

Notice of decision

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

Application type	State significant development
Application number and project name	SSD-10434896 The Children's Hospital Westmead – Multi-storey Carpark
Applicant	Health Administration Corporation
Consent Authority	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 the recommended 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

15 September 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 ancillary public health infrastructure, creation of 233 construction jobs and new operational jobs, by providing facilities to support the expansion of 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 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 2013 – Draft Westmead Place Strategy.
- 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: landscaping works, including canopy recovery are provided; road works are managed to minimise traffic disruption; noise mitigation is developed through design development to ensure noise targets are complied with; an unexpected historical archaeological protocol is in place to manage potential resources for the site; parking design complies with relevant Australian Standards; a contamination remediation action plan is prepared and implemented to address potential hazards and construction impacts are appropriately managed.
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended 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 22 April 2021 until Wednesday 28 May 2021 (28 days) and received 12 submissions, including two public objections to the project.

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker include parking rates (car, electric and disabled), car park design, traffic generation impacts during construction and operation, equitable access, bicycle parking facilities, cycling and pedestrian access, contamination, open space design, public art, protection of existing utilities, construction within the riparian corridor and archaeological impacts. Other issues are addressed in detail in the Department's Assessment Report.

Issue	Consideration
<p>Parking Rates</p> <ul style="list-style-type: none"> clarification on the number of spaces provided to support the Paediatric Services Building and the number of electric charging stations incorporated. 	<p>Assessment</p> <ul style="list-style-type: none"> the Applicant submitted a parking study with the RtS to substantiate the proposed parking rate adopted for the Paediatric Services Building. The study was based upon parking occupancy data, the capacity of public transportation services, staff mode share surveys and Green Travel Plan targets. the rate of electric facilities was guided by the Health Infrastructure NSW Ecologically Sustainable Development Guidelines. <p>Conditions</p> <p>Car parking allocations.</p>
<p>Car Park Design</p> <ul style="list-style-type: none"> confirmation requested to ensure that the design of the MSCP complies with relevant Australian Standards for car parking and vehicular access. 	<p>Assessment</p> <ul style="list-style-type: none"> the carpark design was updated at the RtS to ensure compliance with the relevant Australian Standards for swept paths, ramp gradients, space dimensions, line marking, wheel stops, signage, aisle widths, column locations and sight lines. <p>Conditions</p> <p>Compliance with Australian Standard for off-street parking facilities.</p>
<p>Traffic Generation</p> <ul style="list-style-type: none"> cumulative traffic impacts associated with the Paediatric Services Building to the west and the Parramatta Light Rail Project during construction. operational traffic impacts to Redbank Road and the northern approach from Briens Road. 	<p>Assessment</p> <ul style="list-style-type: none"> the Applicant is required to prepare a Construction Traffic and Pedestrian Management Plan, confirming that the altered staging of hospital projects would mitigate congestion concerns and that the light rail project would be serviced by alternate traffic routes to the south of the hospital campus. the submitted Transport Assessment has included traffic modelling to demonstrate that the level of service and the performance of the Redbank and Brien Road intersection would only be marginally impacted by the development. in the initial stages, the car park will only be permitted to replace the 716 existing staff car spaces that are provided in temporary facilities and stacked arrangement throughout the hospital campus. the 280 new parking spaces will only come online after the operational commencement of the Paediatric Services Building. This staged approach will allow the Applicant to deliver precinct wide traffic improvements identified in their Place Based Transport Strategy and further encourage modal shift by updating their Green Travel Plan to account for the availability of higher frequency and capacity public transportation options (Parramatta Light Rail and Sydney West Metro). <p>Conditions</p> <p>Conditions include the requirement for a:</p> <ul style="list-style-type: none"> Construction Traffic and Pedestrian Management Plan. Construction worker parking strategy. Green Travel Plan.
<p>Equitable Access</p> <ul style="list-style-type: none"> number of disabled parking spaces provided. carpark accessibility for mobility impaired visitors. the provision of public amenities within the carpark. 	<p>Assessment</p> <ul style="list-style-type: none"> the development proposes to provide 14 disabled access spaces, which is marginally above the rate required by the Building Code of Australia. at the RtS, the Applicant revised the landscape plan to reduce the grading of the southern access paths and provide level access from the Level 1 disabled parking spaces to the eastern Children's Hospital forecourt. This will assist mobility impaired patients and parents with prams. the Applicant advised that there are no BCA requirements to provide public amenities within the carpark and that existing amenities were available at

	<p>the nearby eastern entrance to the Children's Hospital (24 hours in accordance with the proposed carpark operation).</p> <p><i>Conditions</i></p> <p>Conditions include:</p> <ul style="list-style-type: none"> • BCA requirements for disabled access. • parking rates in accordance with Australian Standards.
<p><i>Bicycle Parking</i></p> <ul style="list-style-type: none"> • storage and end-of-trip facilities should be incorporated as a part of the development. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • the Applicant provided photo evidence that the existing storage and end-of-trip facilities are currently underutilised by Hospital staff. • the Department considers that these facilities are sufficient to meet current staff demands and are also more centrally located in the context of the hospital precinct to provide staff with improved convenience.
<p><i>Cycling and Pedestrian Access</i></p> <ul style="list-style-type: none"> • accessibility of the carpark in the context of desired pedestrian and cyclist travel paths. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • the Applicant advised that the northern and southern pedestrian access points would offer adequate connectivity for pedestrians travelling east-west along Redbank Road and north-south from the Galleria to Labyrinth Way. The Department is satisfied that appropriate pedestrian access has been incorporated into the carpark design.
<p><i>Contamination</i></p> <ul style="list-style-type: none"> • operational safety. • management practices during construction. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • the application was accompanied by a preliminary Remediation Action Plan, which advised that the site could be made suitable for the proposed car park use and that outlined safe construction practices. • the application was also supported by a preliminary construction environmental management plan that included strategies to manage the potential discovery of contaminants and asbestos during excavation. • the Department will require that these management procedures are implemented as a part of the development and that the site is audited during construction to validate that the proposed remediation works will deliver a safe outcome for future carpark users. <p><i>Conditions</i></p> <p>Conditions include the requirement for a:</p> <ul style="list-style-type: none"> • Construction Environmental Management Plan, with an Asbestos Handling Policy. • Site Audit Statement and Report. • Environmental Management Plan.
<p><i>Open Space Design</i></p> <ul style="list-style-type: none"> • the relocated playground's aspect, proportion and proximity to Toongabbie Creek. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • the Applicant advised in the RtS that the positioning of the relocated playground area is indicative and that these works are proposed to be undertaken as a separate approval. • the Department considers that the approximate location is acceptable given that the applicant has committed to retain the size and equipment of the playground proposed for demolition under the current application and that the accessibility to Toongabbie Creek would not be obstructed by the MSCP. <p><i>Conditions</i></p> <p>A limitation has been placed on the endorsed Landscape Plan to exclude the relocated playground from the subject approval and require a separate assessment.</p>
<p><i>Public Art</i></p> <ul style="list-style-type: none"> • confirmation that public art will either be provided as a part of the carpark or the Paediatric Services Building. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • the Applicant has agreed to the implementation of public art as a part of the Paediatric Services Building development.
<p><i>Protection of Existing Utilities</i></p> <ul style="list-style-type: none"> • protection of stormwater and electrical assets within the development site. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • the design of the carpark has ensured that existing service easements along the eastern and western site boundaries remain unobstructed. <p><i>Conditions</i></p> <p>Utility providers will be consulted to ensure there are no impacts to existing assets prior to the commencement of construction.</p>
<p><i>Construction within the Riparian Corridor</i></p> <ul style="list-style-type: none"> • measures to protect Toongabbie Creek during the works to realign Redbank Road. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • the Department has adopted the recommendation to manage construction impacts related to road realignment works adjacent to Toongabbie Creek. <p><i>Conditions</i></p>

	<p>Conditions include:</p> <ul style="list-style-type: none"> • Controlled activities on Waterfront Land (Water Management Act 2000). • Construction Soil and Water Management Sub-plan. • Soil and erosion control measures.
<p><i>Archaeological Impacts</i></p> <ul style="list-style-type: none"> • recommended an unexpected finds protocol to manage the potential archaeological finds. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • the Department has adopted the recommendation to apply an unexpected finds protocol during construction. <p><i>Conditions</i></p> <p>An unexpected finds protocol for European and Aboriginal Archaeology.</p>