

ENVIRONMENTAL ASSESSMENT REPORT

MULTI-STOREY CARPARK AT WESTMEAD HOSPITAL SSD 7262 MOD 1

1. INTRODUCTION

This report is an assessment of an application seeking to modify the State significant development (SSD) approval for the construction and use of a multi-storey carpark at Westmead Hospital, Darcy Road, Westmead.

The application has been lodged by Health Infrastructure, on behalf of Health Administration Corporation (the applicant) pursuant to section 96(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to amend the timing for compliance with the conditions relating to road intersection enhancements and upgrades for the approved multi-storey car park on the site.

2. SUBJECT SITE

Westmead Hospital is one of the major hospital facilities within the Western Sydney Local Health District on the Westmead Health Precinct and is located within the Parramatta local government area.

The site is shown in **Figure 1**.

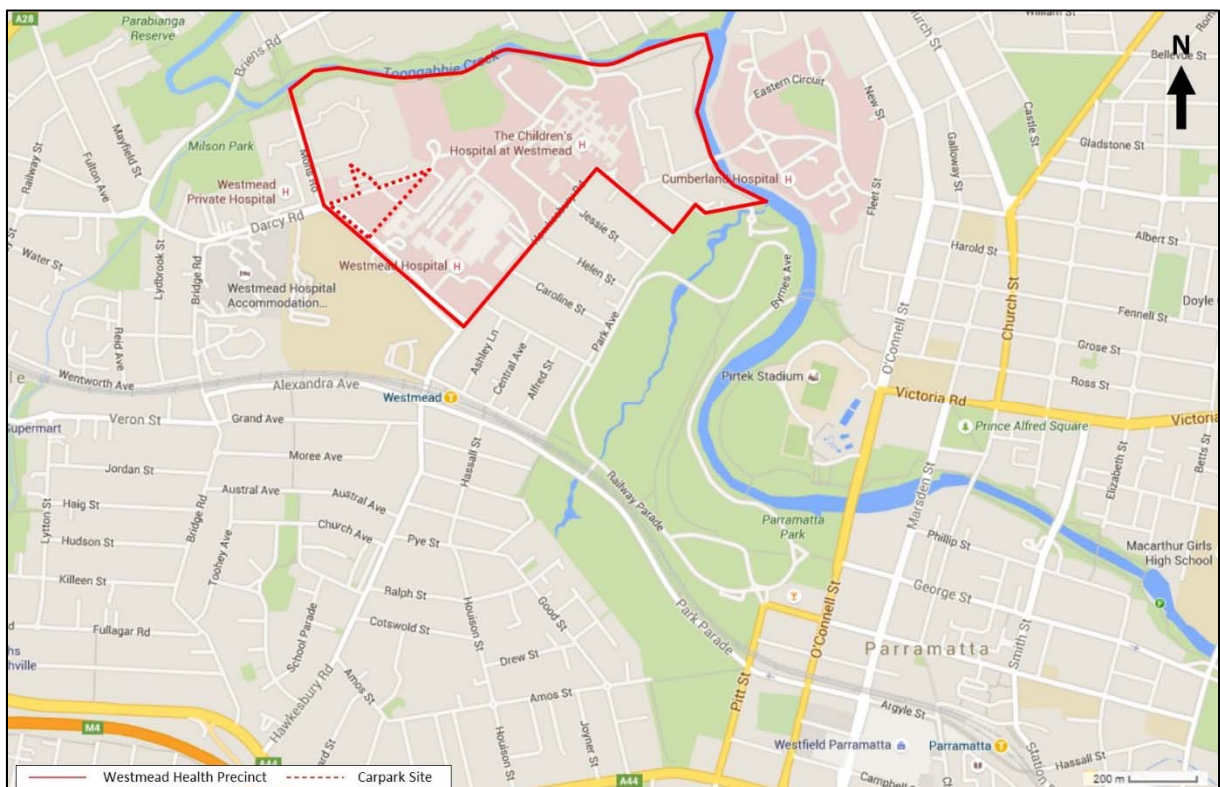


Figure 1: Project Location

(source: Google Maps)

The proposed carpark is located on the north-western edge of the Westmead Health Precinct on Lot 1 DP 1194390 and Lot 4 DP 107785. The hospital campus includes a range of hospital buildings varying in height from single storey up to eight storey buildings. The development site is bounded by: Institute Road and future at-grade car parking approved under separate approval (refer to section 1.3) to the north-east; an existing carpark (P6) and Westmead Centre for Oral Health building (Dental Building) to the south; and Darcy Road to the south-west (refer to **Figure 2**).



Figure 2: Existing site layout

(source: nearmap)

3. APPROVAL HISTORY

On 25 May 2016, the Executive Director, Priority Projects Assessments granted approval for additional parking at Westmead Hospital, including:

- demolition works, including tree removal;
- construction of an eight level carpark building and connecting overhead walkway to the Dental Building;
- construction of additional at-grade car parking;
- extension and widening of Institute Road; and
- landscaping works, including new open space area and pathways.

4. PROPOSED MODIFICATION

On 21 June 2016, the applicant lodged an application (SSD 7262 MOD 1) seeking approval to delete conditions B3 and B4 and amend condition D1 to allow the further analysis and finalisation of the design of the intersection enhancement and upgrade works to be delayed to allow construction works to commence. The conditions currently read as follows:

Intersection Enhancements and Upgrades

- B3.** *Prior to the commencement of any works, the Applicant must consult with Roads and Maritime Services and Transport for NSW to determine that the intersection*

enhancements/upgrades, which are required to generally maintain the existing average delay at intersections adjacent to the site, are satisfactory.

- B4. Prior to the commencement of any works, the Applicant must provide evidence demonstrating that Roads and Maritime Services and Transport for NSW are satisfied with the scope of the intersection enhancements/upgrade works to the Secretary's satisfaction.*
- D1. Prior to commencement of use of the carpark, the Applicant must:*
- a) prepare signal/civil design plans for the intersection enhancements and upgrades identified in condition B3 to meet Roads and Maritime Services' requirements and be in accordance with Austroads Guide to Road Design (and any relevant supplements);*
 - b) enter into a Works Authorisation Deed (WAD) for the intersection enhancements and upgrades, if necessary;*
 - c) submit certified copies of the signal/civil design plans to Roads and Maritime Services for approval;*
 - d) complete the intersection enhancements and upgrades works pursuant to condition B3 and any associated utility adjustment/relocation works; and*
 - e) complete any upgrade to bus services/facilities associated with the final intersection enhancements/upgrades, such as new bus stops and associated signage, if required.*

It is proposed that the deletion of conditions B3 and B4 would then be addressed through the following proposed revised condition D1:

Intersection Enhancements and Upgrades

- D1. Prior to the commencement of use of the carpark, the Applicant must:*
- a) consult with Roads and Maritime Services and Transport for NSW to determine that the intersection enhancements/upgrades, which are required to generally maintain the existing average delay at intersections adjacent to the site, are satisfactory;*
 - b) provide evidence demonstrating that Roads and Maritime Services and Transport for NSW are satisfied with the scope of the intersection enhancements/upgrades works to the Secretary's satisfaction;*
 - c) prepare signal/civil design plan for the intersection enhancements and upgrades identified in (a) above to meet Roads and Maritime Services requirements and be in accordance with Austroads Guide to Road Design (and any relevant supplements);*
 - d) enter into a Works Authorisation Deed (WAD) for the intersection enhancements and upgrades, if necessary;*
 - e) submit certified copies of the signal/civil design plans to Roads and Maritime Services for approval;*
 - f) complete the intersection enhancements and upgrades works pursuant to condition D1(a) above and any associated utility adjustments/relocation works; and*
 - g) complete any upgrade to bus service facilities associated with the final intersection enhancements/upgrades, such as new bus stops and associated sign age, if required.*

The modification is requested as the applicant, in discussions with Roads and Maritime Services (RMS) and Transport for NSW (TNSW) to address conditions B3 and B4, identified that there is unlikely to be final resolution of the additional modelling and design prior to scheduled commencement date for construction works. The applicant is continuing to work through the issues related to the intersections with RMS and TNSW, who are supportive of the changes.

5. STATUTORY CONSIDERATION

5.1 Modification of approval

Section 96(1A) of the EP&A Act requires the consent authority to be satisfied that the matters in **Table 1** are addressed in respect of all applications that seek modification approvals:

Table 1: Section 96(1A) matters for consideration

Section 96(1A) matters for consideration	Comment
That the proposed modification is of minimal environmental impact.	Section 7 of this report provides an assessment of the impacts associated with the proposal. The Department is satisfied that the proposed modifications will have minimal environmental impacts.
That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).	The proposal does not seek to change the overall built form of the approved development or the commitment to undertake the intersection enhancement/upgrade works. The modification mainly relates to the timing for finalising the intersection enhancement/upgrade requirements. On this basis, the proposal would result in development that is substantially the same as the originally approved development.
The application has been notified in accordance with the regulations.	The modification application has been notified in accordance with the regulations. Details of the notification are provided in Section 6 of this report.
Any submission made concerning the proposed modification has been considered.	The Department has not received any submissions on the modification request. Details of the consultation are provided in Section 6 of this report.

5.2 Environmental Planning Instruments (EPIs)

The following EPIs are relevant to the application:

- *State Environmental Planning Policies (State and Regional Development) 2011*;
- *State Environmental Planning Policy No. 55 – Remediation of Land*;
- *State Environmental Planning Policies (Infrastructure) 2007*; and
- *Parramatta Local Environmental Plan 2011 (PLEP 2011)*.

The Department undertook a comprehensive assessment of the redevelopment against the above mentioned EPIs in its original assessment. The Department has considered the above EPIs and is satisfied that the modification is generally consistent with the EPIs.

5.3 Approval Authority

The Minister for Planning is the approval authority for the application. However, the Director, Social and Other Infrastructure Assessments may determine the application under delegation as:

- the relevant local council has not made an objection; and
- a political disclosure statement has not been made; and
- there are no public submissions in the nature of objections.

6. CONSULTATION

The application was notified in accordance with the *Environmental Planning and Assessment Regulation 2000*. The modification request was made publicly available on the Department's website. City of Parramatta Council were also notified in writing.

City of Parramatta Council raises no objection to the proposed modifications.

There were no public submissions received on the proposal.

7. ASSESSMENT

The Transport Impact Assessment (TIA) for the multi-storey carpark concluded that the road intersections impacted by the development would generally maintain similar levels of service except for the Darcy Road/Mons Road/Institute Road intersection. The TIA had identified a number of upgrades and timing adjustments that need to be implemented to maintain traffic efficiency at this intersection and ensure additional capacity would be provided to support the additional traffic being diverted to the new carpark.

During the assessment of the original application, RMS and TNSW had raised a number of local and regional impacts that needed to be further considered but were satisfied that it would be acceptable that the local matters be resolved prior to the commencement of works for the carpark and that the regional impacts be resolved with any future application for traffic generating activities (i.e. new hospital facilities). Both the agencies and the applicant considered that a collaborative approach and further analysis of the model and upgrades and timing adjustments would provide a better outcome.

The parties have been in consultation to clarify the traffic impacts and identify the most appropriate solution. The indicative timing suggests that a resolution and delivery can still be achieved in a timely manner and before commencement of use of the carpark.

The Department considers the modification request is acceptable as:

- the revised timing is a direct consequence of the further consultation the applicant has undertaken with the agencies and has the support of RMS and TNSW;
- Council has no objections to the revised timing;
- the delay in timing is unlikely to delay the delivery of the intersection upgrades/enhancements;
- the revised timing would allow for the intersection upgrades/enhancements to be considered in conjunction with any regional traffic upgrade works that may be required as the traffic assessment for the traffic generating hospital facilities is currently being undertaken and must be resolved in a similar timeframe; and
- the delay to commencing works on the carpark would provide no overall public benefit as the intersection upgrade/enhancement works can still be delivered in a timely manner.

The Department is satisfied that the proposed changes are minor as the works would still need to be delivered in time for commencement of use and therefore support the modification request.

8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modification is appropriate on the basis that:

- the modifications would allow the commencement of construction works whilst the final design of the necessary intersection upgrade and enhancement works are resolved by the interagency collaboration and the modification is unlikely to delay the delivery of the works which must still be delivered prior to use of the new carpark; and
- the proposal would not result in any additional impacts beyond those already assessed and approved.

Consequently, it is recommended that the modification be approved subject to the recommended revised conditions.

9. RECOMMENDATION

It is RECOMMENDED that the Director, Social and Other Infrastructure Assessments as delegate of the Minister for Planning:


- **considers** the findings and recommendations of this report;
- **approves** the application under section 96(1A), subject to conditions; and
- **signs** the notice of modification (**Appendix A**).

 30/6/16

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 30/06/2016

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APPENDIX A: NOTICE OF MODIFICATION

APPENDIX B: SUPPORTING INFORMATION

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification request

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7715