



ENVIRONMENTAL ASSESSMENT REPORT

CENTRAL ACUTE SERVICE BUILDING AT WESTMEAD HOSPITAL SSD 7642 MOD 2

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 the Central Acute Service Building (CASB) at Westmead Hospital, Hawkesbury Road, Westmead (SSD 7642 MOD 2). The approved hospital building will provide facilities for acute care and health related academic related research at Westmead Hospital, Hawkesbury Road, Westmead.

The application has been lodged by Health Infrastructure, on behalf of Health Administration Corporation (the Applicant), pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to amend the construction hours to allow for extended construction hours for concrete pours, which are anticipated to be undertaken over an eight-month period.

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 proposal is located within the southern portion of the Westmead Health Precinct on Lot 1 DP1194390, Lot 2 DP 1194390 and Lot 101 DP1119583. The Westmead Health Precinct comprises Westmead Hospital, The Children's Hospital Westmead, Cumberland Hospital and the Ageing, Disability and Home Care Centre (ADHC). The precinct includes a range of hospital and hospital related buildings varying in height from single storey up to eight storey buildings. The proposal would form part of the facilities of Westmead Hospital.

The proposal is surrounded by hospital buildings of varying heights to the north, east and south. The main Westmead Hospital buildings are located immediately to the west and the Children's Hospital is located to the north-east. Located to the south of the site on the southern side of Hawkesbury Road are three to four storey residential flat buildings.

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

Construction works have commenced on the site (refer to **Figure 2**).

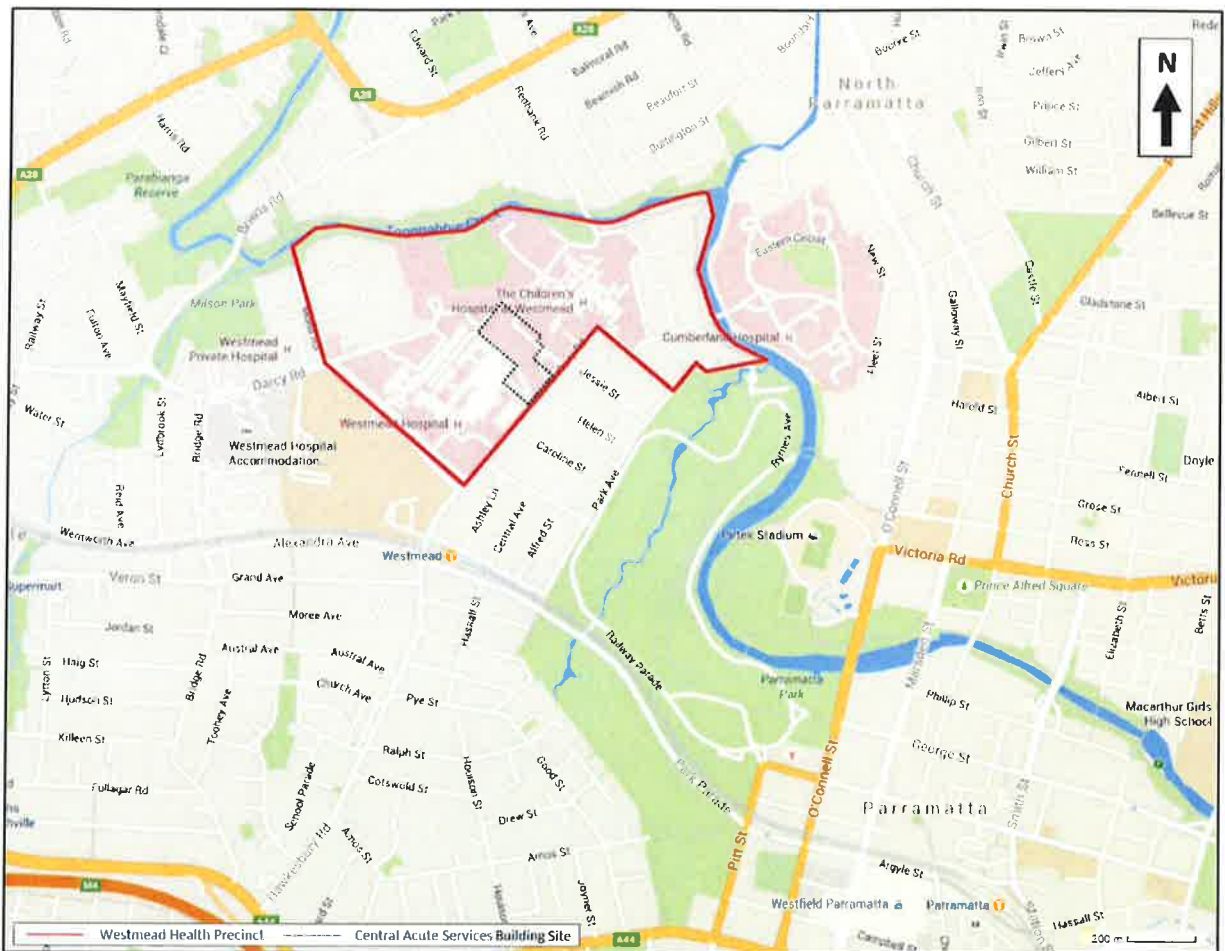


Figure 1: Project Location (Base source: google maps)

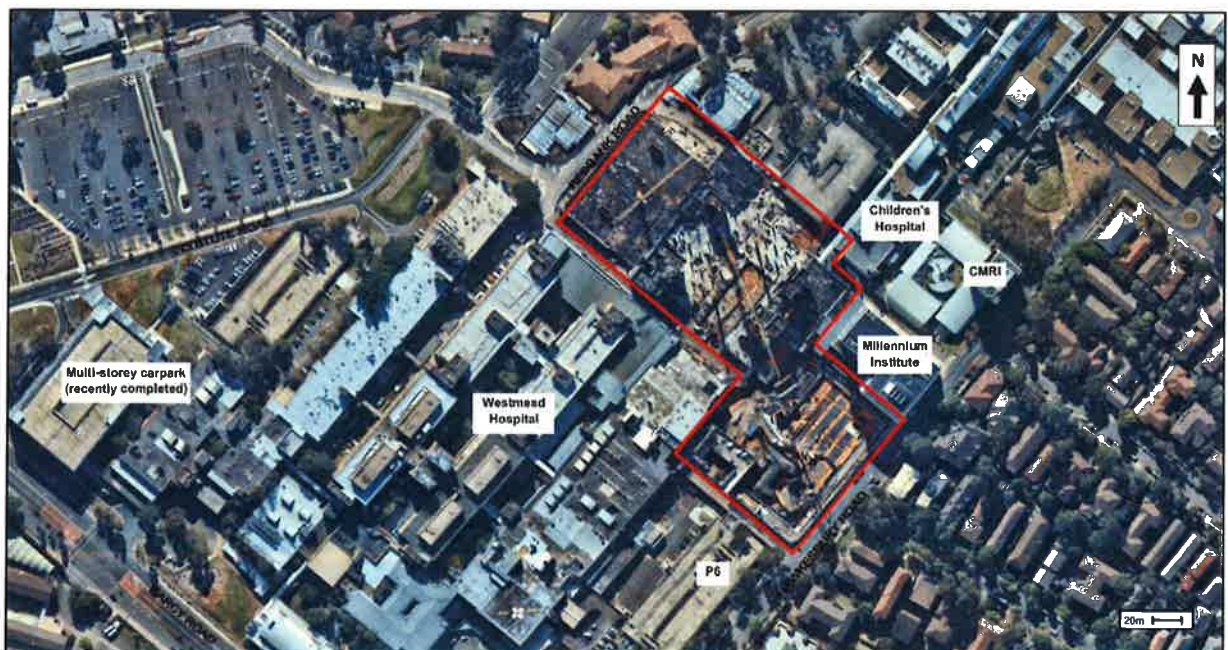


Figure 2: Site layout (Base source: nearmap)

3. APPROVAL HISTORY

On 21 December 2016, the Executive Director, Priority Projects Assessments granted approval for the CASB at Westmead Hospital, including construction of:

- a part six and part 13 storey building
- a helipad on the uppermost roof of the building
- a forecourt area with two levels of underground car parking, drop-off/pick-up areas and landscaping
- overhead pedestrian links to other hospital buildings
- a loading dock accessible from Redbank Road.

The Department is also currently assessing a modification request (SSD 7642 MOD 1) for design changes resulting from design development and the desire for a new retreat space within the development.

4. PROPOSED MODIFICATION

On 26 June 2018, the Applicant lodged a section 4.55(1A) application (SSD 7642 MOD 2) seeking approval to amend condition C1 to extend construction hours to allow for works associated with concrete pours to be undertaken outside of the approved construction hours. The condition currently reads as follows:

Hours of Work

C1.

- a) The hours of construction, including the delivery of materials to and from the Subject Site, must be restricted as follows:*
 - i) between 7 am and 6 pm, Mondays to Fridays inclusive;*
 - ii) between 8 am and 4 pm, Saturdays; and*
 - iii) no work on Sundays and public holidays.*
- b) Works may be undertaken outside these hours where:*
 - i) the delivery of materials is required outside these hours by the Police or other authorities, or*
 - ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm, or*
 - iii) variation is approved in advance in writing by the Secretary or nominee.*

The proposed extended construction hours and works to be undertaken during these hours are outlined in the table below:

| Hours of works | Proposed Site Activities | Location of works (refer to Figure 3) |
|-------------------------------------|--|---|
| Monday to Friday 6:30 am to 7 am | Pre-pour safety inspection (5-8 workers) Setup concrete pour equipment (4-6 workers and 2 vehicles) | CASB Main Building Innovation Building Forecourt Area |
| Monday to Friday 6 pm to 7 pm | Concrete pumping (as per regular work site) Slab finishing works with a trowel (10-15 workers) | CASB Main Building Innovation Building Forecourt Area |
| Saturday 7 am to 8 am | All concrete pour works (as per regular work site) | CASB Main Building Innovation Building |

The modification is sought as completion of concrete pours often are required to extend beyond the standard daily construction hours. The concrete pours for this project are planned to occur frequently over the next six-month period, which is considered to be beyond the scope and intent of condition C1(b).

The Applicant has provided traffic and noise assessments concluding that the impacts associated with the works would have negligible traffic impacts and noise impacts can be appropriately mitigated to have minimal environmental impact, as most of the hospital buildings impacted would not be operational and the noise levels would comply with the relevant criteria. The Applicant would also restrict the type of works to be undertaken in the areas closest the sensitive residential receivers to mitigate the noise impacts.

5. STATUTORY CONSIDERATION

5.1 Modification of approval

Section 4.55(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 4.55(1A) matters for consideration

| Section 4.55(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. The modification relates to the conditions of consent and construction hours. 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
- 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 Consent Authority

The Minister for Planning is the consent 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
- a political disclosure statement has not been made
- 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.

There were no submissions received on the proposal.

7. ASSESSMENT

The Applicant seeks to vary the hours of work to allow for concrete pours to be undertaken outside of the approved construction hours, Monday to Saturday, across 19 floors of the new Central Acute Services Building and Innovation Building and two levels within the forecourt until March 2019.

The concrete pours themselves would primarily be undertaken during normal construction hours. Safety inspections, preparation and finishing works for the pours would need to be undertaken prior to the pours and immediately afterwards and is likely to extend beyond approved working hours in instances of inclement weather or unforeseen disruptions to the concrete pours.

The work to be undertaken in the extended mornings would predominantly involve small crews of workers (five to eight workers for safety inspections and four to six workers for set up works). Activities on Saturday mornings are also proposed to include full concrete pour works on the Innovation Building and the CASB Main Building.

The extended hour in the evening on weekdays would primarily allow for finishing works, which would also include a small crew of 10 to 15 people. Only hand tools would be used for finishing works, thereby significantly reducing the potential for noise disturbance. The proposed works in relation to safety inspections, set up works and or finishing works are not anticipated to exceed acceptable levels detailed in the Interim Construction Noise Guideline (ICNG). The Department considers these works acceptable as they would have minimal environmental impact.

The works associated with the concrete pour may exceed recommended noise levels at the residential receivers by approximately 17 dB(A). These works are proposed in the weekday evening period and the Saturday morning, except works within the forecourt area (located closest to the sensitive residential receivers), which will continue to commence at 8 am on a Saturday morning. The Department considers that this request has been satisfactorily justified and the Applicant would still be required to implement all feasible and reasonable measures to minimise the noise impacts. Noise monitoring would also be carried out during the extended work periods.

The Department therefore recommends that extended construction hours be approved until 31 March 2019 for the works during the periods identified in **Table 2** and condition C1 be modified to allow for these works.

Table 2: Recommended works to be permitted in extended construction hours

| Hours of works | Permitted Site Activities |
|-----------------------------------|--|
| Monday to Friday, 6:30 am to 7 am | Pre-concrete-pour safety inspection Setup concrete pour equipment |
| Monday to Friday, 6 pm to 7 pm | All works related to concrete pours, including pumping and slab finishing works with a trowel |
| Saturday, 7 am to 8 am | All works related to concrete pours, including pumping and slab finishing works with a trowel (excluding Forecourt Area) |

However, in the event that any complaint is received relating to work being undertaken during the times identified above, the Applicant will be required to implement appropriate mitigation measures to address the complaint. Should any further complaints be received regarding works in the extended construction hours, the variation to the works hours will be able to be revoked by the Planning Secretary and a direction be made for the hours to revert back to those identified in condition C1(a).

8. CONCLUSION

In assessing the merits of the proposal, the Department has considered:

- the modification application and associated documents
- the Environmental Assessment and conditions of consent for the original development
- relevant environmental planning instruments, policies and guidelines
- the 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 for concrete pours to proceed and be completed where unforeseen circumstances would disrupt works
- the proposal would not result in any additional impacts beyond those already assessed and approved
- it will result in substantially the same development for which approval was originally granted.

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 for the Minister for Planning:

- consider the findings and recommendations of this report
- determine that the application falls within the scope of section 4.55(1A) of the EP&A Act
- approve the modification application SSD 7642 MOD 2, subject to revised conditions
- sign the notice of modification (**Appendix A**).

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Recommended by:



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Decision

Approved by:



Karen Harragon
Director
Social and Other Infrastructure Assessments
as delegate of the Minister for Planning.

7/8/2018

APPENDIX A: NOTICE OF MODIFICATION
