



Planning

Contact: Ben Eveleigh
Phone: 02 9228 6391
Fax: 02 9228 6399
Email: ben.eveleigh@planning.nsw.gov.au

Robert Rust
Chief Executive of Health Infrastructure
NSW Department of Health
L8 77 Pacific Highway
NORTH SYDNEY NSW 2060

Our ref: 10/07934-1
Your ref:

Dear Mr Rust

Director General's Requirements for Westmead Medical Research Facility (MP10_0050).

Thankyou for your request for Director General's environmental assessment requirements (DGR's) for the above project.

The DGR's were prepared from the information provided within your application and in consultation with relevant government agencies, including Parramatta City Council, Energy Australia, NSW Transport and Infrastructure, Roads and Traffic Authority, and Sydney Water. Please find enclosed a copy of the DGR's.

Under section 75F(3) of the Environmental Planning and Assessment Act 1979, the Director General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director General considers that the Environmental Assessment does not adequately address the DGR's, the Director General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, a copy of Parramatta City Council's, Road and Traffic Authority's, and Sydney Water's submissions addressing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGR's for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Ben Eveleigh on 02 9228 6391 or via e-mail at ben.eveleigh@planning.nsw.gov.au.

Yours sincerely


Daniel Keary
Director Government Land & Social Projects
(as delegate for the Director General)

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 10_0050
Project	Westmead Millennium Institute (WMI) including Westmead Research Hub (WRH)
Location	Lot 100 and part Lot 101 DP 1119583, Hawkesbury Road, Westmead.
Proponent	NSW Health Infrastructure
Date issued	7/5/10
Expiry date	If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues (Core)	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> • Objects of the EP&A Act; • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy No.55 – Remediation of Land; • State Environmental Planning Policy (Infrastructure) 2007; • NSW State Plan; • Sydney Metropolitan Strategy 'City of Cities'; • Draft West Central Subregional Strategy; • Parramatta Local Environmental Plan 2001; • Draft Parramatta Local Environmental Plan 2010; • Parramatta Development Control Plan 2005 and any other relevant DCPs; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form and Urban Design <ul style="list-style-type: none"> • Height, bulk and scale of the proposed development within the context of the Westmead Health Campus, Westmead Children's Hospital, Sydney Graduate School of Management and adjoining residential development; • Details of proposed open space and landscaped areas; • Design quality with specific consideration of the façade, massing, setbacks (especially the Interface with Hawkesbury Road and the internal access road), building articulation, use of appropriate colours, materials/finishes, and safety by design; and • Design quality of the proposed pedestrian bridges and integration with the existing buildings. 3. Environmental and Residential Amenity <ul style="list-style-type: none"> • Impacts of the proposal on solar access, acoustic privacy, visual privacy (especially any impacts on the residences to the south), view loss and wind impacts on surrounding development; and • Details of the measures to be implemented to achieve a high level of environmental and residential amenity.

4. Transport and Accessibility Impacts (Construction and Operational)

- The EA shall provide a Transport & Accessibility Impact Assessment prepared with reference to the Metropolitan Transport Plan – Connecting the City of Cities, the NSW State Plan, the NSW Planning Guidelines for Walking and Cycling, the Integrated Land Use and Transport policy package and the RTA's Guide to Traffic Generating Developments, considering the following:
 - Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets;
 - Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access;
 - Identify measures to mitigate potential impacts for pedestrian and cyclists during the construction stage of the project;
 - Describe the measures to be implemented to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan;
 - Daily and peak traffic movements likely to be generated by the proposed development, including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required). The traffic impact assessment should consider base models with future traffic generated by the Westmead Health Campus; and
 - Minimal levels of on site car parking for the proposed development having regard to the high public transport accessibility of the site, local planning controls and RTA guidelines (note: The Department supports reduced parking provisions, if adequate public transport is available to access the site).

5. Staging

- Details regarding the staging and timing of construction of the proposed development inclusive of the provision of car parking.

6. Ecologically Sustainable Development (ESD)

- Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development;
- A description of the measures that would be implemented to minimise consumption of resources, water and energy, including an Integrated Water Management Plan which will detail any proposed alternative water supplies, proposed end uses of potable and non-potable water, water sensitive urban design; and
- Demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably accredited rating scheme.

7. Drainage

- Drainage issues associated with the proposal including stormwater and drainage infrastructure; and
- Detailed plans of the proposed erosion and sediment control measures during demolition, construction and operation.

8. Flooding

- An assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity.

9. Contamination

- Demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.

	<p>10. Noise and Vibration</p> <ul style="list-style-type: none"> • Provide a quantitative assessment of the potential demolition, construction, operation and traffic noise impacts of the project. <p>11. Utilities</p> <ul style="list-style-type: none"> • In consultation with relevant agencies, the EA shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure works. <p>12. Heritage</p> <ul style="list-style-type: none"> • Consider any potential impacts on heritage, including a Heritage Impact Statement prepared in accordance with the NSW Heritage Office publication "Statements of Heritage Impact", if required. <p>13. Hazards</p> <ul style="list-style-type: none"> • An assessment against State Environmental Planning Policy No 33 –Hazardous and Offensive Development; and • A description of the proposed storage, use and management of any hazardous material and measures to be implemented to manage hazards and risks associated with the storage. <p>14. Waste</p> <ul style="list-style-type: none"> • Identify, quantify and classify the likely waste streams to be generated during construction and operation; • Describe the measures to be implemented to minimise, reuse, recycle and safely dispose of this waste; • Describe the measures to be implemented to manage the disposal of nuclear waste; and • Describe the measures to be implemented to manage the disposal of contaminated and potential contaminated biological and sewage waste. <p>15. Aboriginal Heritage</p> <ul style="list-style-type: none"> • The EA shall address Aboriginal Heritage in accordance with the <i>Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005</i>. <p>16. Flora and Fauna</p> <ul style="list-style-type: none"> • Consideration of potential impacts on any flora and fauna. <p>17. Contributions</p> <ul style="list-style-type: none"> • Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement. <p>18. Consultation</p> <ul style="list-style-type: none"> • Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.
Deemed refusal period	60 days

Plans and Documents to accompany the Application

General	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP; and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
Plans and Documents	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space; and • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed floor plans, sections and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; and

	<ul style="list-style-type: none"> • any changes that will be made to the level of the land by excavation, filling or otherwise. <p>5. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; • Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site. • Acid Sulphate Soils Management Plan; and • Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 12 hard copies of the EA (once the EA has been determined adequate); • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.



Planning

**Record of Minister's opinion for the purposes of Clause 6(1) of the State
Environmental Planning Policy (Major Development) 2005**

I, the A/Executive Director, Major Projects Assessment, as delegate for the Minister for Planning under delegation executed on 25 January 2010, have formed the opinion that the development described in the Schedule below, is development of a kind that is described in Schedule 1 of the State Environmental Planning Policy (Major Development) 2005- namely Group 7, clause 19, medical research and development facilities, and is thus declared to be a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies for the purpose of section 75B of that Act.

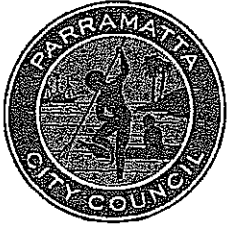
Schedule 1

Proposal for a medical research facility, 8 Hawkesbury Road, Westmead

Daniel Keary

A/ Executive Director, Major Projects Assessment

As delegate for the Minister for Planning



Your Reference: MP 10_0050
Our Reference: NCA/4/2010
Contact: Sara Smith
Telephone: 9806 5595
Fax: 9806 5901

Department of Planning
Government Land and Social Projects
GPO Box 39
Sydney NSW 2001

Attention: Cameron Sargent

28 April 2010

Dear Mr Sargent

Major Project Application MP10_0050 - Westmead Hospital Medical Research Facility - 166 - 174 Hawkesbury Road Westmead

I refer to your request to review the draft Director General Requirements for the construction of a five and six storey medical research facility with an approximate floor area of 24,300sqm and 167 car parking spaces pursuant to Part 3A of the Environmental Planning and Assessment Act 1979.

A review of the Director Generals Environmental Assessment Requirements (DGR's) has been undertaken and the key issues identified are considered satisfactory.

It is recommended the following additional documents be submitted as part of the proposal:

- Acid Sulphate Soils Management Plan
- Traffic report

In addition you are advised that the documents submitted to Council do not correctly identify the property. Westmead Hospital is known as 166 – 174 Hawkesbury Road, Westmead. The applicant is required to correctly identify the property in all documentation.

Should you require additional information please contact the undersigned on 9806 5595.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sara Smith'.

Sara Smith
Senior Development Assessment Officer
Development Assessment Services

G:\Docs\Smith\SDOP\westmead hospital\DGR's letter.doc



Transport & Infrastructure

Level 21, 227 Elizabeth Street, Sydney, NSW 2000
GPO Box 1620 Sydney NSW 2001

Telephone 9268 2800 Facsimile 9268 2900
Internet www.transport.nsw.gov.au

ABN 25 765 807 817

Mr Daniel Keary
Director, Government Land and Social Projects
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Mr Sargent,

Major Project Application MP10_0050 medical research facility, Westmead

I refer to your letter dated 16 April 2010 seeking advice on the project application for the proposed medical research facility and car parking at 8 Hawkesbury Road, Westmead. NSW Transport & Infrastructure (NSWTI) appreciates this opportunity to provide input to this matter.

NSWTI has reviewed the draft Director General's Requirements (DGRs), together with the Preliminary Environmental Assessment, and makes the following suggestions for inclusion in the final DGRs:

1. The following policies, planning instruments and development guidelines should be addressed in the environmental assessment:
 - Metropolitan Transport Plan 2010 (available at <http://www.nsw.gov.au/shapeyourstate>);
 - *Integrating Land Use and Transport* policy package;
 - *Planning Guidelines for Walking and Cycling*;
 - Any existing transport strategy for the hospital campus;
 - Parramatta Council's *Westmead Integrated Transport Plan*.
2. In relation to car parking (item 4):
 - Parking provision should be addressed in detail in the proposed *Transport and Accessibility Impact Study* as an integral part of the Study.
 - The DGRs should seek 'minimal levels of on-site car parking for the proposed development having regard to the excellent public transport accessibility of the site, local planning controls and RTA guidelines. (Note: the Department supports reduced

parking rates).’

3. In relation to the Transport and Accessibility Study (item 5):

- The first dot point should be amended as follows: ‘a Transport and Accessibility Study prepared with reference to the *Metropolitan Transport Plan – Connecting the City of Cities*, the updated *NSW State Plan 2010, Planning Guidelines for Walking and Cycling*, the *Integrating Land Use and Transport* policy package and the RTA’s *Guide to Traffic Generating Developments*. The study should consider trip and traffic generation (including daily and peak movements), access, loading docks, car parking arrangements, and measures to promote public transport usage, walking and cycling.’
- The last dot point should be amended as follows: “Identify Travel Demand Management measures, *including the potential for a work place travel plan*, that will optimise the opportunity provided by the hospital’s proximity to public transport.”

It is understood that the proposal will not increase staff or student numbers within the campus. Presumably these students and staff are presently accommodated by existing parking. The need for additional car parking over and above the existing 100 spaces on site is not addressed in the Preliminary Environmental Assessment, but should be specifically considered in the Environmental Assessment.

The environmental assessment should also examine opportunities to improve access for pedestrians between the site, Westmead Rail Station and bus stops and interchange. Secure bike parking together with end-of-trip facilities should also be provided.

NSWTI requests that this letter be made available to the proponent and clarification of particular matters should be directed to Ana Temporini on 9268 2229 or ana.temporini@transport.nsw.gov.au.

Yours sincerely



10/05/2010

David Hartmann
A/Senior Manager
Centre for Transport Planning and Product Development

CD10/02757

Your Reference: MP 10_0050
Our Reference: RDC 10M625 – SYD 10/00281
Contact: Edmond Platon
Telephone: 8849 2096



The Director
Major Projects Assessment – Government Land and Social Projects
Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Wilfred Nino

**REQUEST FOR PROVISION OF DETAILS OF KEY ISSUES AND ASSESSMENT REQUIREMENTS
MEDICAL RESEARCH FACILITY, AT 8 HAWKESBURY ROAD, WESTMEAD**

Dear Sir/Madam,

I refer to your letter of 16 April 2010 (MP10_0050) requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

The RTA would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. It is noted that the Metropolitan Strategy has designated Westmead as a Specialised Centre and a major focal point for regional transport connections and jobs growth. It is important that the redevelopment of the Medical Research Facility takes into consideration, and contributes to the achievement of, transport objectives contained in this and other high-level NSW Government strategies.

These strategies include the NSW State Plan and draft West Central Subregional Strategy. These policies share the aims of increasing the use of walking, cycling and public transport; appropriately co-locating new urban development with existing and improved transport services; and improving the efficiency of the road network.

By addressing both the supply of transport services and measures to manage demand for car use, the EA report should demonstrate how users of the Medical Research Facility will be able to make travel choices that support the achievement of relevant State Plan targets.

2. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required). The traffic impact assessment should consider base models with future traffic generated by nearby developments and land use intensification (such as Children's Medical Research Institute, Westmead Health Campus, University of Western Sydney - Westmead Campus as well as various high rise residential and mixed use developments in Westmead).

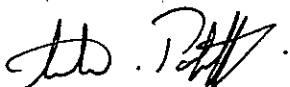
Roads and Traffic Authority

The key intersections to be examined / modelled include:

- Hawkesbury Road / Darcy Road;
 - Hawkesbury Road / Alexandra Avenue
 - Hawkesbury Road / Railway Parade;
 - Hawkesbury Road / Caroline Street;
 - Darcy Road / Bridge Road;
 - Darcy Road / Mons Road / Institute Road; and
 - Any other intersections that may be affected by the proposed development
3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
 4. Proposed number of car parking spaces and compliance with the appropriate parking codes.
 5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
 6. The RTA requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.
 7. In conjunction with (6) above, the RTA would also require the EA report to assess the impact of increase patronage demand on the existing public transport system.

Further enquiries on this matter can be directed to the nominated Assistant Planner, Edmond Platon on phone 8849 2906 or facsimile (02) 8849 2918.

Yours sincerely



Andrew Popoff
A/Senior Land Use Planner
Transport Planning, Sydney Region
30 April 2010

20 April 2010

Cameron Sargent
A/Director, Government Land and Social Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Mr Sargent,

Re: Request for provision of details of key issues and assessment requirements – MP 10_0050 Medical Research Facility, 8 Hawkesbury Road, Westmead.

Thank you for your letter of 16 April 2010 about the proposed Medical research facility at Westmead. Sydney Water has reviewed the information and provides the following key issues and assessment requirements for the Department's consideration.

Sydney Water Requirements for Environmental Assessment

To provide the developer with detailed servicing advice Sydney Water needs the environmental assessment to include the following:

1. *Integrated Water Management Plan* – the Integrated Water Management Plan should include any proposed alternative water supplies, proposed end uses of potable and non-potable water, water sensitive urban design, and any water conservation measures.
2. *Assessment of Infrastructure* – the developer needs to provide Sydney Water with information on water and wastewater services, and any augmentation to services that will be required for the proposed development. This will allow Sydney Water to determine the impact of the proposed development on existing services and identify any augmentation requirements. When determining landscaping options, the developer should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes (attachment one).

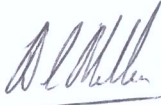
Sydney Water Servicing

Sydney Water will further assess the impact of the development when the developer applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of the development and to assess whether amplification and changes are applicable. Sydney Water requests the Department continue to instruct developers to obtain a Section 73 Certificate from Sydney Water.

Developers must fund any adjustments needed to Sydney Water infrastructure as a result of any development. The developer should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. Details are available on Sydney Water's website at www.sydneywater.com.au

If you need further information on this matter please contact Cassie Loughlin on 8849 5243 or cassandra.loughlin@sydneywater.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A. Miller', with a horizontal line underneath.

Adrian Miller
Manager, Urban Growth Planning