

7 July 2026

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

To: Thomas Dales
Senior Development Assessment Officer, Social Infrastructure

CMRI Gene Technologies Building (SSD-45576956) – Preliminary Issue

Subject: Response to Request for Additional Information

Dear Mr Dales,

On behalf of Children's Medical Research Institute (CMRI), this letter has been prepared by Architectus Australia Pty Ltd (Architectus) in response to the request for additional information from the Department of Planning, Housing and Infrastructure (DPHI) regarding the State Significant Development Application (SSD-45576956) for the demolition of an existing building and construction of two buildings for research and development purposes at 214 Hawkesbury Road, Westmead.

SSD-45576956 was lodged to DPHI in March 2025 under Part 4, Division 4.7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The application was placed on public exhibition between 7 May 2025 to 3 June 2025. Submissions and agency advice received during this period were responded to within the Submissions Report and accompanying documentation.

DPHI subsequently provided a copy of agency responses as a Request for Additional Information dated 9 December 2025. A second Request for Additional Information was received on 26 March 2026.

The matters raised in these Request's for Additional Information and the associated project response is provided below.

CPHR Group

Flood impact assessment

Request: TTW's site specific model should incorporate the Parramatta River Flood Study. CPHR Group have provided specific recommendations for incorporating the two data sets.

Response: The project's stormwater engineers, TTW, have been in discussions with Council to obtain and incorporate the Parramatta River Flood Study. The Flood Study has now been received and incorporated into the updated Flood Assessment provided at **Attachment A** to this letter.

The Parramatta River Flood Study shows a minor increase in the flood levels previously modelled. In the 1% AEP, an increase of 220mm is observed in the predevelopment conditions scenario, and approximately 400mm in the post-development scenario.

The Parramatta River Flood Study model adopts localised 2D source inflows and a coarser grid resolution, which results in a more conservative representation of flood behaviour at the site. By comparison, the 2023 model adopts a rainfall-on-grid approach and a finer grid resolution, enabling a more realistic distribution of flows and representation of conveyance processes across the catchment. Accordingly, the 2023 model is considered the more appropriate basis for the assessment.

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Based on the limitations of the Parramatta River Flood Study modelling, it is recommended that estimated flood levels of the development be based on the 2023 modelling to avoid over estimation of flood levels due to the concentrated catchment inflow's method adopted in the Parramatta River Flood Study modelling.

Notwithstanding the above, flood and impact assessments have also been undertaken using the Parramatta River Flood Study modelling to determine the likely impacts of the proposed development on surrounding properties.

The assessment results demonstrate that the proposed redevelopment will not result in unacceptable flood impacts beyond the Children's Hospital at Westmead property boundary during the 1% AEP event.

Request: The ground floor, basement driveway and stair entry will be protected against the probable maximum flood (PMF) level and 1% AEP flood level plus freeboard. CPHR advises that this same level of protection should also be applied for all vents or other openings.

Response: Floodwater pooling is observed in the modelling along the proposed building boundary; therefore, appropriate flood mitigation measures have been proposed. These measures include flood barriers and/or flood doors around the perimeter of the proposed building, as identified on the submitted Civil Plans. A condition of consent requiring all openings, including vents, to be adequately protected would provide sufficient assurance to CPHR.

City of Parramatta

Street activation

Request: Council request that the building provide greater activation of the Hawkesbury Road frontage including potential addition of a public entry on this frontage. Council suggest that the proposed awning be extended to the site boundary and that the direction of the ramp adjoining Hawkesbury Road be reversed.

Response: As acknowledged by Council, the building is deliberately oriented with its primary public entry addressing Kids Park. Given the specific operational requirements of the facility, including provisions necessary to contain and secure hazardous biological materials and radiation sources within the building, it is not practical to provide multiple public entry points. The building is heavily serviced and has a constrained footprint, necessitating substantial ground-floor plant and service areas, which limit opportunities for additional ground-floor activation.

While provision of an additional public entry cannot be facilitated, the building delivers an attractive and well-articulated frontage to Hawkesbury Road, supported by a high-quality landscaped pedestrian realm. A substantial portion of the Hawkesbury Road façade above the ground floor is glazed, providing strong passive surveillance to the street. Overall, the proposal represents a significant improvement on the existing conditions along Hawkesbury Road.

The proposed awning provides weather protection at the Hawkesbury Road entry to the building. Extending the awning an additional 5.5 metres to the site boundary would conflict with proposed tree planting and reduce opportunities for canopy cover. As Hawkesbury Road is an open street environment, the extended awning would not connect to any additional cover and would therefore provide no tangible public benefit.

Similarly, reversing the staff entry ramp from the northeast to the southwest would reduce the extent of proposed soft landscaping and tree planting along the Hawkesbury Road frontage. As this ramp serves a staff-only entry, its current location and orientation are intentionally discreet to support clear public wayfinding and minimise visual prominence. On this basis, Council's recommendation is not supported.

Landscaping

Request: Council advises that, overall, the proposed landscape plans are supported. However, Council has queried the adequacy of certain deep soil volumes to support the long-term health of the proposed planting, as well as potential conflicts between tree roots and canopy with above- and below-ground infrastructure. Council has also requested clarification of certain colour coding shown on the submitted Landscape Plans.

Response: Hassell have received the proposed soil depths and associated planting with consideration of expert arborist advice. In summary:

- 800mm soil depth is sufficient for small trees.
- 600mm soil depth is not sufficient for small trees and these areas have now been increased 700mm+ to support the proposed planting.
- 200mm soil depth is commonly accepted for mass planting on green roofs and will utilise high inorganic matter growth media.
- *Angophora floribunda* have been replaced with *Acmena smithii* 'Sublime' to better suit the proposed conditions.
- *Eucalypts fibrosa* will be replaced with *Tristaniopsis laurina* and *Cupaniopsis anacardiopsis* to better suit the proposed conditions.
- There is not sufficient room to offset trees on Ambulance Drive 2m from the building façade. Accordingly, these trees will be replaced with *Acmena smithii* 'Sublime' as this is a smaller species which will not clash with the building and hardscape.

Updated Landscape Plans are provided at **Attachment B** to this letter. The proposed soil depths are shown on the soil depth key on Plan DA_LA_0003 and the corresponding soil depths shown on Plan DA_LA_2101, DA_LA_2112 and DA_LA_2171.

TfNSW and DPHI

Conditions of consent

Request: TfNSW have provided suggested conditions of consent and advisory notes in relation to protection of the Parramatta Light Rail infrastructure, ongoing consultation and approvals by TfNSW.

TfNSW have requested, Prior to the Issue of the Occupation Certificate, driveway/access to Research Lane is designed to ensure heavy vehicles are able to enter and exit without traversing over the PLR line and without mounting the kerb. DPHI highlighted these proposed conditions of consent for the applicant's particular attention.

Response: The suggested conditions of consent are accepted.

Request: DPHI requires additional information to assess the operational impacts of Heavy Rigid Vehicle (HRV) entering and exiting the development site. The information submitted must clearly detail why HRVs need to be able to access the site (rather than Medium Rigid Vehicles), the frequency of visits and how these arrivals and departures will be safely managed.

Response: A Preliminary Site Access Management Plan has been prepared by TTW to provide the requested details regarding heavy vehicle frequencies, access routes and management practices and is provided at **Attachment C** to this letter.

Request: There is a discrepancy in the Gross Floor Area (GFA) stated in the Environmental Impact Statement and in the Architecture Plan set. Please confirm the project's total GFA.

Response: At the time of lodgement, the total proposed GFA was 27,730m² (refer DA_5600, Revision B, dated 29 February 2024). Design refinements were undertaken post-lodgement in response to agency advice and as part of the ongoing design development of the project. As a result, the total proposed GFA increased to 27,764m² (refer DA_5600, Revision C, dated 15 July 2025).

We trust that this information is sufficient to assist DPHI to progress the assessment of the application.

Should you have any queries about this matter, please contact me on (02) 8252 8629 or at piers.hemphill@architectus.com.au.

Yours sincerely,



Piers Hemphill
Associate, Planning
Architectus Australia Pty Ltd

Attachments

- A. Amended Flood Assessment, *prepared by TTW*
- B. Amended Landscape Plans, *prepared by Hassell*
- C. Preliminary Site Access Management Plan, *prepared by TTW*