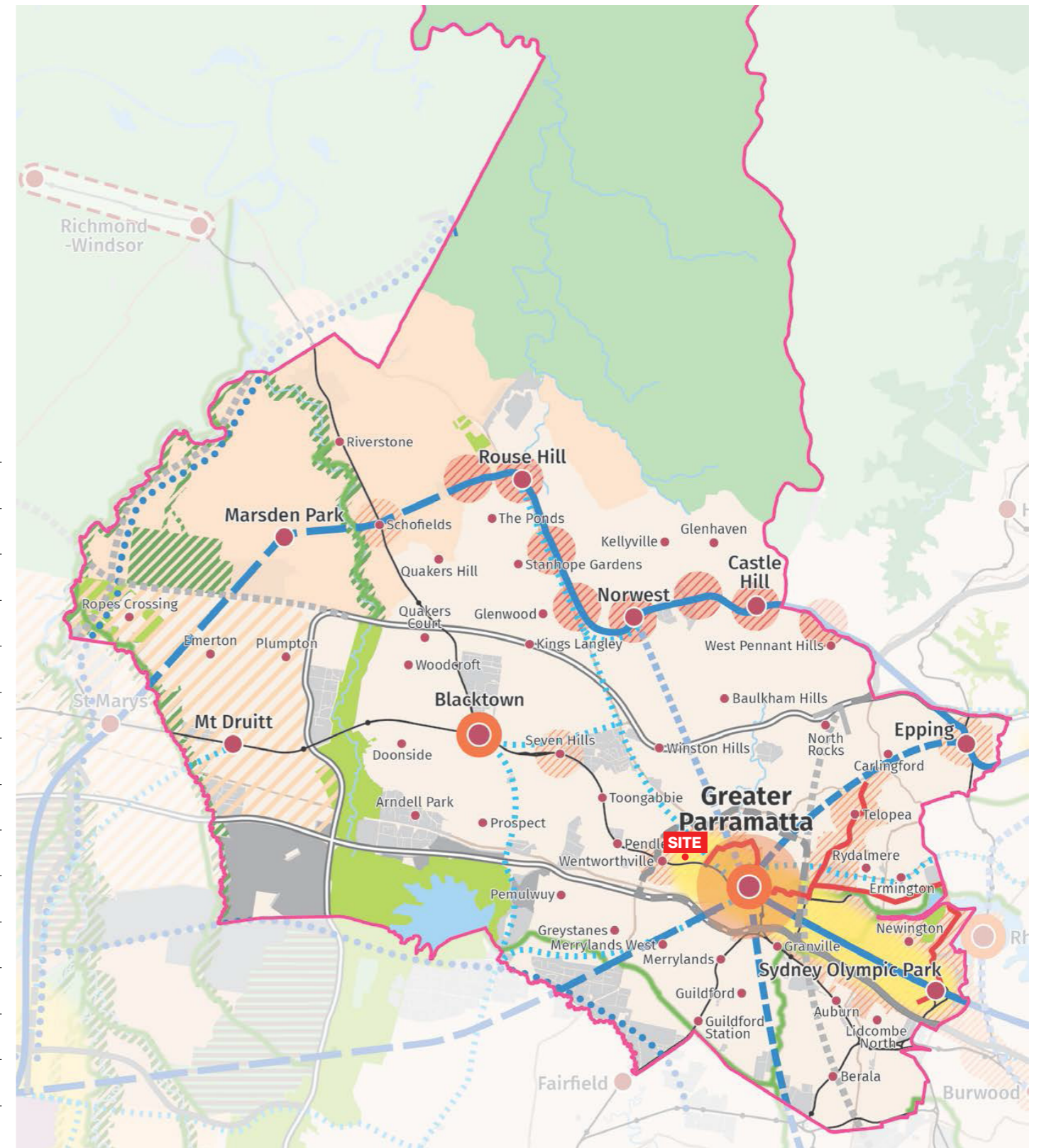
Westmead and the associated Urban Renewal Areas are predicted to grow significantly with increased infrastructure services, housing, and employment, contributing to growth throughout the region.

The site presents great opportunities to contribute to the delivery of the Plan for well-connected walkable places that build on local strengths to deliver quality and diverse housing to support the adjacent Health and Innovation Precinct and Parramatta's steadily growing population.

This proposal responds to the following strategic objectives outlined in the Central City District Plan;

- Planning Priority C3, Objective 6 Services and infrastructure meet communities' changing needs
- Planning Priority C4, Objectives 7,8 Fostering healthy, resilient, culturally rich and socially connected communities
- Planning Priority C5, Objectives 10 and 11 Providing greater, more diverse and affordable housing supply
- Planning Priority C6, Objectives 12 and 13 Creating places that bring people together and conserve environment and heritage
- Planning Priority C7, Objective 21 Growing an internationally competitive health, education, research and innovation precinct

- Planning Priority C9 Objective 14 Delivering integrated land use and transport planning and a 30-minute city
- Planning Priority C13 Objective 25 Protecting and improving the health and enjoyment of the District's waterways
- Planning Priority C15 Objectives 27 and 28 Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes
- Planning Priority C16 Objectives 30 and 32 Increasing urban tree canopy cover and delivering Green Grid connections
- Planning Priority C17 Objective 31 Delivering high quality open space
- Planning Priority C19 Objective 33,34,35 Reducing carbon emissions and managing energy, water and waste efficiently



1.2 GANSW DESIGN GUIDELINES

Statement



Better Placed

Better Placed is a framework and design policy undertaken by Government Architect New South Wales to inform designers, developers, and local council of the role that good design has in the outcome of existing and emerging communities.

Better Placed is underpinned by seven key objectives which high quality architectural and urban design projects are expected to meet, to ensure that communities benefit from urban development at a multitude of scales.

Better Placed is supported by 'Implementing Good Design' and 'Evaluating Good Design', which guide practitioners understanding of the design policy and how best to integrate it into the built environment.

Relevance to Project:

- The proposal will achieve the seven key objectives outlined in the design policy, taking benchmark examples and desired outcomes into consideration during the design process. The objectives include:

 1. Better fit: contextual, local and of its place
 2. Better performance: sustainable, efficient, and durable
 3. Better community: equitable, inclusive, and diverse
 4. Better for people: safe, comfortable and livable
 5. Better working: functional, efficient and fit for purpose
 6. Better value: creating and adding value
 7. Better look and feel: engaging, inviting and attractive



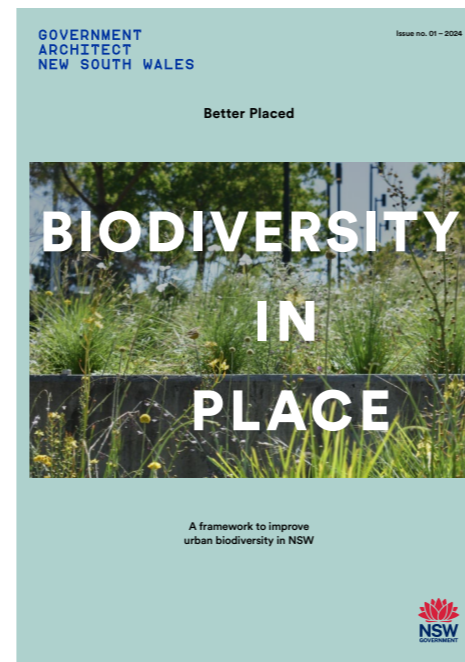
Greener Places

Greener Places provides information on how to design, plan, and implement green infrastructure in urban areas throughout NSW.

Greener Places is informed by four key principles, which outline the methods in which open space and ecology may be integrated into design projects to contribute to the health and success of our communities.

Relevance to Project:

- The Greener Places Design Guide will provide guidance on open spaces and recreation provision and strategies to achieve improved canopy cover, open space provision and green infrastructure in Westmead.



Biodiversity in Place

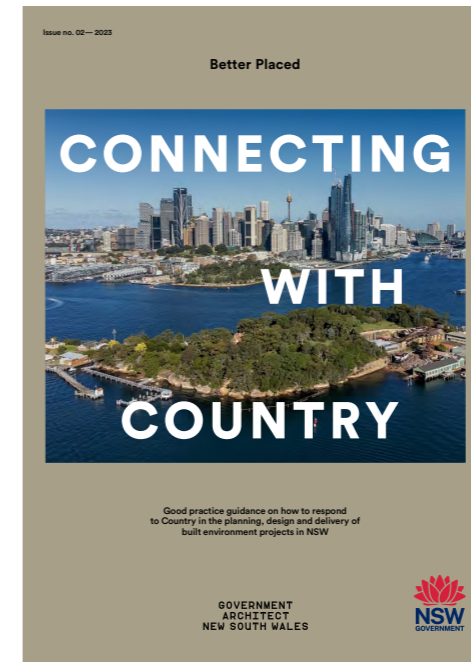
Biodiversity in Place sets a multi-scale approach to reintegrating ecological systems into the urban environment, from strategic policy to detail design.

It concerns the methods and benchmarks to be considered in ensuring that building projects are able to achieve a positive effect on the biodiversity of their local environment, prioritising improvement and health over merely maintenance and retention.

This may be achieved through incorporation of green roofs, naturalised local open spaces, diverse native planting palettes, and minimal standards for landscaping assets.

Relevance to Project:

- Significant ecological communities adjacent to the site will be respected and enhanced to potentially expand biodiversity corridors.
- Opportunities will be pursued to integrate native plantings and increased canopy to establish diverse ecosystems and enrich biodiversity values within proposed public and communal spaces.



Connecting with Country

The purpose of the Framework is to help project development teams; advocating ways they can respond to changes and new directions in planning policy relating to Aboriginal culture and heritage, as well as place-led design approaches.

It also aims to help project teams gain a better understanding of, and to better support, a strong and vibrant Aboriginal culture in our built environment.

Connecting with Country Framework is a set of pathways, commitments, and principles for action intended to help form, design, and deliver government infrastructure including building projects such as roads, transport, and major public facilities.

Relevance to Project:

The significance of local waterways and natural systems will be integrated into a whole of site Connecting with Country approach guided by the key themes of flora, fauna, landscape, community and future. These will be expressed through built form, movement and connectivity, materiality, colour, integration of native and local endemic plantings alongside promoting and celebrating culture through site interpretation and public art opportunities.

Throughout the design process, careful consideration is given to cultural sensitivities, ensuring respectful responsiveness



Sydney Green Grid West Central District

Sydney Green Grid is a spatial framework which identifies opportunities throughout the Sydney metropolitan area to extend and rehabilitate the city's ecological and recreational spaces.

Project opportunities to inform future development and management of open space throughout Sydney are identified as either hydrological, ecological, recreational, or transport, which impact the suggested improvements and who is to achieve them.

Relevance to Project:

- The proposal will contribute to the enhanced open space and active transport network proposed under the Westmead Place Strategy, contributing to an interconnected and seamless green grid.

1.3 STATE GOVERNMENT STRATEGY

The site sits is located in sub-precinct 2 in the Westmead Place Strategy. The precinct is defined as Westmead’s engine room.

Westmead Place Strategy, 2022

The Westmead 2036 Draft Place Strategy is the NSW Government’s strategy to guide the future planning needs of the Westmead Precinct to meet its regional relevance, anticipated growth, and renewal. It sets the planning context and precinct-wide vision for Westmead, with which Council strategies and planning should be consistent.

The Westmead Place Strategy sets out a vision 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.

The Westmead precinct is broken down into a number of sub-precincts each defined by their own purpose and distinct character to create an integrated, coherent and sustainable community. They include:

Sub-precinct 1 – Westmead South

A walkable residential neighbourhood, transformed by the proposed Metro Station to increase connectivity, offering housing choice and diversity, with an urban village at its heart.

Sub-precinct 2 – Health and Innovation

Westmead’s engine room, defined by its world-class health, research, education and innovation facilities.

Sub-precinct 3 – Westmead East

A bustling neighborhood offering housing diversity, a thriving high street along Hawkesbury Road with connections to Parramatta.

Sub-precinct 4 – Northmead Employment

An employment precinct that has the potential to capitalise on advance manufacturing and support health businesses. The precinct will take advantage of Toongabbie Creek to improve amenity and connections to the Health and Innovation Sub-precinct.

Sub-precinct 5 – Northmead Residential

An amenity-led residential neighborhood embracing its proximity to Toongabbie Creek.

Sub-precinct 6 – Northmead Enterprise

A revisited enterprise precinct that strengthen the role of providing commercial and urban services to the local community.

Sub-precinct 7 – Parramatta North

A multi residential precinct set within a highly valued heritage and parkland setting. The Precinct will attract new investment and renewal with facilities in innovation and tertiary education, vibrant public domain spaces, community and cultural uses and housing diversity.

Relevance to Proposal

The site is located in sub-precinct 2: Health and Innovation as Identified in the Westmead Place Strathfield 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.

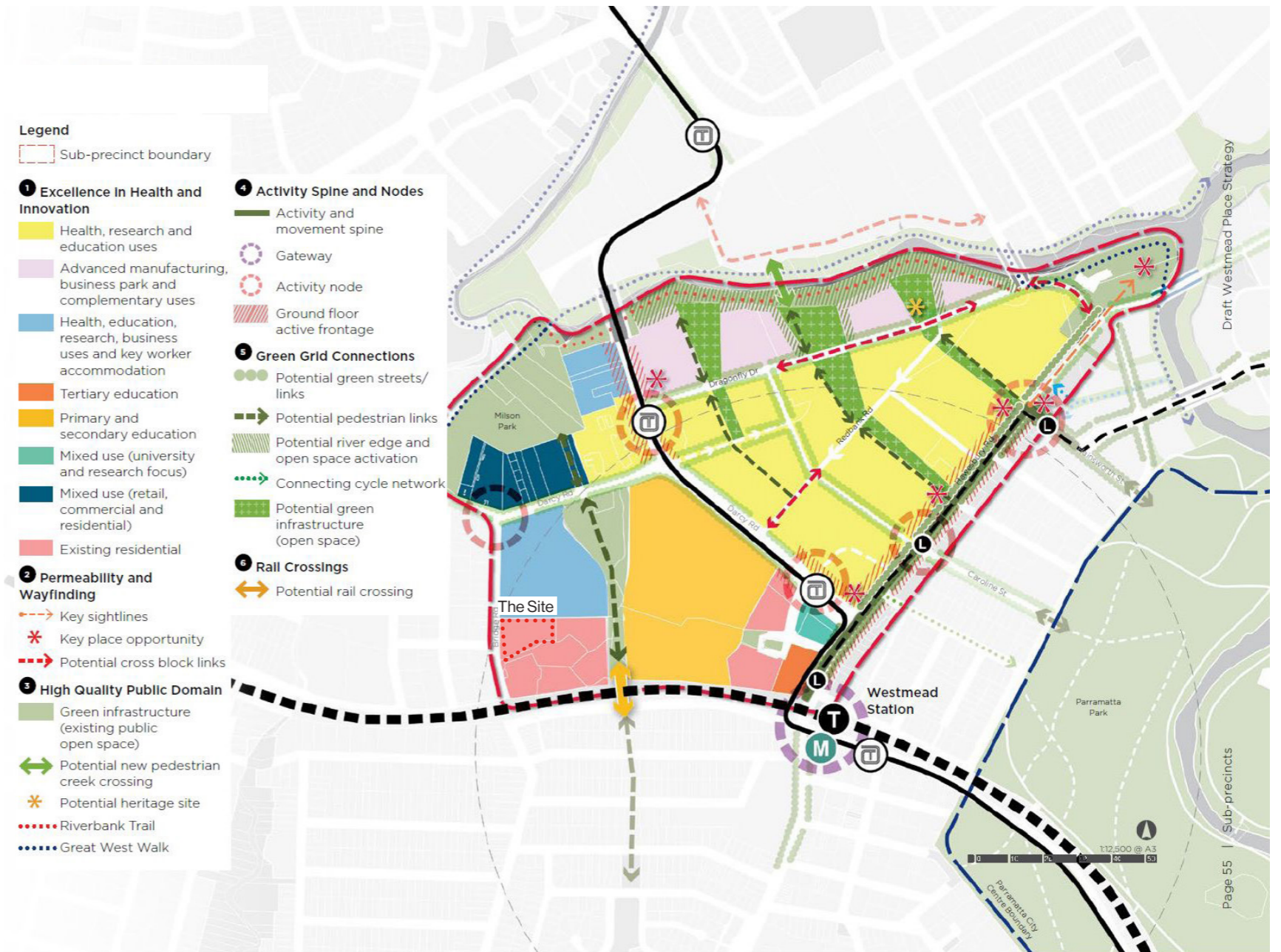
Key outcomes for this Sub-precinct include excellence in supporting health and innovation; permeability and way finding; high quality public domain; activity spines and nodes; green grid connections; and, rail crossings that contribute to well connected and vibrant places and spaces that support activation and reduced car dependency.

The strategy identifies the site as one of only three residential sites within the sub-precinct, signaling a clear intent for the site contribute towards diversified housing choice and delivering on Council’s LSPS housing target of an additional 8,000 dwellings by 2036.

Bridge Rd also needs to be considered as a potential future primary pedestrian connection linking to future gateway (high capacity transport) and activity nodes.



Westmead Sub-Precinct Plan



Plan of Sub-Precinct 2 (Westmead 2036 Draft Place Strategy)

Westmead Place Based Transport Strategy, 2022

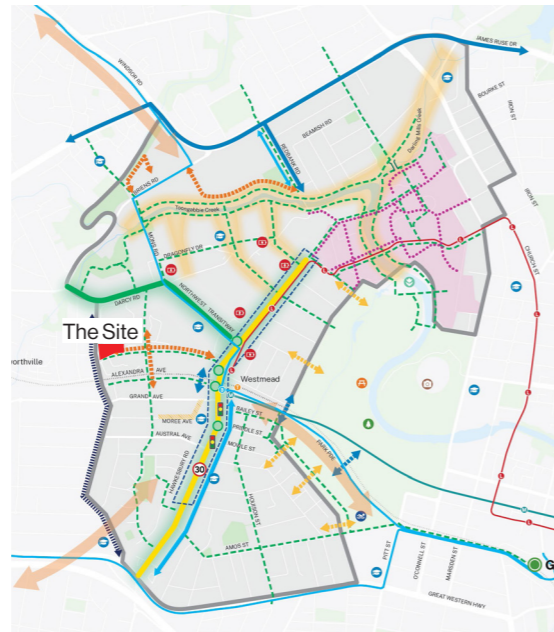
The Westmead Public Domain Strategy (WPDS) is framed by the Westmead Place Strategy and exists to assist decision making authorities in creating a 'district in nature'. The WPDS sets out a public domain vision which seeks to connect the unique economic and innovation potential of Westmead in the context of Country.

The Strategy sets out 114 recommended projects that will physically unite these places through overarching public domain principles to connect green spaces, celebrate waterways and place Country

Relevance to the Proposal

The Westmead Place-based Transport Strategy identifies 43 initiatives for investigation. Key for the health and innovation precinct are:

- New north-south and east-west active transport and cross-block links along the riparian corridor to the east of the site and through the northern portion of the site link Bridge Road to key destinations including UWS, Westmead Innovation Quarter, Westmead Train Station, Sydney Metro West and Parramatta Light Rail and provide for active transport links that expand the grid network linking to Toongabie Creek, Finlayson Creek and stitch together local natural and recreational open space areas.
- Enhanced connectivity across the railway
- Upgraded intersections along Bridge Road



KEY

	Metropolitan centre		Darcy Road improvements
	Paddocks precinct		Proposed AT links
	Parramatta New Aquatic Leisure Centre		Proposed bridge
	Parramatta Park		Proposed signalled intersection
	School		Increased walking green time
	Western Sydney Stadium		Improve pedestrian amenity, cycling amenity and place on main streets
	Wisteria gardens		Enhance bus connectivity to south-west, north-west and south-east of the precinct
	Initiatives area		Potential cross-block links
	Railway network		High pedestrian activity area
	Parramatta Light Rail (under construction)		New street connections in Parramatta North
	Sydney Metro West (under construction)		Enhance connectivity
	T-Way		Primary vehicle access for Westmead hospital
	Proposed charging facilities		Improve bus infrastructure
	Transform Hawkesbury Road to create a north-south active transport spine		Upgrade intersections along Bridge Road
	Areas to enhance place		
	Pedestrian links		
	Proposed school street		

Only location specific initiatives are shown on the map

Westmead South Draft Master plan, 2024

The draft Westmead South Master Plan (draft Master Plan) builds on the work already undertaken as part of the Westmead Place Strategy 2036, Phases 1 and 2 Early Community Engagements and seeks to capture the opportunity afforded by the delivery of the Sydney Metro West. The draft Master Plan provides a framework that articulates a clear vision to ensure that the Westmead South becomes a livable, well connected and vibrant place for people to live, work and visit. The draft Master Plan will guide realising the vision and actions to deliver a people focused place, offering high amenity, good housing and sustainability.

Relevance to the Proposal

- The masterplan delivers additional high density development to the south of the site providing for an additional 6,620 dwellings.
- Heights range between 12-25 storeys along Alexandra Avenue to the south of our site with the greatest density located around Westmead Station along the north south green spine to the north.
- The north south green infrastructure connection is a key active open space link which connects to the eastern portion of our site.



Legend - Development areas

Area	FSR (of which retail)	Storeys	Land use / description
A1	3.5:1 (0.6:1)	25	Mixed use (Station site)
A2	4.5:1 (0.6:1)	20	Mixed use
A3	4.2:1 (0.6:1)	25	Mixed use
A4	2.8:1 (0.6:1)	15	Mixed use
B1	3.6:1	25	High density residential (+ new open space)
B2	3.6:1	15	Residential apartments
B3	3.6:1	20	Residential apartments
C	2.9:1	12	Residential apartments
D	2.5:1	8	Residential apartments
E	1.6:1	6	Residential apartments
F	3.2:1 (0.6:1)	8	Mixed use (Hawkesbury Road high street)
G1	2.2:1 (0.6:1)	8	Mixed use (Great Western Highway E3 zone)
G2	1.8:1 (0.6:1)	6	Mixed use (Great western highway extension)
H	1.2:1 [no change]	4	Residential apartments (existing blocks)
I	0.7:1	2	Medium density residential (1-2 storeys)
J	0.7:1	2	Low to medium density residential (1-2 storeys)
K	-	1	Potential heritage conservation area to be investigated

- Westmead South boundary
- SP1 zone - school
- Potential Heritage Conservation Area
- Potential Special Character Area or Heritage Conservation Area
- Potential heritage item
- Existing Heritage Conservation Area
- Unlikely to change (existing heritage item)
- Unlikely to change (school, church, strata title)
- Hawkesbury Road - movement spine
- Key pedestrian streets
- Existing open spaces
- New public plaza - Oakes Centre and Metro plaza
- Potential new open space (dedication or other)
- Existing pocket parks to be zoned RE1
- Hawkesbury Road high street - active frontages
- Great Western Highway frontage - ground floor non-residential uses
- Laneway (dedication or other)
- Proposed laneway (dedication or other)
- Widened link - Dedication through development - 4.5m of 6m setback

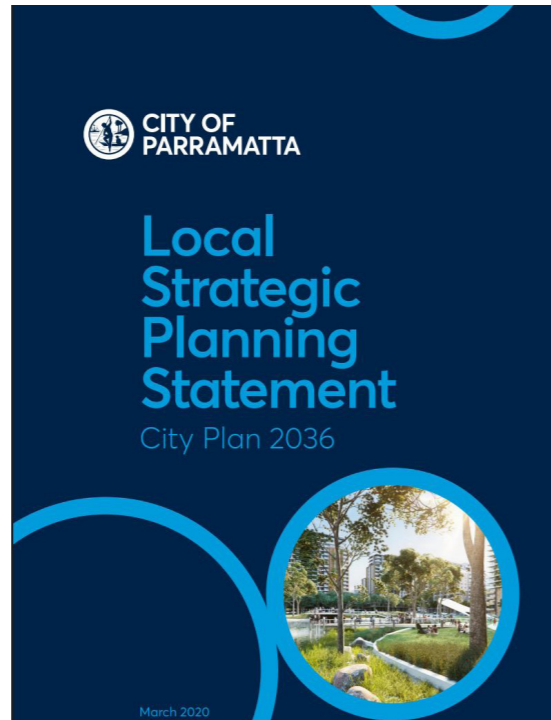
1.4 CITY OF PARRAMATTA STRATEGIES

Parramatta Local Strategic Planning Statement: City Plan 2036(LSPS), 2020

The Local Strategic Planning Statement provides strategic direction on how the City of Parramatta is planning for the next 20 years. The Statement draws together the needs and aspirations of the community and identifies priorities for jobs, homes and infrastructure. The Statement looks at the role of Parramatta as part of Greater Sydney and seeks to achieve a future which is sustainable, livable and productive. Addresses how the City District Plan will be implemented across the city of Parramatta including how Parramatta will deliver on housing and employment targets.

Relevance to the Proposal

- Aligns with Community Strategic Plan and ensures land supports a diverse range of lifestyles
- Westmead Health and Education Precinct is one of a number of key precincts which seeks to cluster health and education precincts with supporting industries to create agglomeration synergies and is nominated a key growth precinct
- Forecasts an increase from 3,500 to 8,000 dwellings and from 19,800 to 48,000 jobs in Westmead from 2016 to 2026
- Identifies the needs to align housing diversity and affordable housing alongside the provision of new open spaces and access to infrastructure
- Identifies Westmead as an area with moderate concentrations of employment with the Westmead Health and Education Precinct providing services in the Knowledge Intensive or Health and Education Sectors.
- Notes that Westmead Innovation District master plan as critical for expanding capacity in the short-medium term.



Parramatta Local Housing Strategy, 2020

The local housing strategy maps out areas for housing growth and ensures a range of housing styles cater to the needs of Parramatta diverse community and champion quality design and environmental performance. A key requirement of the strata is to identify dwelling projections of the LGA under existing planning controls and in future growth precincts.

Relevance to the Proposal

- Focuses on housing that supports the key essential services in the City through striving for housing affordability
- Focuses housing in key growth precincts such as Westmead North aligned with major mass transit upgrades
- Expected housing delivery time frame of 6-10 years for 1,420 dwellings and 10-20 years for remaining 3,000
- In the City of Parramatta LGA, all household types are growing - over the next twenty years, lone person households will see the greatest proportion increase – an increase of 48% and couples with children will grow the most in absolute numbers
- Potential for affordable dwellings in Westmead is 225–450 dwellings (5-10% assumed for government owned land but higher if viable)



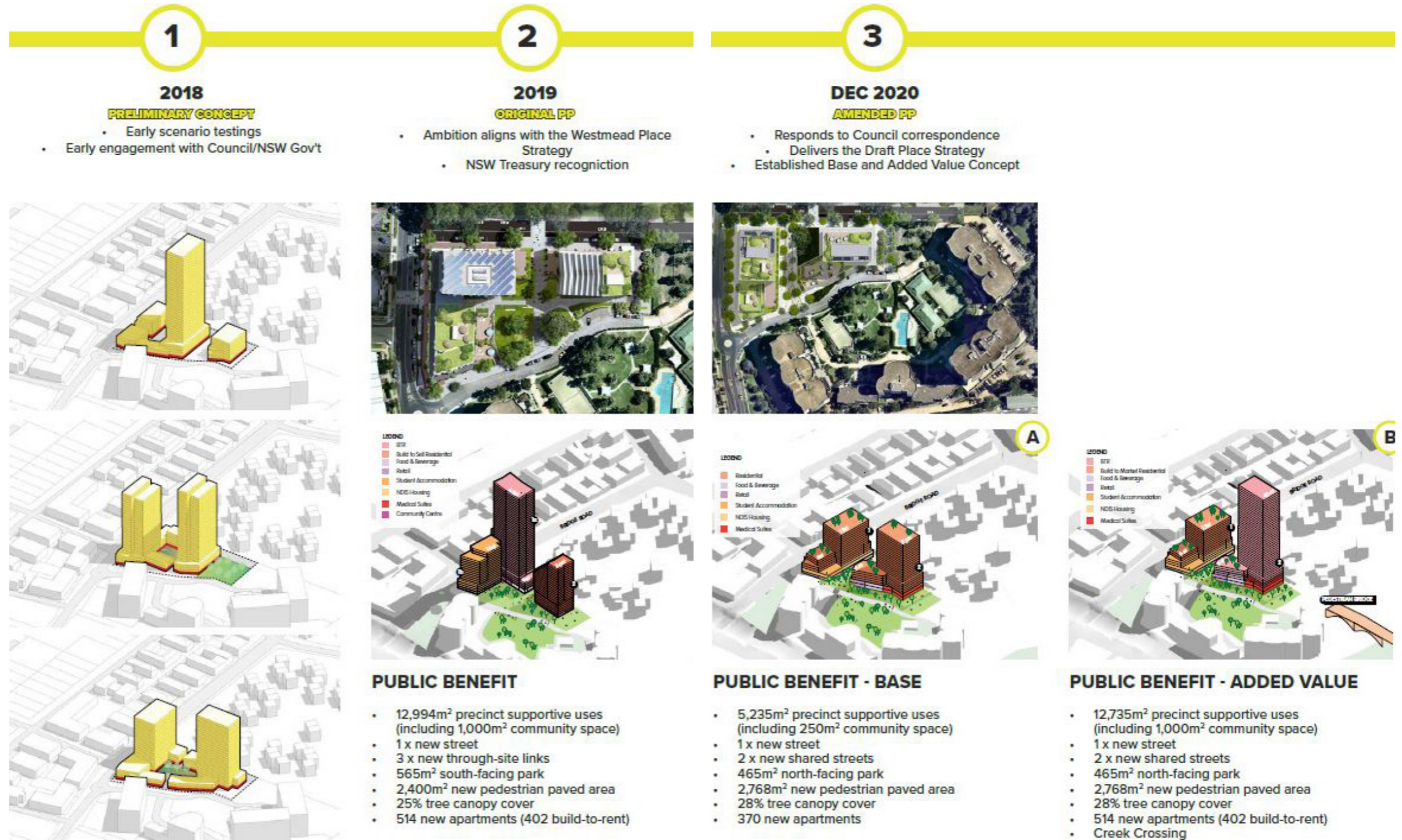
1.5 PLANNING PROPOSAL EVOLUTION (2018-2023)

Concept Evolution

The planning proposals provide for additional building height and additional floor space ratio to facilitate high-density residential accommodation and to deliver on the Draft Place Strategy and vision for the precinct.

The original Bridge Place Planning Proposal was lodged with Council in early 2019 which focused on providing substantial precinct supportive use, majority build to rent apartments, a through site connection, and south facing. This evolved to respond to Council correspondence and align with strategic directions. A refined Planning proposal was submitted in December 2023 to amend the Parramatta Local Environmental Plan 2023.

The concept evolution over time is summarised below as part of the Hatch Urban Design Report Issued 16th February 2024.



Summary of key design strategies and provision of the Final Planning Proposal submitted in 2023:

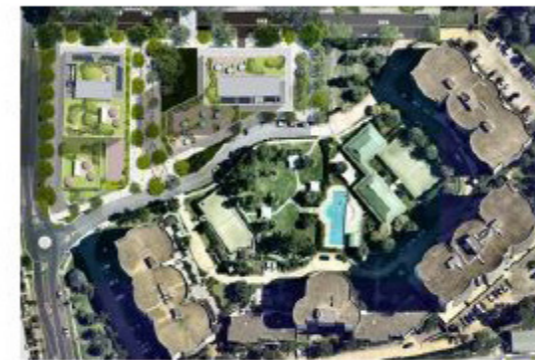
- 20 Storey height
- Focusing on primarily residential - 411 apartments and 75 (affordable)
- Anchor retail to northern podium
- 978m² parkland area connecting to Monarco Green
- 1 new street
- 1 new shared street
- Tree canopy cover consistent with Greener Places

4
APRIL 2023
REFINED FP 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



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

6
DECEMBER 2023
PLANNING PROPOSAL (FINAL DRAFT)



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

1.6 SITE SPECIFIC DCP - NOVEMBER 2023

The site specific design controls allow for a high-rise built form which reflects the future desired urban character and support the Westmead Place Strategy vision for turning Westmead into Australia's premier Health and Innovation District and providing affordable housing for local workers.

Following the submission the Planning Proposal in Nov 2023 the Strategic Planning Panel of the Sydney Central City Planning Panel sought the advice of the departments Urban Design Team to test height and FSR options that achieve site specific merit.

The panel endorsed a maximum building height of 69m, an FSR of 3.6:1 and a site specific DCP that addresses all themes provided within the Panel's design guidelines. The panel further recommended that affordable housing is delivered as the site in accordance with the Parramatta City Council's Affordable Rental Housing Policy 2024.

A number of key departures from previous scheme ensure the design controls are met:

- Re-orientation of buildings north-south to improve solar amenity for both apartments and public open space
- 10.5m front setback to create public domain improvement and active street scape interface at ground level
- Deep soil landscape setback to northern boundary
- 10m rear and side setback to Monarco property
- Minimum 1000m2 public park expanding adjoining existing green space to east in Monarco property
- Central communal open space
- Consistent 3 storey podiums with residential towers
- Retail at ground floor bridge Street to south west corner
- Vehicle access to basement car parking to share roadway with adjoining Monarco Property
- Vehicular access to only be provide along eastern edge to link to property to north
- 3m podium setback with 4m setbacks to north and south

Design Guidelines and Controls

Access and Setback

- No direct vehicular access is permitted to the Bridge road.
- Vehicular and building access will be provided as shown in figure 1.
- Alternative vehicular access via the perimeter road to the north side may be considered instead of the landscaped setback, provided that the road is completed within the development lot.

Orientation of Buildings

- Residential towers are to be located along Bridge Road in North - South Orientation.
- Development is to be generally in accordance with design principles in figure 2.

Activation of Bridge Road

- Non residential uses should be provided and located generally in accordance with figure 2.

Built Form (Podium, Towers, Tower Separation and Upper Level Setbacks)

- Residential tower floor plates are to have a maximum area of 750m² Gross Floor Area (GFA) and a maximum area of 1,000m² Gross Building Area (GBA).
- Podiums are to have a maximum floor plate length of 65m.
- Podium to be a maximum of 3 storeys high.
- 3m and 4m upper level setbacks to be provided for towers as per figure 3.
- Residential towers are to have a maximum floor plate length of 50m.
- Floor-to-floor heights are to be provided as follows:
 - Ground Floor with retail: 4m
 - Ground Floor residential: 3.6m
 - Standard residential floors: 3.2m
 - Rooftop service zone (2-20 storeys): 2m
 - Rooftop gardens (9+ storeys): 5.6m (3.1 for structures plus 2.5m for lift overrun)

Public Open Space

- Public open space is to be generally in accordance with figure 2 with a minimum area of 1,000m².
- Provide 100% deep soil (no underground car parking) in public open space with minimum 45% canopy cover.
- 50% of the public open space receives a minimum of 4 hours of sun between 9am and 3pm on the 21st of June.
- 20% of the public open space is protected from direct

sunlight of the 21st of December, to provide protection against ultraviolet radiation.

Private Open Space and Communal Open Space

- Quantum of communal open space to be provided as per Parramatta LCP.
- The public open space is not permitted to be included for the purpose of calculation the area of communal open space to be provided on the site.
- A minimum of 25% of the required communal open space must be at the ground level.
- 50% of the communal open receives a minimum of 2 hours of sun between 9am and 3pm on the 21st of June.
- 20% of the communal open space is protected from direct sunlight of the 21st of December, to provide protection against ultraviolet radiation.

Solar Access

- Residential development must comply with solar access requirements in accordance with the Apartment Design Guidelines.
- Solar access to public open space and communal open space:
 - 50% receives a minimum of 2 hours of sun between 9am and 3pm on the 21st of June.
 - 20% of the open space is protected from direct sunlight of the 21st of December, to provide protection against ultraviolet radiation.

Car Parking

- All the car parking is to be provided in the basement or sleeved with residential and retail/commercial uses when located in the podium. No car parking to be provided on ground.
- Maximum parking rate for Residential flat buildings and Shop-top housing:
 - Studio or 1 bedroom: 0.5 spaces per dwelling.
 - 2 or more bedrooms: 1 space per dwelling.
 - Motorcycle parking: 1 space per 10 car spaces.
 - Visitor: 1 space per 5 apartments.
- Provision of a car washing space if more than 4 dwellings.
- Accessible car parking: 1 space per adaptable dwelling and per 20 visitor spaces.
- Car share spaces: 1 space per 60 car spaces provided.
- Electric vehicle spaces including charging stations: 1 space per 60 car spaces provided.
- Bicycle parking: 1 space per dwelling (resident) and 1 space per 10 dwellings (visitor).

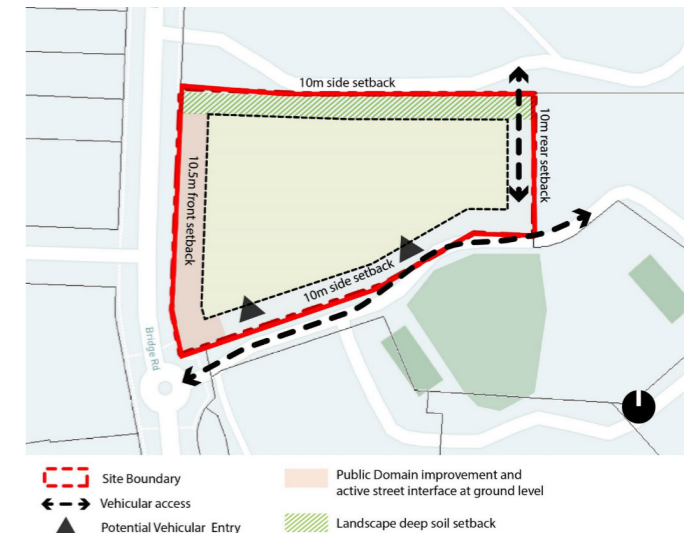


Figure 1. Setback and Access

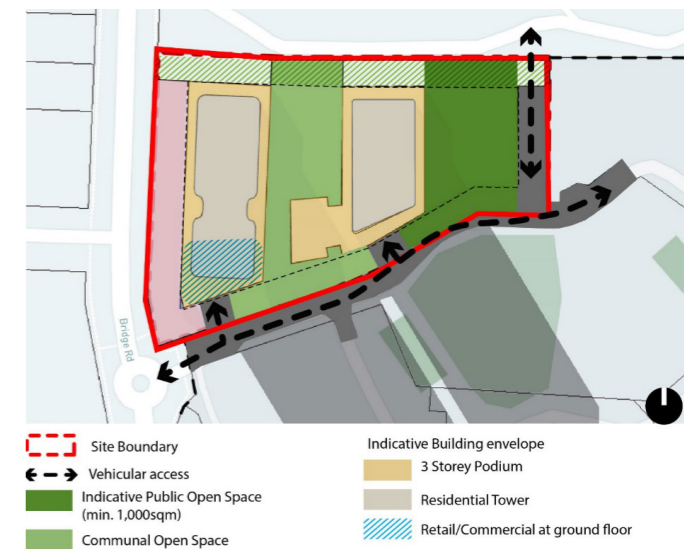


Figure 2. Development Principles

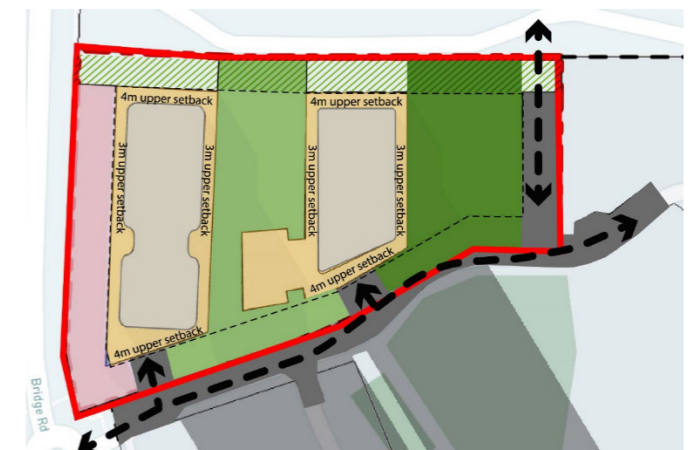


Figure 3. Upper Setback

1.7 REVISED PLANNING PROPOSAL- DEC 2024

A revised Planning proposal was submitted in December 2024 which seeks to optimise the Site's contribution to the Westmead Health and Education Precinct and Innovation District. It applies the planning controls that were endorsed by the Sydney Central City Planning panel.

Key Design Changes:

- Reduced northern setback to tower from 4m to 2m
- Expanded Communal Open Space Area to north and east of development
- Investigation of north south public pedestrian access through public park linking Monarco Estate and Nurses Quarters
- Expanded enhanced public domain and pedestrian connections along both northern and southern boundary.
- Removal of north-south vehicular access road
- Additional car parking and loading entry to the northern edge of the site to reduce vehicle load on Monarco access road with future provision to extend east.



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



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

Key Considerations:

- Monarco Estate to the south of the site will require consideration to mitigate views and overlooking impacts
- The Bridge Road interface is currently inconsistent and inactive and will require a considered landscape treatment and enhancement to ensure it aligns with the future precinct vision and balance movement and place functions to support its role as a key pedestrian connector.
- Vehicular access from Bridge Road is limited with current access from the shared access road adjoining the Monarco development. Additional access will need to be provided to reduce vehicular load on the Monarco shared access road.
- Existing significant Cumberland Plane trees on neighbouring site to the north need to be respected. A landscape solution will be needed to ensure their retention and integration into the proposal.
- Public/ private delineation will need to be considered between communal and public open space to the east of the site, ensuring integrated use whilst maintaining secure access for residents.



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



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

1.8 SOLAR AMENITY ANALYSIS

Solar Amenity analysis was conducted for the revised planning proposal (Dec 2024) for mid-winter for the extended hours between 8am-2pm on 21 June, detailing the shadow case within the proposed Development

The analysis shows that the planning proposal does not present significant impact to the quality and current use of the open space and of the 18 apartments affected all apartments retain 2-4 hours of solar access.

Findings

- The proposed development (South West) diagram indicates two potential impact areas, A and B.
- The potential impacted area B 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.
- The overshadowing on the north side of Block A 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.

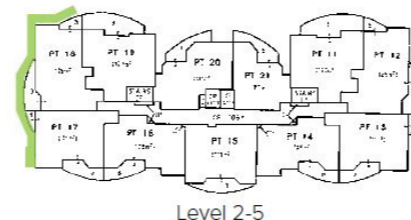
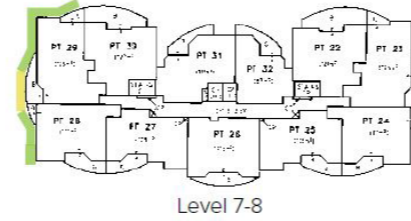
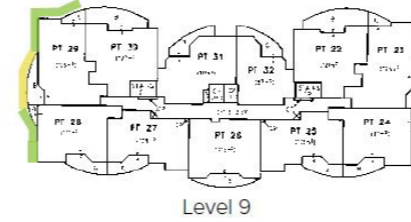
A. MONARCO ESTATE (BUILDING D)

The overshadowing on the north side of 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.

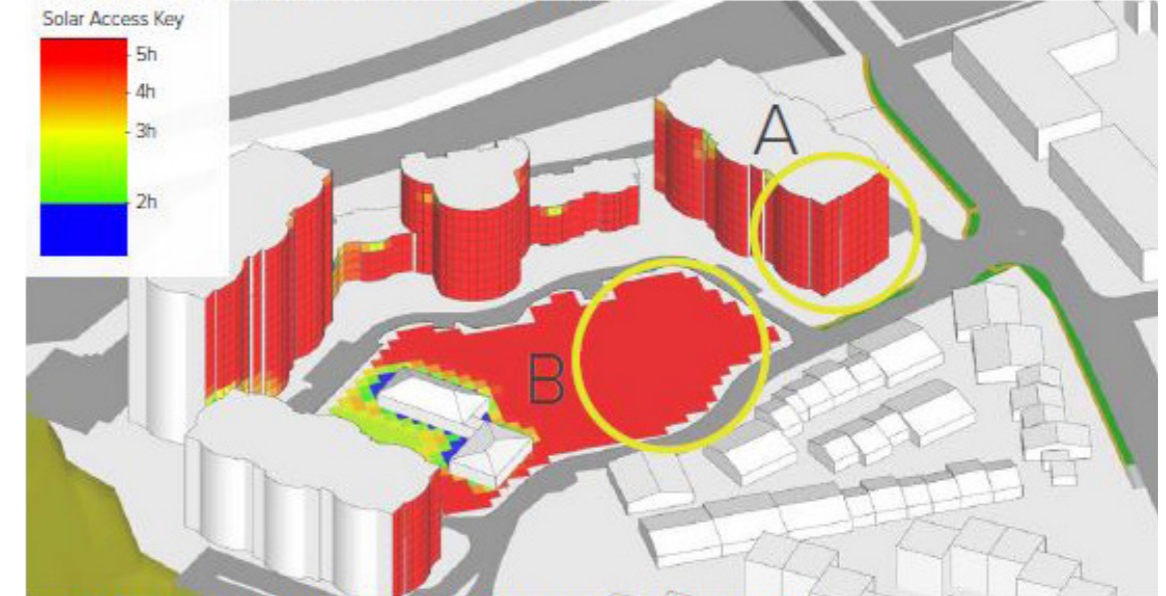
Dwellings **ADVERSELY AFFECTED (<2 hours)**
0/98

Dwellings **AFFECTED (2-3 hours)**
14/98

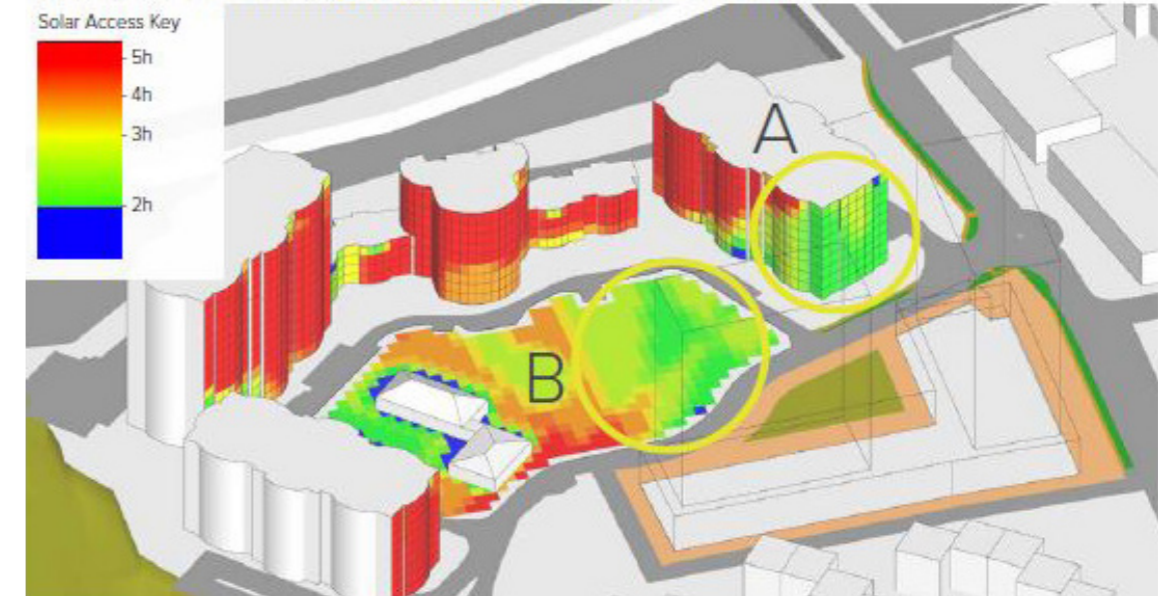
Dwellings **LIGHTLY AFFECTED (3-4 hours)**
4/98



EXISTING OVERSHADOWING (SOUTH WEST)



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



1.9 SOLAR AMENITY IMPACT COMPARISON

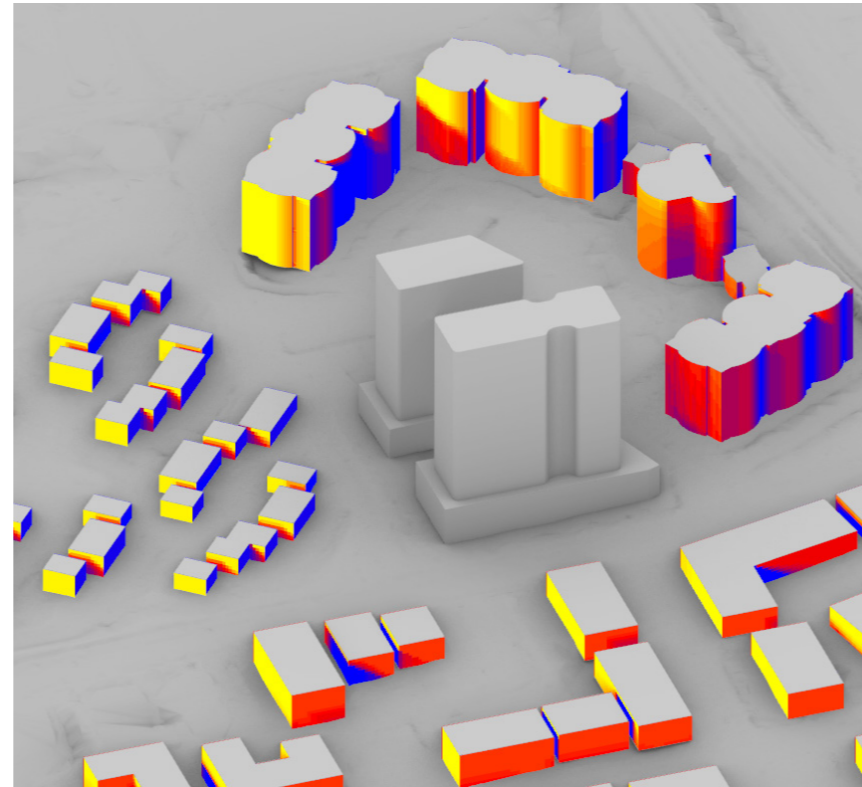
HOURS OF SUNLIGHT ON SURROUNDING FACADES

Shadow impact analysis indicates that there are no additional impacts to the living areas and communal open areas of neighbouring properties with the 30% uplift massing in comparison to Planning Proposal massing.

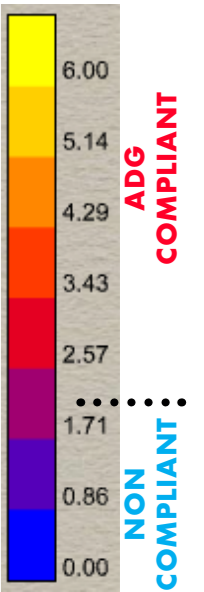
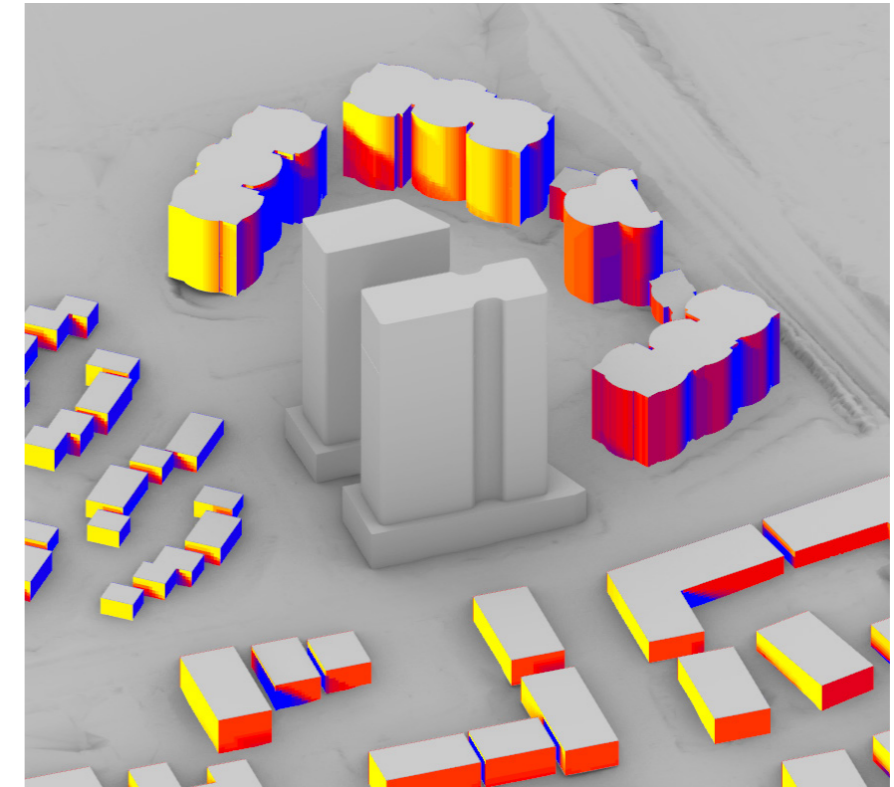
The shadow analysis confirms that even during the most affected time of the year, the winter solstice, the proposed development does not result in any non-compliance with the minimum solar access requirements for neighbouring properties. All neighbouring developments will continue to receive either their existing level of solar access and/or comply with the standards set out in the ADG.

The shadow impact analysis indicates that there is no additional impact to the living areas of neighbouring properties with the 30% uplift massing. The only minimal impact identified is on the balcony edge of 136 Bridge Road, where the shadow duration increases marginally by approximately 15 minutes between 11:15am and 11:30am compared to the planning proposal scheme.

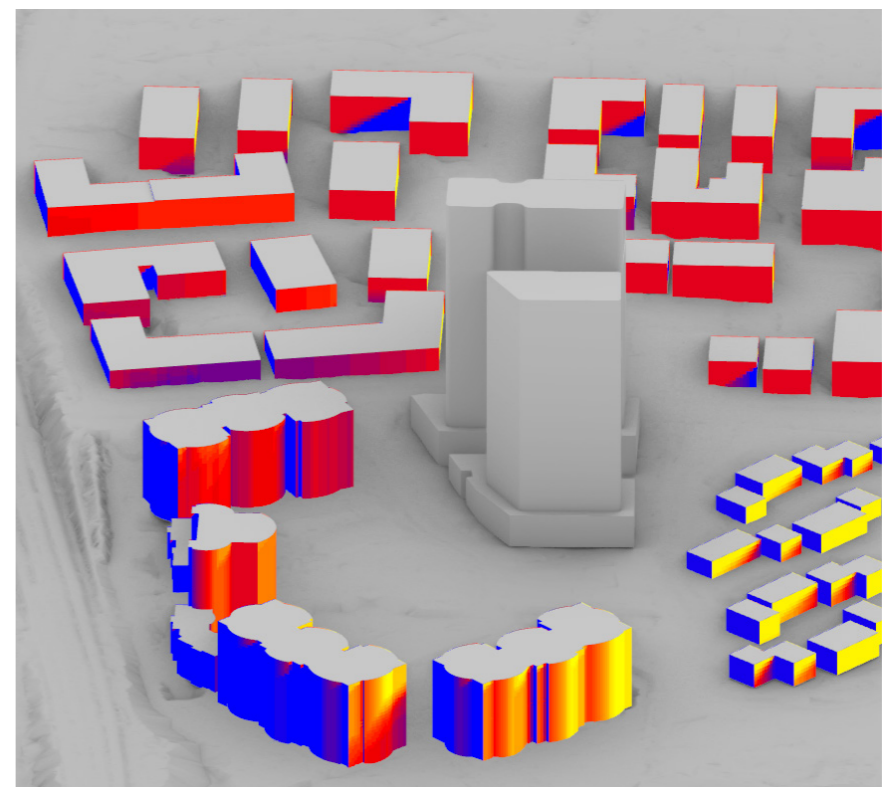
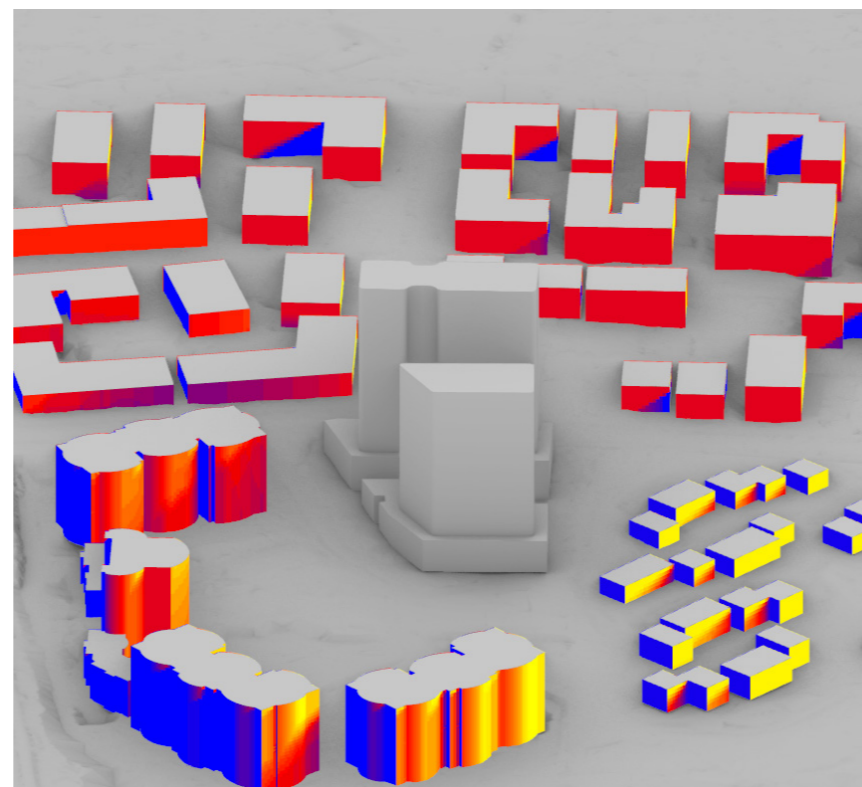
PP Scheme

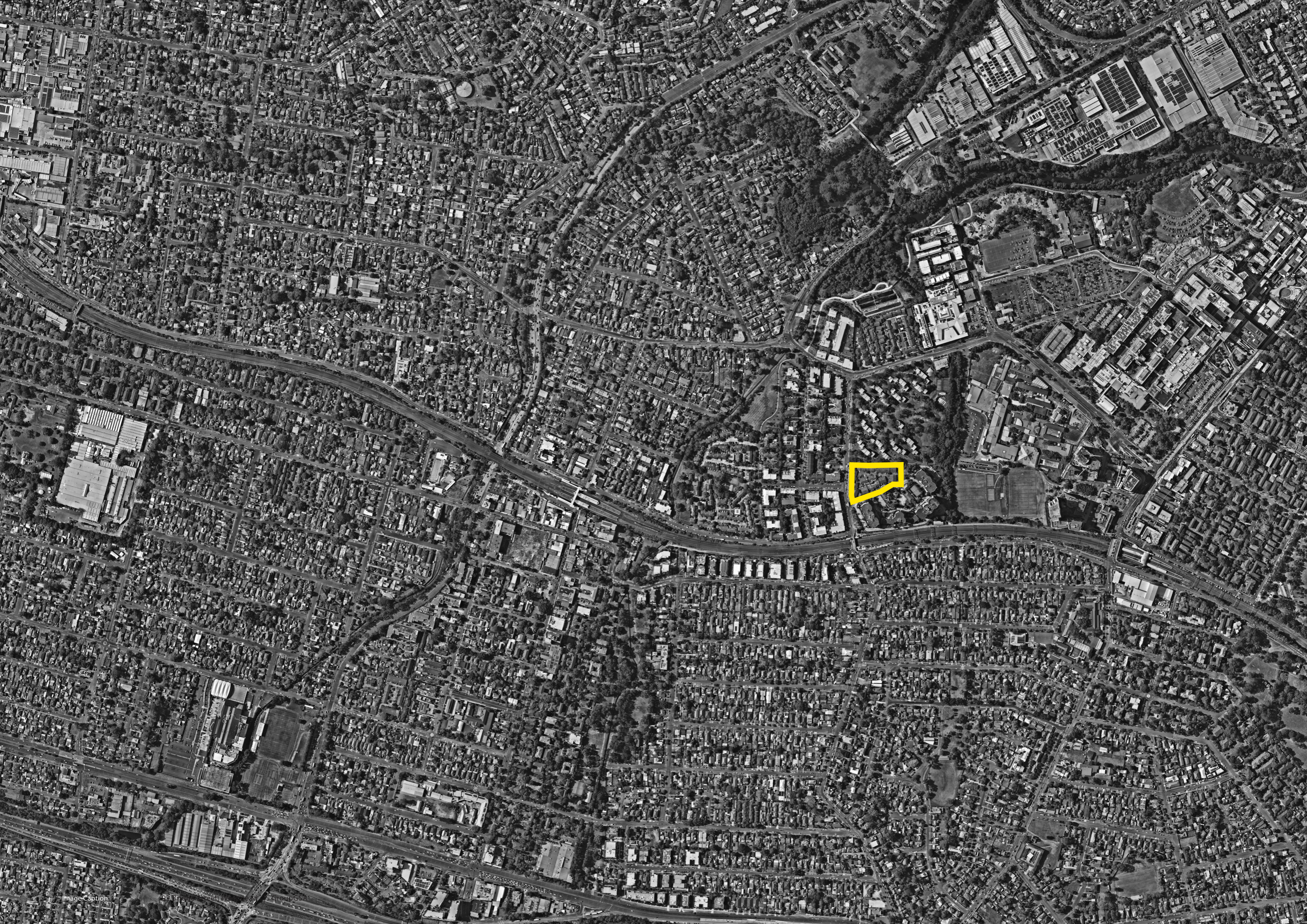


Proposed (30% UPLIFT)



no. of hours





2.0

ANALYSIS



2.1 COUNTRY

Westmead is on the traditional lands of the Barramattagal clan of the Dharug people and language group.

The traditional lands of the Dharug peoples extends throughout the Sydney basin. The Barramattagal clan lived at the head of the Parramatta River and around the greater Parramatta Region for thousands of years. This land was a home, hunting ground and meeting place for Aboriginal people.

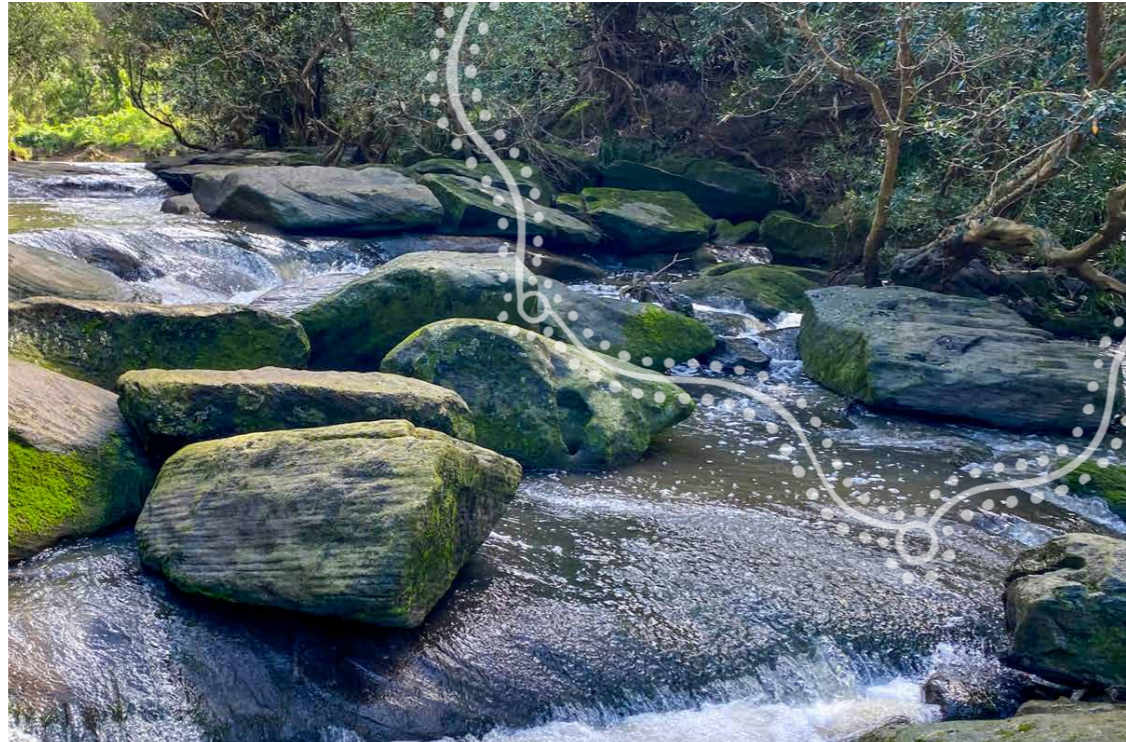
The name of the city, Parramatta, is derived from the Dharug word Barramada meaning 'where eels lie down'. The seasons when the eels would breed in the Parramatta River, was of great significance to the Burramattagal people. They would travel to where they bred, as it represented a start to a new life cycle and change of season. A sculpture by Reko Rennie, 'Where Eels Lie Down', is a tribute to the significance of the eel to the Burramattagal people.

The Parramatta River, Darling Mills Creek and Toongabbie Creek hold value for the Burramattagal people as they were a source of fish, eels and other riparian way foods. The vegetation along the riparian ways, which included mangroves, paper bark trees and reeds, also provided a valuable source for raw materials.

Pre-colonisation, the inland greater Parramatta Region was characterised by dense, tall open forest identified as the Cumberland Plain Woodlands. The Cumberland Plain Woodland refers to an upper storey dominated by eucalyptus and gum tree species, and ground cover grasses. The forests and woodland of the Cumberland Plain provided a rich source of native flora and fauna, with an abundance of wood for building shelters, canoes, tools and various other items.

In present day, Parramatta Park remains an important area for Aboriginal history, containing scar trees, where bark was removed in a single piece from wide trunked trees to be used as a canoe or water-carrier.

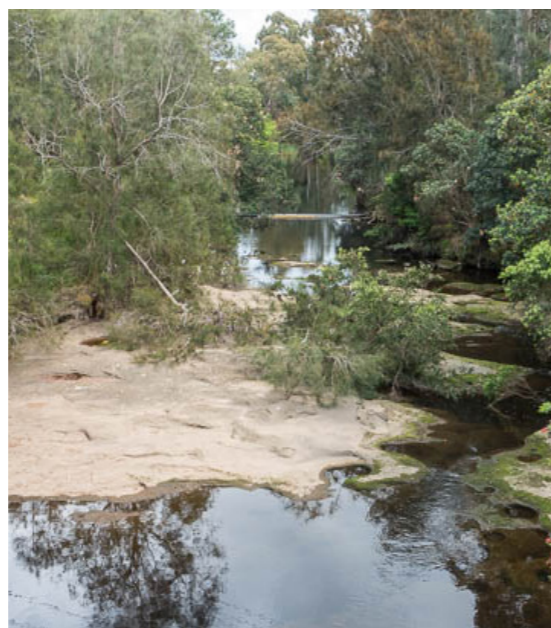
The proposal respects, reinforces and celebrates the significance of the sites relationship to the natural and cultural heritage of the area and works to restore and regenerate the living systems of country.



Toongabbie Creek, Westmead. Source: First Nations Peoples of the Parramatta River and surrounding region.



Native vegetation planting on Westmead Staff Accommodation site.



Toongabbie Creek and riparianway. Source: David Noble



Eastern Water Dragon. Source: David Noble



Flying Foxes. Source: David Noble



Mature native trees on Westmead Hospital Staff Accommodation site.

2.2 POST SETTLEMENT

European settlement within the Parramatta region began in April 1788. The fertile soil around the Parramatta River meant the area was established as a farming settlement to supply food for the new colony.

Parramatta, originally named Rose Hill, was the centre of Governor Arthur Phillips colonial settlement in greater western Sydney.

The Governor's finest 'mead' (meadow) had been set out on the western end of his vice-regal residence, which was the first development of what is now known as the Old Government House in Parramatta.

In 1790, when Toongabbie became an extension of the farmlands of Rose Hill, the region became known as "the acres west of the mead", later shortened to Westmead.

When the land became too expensive for the Governor to maintain, it was subdivided into three parts with 200 acres set aside for the public park, the western land identified as Westmead, and the northern land identified as Northmead.

In 1816, Governor Lachlan Macquarie established the Female Orphan School in Parramatta, which would later influence the establishment of other institutions in the Parramatta region. The Parramatta District Hospital was established in 1818, serving the surrounding regions for a number of years.

The Great Western Railway ran through the Parramatta region since 1860, with Westmead Railway Station constructed in 1883. Residential development within Westmead increased in the 1880s.

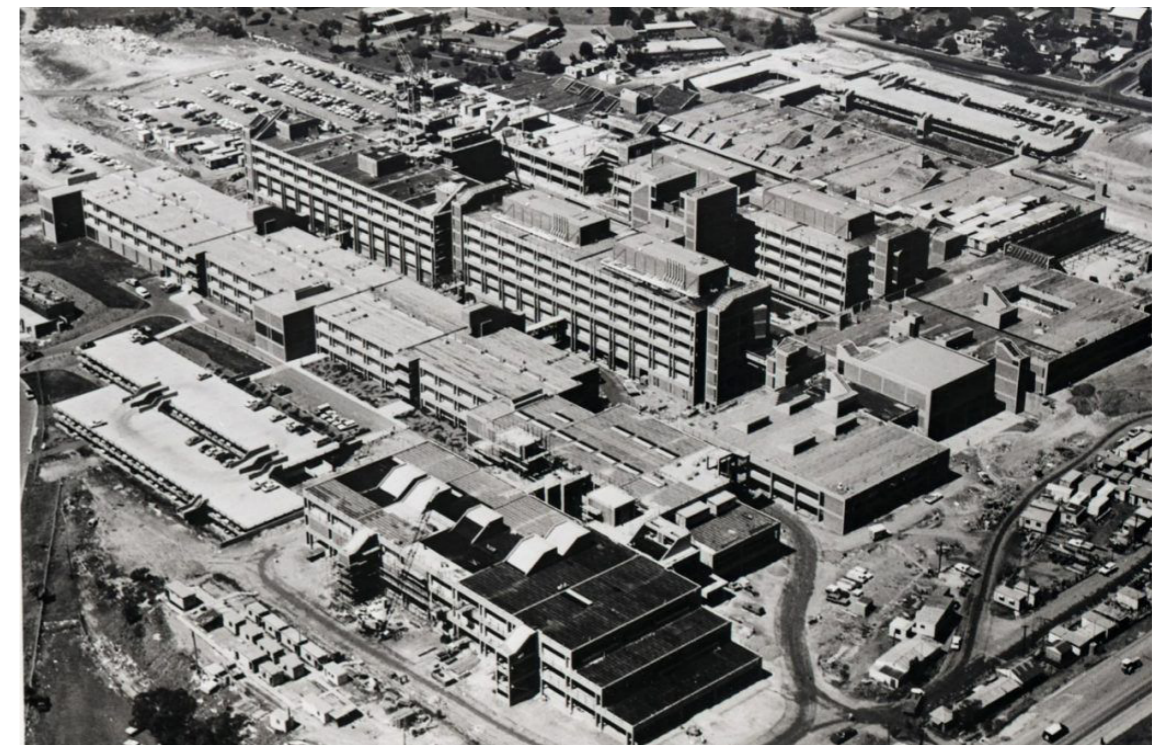
In 1882, the Westmead Hospital for the Insane was established, marking the start of Westmead's identity as a health district. By 1888, the Cumberland Hospital was built nearby.

Residential growth within Westmead increased substantially during the 1940s when the NSW Housing Commission developed a number of subdivisions. This was a response to the rapid suburbanisation that occurred during the 1940s and 50s after World War II.

In 1978, Westmead Hospital, initially referred to as the Westmead Centre, was established. Westmead Hospital became a major teaching hospital, cementing the suburb as a major healthcare hub for greater Western Sydney.



Parish of St. John, County of Cumberland Map Dec 31 1908, Westmead. Source: National Library of Australia.



Aerial image of Westmead under construction, c. 1977. Source: City of Parramatta Archives, ACC002/61/01.



Early view of Westmead, from Mills & Pile Auctioneers, Westmead Land Sale catalogue, c. mid-1800s. Source: City of Parramatta Reference Library.

2.3 ECOLOGY: PAST AND PRESENT

The Westmead Precinct sits at the heart of the Parramatta River Catchment area in proximity to the head of Parramatta River.

Prior to European settlement, the area was home to a variety of ecological communities. Forested Wetlands communities were the dominant vegetation type around the Parramatta River and creeklines. Further out from the riparianways, Dry Sclerophyll Forests (Shrubs and Shrubs/Grass, Wet Sclerophyll Forests, and Grassy Woodlands were present in the landscape. The site was originally home to Dry Sclerophyll Forests (Shrubs/Grass) vegetation communities.

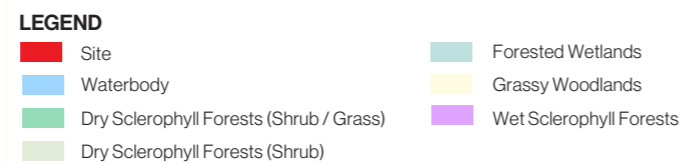
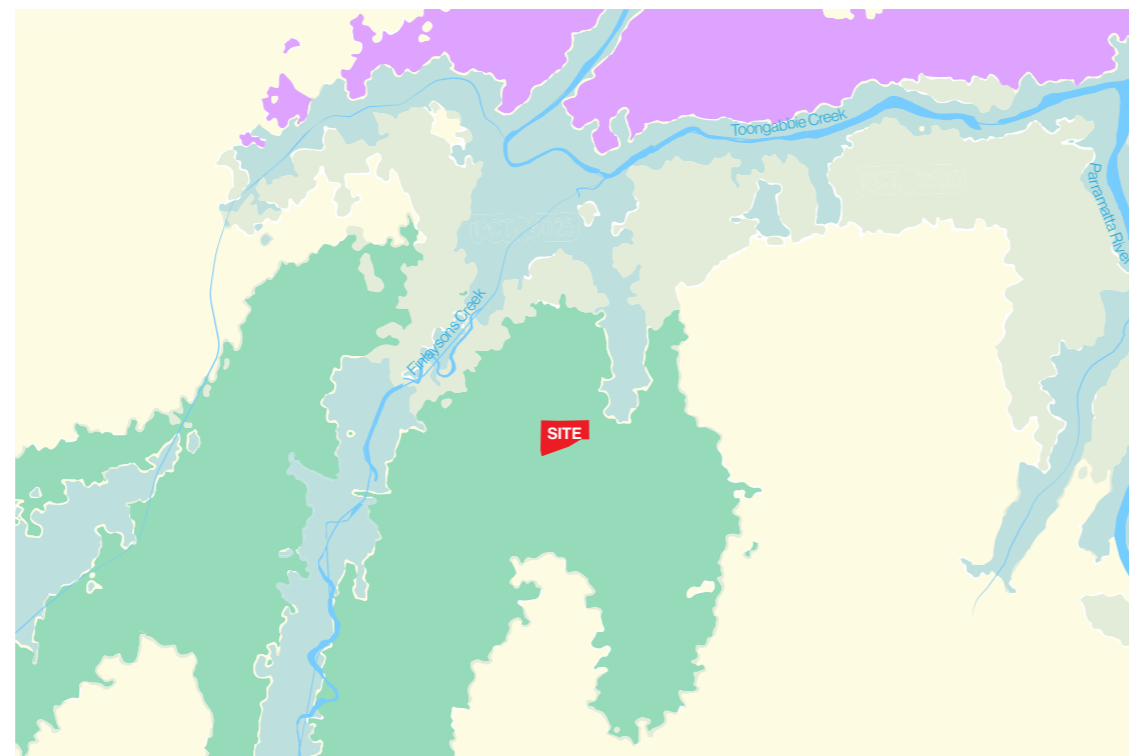
In the present day, there are remnant patches of open space and vegetation. Canopy coverage is predominantly in open spaces and along riparianways. There are some remaining Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forests within the landscape to the north-west and south-east of the site. Further to the north of Toongabbie Creek there is a Sydney Turpentine-Ironbark Forest in the Sydney Basin Region community. These vegetation clusters are identified as critically endangered ecological communities and require significant protection to ensure the survival of Sydney's native ecosystems.

The Parramatta River Catchment is managed by the Parramatta River Catchment Group (PRCG) an organisation maintaining and improving the health of the catchment.

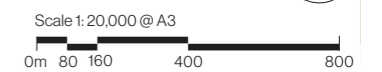
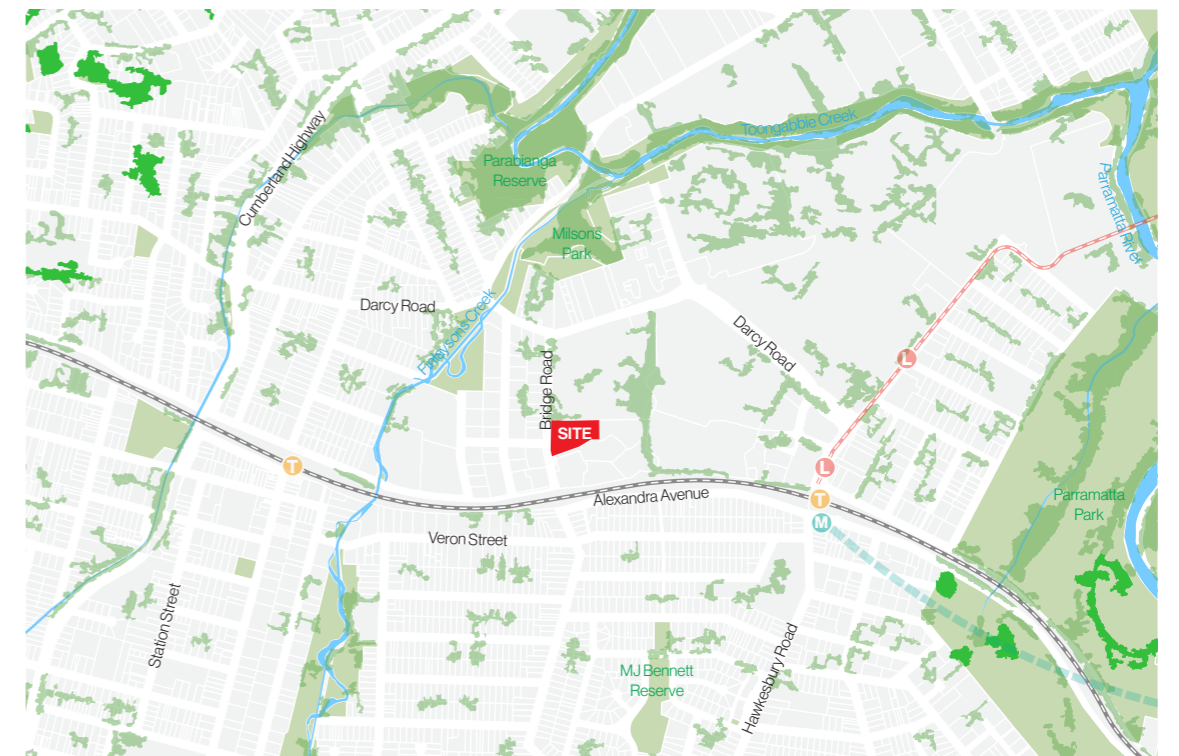
The Parramatta River flows east of the site meandering into Toongabbie Creek to the north, and Finlaysons Creek to the West. The river sits within the World Heritage-listed Parramatta Park covering over 85 hectares of parkland, lawns, gardens, historic buildings and monuments.

Parramatta Park facilitates high ecological diversity throughout the region, containing a mixture of local indigenous and broader Australian native species, distinct ecological communities, and urban wildlife. Home to roughly 140 species of wildlife, the waterways are dominated by exotic Common Carp and Mosquito Fish while also containing the native Longfinned Eel, Australian Bass, Cox's Gudgeon and Firetailed Gudgeon.

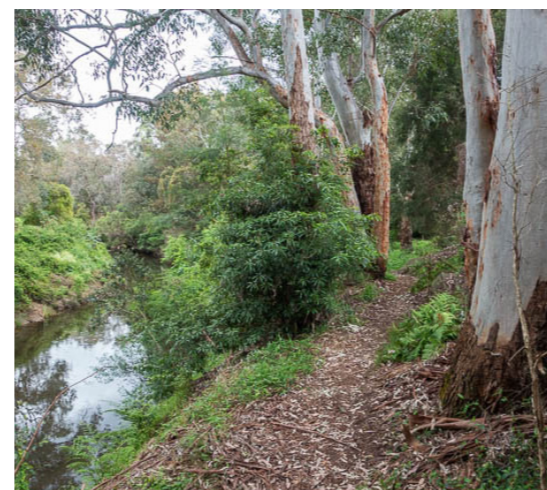
Pre-clearing Ecology



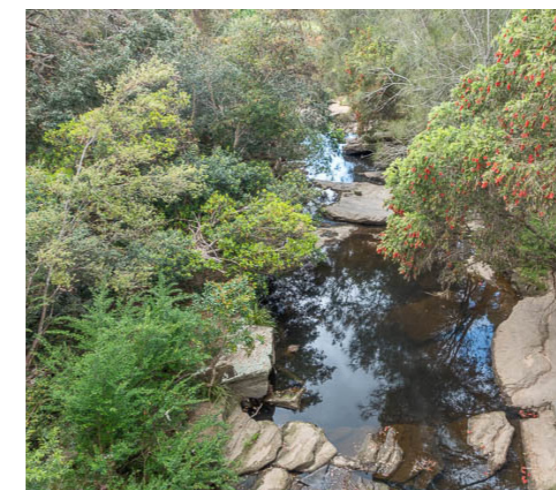
Present Day Ecology



Present day Finlaysons Creek.



Toongabbie Creek. Source: David Noble



Toongabbie Creek. Source: David Noble



Great West Walk Dry Sclerophyll Forest. Source: David Noble

2.4 REGIONAL CONTEXT

The site is located in the Westmead precinct, approximately 2kms from the Parramatta CBD.

The Westmead Precinct is strategically located to leverage the critical role that Parramatta Central Business District (CBD) will play at the heart of the Central City District, creating a seamless connection between the Harbour CBD to the east and the Western Sydney Aerotropolis to the west. This central positioning allows Westmead to serve as a key connector between vital economic zones, enhancing its ability to attract investment, foster innovation, and spur long-term regional growth.

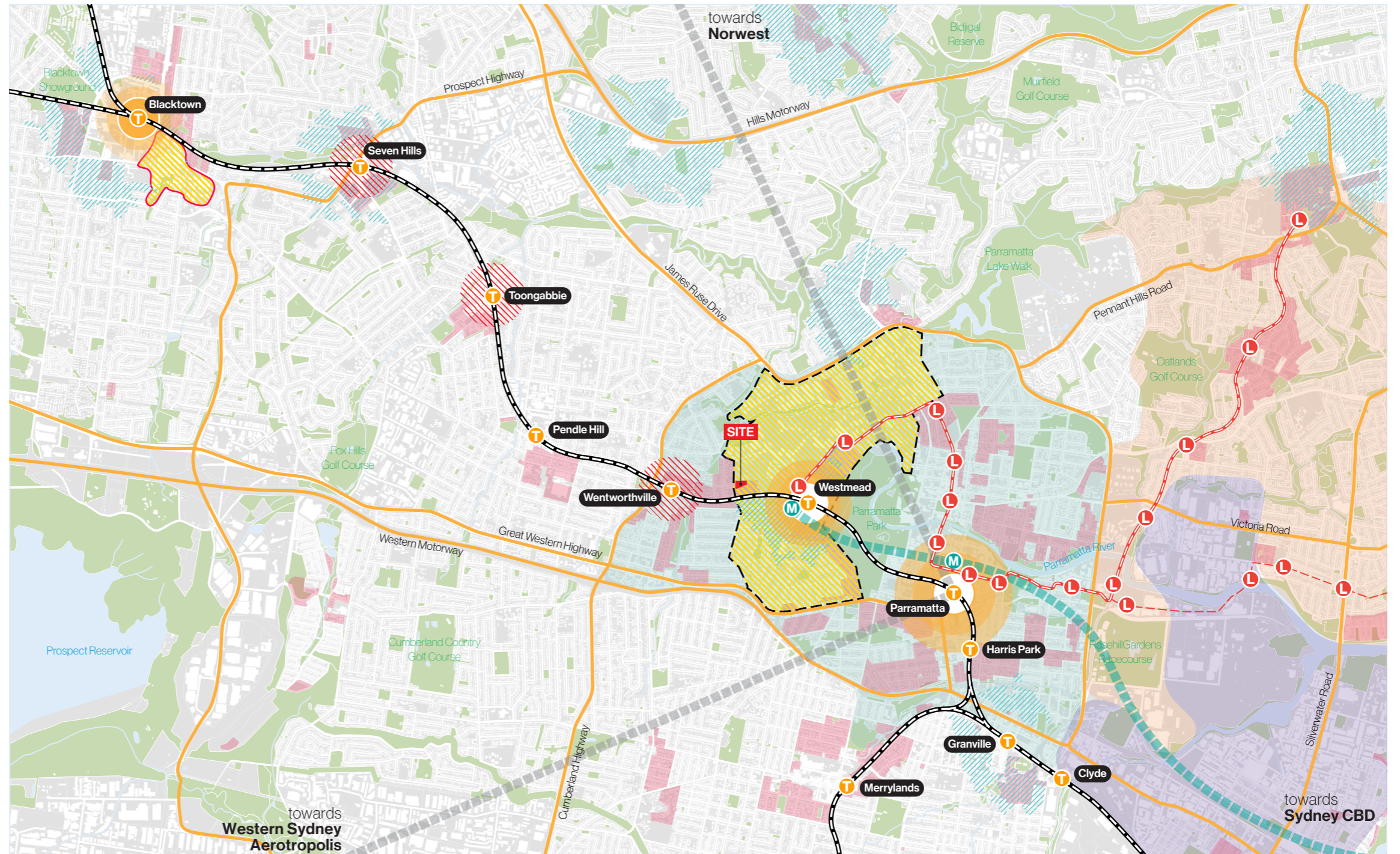
The NSW Government has recognised Westmead as a Lighthouse Precinct, emphasising its potential to drive sustainable economic growth and job creation. The precinct is poised to focus on world-leading healthcare, medical research, and commercialisation, which are supported by strong education and training initiatives

In addition to its strategic location, Westmead is well-positioned to benefit from Sydney's extensive radial transport network, including local and regional buses, rail, light rail and metro, facilitating efficient connections to key economic hubs across the city. The precinct is also closely linked to Sydney's thriving global economic corridors, positioning it as an attractive destination for both domestic and international businesses. With the growing opportunities within the Greater Parramatta and the Olympic Peninsula (GPOP) region, the Westmead Precinct is set to become a major player in shaping the future of Greater Sydney.

The integration of Westmead into the GPOP area further reinforces its importance as a catalyst for the creation of new jobs, the development of housing, and the attraction of investment. This confluence of infrastructure, economic growth, and innovation offers Westmead a unique opportunity to develop as a world-class health and innovation district, contributing significantly to the region's prosperity and global competitiveness.

The recent low-mid rise housing policy will further boost housing provision and population growth along key transport corridors and in particular to the south of Westmead station in close proximity to the site.

This proposal aligns with the broader strategic vision for Westmead, recognising its pivotal role in the ongoing transformation of Greater Parramatta and the Olympic Park area. By capitalising on its position at the heart of these interconnected zones, Westmead will continue to evolve as a hub for groundbreaking research, high-tech industries, and sustainable urban development.



LEGEND		<ul style="list-style-type: none"> Light Rail Future Light Rail Westmead Health & Innovation District R4 High-Density Residential Zone Low and Mid Rise Housing Policy 		Place-based Infrastructure Compact Pilot Precincts <ul style="list-style-type: none"> Parramatta CBD & Westmead Health and Education Precinct Next Generation Living from Camellia to Carlingford Essential Urban Services, Advanced Technology and Knowledge Centres 	
<ul style="list-style-type: none"> Site Metropolitan Centre Strategic Centre Urban Renewal Area 	<ul style="list-style-type: none"> Motorway Train Line Future Train Line Future Metro 	<p>Scale 1:50,000 @ A3</p>			

2.5 CONTEXTUAL HEIGHT ANALYSIS

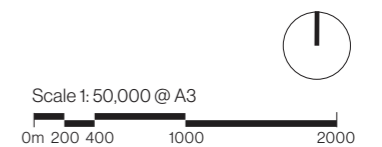
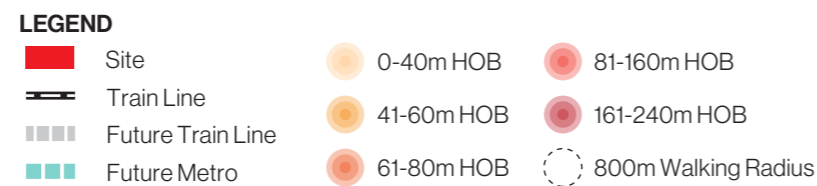
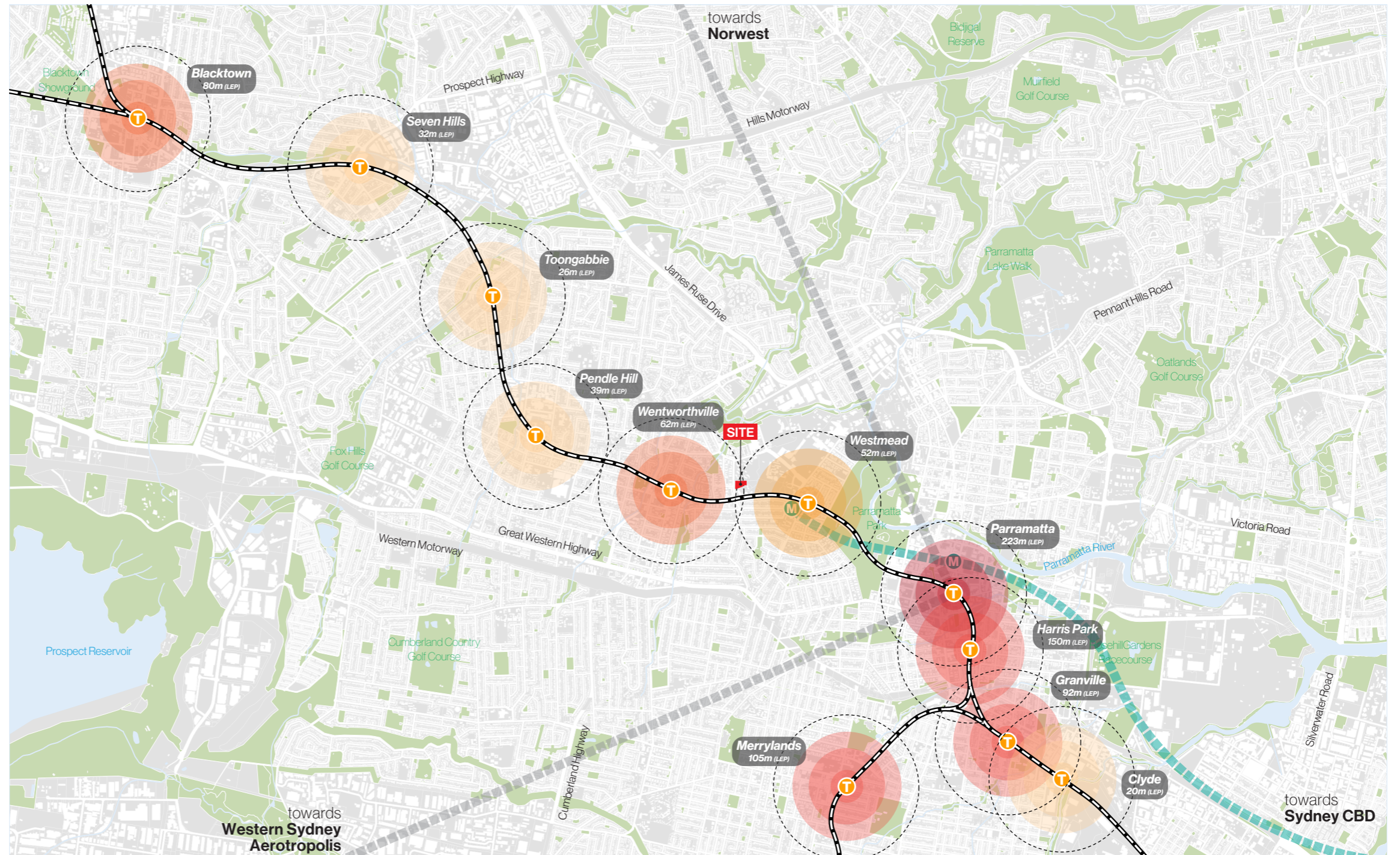
The redevelopment of the site located in the heart of Westmead, as identified in the A Metropolis of Three Cities strategic plan, offers a significant opportunity to enhance both height and density in the area.

Westmead's central location within GPOP positions it as a key area for future growth, as part of the ongoing transformation of the greater metropolitan region. This expansion offers new possibilities for Westmead to emerge as a key focal point for development, while contributing to the broader vision of urban growth within the region.

As outlined in A Metropolis of Three Cities, Greater Parramatta is forecast to evolve into a future Metropolitan Centre, a hub of activity and services. The plan supports a considerable height allowance of 211 meters for the area, reflecting its importance within the context of regional urban development. In contrast, surrounding suburbs such as Harris Park, Granville, and Merrylands are permitted height limits of 150 metres, 92 metres, and 105 metres, respectively, showcasing their own unique contributions to the region's growth.

In comparison, Blacktown, another strategic centre within the region, has been recognised for its growing significance in health and education, similar to Westmead's established reputation in those sectors. Blacktown is currently designated a height allowance of 80 meters, but its long-term potential remains promising, especially as part of the broader Greater Sydney Region Plan, which outlines aspirations for continued expansion and revitalisation of the area.

At present, the areas surrounding Westmead, including the local and strategic centres, are experiencing significant urban growth. Many of these centres are undergoing transformation as part of the NSW Housing State Environmental Planning Policy (SEPP), which is aimed at providing additional affordable housing, particularly for key workers. This initiative along with the more recent low-mid-rise reforms forms a key part of the government's broader strategy to accommodate Sydney's growing population in key strategic centres while ensuring that essential services and workforce housing are prioritised.



2.6 FUTURE CONTEXT ANALYSIS

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

Sub-Precinct 2 Vision Statement, Westmead Place Strategy 2036.

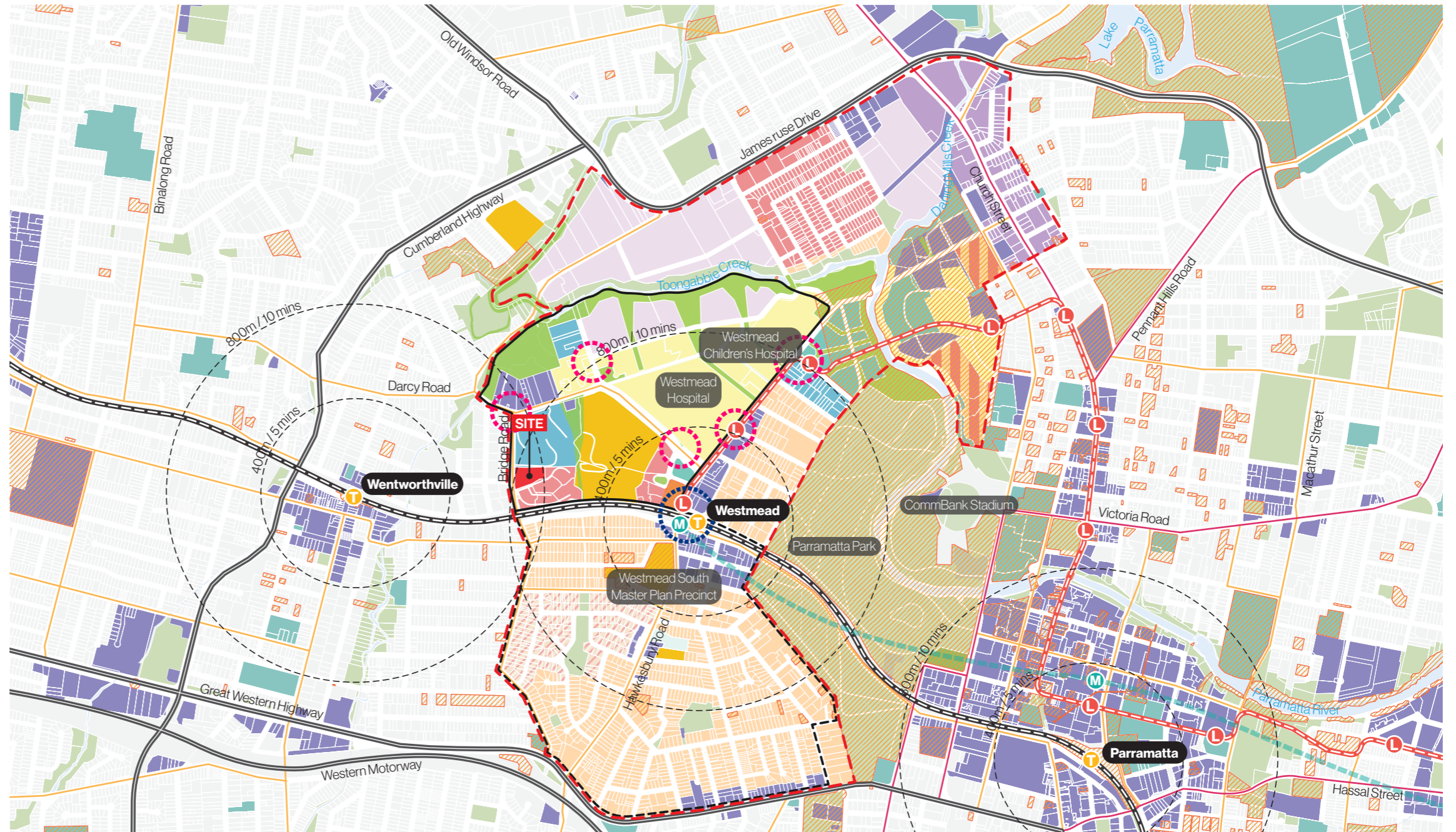
Westmead’s character is undergoing a transformative evolution as it progresses towards becoming Australia’s premier health and innovation district. This shift is outlined in the Westmead Place Strategy, a comprehensive framework that steers the area’s future development and underlines its potential as a leading global center for medical research, healthcare, and technology. The vision for Westmead is ambitious, with the proposal of creating 50,000 new jobs by 2036, underscoring the area’s future importance as a central hub for innovation and economic growth.

Located within sub-precinct two of the Place Strategy, the site is strategically positioned to foster the expansion of health services and educational infrastructure. This aligns with the broader goal of reinforcing and enhancing the role of Westmead Hospitals as a core pillar in the region’s healthcare ecosystem. The proposed development in the precinct will provide high-quality, accessible facilities that support not only the ongoing advancement of medical care but also the educational frameworks necessary to cultivate the workforce of tomorrow. The integration of expanded healthcare services with educational offerings positions Westmead as a vital contributor to Australia’s future healthcare and innovation landscape.

The site is one of only three residential sites within this sub-precinct, highlighting its unique role in contributing to Parramatta Council’s ambitious housing targets. The council’s goal of delivering 8,000 new dwellings by 2036 places Westmead at the forefront of housing development in the region, ensuring that the growing demand for accommodation is met as Westmead grows.

Sitting just to the south the site, the Westmead South Master plan envisages additional 6,620 dwellings further contributing to a growing high density residential offering in Westmead.

The proposal places significant emphasis on the delivery of affordable housing within the precinct, in line with the broader Westmead Place Strategy. This will be critical in supporting key workers—those in the medical, research, and innovation sectors—who are essential to the district’s continued growth and success.



LEGEND

Site	Mixed Use (Retail, Commercial and Residential)	Opportunity for Urban Renewal	Train Line	Connected Green Open Space
Open Space	Mixed Use (Health)	Existing Residential in Precinct	Light Rail	Heritage Item
Waterbody	Mixed Use (University, Enterprise, Innovation and Research)	Advanced Manufacturing and Complementary Uses	Future Metro	Future Activity Node (Westmead Place Strategy)
Westmead Precinct	Arts, Civic and Cultural Facilities	Business Enterprise	Motorway	Gateway
Sub-Precinct 2	Health and Research	Tertiary Education	Arterial Road	
Westmead South Master Plan	Character Investigation Area	Primary and Secondary Education	Distributor Road	

2.7 FUTURE CONTEXT MASSING STUDY

Increasing density of residential development in Westmead aligns with the ambitions of the Westmead Place Strategy, ensuring that it continues to grow and mature into a premier health and innovation destination supporting both jobs and housing provision

A key component of the Place Strategy is the focus on the Light Rail and T-Way corridors, which offer essential transport connections and are designed to support increased density along strategically placed stops and stations. This fosters the development of dynamic hubs capable of supporting the area's thriving health and education facilities while offering convenient access to essential services.

This opportunity positions Westmead similarly to its neighbouring centres adjoining Parramatta CBD, each benefiting from the broader goals of creating vibrant, well-connected urban areas with a strong focus on sustainability, quality of life, and economic growth.

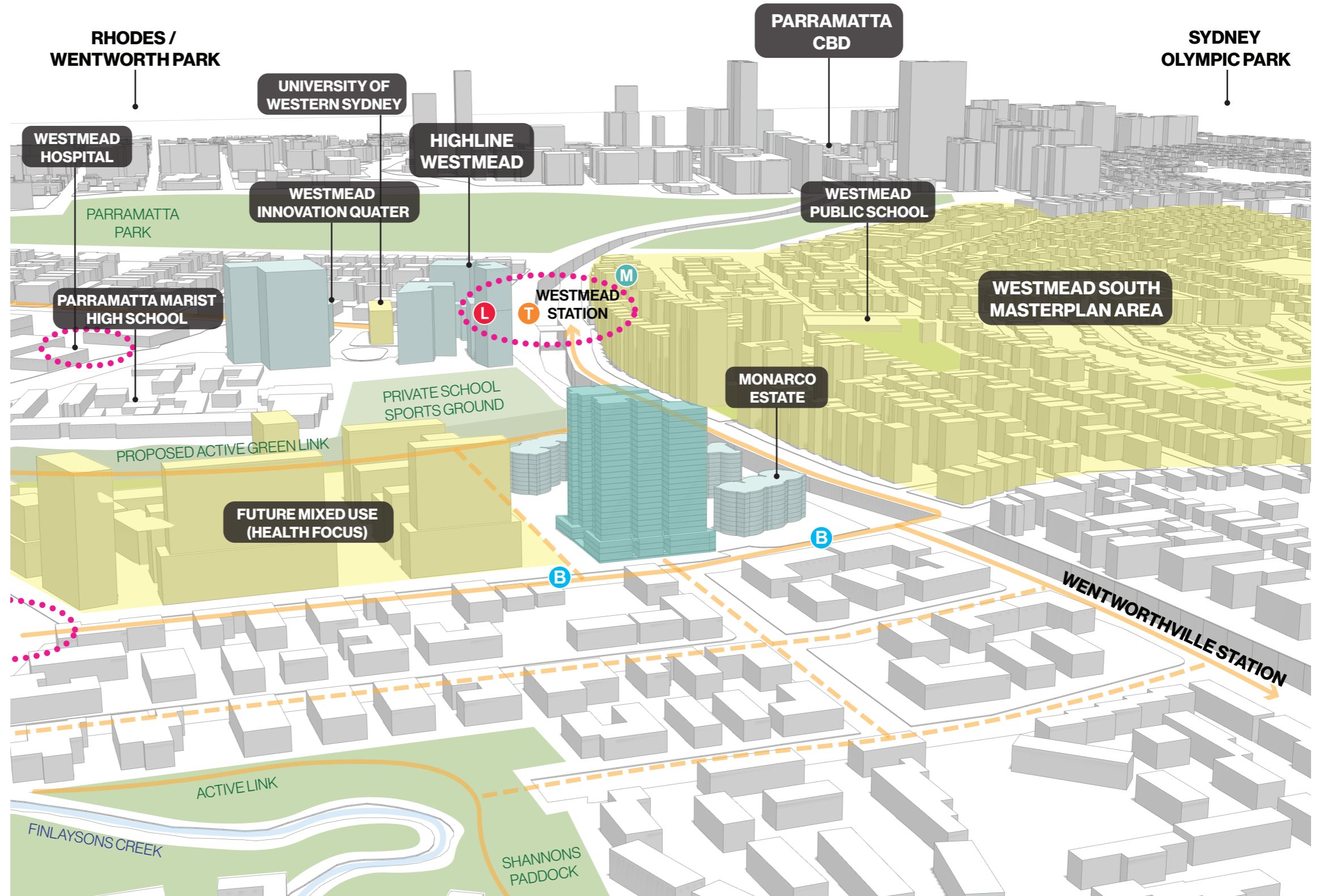
Directly adjoining the site is the 15 Storey Monarco Estate built 15 years ago. The existing nurses quarters site sits directly north of the site is state government owned and has been identified for renewal (massing as depicted in the Bridge Place urban Design Report 2024, by Hatch Robers Day).

The Westmead Innovation Quarter associated with Western Sydney University Campus sits directly adjacent to the major transport interchange of Westmead Station.

The Westmead South Master plan, 2024 developed by the Cumberland Council envisages the area to become a walkable residential neighbourhood offering housing choice and diversity, with building heights ranging between 12 -25 storeys and an urban village at its heart.

New north-south and east west connections, notably active link along the edge of the riparian zone and the new site-through connection to the northern edge of the site strengthens the walkability of the precinct and unlocks the potential of the site itself and adjoining nurses quarter.

With a residential focus the proposal has an FSR 4.68 and height of 89.7 being comparable in scale to the more recently built 28 storey Deicorp Highline project to the east of the site.



2.8 SITE CONTEXT

NATURAL ENVIRONMENT

The site sits along the edge of a ridge line on a highly cleared site with urban vegetation coverage of less than 10%.

Urban Vegetation Cover

The urban vegetation coverage within the area is varied, with many lots featuring between 20-30% vegetation site coverage.

The subject site is identified as having less than 10% urban vegetation coverage. Other sites with less than 10% vegetation coverage include Westmead Private Hospital which is a major health infrastructure facility, the local shops around Wentworthville and Westmead Station, and some road corridors.

The lots within the highest urban vegetation coverage are primarily nature reserves or open spaces.

The Westmead Place Strategy 2032 identifies increasing tree canopy coverage as a planning priority to support sustainable and liveable neighbourhoods, mitigate urban heat island effect, and provide high amenity green pedestrian links to the community.

As part of the Parramatta Urban Forest Strategy, the City of Parramatta Council has set a tree canopy coverage target of 40% by 2050 to create a more resilient and sustainable urban environment.

Topography and Flooding

The site is situated at an elevation of 20-30m above sea level. Bridge Road which runs to the west of the site forms part of one of 4 major ridge lines in the area with high points of 42m 46m, 41m to the south of the site and 62m to the north west respectively.

The land falls from the high points down towards Parramatta River and local creek lines. Parramatta River is located approximately 1.2km to the east of the site. Toongabbie Creek is to the north of the site and extends from the Parramatta River. Finlaysons Creek branches off from Toongabbie Creek in the south-west direction linking to Shannons Paddock and Ernest Quinn Village Green.

The site is not identified as a flood risk area. High flood risk areas are predominantly in open spaces, and at the low points associated with the local waterways.

Overall, this proposal will work to respect and restore the ecological function of the broader natural systems in response to objectives identified in the Westmead Place Strategy and Urban Forest Strategy. Native plantings and increased tree canopy coverage will enhance site wide bio-diversity and regulate the local micro-climate to mitigate the effects of climate change.



LEGEND

- Site
- Westmead Precinct
- Sub-Precinct 2

Indicative Flood Risk Areas

- Water
- High Risk Area (within 1% AEP)
- Low Risk Area (from 1% AEP up to the Probable Maximum Flood)

Urban Vegetation Cover

- More than 40%
- 30-40%
- 20-30%
- 10-20%

- Less than 10%
- Urban Canopy Coverage
- 2m Contour Lines
- Ridgelines
- ★ Local High Point

Scale 1:10,000 @ A3



2.9 SITE CONTEXT OPEN SPACE

This development proposal aligns with the Westmead Place Strategy's vision for a sustainable, interconnected precinct through its focus on the Green Grid Strategy.

The Westmead Place Strategy established a Green Grid that maximises access to waterways, open spaces, and parks, enhancing the public domain and supporting a healthy urban environment. The strategy includes green pedestrian links, an expanded river walk and potential river crossings that connect to natural areas and waterways. The site is adjacent to one such link leading to Tonngabbie Creek. The proposal offers the opportunity to extend a green link through the site, reinforcing the Green Grid objectives linking to key open space areas.

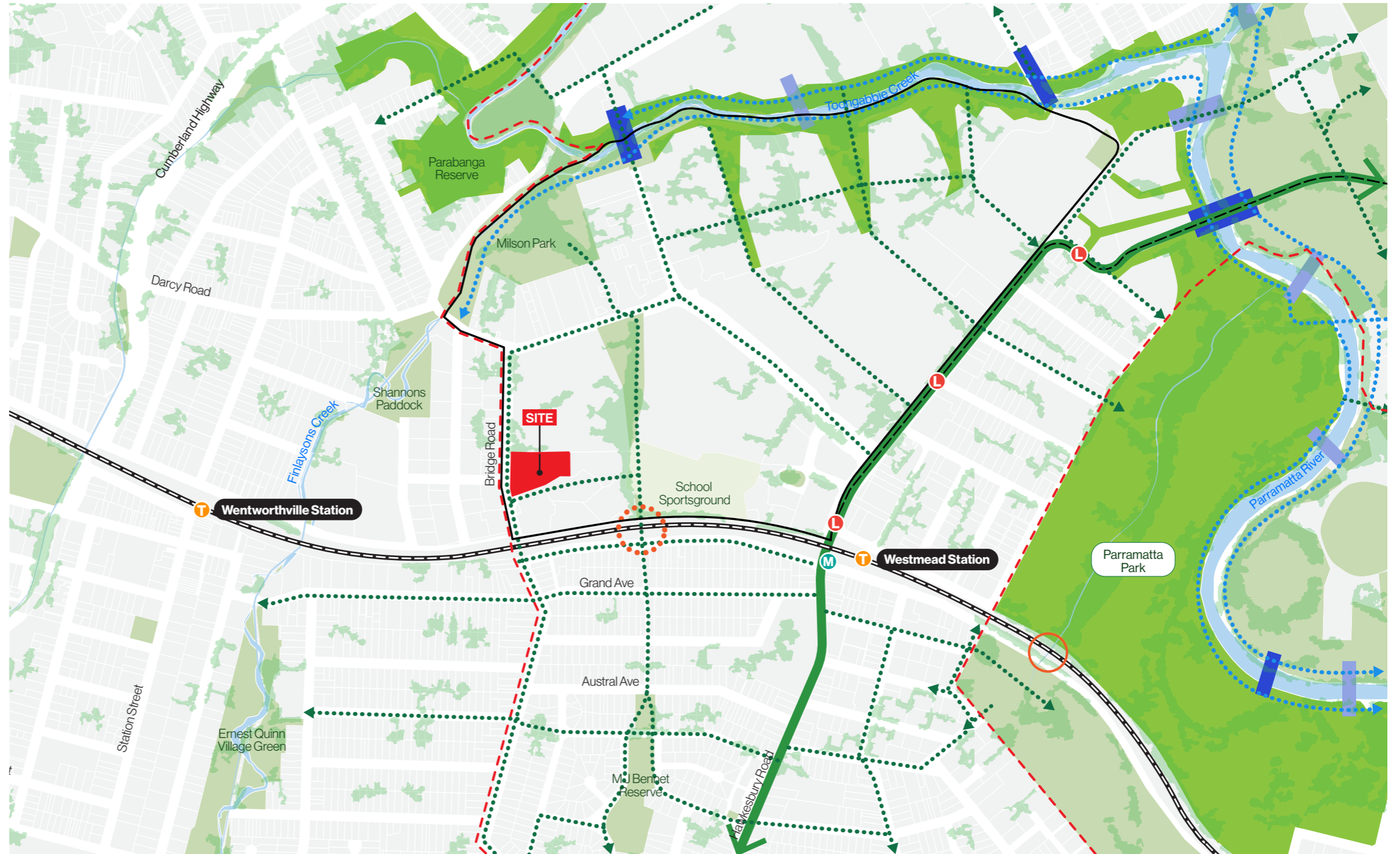
A number of local parks and nature reserves are located within walking distance from the site. Namely the highly vegetated and largely inaccessible Parabanga Nature Reserve to the north along Tonngabbie Creek, Shannons Paddock to the NW, a large cleared open space area that functions as a detention basin for the channelised Finlaysons Creek and Milson Park to the north which has recently been upgraded to increase habitat for local wildlife alongside wetlands for water treatment, with the inclusion of picnic and bbq facilities, nature play and enhanced active links, connecting Milson Park to Shannons Paddock. Mj Bennet Reserve and Ernest Quinn Village Green form part of the broader open space network.

The Redbank track traverses Tonngabbie Creek offering a 3.5km bushwalk a former She Oak swamp in lower Westmead.

The future built form adjacent to green corridors will be scaled appropriately to minimize overshadowing, ensuring the preservation and enjoyment of open spaces. This supports the goals of the Westmead Place Strategy, celebrating the unique natural landscape character of Westmead as a key defining feature, while creating an integrated green and blue grid across the precinct.

The proposal will look to contribute to the open space network by integrating new open spaces with place-based design to strengthen social connections and enhances the community's sense of belonging. These spaces will cater to a range of activities, supporting a vibrant, connected community.

Overall, this proposal will contribute to Westmead's transformation by blending green infrastructure, thoughtful design, and community-focused open spaces, ensuring it becomes a dynamic, sustainable district in line with the Westmead Place Strategy's long-term objectives for a green and connected precinct.



LEGEND

■ Site	■ Local Open Space
■ Waterbody	■ District Open Space
■ Westmead Precinct	■ Regional Open Space
■ Sub-Precinct 2	■ Private Sports Ground

Westmead Place Strategy 2036

↔ Green Spine	○ Existing Pedestrian Underpass
⋯ Proposed Active Transport Links	⊙ Potential Pedestrian Underpass

⋯ River Walk	■ Existing River Crossing
■ Potential River Crossing	

Scale 1:10,000 @ A3



2.10 SITE CONTEXT

LANDUSE, ACCESS AND CONNECTIVITY

The site is afforded significant amenity, within an 800m walking catchment of both Westmead and Wentworthville Stations, with direct access to employment opportunities, health and educational facilities and local open space network.

Westmead, located 26 km west of the Sydney CBD and under 2 km from Parramatta CBD, falls within the City of Parramatta local government area. Westmead houses Australia's largest concentration of hospitals and health services, catering to Western Sydney and offering specialised services across New South Wales.

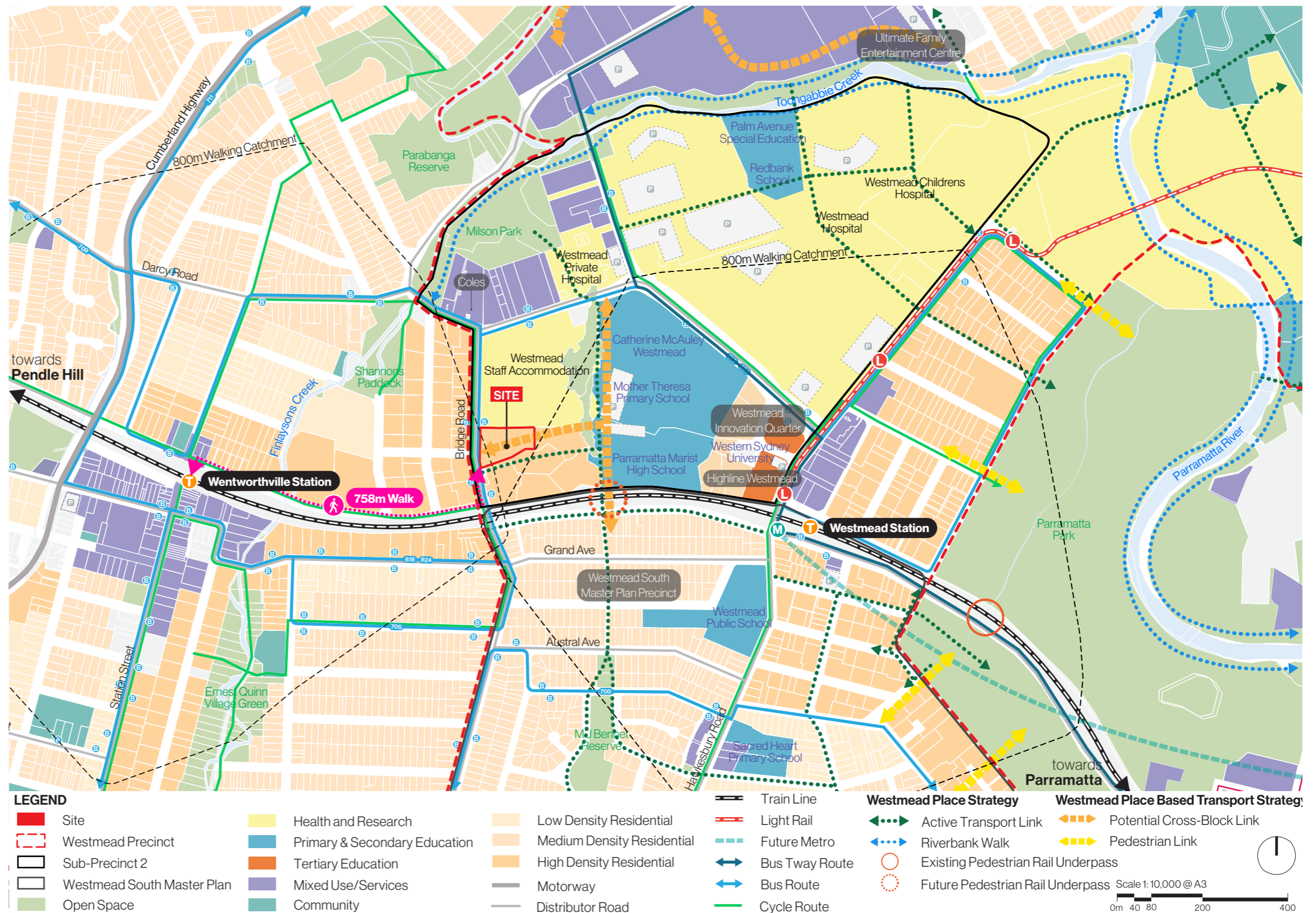
The site is conveniently situated within an 800m walking catchment of Westmead Station to the east and Wentworthville Station to the west, providing access to various transport options, including bus, rail, light rail, and the new Sydney Metro North West. The recently completed Parramatta Light Rail enhances connectivity to the broader Parramatta region, positioning the site favourably for increased density due to its proximity to key transport routes and local amenities.

The site is situated within an R4 High Density Residential zone, with a combination of high and medium density land in the immediate context. The residential land in Westmead is valuable as it is near essential social infrastructure services including WSU, Westmead Innovation Quarter, a large number of public and private primary and secondary schools and key healthcare services such as Westmead Adult and Children's Hospitals.

There is a neighbourhood shopping complex to the north of the site with a full-line Coles supermarket, pharmacy, specialist medical services, restaurants and eateries providing convenient access to daily needs. There are also a number of readily accessible local shops and services around Westmead and Wentworthville stations, which feature supermarkets and specialty stores.

The existing context already reflects Westmead's strategically advantageous location, with recently completed residential towers projects exceeding 24 storeys including the Highline Westmead and 3 Farmhouse Road Westmead, transforming the area into a high-density precinct.

The site presents an excellent opportunity to provide additional housing affordable and diverse housing near existing employment hubs, with well serviced transport links, a network of open spaces, and essential social infrastructure to support liveability.



LEGEND

- | | | | | | |
|----------------------------|-------------------------------|----------------------------|----------------|------------------------------------|----------------------------|
| Site | Health and Research | Low Density Residential | Train Line | Active Transport Link | Potential Cross-Block Link |
| Westmead Precinct | Primary & Secondary Education | Medium Density Residential | Light Rail | Riverbank Walk | Pedestrian Link |
| Sub-Precinct 2 | Tertiary Education | High Density Residential | Future Metro | Existing Pedestrian Rail Underpass | |
| Westmead South Master Plan | Mixed Use/Services | Motorway | Bus Tway Route | Future Pedestrian Rail Underpass | |
| Open Space | Community | Distributor Road | Bus Route | | |
| | | | Cycle Route | | |

Westmead Place Strategy

- Active Transport Link
- Riverbank Walk
- Existing Pedestrian Rail Underpass
- Future Pedestrian Rail Underpass

Westmead Place Based Transport Strategy

- Potential Cross-Block Link
- Pedestrian Link

Scale 1:10,000 @ A3

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2.11 LOCAL CHARACTER BUILT FORM

The site's local character is defined by varying scales of medium to high density residential built form, with the presence of some lower scale community service buildings.

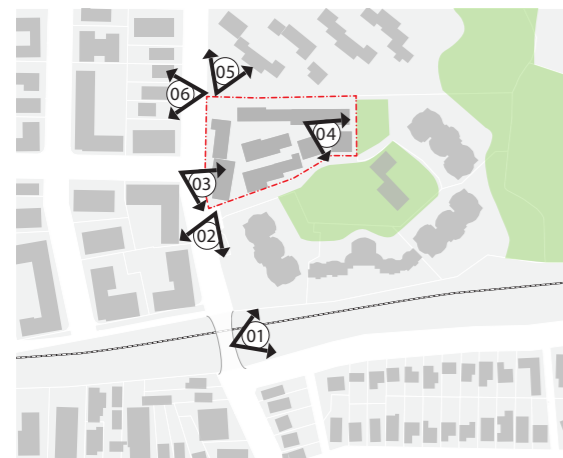
The site's immediate context features low to medium density built form apartment and terrace typologies along Bridge Road and to the area west of the site. They are largely characterised by a combination of brick and render with a contemporary build aesthetic.

The high density Monarco Estate development to the south and east of the site which features up to 15 storey apartment buildings. Both sides of Bridge Road are zoned for R4 high density residential development.

There are a number of high density apartment buildings within the site's wider context. These built form typologies reflect the evolving character of the area as Westmead transitions into Australia's premier health and innovation district.

The north of the site is characterised by 3-4 storey Westmead Staff Accommodation set away from the road, grouped and distributed within a parkland setting with are grade communal parking zones.

The existing built form on the site is a low-density villa typology, connected by a wide driveway and offering at-grade parking opportunities. The built form is aged, and the site would benefit from urban renewal.



1. View from the bridge showing high density built form along the railway line, looking east.



2. View of 3 storey terrace apartment typology along Bridge Road looking southwest from the site.



3. South-western corner of the site showing the Monarco Estate private road and 9 storey apartment buildings.



4. View of the existing low density built form typology on the site in the foreground, with Monarco Estate 9 to 15 storey built form in the background.



5. View of the existing 3 to 4 storey built form typology on the Westmead Staff Accommodation site to the north.



6. View of the 2 storey Westmead Medical Centre on the western side of Bridge Road.

2.12 LOCAL CHARACTER

PUBLIC DOMAIN

The western boundary of the site is located on Bridge Road, which is a busy distributor road that runs north-south featuring a separate travel lane in each direction, and a lane of car-parking on either side of the road. There is a bridge overpass above the railway line within the site's context.

Pedestrian amenity is limited with narrow footpaths along Bridge Road on both sides providing Crossing points to the southern end of the site linking to the bus stops on either side of the road.

The current Bridge Road interface is characterised by a fence, creating a blank facade with limited visual connectivity and physical connectivity.

Current vehicular and pedestrian access is via a single shared access road that runs along the southern boundary of the site, adjacent to the Monarco Estate. This is a private vehicular road which features a 5km speed limit. The Monarco interface largely consists of manicured gardens and mature tree plantings.

The site itself is heavily built up, characterised by impermeable driveway surfaces and limited pedestrian amenity with little to no vegetation coverage and some low level planting. There are some small street trees planted along Bridge road, however most of the significant tree canopy coverage is from mature trees on private lots.

The Westmead Staff Accommodation site features mature native tree plantings along the subject site's northern boundary providing a borrowed view and softening the edge of Bridge Road.

The eastern edge of the site site adjacent to the existing openspace within Monarco Estate, physically and visually separated by fencing, raised planters and vegetated screening.



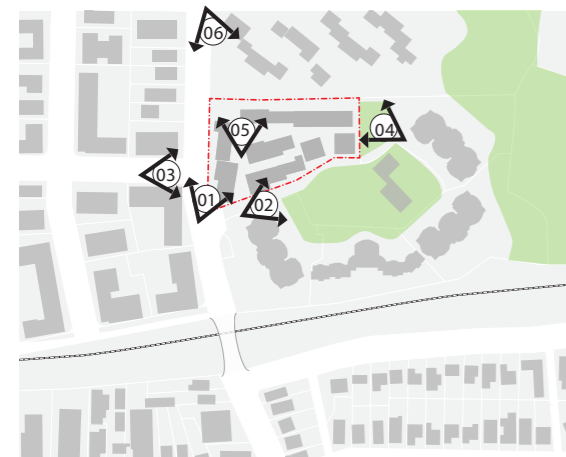
1. Existing crossing along Bridge Road to southern end of site. Narrow footpaths provide limited pedestrian amenity.



2. Street scape view of Monarco Estate's private vehicular road and open space area, looking east



3. View looking east towards the site showing blank facade and limited visual and physical interface with Bridge Road



4. Landscaped setback to front of Monarco Estate along Bridge Road and existing bus stop



5. Internal view of site showing hardscaped roadway treatment with limited pedestrian amenity and planting with a borrowed view of the Cumberland Plain woodland to the north



6. View looking south towards site along Bridge Road with Cumberland Plane Woodland at entry to staff accommodation site

2.13 CHALLENGES

A major challenge for the development of the site is respecting the existing character of the area while responding to the evolving future character of the Westmead Health and Innovation District.

Built Form and Character

- Ensure front, side and rear setbacks are maintained as per design controls;
- Built form and material selection to respond to the existing and future context and character of the area, and achieves a sustainable outcome;
- Built form to allow for sufficient solar access to the private open spaces of existing dwellings with a focus on the large private open space in the Monaroco Estate.

Environment, Open Space and Ecology

- Redevelopment of the site will need to ensure the retention and sensitive integration of existing significant trees on the neighbouring site to the north;
- Integration of adjoining private spaces, whilst retaining secure and private access for residents of Monaroco Estate will need to be carefully considered;
- Existing overland flowpaths to be respected and integrated into site wide WSUD strategy;
- Connection to broader ecological corridors/ riparian zones to be considered.

Pedestrian and Vehicular Access

- Pedestrian and cycle amenity and primary connections to and from train stations and to Westmead Hospital and WSU will require enhancement to support an increased population.
- Vehicle entry/ access to the site to be carefully considered to minimise traffic impact on existing shared road to south that services the Monaroco Estate.

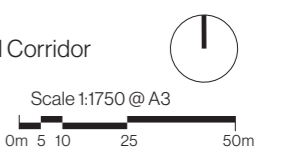
Interfaces

- Limited Pedestrian visual amenity and interface along Bridge Road is inconsistent with the character and context and requires careful consideration.
- Southern and northern interface will require consideration to ensure visual privacy to the existing dwellings and private open spaces.



LEGEND

The Site	Bus Route	1 Storey	10m DCP Setback	1m Contours
Westmead Sub-precinct 2	Private Vehicular Access Road	2 Storey	10.5m DCP Setback	Indicative Creek Line
Train Line	Existing Shared Vehicular Access	3 Storey	Proposed Built Form Extent	Overland Flow Path
Distributor Road	Primary Pedestrian Connection	4 Storey	Limited Pedestrian Visual Amenity & Interface	Riparian Zone/Ecological Corridor
Local Street	Existing Pedestrian Connection	9 Storey	Sensitive Interface	Landscaped Setback
	Existing Pedestrian Crossing	15 Storey	Existing Tree Canopy	Private Open Space
	Roundabout		Significant Native Tree Canopy	



2.14 OPPORTUNITIES

ENVIRONMENT, OPEN SPACE AND ECOLOGY

Situated within close proximity to significant ecologies of Paramatta River and Toongabie Creek, the site has the opportunity to contribute to the local open space network and enhanced green corridors as part of a biodiverse and expanded Greater Sydney Green Grid;

Environment, Open Space and Ecology

- Existing overland flowpaths to be respected and integrated into site wide WSUD strategy incorporating areas for bio-filtration and nature play.
- Provide a substantial community public open space at the eastern edge of the site to contribute to the Greater Sydney Green Grid network and connected green open space network and ecologies as identified in the Westmead Place Strategy;
- Create generous landscaped and communal open space in deep soil setbacks. They provide the opportunity to plant low and mid-story vegetation as well as increased tree canopy to further extend ecological corridors, habitats, and encourage human connection to nature;
- Provide a central communal open space for residents and an additional zone to the east that blurs the boundary between public and private where it adjoins the public open space. This area provides an opportunity to integrate a range of passive and active uses for the community of residents.
- Create an enhanced green corridor connection to the northern boundary that links to the existing riparian zone and future active link to the east and Bridge Road to the west as part of a precinct wide expanded green grid network.
- Embrace connecting with Country through the integration of native planting in landscaped areas to contribute to enhanced local bio-diversity and habitat creation;



LEGEND

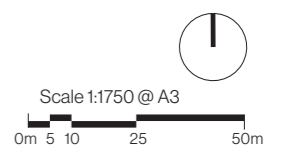
- - - The Site
- - - Westmead Sub-precinct 2 Boundary
- - - Indicative Creek Line
- - - 2m Contour Lines
- - - Overland Flow Path

- Train Line
- ← Distributor Road
- Local Street
- ▨ Private Access Road (retained)
- Bus Stop

- Riparian Corridor
- Landscaped Setback
- Green Corridor
- Existing Tree
- Significant Native Tree
- Private Open Space

Proposed/Future

- ▨ Publicly Accessible Land
- ▨ Deep Soil Zone and Canopy Extension
- Public Open Space
- ▨ Communal Open Space (Landscaped Zone)
- ▨ Green Corridor Extension
- ▨ Indicative Basement Extent



2.15 OPPORTUNITIES

BUILT FORM AND PUBLIC DOMAIN

Situated in Westmead Sub-precinct 2, the site has the opportunity to provide increased housing options within a desirable location. Strengthened connectivity, built form interface and enhanced public domain contribute to improved precinct wide activation and amenity.

Built Form Response

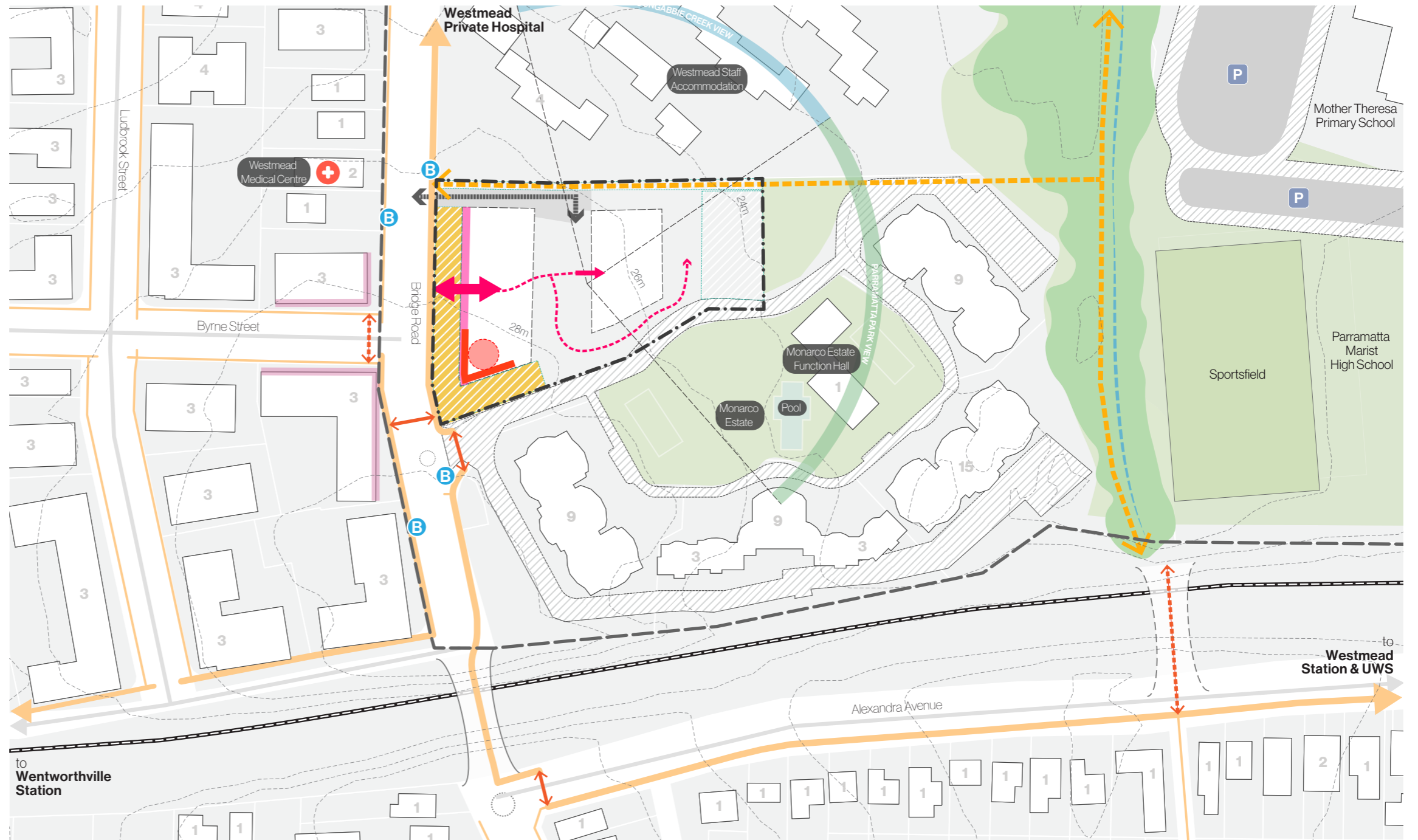
- Built form massing and articulation to strengthen bridge road interface and to respond to future context and character;
- Built form to be oriented to engage with surrounding view scapes, taking advantage of northerly views towards Toongabbie Creek, and easterly views towards Parramatta River and Park.
- Built form to be sculptured to minimise overshadowing impact on adjoining residential lots.

Pedestrian and Vehicular Access

- Improve pedestrian amenity and access along Bridge Road considering it as a primary pedestrian link connecting to future gateway nodes.
- Provide a primary building entrance to the centre of the site along Bridge Road;
- Create a site-through pedestrian and cycle active link to the north of the site to connect key destinations (as identified in the Westmead Place Based Transport Strategy) to support increased precinct wide permeability and walkability;
- Utilising site setback for internal circulation connecting communal open space areas;
- Vehicular access to be limited to the northern western corner of the site, utilising the proposed setback and limiting conflict with pedestrian and cyclists.

Activation and Interfaces

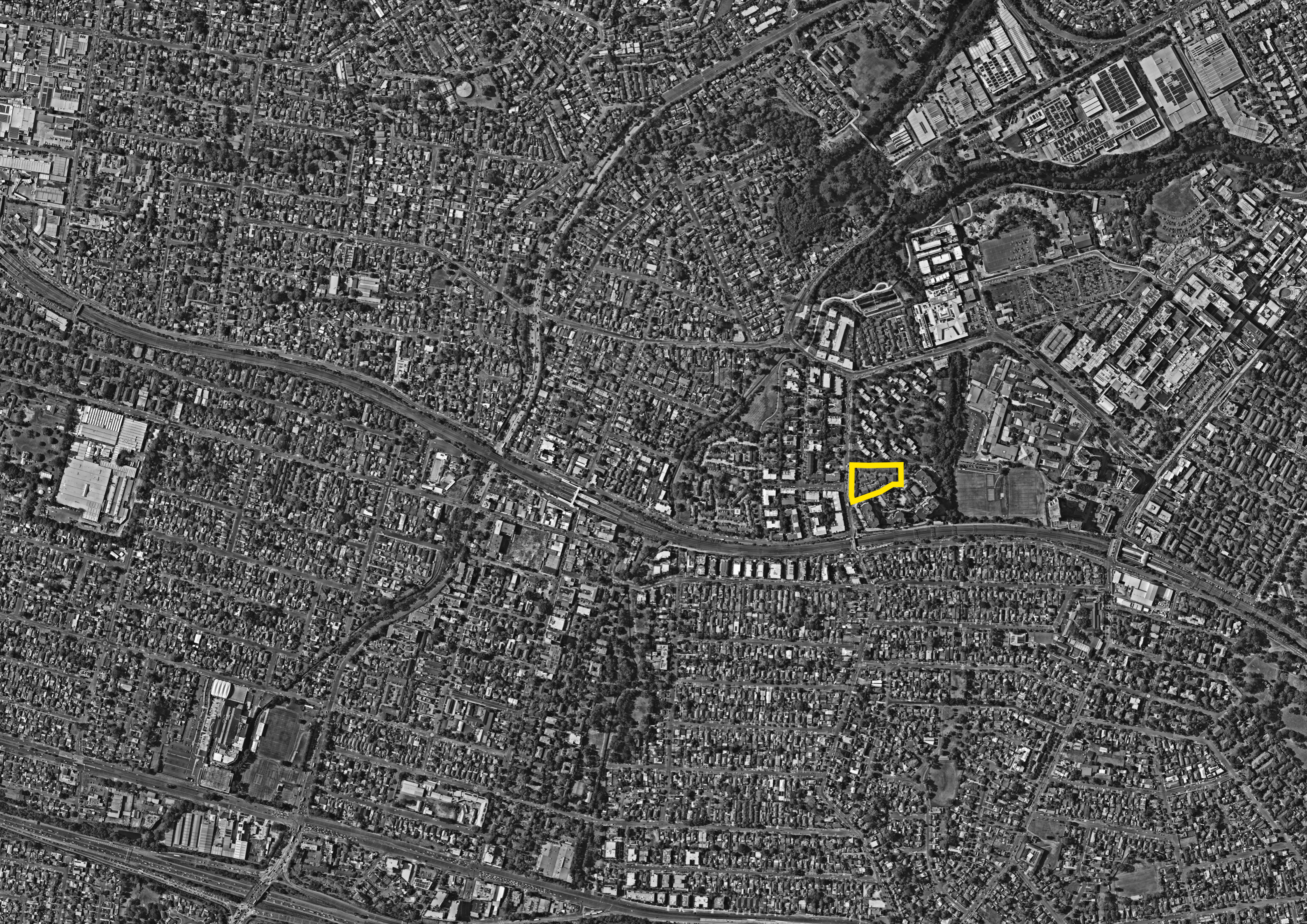
- Potential to create a community node at the south-western corner of the site, providing sought after small scale non-residential services to the community and contributing to street scape activation along Bridge Road;
- Provide an enhanced public realm to strengthen interface and activate Bridge Road and increase passive surveillance.



LEGEND

The Site	Train Line	Pedestrian Crossing Point	Proposed/Future Publicly Accessible Land	Active Transport Link
Westmead Sub-precinct 2 Boundary	Distributor Road	3 Storey Street Wall	Improved Public Streetscape Interface	Potential Pedestrian Connection
R4 High Density Residential	Local Street	2m Contour Lines	Public Open Space	Vehicular Access
R3 Medium Density Residential	Bus Stop	Indicative Creek Line	Communal Open Space (Landscape Zone)	Pedestrian Access
Views From Site	Primary Pedestrian Connection	Riparian Corridor	Indicative Built Form Envelope	Pedestrian Circulation
	Pedestrian Connection		Community Space	Improve Interface
	Private Access Road (retained)			Active Edge

Scale 1:1750 @ A3
0m 5 10 25 50m





3.0

DESIGNING WITH COUNTRY

3.1 WALK ON COUNTRY

The walk on Country offered an opportunity for Aboriginal stakeholders to provide site specific insight and knowledge sharing.

“The relationship between Aboriginal people and the concept of Country is intrinsic to their cultural identity and spirituality. Country encompasses not only the physical land but also the associated cultural landscapes, narratives and spiritual connections.” - Austral Archaeology, 2025

The community consultation was facilitated by Austral and involved a site walk and workshop where there were representatives from 12 registered Aboriginal stakeholder parties present. Aboriginal Stakeholder parties included:

Organisation	Representative
Anonymous	Stakeholder 1
Anonymous	Stakeholder 2
Bariyan Cultural Connections	Kayelene Slater
Dharug Custodian Aboriginal Corporation	Justine Coplin
Didge Ngunawal Clan	Paul Boyd
Individual	Pearl Depoma
Kamilaroi-Yunkantjatjara Working Group	Ralph Hampton
Merrigarn	Shawn Carroll
Mura Gadi Aboriginal Corporation	Peter Carroll
Mura Gadi Aboriginal Corporation	Tiarna Bird
Murra Bidgee Mullangari Aboriginal Corporation	Darleen Johnson
Wuurumay Cultural Heritage Consultants	Vicky Slater
Yulay Cultural Services	Arika Jalomaki

During the walk on Country, the importance of native planting was discussed. A Lomandra plant was identified on the neighbouring property, a significant plant within Aboriginal culture for its importance in weaving.

The integration of native vegetation species within the proposal was discussed to provide habitat and attract native fauna back to the area. The Eucalyptus trees on the neighbouring site to the north were seen as a beneficial and important.



Aboriginal stakeholder parties and consultants arriving at 93 Bridge Road, Westmead.



Site walk with Aboriginal stakeholder parties.



Site walk with Aboriginal stakeholder parties.



Eucalyptus trees on adjacent site noted for the variety of native colours.



Lomandra plant on adjacent property, identified as holding Aboriginal significance through its use for weaving.

3.2 OUTCOMES AND RECOMMENDATIONS

The community consultation aimed to demonstrate the dialogues and discussions created by the Connecting with Country process, and where possible, facilitate the implementation of these dialogues through design outcomes.

The four key themes raised by the Aboriginal Stakeholder parties were 'flora', 'fauna', 'landscape' and 'community and future'.

Key recommendations for each of the key themes are detailed below.

Flora:

- Source landscape materials locally. Trees and vegetation should be endemic to the area;
- Where possible, both mature and juvenile species should be planted;
- "Avoid destroying more Country to 'prettify' your development" - Justine Coplin, Dhurug Aboriginal Corporation;
- Recommended plant species include: Lomandra, Bottle Brush, Wattle, Kangaroo Paw, Healing Plant, Native Hibiscus;
- Recommended tree species include: Black Boy, Peppercorn/Willow trees, Eucalyptus, Native Gums, Paperbarks;
- Avoid impacting the root zones of existing Eucalyptus trees around the site;

Fauna:

- Noted significance of flying-fox species, specifically the grey-headed flying fox (*Pteropus poliocephalus*) known to inhabit Parramatta Park;
- Request to avoid eel motifs in the development as they were seen to be overused and tokenistic;

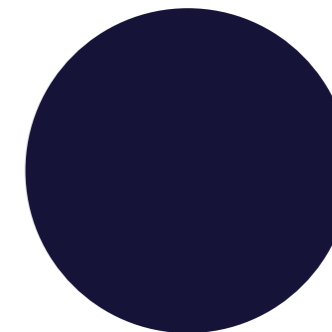
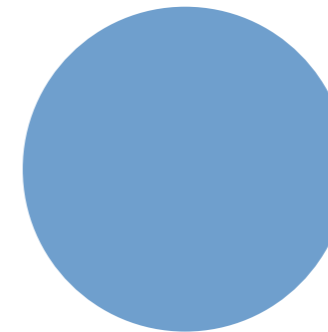
Landscape:

- Significant landscape features identified included Parramatta Park, Parramatta River and Toongabbie Creek;
- Incorporate natural elements and honour the importance of water through built form to reflect movement;
- The use of colour and materials to enhance the design of the development was raised. Recommended colours include those that reflect the land e.g. different shades of trees or grass/leaf tones, sky colours e.g. day and night, and water colours e.g. blues of the rivers nearby;
- Landscape should, where possible, avoid harsh lines and rigid faces. Where this isn't possible, use organic shapes to offset these.
- Outdoor ambient lighting should face downwards to mimic natural light and mitigate impacts to fauna

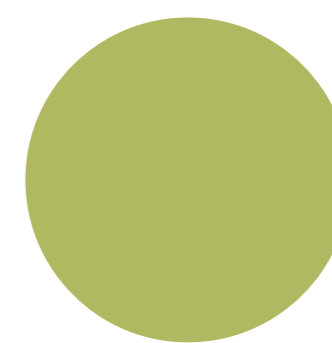
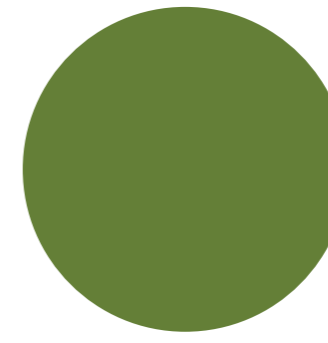
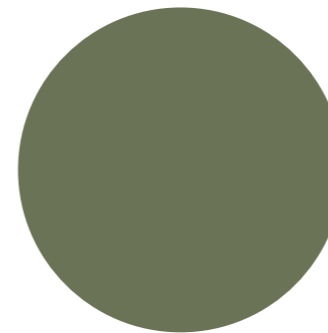
Community and Future:

- Use the development as an opportunity to inform the wider community about the cultural and social significance of local plant and animal species. Recommended mediums include: signage, etchings in concrete along pathways, and screens with etchings that allow different visuals to become apparent in the shadows as sunlight passes through at different angles throughout the day.
- Identified need for passing knowledge to and involving local children, specifically Aboriginal children, in development outcomes.
- The installation of a plaque or artwork should be part of the opening of the development to highlight the importance of Country.

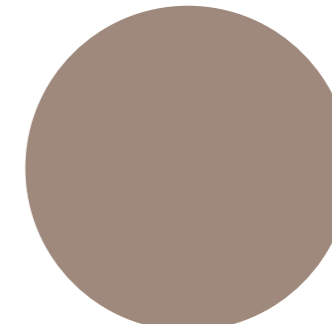
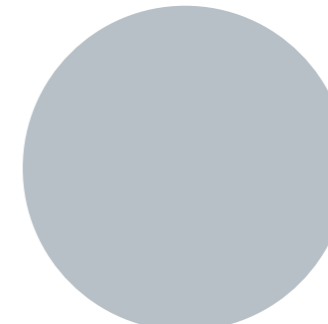
Colour Palette Inspired by Country



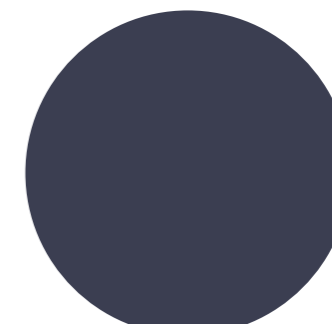
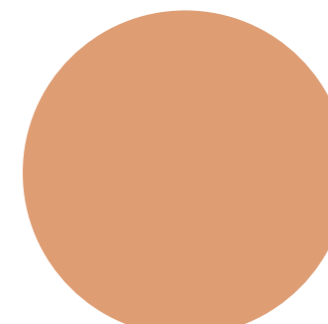
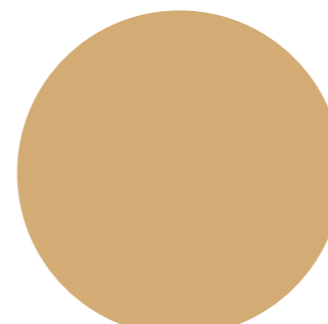
Landscape

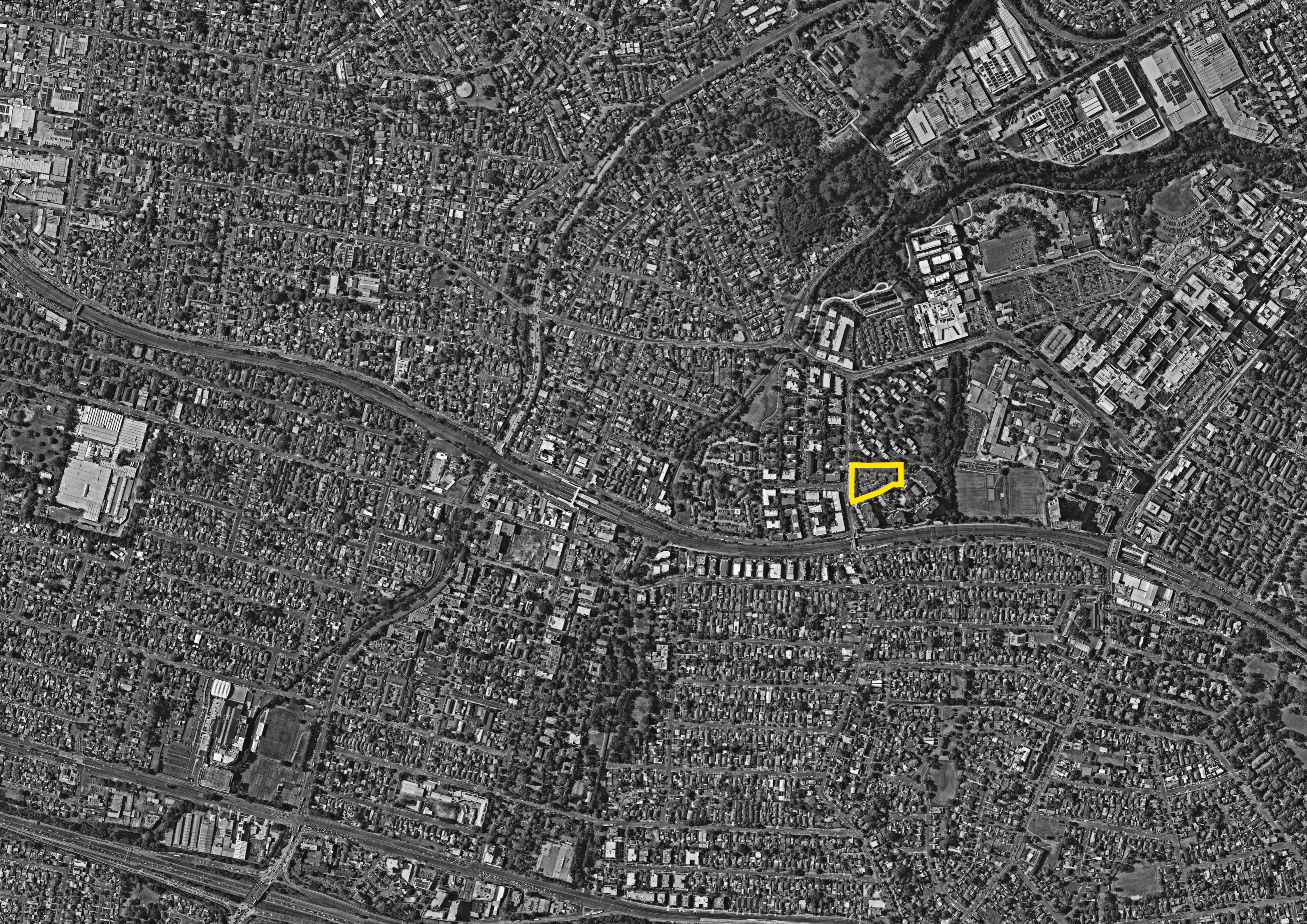


Flora



Fauna







4.0

**VISION AND
PRINCIPLES**

4.1 PROJECT VISION

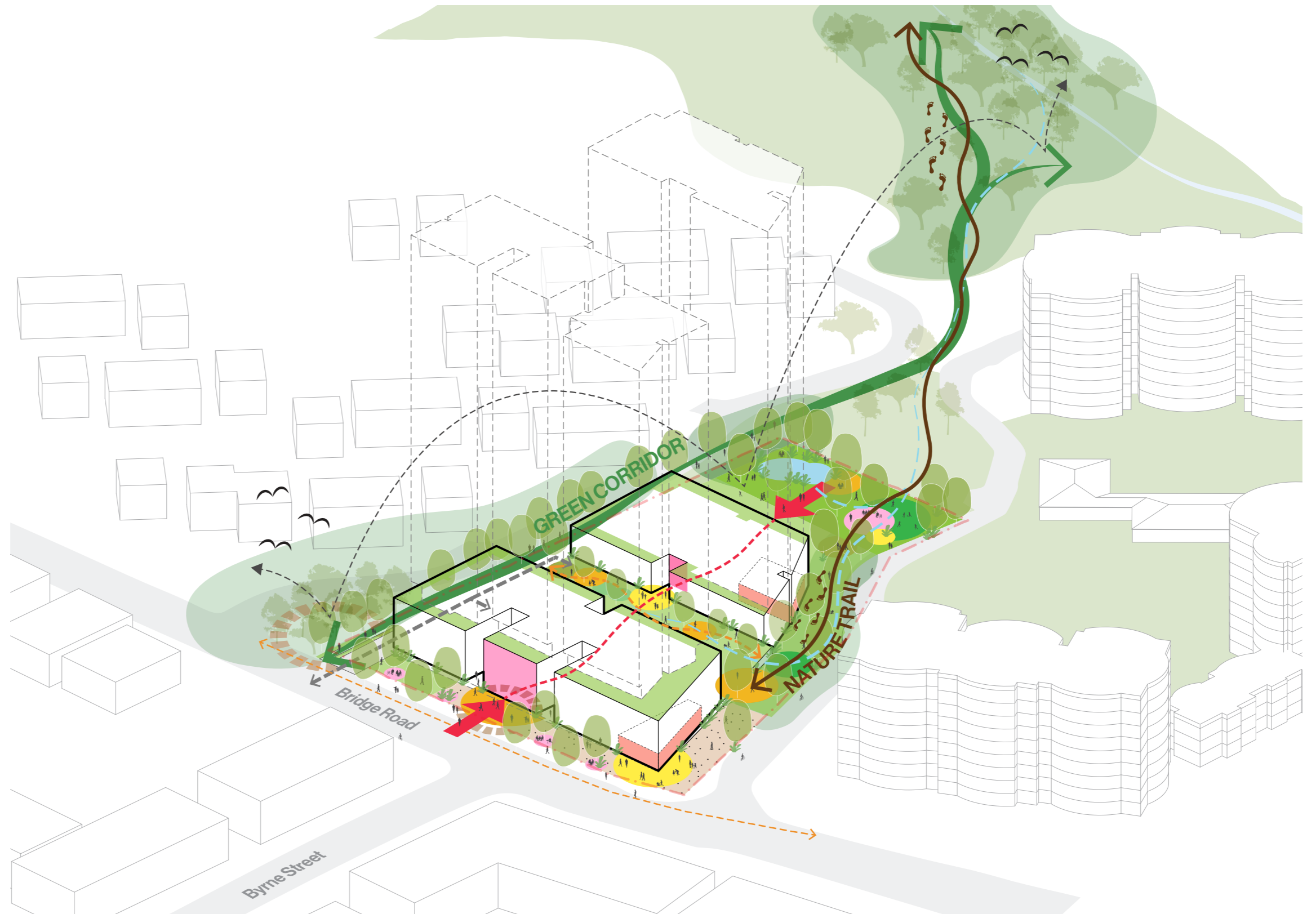
The proposal seeks to ensure a contextually appropriate contribution to the residential component of the Westmead Health and Innovation Precinct through the provision of much need high quality affordable and key worker housing.

An enhanced green, connected and activated ground plane, breathes new life into Westmead Precinct and invites Connection with Country.

A high quality public domain consisting of diverse communal spaces, and a new public park, all stitched together by a permeable pedestrian network, provides all the necessary community infrastructure to support a growing local population.

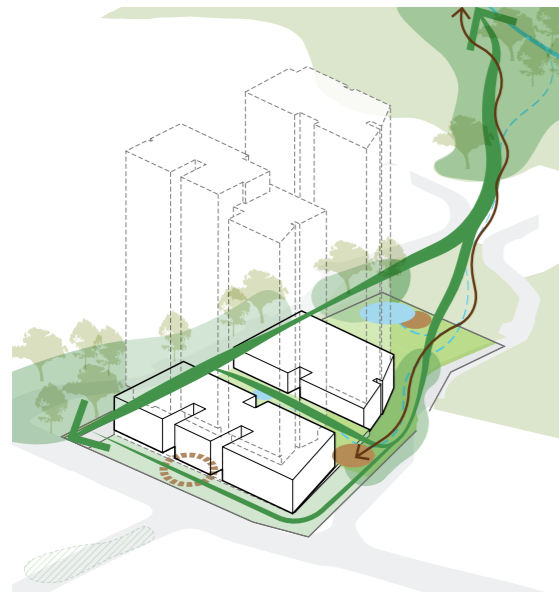
The proposal set out 6 key principles that guide the design outcomes f.

1. **Inviting Connecting with Country**
2. **A connected and diverse open space network**
3. **An active and connected ground plane**
4. **An articulated skyline and street wall**
5. **Refined massing for increased amenity**



4.2 DESIGN PRINCIPLES

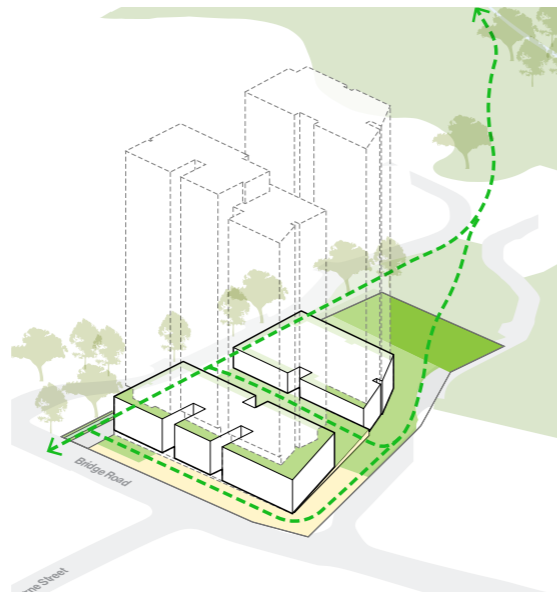
01 \ Inviting Connecting With Country



Integrate Water, Sky and Country as key connectors for people and place

- The design builds on the aspirations the local indigenous community
- Integrate natural materials and local landscape colour palette to root development in place
- Honour the importance of water and local ecologies through endemic plantings, organic forms, built expression and direct engagement
- Enhance connection with broader landscape through maximising visual and physical connectivity
- Continue green links up the building, enhancing the biodiversity of the precinct and connection to nature

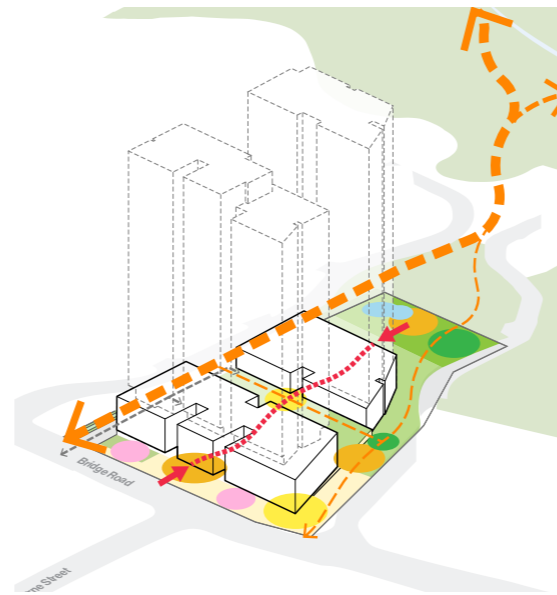
02 \ Connected and diverse open space network



Connect the site to its surroundings by extending and activating green networks

- Building on aspirations of the Westmead Place Strategy to link the site's open space to Toongabbie Creek, provide green corridor connections
- Utilise setbacks to create generous landscape zones that expand ecological corridors and the precinct wide-green grid network and contribute to enhance ecological function and increased canopy
- Enhance and expand on adjacent open space areas by creating a series of diverse open space areas as part of a broader, connected open space network
- Blur boundary between public and private space

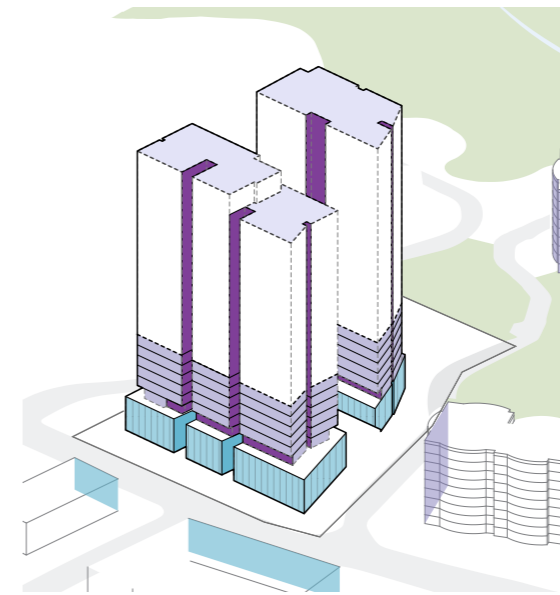
03 \ An active and connected ground plane



Establish a network of interconnected pathways that improve permeability through the site, connecting key destinations

- Connect the public park at the rear of the site to bridge road via a well defined, safe pedestrian pathway and provide for future connections to the innovation and education precinct to the east adjoining the light rail
- Create a high quality public domain linking to the main building entry along the western boundary to activate Bridge Road and strengthen the building streetscape interface.
- Introduce internal community space to further activate the groundplane
- Utilise setback for circulation
- Minimise conflict between cars and people by providing a single vehicular access point to the northern boundary

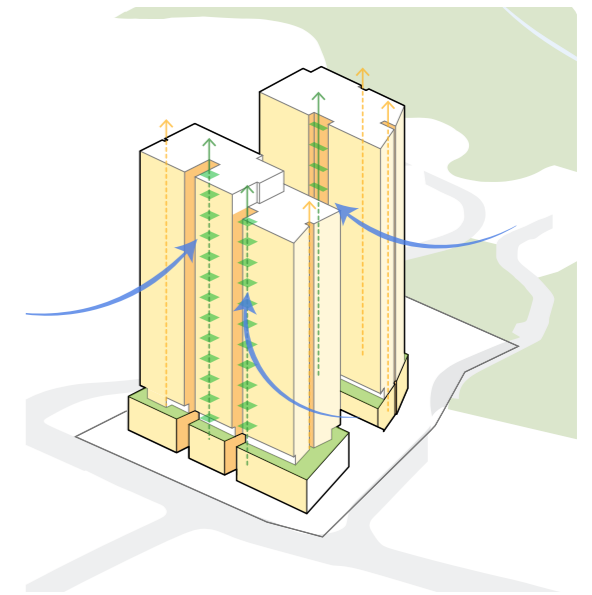
04 \ Articulated skyline & street wall



Articulate street wall and skyline to respond to context

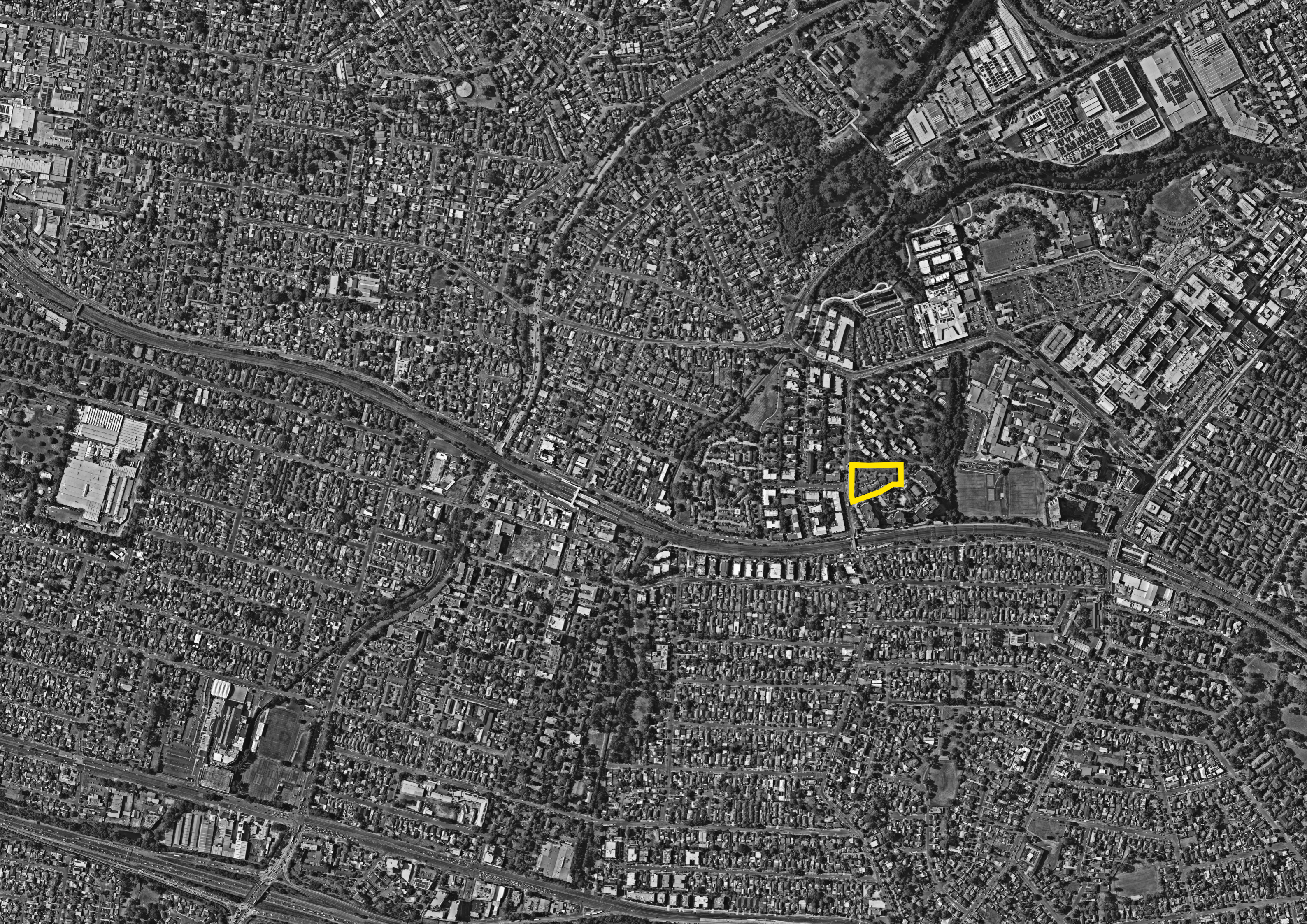
- Add a recessive storey to improve pedestrian experience and tower articulation
- Create an articulated podium to respond to the immediate finer grain context
- Building form articulated to transition and step down towards the Monarco site

05 \ Refined massing to increase amenity



Refine massing to create slender, elegant towers that enhance a granular scale and increase amenity

- Break down the massing to respond to the finer urban grain and create a more human-scale by creating vertical recesses in towers and introducing communal terraces
- Communal outdoor gardens and podium rooftop terraces elevate spatial quality and encourage social interaction
- Terrace planters introduce vertical greening to enhance health and wellbeing
- Vertical recesses enhance transparency and permeability, improving natural light, ventilation, and overall amenity





5.0

**DESIGN
STRATEGIES**

5.1 CONNECTING WITH COUNTRY

The proposal frames connecting with Country as a set of 4 connections that will be translated through the design, functionality, built and lived outcomes of the development

Water

The importance of water within the local physical and cultural context will be represented and honoured through a site wide WSUD strategy. Natural overland flow paths will direct water into natural biofiltration swales and rain gardens and provide for direct engagement through integrated nature play zones within both the communal and public open space areas.

Organic forms and meandering pedestrian pathway will reflect the natural flow and movement of water through the landscape and floodplain and reinforce the physical and spiritual connection to significant local waterways.

Sky

Podium rooftops and elevated communal terraces will connect residents with sky country and provide opportunities to regional views and connection with significant local natural features including the Parramatta Park, Parramatta River and Toongabie Creek.

Country

Communal and public open spaces and a dedicated nature walk will be designed to integrate local native and endemic plantings. Trees will be used to provide canopy and shade where possible.

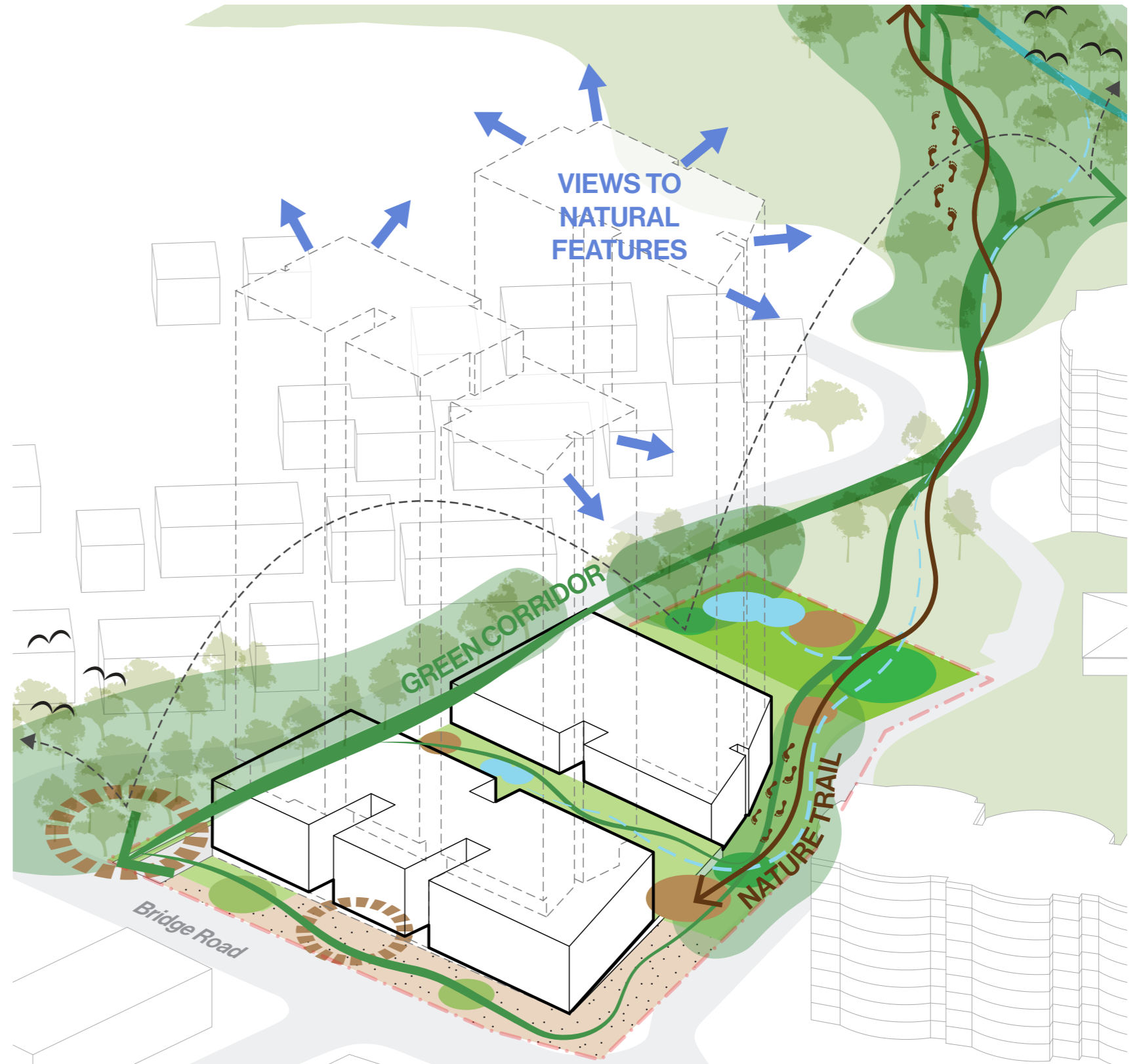
This will support the restoration of and re-connection of the site with broader natural systems and the re-establishment of habitat for local flora and fauna, strengthening local bio-diversity and regional ecological corridors and connecting people to the

Knowledge

Site interpretation elements and public art will be integrated into the built landscape to educate residents and the wider community about the social and cultural significance of local plant and animal species.

Material and planting palettes will be used to reinforce the natural tones of the natural landscape and deepen connection to place.

There may be opportunities for involving local children for the adjacent and local schools, and specifically Aboriginal children in the development outcomes.



5.2 GROUND PLANE AND PODIUM

The podium responds to each of the site's interfaces, seamlessly integrating with the varied character of each. A bespoke response has been crafted to ensure a contextual fit.

An active high quality public domain along Bridge road provides a nexus for an expanded open space network, strengthened green grid and active transport connections

The proposal rests within an evolving development context, proximate to the Parramatta River, approximately 2km from the Parramatta CBD and afforded significant amenity, within an 800m walking catchment of both Westmead and Wentworthville Stations, employment opportunities and access to open space. The design references the existing local character, connecting residents with the immediate context at every opportunity.

Pedestrian and Vehicular Access

Vehicular access from Bridge Road will be limited to the north-western edge of the site. The driveway will sit within the setback zone and connect to a basement car park.

Pedestrian access into the building lobby will be focused within the central portion of the western frontage providing direct access off Bridge Road.

The northern edge of the site will provide a public site-through link that connects to the broader green open space network to the east of the site and the defined north south active transport link as identified in the Westmead Place Based Transport Strategy and the Westmead Place Strategy. It will be a well defined and safe pedestrian pathway that clearly distinguishes between pedestrian and vehicle movement. There is an opportunity to continue the link all the way through to the schools, University and Innovation Precinct adjacent to the light rail on Hawkesbury Road.

Perimeter setbacks will be largely utilised for internal circulation, connecting internal communal open space areas.

Open Space and Environment

A public park in the eastern portion of the site expands on the existing connected open space network and provides an opportunity for an extended canopy that merges with the adjoining private open within the Monaco Estate to strengthen the regional green grid.

A communal open space is provided in the centre of the development that integrates a diverse range of active and passive recreational opportunities and places for community gathering including a kitchen gardens alongside spaces for play, fitness, rest and respite.

Side and rear setbacks allow for generous landscaped communal open space areas. They provide the opportunity to plant low-medium storey vegetation as well as larger trees to contribute to site wide increased canopy cover, further expanding ecological corridors and the precinct wide-green grid network. Whilst encouraging and deepening human connection to nature.

Native plantings will be incorporated to restore natural habitat and enhance local bio-diversity whilst respecting, embracing and celebrating Country. Native plantings along the northern edge expands on the already existing significant stand of Dry Schlerophyl Forest.

Canopy cover will be maximise in areas of deep soil and strategically located to enhance micro-climate, mitigate the effects of climate change, protect against prevailing winds and provide year round cooling and comfort.

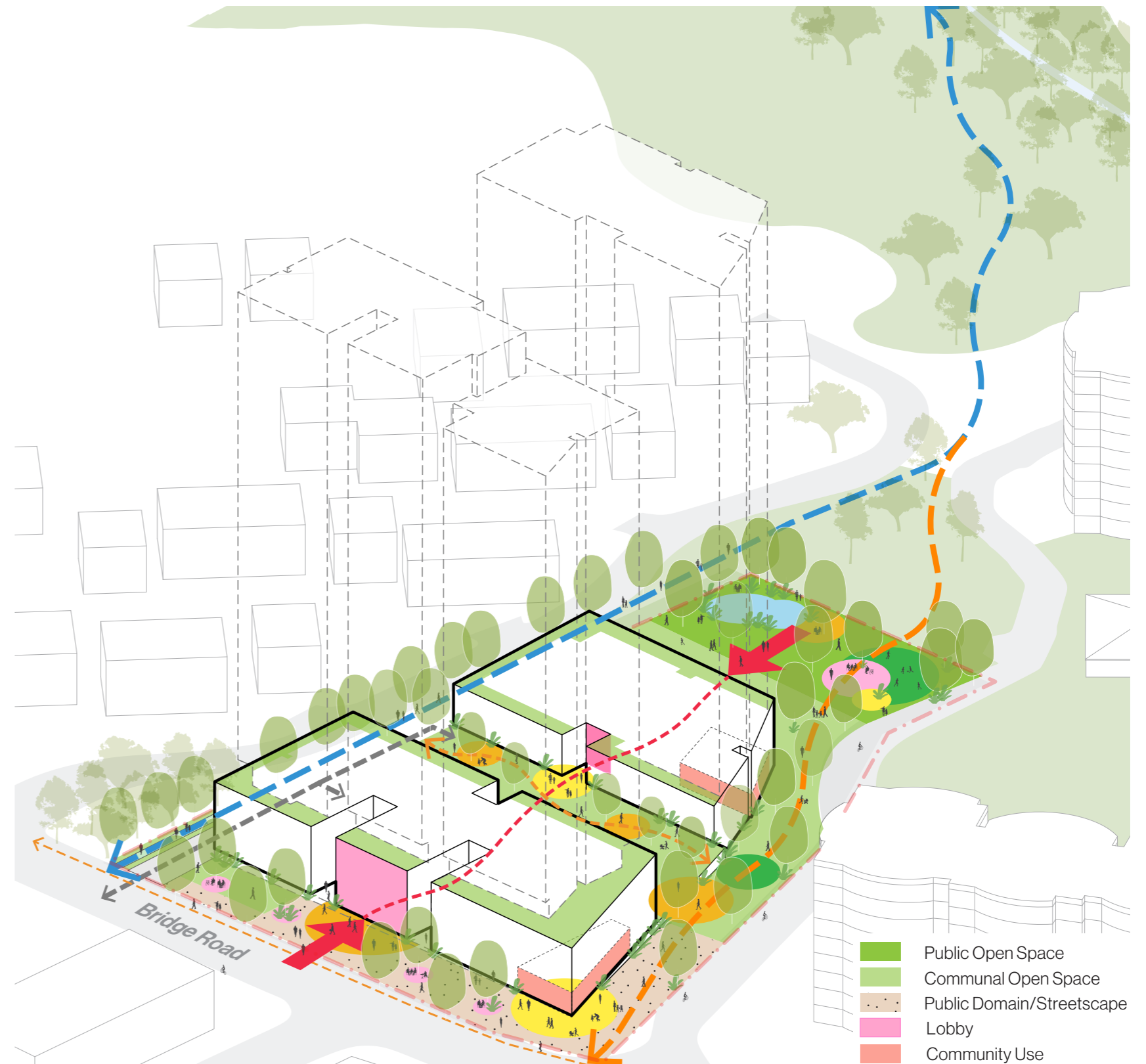
Landscape podium areas will provide places for further urban greening alongside small garden areas either side of the main lobby extending visual connections to the landscape from within the building.

Overland flow paths will be incorporated into a site wide WSUD strategy providing opportunities for nature play to promote direct engagement with water.

Activation and Interface

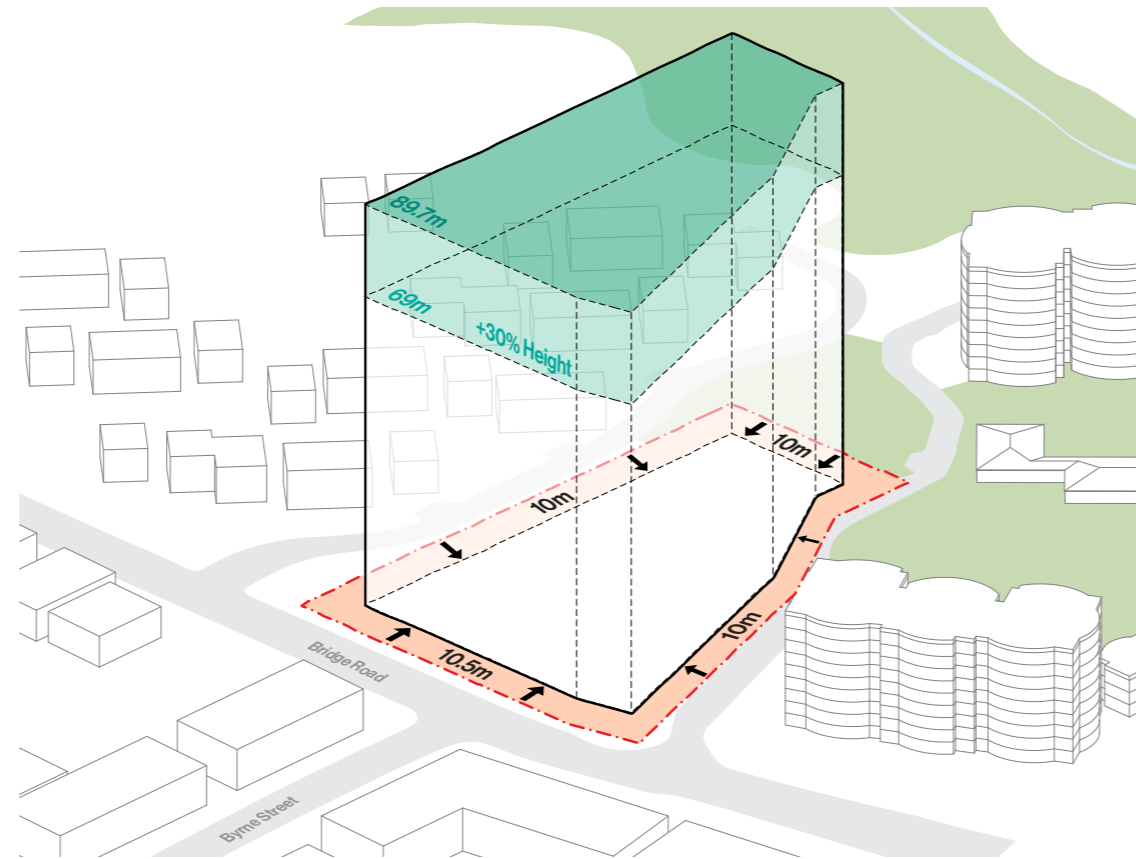
The proposal provides high quality public domain and street address along Bridge Road with improved pedestrian amenity including seating and shade for comfort and cooling. This strengthens the relationship to Bridge Road and activates the western interface of the development.

Internal community space is located at the south-western corner of the Tower A and the south-eastern corner of Tower B. This will create a visual anchor along Bridge Road and provide additional street scape activation at the southern gateway to the precinct.



5.3 BUILDING MASSING AND ARTICULATION

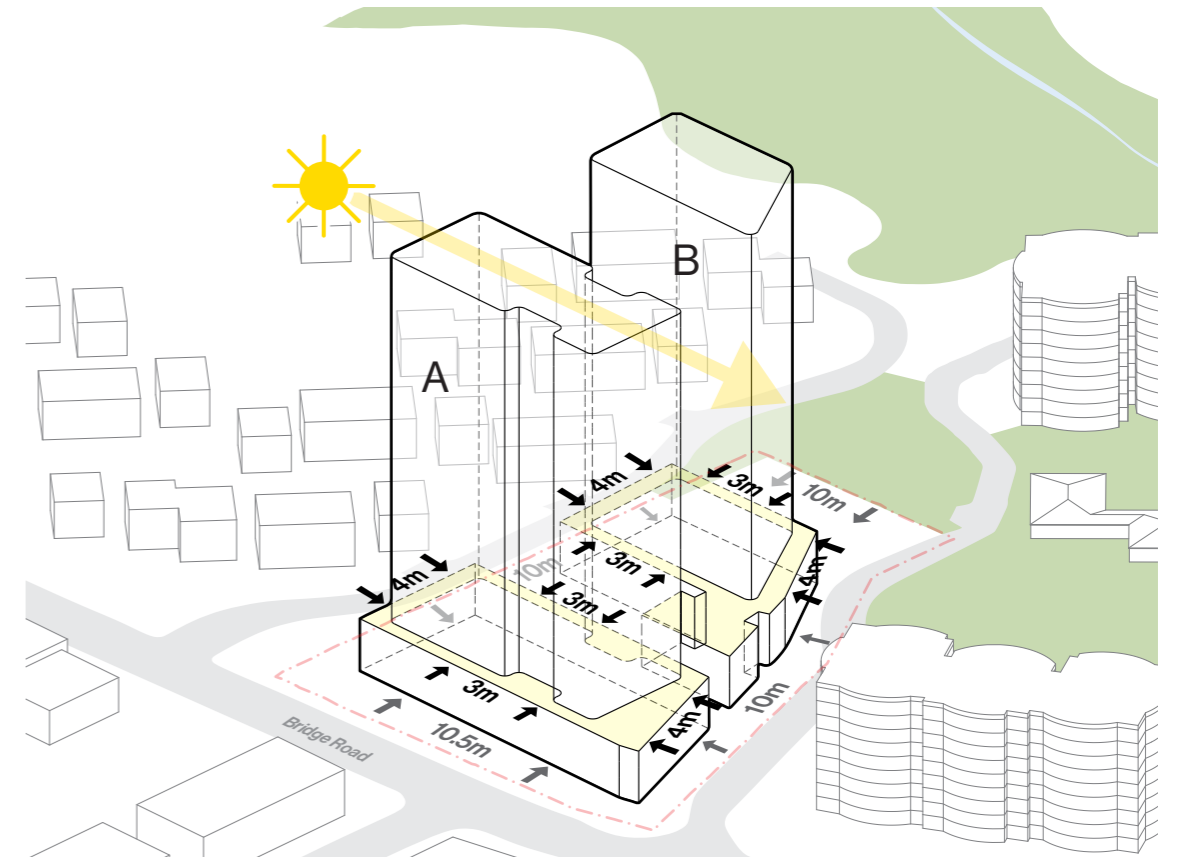
The design responds to the development controls to further evolve the planning proposal submitted in 2024.



01\ Site Specific DCP Controls

The proposal responds to the development control setbacks to set up the development envelope

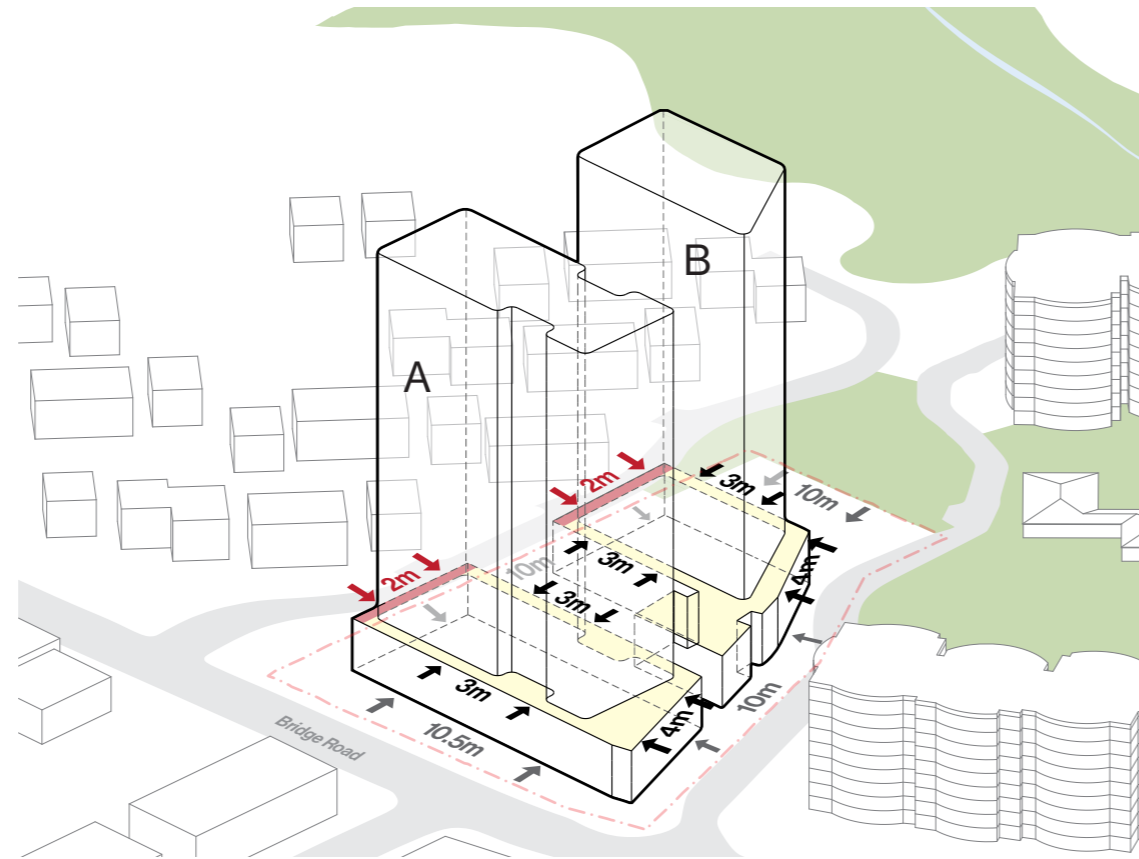
The overall development envelope is defined by the setbacks nominated in the strategic planning panel design controls



The proposal responds to the proposed massing as set up by the development controls

Development controls define upper level setbacks, orientation, scale and separation to reduce bulk and deliver human scale podiums that respond to local character

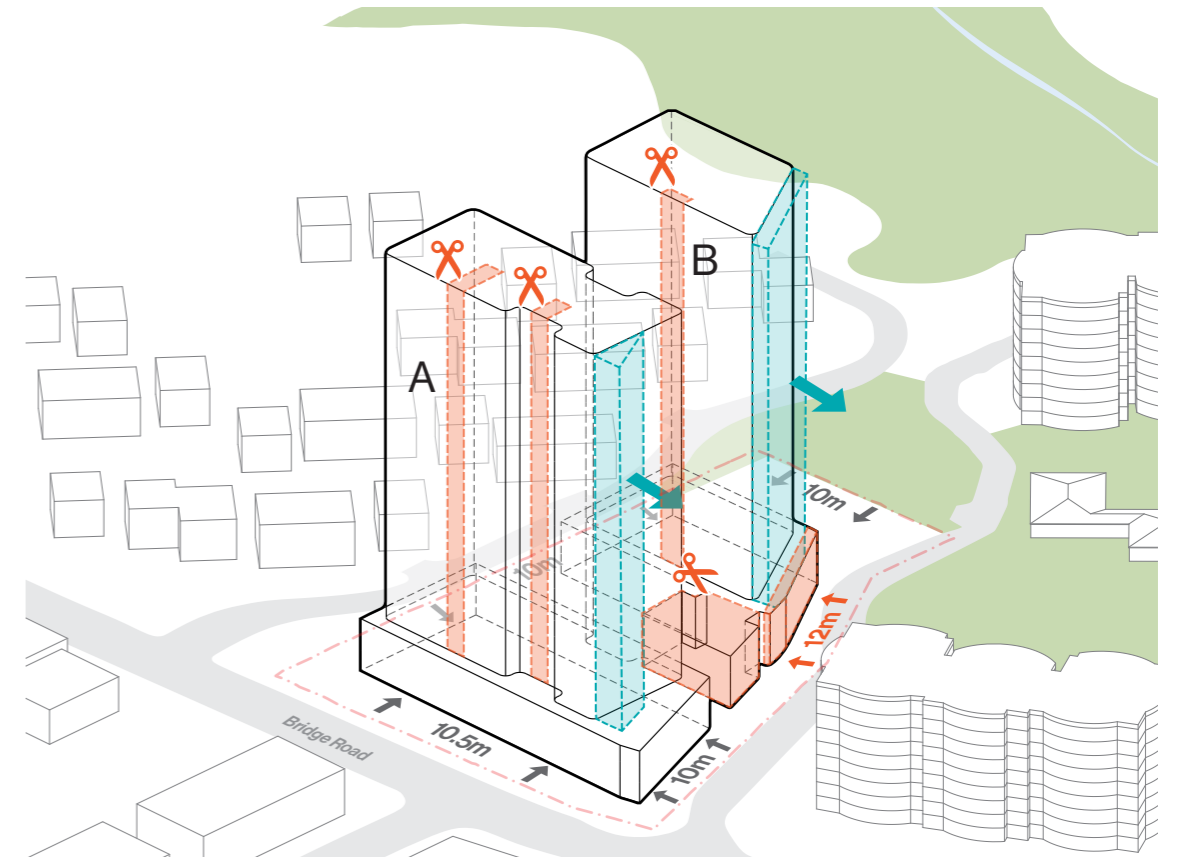
2 separate towers, Tower A and Tower B are located in a north-south orientation to maximise solar access and natural ventilation and minimise overshadowing on communal open space areas both within the site and of the Monarco Estate.



02\ PP base Scheme

The planning proposal respects the design controls as set up the Strategic Planning Panel to define the massing of the building with minor tweaks

The northern edge upper level setback has been reduced from 4m to 2m



03\ Proposed Design Evolution

The current proposal refines the setbacks and massing further to create an improved built form response

The southwestern corner of Tower A has been extended to further emphasize the corner as the gateway to the precinct

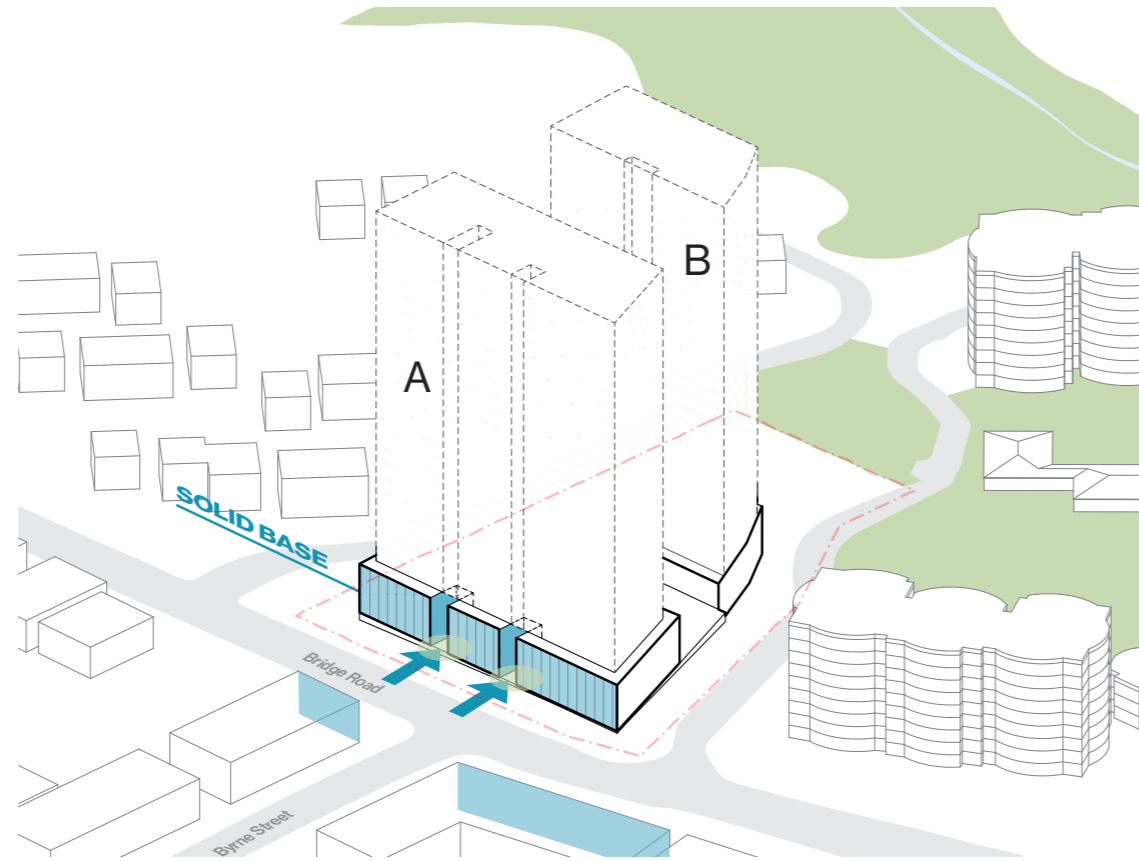
The podium setback on the southern side of Tower B has been extended from 10m-12m to improve the interface with the private road and eliminate a pinchpoint.

The southern facade of Tower B has been brought forward to align with the podium

The podium extension of Tower B has been removed improving communal open space amenity and connectivity

Vertical recesses are introduced to break down the massing for Tower A into 3 volumes instead of 2 and from a single mass to 2 volumes for Tower B

The design response is sympathetic to the distinct local character and future character of Westmead.



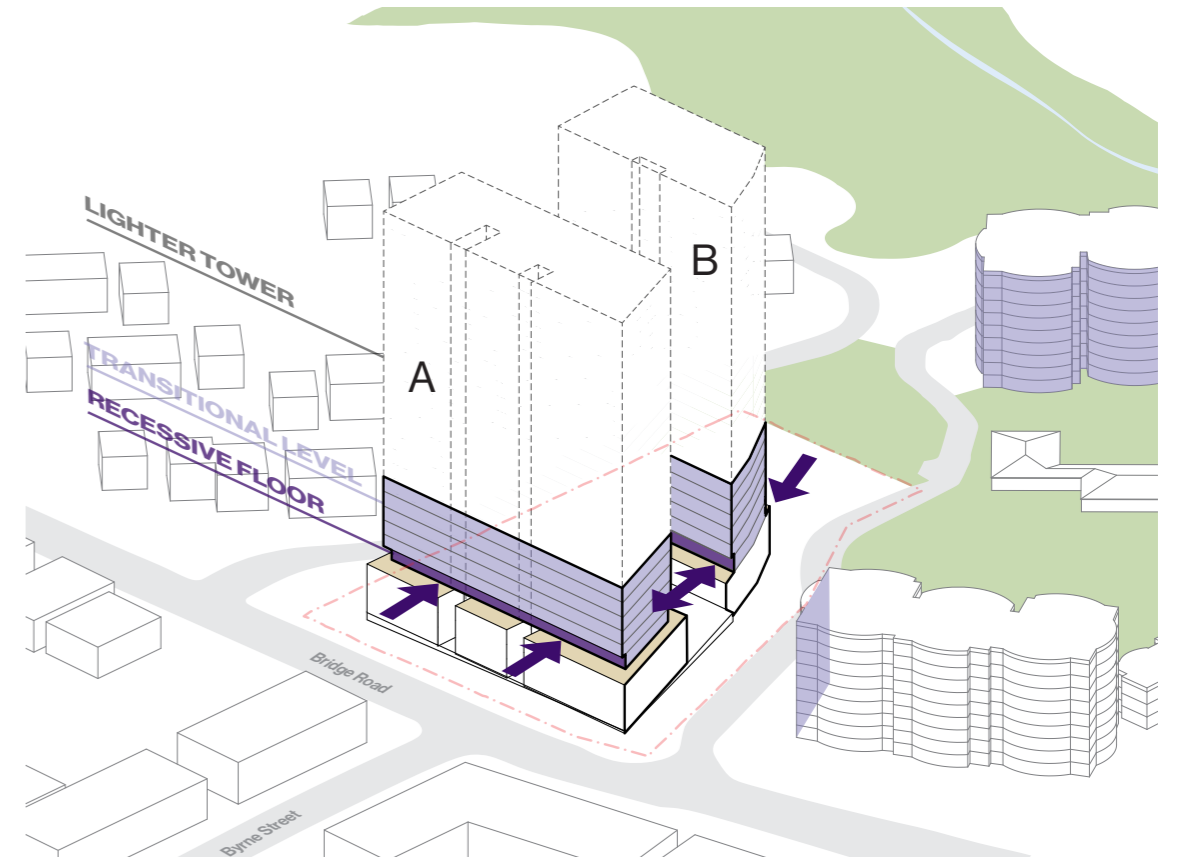
04\ Current Proposal

The proposal maintains a 3 storey podium as envisioned in the in design controls in response to the immediate fine grain low-mid-rise context

A 3 storey podium streetwall height responds to the medium density 3 storey buildings across the road

The facade is further articulated through the introduction of a fine grain frontage and recessed courtyard zones that enclose the entry lobby providing for a more human scale street scape experience

These garden courtyards frame the entry lobby and draw the landscape into the building



05\ Current Proposal

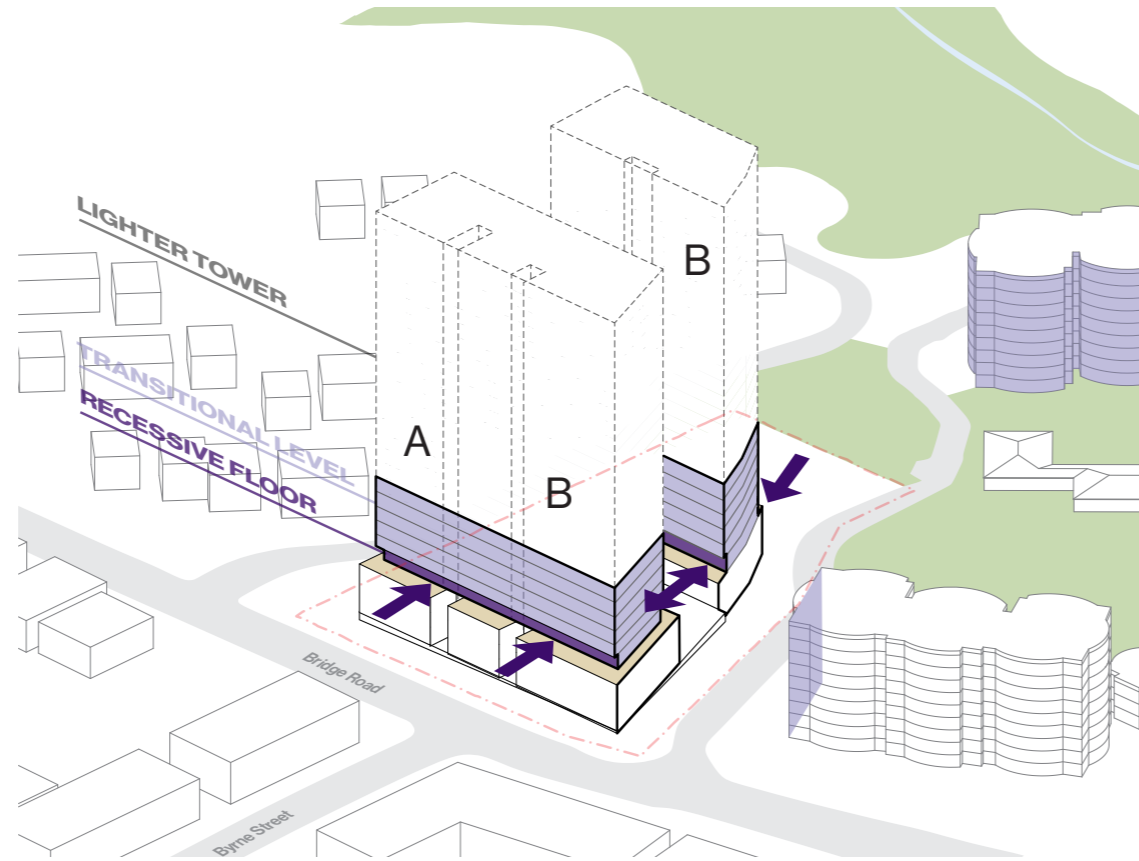
A recessed storey and facade articulation is introduced at the podium level to respond to the surrounding residential context and reduce overall visual bulk

A recessed storey re-enforces the horizontal visual break between tower and podium and improves tower articulation

It also provides an opportunity to create an expanded communal podium rooftop area for residents.

The vertical massing is further broken down through the introduction of facade articulation to create a transitional level to the lower portion of the tower to match the height of the adjacent Monarco residential complex

The design response delivers an improved built form outcome whilst contributing additional communal space and improved passive solar amenity

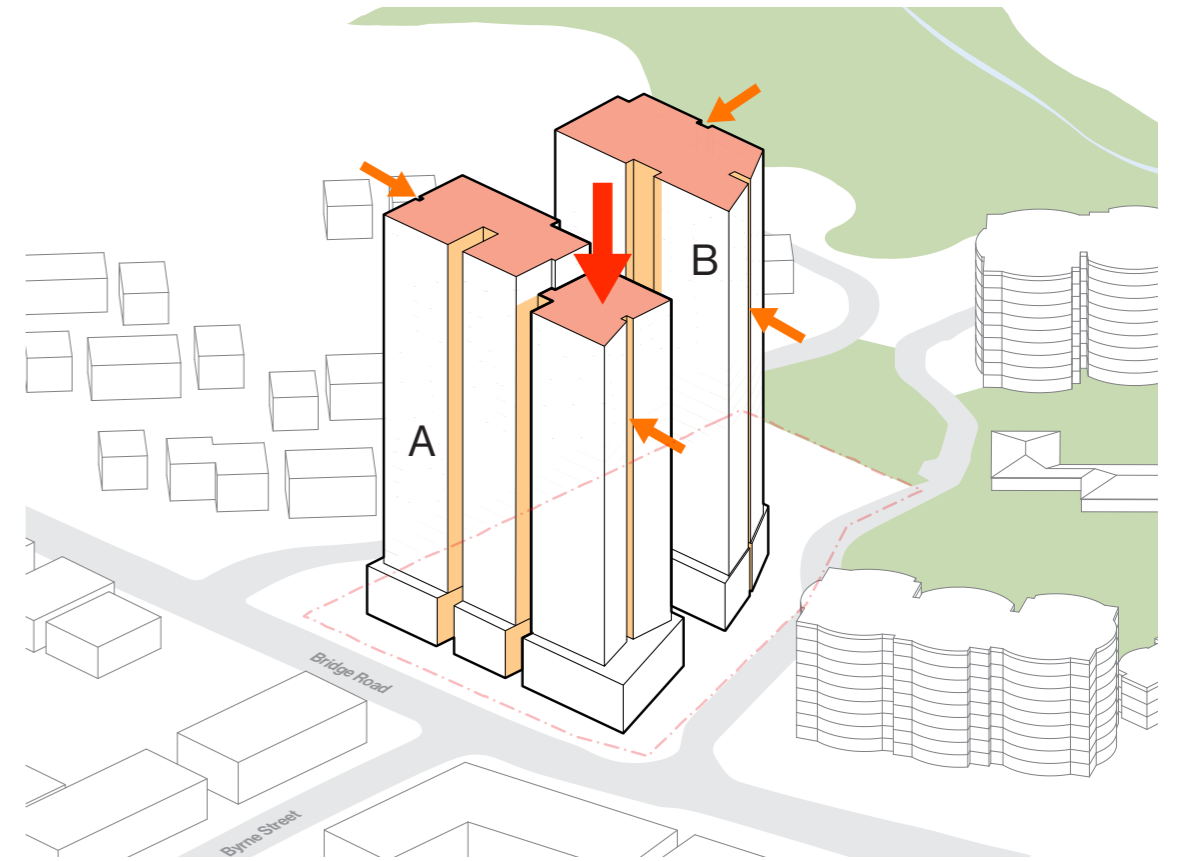


05\ Current Proposal

Skyline articulation and vertical recesses are introduced to the towers in response to the surrounding residential context and to reduce overall visual bulk

The towers step down adjacent to the Monaco Development to provide a height transition and reduce overall overshadowing of both building and open space

Additional vertical recesses extend all the way to the top of the towers on the northern and southern facades to break down the massing, create apartment separation and define slender and elegant tower proportions



06\ Current Proposal

Communal open space and greening is introduced vertically to elevate spatial quality, amenity and encourage social interaction

Terrace are introduced to each tower sitting within the vertical recessed space improving equitable access to communal open space for the development as a whole

These vertical breaks enhances transparency and permeability to improve natural light, ventilation, and overall amenity

Plantings are trained up stainless steel drawing the landscape further up the building and into the communally accessed terrace areas. Increasing visual connectivity to nature from within the upper level apartments

5.4 INTEGRATED COMMUNAL OPEN SPACE

The design provides for an integration of at ground public and communal open space for residents alongside vertical greening and communal terraces to ensure diversity of offering, scale and experience and maximise access and equity for all residents.

Public Domain

High quality, well defined and comfortable public domain provides a strong urban street address. Smaller spaces are defined for casual recreation, shade and shelter, encouraging people to relax and gather, strengthening the interface with Bridge Road.

Communal Open Space

A central courtyard communal courtyard is created to provide sufficient open space for the enjoyment of residents providing a diversity and range of active and passive outdoor experiences.

Side and rear setbacks allow for generous landscaped communal open space areas that provide the opportunity to plant low-medium storey vegetation as well as larger trees to contribute to site wide increased canopy cover, providing additional cooling and comfort whilst encouraging and deepening human connection to nature.

Public Park

A public park is located to the east of the development providing a central public space that sits between the private open space areas of adjoining residential developments expanding precinct wide open space provision.

Vertical Integration and Offering

Communal spaces are distributed both horizontally and vertically. Communal open space provision is expanded to include communal terraces vertically distributed equally across Towers A and B. They provide spaces and places for community gathering and smaller spaces for social interaction and/or respite ensuring equitable access for the development as a whole.



High Quality Public Domain



Communal Open Space



Public Park

Source: Stock Pictures

5.5 DESIGN STRATEGIES FOR AFFORDABILITY

The proposal provides for a diverse range of apartment typologies and strategies for affordable living in order to maximise both construction and operational efficiencies and contribute to the overall affordability of the development. The proposal includes 15% affordable apartments to support housing affordability.

The site's strategic location makes it an ideal candidate for the application of inclusionary zoning policies and affordable housing initiatives. Existing and proposed infrastructure can support increased density, which in turn enables the delivery of more affordable housing options. The development integrates various building and site design strategies to further improve affordability.

Efficient Unit Layouts
Units are carefully planned to minimise wasted space and maximise functionality, contributing to construction efficiency and ongoing operational savings.

Standardisation of Design Elements
The design prioritises repetition and standardisation of components to streamline construction, reduce complexity, and lower overall costs.

Panelised Construction Systems
The proposal includes provision for panelised systems such as window wall assemblies, which enable off-site prefabrication and efficient on-site installation.

Cost-Effective and Durable Materials
Façade materials are selected based on durability, low maintenance requirements, and cost-effectiveness over the life of the building.

Passive Design Principles
Passive design strategies are employed to reduce energy demand and improve occupant comfort, including:

Maximisation of natural daylight and cross ventilation. North-south orientation to optimise solar access. Shading elements such as louvres, fins and hoods, strategically placed to minimise undesirable solar gain.

Mixed-Tenure Housing
A mixed-tenure approach is adopted to foster social diversity and inclusion within the development.

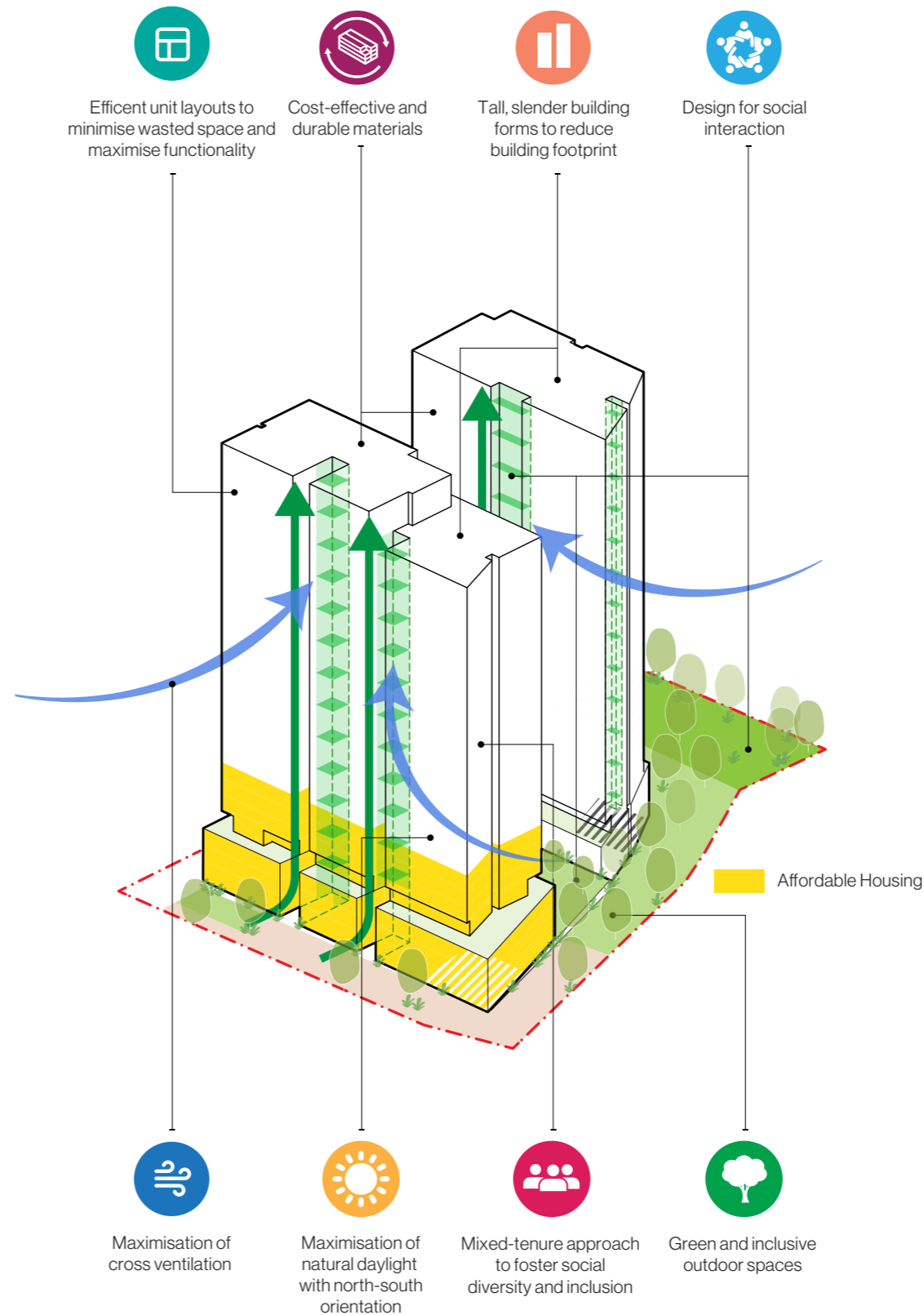
Tall, Slender Building Forms
Slender tower forms reduce building footprint, enable repetition, and limit urban sprawl while maintaining high-density outcomes.

Flexible Communal Spaces
Multi-purpose communal rooms are provided in both towers, with access to shared external spaces, supporting flexible community use.

Green and Inclusive Outdoor Spaces
The design integrates green open spaces and communal productive gardens that encourage social interaction, wellbeing, and community ownership.

Design for Social Interaction
A layered approach to social interaction is embedded into the design, encouraging community connection at multiple scales:

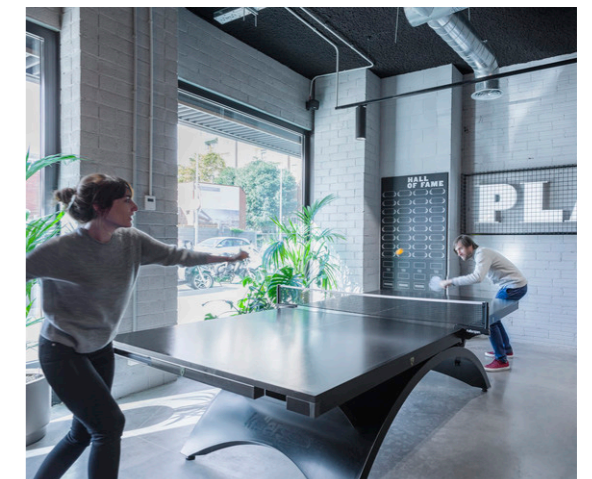
- Floor-level interaction (immediate neighbours)
- Communal balconies and indoor shared areas
- Landscaped communal open spaces between buildings
- Connections to a public park and enhanced public domain along Bridge Road that welcome wider community use



Communal balconies



Maximise natural daylight, cross ventilation and floor level interaction



Flexible Community Space

Source: Stock Pictures

5.6 SUSTAINABILITY

Sustainability is a key driver. It's part of how we think, and how we approach design; transforming the social and environmental health of the community.

Nature Cultivation

Habitat Connection and Creation

The proposal significantly increases deep soil and landscaped areas across the site, enabling the growth of mature trees and diverse vegetation. This reintroduces natural ecological systems to a previously brown field site, improving ground permeability, enhancing the local micro climate, and supporting the return of native flora and fauna. These efforts contribute not only within the site boundary but also extend to the broader urban ecosystem, creating potential green links through nearby public parks and storm water basins, and supporting natural regeneration and carbon sequestration.

Vertical Forests & Breezeway Corridors

The design integrates biophilic principles through vertical forest systems and vertical pollinator corridors that enhance the natural amenity of communal balconies and shared spaces. These features connect indoor and outdoor environments, offering residents a tangible connection to nature while supporting urban biodiversity.

Native Planting & Connection to Country

The landscaping strategy prioritises native plant species to strengthen local ecosystems and cultural connections to Country. The inclusion of fragrant, bee-friendly, shading, and seasonal planting creates a rich, sensory landscape that encourages engagement and fosters resilience through species adaptability.

Blue-Green Grid Thinking

In response to increasing urban flooding and rainfall events, the design incorporates blue-green infrastructure strategies. These include increased ground permeability, integrated rainwater harvesting, and systems for water reuse and recycling—helping the site function as part of a broader urban water management network.

A Climate-Positive Pathway

Movement & Place

The development prioritises access to open space, recreation, and green infrastructure. By encouraging walking, play, and community interaction, it supports a sustainable lifestyle centred on nature and wellbeing.

Green Mobility

The design supports a shift away from private car dependency through enhanced facilities for walking, cycling, and public transport. Provision is made for car-share services and electric vehicle infrastructure, aligning with broader emissions reduction goals.

Green Energy & Infrastructure

As a climate-active, fully electrified project, the development incorporates on-site renewable energy generation. Solar panels, energy-efficient systems, and water-saving technologies combine to reduce operational impact and utility costs, while also enabling future scalability of climate-positive initiatives.

Building Performance & Efficiency

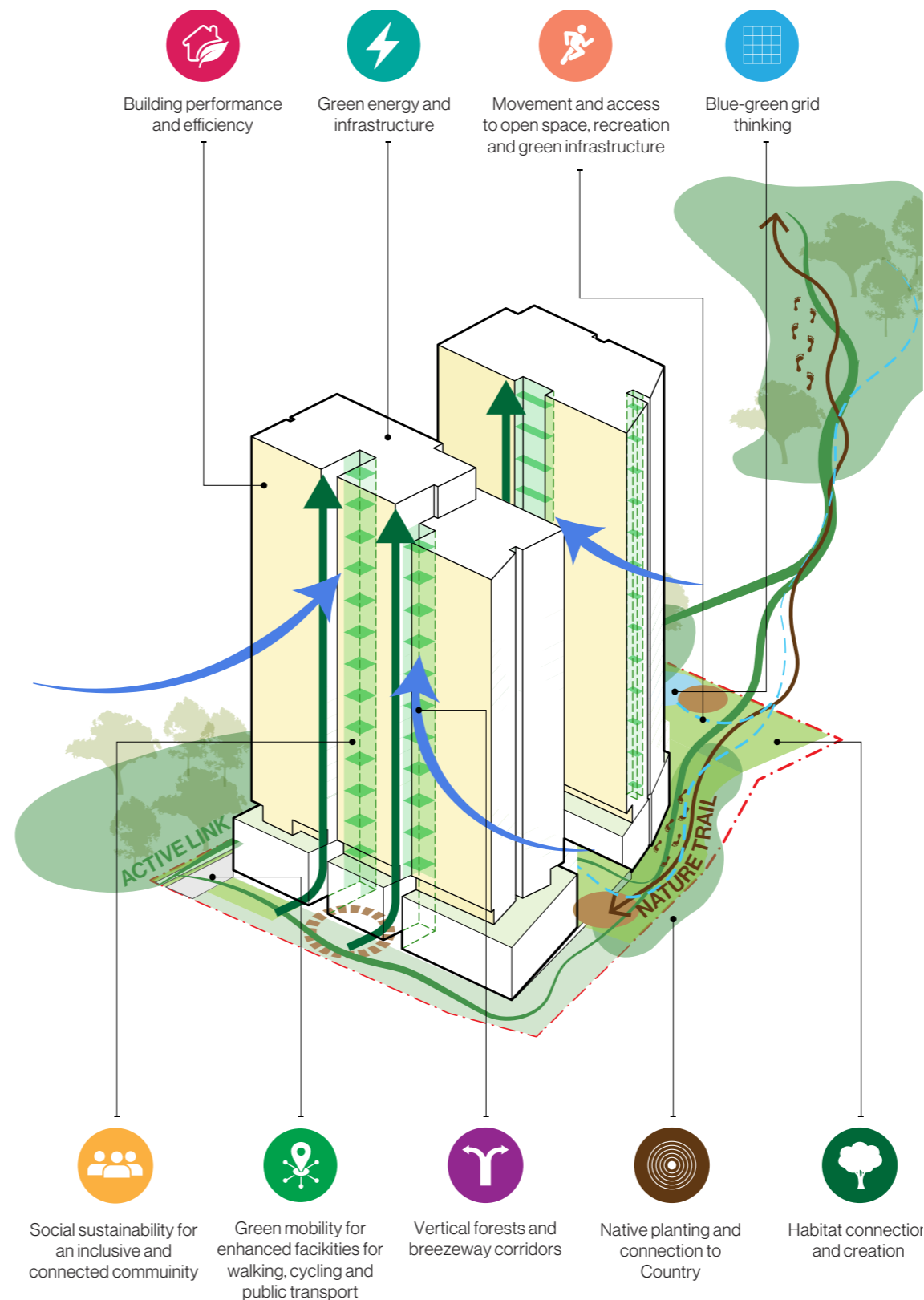
The development adopts a holistic, high-performance approach to environmental design. Passive solar design, optimal building orientation, and slender tower forms maximise daylight and ventilation. Shading devices such as louvres, fins, and hoods help regulate heat gain and improve thermal comfort. Energy efficiency is achieved through high-spec insulation, glazing, and thermal mass, along with efficient appliances and rooftop solar PV systems. Water-sensitive design includes low-flow fixtures, drought-tolerant landscaping, and rainwater harvesting. Panelised construction methods and thoughtful material selection minimise waste and construction time, while dedicated recycling zones encourage long-term resource stewardship.

Social sustainability

The development is designed to foster a socially sustainable, inclusive and connected community by integrating a mix of housing types and tenures, promoting diversity and equitable access to housing. Communal spaces ranging from floor-level shared areas to landscaped outdoor zones and public parks encourage social interaction, a sense of belonging, and community resilience.

The design prioritises safety, accessibility, and inclusivity, ensuring that all residents, regardless of age or ability, can comfortably engage with the space.

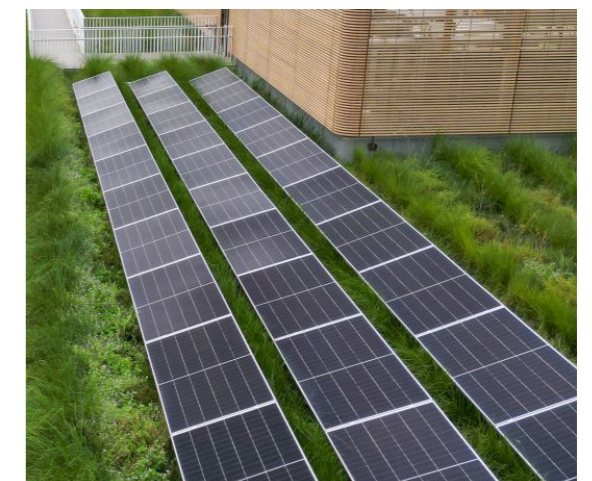
Green spaces, productive gardens, and multipurpose communal rooms further support health, wellbeing, and neighbourly connection, while strong links to the surrounding neighbourhood elevates integration with the wider community.



Vertical Forest



Native Plantings and Blue-Green Grid



Rooftop Solar PV
Source: Stock Pictures

5.7 COMMUNITY ENGAGEMENT

The design has evolved through close consultation with the community as the early stage of the design development process to identify concerns incorporate feedback and comments

Session 01

A presentation with delivered to Monarco Strata Members and Board on the 4th March, 2025. at the Monarco Estate premises.

Key concerns raised included:

Increased traffic volumes on the shared private road adjacent to the development

Overlooking from the proposed development into private balconies and apartments

CPTED issues related to the public park and communal open space areas and the need to provide clear and secure fencing to their private open space areas to deter unauthorised entry and use

Session 02

A presentation with delivered to the wider community on the 27th March at the Wentworthville Community centre.

Key concerns raised included:

Increased traffic volumes on the shared private road adjacent to the development

Traffic impacts on Bridge Road and potential pedestrian and vehicular conflicts at key crossing points

CPTED issues and the need to provide clear and secure fencing to delineate private open space areas from the public park

Need to provide adequate lighting and CCTV along proposed new site through links and open space areas away from passive surveillance

Construction disturbance and wanted to be further informed around timing and management of construction

Overshadowing from the new development particularly for the building closest to Bridge Road and in close proximity to the new development

A few people showed interest in buying into the new development



5.8 FACADE RESPONSE

The design responds to site orientation and context in its form and incorporating elements that are both functional and articulate.

Contextual Response

The podium is articulated with fine-grain detailing that aligns with the human scale, reflecting the residential character of the surrounding neighbourhood. Elements such as sun-hoods and textured brickwork contribute to this articulation, enhancing the podium's visual richness and supporting a more intimate, pedestrian-friendly scale. This approach helps to humanise the podium levels, which directly engage with the public realm and streetscape.

Above the podium, the tower volume rises from a recessed transition level, creating a clear visual separation between the solid brick base and the lighter tower form. The slender vertical volumes accentuate the tower's lightness, while a transitional zone aligns with the scale and height of the adjacent Monarco development. Horizontal slab edge extrusions further break down the tower's massing, providing both visual articulation and functional shading.

Climatic Response

The architectural design integrates effective sun control and shading strategies to reduce peak heat gain, improve thermal comfort, and enhance interior daylight quality. Vertical and horizontal shading devices, as well as terraces and balconies, are strategically placed around the building in response to local climatic conditions.

These elements are not only functional but also contribute to the distinct identity of the development. Their integration into the architectural expression and open spaces reflects a design that is sensitive to environment, place, and people—promoting sustainability and livability.

The design thoughtfully responds to the site's orientation and surrounding context, incorporating elements that are both functional and durable.

The integration of biophilic principles through vertical forest systems adds to the facade character and softens the build form while improving the amenity.



HORIZONTAL SHADE
NORTHERN and SOUTHERN



VERTICAL SHADE
EASTERN and WESTERN



VERTICAL FOREST



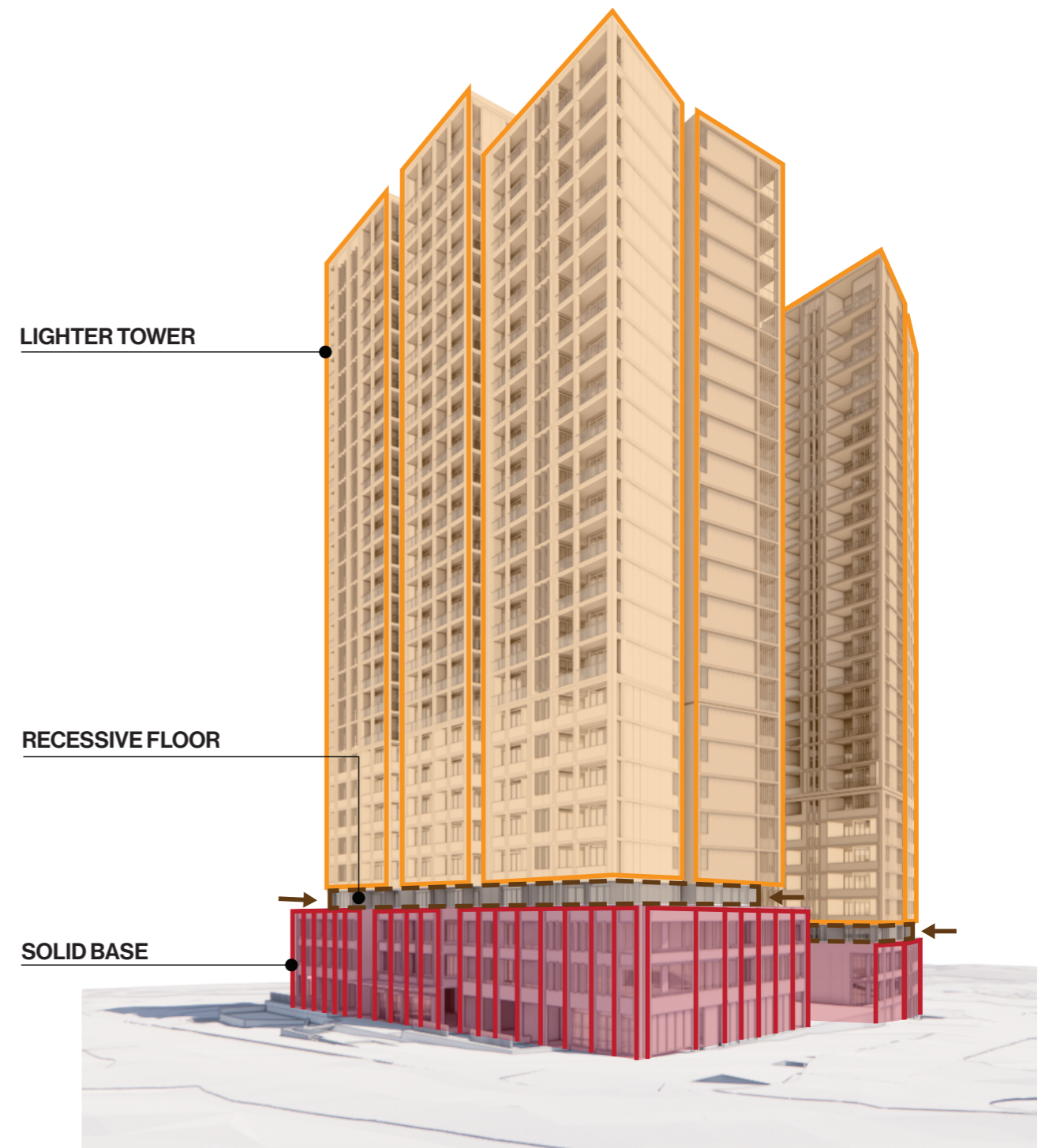
VISUAL SEPARATION



SUNHOODS



TEXTURED BRICK



5.9 FACADE MATERIALITY

A layered, earthy material palette rooted in the local context and climate reinforces the development's connection to Country, while embracing its architectural identity and visual depth.

The façade materiality is grounded in a design approach that connects the development back to Country. The natural setting and regional context of Wentworthville, known for its warm temperate climate, inspired the overall palette and material selection. The surrounding environment, featuring numerous spotted gum trees and urban residential character, played a key role in shaping the design narrative.

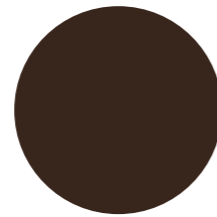
This context informed the choice of a warm, earthy colour palette, intended to harmonise with the landscape and urban character, to evoke a sense of place.

The podium and base brickwork will feature deep textures and tonal variation, creating richness and visual interest at the pedestrian level.

The tower elements above will be expressed in two warm, lighter tones that provide contrast, variation, and helps to articulate the tower volumes.

Recessed areas will incorporate darker tones to emphasise breaks in the massing and reinforce the articulation of the form.

This layered approach to materiality reinforces the development's connection to its surroundings, while enhancing visual depth and architectural identity.



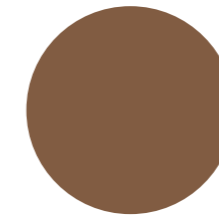
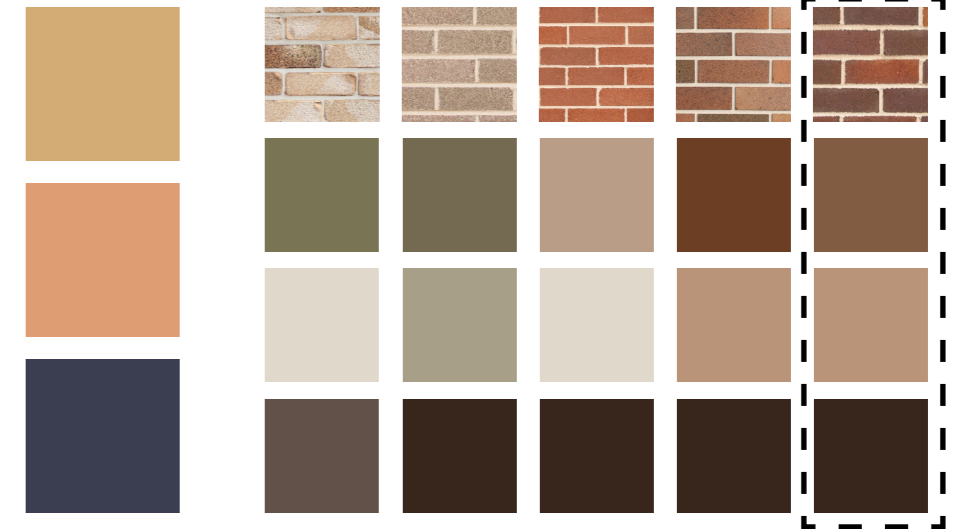
RECESSIVE FLOOR
DARKER TONE



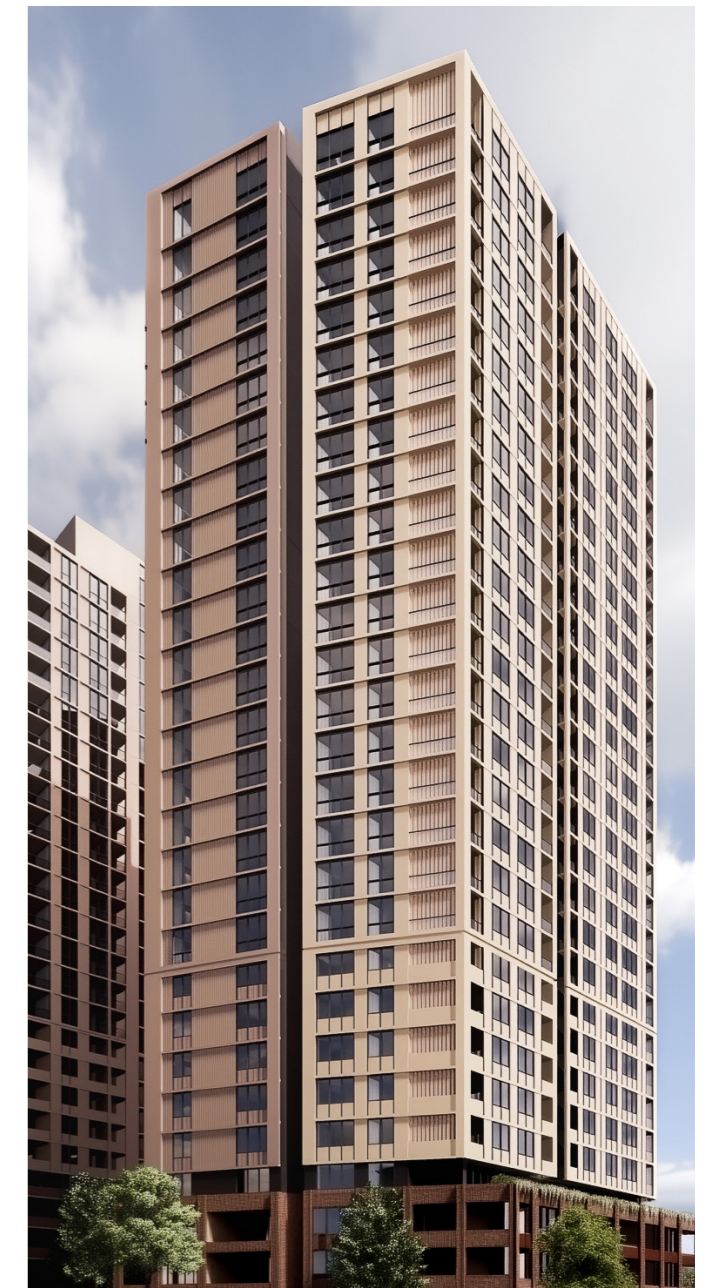
SOLID PODIUM
MEDIUM TONE BRICK

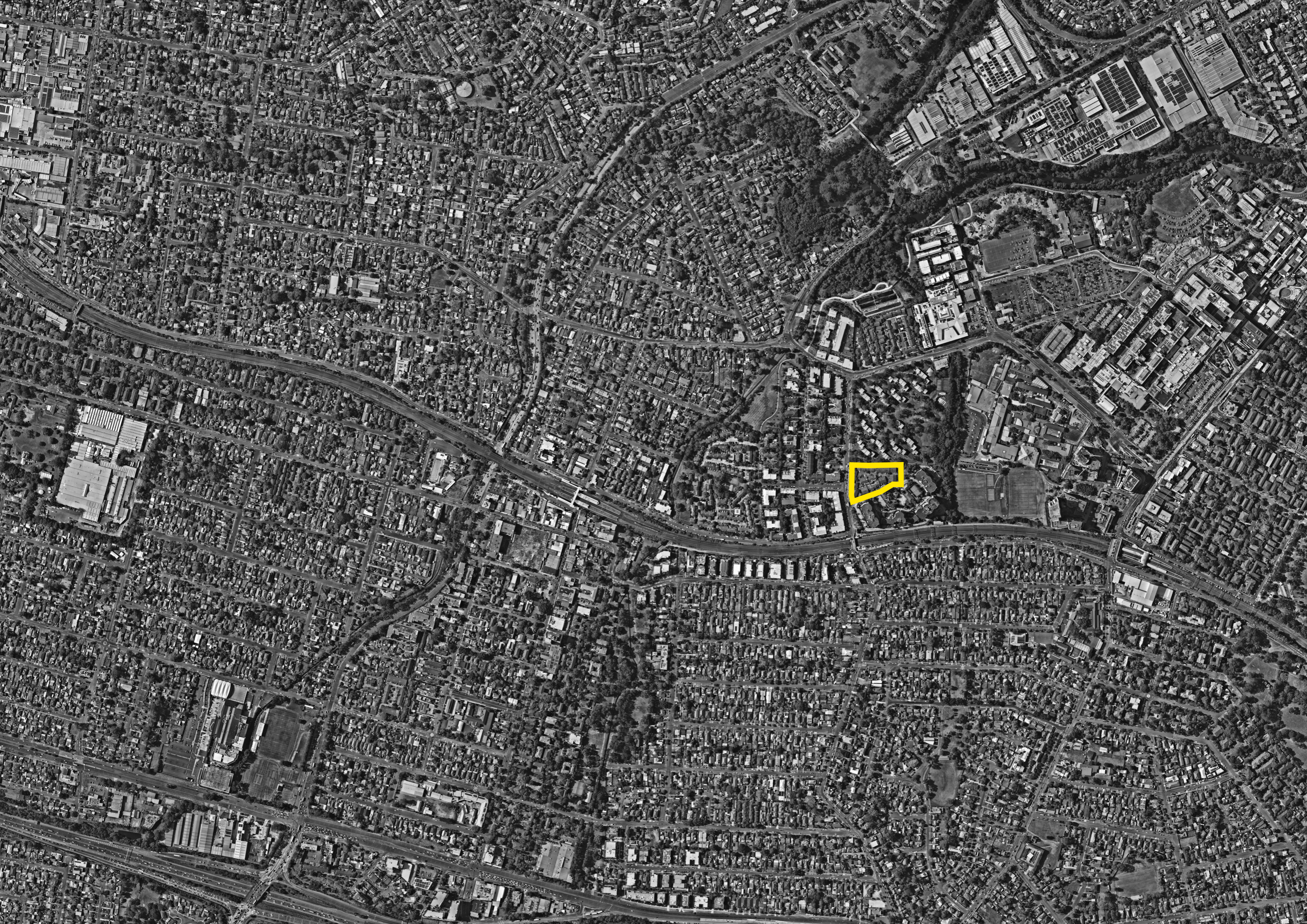


WARM EARTHY PALETTE



TOWER
LIGHTER TONES







6.0

**ARCHITECTURAL
RESPONSE**

6.1 SITE PLAN

The proposed building is positioned on site to optimise environmental performance, provide safe access, amenity, and contextual integration while minimising impact on site and surrounding community.

Site Topography

The building has been carefully positioned in response to the site's natural topography, enabling the introduction of a lower ground level for Tower B. This approach also allows for a discreet basement-level vehicular entry, including access for MRV.

Access & Connectivity

Pedestrian access

A safe and legible pedestrian entry is proposed directly from Bridge Road, leading into a shared super lobby that serves both Tower A and Tower B. This unified entry approach reinforces the cohesive design of a mixed-tenure development, ensuring equitable access and amenity for all residents.

An additional 3 meter wide pedestrian pathway along the northern boundary provides convenient access from the nearby bus stop, allowing the public to enter the site without crossing the main driveway. The path is designed to be accessible for wheelchairs and prams and includes a 1.5-metre-wide zone for large vegetation to provide shade, while a green verge on the opposite side offers a buffer from the driveway.

Vehicular access

Vehicular access is positioned at the north-western edge of the site and integrates seamlessly with existing roads, pathways, and public transport infrastructure. A new private road is proposed along the site's northern boundary, connecting to Bridge Road, reducing the impact on Monarco Estate residents.

As part of the proposal, seven existing driveways along the northern side of the Monarco Estate road will be removed. This enables the potential creation of approximately eight additional on-street parking spaces for Monarco visitors.

Communal open space

Communal areas are strategically located across the site for resident amenity while contributing positively to the broader neighbourhood. These spaces activate the ground plane, promote community interaction, and increase natural landscaping through the addition of deep soil zones and expanded tree canopy coverage increasing ground place activation, increased natural vegetation on site by adding more deep soil and tree canopy.



6.2 LOWER GROUND

A natural cross fall of nearly 3 meters from east to west enables a partially on-grade lower floor under Tower B. This design facilitates direct interaction with the communal open space and the adjacent public park, improving connectivity and activation at ground level.

Vehicle Access and Car Parking Strategy

The car park entry and loading bay are clearly delineated, ensuring safe and efficient vehicular access for residents. By isolating the height clearance requirements to the loading dock only, the design minimises the need for deeper excavation. Visitor parking is proposed at the car parking entry level to support intuitive wayfinding and rapid orientation. Meanwhile, all resident parking is consolidated at Basement Level 1 and below, optimising the layout and minimising disruption at ground level.

Residential Interface with Open Space

The residential portion of the lower ground level is strategically positioned to capture views towards the open space. Generous terraces extend into the landscape, promoting a strong visual and physical connection to the communal areas, and further activating the public realm through direct entry points.

Landscape Integration and CPTED Considerations

The landscape design for both communal and public areas is cohesively planned to seamlessly integrate the spaces. CPTED principles are addressed through the use of discreet fencing concealed within dense vegetation. Subtle level changes, guided by the site's natural topography, define the boundary between communal open space and the public park while maintaining a harmonious landscape design.

Communal Amenity Placement

An internal communal space/multifunctional room is located at the south-eastern corner of the site. This creates visual connection with the southern setback and strengthens ties to the eastern communal open space. The layout supports passive surveillance.



6.3 UPPER GROUND

The clear legibility of the entry sequence and the considered placement of access points ensure a universally accessible, barrier-free experience for all users.

Upper Ground Level and Arrival Experience

The upper ground level of Tower A sits on grade with Bridge Road, enabling a smooth, barrier-free pedestrian pathway directly into the development. This provides seamless access to a generous entry lobby—referred to as the super lobby—strategically located under Tower A. The placement of the entry doors ensures direct visibility from the street, creating a strong and active interface with the public realm.

The arrival experience for residents, visitors, and the general public is carefully curated. Upon entering the super lobby, there is direct visual connectivity to the central communal open space located between Towers A and B. From this vantage point, both lift lobbies are visible: Tower A's lift lobby is adjacent to the super lobby, while access to Tower B's lift lobby is provided via a covered pathway that traverses the communal open space.

The clear legibility of the entry sequence and the considered placement of access points ensure a universally accessible, barrier-free experience for all users.

Landscape Integration and Street Activation

The generous super lobby is framed by landscaped green spaces on either side, enhancing the arrival experience and contributing to the building's amenity. This composition reinforces the connection between built form and landscape, promoting a sense of openness and quality.

Additionally, a communal internal amenity space is strategically located at the south-west corner of the site. This space includes a dedicated outdoor area that helps activate the corner frontage, contributing to a lively street presence. The natural level change at this point is thoughtfully addressed through integrated landscape design, ensuring both functionality and aesthetic continuity.

Communal Open Space and Site Topography

The central communal open space, while situated above the basement structure, is visually and functionally connected to the setback deep soil zone. This integration is achieved by harnessing the site's topographical conditions. The result is a landscape that is not only elevated in terms of quality but also rooted in the natural potential of the site.



6.4 PODIUM LEVEL

The design maximises solar access, ventilation, and community interaction through thoughtful massing and generous building separations.

Podium and Building Configuration

The podium levels have been designed as a solid mass, serving as a strong grounding element for the towers above. Building orientation and the strategic placement of living rooms have been optimised to maximise solar access throughout the development.

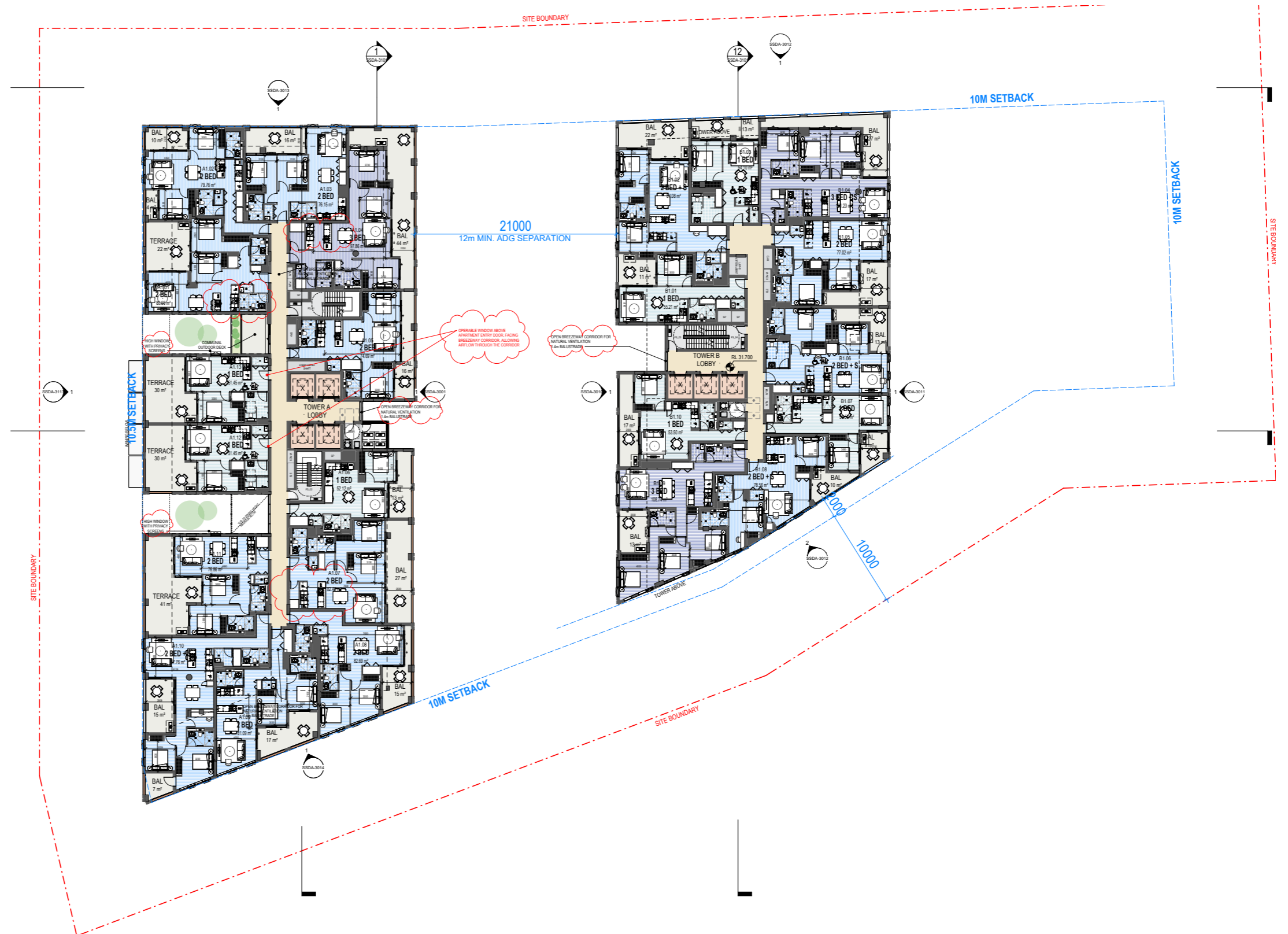
Proposed building separations exceed 21 metres, significantly more than the 12-metre minimum required under the Apartment Design Guide (ADG). This generous separation mitigates issues related to overlooking and self-shadowing, while enhancing the quality and amenity of the communal open space between buildings.

Tower A

The massing of Tower A is arranged in three distinct blocks, which allows for natural ventilation of corridors at three points on the podium level. This design improves overall cross ventilation across the development. Additionally, each floor is provided with a communal balcony to foster resident interaction and encourage a stronger sense of community and neighbourhood.

Tower B

The unit layouts in Tower B are carefully positioned to maximise solar access, even on the lower levels.



6.5 TOWER LEVEL

The residential towers are designed with efficient layouts that maximise natural light, cross ventilation, and communal interaction through well-ventilated corridors and generously provided communal balconies.

Residential Tower Design and Layout

Each typical residential tower level features clearly defined volumes, with corner units that maximise cross ventilation. The unit layouts have been carefully designed to optimise efficiency, fully comply with ADG requirements, and minimise any unusable or inefficient spaces.

Tower A

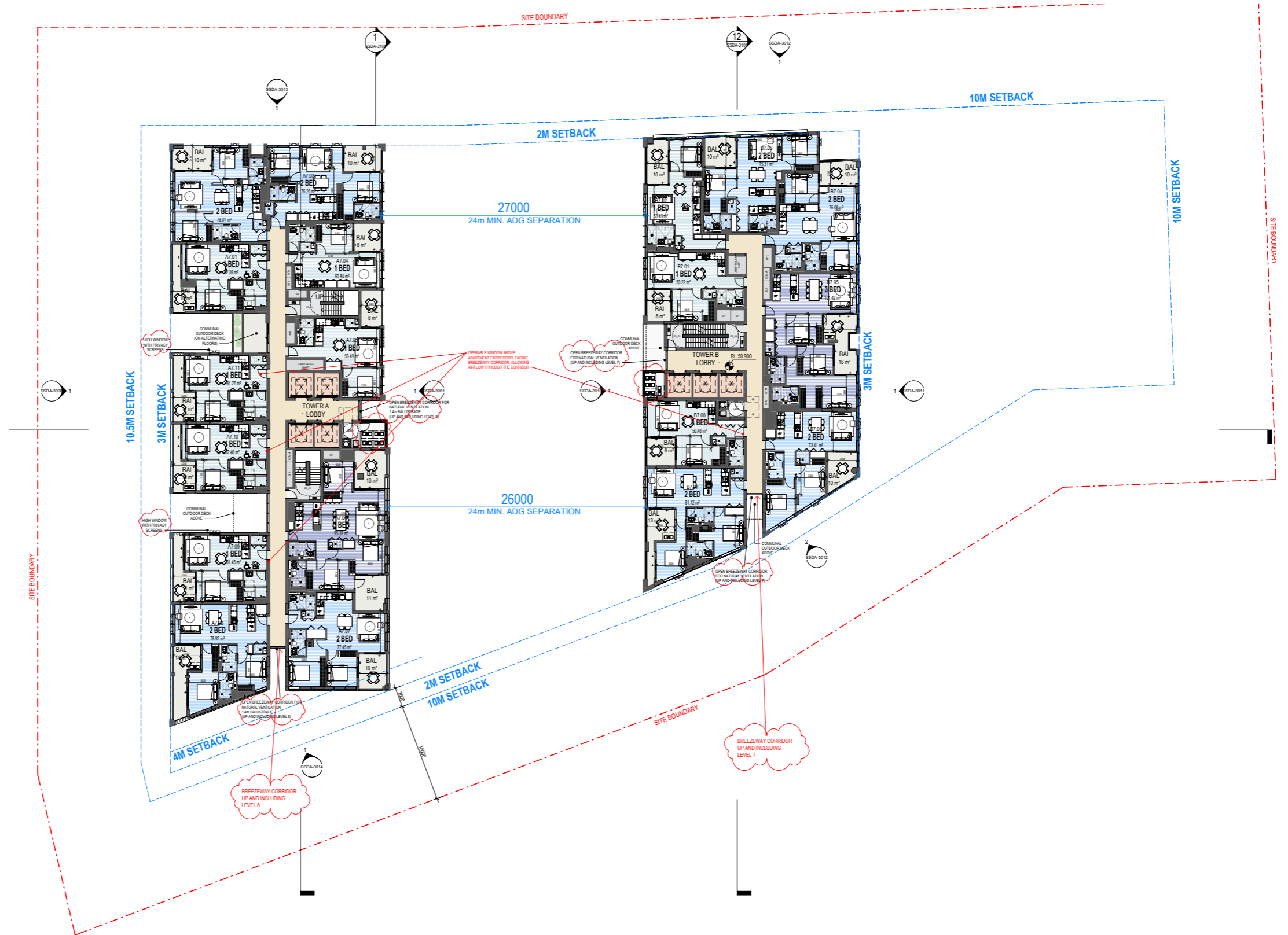
The layout allows for four points of natural light and ventilation within the common corridor, significantly enhancing internal amenity.

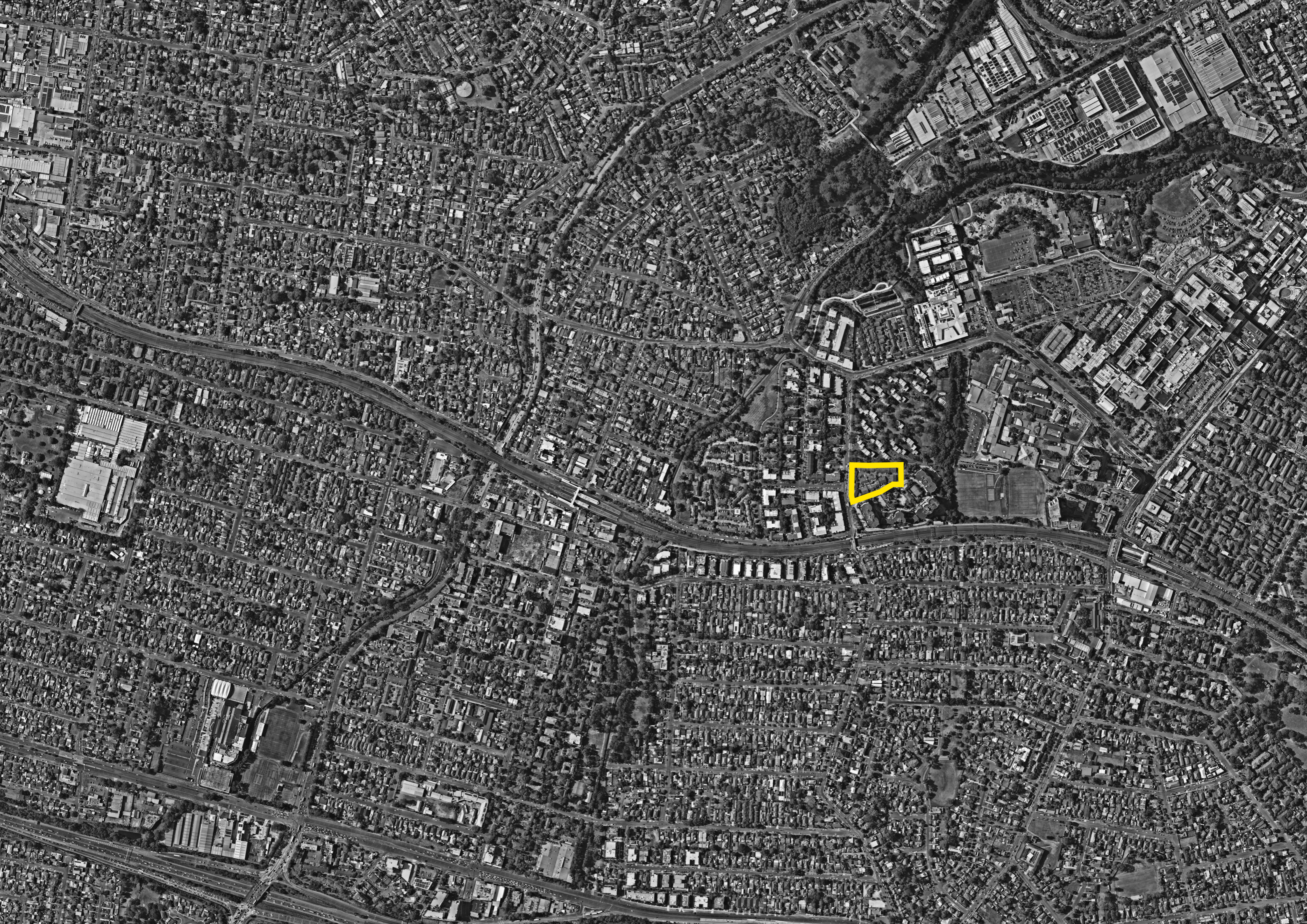
Units are positioned to maximise both solar access and cross ventilation. Each floor includes a communal balcony, promoting social interaction and a sense of community, resulting in a total of 26 communal balconies across the tower.

Tower B

The layout provides three points of natural light and ventilation to the common corridor, supporting a well-lit and naturally ventilated shared space.

Unit orientations are optimised for solar gain and cross ventilation. Similar to Tower A, communal balconies are included on every level, with 25 communal balconies proposed in total





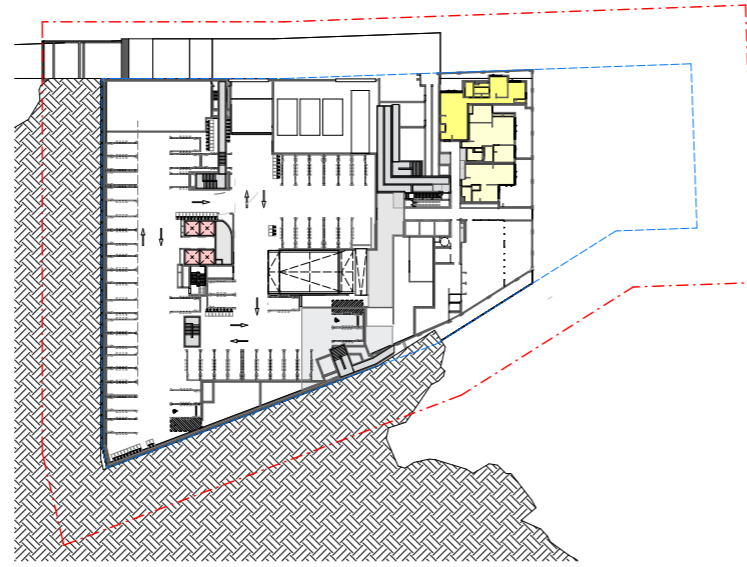


7.0

**RESIDENTIAL
AMENITY**

7.1 SOLAR ACCESS

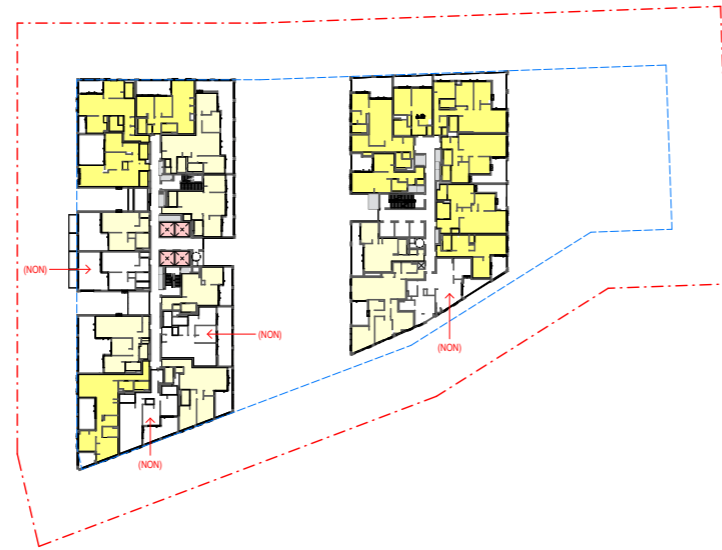
Over 75% of the proposed development achieves solar access, exceeding the 70% minimum requirement set by the ADG criteria



1 SOLAR DIAGRAM - LOWER GROUND LEVEL
1:500



2 SOLAR DIAGRAM - UPPER GROUND LEVEL
1:500



3 SOLAR DIAGRAM - LEVEL 1
1:500



4 SOLAR DIAGRAM - LEVEL 2
1:500

SOLAR COMPLIANCE SCHEDULE - TOWER A LV LG-2			
UNIT NO.	START HOUR	END HOUR	DIRECT SUNTIME (HOURS)
A - UPPER GROUND LEVEL			
A.LG.01	1300	1600	3
A.LG.02	0900	1600	7
A.LG.03	0900	1600	7
A.LG.04	0900	1030	1.5
A.LG.05	0900	0900	0
A.LG.06	0900	0900	0
A.LG.07	0900	0900	0
A.LG.08	1300	1100	0.5
A.LG.09	1600	1600	0
A.LG.10	1330	1600	0.5
A LEVEL 1			
A1.01	1300	1600	3
A1.02	0900	1600	7
A1.03	0900	1600	7
A1.04	0900	1030	1.5
A1.05	0900	1030	1.5
A1.06	1900	1030	0.5
A1.07	0900	0900	0
A1.08	1030	1100	0.5
A1.09	0900	0900	0
A1.10	1300	1600	3
A1.11	1300	1600	1
A1.12	1600	1600	0
A1.13	1430	1600	1.5
A LEVEL 2			
A2.01	1300	1600	3
A2.02	0900	1600	7
A2.03	0900	1600	7
A2.04	0900	1030	1.5
A2.05	0900	1030	1.5
A2.06	1900	1030	0.5
A2.07	0900	0900	0
A2.08	1030	1100	0.5
A2.09	0900	0900	0
A2.10	1300	1600	3
A2.11	1430	1600	1.5
A2.12	0900	0900	0
A2.13	1430	1600	1.5

SOLAR COMPLIANCE SCHEDULE - TOWER B LV LG-2			
UNIT NO.	START HOUR	END HOUR	DIRECT SUNTIME (HOURS)
B - LOWER GROUND LEVEL			
B.LG.01	0900	1600	7
B.LG.02	0900	1000	1
B.LG.03	0900	0930	0.5
B - UPPER GROUND LEVEL			
B.UG.01	1300	1600	3
B.UG.02	0930	1600	6.5
B.UG.03	0930	1600	6.5
B.UG.04	0900	1130	2.5
B.UG.05	0900	1130	2.5
B.UG.06	0900	1130	2.5
B.UG.07	0900	1130	2.5
B.UG.08	0900	0900	0
B.UG.09	1300	1430	1.5
B.UG.10	1400	1600	1
B LEVEL 1			
B1.01	1300	1600	3
B1.02	0930	1600	6.5
B1.03	0930	1600	6.5
B1.04	0900	1130	2.5
B1.05	0900	1130	2.5
B1.06	0900	1130	2.5
B1.07	0900	1130	2.5
B1.08	0900	0900	0
B1.09	1300	1430	1.5
B1.10	1300	1600	1.5
B LEVEL 2			
B2.01	1300	1600	3
B2.02	1300	1600	3
B2.03	0900	1600	7
B2.04	0900	1400	5
B2.05	0900	1200	3
B2.06	0900	1200	3
B2.07	1300	1430	1.5
B2.08	1300	1430	1.5

ADG DESIGN CRITERIA

MIN 2 HOURS DIRECT SOLAR ACCESS

4A-1 1. LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MIN OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM - 3 PM AT MID WINTER

TOTAL NO. OF APARTMENTS: 549

ADG REQUIREMENT FOR SOLAR ACCESS: (70%)

PROPOSED SOLAR ACCESS (2+ HOURS): 416 (75.8%)

NO DIRECT SUNLIGHT

ADG REQUIREMENT FOR NO DIRECT SUNLIGHT: MAX 15% OF TOTAL NUMBER OF UNIT

PROPOSED NO DIRECT SUNLIGHT: 28 UNITS (5.1%)

- STORAGE
- < 2 HRS
- 0 HRS



7.2 SOLAR ACCESS

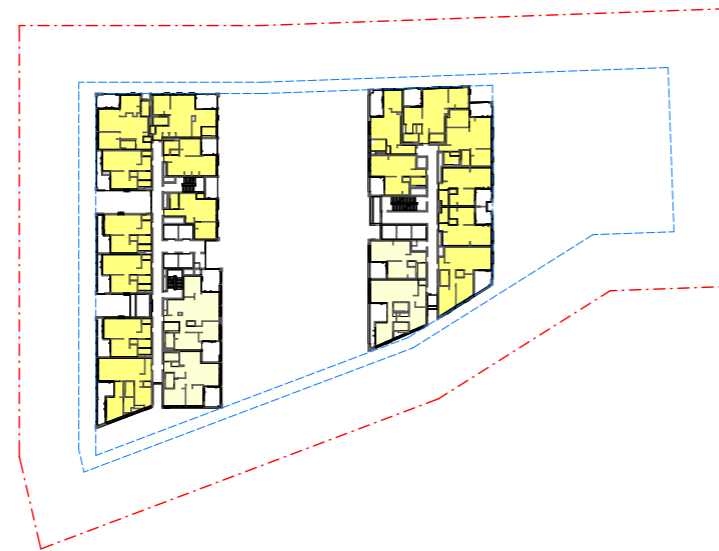
Over 75% of the proposed development achieves solar access, exceeding the 70% minimum requirement set by the ADG criteria



1 SOLAR DIAGRAM - LEVEL 3
1:500



2 SOLAR DIAGRAM - LEVEL 4-7
1:500



3 SOLAR DIAGRAM - LEVEL 8
1:500



4 SOLAR DIAGRAM - LEVEL 9-22
1:500

SOLAR COMPLIANCE SCHEDULE - TOWER A LV 3-20			
UNIT NO.	START HOUR	END HOUR	DIRECT SUNTIME (HOURS)
A-LEVEL 3			
A3.01	1430	1600	3.5
A3.02	0900	1600	7
A3.03	0900	1600	7
A3.04	0900	1130	2.5
A3.05	0900	1130	2.5
A3.06	0930	1130	1.5
A3.07	1500	1100	1
A3.08	1300	1600	3
A3.09	1230	1600	3.5
A3.10	1330	1600	2.5
A3.11	1230	1600	3.5
A-LEVEL 4-7			
A4.7.01	1430	1600	2.5
A4.7.02	0900	1600	7
A4.7.03	0900	1600	7
A4.7.04	0900	1130	2.5
A4.7.05	0900	1130	2.5
A4.7.06	0930	1130	1.5
A4.7.07	1500	1100	1
A4.7.08	1300	1600	3
A4.7.09	1300	1600	3
A4.7.10	1330	1600	2.5
A4.7.11	1330	1600	2.5
A-LEVEL 8			
A8.01	1430	1600	3.5
A8.02	0900	1600	7
A8.03	0900	1600	7
A8.04	0900	1130	2.5
A8.05	0900	1130	2.5
A8.06	0930	1130	1.5
A8.07	1500	1100	1
A8.08	1300	1600	3
A8.09	1300	1600	3
A8.10	1330	1600	2.5
A8.11	1330	1600	2.5
A-LEVEL 9-22			
A9.22.01	1430	1600	2.5
A9.22.02	0900	1600	7
A9.22.03	0900	1600	7
A9.22.04	0900	1100	2
A9.22.05	0900	1130	2.5
A9.22.06	0930	1130	1.5
A9.22.07	0900	0900	0
A9.22.08	1000	1100	1
A9.22.09	1300	1600	3
A9.22.10	1300	1600	2.5
A9.22.11	1330	1600	2.5
A9.22.12	1330	1600	2.5

SOLAR COMPLIANCE SCHEDULE - TOWER B LV 3-20			
UNIT NO.	START HOUR	END HOUR	DIRECT SUNTIME (HOURS)
B-LEVEL 3			
B3.01	1230	1600	3.5
B3.02	1230	1600	3.5
B3.03	0900	1600	7
B3.04	0900	1430	5.5
B3.05	0900	1300	3
B3.06	0900	1300	3
B3.07	1500	1430	1.5
B3.08	1300	1430	1.5
B-LEVEL 4-7			
B4.7.01	1230	1600	3.5
B4.7.02	1230	1600	3.5
B4.7.03	0900	1600	7
B4.7.04	0900	1430	5.5
B4.7.05	0900	1300	3
B4.7.06	0900	1200	3
B4.7.07	1300	1430	1.5
B4.7.08	1300	1430	1.5
B-LEVEL 8			
B8.01	1230	1600	3.5
B8.02	1230	1600	3.5
B8.03	0900	1600	7
B8.04	0900	1500	6
B8.05	0900	1300	3
B8.06	0900	1200	3
B8.07	0900	1200	3
B8.08	1300	1430	1.5
B8.09	1300	1430	1.5
B-LEVEL 9-22			
B9.22.01	1230	1600	3.5
B9.22.02	1230	1600	3.5
B9.22.03	0900	1600	7
B9.22.04	0900	1430	5.5
B9.22.05	0900	1300	3
B9.22.06	0900	1200	3
B9.22.07	0900	1200	3
B9.22.08	1300	1430	1.5
B9.22.09	1300	1430	1.5

ADG DESIGN CRITERIA

MIN 2 HOURS DIRECT SOLAR ACCESS

4A-1 1. LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MIN OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM - 3 PM AT MID WINTER

TOTAL NO. OF APARTMENTS: 549

ADG REQUIREMENT FOR SOLAR ACCESS: (70%)

PROPOSED SOLAR ACCESS (2+ HOURS): 416 (75.8%)

NO DIRECT SUNLIGHT

ADG REQUIREMENT FOR NO DIRECT SUNLIGHT: MAX 15% OF TOTAL NUMBER OF UNIT

PROPOSED NO DIRECT SUNLIGHT: 28 UNITS (5.1%)

- STORAGE
- < 2 HRS
- 0 HRS



7.3 SOLAR ACCESS

Over 75% of the proposed development achieves solar access, exceeding the 70% minimum requirement set by the ADG criteria



① SOLAR DIAGRAM - LEVEL 23-24
1:500



② SOLAR DIAGRAM - LEVEL 25
1:500



③ SOLAR DIAGRAM - LEVEL 26
1:500

SOLAR COMPLIANCE SCHEDULE - TOWER A LV 21-26			
UNIT NO.	START HOUR	END HOUR	DIRECT SUNTIME (HOURS)
A - LEVEL 23-24			
A23-24.01	1430	1600	2.5
A23-24.02	0900	1600	7
A23-24.03	0900	1600	7
A23-24.04	0900	1130	2
A23-24.05	0900	1130	2
A23-24.06	0900	1200	2.5
A23-24.07	0900	0900	0
A23-24.08	0900	1100	1.5
A23-24.09	1300	1600	3
A23-24.10	1300	1600	2.5
A23-24.11	1200	1600	2.5
A23-24.12	1330	1600	2.5
A - LEVEL 25			
A25.01	1430	1600	2.5
A25.02	0900	1600	7
A25.03	0900	1600	7
A25.04	0900	1130	2.5
A25.05	0900	1130	2.5
A25.06	1330	1600	2.5
A25.07	1330	1600	2.5
A - LEVEL 26			
A26.01	1330	1600	3
A26.02	0900	1600	7
A26.03	0900	1600	7
A26.04	0900	1130	2.5
A26.05	0900	1130	2.5
A26.06	1300	1600	3

SOLAR COMPLIANCE SCHEDULE - TOWER B LV 21-26			
UNIT NO.	START HOUR	END HOUR	DIRECT SUNTIME (HOURS)
B - LEVEL 23-24			
B23-24.01	1300	1600	3
B23-24.02	1230	1600	3.5
B23-24.03	0900	1600	7
B23-24.04	0900	1430	5.5
B23-24.05	0900	1200	3
B23-24.06	0900	1200	3
B23-24.07	0900	1200	3
B23-24.08	1300	1500	2
B23-24.09	1300	1530	2.5
B - LEVEL 25			
B25.01	1200	1600	3
B25.02	1230	1600	3.5
B25.03	0900	1600	7
B25.04	0900	1430	5.5
B25.05	0900	1200	3
B25.06	0900	1200	3
B25.07	0900	1200	3
B25.08	1300	1600	3
B25.09	1300	1600	3
B - LEVEL 26			
B26.01	1300	1600	3
B26.02	1230	1600	3.5
B26.03	0900	1600	7
B26.04	0900	1430	5.5
B26.05	0900	1200	3
B26.06	0900	1200	3
B26.07	0900	1200	3
B26.08	1300	1600	3
B26.09	1300	1600	3

ADG DESIGN CRITERIA

MIN 2 HOURS DIRECT SOLAR ACCESS

4A-1 1. LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MIN OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM - 3 PM AT MID WINTER

TOTAL NO. OF APARTMENTS: 549

ADG REQUIREMENT FOR SOLAR ACCESS: (70%)

PROPOSED SOLAR ACCESS (2+ HOURS): 416 (75.8%)

NO DIRECT SUNLIGHT

ADG REQUIREMENT FOR NO DIRECT SUNLIGHT: MAX 15% OF TOTAL NUMBER OF UNIT

PROPOSED NO DIRECT SUNLIGHT: 28 UNITS (5.1%)

- STORAGE
- < 2 HRS
- 0 HRS



7.4 NATURAL VENTILATION

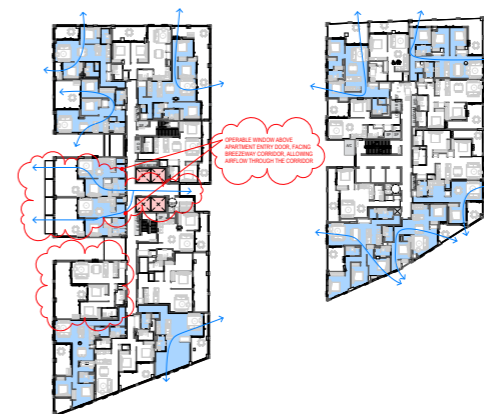
Over 69% of the proposed development achieves cross ventilation, exceeding the 60% minimum requirement set by the ADG criteria



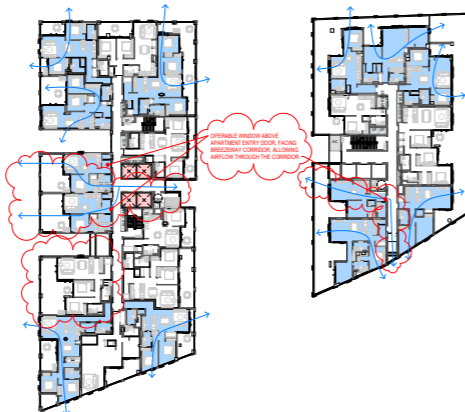
1 CV DIAGRAM - LOWER GROUND LEVEL
1:500



2 CV DIAGRAM - UPPER GROUND LEVEL
1:500



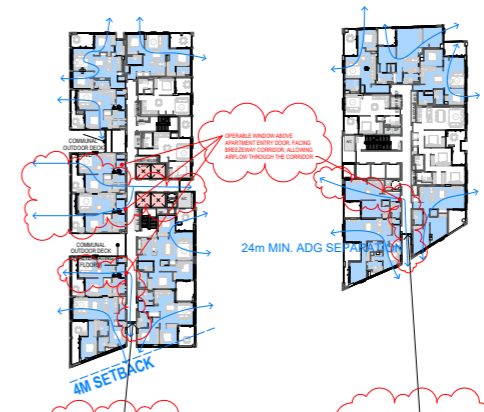
3 CV DIAGRAM - LEVEL 1
1:500



4 CV DIAGRAM - LEVEL 2
1:500



5 CV DIAGRAM - LEVEL 3
1:500



6 CV DIAGRAM - LEVEL 4 - 8
1:500

ADG DESIGN CRITERIA

4B 1. AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.

TOWER A+B	NO. CROSS VENTILATED COMPLIANT UNITS	TOTAL UNITS
LOWER GROUND LEVEL	1	3
UPPER GROUND LEVEL	9	20
LEVEL 1	12	28
LEVEL 2	13	21
LEVEL 3	14	19
LEVEL 4-8	69	87
TOTAL	118	173

TOWER A	NO. CROSS VENTILATED COMPLIANT UNITS	TOTAL UNITS
UPPER GROUND LEVEL	4	10
LEVEL 1	7	15
LEVEL 2	7	13
LEVEL 3	8	11
LEVEL 4-8	45	55
TOTAL	71	102

TOWER B	NO. CROSS VENTILATED COMPLIANT UNITS	TOTAL UNITS
LOWER GROUND LEVEL	1	3
UPPER GROUND LEVEL	5	10
LEVEL 1	5	10
LEVEL 2	6	8
LEVEL 3	6	8
LEVEL 4-7	24	32
TOTAL	47	71

TOWER A+B:
118/173 (68.2%)

TOWER A:
71/102 (69.6%)

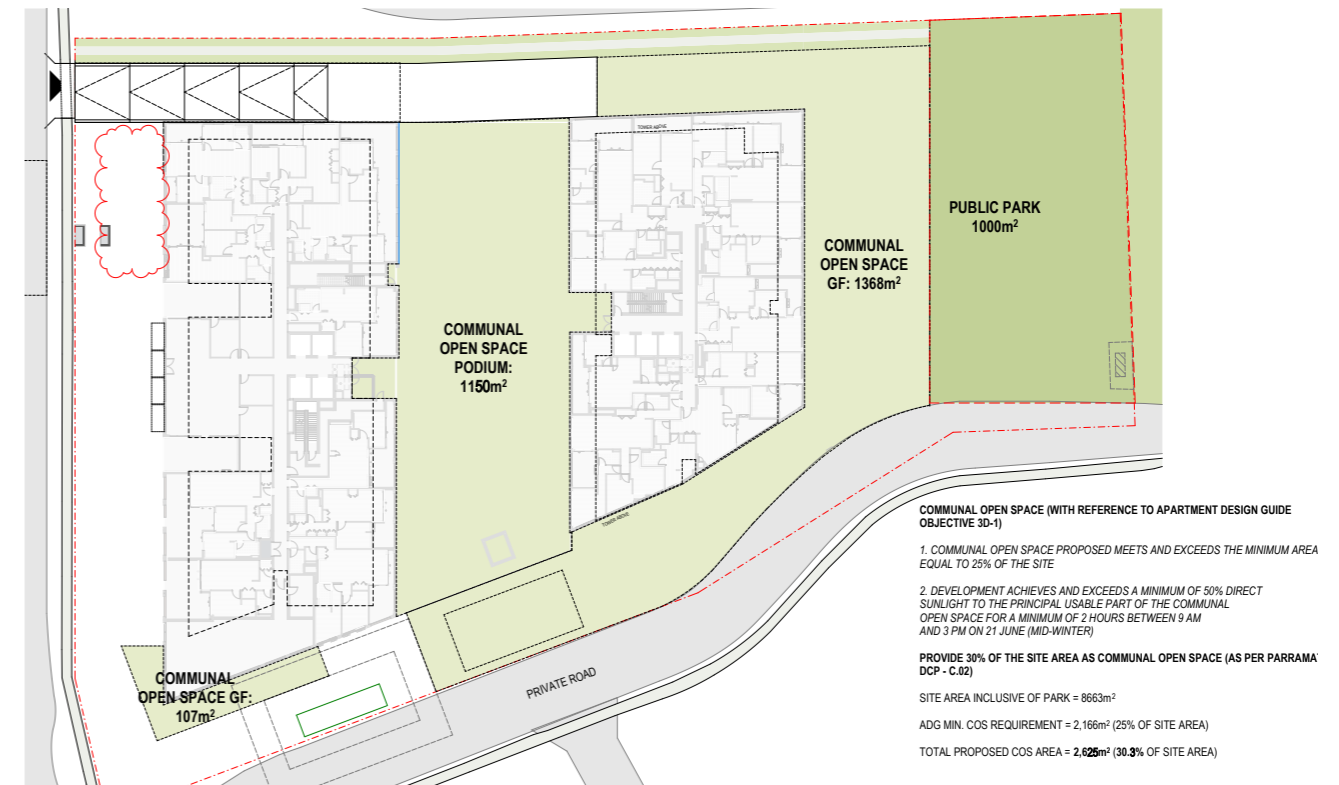
TOWER B:
47/71 (66.2%)

APARTMENT ACHIEVES CROSS VENTILATION

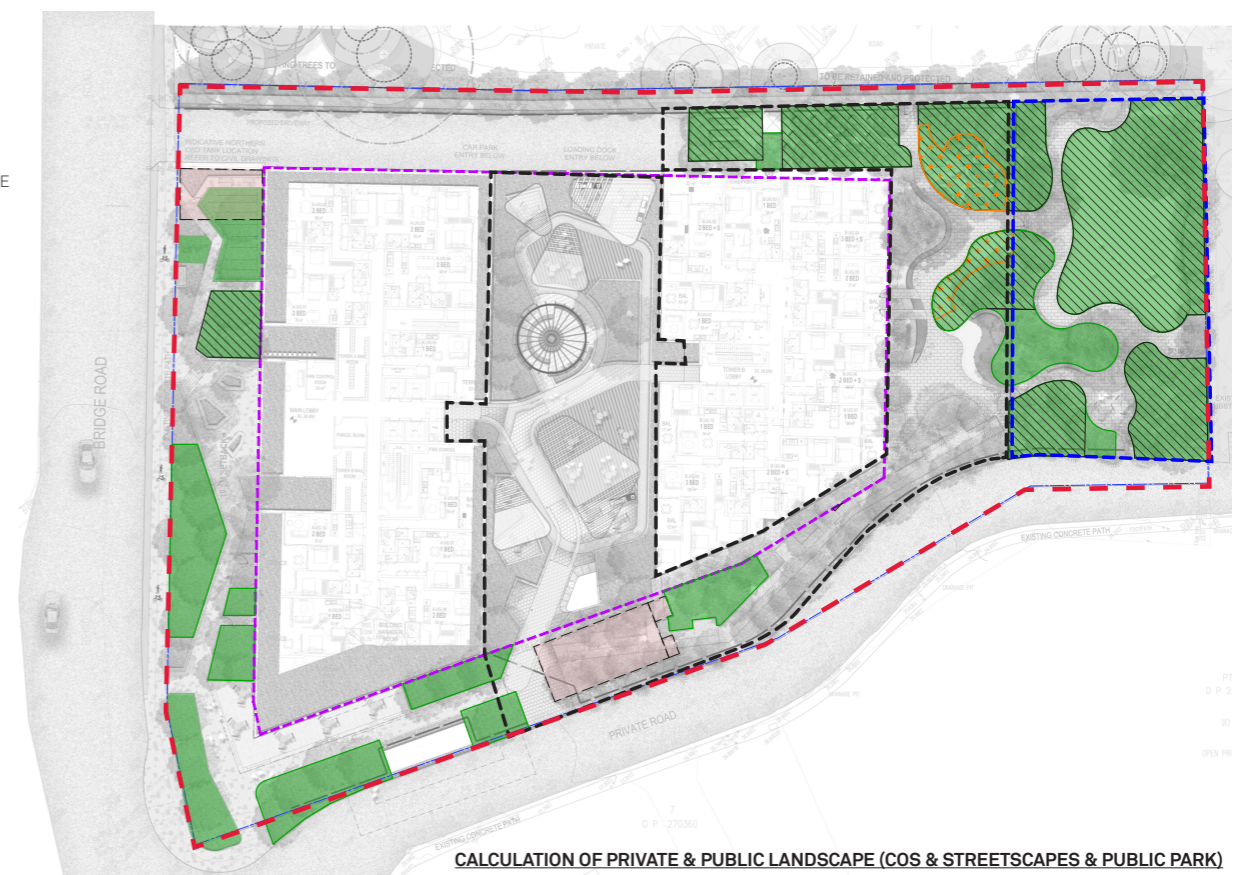
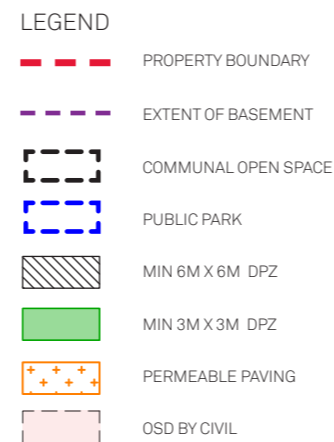


7.5 COMMUNAL OPEN SPACE AND DEEPSOIL

The proposed development exceeds the minimum requirements of 25% of site areas set by the ADG and complies with the DCP requirement of 30% for COS.

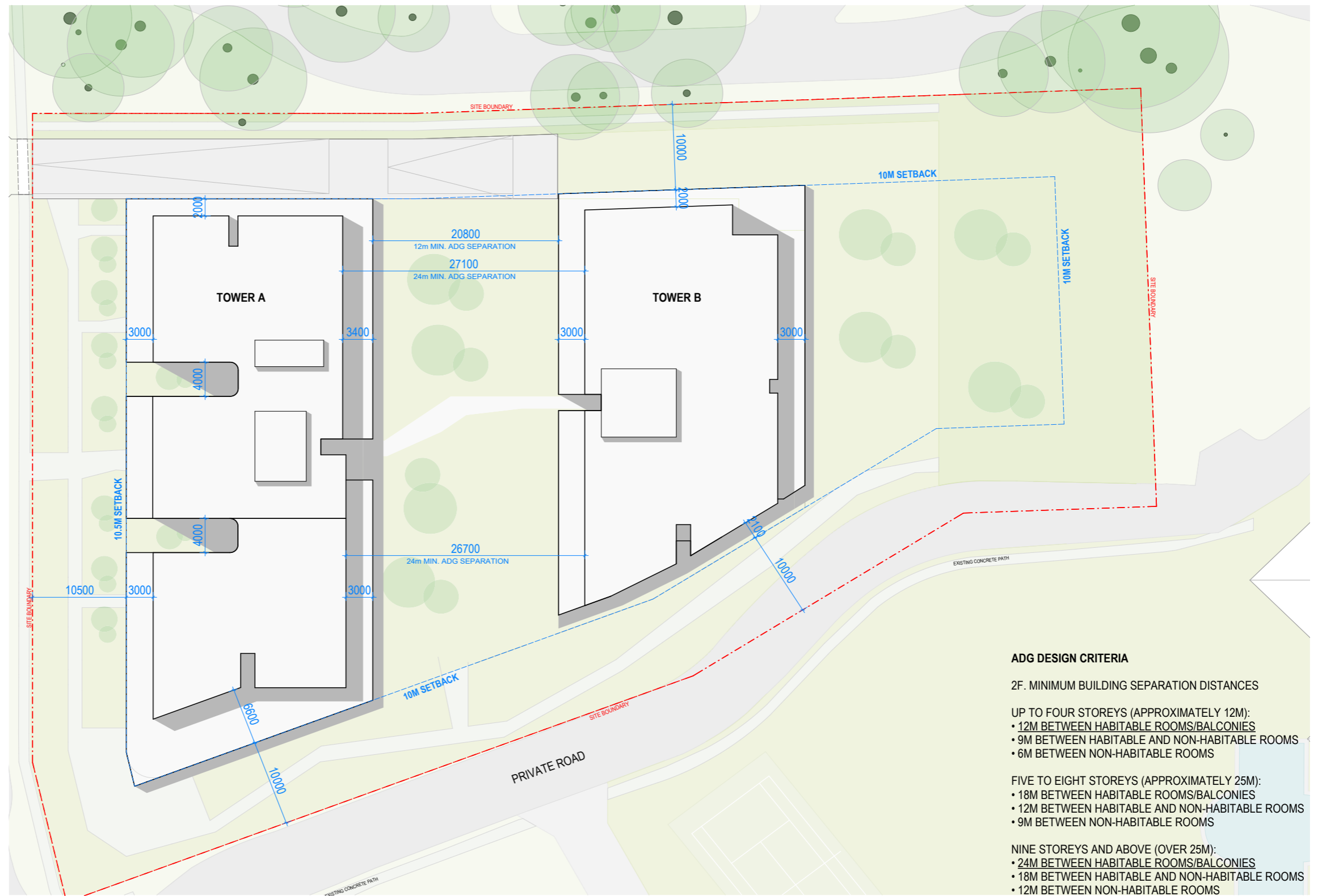


The proposed development provides 12.67% of the site with a minimum 6m deep soil zone, exceeding the ADG minimum requirement of 7%. In addition, it achieves 19.9% deep soil area with a minimum depth of 3m.



7.6 BUILDING SEPARATION

The proposed development meets & exceeds ADG building separation & privacy requirements



ADG DESIGN CRITERIA

2F. MINIMUM BUILDING SEPARATION DISTANCES

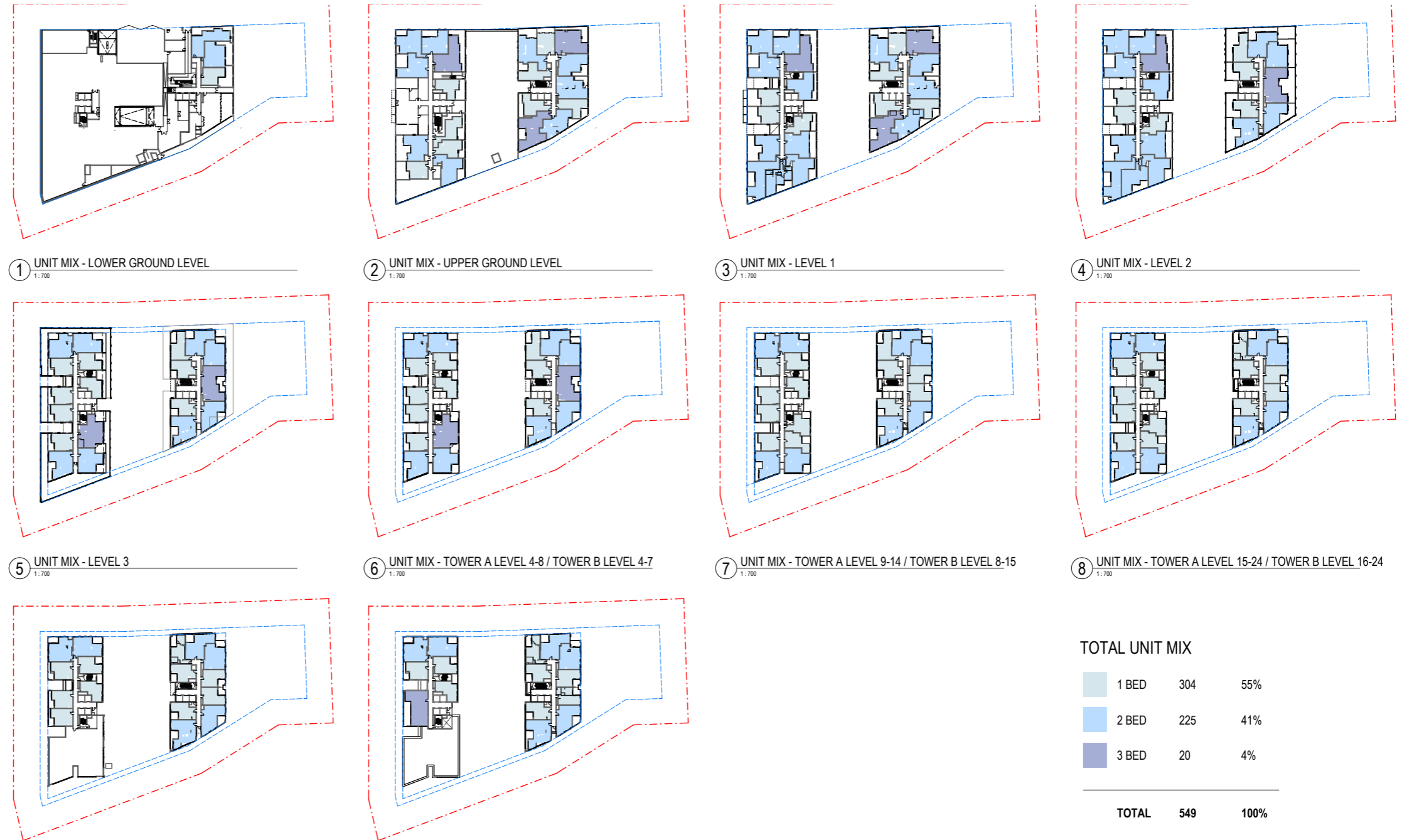
- UP TO FOUR STOREYS (APPROXIMATELY 12M):
- 12M BETWEEN HABITABLE ROOMS/BALCONIES
 - 9M BETWEEN HABITABLE AND NON-HABITABLE ROOMS
 - 6M BETWEEN NON-HABITABLE ROOMS
- FIVE TO EIGHT STOREYS (APPROXIMATELY 25M):
- 18M BETWEEN HABITABLE ROOMS/BALCONIES
 - 12M BETWEEN HABITABLE AND NON-HABITABLE ROOMS
 - 9M BETWEEN NON-HABITABLE ROOMS
- NINE STOREYS AND ABOVE (OVER 25M):
- 24M BETWEEN HABITABLE ROOMS/BALCONIES
 - 18M BETWEEN HABITABLE AND NON-HABITABLE ROOMS
 - 12M BETWEEN NON-HABITABLE ROOMS

7.7 UNIT MIX

The project offers a diverse unit mix tailored to a variety of household types and needs, comprising 304 one-bedroom, 225 two-bedroom, and 20 three-bedroom dwellings.

Unit sizes range from 51 sqm to 109 sqm, providing flexibility for singles, couples, families, and downsizers alike.

A number of dwellings are designed in accordance with the Livable Housing Design Guidelines at Silver Level, including adaptable units to support residents with changing mobility needs and ensuring long-term accessibility for a broad demographic. The units meet ADG guidelines.



7.8 GROSS FLOOR AREA

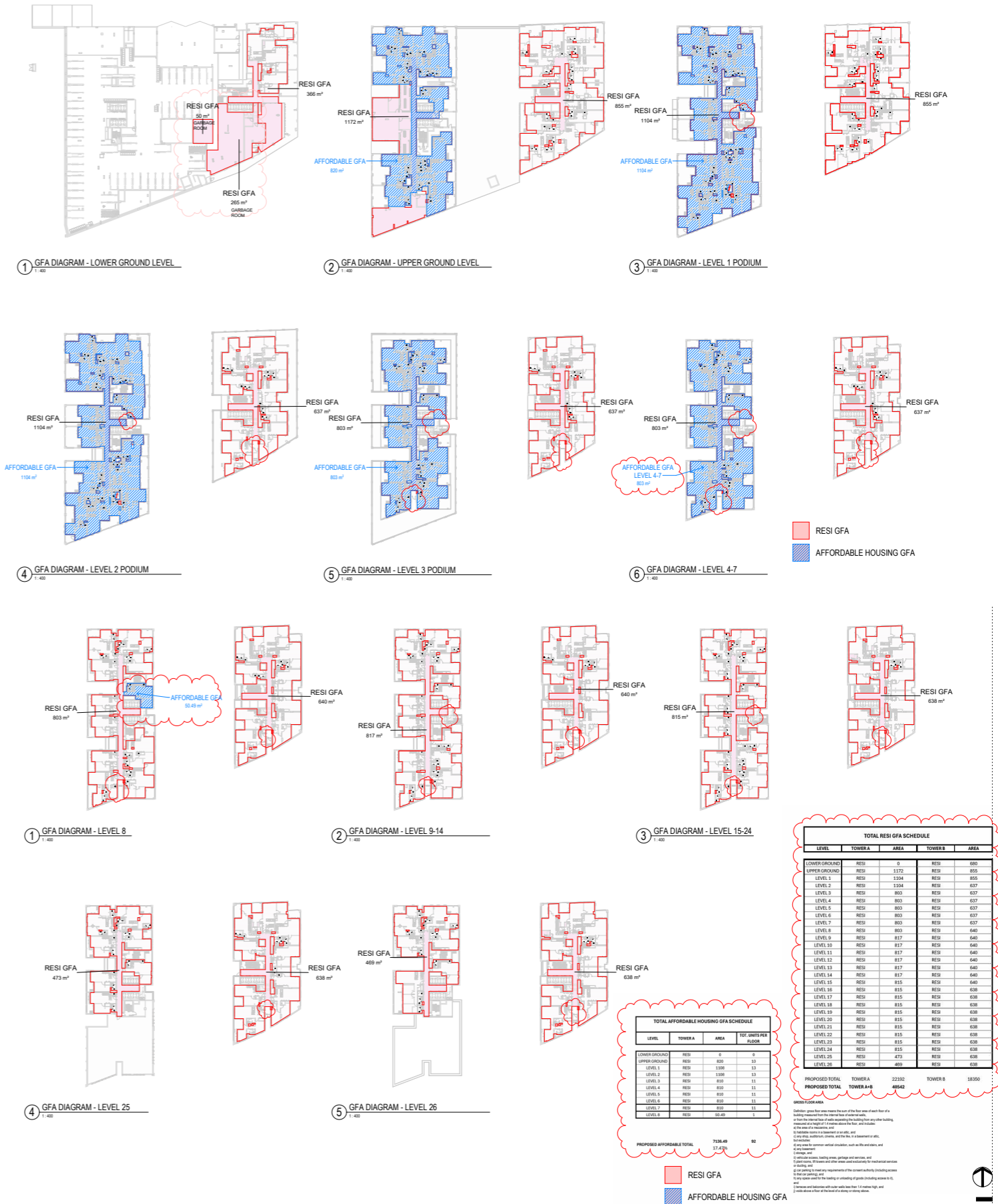
The proposed development includes 92 residential units which represents more than 18% of the residential GFA, to be dedicated as affordable housing.

This provision is to satisfy 15% requirement under the in-fill affordable housing SEPP as well as the 3% requirement proposed to be implemented with the concurrent Planning Proposal PP-2023-2810.

The total proposed GFA is aligned with the maximum FSR limit of 4.68:1 which includes the 18% affordable housing.

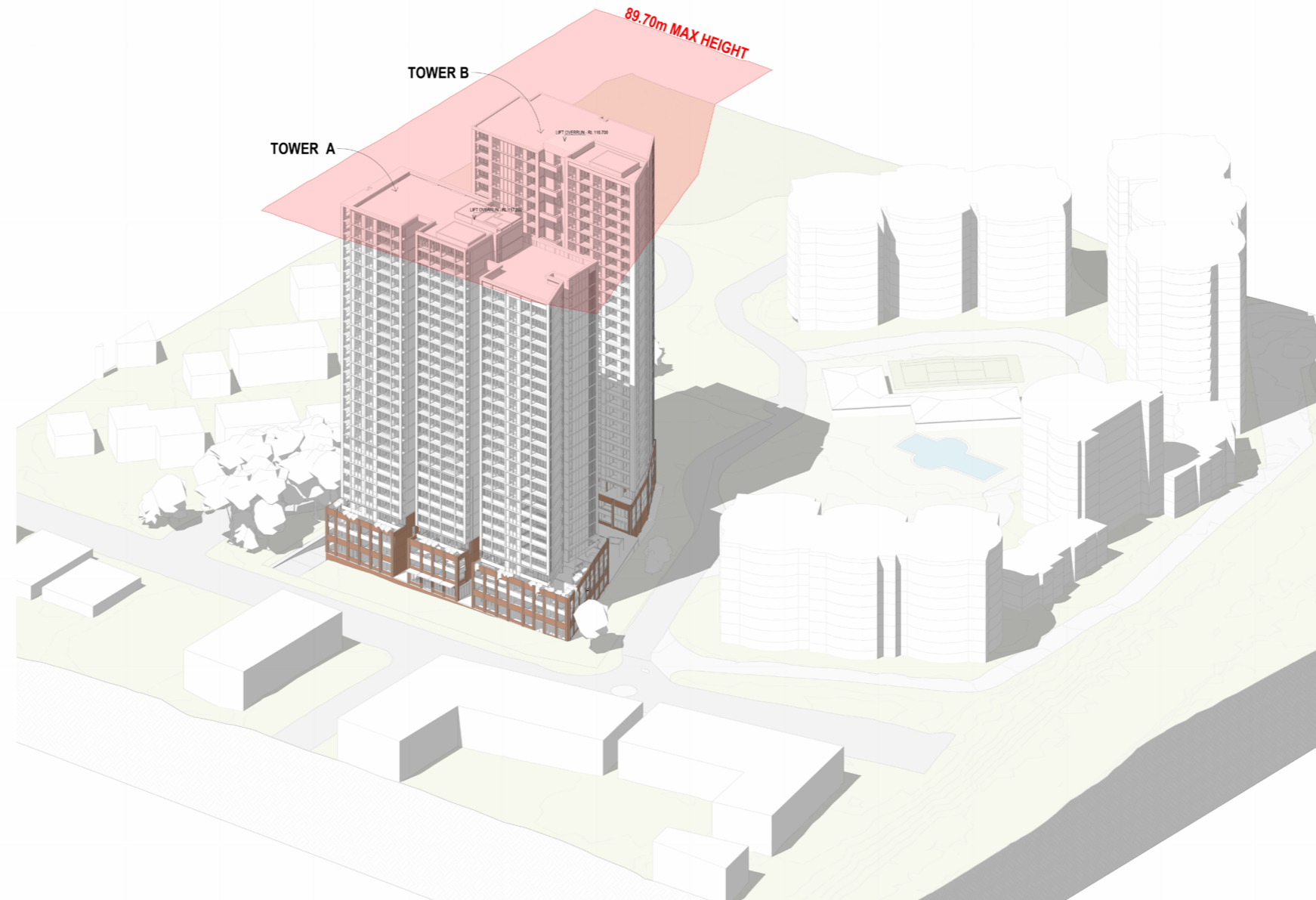
This genuinely mixed-tenure building delivers significant value and amenity, while upholding principles of inclusive and equitable design. The affordable housing component is strategically positioned between the upper ground level and Level 6 of Tower A, allowing for a diverse mix of unit types ranging from 1-bedroom to 3-bedroom configurations, catering to various household sizes and needs.

The unit mix also includes adaptable and Silver Level Livable Housing Design Guideline-compliant dwellings, ensuring accessibility and long-term usability for a broad demographic, including people with mobility needs.



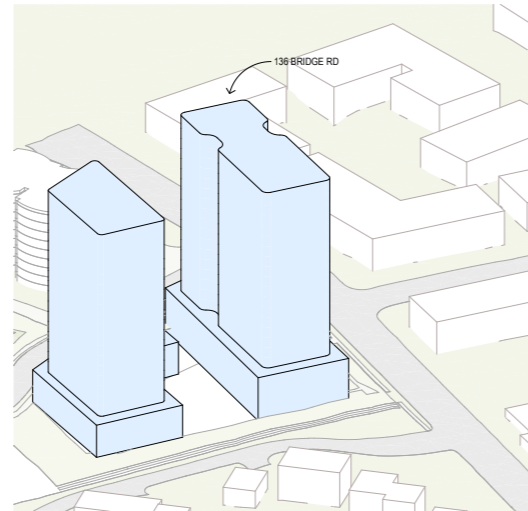
7.9 HEIGHT PLANE DIAGRAM

The proposed development complies with the maximum building height of 89.7 metres, which includes the allowable 30% uplift granted for providing more than 18% of the gross floor area as GFA

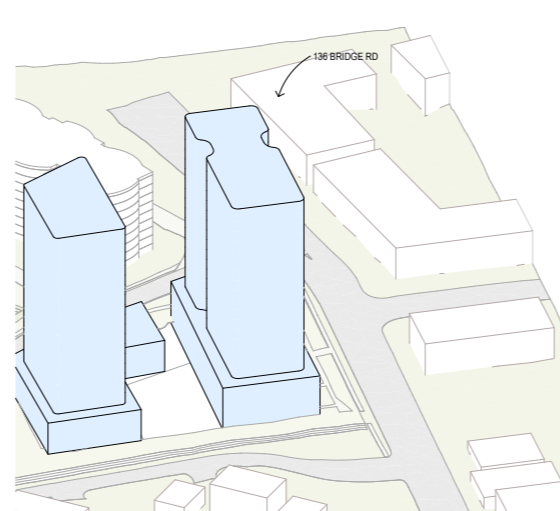


7.10 DETAIL SHADOW IMPACT ASSESSMENT ON 136 BRIDGE RD

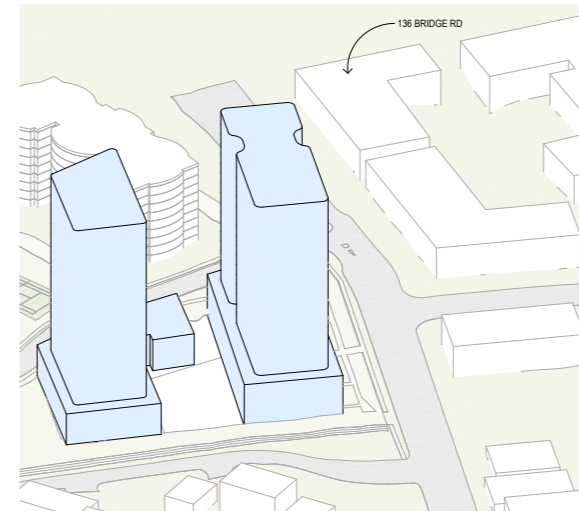
The shadow impact analysis indicates that there is no additional impact to the living areas of neighbouring properties with the 30% uplift massing. The only minimal impact identified is on the balcony edge of 136 Bridge Road, where the shadow duration increases marginally by approximately 15 minutes between 11:15am and 11:30am compared to the planning proposal scheme.



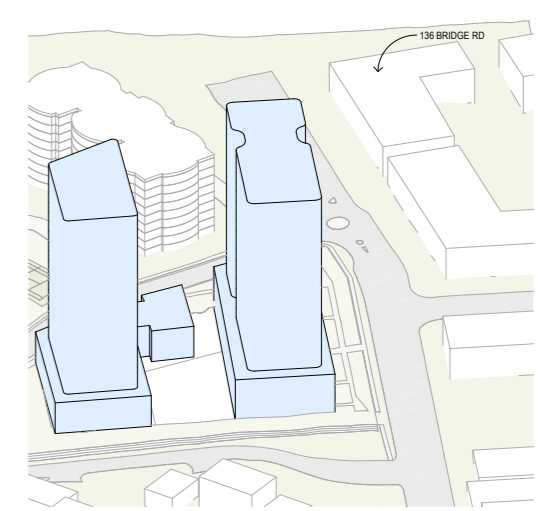
① 21st JUN_10.15am_PLANNING PROPOSAL



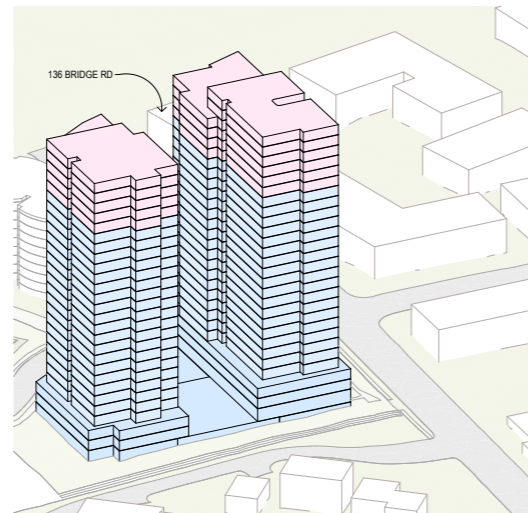
② 21st JUN_11am_PLANNING PROPOSAL



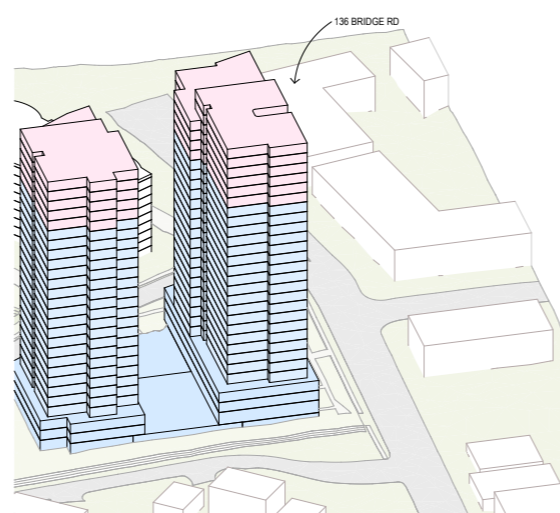
③ 21st JUN_11.15am_PLANNING PROPOSAL



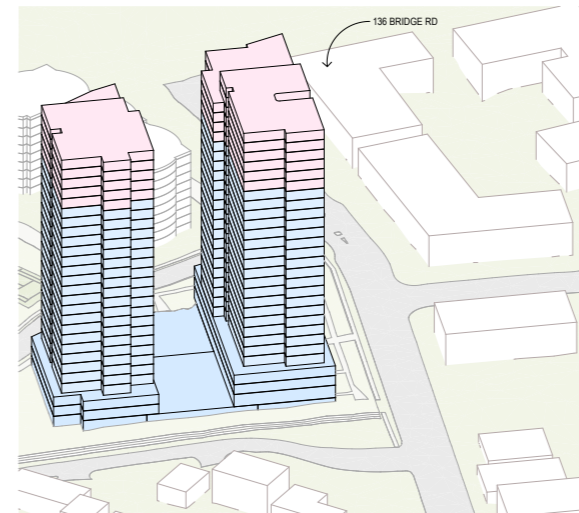
④ 21st JUN_11.30am_PLANNING PROPOSAL



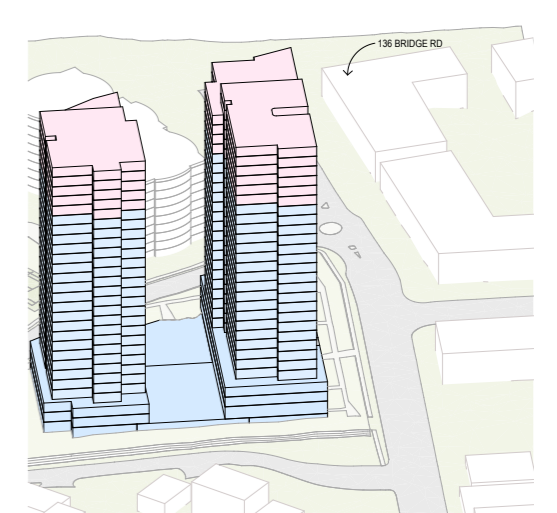
⑤ 21st JUN_10.15am_PROPOSED MASSING (30% UPLIFT)



⑥ 21st JUN_11am_PROPOSED MASSING (30% UPLIFT)



⑦ 21st JUN_11.15am_PROPOSED MASSING (30% UPLIFT)



⑧ 21st JUN_11.30am_PROPOSED MASSING (30% UPLIFT)

7.11 PP SCHEME OVERLAY

The proposed design remains largely within the PP envelope, with minor, intentional refinements that improve built form articulation, strengthen public interfaces, and support green and communal connections.

Building A

The proposed podium levels for Building A remain entirely within the PP scheme podium envelope, with no encroachment.

The massing has been refined from two volumes, as originally proposed in the PP envelope, to three distinct volumes, resulting in a more articulated and responsive built form.

There is a minor deviation at the southwestern corner, which slightly projects beyond the PP envelope. This design move is intentional, aimed at emphasising the corner and enhancing its architectural expression. Importantly, the overarching intent of a strong three-storey podium, as established in the PP scheme, is maintained.

Building B

Similarly, the proposed podium levels for Building B are within the PP podium envelope, with no encroachment.

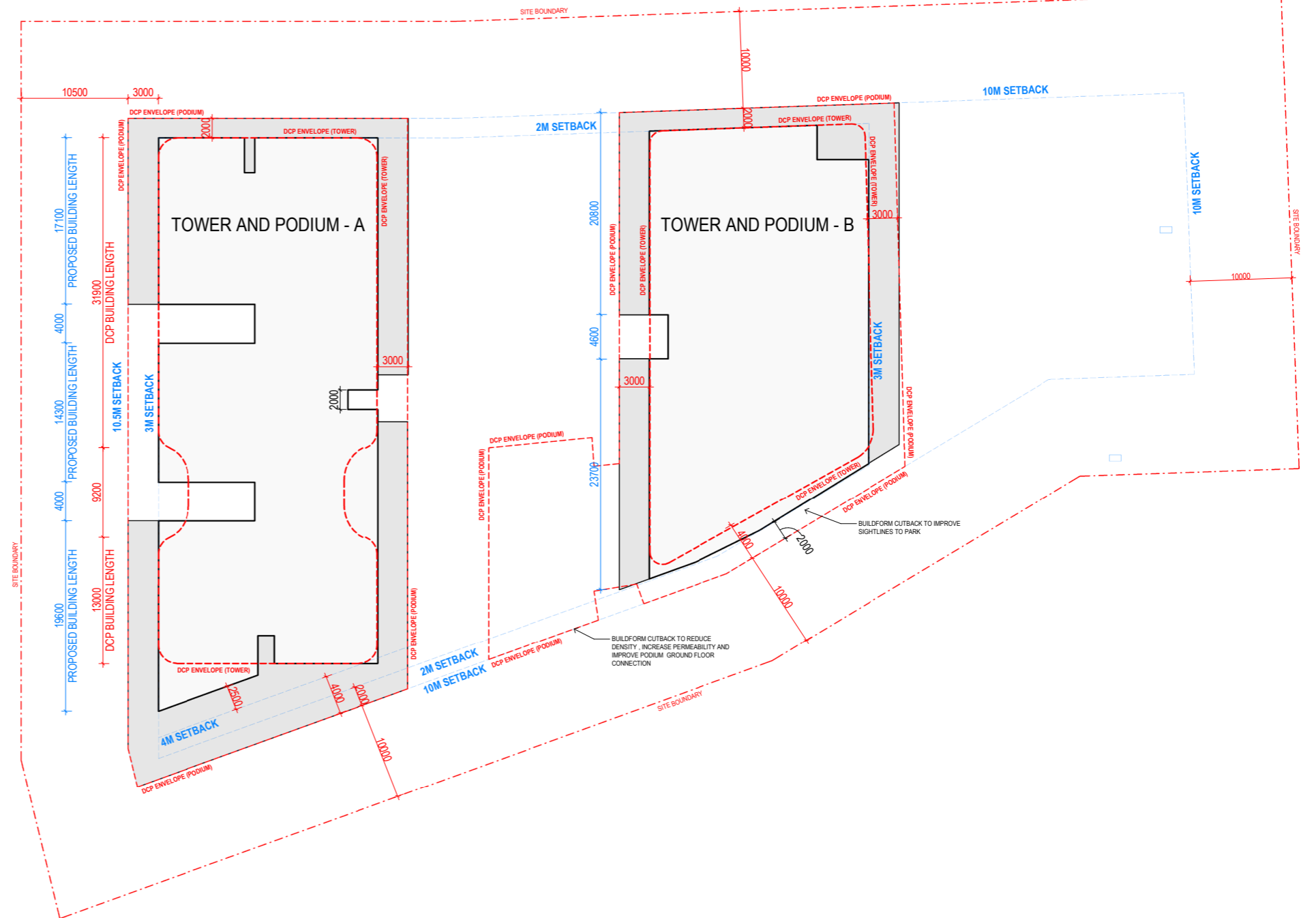
The building is generally compliant with the PP envelope, with the exception of a modification at the tower level along the western façade:

The tower setback has been reduced from 3m to 2m,

while the podium setback has been increased from 10m to 12m.

This adjustment serves to improve the interface with the private road, addressing a previously identified pinchpoint and enhancing the public realm experience.

Additionally, the bending corner of the PP podium envelope has been rationalised to create stronger green connections, leading to a better-integrated communal open space.





8.0

FACADE

8.1 BRIDGE ROAD INTERFACE

The proposed development delivers a strong and active interface with Bridge Road that reinforces the urban residential character through clear entry legibility, integrated landscaping, and activated street edges.

Thoughtful positioning of entry points, visual connectivity to communal spaces, and integrated landscaping enhance the sense of openness and quality. The design responds to site topography to establish a cohesive connection between built form, deep soil zones, and public realm, while activating key corners and edges to contribute to a vibrant streetscape.



8.2 BRIDGE ROAD ENTRY LOBBY

The arrival experience from Bridge Road is designed to reflect a welcoming, accessible, and connected urban residential character.

The upper ground level entry sits seamlessly at grade with Bridge Road, allowing for a smooth, barrier-free transition into the development. A generous, light-filled super lobby under Tower A forms the heart of the arrival sequence, with direct visual connections to the central communal open space and both residential towers.

The level difference along Bridge Road is cleverly mitigated through a terraced landscape, which not only eases the grade transition but also provides privacy and separation for the ground-level residences. Framed by lush greenery, the entry sequence is further emphasised by integrated landscaping that softens the built edge and reinforces the connection between architecture and nature.

Activated corners, carefully placed amenity spaces, and a sensitive response to the site's topography create a rich, layered pedestrian experience—one that is inclusive, visually engaging, and aligned with the character of the surrounding urban residential context.



8.3 BRIDGE ROAD SOUTH WESTERN CORNER

The southern façade has been carefully designed to address privacy and overlooking concerns raised by Monarco residents.

Living rooms within the proposed units have been intentionally oriented away from the southern boundary to reduce direct lines of sight. Additionally, no primary edges of balconies face south, further minimizing the potential for overlooking. These measures, combined with generous setbacks that exceed the minimum requirements stipulated by the ADG, ensure a high level of privacy and maintain a respectful interface with the adjoining residential development



8.4 MONARCO INTERFACE - SOUTH

The southern façade has been carefully designed to address privacy and overlooking concerns raised by Monarco residents.

Living rooms within the proposed units have been intentionally oriented away from the southern boundary to reduce direct lines of sight. Additionally, no primary edges of balconies face south, further minimizing the potential for overlooking. These measures, combined with generous setbacks that exceed the minimum requirements stipulated by the ADG, ensure a high level of privacy and maintain a respectful interface with the adjoining residential development.



8.5 COMMUNAL AREA INTERFACE - EAST

The eastern communal interface has been thoughtfully designed to create an active and engaging edge.

Anchoring this interface is the internal communal area located at the south-eastern corner, which features a direct outdoor connection to the communal open space. Additionally, the terrace garden units along this edge extend into a landscaped garden setting, with gate access directly into the communal area. This layered approach promotes activity, passive surveillance, and seamless integration between private and shared spaces, enhancing both amenity and community interaction



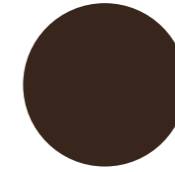
8.6 MATERIALS AND FINISHES



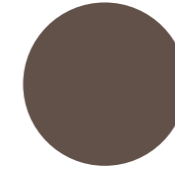
BR01
PGH Dry Pressed Architectural
Bradfield Bronze



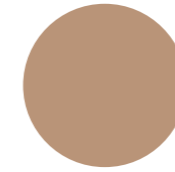
MP01
Prefinished solid aluminium powdercoated panel by Vitradual or similar in classic beige colour



MP03
Prefinished solid aluminium powdercoated panel by Vitradual or similar in ethereal pearl colour



MP05
Prefinished solid aluminium powdercoated vertical fins by Vitradual or similar in mocha colour



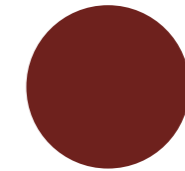
MP07
Prefinished solid aluminium powdercoated vertical fins by Vitradual or similar in light brown custom colour



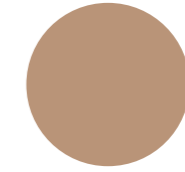
BAL01
Side mounted glazed balustrade by Axiom or similar



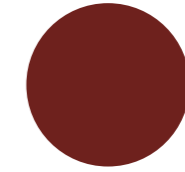
LV01
Roof plant Louvres by Arcadia in Ethereal Pearl in similar



DT01
Prefinished solid aluminium powdercoated panel by Vitradual or similar in bronze brown custom colour



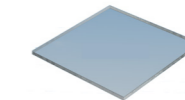
MP02
Prefinished solid aluminium powdercoated panel by Vitradual or similar in light brown custom colour



MP04
Prefinished solid aluminium powdercoated hood by Vitradual or similar in bronze brown custom colour



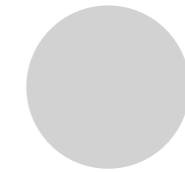
MP06
Prefinished solid aluminium powdercoated vertical fins by Vitradual or similar in classic beige colour



GL01
Viridian ComfortPlus Neutral glass



BAL02
Flat steel bar balustrade with powdercoat finish in ethereal pearl or similar



PC01
Precast concrete to Northern loading dock



9.0

**PUBLIC OPEN
SPACE**

9.1 PUBLIC OPEN SPACE

The 1000m² Public Park located at the south eastern edge of the development is accessed from Bridge Road, with primary access provided to north via a pedestrian link. The park can also be accessed via controlled access points for residents enhancing site wide connectivity and permeability.

The public park offers high quality amenity. It visually extends and compliments the communal open space areas of adjoining residential developments, providing shade and comfort and accommodating both passive and active uses including a lawn for kick-about and picnic activities and ample seating for rest and respite as well as communal gathering activating the edge of the lawn.



9.3 PUBLIC OPEN SPACE AMENITY

Amenity

A high quality public domain is proposed in line with the city of Parramatta Public Domain Guidelines. Shaded Seating and Gathering Spaces are evenly distributed along the southern and western edge of the park engaging with the adjacent communal open spaces areas to provide activation, enhance sense of community and improve CPTED. They provide secluded areas for rest and relaxation as well as a number of seating zones overlooking the open lawn area which is large enough to accommodate a range of passive and active uses including kids play and kickabout.

Microclimate

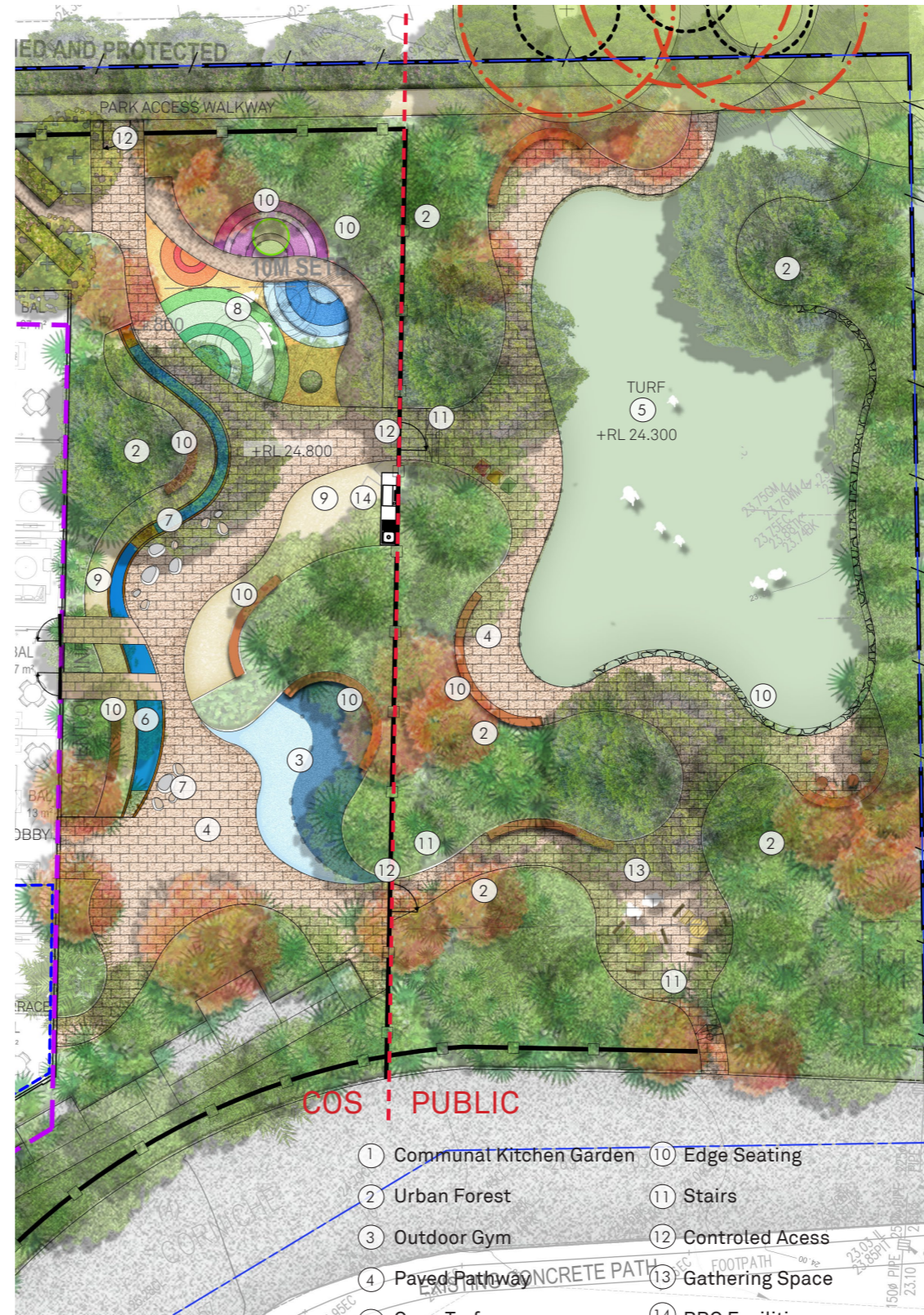
The park expands the existing connected open space network and provides an extended canopy that merges with the adjoining private open space areas helping to strengthen urban canopy cover and regulate micro climate, providing ample shade and enhancing comfort and cooling in warmer months.

The positioning of the open space in the north east corner of the site enables solar access, with 100% of the park receiving a minimum of 4 hours of sun. Peripheral mass planted zones and tree plantings provide a significant buffer for wind protection from prevailing winds.

Site Specific Guidelines

The proposed public open space has been prepared in accordance with the design principles prepared by the Department for the site.

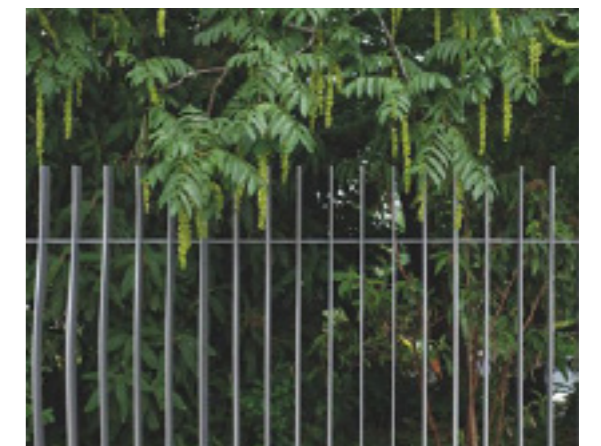
- Public open space is to be generally in accordance with figure 2 with a minimum area of 1,000m2.
- Provide 100% deep soil (no underground car parking) in public open space with minimum 45% canopy cover.
- 50% of the public open space receives a minimum of 4 hours of sun between 9am and 3pm on the 21st of June.
- 20% of the public open space is protected from direct sunlight of the 21st of December, to provide protection against ultraviolet radiation.



Kickabout Space



Shaded Seating Zones



Separation Fencing



10.0

ADG COMPLIANCE

10.1 ADG COMPLIANCE

TABLE 1 – APARTMENT DESIGN GUIDE – DESIGN PRINCIPLES

The proposed development meets or exceeds ADG criteria and Design objectives

	CONSIDERATION	DESIGN RESPONSE	COMPLIES WITH CONTROL / OBJECTIVE
Principle 1: Context	<p>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</p> <p>Responding to context involves identifying the desirable elements of a location’s current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.</p>	<p>The proposal is a considered response to the site’s existing context and Westmead Place Strategy. This key site within the Health and Innovation Precinct benefits from high connectivity and robust public infrastructure and helps in shaping the future character of the site. The proposed urban form responds to the local characteristics, increases street activation, and offers generous setback zones and public park, which helps in extending the green connectivity.</p> <p>The proposed building scale closely follows the planning proposal massing. The additional 30% uplift for affordable housing has been carefully integrated based on detailed solar impact studies and view impact assessments. Analysis of street scape, and daylight access to apartments and neighbouring properties have informed the building scale and design. As the precinct undergoes transformation as outlined in the Westmead Place strategy, the proposed building heights aligns with Westmead’s strategic growth.</p>	YES
Principle 2: Scale	<p>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.</p>	<p>The proposed building scale closely follows the planning proposal massing. The additional 30% uplift for affordable housing has been carefully integrated based on detailed solar impact studies and view impact assessments. Analysis of street scape, and daylight access to apartments and neighbouring properties have informed the building scale and design. As the precinct undergoes transformation as outlined in the Westmead Place strategy, the proposed building heights aligns with Westmead’s strategic growth.</p>	YES
Principle 2: Built form	<p>Good design achieves an appropriate built form for a site and the building’s purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.</p> <p>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>The built form is informed by the planning proposal and further refined through analysis of solar access to neighbours, site orientation and site opportunities & constraints. The built form massing has been strategically broken into modules, to increase amenities by enhancing daylight penetration and natural ventilation. This approach also responds to the surrounding urban fabric, introducing a fine-grain character that enriches the streetscape.</p>	YES

	CONSIDERATION	DESIGN RESPONSE	COMPLIES WITH CONTROL / OBJECTIVE
Principle 3: Density	<p>Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).</p> <p>Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.</p>	<p>The proposed density and floor space ratios align with Westmead's strategic growth objectives and future development needs. The project provides a vital solution to the precinct's growing housing demand while fostering the creation of dynamic hubs. This will support the area's expanding health and education sectors while ensuring convenient access to essential services.</p>	YES
Principle 4: Sustainability	<p>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.</p>	<p>The project focus on sustainability by integrating the passive design principles. The north south orientation of build form optimises the solar access while minimising overshadowing to the neighbours. Additionally, the clustered module design enhances cross-ventilation and natural light penetration, improving overall environmental performance, indoor comfort, and reducing energy consumption.</p>	YES
Principle 5: Landscape	<p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.</p> <p>Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.</p>	<p>This project proposes significant improvements to the public realm, and outdoor open spaces for both public use and private communal areas for residents.</p> <p>The scheme introduces multiple opportunities to enhance biodiversity across various spaces while significantly increasing deep soil zones and canopy coverage compared to the existing site conditions.</p> <p>Furthermore, the integration of public open space with the green connectors outlined in the Westmead Place Strategy strengthens the broader green grid, contributing positively to its long-term sustainability and aspirations.</p>	YES

	CONSIDERATION	DESIGN RESPONSE	COMPLIES WITH CONTROL / OBJECTIVE
Principle 6: Amenity	Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.	The proposed development offers increased amenity through adopting passive design principles, increasing green connectivity, maximising natural light and ventilation to apartments and common areas.	YES
Principle 7: Safety	Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.	Design respond to existing site conditions, enhancing public spaces with improved passive surveillance and strategically positioned communal facilities . The main entry provides a direct physical and visual connection to the street, ensuring a welcoming and accessible arrival experience. Pedestrian pathways and site connectivity are designed with clear spatial delineation and passive surveillance, fostering safety and usability. Additionally, setbacks along the southeastern corner have been increased to prevent narrow, constrained spaces, further improving the site's functionality and openness.	YES
Principle 8: Housing Diversity and Social Interaction	Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the Neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.	The proposed development seeks to increase the affordability by utilising Infill affordable housing bonus. Combined with its alignment to the Westmead Place Strategy, this ensures a responsive approach to both current and future community needs. The unit mix has been carefully designed to offer a diverse range of apartment types, catering to a broad spectrum of residents now and in the years to come.	YES
Principle 9: Aesthetics	Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.	The expression of the built form takes its cues from the surrounding & future context, maximising the building amenity, reducing impact to neighbourhood and enhancing green connection. Further details will be developed in the subsequent design phases which will identify the building materials and colours.	YES

10.2 ADG COMPLIANCE

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT												
Deep Soil Zones	<p>Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality</p>	<p>Deep soil zones are to meet the following minimum requirements:</p> <table border="1"> <thead> <tr> <th>Site Area</th> <th>Min Dims</th> <th>Deep soil zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>8863sqm</td> <td></td> <td></td> </tr> <tr> <td>20.34%</td> <td>3m</td> <td></td> </tr> <tr> <td>13.14%</td> <td>6m</td> <td></td> </tr> </tbody> </table>	Site Area	Min Dims	Deep soil zone (% of site area)	8863sqm			20.34%	3m		13.14%	6m		Complies	The proposed development provides 13.14% of the site with minimum 6m deep soil zone, exceeding the ADG minimum requirement of 7%. In addition it achieves 20.34% deep soil area with a minimum 3m.
Site Area	Min Dims	Deep soil zone (% of site area)														
8863sqm																
20.34%	3m															
13.14%	6m															
Visual Privacy	<p>Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room</p>	<p>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <table border="1"> <thead> <tr> <th>Height</th> <th>Habitable Rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 12m (4 storeys)</td> <td>12m</td> <td>6m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>18m</td> <td>9m</td> </tr> <tr> <td>Over 25m (9+ storeys)</td> <td>24m</td> <td>12m</td> </tr> </tbody> </table>	Height	Habitable Rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	12m	6m	Up to 25m (5-8 storeys)	18m	9m	Over 25m (9+ storeys)	24m	12m	Complies	<p>The building separation for the proposed development meets and exceeds the minimum required under the ADG.</p> <p>Furthermore, the windows and balconies are located to minimise overlooking and increase privacy. Privacy screens provide additional privacy in various locations.</p> <p>Refer to Building separation diagram in Design report for more details (Page 77)</p>
Height	Habitable Rooms and balconies	Non-habitable rooms														
Up to 12m (4 storeys)	12m	6m														
Up to 25m (5-8 storeys)	18m	9m														
Over 25m (9+ storeys)	24m	12m														
	<p>Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space</p>		Complies	Care has been taken to place windows, louvres and balconies in locations that minimise privacy concerns for residents.												

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Vehicle Access	<p>Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</p> <p>3H-2 Conflicts between pedestrians and vehicles are avoided</p>		Complies	Clear sight lines have informed the design ensuring safety for pedestrians.
Bicycle and Car Parking	<p>Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</p>	<p>For development in the following locations:</p> <ul style="list-style-type: none"> – on sites that are within 800 meters of a railway station or light rail stop in the Sydney Metropolitan Area; or – on land zoned, and sites within 400 meters of land zoned, B3 Commercial Core, B4 Multi residential or equivalent in a nominated regional centre <p>The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less</p> <p>The car parking needs for a development must be provided off street.</p>	Complies	<p>Car parking has been based on appropriate parking rates informed by SEPP Housing and DCP under which this DA is being lodged.</p> <p>Only off street parking is provided.</p>
	Objective 3J-2 Parking and facilities are provided for other modes of transport		Complies	Motorcycle parking are provided in the basement.
	Objective 3J-3 Car park design and access is safe and secure		Complies	Good sight lines and surveillance have been incorporated through out the design.
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Complies	Carparking have been provided at basement levels, appropriately ventilated. Car parking is not visible from the public street
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		Complies	No on-grade parking provided
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		N/A	Enclosed car parking spaces are proposed in the basement level and not visible from the ground level.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
PART 4 - DESIGNING THE BUILDING				
Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	Complies	416/549 (75.8%)apartments in the building receive a minimum of 2 hours direct sunlight during the required hours. Refer to solar compliance plans SSDA-9170, SSDA-9171, SSDA 9172.
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter	N/A	
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	Complies	28 of the 549 apartments (5.1%) do not receive direct sunlight due to their orientation.
	Objective 4A-2 Daylight access is maximised where sunlight is limited		Complies	The building siting, orientation and larger separation allows to maximise daylight access. In addition large external fenestration are proposed maximising the daylight access.
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		Complies	Horizontal shading is provided on external facade facing north to protect from daylight and vertical blades helps to mitigate glare for eastern and western facades.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Complies	All habitable rooms have a ceiling height of 2.7m
		Minimum ceiling height for apartment and multi residential buildings		
		Habitable Rooms 2.7m	Complies	Refer to Architectural drawings
		Non-Habitable 2.4m	Complies	Refer to Architectural drawings
		For 2 Storey Apartments 2.7m for main living area floor. 2.4m for second floor, where its area does not exceed 50% of the apartment area	N/A	
		Attic Spaces 1.8m at edge of room with a 30 degree minimum ceiling slope	N/A	
		If located in multi residential areas promote future flexibility of use 3.6m for ground floor	Complies	3.6m min provided at Lower ground floor and Upper Ground floor level
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms		Complies	Standard minimum ceiling heights achieved as required by ADG
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		Complies	Standard minimum ceiling heights achieved as required by ADG
Apartment Size and Layout	Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas:		
		Studio 35sqm	N/A	
		1 bedroom 50sqm	Complies	1 Bedroom apartments are equal to or larger than minimum required. 50/56sqm
		2 bedroom 70sqm	Complies	2 Bedroom apartments are equal to or larger than minimum required. 75/98sqm
		3 bedroom 90sqm	Complies	3 Bedroom apartments are equal to or larger than minimum required. 95/109sqm
	2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	Complies	External glazing to all habitable rooms is greater than the minimum 10% required.	
	Objective 4D-2 Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Complies	Refer to Architectural drawings
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window		Complies	Living room depths do not exceed required minimum dimensions.	

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	Complies	Master bedrooms and bedrooms provided are equal or larger than minimum size required.
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)		Complies	Apartments meets ADG minimum for internal and external areas. Refer to Architectural drawings	
3. Living rooms or combined living/dining rooms have a minimum width of: 3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments		Complies	Apartments meets ADG minimum for internal and external areas. Refer to Architectural drawings	
4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts		NA		
Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows:	Complies	Apartments meets ADG minimum for internal and external areas.
		Dwelling type Min Area Min Depth		
		Studio 4m ² -		
		1 bedroom 8m ² 2m		
		2 bedroom 10m ² 2m		
		3+ bedroom 12m ² 2.4m		
		The minimum balcony depth to be counted as contributing to the balcony area is 1m		
2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m	Does not comply	In general, the apartments achieve 15m ² where terraces are provided with a minimum depth of 3m .		
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	Complies	Balconies are located in front or adjacent to living spaces on all apartments.	
	Objective 4E-3 Minimum balcony depths ensure that the balcony area is usable and can be easily accessed	Complies	All downpipes are concealed and integrated into the design.	
	Objective 4E-7 Private open space and balcony design maximises safety	Complies	Typical balcony balustrade heights are 1100mm.	

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight	Does not comply	TOWER A: 13 (Podium), 12 Units (Tower) Residential towers are designed with efficient layouts to maximise natural light, cross ventilation and communal interaction through well-ventilated corridors and generously provided communal balconies on each level.
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Does not comply	TOWER B: 10(Podium), 9 Units (Tower) Residential towers are designed with efficient layouts to maximise natural light, cross ventilation and communal interaction through well-ventilated corridors and generously provided communal balconies on each level.
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		Complies	Tight corners and spaces are avoided, and legible way finding will be proposed. A generous common open space is proposed at Ground floor level.....
Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided	Complies	All Apartments exceed ADG minimum requirements for 50% of storage located within the apartment and 50% located in the basements.
		Dwelling Type Storage size volume		
		Studio 4m3		
		1 bedroom 6m3		
		2 bedroom 8m3		
		3+ bedroom 10m3		
	At least 50% of the required storage is to be located within the apartment			
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		Complies	Extra storage is provided to all apartments on basement levels. See storage plans for information	

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
A c o u s t i c Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout		Complies	Care has been taken within the layout of apartment to locate non-habitable rooms to act as buffer noise to common corridors where possible.
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		Complies	Construction methods that minimise noise impact will be proposed.
Noise and Pollution	Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		Complies	The proposed developemnt adhere to prescribed setbacks planning proposal. These setbacks are proposed with landscape reduce noise pollution. further acoustic walls along the boundary next to the driveway is proposed as per the recommendation from acoustic consultant.This along with landscaping buffers mitigates noise pollution.
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Complies	Refer to Acoustic Report for proposed glazing.
Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future		Complies	1 Bedroom , 2 Bedroom, 3 Bedroom units have been provided as well as affordable, adaptable an LHA units.
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building		Complies	A variety of apartments has been provided within each building
Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		Complies	LGF & Ground floor units improve active street frontages with integrated design in response to urban design guidelines for the locality
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		Complies	LGF units have secue terrace gardens and screen planting offer additonal protection.
Façades	Objective 4M-1 Building façades provide visual interest along the street while respecting the character of the local area		Complies	The facade treatment draws on the local character, expressed in varying complimentary ways across the development.
	Objective 4M-2 Building functions are expressed by the facade		Complies	Balcony and internal units are differentiated on the facade by openings.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		Complies	Roof area is integrated to read as part of architectural expression. Refer to elevations and CGIs
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		NA	The proposed development provides 36% of site area at Lower ground and Upper ground level which is well in excess of the minimum 25% required. Considering this no additional COS is proposed at Roof level.
	Objective 4N-3 Solar access to apartments can be maximised by tilting roof elements towards the north		NA	
Landscape Design	Objective 4O-1 Landscape design is viable and sustainable		Complies	Refer to Landscape design
Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided		Complies	Refer to Landscape design
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		Complies	Landscape architects have designed a suitable solution taking into consideration available light levels and wind effects to choose appropriate planting species.
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		Complies	See landscape drawings for information
Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members		Complies	Adaptable & Livable housing provided
	Objective 4Q-2 A variety of apartments with adaptable designs are provided		Complies	3 Unit types (1B,2B & 3B's)are provided as adaptable
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Complies	Many units are provided with Study spaces to assist with modern living requirements Refer to architectural drawings
Adaptive Reuse	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		N/A	
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse		N/A	

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Multi residential	Objective 4S-1 Multi residential developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		NA	
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		Complies	Refer to architectural drawings and design report
Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design		Complies	Awnings are located at all main entries on ground only
	Objective 4T-2 Signage responds to the context and desired streetscape character		Does not comply	Signage to form part of future DA
Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design		Complies	The majority of apartments enjoy good solar amenity.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		Complies	Solar PV's provided on roof
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		Complies	69.4% achieve cross ventilation in first 9 levels
Water Management and Conservation	Objective 4V-1 Potable water use is minimised		Complies	See Basix report
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters		Complies	See stormwater design for information
	Objective 4V-3 Flood management systems are integrated into site design		Complies	Basement entry adjusted to civil level requirements. See civil for information
Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		Complies	The waste facilities are located on Lower ground level and not visible from the street.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		Complies	There is 2x garbage chutes at each residential core, one for general waste and for recycling waste. Additionally, there is one bin cupboard on each residential level located near the waste chute.
Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering		Complies	
	Objective 4X-2 Systems and access enable ease of maintenance		Complies	Access to all maintenance areas provided, notably basement & roof level services.
	Objective 4X-3 Material selection reduces ongoing maintenance costs		Complies	Durable materials are proposed externally

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