

**CONCEPT PLAN FOR WESTMEAD HEALTH CAMPUS**  
**ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE**  
**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

<b>Project</b>	<p><b>Concept Plan – Westmead Health Campus</b></p> <p>The proposal comprises development as generally described in the preliminary environmental assessment titled <i>Westmead Health Campus Preliminary Environmental Assessment August 2006</i> and includes the following:</p> <ul style="list-style-type: none"> <li>• health facilities expansion, consolidation and rationalisation;</li> <li>• future shared clinical services zone;</li> <li>• new medical research hub, related health service / research industries, expanded education facilities and medical conference centre;</li> <li>• privately developed commercial, retail and related health facilities (private consulting rooms, child care facilities etc);</li> <li>• staged development of Cumberland East site;</li> <li>• provision of accommodation for nursing and medical staff as well as students and accommodation for health patients and relatives;</li> <li>• private residential accommodation;</li> <li>• consolidated and new car parking facilities;</li> <li>• development of existing roads to allow access for public transport;</li> <li>• new emergency vehicle access;</li> <li>• landscaping and new and re-developed courtyards;</li> <li>• new health facility entry points; and</li> <li>• new links pedestrian walkways and green corridors.</li> </ul>
<b>Site</b>	Includes all lands indicated on map titled <i>Figure 2 – Study Area</i> outlined in blue edging within the <i>Health Campus Preliminary Environmental Assessment August 2006</i> .
<b>Proponent</b>	NSW Health
<b>Date of Issue</b>	21 November 2006
<b>Date of Expiration</b>	21 November 2008 (2 years from date of issue)
<b>Special Provision</b>	The Minister for Planning formed the opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005 (MP SEPP)</i> that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 27 October 2006.
<b>General Requirements</b>	<p>The environmental assessment must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a description of the proposal including: <ul style="list-style-type: none"> <li>○ description of the site, including cadastre and title details</li> <li>○ design, construction, operation, maintenance, rehabilitation and staging as applicable; and</li> <li>○ project objectives and need (if relevant);</li> </ul> </li> <li>• an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and</li> <li>• a statement on the validity of the environmental assessment, the qualifications of person(s) preparing the assessment and that the information contained in the environmental assessment is neither false nor misleading.</li> </ul>
<b>Key Assessment Requirements</b>	<p><b>Part A – Heads of Consideration</b></p> <ul style="list-style-type: none"> <li>• Suitability of the site;</li> <li>• Likely environmental, social and economic impacts;</li> <li>• Justification for undertaking the project; and</li> <li>• The public interest.</li> </ul>

### **Part B – Relevant EPIs and Guidelines to be addressed**

- Planning provisions applying to the site including permissibility and the provisions of all plans and policies including but not limited to SEPP 55, SEPP 11, SEPP 8, SEPP 65, SEPP 66, Major Projects SEPP, BASIX and Parramatta LEP 2001.
- Compliance with SREP 28 Parramatta and the Draft Westmead Precinct Implementation Plan (as applicable to subject site);
- Nature and extent of non-compliance with specified EPIs; and
- Where non compliance or residual environmental impacts occur, consideration of alternatives and/or compensatory works to address impacts.

### **Part C – Key Issues to be addressed**

#### **Proposal**

- The Westmead Health Campus proposal and its components shall be described and illustrated, including:
  - Land use distribution (e.g. medical, research, residential, etc);
  - Heights,
  - Floor Space Ratios and GFA (for non hospital uses only);
  - Housing for essential workers (e.g. nurses, ambulance drivers, respite carers).
  - Community and recreation facilities;
  - Road hierarchy/layout, access, and car parking layout and numbers;
  - Open space and access networks (both within the site and connections outside the site)
  - Landscaping areas (% of site);
  - Staging of construction; and
  - Heritage/reuse strategy.
- The proposal must include a Quantity Surveyors Certificate verifying the project's capital investment value. Capital investment value is defined in the Major Projects SEPP dictionary.

#### **Urban Form and Design**

A suitable urban design response should be developed considering siting, design, orientation of buildings and solar access.

Appropriate development controls should be established, including density, building heights, footprints, entry points, public domain, circulation, private open space and car parking.

Key matters to be addressed include an analysis of existing height bulk and scale, building materials and colours, landmark buildings, density, heights, topography, streetscape, street edge, overshadowing, view corridors, connectivity, permeability, street address, activation, sense of place, open space, vegetation, heritage, traffic management and road hierarchy.

Alternative options for layout, built form, densities and development parameters should be identified. All constraints, opportunities and merits of alternative options should be articulated.

#### **Transport, Traffic & Access**

The environmental assessment shall satisfactorily address the following transport, traffic and access issues as set out below;

- Implications for existing rail service capacity and operation performance of existing rail services;
- Implications for the new Transitway currently under construction;
- Permeability between existing public transport infrastructure and the Westmead Health Campus – and the UWS site.
- Strategic links/permeability between Westmead Health Campus and Parramatta CBD;
- Opportunities to minimise traffic on sensitive road frontages (schools, high density residential development, CBD streets);
- Efficiency of new roads on the site including access and circulation and drop off arrangements;

- Efficiency of emergency and service vehicle access/egress;
- Proposed access from the wider road network as well the opportunities and constraints of alternative vehicular access points;
- Measures to promote public transport usage including permeability with bus and rail services and mode share;
- Development of existing roads to allow public transport access;
- Consideration of helicopter flight paths, landing pads and depots; and
- Pedestrian and bicycle linkages.

An appropriate traffic impact assessment in conjunction with a traffic management plan (TMAP) should be prepared in accordance with RTA Guidelines (these can be provided if required).

#### **Car Parking**

The environmental assessment shall satisfactorily address the following car parking issues as set out below;

- car parking numbers, configuration and location including demand management for on street parking (e.g. parking permit system);
- relocation of existing car parks and opportunities to develop new underground car parking facilities;
- management strategies to increase the effective utilisation of staff car parking such as car pooling strategies; and
- way finding and signage strategy.

#### **Impacts on Toongabbie Creek and Parramatta River Creek**

The environmental assessment shall address the objectives and controls contained within the *Rivers and Foreshores Improvements Act 1948*. The assessment must also demonstrate provision of appropriate sediment and erosion control measures and riparian zone buffering to ensure an acceptable level of protection.

#### **Surplus lands**

A report should be prepared identifying the location, extent and nature of any surplus lands arising from the current proposal, as well as the likely future use(s) of those lands. The report shall address the implications of any proposed land use for local and regional land use, infrastructure, and service delivery. The report shall also address the local and regional economic impacts of the proposed land uses.

#### **Heritage & Archaeology**

A heritage impact statement should be prepared in accordance with NSW Heritage Office guidelines. The statement should assess the impacts of the proposal on the significant components of the site such as heritage buildings and landscape elements with particular emphasis on Cumberland Hospital (adaptive reuse), Toongabbie Creek and the Parramatta River. The report should also address places of Aboriginal, historic or archaeological significance. It should also include a consideration of wider heritage impacts in the area surrounding the site including Aboriginal Camp sites located in Parramatta Park and heritage buildings located in the surrounding area.

#### **Planning Agreements and/or Developer Contributions**

The environmental assessment should address and provide the likely scope of a planning agreement and/or developer contributions between the proponent, Council and other agencies for matters such as community, regional and local infrastructure, public transport provision, social infrastructure and facilities etc either on site or within the Parramatta LGA.

#### **Contamination & Geotechnical issues**

Contamination and geotechnical issues associated with the Westmead Health Campus I proposal should be identified and addressed in accordance with SEPP55 and other relevant legislation and guidance.

#### **Flooding**

Flooding impact/risk associated with proposed land uses should be identified and

	<p>addressed in accordance with the <i>NSW Floodplain Management Manual</i> (2001) and any recommendations within the Upper Parramatta River Catchment FRMP 2003.</p> <p><b>Acoustics &amp; Noise</b> Noise impacts associated with demolition, construction and the future Westmead Health Campus operation (e.g. noise from ambulance sirens, helicopter flight paths) should be assessed against NSW DEC (EPA) guidelines and other relevant legislation.</p> <p><b>Drainage &amp; Stormwater Management</b> The environmental assessment should address drainage and stormwater management issues, including: on site detention of stormwater, water sensitive urban design (WSUD), and drainage infrastructure.</p> <p><b>Utilities Infrastructure</b> The environmental assessment should include details of how the development proposal will be satisfactorily serviced for utility services such as the supply of water, sewerage, stormwater, gas, electricity and telephone / telecommunications services and comply with the requirements of any public authorities (e.g. Sydney Water, Energy Australia, Telstra Australia etc) in regard to the connection to, relocation and/or adjustment of the services affected by the development proposal.</p> <p><b>Part D – Statement of Commitments</b></p> <ul style="list-style-type: none"> <li>• Proposed mitigation and management of residual impacts; and</li> <li>• A draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project and upgrade works to foreshore link etc.</li> </ul> <p><b>Part E - General Environmental Risk Analysis (in relation to all components of the project)</b> Notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and occupation), proposed mitigation measures and potentially residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impacts must be included in the Assessment.</p>
<p><b>Consultation Requirements</b></p>	<p>You should undertake an appropriate and justified level of consultation with relevant following parties during the preparation of the environmental assessment:</p> <p>(a) Agencies or other authorities:</p> <ul style="list-style-type: none"> <li>• Roads and Traffic Authority</li> <li>• NSW Heritage Office</li> <li>• NSW Department of Environment and Conservation</li> <li>• University of Western Sydney (UWS)</li> <li>• Ministry of Science and Medical Research</li> <li>• Parramatta City Council</li> <li>• Holroyd City Council</li> <li>• Western Sydney Region Organisation of Councils (WSROC)</li> <li>• Department of Commerce (NSW)</li> <li>• Department of Ageing, Disability and Home Care</li> <li>• Department of Corrective Services</li> <li>• Department of Planning (Sydney South West Region office)</li> <li>• Premiers Department</li> <li>• Rail Corp</li> <li>• Sydney Water</li> <li>• Energy Australia</li> <li>• Telstra Corporation Limited</li> </ul> <p>(b) Public:</p> <ul style="list-style-type: none"> <li>• Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include</li> </ul>

	<p>any contingencies for addressing any issues arising from the community consultation and an effective communications strategy.</p> <p>(c) Peer Review Requirements:</p> <ul style="list-style-type: none"> <li>List any components of the Environmental Assessment to be independently peer reviewed prior to submission.</li> </ul>
<b>Deemed refusal period</b>	60 days (see Clause 8E of the Environmental Planning & Assessment Regulation)
<b>Test of adequacy</b>	<p>If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent.</p> <p>The Director-General may modify these requirements by further notice to the proponent</p>
<b>Panels constituted under s75G</b>	No Panels are required at this stage.
<b>Application Fee Information</b>	Fees are applicable to the application. The fee is based on the cost of works as per the <i>Environmental Planning and Assessment Regulation 2000</i> . To determine the cost of works for this project you are requested to submit a full assessment of the costs of the proposed works prepared by a qualified Quantity Surveyor identifying cost of materials and construction. Once the cost of works has been determined please consult with the Department about the Concept Plan fee.
<b>Landowners Information</b>	<p>Landowner's information is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>For notification both inside and outside of the Westmead Health Campus site, the Department will seek landowners' and occupiers' details from Parramatta City Council.</p>
<b>Documents to be submitted</b>	<p>25 hard copies of the environmental assessment.</p> <p>Ten (10) copies of the environmental assessment and plans on CD-ROM (pdf format).</p> <p>Plans and Drawings including but not limited to;</p> <ul style="list-style-type: none"> <li>Existing site survey plan at 1:500 scale (or other appropriate scale);</li> <li>Locality/context plan at 1:500 scale (or other appropriate scale);</li> <li>Architectural Concept drawings at 1:100 (or other appropriate scale);</li> <li>Shadow diagrams; and</li> <li>View/streetscape analysis</li> </ul>