



## **Submission to Department Planning & Environment Parramatta Light Rail – Stage 1 – Environmental Impact Statement (EIS)**

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## 1. Background

Parramatta Light Rail is one of the NSW Government's major infrastructure projects being delivered to serve a growing Sydney. Parramatta Light Rail Stage 1 (the project) is expected to be operational in 2023 and will connect Westmead to Carlingford via Parramatta central business district (CBD) and Camellia with a two-way track spanning 12 kilometres.

The project will link Parramatta's CBD and Parramatta Station to the Westmead health and education precinct, Parramatta North, the new Western Sydney Stadium, the new Powerhouse (or equivalent) and Riverside Theatres Cultural Hub, the private and social housing redevelopment at Telopea, Rosehill Gardens Racecourse and three Western Sydney University campuses.<sup>1</sup>

This submission has been prepared by the Westmead Precinct Partners, comprising the organisations set out below, in response to the Parramatta Light Rail – Stage 1 – Environmental Impact Statement (EIS):

- Western Sydney Local Health District
- Sydney Children's Hospitals Network (The Children's Hospital at Westmead)
- Westmead Institute for Medical Research
- Children's Medical Research Institute
- Westmead Private Hospital (Ramsay Health Care)
- The University of Sydney
- Western Sydney University.

Please note that one or more organisations listed above may also be making their own separate submission to reflect the specifics of their organisation. In addition, Western Sydney Local Health District is making a separate submission on a range of population health considerations relevant to the Parramatta Light Rail project.

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<sup>1</sup> Parramatta Light Rail – Stage 1 – EIS – Executive Summary



## 2. The Westmead Precinct

### 2.1 Introduction to Westmead

The Westmead precinct is one of the largest health, education, research and training precincts in Australia and a key provider of jobs for the greater Parramatta and Western Sydney region.

Westmead provides direct health services to almost 10 per cent of Australia's population across Western Sydney, New South Wales (NSW) and throughout Australia. By 2026, the Westmead precinct will have over 2.8 million outpatient visits and over 160,000 Emergency Department presentations every year.

Westmead is an engine for innovation and a major contributor to the Australian Government's National Innovation and Science agenda. Westmead produces world-leading scientists and analysts, and is home to successful health research collaborations, including translational research.

The Westmead precinct spans over 75 hectares and comprises over 400,000 m<sup>2</sup> of high-end health-related developments, including four major hospitals<sup>2</sup>, three world-leading medical research institutes<sup>3</sup> and the largest research-intensive pathology service in NSW<sup>4</sup>. The University of Sydney and Western Sydney University each have campuses on the precinct. These businesses work together in an integrated and co-ordinated way to deliver world-class innovation and services for NSW and Australia.

Previous masterplanning studies for the Westmead precinct identified a development capacity of over 900,000m<sup>2</sup>, including a wide range of opportunities for complementary education, research, commercial, retail and accommodation developments. New land has been strategically acquired to support current developments and to make room for new investment opportunities.

More than \$3 billion has been committed by Government, universities and the private sector to upgrade and expand the health services, education and medical research facilities at Westmead and to undertake urban transformation over the next ten years.

### 2.2 Vision for Westmead

The new vision for Westmead is for a health and education super precinct that develops over time to become a world-class innovation district.

Over the last few years, the Westmead Precinct Partners have been working together to create a vision for Westmead:

- As a productive, workable, liveable and accessible global health city
- That focuses on integrated healthcare, teaching and research
- That promotes patient and staff wellbeing and community engagement
- That attracts staff, students, residents, researchers and visitors from all over the world.

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<sup>2</sup> Westmead Hospital, the Children's Hospital at Westmead, Cumberland Hospital, Westmead Private Hospital

<sup>3</sup> Westmead Institute for Medical Research, Children's Medical Research Institute, Kid's Research Institute

<sup>4</sup> Institute of Clinical Pathology and Medical Research

It will be a city of smart jobs supported by multi-disciplinary activities, housing choice and diversity and excellent transport connectivity. It will be a walkable community, with a clear and robust spatial structure, which is safe and welcoming.

The Deloitte Westmead Economic Study estimates that with additional private and non-government investment, Westmead could provide 50,000 jobs and an additional \$2.8 billion per year to the NSW economy.

The University of Sydney recently commissioned PwC to review leading 'Innovation Districts' worldwide to identify the gaps and areas for growth at Westmead. This identified:

- The need to broaden the vision beyond healthcare towards multi-disciplinary activities
- The potential for full university offerings on site and an increase to 50,000 students from all disciplines and a significant increase in research activity
- An innovation district supported by a university campus of this scale has the potential to generate an additional \$4.5 billion in economic output per annum.

To realise this uplift in economic contribution, it is imperative that complementary planning occurs within and around the Westmead/Parramatta confines. Such planning must include:

- Excellent transport infrastructure and services that enables growth
- Precinct expansion and connections to Parramatta CBD around Parramatta Park
- Complementary ancillary developments
- Control of development in surrounding areas
- Government and industry partnerships and investment
- Urban design and land use decisions that reflect national and international best practice and lessons learnt.

Arts and cultural activity also play a key role in supporting innovation districts and are critical to supporting the future economic and social development of Westmead, Parramatta and Greater Sydney.

This vision is aligned with:

- The Draft West Central District Plan of Greater Sydney Commission (GSC) for the development of the West Central District of Greater Sydney as a productive, liveable and sustainable city.
- Greater Parramatta to Olympic Peninsula (GPOP). The GPOP is one of the most dynamic and rapidly growing regions in Australia. The GSC envisions GPOP to become an economic and employment powerhouse, and a core hub for transport and services.
- The Department of Planning and Environment's draft Greater Parramatta – Interim Land Use and Infrastructure Implementation Plan.

### 2.3 Updated masterplan

An updated masterplan is being developed to support the new vision for Westmead. This work is being undertaken by the Precinct Partners with the City of Parramatta Council and in conjunction with the Greater Sydney Commission, Transport for NSW, NSW Department of Education and a range of other stakeholders.

### 3. Response to the Parramatta Light Rail – Stage 1 – EIS

#### 3.1 Support for the project

A key ingredient to a successful Innovation District is excellent transport infrastructure and services that enables growth.

Parramatta Light Rail will improve not only the accessibility and transport to and around the Westmead Innovation District but will also contribute to improving the urban design and amenity along Hawkesbury Road and through Cumberland West and East (Parramatta North).

The Westmead Precinct Partners endorse Parramatta Light Rail – Stage 1 as a significant infrastructure project that will help position Western Sydney as a vibrant place to live, work and play. Parramatta Light Rail will serve local networks and effectively connect the Westmead Innovation District with the Parramatta CBD and the advanced technology centres of Camellia and Rydalmere. It will also provide access to an expanded choice of housing provided by the developments in and around Parramatta and the significant residential developments proposed at Telopea.

The Westmead Precinct Partners support all aspects of this important project and are committed to continuing to work with the Parramatta Light Rail program team to ensure that it is successfully delivered.

#### 3.2 Recognition of collaborative working

Over the last 12 months, the Parramatta Light Rail program team has worked collaboratively with representatives of the Westmead Precinct Partners and City of Parramatta Council to understand the requirements of the Westmead precinct and develop the 'Definition Design' for the project.

Specifically, this has included:

- Working through and documenting a comprehensive set of requirements for the health precinct;
- Developing the light rail alignment, stop locations, road configurations and urban design proposals to inform the Definition Design
- Reviewing sensitive receptors for noise, vibration and electromagnetic currents with the Research Technical Working Group
- Developing Memorandum of Understandings and Terms Sheets for Development/Interface Agreements
- Fortnightly senior coordination meetings to make sure all aspects of the Parramatta Light Rail project are coordinated with the Westmead Redevelopment and precinct operations.

The above process has continued during the preparation and exhibition of the EIS and the light rail alignment, stop locations, road configurations and urban design have progressed significantly during this period.

The Westmead Precinct Partners commend the Parramatta Light Rail program team on their community and stakeholder consultation process to date and the effective working relationship that has been established with our representatives.

We are confident that this collaborative partnership will continue and that this will enable any identified adverse impacts to be mitigated and the full range of potential benefits of the Parramatta Light Rail project to be realised.

### 3.3 Support for the proposed Light Rail alignment

The Westmead Precinct Partners support the proposed alignment set out in the EIS, as developed in the subsequent Definition Design.

We consider the proposed alignment to be the best-on-balance solution to a complex set of challenges. It is a pragmatic solution that should be approved and delivered within the announced timeframes.

The proposed alignment has been subject to a wide range of technical, environmental, heritage, urban design and other considerations and extensive consultation. This includes a comprehensive Multi-Criteria Analysis that was undertaken in late 2016 / early 2017, to which the Westmead Precinct Partners contributed, and regular design and coordination meetings with our representatives throughout 2017.

We are also confident that the proposed alignment and ongoing collaboration will ensure effective integration with the ongoing masterplanning process for the Westmead Innovation District. In particular, the long term development potential of Westmead and the opportunity to add additional stops to service growth, activate redevelopment zones and provide a truly integrated multi-modal transport solution.

### 3.4 Support for the proposed urban design proposal for Hawkesbury Road

The Westmead Precinct Partners also support the urban design proposals developed by Parramatta Light Rail for Hawkesbury Road and its integration with the Westmead Redevelopment. These proposals have been developed subsequent to publishing the EIS, and includes the input from an integrated Working Group comprising representatives from Parramatta Light Rail and Westmead Redevelopment program teams and City of Parramatta Council.

### 3.5 Approach to exploring further options and requirements

While supporting the proposed alignment presented in the EIS, the Westmead Precinct Partners are open to exploring improved alignment and/or design options as an outcome of the EIS consultation and any market led innovations identified through procurement of the project.

We note that City of Parramatta Council has identified a number of alternate alignment options, including reconfiguring the interchange with heavy rail and extending the alignment to run the full length of Hainsworth Street, with a stop addressing Parramatta Park. We are open to exploring the potential benefits and risks of these and other options with the Parramatta Light Rail program team and City of Parramatta Council.

However, we note that any alternate options to the proposed alignment presented in the EIS and subsequent concept designs must be considered in the context of protecting the viability and timely delivery of this important project and not exposing it to significant additional costs and/or uncertain delays such as environmental or heritage related issues and approvals.

In addition, we must ensure that the viability and timely delivery of the project and future developments is not compromised by imposing excessive constraints or scope requirements but instead focus on setting a framework that enables complementary future developments and subsequent augmentation of the urban design. The Parramatta Light Rail will significantly benefit both patients and staff travelling to the Westmead Precinct.

### 3.6 On-going collaboration

The Westmead Precinct Partners will continue working with the Parramatta Light Rail program team on the following key focus areas:

- Ensuring the continued effective access and safety of patients, staff and visitors in and around Hawkesbury Road and Hainsworth Street, through Cumberland Hospital during construction and operation of Parramatta Light Rail.
- Creating integrated Light Rail stops that effectively serve the precinct, both initially and for the ultimate Innovation District masterplan, supported by safe and attractive pedestrian routes and cycleways to promote active transport to, from and throughout the precinct.
- Maintaining free flowing vehicle access from Darcy Road down Hawkesbury Road and across Parramatta River for emergency, operational and public access to Westmead Hospital, The Children's Hospital at Westmead and Cumberland Hospital during construction and operation of Parramatta Light Rail.
- Maintaining operational vehicle access for the service zones of the hospitals and research institutes from Hawkesbury Road and connecting road network.
- Mitigating the impact of noise, vibration and electromagnetic fields on sensitive health, research and education receptors.
- Future proofing to support the development of the precinct. This includes the potential for such developments to commence in parallel with, or soon after, construction of Parramatta Light Rail, such as the planned next stage of development for the Children's Medical Research Institute, the Westmead Institute for Medical Research in the context of the Westmead Research Zone Master Plan, the establishment of a major university presence at the precinct, and/or other health, education and research developments masterplanned along Hawkesbury Road.
- Constructability to ensure minimal impact on existing precinct operations, the Westmead Redevelopment and future developments, drawing on the collective experience of our project teams and lessons learned from similar projects. This includes early reconfiguration and widening of Hawkesbury Road and installation of sub-surface retention structures prior to commissioning of the new Central Acute Services Building, entry Plaza and emergency zone in 2020.





#### 4. Other Comments

The Westmead Precinct Partners thank the Department of Planning and Environment for the opportunity to make a submission on the Parramatta Light Rail – Stage 1 – EIS.

We value continued collaboration with all levels of government, industry and the community as the planning progresses.



## 5. Contact

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On behalf of the Westmead Precinct Partners



the children's hospital at Westmead

