

5 May 2016

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

Dear Ms McNally

**Request for Secretary's Environmental Assessment Requirements
Acute Services Building (ASB) and associated works at Westmead Precinct**

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 the State Significant Development (SSD) application for the proposed new Acute Services Building (ASB) and associated works in the Westmead Precinct.

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 this application.

1 Background

The Western Sydney Local Health District (WSLHD) 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 population, whilst providing appropriate clinical, academic, teaching and education services.

The proposed new Acute Services Building is part of the first stage in a proposed redevelopment of the Westmead Precinct.



LEGEND

WESTMEAD HOSPITAL	PRIVATE HOSPITAL	CAR PARKING
CHILDREN'S HOSPITAL	SUPPORT ZONE	FLEXIBLE SERVICES
MENTAL HEALTH	INTEGRATED SERVICES	

Figure 1. Precinct Master Plan 2015 incorporating the Central ASB Concept
Source: MSJ & Rice Daubney, Westmead Redevelopment, Concept Design Report (2016)



Figure 2. Master Plan - Westmead Precinct Redevelopment
Source: MSJ & Rice Daubney, Westmead Redevelopment, Concept Design Report (2016)

2 The Locality

The Westmead Precinct 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 (refer **Section 0**).

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.

Refer to the location plan at **Figure 1** below.

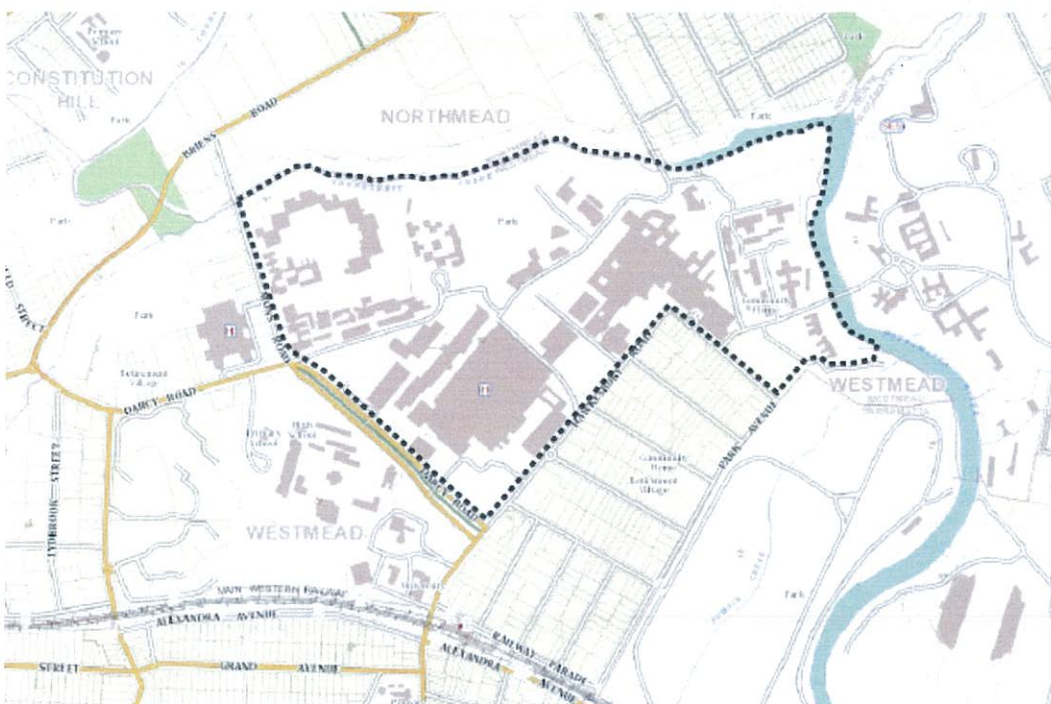


Figure 1 Location Plan of Westmead Precinct
Source: Westmead Masterplan Optimisation report, MSJ & Rice Daubney

3 The Site

The site is located at 166-174 Hawkesbury Road, Westmead, NSW, in the Parramatta Local Government area.

The proposed extent of works encompasses three two lots shown at **Figure 2** below and described as:

- Lot 1 DP 1194390 comprises the majority of the existing hospital precinct, and has an area of 27.44 hectares. The majority of the ASB works site is within this lot.

- Lot 2 DP 1194390 comprises the Westmead Millennium Institute building and part of the ASB site;
- Lot 101 DP 1119583 is the Westmead Children's Hospital site and has an area of 11.16 hectares.

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.

Zoning

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

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 32m relative to the Australian Height Datum (AHD) in the south-western corner of the campus to about RL 10m AHD along Toongabbie Creek and Parramatta River. Surface levels vary from about RL 18m AHD in the north-eastern corner of the campus to about RL 10m AHD along Darling Mills Creek and Parramatta River.



Figure 2 Site Plan
Source of base: Google Maps

Existing buildings

The major existing buildings and services within the Westmead Precinct are shown at **Figure 3** below.

The site of the proposed ASB building and associated works is occupied by the following facilities:

Health Infrastructure
ABN 89 600 377 397

Level 8, 77 Pacific Hwy, North Sydney NSW 2060
PO Box 1060 North Sydney NSW 2059
Tel. (02) 9978 5402 Fax. (02) 8904 1377
Website: www.hinfra.health.nsw.gov.au

- Children's Hospital Westmead Helipad and NETS Statewide Base and Multi Storey Car Park;
- On-grade car park 4 on northern part of the site; and
- Corporate car park on southern part of the site.

These facilities are being demolished as part of an approval under Part 5 of the EP&A Act. Refer to **Section 4.3**

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; and
- 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.

The Children's Hospital at Westmead is the largest paediatric centre in New South Wales. It is a public hospital and registered charity. The Hospital includes the NSW Paediatric Burns Unit, the Paediatric Liver Transplant Unit, the National Centre for Immunisation Research and Surveillance, the NSW Newborn Screening Service and National Poisons Information Centre, as well as the first Paediatric Tumour Bank in the southern hemisphere. The Hospital undertakes leading translational research, plays a key role in education and training for healthcare workers and provides state-wide and district level services. It is a state funded centre for highly specialised services.

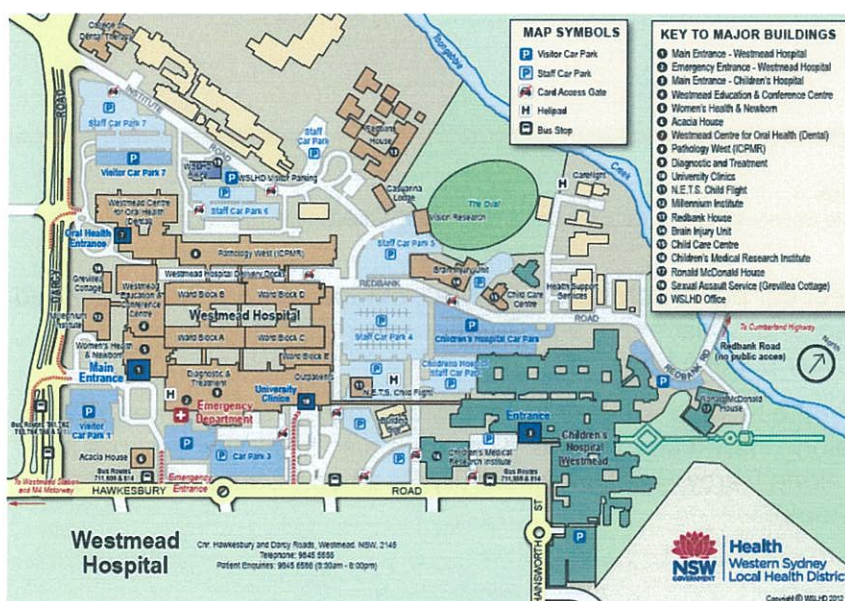


Figure 3 Westmead Hospital Existing Campus Map

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

<http://www.wslhd.health.nsw.gov.au/Westmead-Hospital/Patient---Visitor-Information/Transport---Parking/Transport---Parking>

Site access and parking

Westmead Hospital has a number of points of access 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 Westmead Children's Hospital has staff car parking access from Hainsworth Street. Refer **Figure 4** below.



Figure 4 Existing Transport Conditions

Source: Westmead Redevelopment Acute Services Building Concept Design Transport Assessment, GTA Consultants

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.

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).

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 and interpreted by Advisian (WorleyParsons), indicates that the site of the proposed ASB building is outside of any flood risk areas including the PMF extent.

Ecology

There are a number of existing trees within the extent of works of the proposed ASB site.

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. Although this species is known to occur within the project area, RPS notes it is likely to have been planted and not naturally occurring.

Two areas of potential Threatened Ecological Communities (TECs) were identified within the precinct, 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.

Aviation

The proposed Acute Services Building will accommodate a new helipad on its rooftop to cater for emergency transfer of patients to the new Adult's Emergency Department and Children's Hospital Emergency Department.

Other helipads exist or are under construction within the Westmead Precinct.

An Aviation Impact Assessment will be submitted with the application.

Contamination

Douglas Partners has undertaken contamination studies on the precinct (July 2014). 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. The report recommends that further detailed assessment of contamination should be undertaken on each development site to allow as many risks as possible to be dealt with during the planning and design phase.

Subsequent studies by JBS&G for the area subject to a REF (refer to **Section 4.3** below) found a total volume of approximately 17,200sqm of fill considered to be contaminated with asbestos. Underground storage tanks (USTs) were also detected. Remediation options included containment of asbestos impacted soils on site, off-site disposal of asbestos impacted soils, and removal of petroleum infrastructure. Details of the remediation works undertaken will be included in the Environmental Impact Statement.

A Site Auditor has been appointed for the Westmead redevelopment.

Geotechnical and structural

Geotechnical and Structural Reports have been completed and will be submitted with the Environmental Impact Statement (EIS).

Heritage

Aboriginal

An Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared by RPS Group. The ACHAR has been prepared for the area subject to the 'Westmead Precinct' identified within the Master Planning Project area and herein referred to as the Feasibility area. The area is within the Deerubbin Local Aboriginal Land Council (DLALC) boundaries.

Much of the area has already been built upon by the current Westmead Hospital/Cumberland Hospital campus. One Aboriginal site is located directly north and outside of the area. A search of the Aboriginal Heritage Information Management System (AHIMS) revealed that one Aboriginal object has been erroneously recorded within the area (AHIMS 45-5-1110 Redbank identified as a grinding groove).

The ACHAR provides details of all Aboriginal community consultation (Section 3) and has followed the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010).

Figure 5 below shows that the hospital 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.

The location of the Acute Services Building is within the footprint of disturbed terrain and well outside the area of high Aboriginal archaeological sensitivity identified in the ACHAR.



Figure 5 Archaeological Sensitivity

Source: RPS Australia, Aboriginal Cultural Heritage Assessment

European

A Statement of Heritage Impact (SoHI) has been prepared for the Westmead Precinct by RPS Group.

With regard to historical archaeology, as the entire project area was once part of the Government Domain, there is the potential for items of historical archaeology to be present.

There are no World Heritage Sites ('WHS') located within the study area. However one item, the Old Government House and Government Domain is approximately 1km to the south east of this study area.

The entire study area is designated as moderate-high archaeological sensitivity under the Parramatta Historical Archaeological Landuse Management Study (PHALMS), with the bulk of the Study area designated as being of moderate sensitivity owing to its prior attachment with the nearby Government House precinct. Also, following alienation of the land from Government House, the impact areas were part of a Showground, then a speedway for motor sports. Overall, it is anticipated that any archaeological evidence of these past uses would have been destroyed by the construction of Westmead Hospital.

There are subsurface remains of the tramline associated with the former tramway pier and the remains of convict huts noted in a 1797 map. The nature of these remains is unclear, or indeed if any of the remains exist following previous construction and other disturbances. It is also possible that the entire tramline and convict hut remains have already been removed during previous works, however no records exist to confirm this. The ASB is not in the location of these potential remains.

A search of the Australian Heritage Database was undertaken on 27 May 2014 which indicates that there are no items within the study area included on the National Heritage List (NHL) or Commonwealth Heritage List (CHL). However, there are two sites within the vicinity of the study area which are listed on the National Heritage List, being:

- Old Government House and the Government Domain (listed) - approximately 1km to the south east of the study area; and
- Former Female Factory Parramatta (nominated) – 1.2 km east of the study area.

A search of the State Heritage Register on 27 May 2014 identified four items of State Significance on the State Heritage Register in the vicinity of the hospital precinct redevelopment area.

Section 170 of the *Heritage Act 1977* requires State Government Agencies to keep records of heritage items owned or operated by it. These registers can be found on the NSW Heritage Inventory. A search of this inventory was carried out on 27 May 2014. No items were identified as being located within or in the vicinity 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 State Heritage Inventory, maintained by the Heritage Division of the Office of Environment and Heritage, was searched on 2 May 2014. It lists three Archaeological Management Units (AMUs) covering parts of the study area.

The new location of the Acute Services Building is still within the footprint of disturbed terrain and well away from listed or potential heritage items or archaeological deposits identified in the SoHI.

4 The Project

4.1 Proposed development under SSD application

This Request for SEARs seeks environmental assessment requirements for an SSD application for new Acute Services Building and associated works. The scope of proposed works includes:

- **Acute Services and Innovation Centre Building:**
 - Building heights indicatively ranging from 4 - 13 storeys
 - Approximately 57,000 sqm Gross Floor Area.
 - ASB comprising the following facilities/services:
 - Acute inpatient;
 - Emergency Department;
 - Paediatric Emergency Department;
 - Operating theatres;
 - Surgical wards;
 - Intensive care / high dependency unit;
 - Acute admissions;
 - Acute Medical Imaging;
 - Cardiac comprehensive care centre;
 - Clinical support / pharmacy;
 - Central support areas;
 - Rooftop helipad.
 - Innovation Centre comprising University of Sydney innovation hub and teaching and learning support incorporating conference suite, multi-function work zone, auditorium, and Westmead biobank repository facility;
- **Forecourt:**
 - The forecourt will provide main entry to ASB and the Innovation Centre, Emergency Department drop off, and access to proposed car park;
 - Two separate set-down/pick-up loops with access to the Westmead Hospital main entry to the east and the CHW main entry to the west;
 - Undercroft car park accommodating approximately 200 spaces for use primarily by visitors. This would be accessed via the entry forecourt area from Hawkesbury Road.
- **Overhead pedestrian connections to other parts of hospital;**
- **Loading dock access via Redbank Road.**

Refer to the architectural drawings at **Figure 6** and **Figure 7** below.

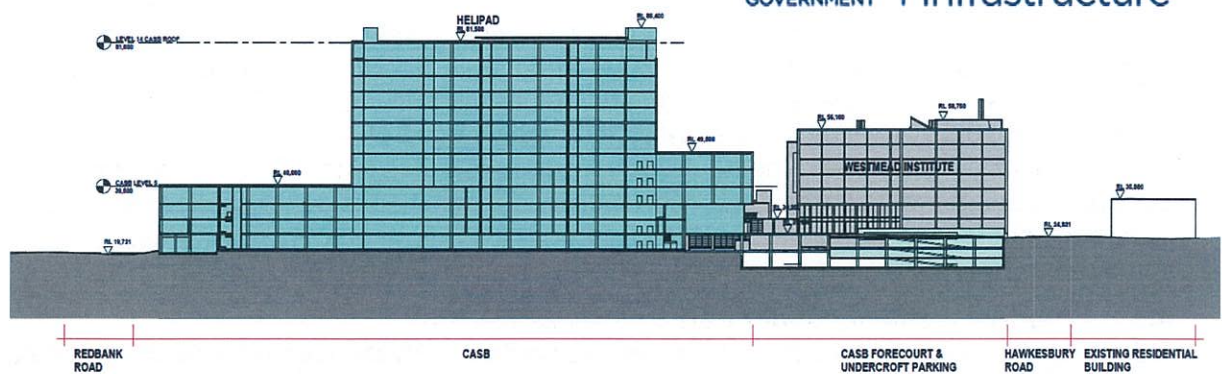


Figure 6 Indicative Architectural Section ASB building, Westmead Hospital
 Source: HDR Rice Daubney and MSJ Architects

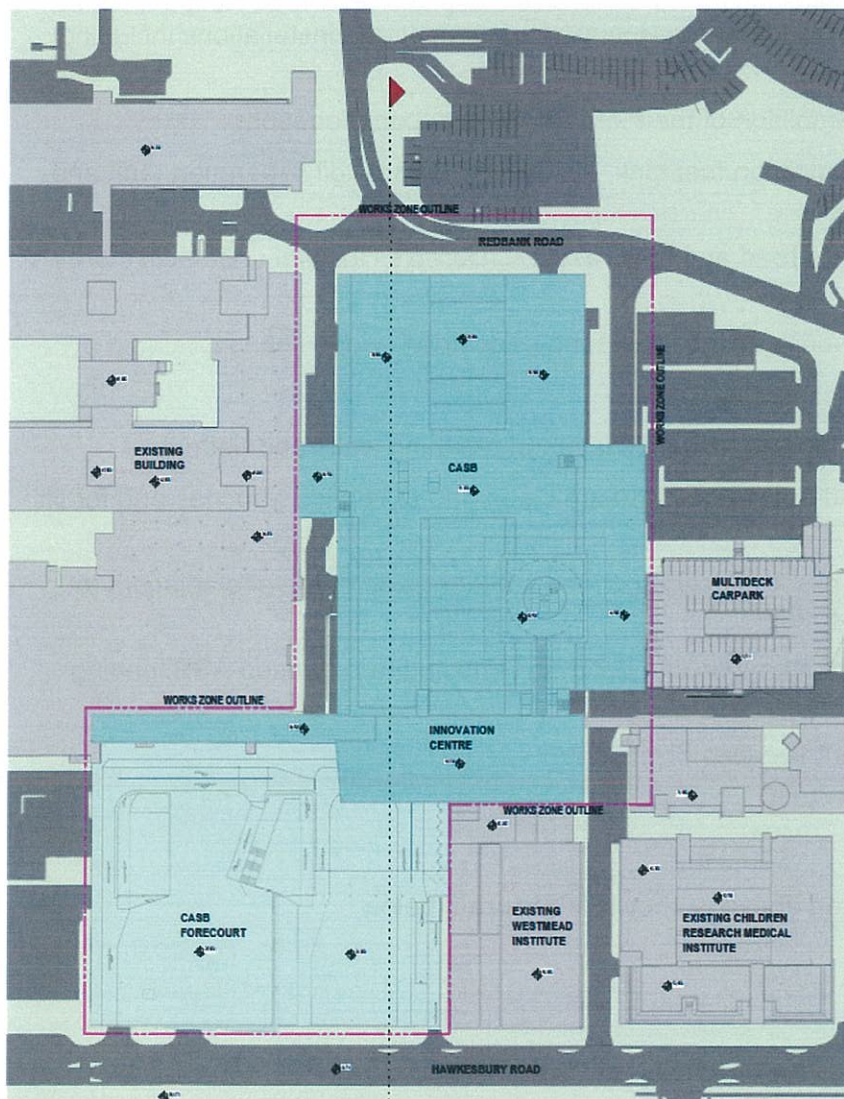


Figure 7 Indicative Architectural Plan - Proposed ASB and associated works
 Source: HDR Rice Daubney and MSJ Architects

4.2 Adequacy of car parking supply

Health Infrastructure
 ABN 89 600 377 397

Level 8, 77 Pacific Hwy, North Sydney NSW 2060
 PO Box 1060 North Sydney NSW 2059
 Tel. (02) 9978 5402 Fax. (02) 8904 1377
 Website: www.hinfra.health.nsw.gov.au

Based on the car parks proposed as part of the broader Westmead Redevelopment, including the Stage 1 Early Works, the Darcy Road Multi storey Car Park (MSCP) and the ASB, GTA Traffic Consultants have estimated future car parking availability to be approximately 5,854 spaces. This equates to a net increase of 1,454 spaces across the Campus. To fully understand the future parking requirements of the Campus, a campus wide transport management strategy has been prepared that includes consideration of travel demand measures, public transport initiatives and other management measures.

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

Other construction works relating to the redevelopment of Westmead have been undertaken as Development Without Consent under Part 5 of the EP&A Act following a Review of Environmental Factors or as exempt development under ISEPP. These works include:

- Decommissioning and demolition of the Children's Hospital Westmead Helipad, NETS State-wide base and Car Park 4 and associated equipment and installations including hardstand areas;
- Decommissioning and demolition of the Fleet Services accommodation;
- Removal of underground aviation fuel tank, associated pumps, oil separation tank and plant servicing the helipad;
- Construction of new access road and ramp to the Children's Hospital staff multi storey car park;
- Structural and services modifications to existing pedestrian bridge link;
- Site remediation works including:
 - excavation of the site and installation of retaining walls and batters;
 - excavation and backfilling to create clean grid of service trenches and for lift pits;
 - installation of pile foundations on the southern side of the site adjacent to Hawkesbury Road;
 - Construction of a new on site detention tank in the proposed ASB loading dock area;
- Temporary and permanent services diversions;
- Tree removal.

The extent of works undertaken above is shown at **Figure 8** below.

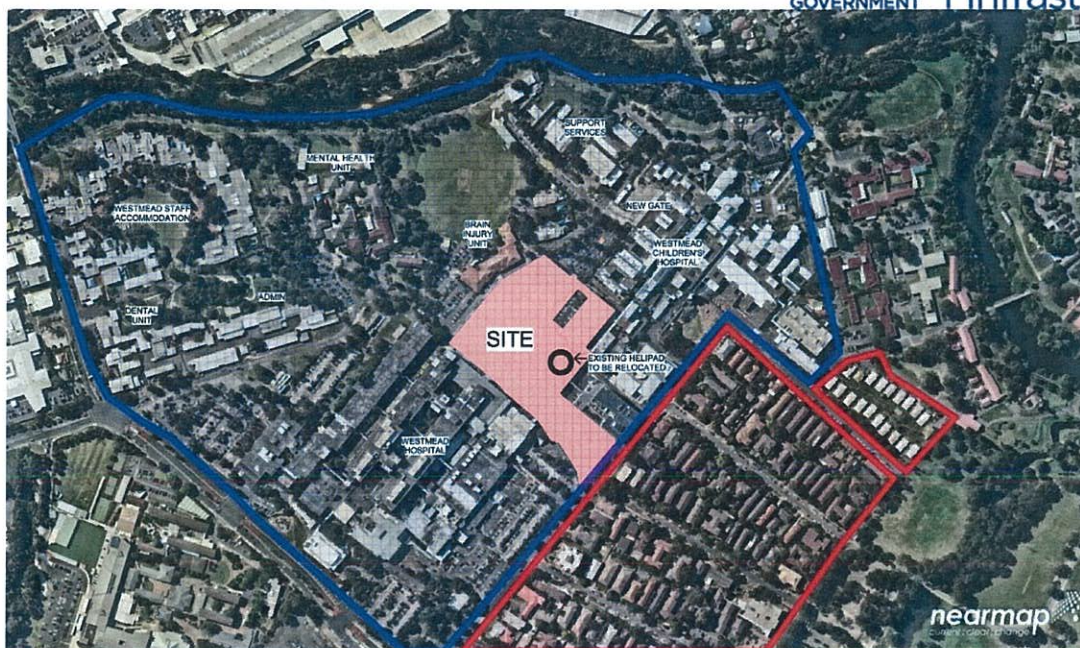


Figure 8. Works Location - shaded pink
Source: Nearmap / HDR Rice Daubney & MSJ

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 Minister for Planning made the decision to consider Government-owned land within Parramatta North Urban Renewal Area as a potential State Significant Site on 21 July 2014. The Renewal Area 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 3,000 new homes, village centre of around 4,000sqm, and 20,000sqm of floorspace for adaptive reuse of heritage items. The tallest building height proposed in the renewal area is 30 storeys.

The rezoning proposal has been reviewed and an amendment to the Parramatta Local Environmental Plan 2011 has been approved.

5.2 Statutory Planning

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

The Commonwealth EPBC Act legislates the provisions for the assessment of actions likely to have a significant impact on Matters of National Environmental Significance (MNES) listed under the Act. Refer to Ecology at **Section 0** 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. One vulnerable species listed under the TSC Act was found in the precinct. Refer to Ecology at **Section 0** 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*.

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 at **Section 3** above.

State Environmental Planning Policies

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

- SEPP 33 Hazardous and offensive development
- SEPP 55 Remediation of Land
- SEPP (Infrastructure) 2007
- SEPP (State and Regional Development)

Local Environmental Plan

Permissibility

The site is zoned **SP2 Infrastructure** for the purpose of 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 ASB and associated works. 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
- University of Sydney
- Transport for NSW
- Westmead Institute for Medical Research
- Children's Medical Research Institute
- Ramsey Private Hospital

7 Request for SEARs

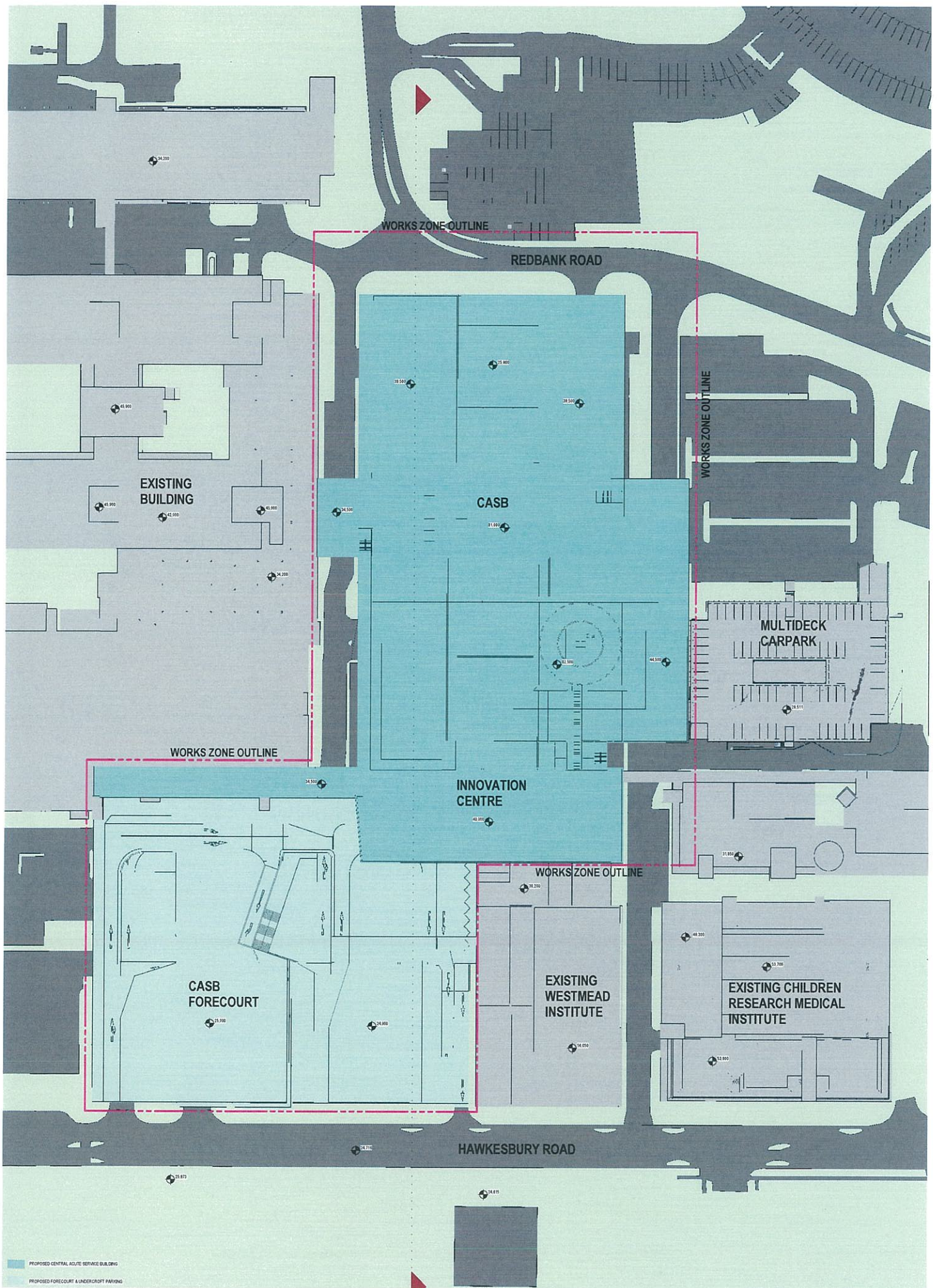
On the basis that the proposal meets the criteria identified in Schedule 1 Clause 14 of the State and Regional Development SEPP, Health Infrastructure formally request that the Department of Planning and Environment issue the Secretary's Environmental Assessment Requirements to facilitate the preparation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

If you require any additional information, please contact 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

A handwritten signature in blue ink, appearing to read "Sam Sangster".

Sam Sangster
Chief Executive



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REV	DATE	DESCRIPTION	OWN	COR

PROJECT:
Westmead Hospital
DRAWING TITLE:
SITE PLAN

PROJECT NUMBER:
H232186
STATUS:
SCHEMATIC DESIGN

DRAWING NUMBER:
CASB-HDR-AR-DG-DA01

REVISION:
SCALE:
As indicated @
A1

ARCHITECT:
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The Fox Dabney Group NSW/PV, as trustee for The Fox Dabney Trading Trust, ADN 1088334653



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