

Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street
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Your Ref	SSD-10349252
Our Ref	NCA/11/2020
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6 November 2021

ATTN: Ingrid Berzins,

COUNCIL SUBMISSION

NOTICE OF EXHIBITION OF RESPONSE TO SUBMISSIONS REPORT FOR PAEDIATRIC SERVICES BUILDING AT THE CHILDREN'S HOSPITAL AT WESTMEAD (CORNER OF HAWKESBURY ROAD AND HAINSWORTH STREET, WESTMEAD)

I refer to the above application and the request to provide advice on the proponent's *Response to Submissions Report*. Council has reviewed the supplied RTS and wish to make the following comments:

Traffic and Transport

Parking requirements

The Parramatta DCP 2011 and RMS Guide to Traffic Generating Developments does not specify parking rates for public hospitals. This development proposes a total of 50 visitor parking spaces including seven disabled parking spaces in the new PSB building. The applicant's justification that the additional 50 spaces are provided as an interim use of Level 02 of the PSB building which is master planned for future clinical services expansion and that the 50 spaces will provide an interim opportunity for particular "at need" users such as disabled parking and frequent hospital visitors e.g. day oncology patients is considered acceptable.

Pick up/drop off facility

In response to Council's submission, the applicant states that a designated pick up/drop off facility for the Westmead Children's Hospital is provided on the corner of Hawkesbury Road and Hainsworth Street which is currently being provided under PLR. The PSB can be accessed from this area via the new pedestrian canopy link through the existing Galleria extension proposed as part of this development, connecting the PSB to the Westmead Children's Hospital forecourt and pick up/drop off area. There appears to be an interim opportunity to provide a pickup/drop off facility within the PSB building prior to the clinical services expansion. It is therefore recommended that a pickup/drop off facility be provided within the new PSB car park near the entrance/lift access.

Motorcycle Parking

The provision of 2 motorcycle parking spaces is considered acceptable. Motorcycle parking spaces are to be provided in accordance with Clause 2.4.7 and Figure 2.7 of AS2890.1-2004.

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Bicycle Parking

The Parramatta DCP 2011 does not require hospitals to provide bicycle parking. The traffic report states that 50 bicycle parking spaces will be provided in the Kid's Research Building (adjacent to the PSB building) however, this does not form part of this development. Therefore, the provision of no bicycle parking spaces for this development is considered acceptable.

Loading requirements

Loading vehicles for the retail spaces will access via the driveway adjacent the Children's Medical Research Institute (CMRI). It is unclear where and when the loading activities will occur. Should loading activities occur in the cul-de-sac at the end of this driveway, there appears to be insufficient space for other vehicles to simultaneously undertake u-turn manoeuvres at this cul-de-sac based on the swept paths provided. The swept paths also demonstrate all loading vehicles utilising the full width of the driveway when undertaking manoeuvres and 12.5m HRV trucks reversing onto Hawkesbury Road which is a safety hazard for pedestrians and oncoming vehicles.

Based on the above, it is therefore recommended that a Loading Dock Management Plan for the PSB loading dock (including the ambulance parking bay) and the retail spaces in the Westmead Children's Hospital forecourt be submitted prior to the issue of the construction certificate, to the satisfaction of Council's Traffic and Transport Manager. The Plan must address the above concerns and the following matters:

- Delivery requirements and service schedules;
- Operational aspects on how to use facilities; and
- Management duties and responsibilities.

Parking space layout and dimensions

It is recommended that the plans be revised to provide shared areas for disabled parking spaces that is compliant with AS2890.6-2009. **Note that bollards are to be installed in accordance with Figures 2.2 and 2.3 of AS2890.6-2009.** Furthermore, it is also recommended that plans be revised to include directional pavement arrows/signs to indicate the one-way traffic flow within the car park.

Vehicular access

Changes are proposed to the vehicle access into the Children's Medical Research Institute to accommodate loading vehicles for the retail spaces in the Westmead Children's Hospital forecourt. Swept paths demonstrate that two-way traffic flow at this driveway cannot be maintained during loading vehicle access. This is a concern as this can impact traffic flows on Hawkesbury Road which is narrow with one lane provided in both directions. It is recommended that the driveway access width be widened to maintain two-way traffic flow and accommodate a B99 vehicle with trailer.

Sight Lines

No sight triangle plays for the driveway into the Children's Medical Research Institute are shown in the submitted plans. It is recommended that the plans be revised to show sight triangle plays compliant with Figure 3.3 of AS2890.1 to improve pedestrian safety.

On-site manoeuvring

Based on the swept path plans provided, on-site manoeuvring in the PSB car park appears to be satisfactory. HRV vehicles accessing the 2 HRV spaces in front of the compactor bay spaces may have difficulty undertaking the parking manoeuvre should one space be occupied due to the smaller aisle width at this location. It is considered reasonable that this can be managed and addressed under a Loading Dock Management Plan (see above for further details).

Swept path plans for loading vehicles (i.e. a B99 vehicle with trailer, 8.8m service vehicle and a 12.5m HRV) accessing the driveway into the Children's Medical Research Institute was provided. Loading vehicles accessing this driveway will obstruct two-way traffic flow as the swept paths demonstrate all loading vehicles occupying most of the driveway width when undertaking manoeuvres. A B99 vehicle with trailer and 8.8m service vehicle crosses to the other side of the driveway to undertake u-turn manoeuvres at the cul-de-sac and the 12.5m HRV truck occupies the whole driveway width on entry. Furthermore, the 12.5m HRV truck reverses out onto Hawkesbury Road which can be a safety hazard for pedestrians and oncoming vehicles. It is noted that access for 12.5m HRV truck is only required in the event of a catastrophic failure of the CMRI generator. Some of the access concerns can be addressed using a LDMP and widening of the driveway width (see above for further details).

It is noted that the plans submitted (Dwg No. CHW-AR-DG-PSB-SSD011 Rev E) appears to show a concrete median proposed close to the cul-de-sac at the end of the driveway. It is recommended that the concrete median be removed to facilitate loading manoeuvres.

Construction Pedestrian and Traffic Management Plan

It is recommended that a condition be imposed to provide a Construction Pedestrian and Traffic Management Plan (CPTMP) prior to the commencement of the works to the satisfaction of Council's Traffic and Transport Manager.

Ambulance bay

Based on the Level 02 plan (Dwg No, CHW-AR-DG-PSB-SSD011 Rev E), the ambulance bay appears to reduce to approx. 2.2m in width at the adjacent driveway entrance. This width is considered too narrow to accommodate an ambulance vehicle. Aerial images show that the width of the ambulance bay is approx. 3.4m with Keep Clear installed at this location. However, it appears there are no changes proposed to this ambulance bay as part of this development. It is recommended that the plans be amended to reflect the current site arrangements to ensure the bay can accommodate an ambulance vehicle.

Conclusion

It is noted that this is the recommendation of Council officers and this submission has not been endorsed at a Council meeting.

Council appreciates the opportunity to comment on the above application, are supportive of the continued investment in the Westmead Hospital Precinct and look forward to continued collaboration.

Should you wish to discuss the above matters, please contact Atef Kazi on the details listed above.

Yours sincerely



Myfanwy McNally
City Significant Development Manager