

Children's Medical Research Institute

Modification under Section 75W

Environmental Assessment

May 2011

Prepared for:



**CHILDREN'S
MEDICAL
RESEARCH
INSTITUTE**

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Children's Medical Research Institute

s75W Modification

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1. Introduction and Approved Project

On 31 August 2009, the then Minister for Planning approved the redevelopment of the Children's Medical Research Institute in Hawkesbury Road, Westmead.

The Children's Medical Research Institute (CMRI) was established as the Children's Medical Research Foundation in 1957 and was originally part of the Royal Alexandra Hospital for Children at Camperdown. It is now an independent organisation, although it works with hospitals and the University of Sydney in research and teaching aspects.

Over the past 50 years, CMRI has contributed to advances in paediatric health and well-being in many ways, including the improved survival of premature babies, pioneering microsurgical techniques and developing paediatric heart and lung support systems for surgery in infants.

Growth in its workforce, its physical premises, and its research infrastructure are critically important for CMRI to maintain a leadership position in the current areas of research excellence. It is equally important to allow CMRI to retain the expertise offered by senior research staff, to attract high-quality new staff, and, importantly, to increase its ability to compete successfully for major new funding.

With well-equipped facilities, world-class researchers, and an investment fund that is large by Australian standards, CMRI have a strong platform on which to build. It is anticipated that new teams will be recruited in four areas: cancer research, neurochemistry/therapeutics, developmental biology/congenital diseases, and genetic medicine. The aim will be to establish a cluster of teams in each of these disciplines.

The approved redevelopment involved the stage construction of a part four/five storey medical research building, including car park, landscape and associated infrastructure. A summary of the development is shown in the table below:

Table 1

Criteria	Proposed
Site Area	4772m ²
Footprint	4117.2m ²
Landscaped area (total)	654.8m ²
Permeable	337.4m ²
Impermeable	317.4m ²
GFA	19260m ²
FSR	4.04:1
Max RL	52.9m
Parking Spaces	23

The proposal involved five (5) stages:

Stage 1

- The construction of a six storey building in the current forecourt area, to be occupied by new staff and staff from the northern wing; and
- Establishment of temporary entry from Hawkesbury Road.

Stage 2

- The demolition of the northern wing and the construction of a five storey block, including conference rooms, in its place.
- Completion of dedicated indoor and secure cycle parking in close proximity to staff facilities.

Stages 1 and 2 will take three to four years to complete and be able to accommodate 160 new researchers plus support staff bringing the total number of staff to 320. During this period of time Children's Hospital Westmead will simultaneously construct a new staff car park which will provide 50 dedicated parking spaces for CMRI staff.

Stage 3

- The demolition and construction of southern wing fronting Hawkesbury Road.
- Completion of new entry from Hawkesbury Road; and
- Relocation of staff within buildings will provide space for an additional 160 researchers plus support staff.

Stage 4

- Relocation of staff and animal house.
- Demolition of existing animal house and completion of southern wing.
- Completion of conference and associated facilities.
- On-site parking providing 20 car spaces.
- Completion of Stage 4 will allow total staff numbers to increase to approximately 520.

Stage 5

- Decommissioning of plant and services in central core; and
- Construction of atrium courtyard and associated staff amenities (no further increase in staff numbers).

Since that time it has become apparent that additional research space is required. This modification seeks to add that additional floor space.

2. Proposed Modification

2.1 Description of Modification

Since the original approval in 2009, CMRI have identified a need for additional floor space to allow the full potential of the research facility to be realised.

The overall long term aim is to increase the dedicated research and support space in the new facility to allow the institute to reach a "Critical Research Mass". World class research organizations require critical mass to be competitive in attracting high calibre researchers, research students and competitive grant funding, and to generate the highest quality research.

In the shorter term, the extra floor strategy offers the CMRI the option of expanding the research facility in a more gradual way by developing stage one further before embarking on the larger development of the facility by starting the larger stages of 2, 3 & 4.

The rationale for this approach is as follows:

- Stage 1 starts its life as both an expansion and decanting zone for the research and support staff and facilities in the current research facility.
- The extra floor strategy also allows CMRI to move up four research labs and support areas (two of the current wings) at a time into the stage one tower. This allows the flexibility to redevelop the facility at a faster rate should it be needed by building stages 2 & 3 at the same time.

The most appropriate method of achieving this increase in floor space is by including an additional floor at between existing levels 4 and 5 to make a new level 5.

- This new floor replicates the approved floors 3 and 4 and effectively lifts the height of the building by around 3900mm to a maximum RL of 56.80m.
- Basement levels for Stages 1 to 3 have been lowered from RL18.80 to RL18.10 allowing for an increase in basement height of 700mm to match the height of the other scientific floors.
- The basement floor area has increased internally, as shown on the basement floor plan to accommodate additional vibration sensitive research equipment and procedures.
- Rooftop plantrooms have been slightly expanded as shown on the drawings to allow for future plant and equipment and alternative technologies.
- Expansion of administrative & operational levels will not be required as they have sufficient capacity to service larger operational loads.
- The engineering service only requires to be expanded slightly without changing the overall strategy.

The proposed increase in the height of the building created by the additional floor maintains the architectural integrity of the approved design. It responds to the scale of the recently approved Westmead Millennium Institute (WMI) to the South West and delivers a better urban design outcome for this part of the Westmead Hospital Precinct.

The building mediates between the scale of the proposed development along Hawkesbury

Road, stepping down from the WMI on Hawkesbury Road to the Children's Hospital research wing to the North West.

Proposed external materials and finishes remain as approved.

This method of increasing the floor space has many advantages including maintaining the relationships between the research floors and the ability to maintain the integrity of the materials and finishes and the approved design and streetscape.



Figure 1 Site Location

Plans outlining the modification are attached at Appendix A. Please note that only plans affected by the modification have been included. Other Plans approved as part of the original application are not changed.

2.2 Recent Development

Since the original approval the site adjacent to the CMRI has received Project Approval for the construction of the Westmead Millennium Institute (WMI) and Westmead Research Hub (WRH). This development consists of an eight (8) storey medical research building with a

gross floor area of just under 13,000m². The building is 36m tall along the Hospital Road frontage and 31.7m tall along the Hawkesbury Road frontage.

Figure 2 shows the relationship between the approved WMO+WRH Building and the approved CMRI building along the Hawkesbury Road frontage.

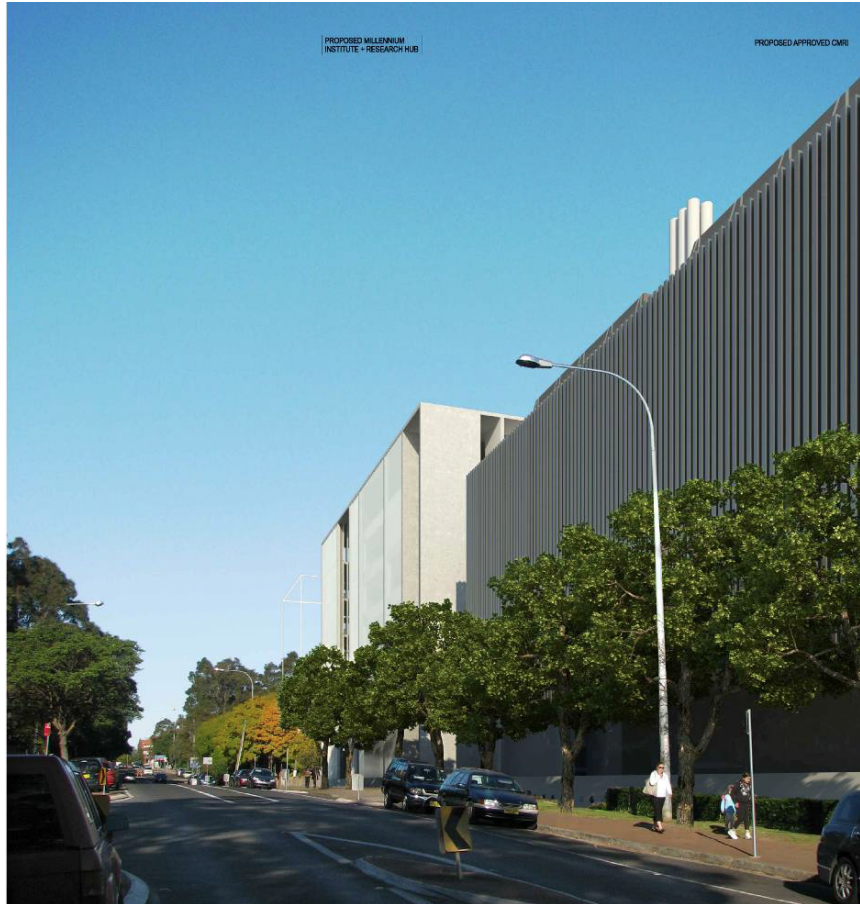


Figure 2 Approved WMI+WRH (Source: Preferred Project Report, JBA Planning 2010)

2.3 *Parking and Traffic*

The modification will increase the number of people on site by approximately 100. Previous studies indicate that through demand management, the number of people travelling by car to work can be reduced to approximately 42%. The modification will not change any of the strategies adopted in the approved project, however it is acknowledged that parking for an additional 42 cars will need to be provided as a result of the modification.

As identified in the Project Application, there is limited scope to provide these spaces on site in the basement of the CMRI building. While the basement can accommodate 14 car spaces, including one disabled space, and another 6 in an adjoining lane, the other car parking spaces will be located off site within the Children's Hospital Carpark in a similar way to that proposed in the approved Project Application.

Discussions are continuing with the Children's Hospital to ensure that all the required car spaces are available at the relevant stage of the development.

Appendix B is an analysis by Cattell Cooper Pty Ltd, which describes the detailed assessment of the proposed amendment in terms of parking and traffic. They conclude that peak hour traffic generation will be just 21 vehicles and the maximum impact of these vehicles will be on Hawkesbury Road/Darcy Road intersection which currently operates at LOS B. These additional vehicles are not considered to impact on this Level of Service.

2.4 Materials and Finishes

There will be no change to the materials and finishes approved as part of the Project Application.

2.5 Landscape

There will be no change in the landscape approved in the Project Application.

2.6 Engineering and Services

The additional floor will not impact on the services capacity such that it requires any additional upgrades to those identified in the approved Project Application.

3. Environmental Assessment

3.1 Relevant Environmental Planning Instruments and Guidelines

3.1.1 State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 aims to provide a State wide planning approach to the remediation of contaminated land to reduce the risk of harm to human health or any other aspect of the environment. The SEPP achieves this by specifying when consent is required, and when it is not required, for a remediation work, and by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and by requiring that a remediation work meet certain standards and notification requirements.

When a development application is lodged with a consent authority the consent authority is not able to grant consent unless it has considered:

- (a) whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

3.1.2 State Environmental Planning Policy (Major Projects) 2005

Schedule 1 of the Major Projects SEPP sets out the classes of development that qualify as Major Projects, specifically Group 19 - Medical research and development facility applies to this proposal and includes:

Development for the purpose of health, medical or related research (which may also be associated with the facilities or research activities of a NSW Government Area Health Service, a University or an independent medical research institute) and that:

- (a) has a capital investment value of more than \$15 million, or*
- (b) employs 100 or more people.*

The modification is proposed on a project already declared to be a Major Project on 25th August 2008 and approved on 31st August 2009.

3.1.3 State Environmental Planning Policy (Infrastructure) 2007

This Policy commenced on 1st January 2008 and repealed SEPP 8 and others relating to significant infrastructure provision.

However as the proposed development in this case is declared to be a development to which Part 3A applies, Clause 8 of the Infrastructure SEPP places it in a subordinate position to the Major Projects SEPP and therefore the provisions of the Infrastructure SEPP do not apply to this proposal.

3.1.4 Sydney Regional Environmental Plan 28 - Parramatta

Sydney Regional Environmental Plan 28 (SREP28) establishes planning aims for the Westmead Precinct which are to be taken into consideration in the determination of development applications, and when a local environmental plan is being prepared. The planning aims for the Westmead Precinct under SREP 28 are:

- To encourage a vibrant Precinct with a distinct health and teaching identity;
- To improve direct and efficient access to and through the Precinct from other parts of the Greater Metropolitan Region, and to improve linkage of Westmead Hospital to the public transport network;
- To provide opportunities for a range of housing types;
- To develop a mixed use centre of retail, residential, commercial and community services at the transport node serving the Precinct;
- To facilitate physical and business research links to other Precincts, especially the City Centre, Rydalmere and Camellia Precincts;
- To achieve environmental management best practice that protects and promotes the natural assets of the Westmead Precinct;
- To improve the environmental performance of development in a way that minimises energy and resource use and noise, odour, dust, water, soil, air quality and contamination impact;
- To protect and enhance local and regional biodiversity, maximising the extent and integrity of aquatic and natural land areas, in particular, the Parramatta River and Toongabbie Creek corridors.

3.1.5 Parramatta Local Environmental Plan 2001

The site is zoned 5 Special Uses Zone under provisions of the Parramatta Local Environment Plan 2001. The zoning provides for hospital, education and community type uses. The objectives for this zone are:

- (a) to facilitate certain development on land which is, or is proposed to be, used by public authorities, institutions or organisations, including the Council, to provide community facilities, services, utilities and transport facilities;
- (b) to allow other ancillary land uses that are incidental to that primary use of land within the zone; and
- (c) to provide flexibility in the development of sites identified for special uses by allowing development which is permissible in an adjacent zone.

Within the zone the following development is permissible with consent: Development allowed only with consent includes those for the purpose of:

- | | |
|---|------------------------------------|
| ▪ car parking spaces | ▪ centre based child care services |
| ▪ community facilities | ▪ demolition |
| ▪ depots | ▪ drainage |
| ▪ educational establishments | ▪ hospitals |
| ▪ housing for older people or people with a disability | ▪ places of public worship |
| ▪ public utility installations (other than gas holders and generating works) | ▪ roads |
| ▪ the particular land use indicated by black lettering on the zoning map | ▪ subdivision |
| ▪ development that may be carried out on adjoining or adjacent land in the same zone or in a different zone | |

All other development is prohibited if not covered by Council's Exempt and Complying Development Policy. On that basis the proposal is permissible with consent.

3.1.6 Draft Parramatta Local Environmental Plan 2010

Under Draft Parramatta Local Environmental Plan 2010 (DPLEP2010) the site is zoned SP2 Infrastructure Zone – Health Service Facility. The objectives of the SP2 Zone are:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

The following development is *permissible with consent*.

- The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose
- Environmental protection works;
- Flood Mitigation works
- Recreation areas
- Roads

Health services facility is defined as... *“a building or place used as a facility to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes the following:*

- (a) *day surgeries and medical centres,*
- (b) *community health service facilities,*
- (c) *health consulting rooms,*
- (d) *facilities for the transport of patients, including helipads and ambulance facilities,*
- (e) *hospitals.*

The DLEP2010 defines a hospital as:

“a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following:

- (a) *day surgery, day procedures or health consulting rooms,*
- (b) *accommodation for nurses or other health care workers,*
- (c) *accommodation for persons receiving health care or for their visitors,*
- (d) *shops or refreshment rooms,*
- (e) *transport of patients, including helipads, ambulance facilities and car parking,*
- (f) *educational purposes or any other health-related use,*
- (g) *research purposes (whether or not it is carried out by hospital staff or health care workers or for commercial purposes),*
- (h) *chapels,*
- (i) *hospices,*
- (j) *mortuaries”*

The facility is considered to be covered by the definition of hospital on the basis that is ancillary to a hospital use and is considered to be a building used for research purposes. On that basis it is considered permissible with consent within the SP2 Zone.

3.2 Impact Assessment

3.2.1 Increase in height

As noted on the plans in Appendix A, the increase in height of 3900mm will bring the overall height of the building to RL53.80 at the plant roof level and a maximum height of RL 56.80 at the top of the flue which is approximately five (5) metres below that of the adjacent development of the WMI+WRH. This small increase will not negatively impact on the streetscape or the adjoining buildings. A minor increase in overshadowing impact in the March Equinox on properties across Hawkesbury Road is not considered to be significant (refer drawing s75W-901).

There are no building height controls within the current LEP or DPLEP2010 that apply to this site. The Draft Parramatta DCP identifies the site within the Westmead Strategic Precinct and establishes objectives and criteria to be met for development in those locations. In terms of this proposal the controls in respect to height relate to access to sun. As mentioned above apart from a minor impact at the March Equinox, the proposed modification will not impact on the solar amenity of neighbouring uses.

3.2.2 Increase in floor space

The total increase in floor space is 3290m² of which 3090m² is the additional floor and 200m² is the marginal increase in the basement.

The additional floor space amounts to an increase of the FSR to 4.72:1 from an FSR of 4.12:1 for the approved project.

There are no FSR controls contained within the current LEP or DPLEP2010 that apply to this site.

3.3.3 Construction Impacts

Construction impacts will not be significantly increased as a result of this modification and all of these will be managed via a Construction Environmental Management Plan (CEMP) that has been committed to as part of the Project Application.

3.3.4 Parking and Traffic

As mentioned in Section 2.3 above, the increase in parking required to be provided (42 vehicles) will be provided as part of an arrangement with the Sydney Children's Hospital Westmead as was proposed as part of the original application. The marginal increase of 21 vehicles at peak hour is not considered to negatively impact on intersection operation or traffic congestion generally.

4. Conclusion

This report, together with the appended Plans and letters, forms the environmental assessment for the s75W Modification to the approved Children's Medical Research Institute Redevelopment.

The proposed Modification, while involving an increase in height of 3900mm, is considered to be only a minor amendment to the approved scheme. The integrity of the design, materials finishes and functionality all remain intact and there are no significant impacts as a result of the proposal.

Accordingly, we seek the Ministers favourable consideration of this application.