

# Notice of decision

## Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

<b>Application type</b>	State significant development
<b>Application number and project name</b>	SSD-10349252 The Children's Hospital at Westmead - Paediatric Services Building
<b>Applicant</b>	Health Administration Corporation
<b>Consent Authority</b>	Minister for Planning and Public Spaces

### Decision

The Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Industry and Environment's Assessment Report is available [here](#).

### Date of decision

17 December 2021

### Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- the considerations under s 7.14(2) and 7.16(3) of the Biodiversity Conservation Act 2016 (NSW);
- all information submitted to the Department during the assessment of the development application and any additional information considered in the Department's Assessment Report;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision. Additional reasons for making the decision are also recorded in the Department's Assessment Report.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including capital investment in public health infrastructure of over \$30 million, creation of 1,872 construction jobs and 600 operational jobs, by providing health facilities and supporting the expansion of Westmead Hospital in line with the vision for the precinct.
- the project is permissible with development consent, and is consistent with NSW Government policies including the Greater Sydney Commission's Greater Sydney Regional Plan 'A Metropolis of Three Cities', Transport for NSW's Future Transport Strategy 2056, Greater Sydney Commission's Central City District Plan, NSW's State Infrastructure Strategy 2018 – 2038 Building the Momentum and the Westmead Place Strategy 2036 and Councils Local Strategic Planning Strategy 2036.
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards in the Department's Assessment Report. The consent authority has included conditions to ensure: public art is incorporated; parking design is in compliance with relevant Australian Standards; a loading dock management plan to manage traffic impacts; a green travel plan to manage transport methods; a Construction Pedestrian and Traffic Management Plan to manage cumulative traffic impacts; and monitoring of the existing pick-up/drop-off facility to minimise traffic disruption.
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent.
- weighing all relevant considerations, the project is in the public interest.

## Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from Thursday 15 April until Wednesday 12 May 2021 (28 days) and received two public submissions, including one objection. Comments were also received from Council.

The key issues raised by the Council and the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker include: public domain; public art; traffic and parking and the impacts on the surrounding road network; car and bicycle parking; and helicopter noise impacts. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<b>Public Domain</b> <ul style="list-style-type: none"> <li>the Hawkesbury Road frontage public domain works must be as per the Parramatta Public Domain Guidelines for paving, street tree planting and street furniture requirements.</li> </ul>	<b>Assessment</b> <ul style="list-style-type: none"> <li>the Amended DA and RtS confirmed that public domain works will be in accordance with the Parramatta Public Domain Guidelines.</li> </ul> <b>Conditions</b> No specific conditions required.
<b>Public Art</b> <ul style="list-style-type: none"> <li>a Public Art Strategy should be prepared prior to determination as there are opportunities for Public Art in the Public Domain and KidsPark.</li> </ul>	<b>Assessment</b> <ul style="list-style-type: none"> <li>the Amended DA and RtS included an Arts, Play and Discover Strategy.</li> </ul> <b>Conditions</b> A Public Art Strategy is to be prepared in accordance with the Arts, Play and Discover Strategy in consultation with Council.
<b>Traffic and Transport</b> <ul style="list-style-type: none"> <li>include a Loading Dock Management Plan.</li> <li>provide a pick-up/drop-off within close proximity to the PSB entrance.</li> <li>cumulative traffic impacts.</li> <li>impacts on the local street network caused by an increase in traffic as a result of the development.</li> </ul>	<b>Assessment</b> <ul style="list-style-type: none"> <li>the Applicant's Amended DA and RtS included acceptance of a Loading Dock Management Plan.</li> <li>an additional traffic statement was also provided, which stated that the increased activity at the existing Children's Hospital pick-up/drop-off zone is expected to result in 13 additional vehicles in both the AM and PM peak periods (or approximately one additional arrival every five minutes). The additional movements are considered to be within the capacity of the facility. The Applicant also stated that the PSB at-grade carpark is accessible by patients to park and pick-up/drop-off patients where convenient or required.</li> <li>development specific and cumulative traffic impacts were assessed to be acceptable and a future Construction Pedestrian and Traffic Management Plan would manage and mitigate any impacts to surrounding traffic and road networks.</li> <li>the Department is satisfied that traffic associated with the proposed development will also not cause unacceptable delays on the local road network and surrounding intersections.</li> <li>the Department is satisfied with the use of the existing pick-up/drop-off facility for the PSB, however recommends that upon commencement of full operation of the PSB, monitoring of the drop-off/pick-up zone should be carried out for six months to track service levels and performance. If any significant adverse impacts on the surrounding road network are occurring as a result of the additional vehicle usage, the Applicant will be required to provide a separate pick-up/drop-off area for the PSB. This can conceivably be provided in the PSB at-grade or basement carpark.</li> </ul> <b>Conditions</b> <ul style="list-style-type: none"> <li>preparation of a Loading Dock Management Plan.</li> <li>monitoring of CHW pick-up/drop-off area, if traffic impacts identified, then an alternative pick-up/drop-off within close proximity to the PSB is to be provided.</li> <li>preparation of a revised Green Travel Plan.</li> <li>preparation of a Construction Pedestrian and Traffic Management Plan.</li> </ul>

<p><i>Carpark Design</i></p> <ul style="list-style-type: none"> <li>the carpark layout must comply with the relevant Australian Standards for car parking and vehicle access.</li> </ul>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> <li>the Amended DA and RtS updated the architectural plans to reflect Australian Standards for parking spaces, swept paths, carpark design and driveways.</li> </ul> <p><i>Conditions</i> Compliance with Australian Standards for the carpark layout and design.</p>
<p><i>Car parking allocation</i></p> <ul style="list-style-type: none"> <li>confirmation of the parking allocation for staff and visitors.</li> <li>provide additional accessible parking.</li> </ul>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> <li>the Amended DA and RtS confirmed the allocation of parking spaces for staff and visitors on the architectural plans as well as providing six additional accessible spaces within the basement of the PSB, bringing the total accessible parking spaces to seven.</li> <li>the Department considers the parking allocation and provision of additional accessible parking spaces sufficient to meet demand.</li> </ul> <p><i>Conditions</i> No specific conditions required.</p>
<p><i>Bicycle Parking</i></p> <ul style="list-style-type: none"> <li>bicycle parking facilities to be provided in the new PSB to encourage active transport.</li> </ul>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> <li>10 additional bicycle spaces are accommodated within the Kids Research Building to accommodate the PSB.</li> <li>the Applicant provided evidence that the existing storage facility is currently underutilised by hospital staff.</li> <li>the Department considers that the 10 additional spaces within the Kids Research Building are sufficient to meet staff demands and are conveniently located.</li> </ul> <p><i>Conditions</i> No specific conditions required.</p>
<p><i>Helicopter Noise Impacts</i></p> <ul style="list-style-type: none"> <li>any increase in noise from a helipad would adversely impact the amenity of residential neighbours.</li> </ul>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> <li>the Amended DA and RtS confirmed that approval for a helipad is not being sought under this SSD application.</li> </ul> <p><i>Conditions</i> No approval is granted for a helipad.</p>