

Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2124

Your Ref	SSD-10349252
Our Ref	NCA/11/2020
Contact	Paul Sartor
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12 May 2021

ATTN: Ingrid Berzins,

COUNCIL SUBMISSION

NOTICE OF EXHIBITION OF ENVIRONMENTAL IMPACT STATEMENT FOR PAEDIATRIC SERVICES BUILDING AT THE CHILDREN'S HOSPITAL AT WESTMEAD (CORNER OF HAWKESBURY ROAD AND HAINSWORTH STREET, WESTMEAD)

I refer to the above application and the request to provide advice on the proponent's *Environmental Impact Statement*. Council has reviewed the supplied Environmental Impact Statement and wish to make the following comments:

Public Domain

Regarding the Hawkesbury Road Frontage coordination with the Parramatta Light Rail Design is essential to rationalise the pavement levels and type of paving. This Public Domain works must be as per the Parramatta Public Domain Guidelines for paving, street tree planting and street furniture requirements.

Public Art

A Public Art Plan that addresses the PSB and MSCP should be prepared prior to determination of both applications. Council's Public Art Officer notes that there are opportunities for Public Art in the Public Domain and KidsPark.

Traffic and Transport

- The Transport Assessment (TA) report references a Car Parking Demand Study conducted in 2019 by GTA Consultants where it identified a need for an additional 280 spaces by 2031/32. This study was not provided and it remains unclear why an additional 280 spaces is required. and it cannot be peer reviewed.
- It is noted that 50 of the 280 car spaces will be accommodated on Level 2 of the Paediatrics Services Building (PSB). The remainder will be accommodated in a new multistorey car park which is under a separate planning proposal. This is considered acceptable,
- It is unclear of the 50 spaces, which are for staff and which are for visitors. This is to be noted on future versions of architectural plans.

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- The TA report indicates that based on the Building Code of Australia (BCA) requirement for the provision of accessible parking, at least 1 accessible parking space is required for the PSB carpark as it accommodates 50 car spaces. The report also recommends that a higher portion of disabled spaces be provided in the PSB car park. Council recommends that although 50 car spaces is accommodated in the PSB carpark, as this development appears to generate an additional 280 car spaces, this should be used to determine the provision of accessible parking instead. Therefore, it is recommended that at least 3 disabled parking spaces be provided in the PSB carpark.
- The TA report indicates that no bicycle parking will be provided in the PSB carpark as the Parramatta DCP 2011 does not specify the bicycle parking requirements for public hospitals. 50 bicycle spaces will be proposed in the Kid's Research Institute building however, this doesn't appear to be part of this planning proposal. Although bicycle parking provision for public hospitals is not specified in the Parramatta DCP 2011, it is recommended that some bicycle parking facilities be provided in the new PSB to encourage the use of active transport and allow cyclists to have easier access into the building.
- The TA report indicates that at least 1 motorcycle parking space is required and will be accommodated in the PSB car park. This motorcycle parking provision is considered acceptable.
- The architectural plans provided indicates that the parking dimensions proposed will be 2.4m wide and 5.4m long. This will need to be amended to comply with the Australian Standards for Class 3 vehicles (i.e. 2.6m wide and 5.4m long).
- Swept path plans for the PSB car park; particularly for the ramp; have not been provided to demonstrate satisfactory on-site manoeuvring and therefore, cannot be peer reviewed.
- Swept path plans for the loading dock have been provided and indicate that on-site manoeuvring for vehicles accessing the HRV, Substation Maintenance bays and Compactor bays require certain spaces to be unoccupied and at times, utilise the full width of the driveway/ramp in order to park the vehicle rear to kerb. It is unclear how the spaces will remain unoccupied, how the trucks will be coordinated within the loading dock and who will have priority should there be vehicles (particularly HRVs) wanting to enter and exit the facility simultaneously. Therefore, a Loading Dock Management Plan should be provided and reviewed to address these concerns.
- Driveway and ramp gradients for both the PSB carpark and Loading Dock have not been provided and cannot be peer reviewed.
- The car park design including parking dimensions, aisle widths, column locations, swept paths and sight lines are to comply with AS2890.1
- It is recommended that a pick-up/drop-off facility be provided within close vicinity to the PSB entrance as this would provide a convenient and designated area for staff or visitors to pick-up/drop off passengers.
- The submitted Transport Assessment report estimated that the development would generate an additional 89 and 76 vehicles in the AM and PM peak hour respectively. The development's set-down/pick-up activity could also generate an additional 23 vehicle trips (two-way) and 29 vehicle trips (two-way) during the AM and PM peak hours respectively. The report, then, concludes that the projected increase in traffic as a result of the Development Proposal will have a marginal impact on the existing traffic conditions.

Council's Traffic and Transport team has concerns with the incremental increases in traffic generation from this precinct resulting from individual DA's. They have a cumulative impact and increases traffic congestion and delays in the area. This is occurring without any proposed intersection upgrades, particularly on Cumberland Highway. Council will continue to promote measures to address this issue outside of the DA process for this application.

Catchment Engineer

A review of the Flood Impact Assessment completed by ARUP (12 February 2021) has been completed there are no objections to the submission for the PSB. The proposals meet Council requirements and acceptable standards of development planning and environmental impact mitigation regarding flooding and stormwater management.

Conclusion

It is noted that this is the recommendation of Council officers and this submission has not been endorsed at a Council meeting.

Council appreciates the opportunity to comment on the above application, are supportive of the continued investment in the Westmead Hospital Precinct and look forward to continued collaboration.

Should you wish to discuss the above matters, please contact Paul Sartor (Development Assessment Officer) on 9806 5740 or at psartor@cityofparramatta.nsw.gov.au

Yours sincerely

A handwritten signature in black ink that reads "Myfanwy McNally". The script is cursive and fluid.

Myfanwy McNally
City Significant Development Manager