

25 May 2015

The Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms McNally

**Request for Secretary's Environmental Assessment Requirements
New Institute of Clinical Pathology and Medical Research (ICPMR) Building at
Westmead Hospital**

In accordance with Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) and Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), Health Infrastructure request the issue of Secretary's Environmental Assessment Requirements (SEARs) for Staged State Significant Development Applications for the proposed new Institute of Clinical Pathology and Medical Research (ICPMR) building at Westmead Hospital. The application is proposed to be staged in accordance with s83B of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and consent is sought for the Concept Proposal and the Stage 1 works as outlined in Section 4 below.

The purpose of this letter is to provide a preliminary environmental assessment and other supporting documentation to allow for the SEARs to be issued for these applications.

1. Background

Westmead Hospital forms part of the Western Sydney Local Health District. This District is responsible for providing and managing all public health care within the five Local Government Areas (LGAs) of Auburn, Blacktown, Holroyd, Parramatta and The Hills Shire. The District is located in the fastest growing population growth corridor in NSW, and is projected to be the most populous Local Health District in NSW by 2031.

The Westmead Precinct Plan was completed in June 2014 for key stakeholders including Westmead Hospital, The Children's Hospital at Westmead, Millennium Research Institute, Children's Medical Research Institute, Cumberland Hospital and Strategic Partners.

Alongside the Precinct Plan, the Westmead Hospital Masterplan was also completed to inform the future development and utilisation of Westmead Hospital, to ensure it can respond to current and future needs of the service population, whilst providing appropriate clinical, academic, teaching and education services.

The proposed new ICPMR building is part of the first stage in a proposed redevelopment of the Westmead Precinct.

2. The Locality

Westmead Hospital is located 26 kilometres west of the Sydney CBD and 2 kilometres west of Parramatta Central Business District.

Toongabbie Creek runs along the northern boundary of the precinct. This connects to the Parramatta River approximately 250 metres north-east of the precinct.

Westmead Train Station is approximately 400 metres from the main entrance to Westmead Hospital.

A first-stage light rail network is being considered by the State government to link the Westmead medical precinct with the Parramatta City Centre, the Rosehill precinct, the University of Western Sydney at Rydalmere and on to Macquarie Park or Castle Hill. This would better connect Parramatta to Sydney's global economic arc as identified in the draft Metropolitan Strategy for Sydney to 2031.

Surrounding uses consist of industrial uses to the north beyond Toongabbie Creek, residential uses to the south, the Westmead Children's Hospital to the east and Parramatta Marist High and the University of Western Sydney to the west.

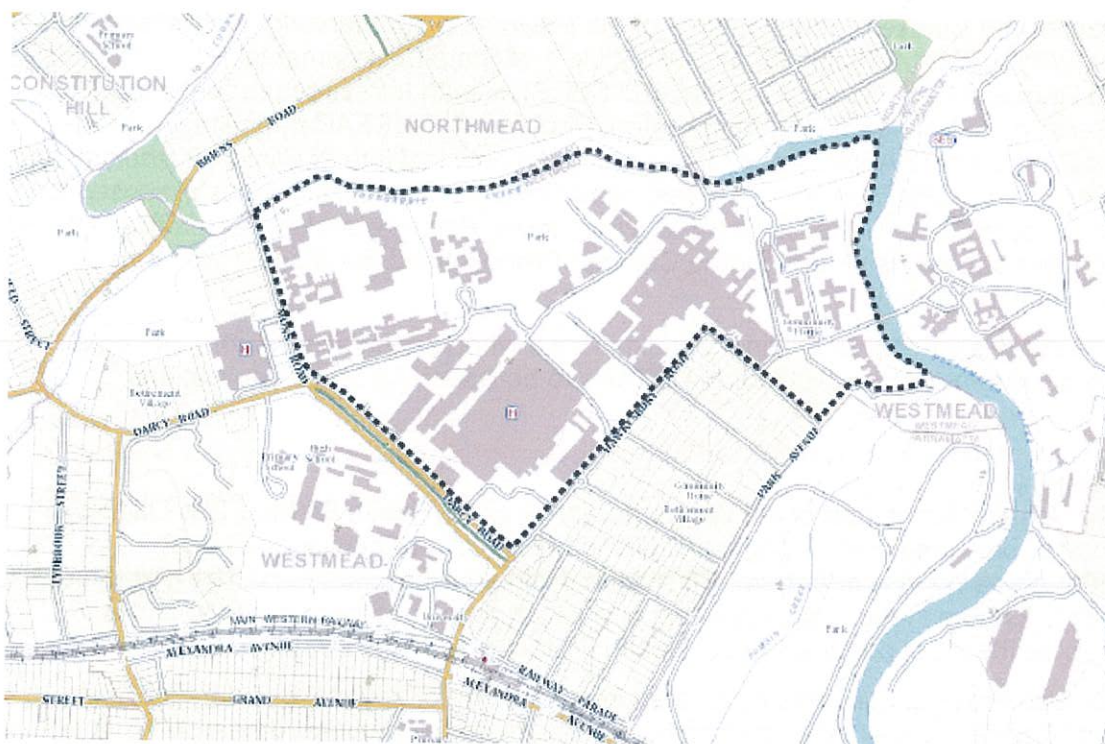


Figure 1. Location Plan of Westmead Precinct

Source: Westmead Masterplan Optimisation report, MSJ & Rice Daubney

3. The Site

The site is shown on **Figure 2** below.

The legal description of the site of the proposed State Significant Development is Westmead Hospital – described as Lot 100 DP 1119583.

The site is located within the Parramatta Local Government Area.

The main entrance to Westmead Hospital is located on Darcy Road, Westmead. The entrance to the Emergency Department is located on Hawkesbury Road, Westmead. The M4 passes approximately four kilometres to the south of the Westmead Precinct.

3.1 Zoning

The site is zoned SP2 Infrastructure under Parramatta Local Environmental Plan 2011 for the purposes of “Health Services Facility”.

3.2 Topography

Hospital buildings are spread across the campus but the larger buildings are concentrated along Darcy Road and Hawkesbury Road. The natural topography of the precinct slopes gently downwards to the north and north-west. Surface levels vary from about RL 32 m relative to the Australian Height Datum (AHD) in the south-western corner of the campus to about RL 10 m AHD along Toongabbie Creek and Parramatta River. Surface levels vary from about RL 18 m AHD in the north-eastern corner of the campus to about RL 10 m AHD along Darling Mills Creek and Parramatta River.

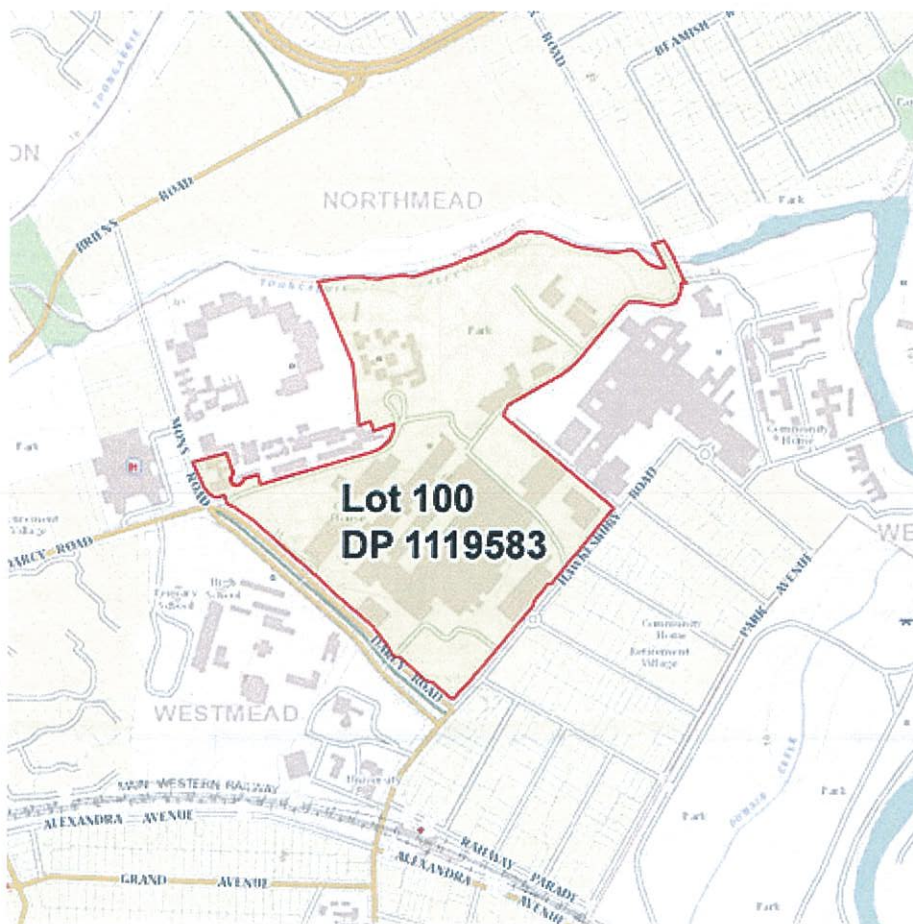


Figure 2. Site Plan
Source of base: Google Maps

3.3 Existing buildings

The major existing buildings and services within Westmead Hospital and the Westmead Precinct are shown at **Figure 3** below. Staff car park 4 and a covered pedestrian walkway are currently located where the ICPMR building is to be constructed.

3.4 Existing services

The Westmead Hospital:

- Is a nationally funded centre for highly specialised services;
- Provides state-wide quaternary and tertiary services;
- Plays a key role in providing District level services;
- Plays a leading role in educating and training Australia's future health workforce;
- Undertakes leading translational research;
- Paves the way for innovation and evidence-based health services.

Westmead Hospital is one of Australia's largest centres for postgraduate training to specialist levels in all fields with over 100 PhD students and other postgraduate students supervised by Westmead Hospital scientists and clinicians. Students from a number of disciplines are also accepted from other universities as well as TAFEs and school programs.

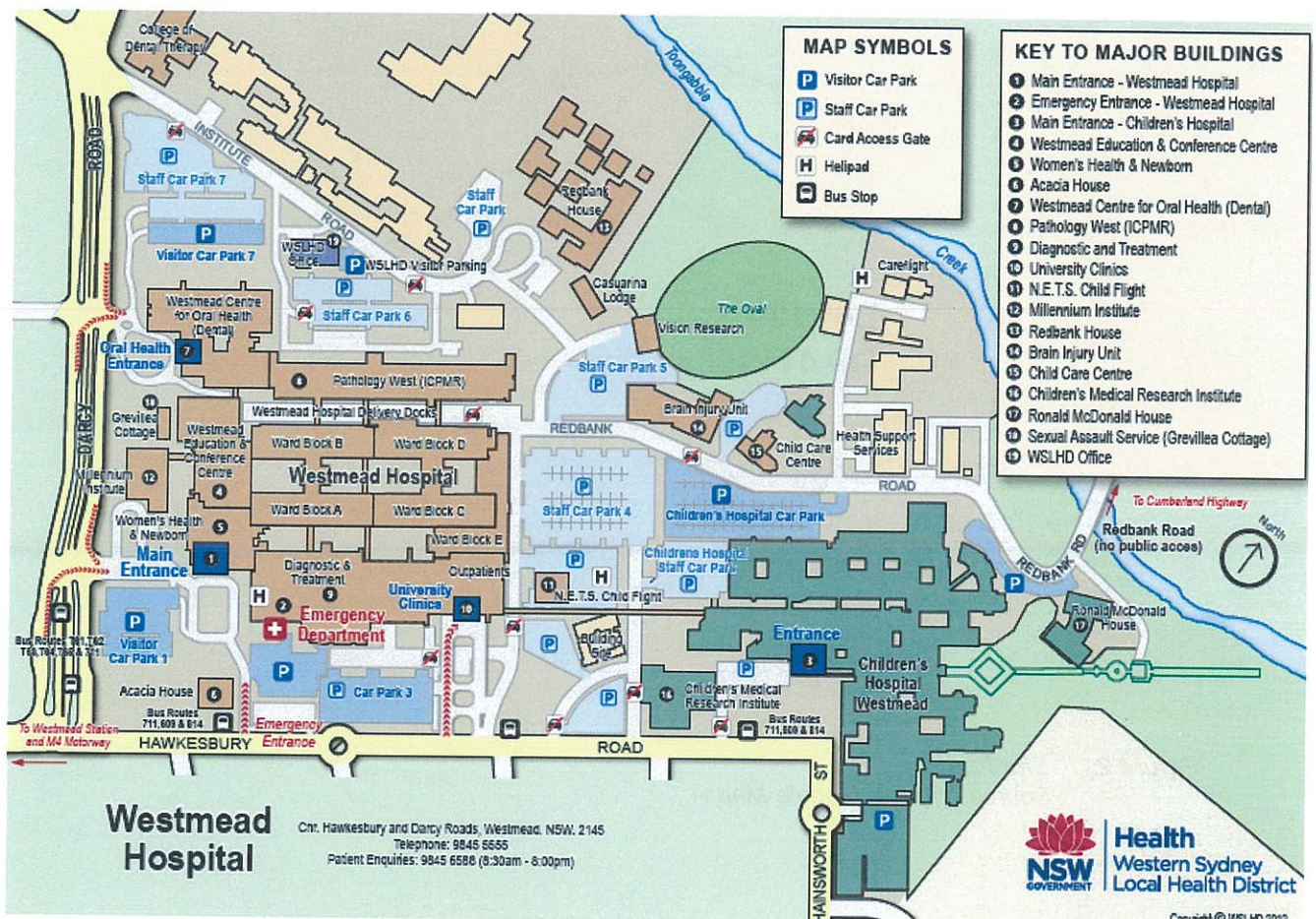


Figure 3. Westmead Hospital Existing Campus Map

Source: Western Sydney Local Health District, Health, NSW Government

3.5 Site access and parking

The Westmead Precinct has a number of accesses onto the adjacent road network. Primarily the visitor accesses are from Darcy Road and staff from Hawkesbury Road, Institute Road and Redbank Road. Ambulance access to the emergency department is from Hawkesbury Road while Redbank Road provides access for predominantly service vehicles. The closest road access to the proposed ICPMR building is via Hawkesbury Road. Refer **Figure 4** below.

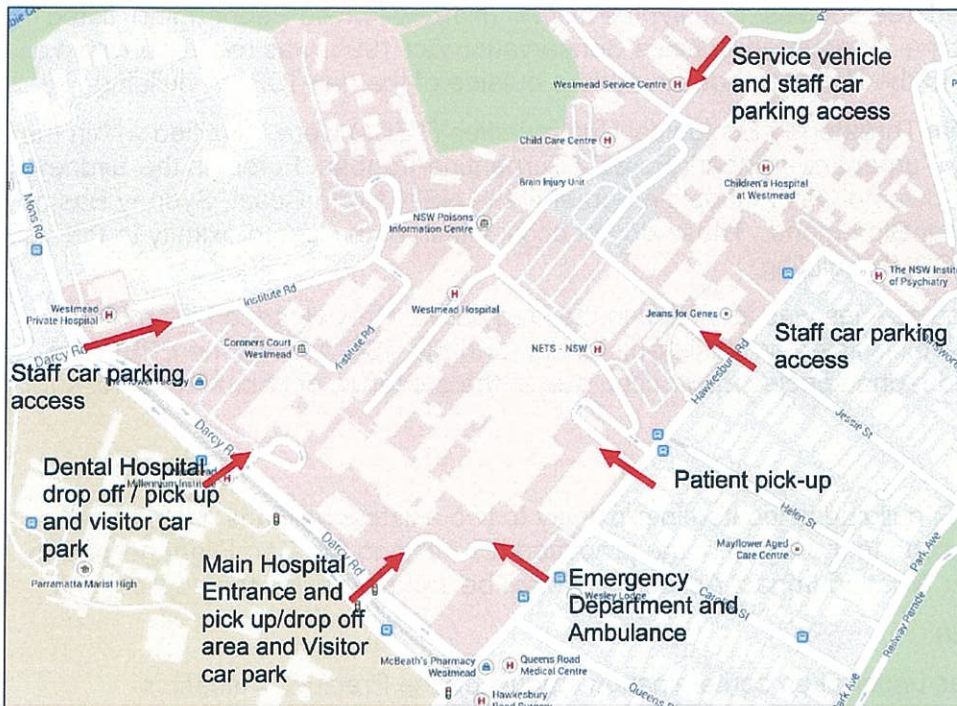


Figure 4. Vehicular access points to Westmead Precinct

Source: *Due Diligence and Site Assessment Report – Transport and Traffic Engineering*, Hyder Consulting

There are a number of off-street car parks across the precinct, extending from the Westmead Hospital to the Children’s Hospital at Westmead, and Cumberland Hospital. Across the Precinct, there are over 5,000 car parking bays. Adjacent to the Westmead Hospital, there are 2,438 parking bays. This consists of 644 visitor bays, 1,752 staff bays and 42 short term drop off bays.

The Precinct is located adjacent to the Transit Way along Darcy Road. The Westmead Train Station is a short walk away along Hawkesbury Road. There are also local bus services in the local area with bus stops along Darcy Road, Hawkesbury Road and Church Street (as well as the Transit Way bus stops).

3.6 Flooding

There is a natural waterway (Toongabbie Creek) along the northern boundary of the precinct. Parramatta City Council’s Flood Map indicates that part of the Westmead Hospital site and the precinct are within the Probable Maximum Flood (PMF) extent, but above the Flood Planning Level (FPL) as defined under Parramatta Local Environmental Plan 2011 (note FPL “means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard”).

The Flood Hazard Map provided by Parramatta City Council indicates that the site of the proposed ICPMR building is outside of any flood risk areas including the PMF extent.

3.7 Ecology

There are a number of existing trees in the proposed ICPMR building footprint.

RPS Group has undertaken a Flora and Fauna Assessment of the Westmead Precinct. The Precinct occurs within a relatively disturbed urban environment. The majority of areas within the Precinct contain highly modified vegetation with low species and structural diversity consisting of car parks and gardens.

A potential threatened tree species, *Eucalyptus nicholii* (Narrow-leaved Peppermint), listed as Vulnerable under the Threatened Species Conservation Act 1995, was recorded within a car park in the north of the Precinct, however this is outside of the new ICPMR building site.

Two areas of potential Threatened Ecological Communities (TECs) were identified within the project area; Sydney Turpentine-Ironbark Forest / Turpentine-Ironbark Forest in the Sydney Basin Bioregion and Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions. These do not occur within or in close proximity to the location of the new ICPMR building.

One threatened fauna species was identified in the study area; Grey Headed Flying Fox. Grey-headed Flying-Fox is listed as Vulnerable under both the TSC Act and the EPBC Act. Two other threatened fauna species may occur, due to the presence of habitat resources for these species.

3.8 Aviation

The proposed ICPMR building is located in proximity to two existing helipads, including the NETS ChildFlight helipad to the south of the proposed ICPMR and the CareFlight helipad to the north of the oval. Aviation Impact Assessments will be submitted with the applications.

3.9 Contamination

Douglas Partners has undertaken contamination studies on the Precinct. Asbestos-containing materials (ACMs) are known to exist in the hospital buildings and infrastructure, as well as in filling that is located across a large proportion of the precinct.

Advice to date indicates that remediation work on the ICPMR site will be Category 2 remediation work in accordance with State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55).

3.10 Geotechnical and structural

Geotechnical and Structural Reports have been completed and will be submitted with the applications.

3.11 Heritage

Aboriginal

RPS Group has advised that one Aboriginal object located within the boundaries of the Westmead Precinct redevelopment area has been erroneously recorded on the Aboriginal Heritage Information Management System (AHIMS). Aboriginal community consultation has been undertaken in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010). No Aboriginal objects and / or cultural material were identified during field surveys.

Based on previous archaeological reports and historical information, the Westmead Precinct is of “low archaeological sensitivity” for aboriginal heritage. Cumberland Hospital East and the banks of Toongabbie Creek are noted as having high archaeological sensitivity. Refer **Figure 5** below.



Figure 5. Archaeological Sensitivity
 Source: RPS Australia, Aboriginal Cultural Heritage Assessment

European

A Statement of Heritage Impact has been prepared for the proposed Stage 1 works (including the new ICPMR building) by RPS Group. With regard to historical archaeology, as the entire project area was once part of the Government Domain, there is potential for items of historical archaeology to be present.

There are no World Heritage Sites located within the study area. However one item, the Old Government House and Government Domain is approximately 820 metres to the south east of this study area.

A search of the Australian Heritage Database has indicated that there are no items within the Precinct included on the National Heritage List or Commonwealth Heritage List. However, there are two sites within the vicinity of the Precinct which are listed on the National Heritage List, being:

- Old Government House and the Government Domain (listed) – as noted above; and
- Former Female Factory Parramatta (nominated) – 1.2 km east of the study area.

Section 170 of the Heritage Act 1977 requires State Government Agencies to keep records of heritage items owned or operated by it. A search of the State Heritage Inventory has not identified any such items as being located within or in the vicinity of the study area. There are four items of State significance listed on the State Heritage Inventory in the vicinity of the Westmead Precinct redevelopment area and three Archaeological Management Units (AMUs) covering parts of the study area.

A search of Schedule 5 of the Parramatta LEP 2011 and the Parramatta City LEP 2007 identified a number of local heritage items within the vicinity of the study area.

The SSD applications will assess the impacts of the proposed development on these and any other known heritage items.

4 The Project

4.1 Proposed development under Staged SSD applications

This Request for SEARs seeks environmental assessment requirements for Staged SSD applications for development of the ICPMR building.

The scope of the ICPMR will include a range and depth of services including: front of house services (e.g. main entry); a multidisciplinary clinical interaction, education and training zone; integrated staff areas; specimen reception and management; blood bank; clinical chemistry / endocrinology; haematology; flow cytometry; bone marrow transplantation and cellular therapies; immunopathology; tissue pathology; electronic microscopy; molecular biology and genomics; and microbiology (which includes a range of general and specialised laboratory / public health services).

The scope of the Staged SSD applications is as follows:

1. *Stage 1 DA – Concept and Early Works:*
 - a. Concept Proposal for building envelope of approximately:
 - 15,000 sqm GFA; and
 - 8 storeys.
 - b. Stage 1 construction enabling works including:
 - Bulk earthworks;
 - Piling and foundations;
 - Relocation of services and new below ground service mains;
 - Lift pits above and below ground;
 - Remediation
 - Other civil infrastructure and associated works;
 - Tree removal.
2. *Future Stage 2 DA:*
 - a. Detailed proposal for ICPMR building and associated landscaping.

The Capital Investment Value (CIV) if the project is approximately \$70 Million. The proposed location of the ICPMR building is shown at **Figure 6** below.



Figure 6. State Significant Development Plan
Source: MSJ & Rice Daubney

4.2 Proposed activity under Part 5 of the EP&A Act

Other construction early/enabling works relating to the new Pathology building are proposed to be undertaken by means of Part 5 of the EP&A Act in a Review of Environmental Factors or as exempt development under ISEPP. These construction early/enabling works are likely to include site fencing or hoarding, temporary site offices/amenities, and demolition of covered walkway.

There will be 201 car parking spaces displaced as a result of the ICPMR development. Replacement parking will be provided in several locations on the site and will be assessed under Part 5. This will ensure sufficient parking for the ICPMR building prior to its opening, and for other facilities in the Westmead Precinct.

5 Planning Issues

5.1 Strategic Planning Context *NSW State Plan*

The NSW State Plan, 'NSW 2021', identifies a need to "Renovate Infrastructure" as a way of achieving its goals for the State by investing in critical infrastructure. The two key Health goals for the State are:

- "Provide world class clinical services with timely access and effective infrastructure"; and
- "Keep people healthy and out of hospital".

The State Plan states:

“The NSW Government will build the infrastructure that makes a difference to both our economy and people’s lives. Infrastructure also underpins improvements in many services, such as roads, rail, hospitals, schools or utilities.

Infrastructure NSW has been established to provide independent expert advice, and ensure projects are strategically planned, coordinated and properly managed to restore community confidence.

A 20 year State Infrastructure Strategy with funded five year plans, will make sure infrastructure is planned and delivered according to strategic economic and community needs.

A clear long-term infrastructure strategy will improve NSW’s productivity and competitiveness, deliver sustainable growth and support employment, by matching infrastructure with development to attract people, jobs and investment.”

The State Infrastructure Strategy – “First Things First”

The State Infrastructure Strategy “First Things First” is an assessment of priority infrastructure problems and solutions for the next two decades for the NSW Government, the community, business and all who have an interest in the success of NSW. The Strategy builds on the NSW Government’s existing public commitments and outlines a forward program of more than 70 urban and regional projects and reforms across a range of portfolios including health.

Recommendation 61 states “Upgrade and build new healthcare facilities in accordance with projected demand” over the next 20 years. “Westmead Hospital Refurbishment and Expansion Stage 1” is earmarked as a new major health project in the Strategy that is included in the prioritised capital program.

A Plan for Growing Sydney

The NSW Department of Planning and Environment’s “A Plan for Growing Sydney” has the overarching Vision for Sydney to be “a strong global city, a great place to live”.

The Greater Parramatta Strategic Centre has the following priorities for the Westmead Health Precinct:

“Work with council to:

- plan Westmead Health Precinct as a large health precinct by international standards comprising hospital, clinics, specialist practices, and medical research; support health-related land uses and infrastructure around Westmead Hospital and the Children’s Hospital at Westmead; and*
- improve the interface between Westmead Hospital and Westmead train station and centre to enhance connections for pedestrians.”*

Parramatta North

The Parramatta North Urban Renewal Area has been declared as a State Significant Site. It comprises four precincts: Parramatta Park, Cumberland Precinct, Sport and Leisure Precinct, and the Old Kings School Precinct. The Cumberland Precinct is currently part of the Westmead Precinct. The Urban Renewal Area is set to deliver around 6,000 new homes and 2,000 permanent jobs.

5.2 Statutory Planning

Legislation

Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The Commonwealth EPBC Act determines the provisions for the assessment of actions likely to have a significant impact on Matters of National Environmental Significance (MNES) listed under the EPBC Act. These are addressed on the section on Ecology above.

Threatened Species Conservation Act 1995

The *Threatened Species Conservation Act 1995* (TSC Act) identifies threatened species, populations and ecological communities in NSW and provides mechanisms for their conservation and recovery. The proposed works involve removal of vegetation. One vulnerable species listed under the TSC Act was found in the Precinct. This is discussed in Ecology above.

Contaminated Land Management Act 1997

The subject land is not subject to any declarations, orders, or voluntary management proposals as defined in the *Contaminated Land Management Act 1997*. Site remediation will be required, however as noted above, this will be Category 2 remediation under SEPP 55. While development consent is not required for the remediation it has been included in the scope of works for completeness.

Water Management Act 2000

Toongabbie Creek forms the northern boundary of the precinct. Public authorities are exempt from controlled activity approval on waterfront land under the *Water Management Act 2000*.

Heritage Act 1977

Refer to Heritage above.

State Environmental Planning Policies

The following table identifies the key State Environmental Planning Policies (SEPPs) that apply to this proposal:

SEPP no.	Name	Applies	Compliant
1	Development standards	No	N/A
33	Hazardous and offensive development	Yes	*
55	Remediation of land	Yes	Yes
	Infrastructure 2007	Yes	Yes
	State and Regional Development 2011	Yes	Yes
	Sydney Regional Environmental Plan [now deemed SEPP] (Sydney Harbour Catchment) 2005	Yes	Yes

*Not Known – subject to future investigation

Local Environmental Plan

Permissibility

The site is zoned SP2 Infrastructure – Health Services Facility in the Parramatta Local Environmental Plan (LEP) 2011. Health services facilities are permissible with development consent on the land under the LEP.

Clause 57(1) of the State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) allows a health services facility to be permissible in any of the prescribed zones listed in the ISEPP. SP2 is a Prescribed Zone in the ISEPP and therefore the proposal is permissible with consent.

6. Consultation Undertaken

Significant consultation has been undertaken to date by the Project Manager and consultant team members for the proposed redevelopment of the Westmead Precinct including the new ICPMR building. This has included (although was not limited to):

- NSW Ministry of Health staff
- NSW Health Pathology
- Royal Botanic Gardens and National Herbarium of NSW
- Deerubbin Local Aboriginal Land Council
- Parramatta City Council
- National Native Title Tribunal
- Native Title Services Corporation
- Office of Environment & Heritage
- Office of the Registrar of the Aboriginal Land Rights Act 1983
- Western Sydney Local Health District
- Children's Hospital at Westmead
- Pathology West.

7. Request for SEARs

On the basis that the proposal meets the criteria identified in Schedule 1 Clause 14 of the SRD SEPP, Health Infrastructure formally request that the Department of Planning and Environment issue the Secretary's Environmental Assessment Requirements to facilitate the preparation of the Environmental Impact Statement for the Concept and Stage 1 of the new ICPMR building.

If you require any additional information please contact Peter Lawless on ph. 0414 870 154 or Leone McEntee on ph. 0410 432 505. We would be happy to meet with your Department to discuss the proposal at any time.

Yours sincerely



Sam Sangster
Chief Executive