

Westmead Millennium Institute – Summary of Submissions

Project Application (MP 10_0050)

Issues Raised		Suggested Response/Action
Parramatta City Council		
1	Consideration should be given to increased opportunities for passive surveillance from within the building to both Hawkesbury Road and within the Westmead Hospital complex.	<p>Through the use of glazing (and the design of the building) the development provides significant opportunities for passive surveillance from within the building to both Hawkesbury Road and towards the Westmead Health Campus.</p> <p>The provision of a raised courtyard area towards the rear of the building will also assist with providing additional opportunities for casual and passive surveillance back towards the centre of the Westmead Health Campus.</p>
2	Given that the eight storey height of the building is above the bulk and scale of surrounding development further consideration should be given to architectural treatments to minimise the perceived bulk and scale of the development. This could include recessing the upper levels of the building.	<p>Noted. Further discussion in relation to the height of the proposed medical research facility is provided at Section 2.2 of the Preferred Project Report.</p> <p>The mass of the building has been broken down into discreet components. This is illustrated at the Hawkesbury Road elevation (refer to Figure 3 within the Preferred Project Report). Through the articulation of the central atrium and recessed stair, the building mass as a whole is broken down into two main volumes across the width of the façade. This accurately describes the building itself, which is effectively two buildings separated by the central atrium. The lengths of walls at the street elevation are approximately 21m and 10m, for the two main building volumes east and west of the central atrium respectively. Despite being higher than the approved development at CMRI (approximately 6m), the proposed building is considered to be consistent in relation to its bulk and scale – See Section 2.2 of the Preferred Project Report.</p>
3	Given the prominence of the site, its bulk and having regards to controls contained within Parramatta Development Control Plan 2001 for sites over 500m ² in area an Arts Plan should be prepared and incorporated into the design of the site.	Noted. The proponent fully supports the incorporation of an arts element into the design of the proposed development. In this regard, the proponent commits to engaging an arts expert to prepare an Arts Plan for the proposed development, liaising with the established arts committee at Westmead and the local community. Included within the final Statement of Commitments is a requirement to prepare and implement an Arts Plan.

Issues Raised		Suggested Response/Action
4	Consideration must be given to the retention of trees located within the Hawkesbury Road Reserve.	Noted. The proponent commits to retaining existing street trees within the road reserve along Hawkesbury Road or where required to be removed will be replaced with a suitable equivalent species. It is also noted that preliminary advice from Council's Street Tree officer suggest that Street trees are not recommended on Hawkesbury Road due to the narrow verge in this location.
5	In accordance with the requirements of the Parramatta city section 94A Contributions Plan a levy equivalent to 1% of the development cost should be paid.	Noted. No change proposed to position that the Project Application be exempt from s94 Contributions. Refer to Section 3.14 of the EAR for further details surrounding the request for the Project Application to be exempt from s94 Contributions.
6	Council Traffic Engineers have reviewed the proposal and raise no objection to the proposal on traffic and parking grounds as the local road network is considered to have the ability to absorb the additional traffic that will be generated by the development. A number of conditions are requested to be included.	Noted. The proponent raises no objection to the conditions. Included within the final Statement of Commitments is a requirement to comply with all the Traffic and Parking conditions.
NSW Transport		
1	No objection.	Noted.
Sydney Regional Development Advisory Committee / Roads and Traffic Authority		
1	The layout of the proposed car parking areas associated with the subject development should be in accordance with AS 2890.1 – 2004 and AS 2890.2 – 2002 for heavy vehicle usage.	Noted. Included within the final Statement of Commitments is a requirement to comply with this requirement.
2	The swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS.	Noted. Included within the final Statement of Commitments is a requirement to comply with this requirement.
3	All vehicles are to enter and leave the site in a forward direction.	Noted. Included within the final Statement of Commitments is a requirement to comply with this requirement.
4	All vehicles are to be wholly contained on site before being required to stop.	Noted. Included within the final Statement of Commitments is a requirement to comply with this requirement.
5	A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to the Department/Council prior to the issue of a Construction Certificate.	Noted. Statement of commitments includes the requirement for a Construction Traffic Management Plan to be prepared. Included within the final Statement of Commitments is a requirement to submit a copy of the Construction Traffic Management Plan to the RTA/Council prior to the issue of a Construction Certificate.
6	All works/regulatory signposting associated with the proposed development are to be at no cost to the RTA.	Noted. Included within the final Statement of Commitments is a requirement to comply with this requirement.

Issues Raised		Suggested Response/Action
Sydney Water		
1	The 150mm drinking water main on the north side of Hawkesbury Road has sufficient capacity to service the proposed development.	Noted.
2	The proposed development provides a wastewater loading that exceeds the recommended maximum loading in the Sewerage Code of Australia. Upsizing of the existing wastewater main from 300mm to 375mm is required.	Noted. Any need to upgrade existing wastewater mains will be reviewed in consultation with Sydney Water as part of the detailed design stage of the development (i.e. post approval). This process will verify if indeed there is a need to upgrade existing wastewater mains.
3	Sydney Water will further assess the impact of individual developments when the proponent applies for a Section 73 Certificate. The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of any development.	Noted. Adjustments to Sydney Water infrastructure required in response to the proposed development will be funded where needed, appropriate and site specific.
Children's Medical Research Institute (CMRI)		
1	CMRI welcomes the plan for the Westmead Millennium Institute/Westmead Research Hub development, and supports the location of the development adjacent to CMRI and research facilities of Children's Hospital Westmead.	Noted. WMI and CMRI share a close and strategic relationship.
2	Concern is raised with respect to the removal of the planned park/forecourt area within the development, which CMRI has designed around within their redevelopment plans. It is noted that the forecourt area was removed to overcome issues associated with the helicopter flight path, however it should be possible to design an entrance that creates a visual connection between CMRI and WMI/WRH.	<p>Noted. The provision of a forecourt area fronting Hawkesbury Road on the subject site reflects an outcome from a master planning exercise. The project team considered whether there would be scope for a forecourt as part of the proposed development, however due to site constraints (namely the location of the adjoining helicopter landing pad and associated flight paths) there was a need to rethink the idea of a forecourt. What has evolved is a development proposal which instead of a forecourt provides a raised outdoor courtyard. Whilst located within the WMI development, the courtyard will provide a key functional, interactive and spacious outdoor environment for all members of the Westmead Research Hub (e.g. CMRI and KRI), with direct bridges to be provided from adjacent research facilities.</p> <p>Whilst the main entrance to the proposed WMI building is from Hawkesbury Road, the over design of the building is still considered to afford appropriate addressment to CMRI, both in terms of physical connections and in the architectural language of the building.</p> <p>Notwithstanding, the proponent commits to continue to consult with CMRI as part of the detailed design stage and investigate opportunities for improving the relationship of entrances between the two research facilities.</p>

Issues Raised	Suggested Response/Action
<p>3</p> <p>Concern is raised in relation to the entry to the Westmead Research Hub (WRH) component of the proposed building. The current WRH facilities are distributed diffusely throughout the building. CMRI suggest that these facilities should have a discrete presence, with visual and functional delineation, which includes a clearly defined entry.</p>	<p>Noted. The project team have given careful consideration to the internal layout and configuration of the research hub laboratories. The building has been designed to provide for the most efficient arrangement of laboratories in relation to both servicing and travel between lab areas.</p> <p>The arrangement relies on the vertical stacking of lab areas allowing all services risers to be consolidated in a single spine at the north-eastern edge of the building. The vertical stacking also provides for connections between all lab areas via the good lifts located in the services spine. Importantly, this arrangement provides for a simple and clear connection between the upper lab areas and the core hub platforms located at the lower floors.</p> <p>Focusing the research hub laboratories towards the north-east, with a number of physical connecting linkages, provides visual and function recognition that the laboratories form part of a wider network within the Westmead Research Hub.</p> <p>Notwithstanding, the proponent commits to continue to consult with CMRI as part of the detailed design stage and investigate opportunities for improving the relationship of the two research facilities, and in particular review how the Westmead Research Hub facilities are distributed throughout the building.</p>