



Your Reference: MP 10_0050
Our Reference: NCA/4/2010
Contact: Brad Delapierre
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Director, Government Land and Social Projects
Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Peter McManus

24 November 2010

Dear Mr McManus,

**Major Project 10_0050 – Westmead Millennium Institute -166 to 174
Hawkesbury Road ,Westmead**

I refer to the public exhibition of the above Major Project seeking approval for the construction of a part 7 and part 8 storey Medical Research Facility. Please be advised that Council raises the following issues with the proposed development:

Activation of the streetscape

Consideration should be given to increased opportunities for passive surveillance from within the building to both Hawkesbury Road and within the Westmead Hospital complex.

Bulk and Scale

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.

Arts plan

Given the prominence of the site, its bulk and having regards to controls contained within Parramatta Development Control Plan 2001 for sites over 500m² in area an Arts plan should be prepared and incorporated into the design of the site.

Tree Retention

Consideration must be given to the retention of trees located within the Hawkesbury Road Reserve.

Developer Contributions

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.

Traffic & Parking

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. They have requested that the following issues be included in the conditions.

1. 50 off-street parking spaces are to be provided, permanently marked on the pavement and used accordingly. The dimensions for parking spaces and aisle width to be in accordance with AS 2890.1-2004 (minimum of 2.4m wide x 5.4m long clear of columns plus 300mm clearance adjacent walls & 6.2m aisle width minimum).
2. 25 bicycle spaces for staff & visitors, as shown on the plan, to be provided including change rooms with toilets, shower facilities & lockers.
3. Vehicle access points to the carpark that can be accessed from Hawkesbury Road, Westmead to be provided accordingly. Entry to the site & carpark to be provided via the service road to the south (for WMI vehicles only) and exit to the north on to Hospital Road.
4. Traffic into & out of the carpark to be a one-way traffic movement (from southern end to northern end) and should be marked on the pavement with directional arrows.
5. The existing vehicle access point located centrally along the site's Hawkesbury Road frontage to be removed upon construction of the development site.
6. Driveway and ramp gradients shall comply with Clause 2.5, Clause 2.6 and Clause 3.3 of AS2890.1-2004.
7. Traffic facilities to be installed, such as; wheel stops, bollards, kerbs, signposting, pavement markings, lighting and speed humps, shall comply with AS2890.1-2004.
8. Occupation of any part of footpath or road at or above (including construction and/or restoration of footpath and/or kerb or gutter) during construction of the development shall require a Road Occupancy Permit from Council. The applicant shall submit an application for a Road Occupancy Permit through Council's Traffic & Transport Services, prior to carrying out the construction/restoration works.

Submissions Received

You are requested to give serious consideration to any submissions that have been received in respect of the proposal.

Conclusion

It is considered that the proposed development should be amended to address the above issues.

Should you wish to discuss any of the above matters, please contact Brad Delapierre on 9806 5620.

Yours sincerely



Dr. Robert Lang
Chief Executive Officer
Parramatta City Council