

Major Projects application



NSW GOVERNMENT
Department of Planning

Date received: ____/____/____

Project Application No. _____

1. Before you lodge

Under Section 75E of the *Environmental Planning and Assessment Act, 1979* (the Act) this form is required to apply for the approval of the Minister to carry out a Project to which Part 3A of the Act applies.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your Project.

Please be aware that before lodging this application you may need to conduct a Planning Focus Meeting that involves the Department, relevant agencies, Council or other groups identified by the Department. If you are required to conduct a Planning Focus Meeting, you will need to provide details on the meeting and any outcomes arising from it.

So that your application to carry out a Project is accepted as being duly made, you will need to

- complete ALL parts of this form, **and**
- submit all relevant information required by this form.

All applications must be lodged with the Director-General, by courier or mail.

Ground floor, 23-33 Bridge Street, SYDNEY NSW 2000
GPO Box 39 SYDNEY NSW 2001

2. Details of the Proponent

Part 3A identifies that the Proponent as the person proposing to carry out development comprising all or any part of the project.

Company/organisation/agency

ABN

Health Infrastructure

89 600 377 397

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Family name

Robert

Rust

STREET ADDRESS

Unit/street no.

Street name

L8 77

Pacific Highway

Suburb or town

State

Postcode

North Sydney

NSW

2060

POSTAL ADDRESS (or mark 'as above')

PO Box 1060

Suburb or town

State

Postcode

North Sydney

NSW

2059

Daytime telephone

Fax

Mobile

(02) 9978 5406

(02) 8904 1377

0403 572 851

Email

bruno.zinghini@hinfra.health.nsw.gov.au

3. Identify the land you propose to develop

STREET ADDRESS

Unit/street no.

8

Street or property name

Hawkesbury Road

Suburb, town or locality

Westmead

Postcode

2145

Local government area

Paramatta

REAL PROPERTY DESCRIPTION

Westmead Hospital Site

OR: A detailed description of the land to which this application applies is attached: ☒

The real property description is found on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the Major Project applies to more than one piece of land, please use a comma to distinguish between each real property description.

If Clause 8F of the *Environmental Planning and Assessment Regulation 2000* applies to this Project, then this section does NOT need to be completed. However, you must ensure that the documents required by Part 4 below identify the land to which this Project applies.

4. Proposed Major Project – Description and other Requirements

Provide a brief title for your Project that includes all significant components. If the application relates to only part of a Project, include a clear title that describes the relevant part.

The development as a whole will comprise the construction of research facilities for both the Westmead Millennium Institute (WMI) and the Westmead Research Hub (WRH). These institutions undertake various types of health related research in infectious and immune diseases, cancer and leukaemia, liver and metabolic diseases, eye and brain related disorders, and heart and respiratory disorders.

Is the application related only to a part of a Project?

☐ Yes

☒ No

You are also required to provide a Preliminary Assessment and address any matters required by the Director-General in accordance with 75E of the Act. Failing to do so may lead to your application being rejected.

Is a Preliminary Assessment attached:

Hard copy:

☒ Yes

☐ No

Electronic version:

☒ Yes

☐ No

(NB: An electronic copy is required as all applications must be provided on the Department's website. You should contact the Department on the correct electronic format).

Is the Preliminary Assessment consistent with the requirements of any Guideline produced by the Department (including any draft)?

☒ Yes

☐ No

Does the Preliminary Assessment include additional matters required by the Director-General, such as evidence of a Planning Focus Meeting and consultation?

☐ Yes

☒ No

CONCEPT PLAN

Is there an existing approved Concept Plan for the Site?

☐ Yes

☒ No

If Yes, the Preliminary Assessment must provide details on the Concept Plan approval.

Does this application involve submitting a Concept Plan for the Project? ☐ Yes ☒ No

If Yes, does the Preliminary Assessment address the Department's *Concept Approval Guidelines*? ☐ Yes ☐ No

FULL TIME EQUIVALENT JOBS

Please indicate the number of jobs created by the proposed Major Project. This should be expressed as a proportion of full time jobs over a full year.

Construction jobs (full-time equivalent)

300

Operational jobs (full-time equivalent)

400 (existing in various locations)

5. Approvals from State agencies

Does the proposed Major Project require any of the following: (tick all appropriate)

- ☐ an aquaculture permit under Section 144 of the *Fisheries Management Act 1994*
- ☐ an approval under Section 15 of the *Mine Subsidence Compensation Act 1961*
- ☐ a mining lease under the *Mining Act 1992*
- ☐ a production lease under the *Petroleum (Onshore) Act 1991*
- ☐ an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- ☐ a consent under Section 138 of the *Roads Act 1993*

6. Capital Investment Value

The Capital Investment Value of the development includes all costs necessary to establish and operate the development, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding land costs).

Estimated Capital Investment Value of Project: \$ 190,000,000

7. Owner's Consent

As the owner(s) of the above property, I / we consent to the Proponent making this application on our behalf:

Signature



Signature



Name

Robert Rust

Name



Date

1 April 10

Date



Note: The Department will **not** accept an application for a Major Project without having the signature of the owner of the land, **unless** the Major Project is subject to Clause 8F of the *Environmental Planning and Assessment Regulation 2000*.

8. Proponent's Signatures

As the Proponent(s) of the proposed Major Project proposing to carry out development comprising all or any part of the project and, in signing below, I / we hereby:

- have provide an accurate description of the Project and have addressed all matters required by the Director-General pursuant to Section 75E of the Act, and
- request the Director General, subject to satisfying Clause 8D of the *Environmental Planning and Assessment Regulation 2000*, to prepare Environmental Assessment Requirements pursuant to Section 75F of the Act, and
- declare that the information contained within this application is accurate.

Signature 1

Name

Date

Signature 2

Name

Date

Political donations disclosure statement



NSW GOVERNMENT
Department of Planning

Office use only:

Date received: ____/____/____

Planning application no. _____

This form may be used to make a political donations disclosure under section 147(3) of the *Environmental Planning Assessment Act 1979* for applications or public submissions to the Minister or the Director-General.

Please read the following information before filling out the Disclosure Statement on pages 3 and 4 of this form. Also refer to the 'Glossary of terms' provided overleaf (for definitions of terms in *italics* below). Once completed, please attach the completed declaration to your planning application or submission.

Explanatory information

Making a planning application or a public submission to the Minister or the Director-General

Under section 147(3) of the Environmental Planning and Assessment Act 1979 (the Act) a person:

- (a) who makes a *relevant planning application* to the Minister or the Director-General is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by any *person with a financial interest* in the application, or
- (b) who makes a *relevant public submission* to the Minister or the Director-General in relation to the application is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by the person making the submission or any *associate of that person*.

How and when do you make a disclosure?

The disclosure to the Minister or the Director-General of a *reportable political donation* under section 147 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation is made before the application or submission is made, or
- (b) if the donation is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation is made.

What information needs to be included in a disclosure?

The information requirements of a disclosure of reportable political donations are outlined in section 147(9) of the Act.

Pages 3 and 4 of this document include a Disclosure Statement Template which outlines the information requirements for disclosures to the Minister or to the Director-General of the Department of Planning.

Note: A separate Disclosure Statement Template is available for disclosures to councils.

Warning: A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 147 only if the person fails to make a disclosure of a political donation or gift in accordance with section 147 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 147.

The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part.

Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.

Glossary of terms (under section 147 of the *Environmental Planning and Assessment Act 1979*)

gift means a gift within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981*. Note. A gift includes a gift of money or the provision of any other valuable thing or service for no consideration or inadequate consideration.

Note: Under section 84(1) of the *Election Funding and Disclosures Act 1981* gift is defined as follows:

gift means any disposition of property made by a person to another person, otherwise than by will, being a disposition made without consideration in money or money's worth or with inadequate consideration, and includes the provision of a service (other than volunteer labour) for no consideration or for inadequate consideration.

local councillor means a councillor (including the mayor) of the council of a local government area.

relevant planning application means:

- a) a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site, or
- b) a formal request to the Minister or the Director-General for development on a particular site to be made State significant development or declared a project to which Part 3A applies, or
- c) an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project), or
- d) an application for development consent under Part 4 (or for the modification of a development consent), or
- e) any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application, but does not include:
 - f) an application for (or for the modification of) a complying development certificate, or
 - g) an application or request made by a public authority on its own behalf or made on behalf of a public authority, or
 - h) any other application or request that is excluded from this definition by the regulations.

relevant period is the period commencing 2 years before the application or submission is made and ending when the application is determined.

relevant public submission means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.

reportable political donation means a reportable political donation within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981* that is required to be disclosed under that Part. Note. Reportable political donations include those of or above \$1,000.

Note: Under section 86 of the *Election Funding and Disclosures Act 1981* reportable political donation is defined as follows:

86 Meaning of “reportable political donation”

- (1) For the purposes of this Act, a reportable political donation is:
 - (a) in the case of disclosures under this Part by a party, elected member, group or candidate—a political donation of or exceeding \$1,000 made to or for the benefit of the party, elected member, group or candidate, or
 - (b) in the case of disclosures under this Part by a major political donor—a political donation of or exceeding \$1,000:
 - (i) made by the major political donor to or for the benefit of a party, elected member, group or candidate, or
 - (ii) made to the major political donor.
- (2) A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).
- (3) A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.
- (4) For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.

a person has a financial interest in a relevant planning application if:

- a) the person is the applicant or the person on whose behalf the application is made, or
- b) the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it, or
- c) the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company listed on a stock exchange), or
- d) the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

persons are associated with each other if:

- a) they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application (in the case of a relevant planning submission), or
- b) they are related bodies corporate under the *Corporations Act 2001* of the Commonwealth, or
- c) one is a director of a corporation and the other is any such related corporation or a director of any such related corporation, or
- d) they have any other relationship prescribed by the regulations.

Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

Disclosure statement details				
Name of person making this disclosure ROBERT RUST CHIEF EXECUTIVE OF HEALTH INFRASTRUCTURE, AN ADMINISTRATIVE UNIT OF THE HEALTH ADMINISTRATION CORPORATION CONSTITUTED UNDER S.9 OF THE HEALTH ADMINISTRATION ACT 1982		Planning application reference (e.g. DA number, planning application title or reference, property address or other description) Westmead Millennium Institute (WMI), including Westmead Research Hub (WRH)		
Your interest in the planning application (circle relevant option below)				
You are the APPLICANT YES / NO OR You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION YES / NO				
Reportable political donations made by person making this declaration or by other relevant persons				
* State below any reportable political donations you have made over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN). * If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR * If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.				
Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
Nil				
Please list all reportable political donations—additional space is provided overleaf if required.				
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.				
Signature(s) and Date & 1/4/10				
Name(s) ROBERT RUST				

Cont...

Political Donations Disclosure Statement to Minister or the Director-General

Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation

09434

1 April 2010

Mr Sam Haddad
Director General
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Daniel Keary

Dear Mr Haddad

**PART 3A REQUEST FOR MINISTER'S DECLARATION &
PRELIMINARY ENVIRONMENTAL ASSESSMENT REPORT**

WESTMEAD MILLENNIUM INSTITUTE (WMI) INCLUDING WESTMEAD RESEARCH HUB (WRH)

This letter seeks the Minister for Planning's (the Minister's) declaration under clause 6 of *State Environmental Planning Policy (Major Development) 2005* (the Major Development SEPP) that the proposed development for a medical research facility at 8 Hawkesbury Road, Westmead (otherwise known as 'the site') is of a kind described in clause 19 of Schedule 1 (Classes of development) of the Major Development SEPP, and therefore, is a 'major development' to be determined under Part 3A of the *Environmental Planning & Assessment Act 1979* (the EP&A Act).

Should the Minister form the necessary opinion, a Project Application will be submitted to the Department of Planning (the Department) for the proposal. To assist the Director General in determining the level and scope of the environmental assessment requirement for the proposed Project Application, the following provides a Preliminary Environmental Assessment Report (PEAR) relating to the development.

The PEAR is based on preliminary Architectural Plans prepared by BVN Architects (included as **Attachment A**) and includes the following information relevant to the proposal:

- a background to the proposal;
- site description;
- a description of the project;
- existing planning provisions applying to the site; and
- identification of the environmental issues associated with the project.

The Project Application will be prepared by Health Infrastructure on behalf of the owners of the site, Health Administration Corporation (HAC). Owners consent to submit this letter of request and the PEAR is provided on the application form, which is included at **Attachment B**.

1.0 THE SITE

The subject site is known as 8 Hawkesbury Road, Westmead and is legally described as part Lot 100 and part Lot 101 in DP1119583.

The site is located within the eastern portion of the Westmead Health Campus, which comprises both Westmead Hospital and the Children's Hospital Westmead. The site is located approximately 650 metres from Westmead railway station – see **Figure 1** below.

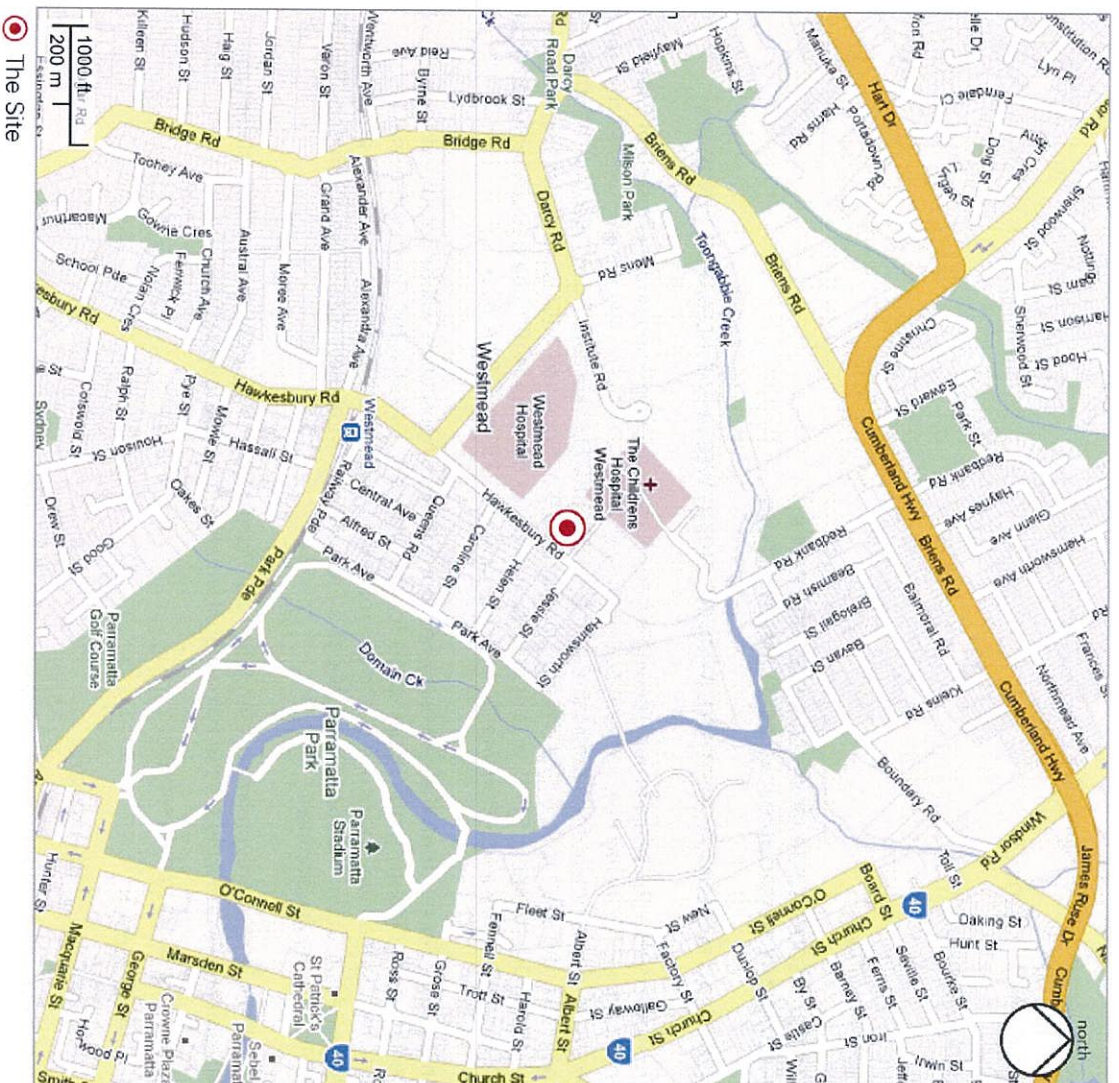


Figure 1 – Site Location



The Site

1. Chesaion
2. Marion Villa
3. Children's Medical Research Institute
4. Children's Hospital Westmead

5. Helipad + Carparking
6. Westmead Hospital
7. Hospital Visitor Carpark
8. Adjacent Residential Flat Building Development

Figure 2 – Site plan

The site has a total area of approximately 8,600m² and has a street frontage of 165 metres to Hawkesbury Road (see Site Survey at **Attachment C**). An aerial plan showing the site and its surrounds is provided at **Figure 2**.

The eastern portion of the site is currently utilised as an at-grade car park for the exclusive use of hospital staff (see Site Survey at **Attachment C** and **Figure 3**). There are two clusters of single storey brick buildings over the site. One cluster is located to within the northern portion of the site and includes 4 buildings of various sizes (see **Figure 4**). These are known as the Chesaion buildings. The other cluster of buildings is located within the southern part of the site adjacent to Hawkesbury Road, and also includes 4 buildings of various sizes (see **Figure 5**). These are known as the Marion Villa buildings. These two clusters of buildings are offset to the boundaries and to each other (see Survey at **Attachment C**).

Between these two clusters of buildings is an informal parking area. Vehicle access to the site can be made via a direct and controlled egress point from Hawkesbury Road. This driveway access serves both areas of car parking over the site. These areas collectively accommodate approximately 1 00 car parking spaces.

To the north east of the site, further along Hawkesbury Road, is a shared driveway. This egress has restricted access and provides direct access to the adjoining Children's Medical Research Institute (CMRI) building and the rear of the Children's Hospital (see **Figure 6**). The adjoining CMRI building is a two storey concrete building (see **Figure 7**). However, the CMRI was recently granted a Part 3A approval for construction of a part 5/6 storey medical research building including car parking, landscaping and associated infrastructure (see MP08_0159).

Directly north of the site is the Kids Research Institute (KRI) building, which forms part of the Children's Hospital (see **Figure 4**).

To the north-west of the site, is a 4 to 5 storey building that includes a helipad at the upper most level and comprises car parking on the other levels (see **Figure 8**). The building also accommodates an elevated pedestrian link known as the 'sky link', which connects the Westmead and Children's Hospital buildings and provides direct access to and from the helipad.

To the south east of the site is an access driveway from Hawkesbury Road. This provides access through to visitor car parking for Westmead Hospital and to further parking areas to the rear of the Helpaid/Car park building. Directly west of the site is the main Westmead Hospital building.



Figure 3 – Eastern car park as viewed from Hawkesbury Road



Figure 5 – Marion Villas as viewed from eastern car park



Figure 4 – Eastern car park as viewed from Hawkesbury Road and KRI building in background



Figure 6 – Driveway adjacent north east of site and west of Children's Medical Research Institute



Figure 7 – Children's Medical Research Building as viewed from Hawkesbury Road



Figure 8 – Building with helipad, northwest of the site

2.0 THE PROJECT

As shown in the preliminary Architectural Plans included at **Attachment A**, the proposed medical research facility comprises the construction of a multi-storey building with associated car parking over 2 stages.

Specifically the project incorporates the following components:

- construction of basement and at grade parking areas to accommodate approximately 167 car parking spaces;
- a total gross floor area of approximately 24,300m²; and
- associated site works such as landscaping and infrastructure service upgrades, where required.

The development as a whole will comprise the construction of research facilities for both the Westmead Millennium Institute (WMI) and the Westmead Research Hub (WRH). These institutions undertake various types of health related research in infectious and immune diseases, cancer and leukaemia, liver and metabolic diseases, eye and brain related disorders, and heart and respiratory disorders.

Car parking for the development will include a combination of at grade and basement car parking for a total of 167 car parking spaces. Loading areas will be accommodated within the lower level of the development with direct access from the adjacent north eastern driveway off Hawkesbury Road.

Table 1 below provides a numerical outline of the development in each stage.

Table 1 - A numerical overview of the Project Application

Component of Development	Stage 1	Stage 2
Gross Floor Area (m ²)	14,600	9,700
Car Parking Spaces – at grade	236	158
Basement Car Parking Spaces	0	92
Total Quantum of Parking	236	250
No. of Storeys	7	6

Stage 1 of the development will comprise the construction of approximately 14,600m² of gross floor area and include various types of research spaces suited to the specialist research undertaken by the WMI and WRH. These research areas will be supported by administration/office spaces and staff. Stage 1 of the development will include the construction of a pedestrian bridge linking the development with the existing KRI building to the north. This bridge will span over the adjoining vehicular access way and will not obstruct traffic using this access.

The second stage of the development will comprise a gross floor area of approximately 9,700m². Like Stage 1, Stage 2 will comprise of various research and administrative/office spaces for use by WMI and WRH. This stage of the development will also include the construction of several additional pedestrian bridges linking to the sky walk, and the adjacent KRI and CMRI buildings. These bridges will be elevated and will not obstruct existing traffic flows.

The ultimate development will include a potential Stage 3 for the Westmead Clinical School (WCS), however this does not form part of the subject application. Furthermore, all site preparatory works and the demolition of structures will be undertaken as part of a Review of Environmental Factors (REF) under the relevant provisions of the Infrastructure SEPP.

The development will accommodate approximately 400 FTEs (full time equivalent) staff and students. Currently these 400 staff and students are accommodated on the site (being 150) and spread around the Westmead Health Campus (being 250). In this regard the development will not increase the WMI or WRH staff and student base, but will assist in freeing up space within the Westmead Health Campus for consolidation of hospital uses.

The capital investment value of the project is approximately \$190 million. A copy of the OS Certificate is included at **Attachment D**.

3.0 RELEVANT PLANNING PROVISIONS

The following key environmental planning instruments and strategic plans apply to the proposed development and its site:

- State Environmental Planning Policy (Major Development) 2005 – see **Section 4.0**;
- State Environmental Planning Policy (Infrastructure) 2007, in relation to traffic generating development;
- State Environmental Planning Policy 55 – Remediation of Land;
- Metropolitan Strategy;
- West Central Sub Regional Strategy;
- Sydney Regional Environmental Plan No. 28 – Parramatta;
- Parramatta Local Environmental Plan 2001;
- Parramatta Development Control Plan 2005; and
- Draft Parramatta Local Environmental Plan 2010 (Draft LEP 2010).

The following provides a summary of the relevant local planning provisions that apply to the site.

3.1 Zoning and Permissibility

The site is zoned '5 Special Uses' pursuant to Parramatta LEP 2001. Aside from other uses, hospitals are permissible development with the Special Uses zone. The proposed research institute development is considered to be an ancillary function of the main use of the Westmead Health Campus, being for hospitals and is therefore permissible development.

This is further supported by one of the three objectives for the 5 Special Uses zone which states that the zone is:

"(b) to allow other ancillary land uses that are incidental to that primary use of land within the zone;"

Parramatta Council has prepared Draft Parramatta LEP 2010 which applies to the subject site. The draft plan has recently been placed on exhibition for public comment. It proposes to zone the site 'SP2 – Infrastructure'.

"The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose" is permissible development pursuant to the SP2 zone. The draft zoning map further defines permitted uses for the SP2 zone applying to the site as being "Health Services Facilities".

The draft LEP defines Health Services Facilities 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 proposed medical research use for the development is considered to be an incidental and ancillary function of the main hospital uses for the Westmead Health Campus, and is therefore considered to be a permissible use under both existing and draft controls by Parramatta Council.

4.0 MAJOR DEVELOPMENT SEPP 2005

Clause 6 of the Major Development SEPP provides that development that in the opinion of the Minister is development of a kind referred to in Schedule 1 (Classes of development) is declared to be a project to which Part 3A of the EP&A Act applies.

Clause 19 of Schedule 1, "Medical research and development facility", is quoted below:

"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 proposed development will carry out medical research for an independent medical research institute. In this regard the proposed development are defined as a 'medical research and development facility' and has a capital investment value of more than \$15 million such that it is development to which clause 19 of Schedule 1 of the Major Development SEPP applies. The

proposal will also employ over 100 people. Accordingly, the proposed development may be considered to be a project to which Part 3A of the Act applies.

It is therefore requested that the Minister form the opinion that the proposed development is of the types listed under Schedule 1 of the Major Projects Development SEPP and therefore declared to be a project to which Part 3A of the EP&A Act applies.

5.0 PRELIMINARY ENVIRONMENTAL ASSESSMENT

The following assessment is provided to support the request for the Director General's Requirements for the proposed development. The assessment provides an outline of the key likely environmental and planning issues that may be associated with the proposal. Each matter discussed below will be addressed in detail in the Environmental Assessment Report (EAR) that will accompany the Project Application subject to the Minister advising the project is a Major Project. The likely key issues associated with the proposal are thought to include:

- Transport, traffic, access and parking
- Urban form and design
- Staging
- Acoustics and vibration impacts
- Construction management

5.1 Transport, traffic, access and parking

A transport, traffic and parking assessment will be carried out to address traffic generation, car parking provision and layout, service and delivery movements and adequacy of public transport services to the development.

This assessment will take into consideration the current parking arrangements for the development, noting that the anticipated 400 staff and students of the WMI all presently work within the Westmead Health Campus. With no net gain in employment for the development it is anticipated that little change will occur from a parking and traffic perspective as a result. It should be noted that the development in itself will not form part of the wider Westmead Hospital and will be an separate entity. Despite this, the traffic and parking assessment will address potential impacts of construction traffic on the local and regional road network.

5.2 Urban form and design

There are no development standards or development controls applying to the site to guide the expectant scale and form of development on the site. As such, a detailed assessment of resulting impacts associated with the bulk and scale of the development will also be undertaken as part of the EAR. This will include assessment of potential impacts to adjacent development such as overshadowing, loss of privacy and wind impacts that may be associated with the proposed development. The proposed scale of the development will also be assessed to ensure this will not affect movements of helicopters utilising the adjacent helipad.

5.3 Staging

The Environmental Assessment will include details of the staging of the construction of the proposed development. The Project Application is anticipated to be developed in two stages as described below.

Stage 1 - Construction within 2 years of Project Application approval

As the Project Application seeks consent for the construction and use of Stage 1 of the development, the Environmental Assessment will set out timeframes for Stage 1 which will include the construction and use of the first component of the facility.

Stage 2 - Construction within 5 years of Project Application approval

Timeframes for Stage 2 will be set out in the Environmental Assessment. Stage 2 will include the construction and use of the second and final component of the development.

5.4 Acoustics and vibration impacts

The environmental assessment report will assess what impacts the development will create with respect to noise and vibration, both during construction and once operational. Similarly, impacts associated with helicopter movements adjacent to the development will also be evaluated and suitable mitigation methods explored, if deemed necessary.

5.5 Construction management

The construction of the proposed development has the potential to impact upon:

- The amenity of surrounding development, including the approved Children's Medical Research Institute and adjacent hospitals;
- Local and regional traffic flows; and
- Impeding pedestrian movements around the site during the construction stage of the development.

In this regard, consideration is being given to the use of the appropriate methods of construction and various measures to be implemented during construction to mitigate impacts to surrounding development. Potential construction impacts to also be addressed will include noise, vibration, dust and stormwater.

A construction management plan will be submitted with the EAR to outline the construction methods and mitigations measures to minimise impacts to surrounding development.

5.6 Other specialist assessments

In addition to the detailed assessment mentioned above, in preparing the EAR the proponent will undertake additional specialist assessment and/or provide plans and reports in relation to:

- stormwater management;
- finishes and materials;
- landscaping/public domain improvements;
- operational management;
- services/ infrastructure and utilities;
- waste management;
- services, utilities and infrastructure capacity;
- geotechnical capability;
- accessibility; and
- BCA compliance.

6.0 CONCLUSION

We trust that the above and enclosed Preliminary Assessment is sufficient to enable the Minister to form an opinion that the proposed development is a Major Project to be dealt with under Part 3A and to allow the Director General to issue requirements for the preparation of the necessary Environmental Assessment.

Should you have any queries about this matter, please do not hesitate to contact contact Bruno Zinghini by email at bruno.zinghini@hintra.health.nsw.gov.au or phone 9978 5406.

Yours faithfully



Robert Rust
Chief Executive, Health Infrastructure

Enc – **Attachment A** – Preliminary Architectural Plans prepared by BVN Architects
 Attachment B – Copy of Signed Form and Political Declaration Form
 Attachment C – Survey Plans
 Attachment D - Quantity Surveyors Certificate

31 March 2010

Westmead Millennium Institute
C/- Capital Insight Pty Ltd
77 Berry Street
NORTH SYDNEY NSW 2060

ATTENTION: MR FRANK HENNESSEY

Dear Sir,

RE: WESTMEAD MILLENNIUM INSTITUTE / RESEARCH HUB

We certify that the Capital Investment Value based upon the drawings provided and in accordance with the definition as noted below is \$190,000,000 excluding GST and land costs.

"The capital investment value of development includes all costs necessary to establish and operate the development, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST, as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth, and land costs)".

Should you require any further information please do not hesitate to contact us.

Yours faithfully,
WT PARTNERSHIP



P.T. ELPHICK

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and Construction
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