

Part 3A Preliminary Assessment

UWS Westmead

Mixed Use Development

Submitted to
Department of Planning
On Behalf of Lend Lease Development Pty Ltd

February 2008 ■ 07090

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This report has been prepared by Lesley Bull

Signature  Date 25/2/08

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1.0 Introduction

This Preliminary Assessment is submitted to the Department of Planning (hereafter referred to as 'the Department') to assist the Director General in determining the level and scope of the environmental assessment required to accompany a Concept Plan Application for the proposed development of the University of Western Sydney's (UWS) site at Westmead.

The site, which is generally bounded by Darcy Road, Hawkesbury Road, the Main Western Railway and the Marist / Catholic Schools, is proposed to be developed for mixed uses, including commercial/medical, retail, civic/community, residential including key worker housing and a hotel with associated car parking, open space and public domain improvements.

The vision for the future development is to establish a diverse range of activities on the site that will enhance and support the wider Westmead Precinct's role as a specialist medical hub and create a vibrant civic centre activated by new links to the adjoining; Westmead Hospital, schools and to key public transport nodes including Westmead Railway Station and the new Transit way (T-way).

The Preliminary Assessment has been prepared on behalf of the applicant, Lend Lease Development (LLD), by JBA Urban Planning Consultants Pty Ltd, and is based on information provided by LLD and Bligh Voller Nield and Tanner Architects.

The Preliminary Assessment includes the following information relevant to the proposal:

- a background to the proposal;
- an outline description of the project;
- proposed Concept Plan scope;
- site description;
- existing planning provisions applying to the site;
- identification of the key environmental issues associated with the project; and
- a list of other approvals that may be required.

The Applicant is working closely with the New South Wales Department of Health, who are also embarking on their own Part 3A process with the Department of Planning to coordinate our respective plans, to take Precinct wide approach to common issues, impacts and outcomes as described in the draft structure and implementation.

1.1 Project Background

In 2004 the NSW Government Architect's Office prepared a draft Westmead Precinct Structure Plan. The draft Structure Plan was commissioned by key stakeholders, including Sydney West Area Health Service, Landcom, the University of Western Sydney, Parramatta City Council and the Department.

The draft Structure Plan vision for Westmead is that of *"a vibrant campus environment with world class health research and education facilities and*

attractive civic places full of activity". The Plan identifies Westmead as a 'national centre for the medical industry', with significant employment growth to occur through the continued development of research and medical facilities.

The key elements of the future character of the Westmead Precinct identified in the draft Structure Plan are:

- Growth of health service delivery and medical research;
- Reinforce and strengthen Westmead's educational role;
- Access improvements to and through the precinct;
- Intensification of residential land uses;
- Development of a higher density mixed use centre close to the station; and
- Improvements in urban design, particularly along the regional park edge.

Commissioned by the Department and Parramatta City Council, a draft Westmead Precinct Implementation Plan was prepared in November 2006 providing a more detailed study in response to the draft Structure Plan.

Although neither the draft Westmead Precinct Structure Plan nor the draft Westmead Implementation Plan has been publicly exhibited nor constitutes a statutory planning document, they establish the over arching strategic planning framework for Westmead that has been endorsed by both State and local government and major landowners; provide an insight into the planning controls that may be anticipated to guide future development in the locality; and are a useful basis for consideration of any future development proposals proposed within the Precinct, including in relation to the future role, function and intensity of development that is appropriate for the UWS site.

Specifically, the following is promoted for the UWS site:

- Use for mixed development, incorporating a town centre, residential, retail and commercial uses;
- A FSR of 3:1 to generate employment and residential dwellings of the nature required to meet the targets published under the Metropolitan Strategy;
- Medium rise development with building heights which range from 3 to 5 storeys on the Hawkesbury Road frontage up to 16 storeys at the south-western corner of the site adjacent to the railway line; and
- Creation of a new town square and public domain.

To facilitate the growth and development of the Westmead Precinct in the manner envisaged under the draft Structure and Implementation Plans, a change to the underlying planning controls applying to the locality is necessary.

On the 8th December 2005, following a request made by the UWS, the Minister for Planning agreed to consider the subject site as a potential State Significant Site for inclusion in Schedule 3 of State Environmental Planning Policy (Major Projects) 2005. On 15th December 2005 the Director General advised of the requirements for preparation of a study to support the proposed listing, which will establish a new planning regime for the site. A copy of the letter from the Department of Planning dated 15 December 2005 is included at **Appendix A**.

The Director General has required that the study to support the State Significant Site listing assess:

- The State or regional planning significance of the site having regard to the Draft Guideline – State Significant Sites dated 24th July 2005;
- The suitability of the site for any proposed land use taking into consideration environmental, social or economic factors, the principles of ecologically sustainable development and any State or regional planning strategy;
- The implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning;
- Those parts of the site which should be subject to Part 4 of the EP&A Act, with Parramatta City Council as consent authority;
- The development controls for the site that should be included in Schedule 3; and
- The means by which developer contributions should be secured in respect of the site.

In identifying the above study requirements, the Director General noted that a substantial amount of work for the proposed rezoning and redevelopment of the site has already been undertaken, especially through the Westmead Precinct Structure Plan, and that therefore the information to be prepared and submitted for the State Significant Site study may require only collation and updating of existing reports.

Subsequently, on 31st August 2006 the Department of Planning confirmed that the Minister for Planning has formed the opinion that the proposed development of the UWS site at Westmead meets the criteria in Part 5, Clause 13(1) of Schedule 1 of the Major Projects SEPP 'Residential, commercial or retail projects' and has authorised the submission of a Concept Plan for the project that may be considered concurrently with the proposed State Significant Site listing. A copy of the letter from the Department of Planning dated 31 August 2006 is included at **Appendix B**.

In August 2006 the University of Western Sydney (UWS) called for Expressions of Interest, and subsequently in January 2007 for Detailed Proposals from short listed applicants to make a proposal for the redevelopment of the site. UWS' objectives are to achieve a rezoning of the site to enable its redevelopment consistent with Government initiatives for the precinct and to support and contribute to the Government's Metropolitan Strategy.

LLD is the successful proponent and is in the process of entering into the necessary documents with UWS to deliver the agreed development strategy for the site.

2.0 The Site

2.1 Site Location and Context

The UWS Westmead site is located within the Westmead Precinct approximately 2 kilometres west of the Parramatta CBD on the western railway line. The Westmead Precinct generally comprises the area of land bounded by the M4 Motorway to the south, Bridge and Briens Roads to the west and north, and the Cumberland Hospital and Parramatta Regional Park to the east. The site's locational context is shown at **Figure 1**.



Figure 1 – Locality Plan

The principal feature of the wider Westmead Precinct is the Health and Medical Research Centre comprising 3 major public hospitals (Westmead Hospital, Children's Hospital at Westmead and Cumberland Hospital), a private hospital and other medical facilities. The hospitals are complemented with extensive research facilities as well as administration and medical educational facilities, and collectively represent a significant provider of health services and employment to the Sydney Metropolitan Area. The Westmead Health Campus currently forms the largest health services centre in the southern hemisphere.

Single use, large landholdings make up the majority of the Westmead Precinct with key landowners including the Health Administration Corporation, UWS, the Catholic Church, (Diocese of Parramatta and the Marist Brothers). Large privately owned industrial holdings are located north of Toongabbie Creek, including the Coca Cola Amatil site.

Westmead Railway Station is located to the immediate south of the site. With its high employment node, all City Rail trains currently stop at Westmead and in 2005, the patronage at Westmead Station was approximately 6,500 passengers

per weekday (in and out). Westmead Station will be the first rail station stop on the new T-Way bus route to Rouse Hill and the North West growth centre.

Westmead railway station is currently surrounded by a variety of land uses such as small shops, commercial spaces and residential flat buildings.

2.2 Site Description

The development site will potentially comprise 5 land parcels as follows.

Land parcel	Legal description	Area	Current ownership
University site	Lot 7 DP 1077852	3.672 ha	University of Western Sydney
Marist site	Lot 8 DP 1077852	0.35 ha	Marist Brothers
Rail connection	<u>Lease</u>		Railcorp
Air rights over Darcy Road	Lease		RTA,
Westmead Hospital connection	Lease		Sydney West Area Health Service

A site plan illustrating the extent of the site is illustrated at **Figure 2**:



Figure 2 – Site Plan

The site:

- is burdened by a right of way benefiting the adjoining Lots 8 (owned by the Marist) and 9 (owned by the Diocese of Parramatta) in DP 1077852 and

other easements (such as an easement for electricity purpose (substation) and to drain water);

- benefits from a right of carriageway 20 metres wide burdening the adjoining Marist site; and
- is subject to a covenant to pay for fencing along the boundary with the adjoining Marist site.

The University has negotiated an in principle agreement with the Marist Brothers to purchase the Marist land identified in the above table. The in principle agreement allows for the release of the mutual rights of carriageway over the University site and the Marist site, and for the creation of new covenants over the Marist site to protect the amenity and privacy of the residual school land.

Negotiations are underway with the Sydney West Area Health Service, Railcorp and the RTA / Parramatta City Council in relation to the inclusion of lands required to deliver the proposed improvements noted above.

2.2.1 Existing Development and Land Uses

Most of the buildings on the site are currently still utilised by the University of Western Sydney and its tenants for a variety of courses, whilst other buildings are occupied by NSW Police on short term leases.

Existing buildings comprise:

- The 4 storey St Vincent's Boys Home, a Federation brick building built in the early 1900s and used for administration purposes for the University. This building is listed on the State Heritage Register as an item of historical significance;
- The 2 storey Victorian former residence of Mr Bailey built in around 1880, and also listed on the State Heritage Register as an item of historical significance; and
- Several low rise brick and fibro teaching and industrial buildings, located across the site.
- A larger modern brick building located on the northern half of the site occupied by the NSW Police

The remainder of the site is utilised for on-grade parking by tenants, the Hospital and the general public. It is largely cleared of vegetation, with the exception of a line of Fig and Coral trees at the Hawkesbury Road entry and a number of Canary Island Palms near the St Vincent's Boys Home building.



Figure 3 – St Vincent's Boys Home Building



Figure 4 - St Vincent's Boys Home Building



Figure 5 – Victorian Residence (Bailey's Cottage)



Figure 6 – Existing Car Parking Arrangements



Figure 7 – Darcy Road

3.0 Project Description

3.1 Project Overview

A preliminary Concept Plan layout for the site illustrating the principles for redevelopment (including development built form, road layout and open space configuration) is included at **Appendix C**.

The preliminary redevelopment proposal for the site comprises:

- Approximately 121,000 m² gross floor area (representing a floor space ratio of 3:1), including:

Description of Mixed Uses	Approximate Areas
Commercial Space <i>Comprising a medical centre, consulting rooms and general office</i>	18,000 - 22,000m ²
Retail Space <i>Comprising a Supermarket and specialist retail shops</i>	9,000 -12,000m ²
Chidcare Centre <i>Approx 90 places</i>	1,000m ² -1,500m ²
Hotel & Cafe <i>Approx 150 Rooms</i>	11,000 - 14,000m ²
Residential Apartments <i>Providing a combination of private apartments, dedicated key worker housing for the health and education sector and aged care.</i>	18,000 - 29,000m ²
Key Worker Apartments	18,000 - 24,000m ²
Residential Aged Care including community facilities	5,000 - 6,000m ²
Senior/Independent Living	8,000 -12,000m ²
Public Domain/Town Square <i>Comprising a focal point with child friendly public art and play areas with frontage to Hawkesbury Road.</i>	Approx 80m x 50m
Car Parking <i>Comprising 500-600 Public Spaces, 400-500 Spaces allocated to Westmead Hospital Staff in addition the parking requirements for the above development</i> <i>Public car park will include carwash and mechanics facilities</i>	Total 1,600-2,200 Cars

Vehicular access will be via:

- ❖ A new connection to an existing controlled junction, located opposite the existing Hospital access road, at a break in the new "T"Way reserve.
- ❖ A new connection adjacent to the new Marist boundary
- ❖ A new connection to Hawkesbury Road adjacent to the St Vincents Building.

Significant improvements to the pedestrian network, including:

- ❖ A pedestrian / bicycle link along the rail corridor linking the rail platform to the Town Centre precinct.
- ❖ The Town Centre will be mostly pedestrian precinct. Where road crossings occur the roads are shared zones, ie 10-15kph max.
- ❖ A new pedestrian bridge over Darcy Road linking the site directly to Westmead Hospital

The end mix and configuration of land uses and the site layout / concept plan proposal is yet to be finally determined. This will occur in an interactive manner as part of the preparation of the Concept Plan Application, and taking into consideration the outcomes of the detailed planning, design and environmental investigations that are currently being undertaken as part of the preparation of the State Significant Site study and Environmental Assessment.

The Lend Lease design team and the NSWHealth are also exploring a number of opportunities to improve the integration between the Hospital and the Town Centre. Ideas being explored include the widening of the aforementioned bridge connection to an elevated Concourse between the sites, which will allow a more integrated and cohesive relationship between the two sites.

Lend Lease is also looking at improving the pedestrian connection between the rail station and the adjacent Catholic School precinct, to reduce the number of road crossings necessary for the school children.

The final proposals with respect to the new pedestrian connections are also subject to ongoing negotiations with the relevant adjoining land owners (refer below).

3.2 Key Principles and Strategies

Key principles and strategies that have been adopted by LLD for the project are:

- Development of high density and varied / mixed uses adjacent to the railway station and with good access to surrounding employment, transport and services while protecting the amenity of existing residents and businesses;
- Strengthening the social sustainability of Westmead as a precinct through the incorporation of child care facilities, new civic space, pedestrian and cycle links to the Westmead Hospital, rail station and neighbouring schools, and other amenities (TBA), as well as the provision of much needed infrastructure to support the Westmead Hospitals with its associated education and research complexes;
- Creation of a campus of world class medical and commercial facilities to enhance economic benefits within the Westmead Precinct, with the provision

of complementary residential, retail and hotel functions to underpin the vibrancy and viability of the Precinct as a whole;

- Support of the Westmead Hospital by allowing the hospital to remove 2 above ground multi deck car parks which are currently hindering the ongoing development of its site, and by providing accommodation for hospital visitors, including professionals and patient's carers;
- Reinforcement of Westmead as a transport hub by improving the public transport and pedestrian connections between Westmead Hospital and the railway station, as well as providing for regional parking including some hospital parking to allow future medical and research expansion at Westmead Hospital;
- Maximisation of open space, achievement of good solar access to the public domain and protection and adaptive reuse of existing heritage buildings on the site including the St Vincent's Boys Home and Bailey's Cottage; and
- Incorporation of best practice principles regarding environmentally sustainable buildings benchmarked against relevant provisions such as Greenstar.

3.3 Pedestrian Connections

(Darcy Rd overbridge, Rail Station link, Marist Brothers & Catherine McCauley Colleges bridge link to town centre through to rail and bus nodes)

3.4 Capital Investment Value

The estimated capital investment value of the project over the five year life of the project is in excess of \$300 million.

3.5 Concept Plan Scope

State Significant Site Listing

The proposal for listing of the site as a State Significant Site under the Major Project SEPP will be submitted concurrently with the Concept Plan Application. A single, combined Environmental Assessment relating to both the proposed site listing and the Concept Plan will be prepared.

The State Significant Site listing will address the matters as required by the Director General (refer letter dated 15 December 2005), and will include:

- Proposed land use zones and permissible / prohibited land uses;
- Key statutory development controls; and
- Nomination of future consent authority(ies).

Concept Plan Application

The Concept Plan will seek approval for the following aspects of the redevelopment proposal:

- Land uses;
- Built form, including site layout and building envelopes (maximum building heights, dimensions / footprint and setbacks) and including the envelope of

any subsurface area to be excavated. The building envelopes will set the physical parameters and establish the overall massing, orientation, scale and configuration within which the detailed building design(s) must later be developed;

- Maximum floor space ratio and indicative breakdown of gross floor area by land use;
- Public domain proposals, including pedestrian and cycle access and connectivity to the surrounding locality;
- Vehicular access and circulation arrangements;
- Car parking provision and indicative allocation by land use;
- Landscape concept, including location and configuration of on site open space;
- Subdivision of the site including and outline of easements and covenants (?)
- Sustainable development strategy; and
- Stormwater management strategy.

Early Works Project Application

Project Approval will be concurrently submitted with the State Significant Site Listing and Concept Plan for a package of early works comprising:

- Demolition of existing buildings (not including the St Vincent's Boys Home and Mr Bailey's Former Cottage heritage buildings);
- Identification, monitoring and removal of hazardous materials following further detailed hazardous material and soil contamination investigations;
- Early works including road construction and identification, diversion, relocation, augmentation and reconnection of existing reticulated services (in-ground and above ground) to enable subdivision of the site;
- Archaeological assessment and investigations, preparation and implementation of appropriate heritage management plan(s) for monitoring, removal, archiving and protection of materials as required and relevant to early works package;
- Bulk excavation;
- Associated shoring and retention systems (piling) related to the excavation;
- Subdivision of the site including an outline of easements and covenants.

Project Application(s)

The detailed design of each future building / stage within the development will be the subject of a separate Project Application(s).

Matters to be deferred to subsequent detailed application(s) will be:

- Detailed architectural design of buildings (floor plans, sections, elevations etc), including materials and finishes, within the approved building envelopes;
- Final gross floor area and break down by land use;

- Final car parking numbers and detailed design and layout of car parking area/s, loading and vehicular access arrangements based on final GFA;
- Detailed landscape design / plan;
- Signage;
- Construction management;
- BCA compliance; and
- Disabled access.

4.0 Relevant Planning Instruments and Controls

4.1 Sydney Metropolitan Strategy

The Sydney Metropolitan Strategy *City of Cities* promotes Westmead as a growth centre and a location for urban consolidation. The Parramatta LGA, which is located within the West Central Subregion under the Metropolitan Strategy is planned to accommodate an additional 95,000 dwellings and 35,000 jobs by 2013.

The Metropolitan Strategy supports higher density residential development in and around centres and emphasises the State Government's recognition of the significance of the specialised centres to the metropolitan economy. Key strategies include directing the Government's own investment activities to reinforce specialised centres, and focussing transport planning on increasing connectivity to these centres, in particular in relation to rail transport.

The Metropolitan Strategy recognises and endorses the significance of Westmead as the largest 'health' location in Sydney, the largest 'high skilled industry' in Sydney, and as a biomedical industry cluster for the region. The Strategy supports its continued growth as a strategic 'special purpose' centre - a medical and research precinct of State and regional importance.

4.2 Overview of Planning Instruments Applying to the site

The following planning instruments and policy documents are of key relevance to the proposed development:

- State Environmental Planning Policy (Major Projects) 2005;
- State Environmental Planning Policy No.55 – Remediation of Land;
- State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- State Environmental Planning Policy (Infrastructure) 2007;
- Draft State Environmental Planning Policy No.66 – Integration of Land Use and Transport;
- Sydney Regional Environmental Plan No.28 - Parramatta;
- Parramatta Local Environmental Plan 2001; and
- Parramatta Development Control Plan 2005.

4.3 Existing Zoning Provisions

The site is currently zoned Special Uses – University under Parramatta Local Environmental Plan 2001.

The objectives of the Special Uses – University zone are:

- To facilitate certain development on land which is, or is proposed to be, used by public authorities, institutions or organisations, including the Council, to provide community facilities, services, utilities and transport facilities, and
- To allow other ancillary land uses that are incidental to that primary use of land within the zone, and
- To provide flexibility in the development of sites identified for special uses by allowing development which is permissible in an adjacent zone.

Development for the purposes of car parking spaces, child care, community facilities, depots, drainage, educational establishments, hospitals, housing for older people or people with a disability, places of public worship, public utility installations, roads, demolition, subdivision, and development that may be carried out on adjoining or adjacent land in the same zone or in a different zone is permissible with consent.

Sydney Regional Environmental Plan No.28 – Parramatta (SREP 28) also applies to the site. SREP 28 establishes planning aims for the Westmead Precinct which are to be taken into consideration in the determination of development applications, and when a local environmental plan is being prepared.

The planning aims for the Westmead Precinct under SREP 28 are:

- To encourage a vibrant Precinct with a distinct health and teaching identity;
- To improve direct and efficient access to and through the Precinct from other parts of the Greater Metropolitan Region, and to improve linkage of Westmead Hospital to the public transport network;
- To provide opportunities for a range of housing types;
- To develop a mixed use centre of retail, residential, commercial and community services at the transport node serving the Precinct;
- To facilitate physical and business research links to other Precincts, especially the City Centre, Rydalmere and Camellia Precincts;
- To achieve environmental management best practice that protects and promotes the natural assets of the Westmead Precinct;
- To improve the environmental performance of development in a way that minimises energy and resource use and noise, odour, dust, water, soil, air quality and contamination impact;
- To protect and enhance local and regional biodiversity, maximising the extent and integrity of aquatic and natural land areas, in particular, the Parramatta River and Toongabbie Creek corridors.

5.0 Consultation

The draft Westmead Precinct Structure Plan was commissioned by key stakeholders within the Precinct, including:

- Sydney West Area Health Service;
- Landcom;
- UWS;
- Parramatta City Council; and
- Department of Planning.

The Department and Parramatta City Council led the formulation of the Westmead Precinct Implementation Plan, and have been heavily involved in the ongoing planning for revitalisation and growth of the Westmead Precinct.

The Department has been widely consulted by the University in relation to the redevelopment of the site, as well as by the Sydney West Area Health Service in relation to the development proposals being pursued on the adjoining hospital site.

LLD has held discussions with NSW Health Department, the Department and Parramatta City Council in formulating its EOI and detailed Tender submissions to the University. LLD has also identified the following as key stakeholders for the project:

- UWS
- Existing on site tenants
- Parramatta City Council
- Department of Health
- Department of Planning
- RTA
- Railcorp
- Marist Brothers
- NSW Heritage Council
- Westmead Hospital and Children's Hospital
- Local residential and business community.

Consultations undertaken to date have demonstrated support for the overall project.

6.0 Preliminary Assessment

It is requested that the Director General issue the requirements for an environmental assessment to accompany the lodgement of a Concept Plan Application for the proposed development. The Director General's requirements for the study to support the proposed State Significant Site listing under SEPP Major Projects were previously advised by letter dated 15 December 2005.

The requirements for the environmental assessment will identify the key issues to be addressed, the level of assessment required in relation to these issues and any other requirements in accordance with the environmental assessment guidelines.

The information below has been prepared to assist the Director-General in identifying the general requirements and key environmental issues associated with the project.

6.1 Compliance with Statutory Plans

Given the site's existing Special Uses zoning, a rezoning of the site is needed to facilitate the proposed redevelopment project.

6.2 Approvals and Permits

In the absence of the provisions of Part 3A of the EP&A Act, the proposed development may require an approval under the:

- Roads Act 1993; and
- Heritage Act 1977.

6.3 Matters of National Environmental Significance

The project does not give rise to any Matters of National Environmental Significance.

6.4 Key Environmental Impacts

The key environmental considerations associated with the proposed development are as follows:

- Site suitability and urban structure
- Built form and urban design
- Alternative key worker accommodation
- Employment initiatives
- Transport and access
- Car parking
- Pedestrian connectivity
- Heritage
- Sustainability
- Infrastructure delivery and funding

The applicant has engaged specialist consultants to complete detailed investigations in relation to:

- ❖ Flora and fauna,
- ❖ Geotechnical conditions
- ❖ Hazardous Materials and Contamination
- ❖ Aboriginal Archaeology

With the exception of elevated levels of in-ground contamination in fill areas that will need to be removed to a licensed landfill, the remaining reports have been established no significant issues which would preclude the development of the Westmead Town Centre development.

Site Suitability & Urban Structure

The existing Westmead Precinct is the principal location of medical research activities in Western Sydney, and provides the foundation for the continued development and growth of a major bio hub clustering research institute and biotechnology and life sciences companies.

The subject site is considered to be an excellent location for the mixed use development proposed given its proximity to public transport and to the Western Motorway allowing easy access to all areas of Sydney. The University Site provides the opportunity to link the employment zones of Westmead with the transport nodes of the rail station and the T-way, thereby providing safe, convenient and pleasant pedestrian passage for commuters and visitors to the hospital precinct.

The proximity of the site to public transport supports Government initiatives for higher density residential development to be located within walking distance of existing transport infrastructure. The site is similarly ideally located for commuters arriving at Westmead as a work destination as well as providing the link to the significant employment located in this precinct.

The draft Westmead Precinct Structure Plan identifies existing shortcomings in the public domain and issues within the existing precinct including:

- A lack of reflection in the public domain of the intense activity taking place within the precinct;
- A lack of a civic and social centre; and
- A need for improvement in the public space connections and linkages between the employment zones and transport nodes.

The subject site, being the largest development parcel within the wider Westmead Precinct, will play an important role in determining the future character of the area and is uniquely placed to facilitate an appropriate urban design response to identified shortcomings within the Precinct.

The proposed development is consistent with the vision, principles and proposals set out in the draft Westmead Precinct Structure Plan and the Westmead Precinct Implementation Plan prepared by the State Government, including promotion of

significant new mixed uses with residential, commercial and retail uses and the creation of the 'Hawkesbury and Town Square' zone for activation of the precinct.

The planning of the new development layout is organised around the proposed 'campo' public space. The space is a good urban size, with both formal and informal components forming the hub of the proposed development and linking to the bridge, to Westmead Hospital and to Hawkesbury Road.

The site is clearly organised with priority to pedestrian access on grade from Hawkesbury Road and via a ramp from the railway station. Pedestrians can move around the town centre, accessing the Hotel, retail commercial and residential sectors through to the main hospital precinct via a new elevated bridge/concourse.

The main vehicular access to the site's car parks is from the North on Darcy Road into the site's car parks, along with a secondary service access. The existing easterly access way onto Hawkesbury Road is retained, although relocated and restricted and becomes a *shared pedestrian zone*, so has not to clash with the predominately pedestrian character of the town centre. This road will activate southern side of the town square and to provide access to the Hotel Porte Cochere.

Built Form & Urban Design

Key issues arising with respect to the future built form to be accommodated on the site will be:

- Gross floor area and land use mix.
- Creation of a legible, connected public domain and pedestrian circulation system.
- Integration with the adjoining Westmead Hospital Precinct.
- Integration & Relationship of new built form to the existing heritage buildings located on the site.
- Relationship of new built form to the adjoining Parramatta Marist Boys High School.
- Shadows, particularly in relation to open spaces and the public domain.
- Views, including consideration of view lines and sky lines.
- Any impact as a result of Helicopter Flight Paths Into Westmead Hospital

As identified, negotiations between the Marist Brothers and University are anticipated to result in the extinguishing of existing cross easements, and creation of new covenants to protect the privacy of the residual school property. The proposed covenants will require:

- A planting stop along the combined boundary;
- A restriction on habitable buildings on the Marist Site; and
- Orientation of buildings near the boundary of the consolidated site so they do not directly overlook the school property.

Key Worker Accommodation

Discussions have commenced between LLD and the Department of Health regarding a proposal to provide up to 550 key worker housing beds on the Town Centre site. The Hospital currently has 536 Beds in an older facility located at the corner of Darcy Road and Bridge Road, which is not well located for either the Westmead or the Children's Hospital. The Hospital is currently evaluating options for the future of this facility and is supportive

LLD has consulted with established owners and managers of dedicated-purpose built residential housing and there appears to be a genuine interest from all parties in appending the key worker housing to the town centre development.

The ability to deliver key worker housing of this nature will be explored further by LLD and potential operators in conjunction with NSW Health and may be incorporated within the final proposal subject to detailed investigation of options and feasibility. The proposal will only be pursued if a satisfactory agreement is reached between the proponent, the potential operator and the Department of Health.

Employment Initiatives

LLD wish to explore options to boost local employment for existing and new residents in the Westmead precinct. Discussions have already taken place with TAFE about establishing a local *virtual learning hub* where students can access distance education courses, to meet the training needs of the growing Westmead catchment.

Pedestrian Connectivity

The draft Westmead Precinct Structure Plan promotes:

- a bicycle and pedestrian link westwards along the rail corridor to Bridge Road, the Nurses' Quarters and the Monarco development;
- a pedestrian bridge over Darcy Road connecting the site to the Hospital Precinct. The Structure Plan envisages the pedestrian bridge connecting into a future multiple level building on the south east corner of the Hospital site; and
- a pedestrian bridge or stairs from Marist Brothers and Catherine McCauley Schools into the proposed town centre development bypassing the need for school students to cross Darcy or Hawkesbury roads to access the rail or bus transport nodes.

The proposed development encompasses a dramatic improvement in access to both Westmead Railway Station and the new T-Way which came into operation in March 2007.

The preliminary redevelopment proposal for the site includes the provision of a grade separated pedestrian crossing connecting the site to Westmead Hospital as anticipated in the draft Westmead Precinct Structure Plan. Both the proponent and the University support the provision of this connection, and Westmead Hospital has also indicated support for the proposal in discussions held between

the University and Hospital to date. The bridge connection will be fully accessible with lifts for people with movement impairment and lifts joining the two T-Way platformssubject to agreement with the RTA. These connections will allow for patients to move between the Public Transport facilities, the Hospital and the town centre with will include medical specialist clinics retail, childcare and commercial offices on the subject site.

Master planning of the Hospital site is being progressed by the Sydney Area West Health Service. The proposed scheme for the Hospital development outlined in the preliminary environmental assessment that was submitted by the Health Service to the Department of Planning in August 2006 indicates a strong pedestrian spine through the Hospital, parallel to and approximately 50 metres west of Hawkesbury Road. It is anticipated that this future pedestrian spine will connect directly or indirectly to the pedestrian crossings on or over Darcy Road, and may influence the location of any proposed pedestrian bridge over Darcy Road. As the timing of the Hospital's redevelopment remains undetermined, the location and design for the landing of any pedestrian bridge connecting the UWS site to the Westmead Hospital site will need to cater for potential changing circumstances.

To date the Hospital has, however, indicated that it would provide an appropriate parcel of land and appropriate title to provide for the landing of a pedestrian bridge over Darcy Road. The original cost of construction of the bridge has to be borne by the proponent. However NSW Health has advised they will contribute to the cost of a wider bridge/concourse which might also accommodate commercial tenancies to improve the connectivity between the Hospital and Town centre.

Discussions are ongoing with Railcorp regarding the securing of land necessary to enable the proposed pedestrian / bicycle connection to the Westmead Railway Station to be included within the development site, and a formal application has been made by the University for works within a rail corridor. . The inclusion of the proposed connection is, however, subject to the finalisation of negotiations with Railcorp. Should the railway connection proceed as part of the proposal, the cost of its construction will be wholly borne by the proponent at no cost to Railcorp, to be offset against any otherwise payable contributions towards infrastructure and public amenities in the locality.

The proposed access for the schools and pedestrians entering the proposed town centre site from the west along Darcy Road, is to be located totally within the current site boundaries and as such all costs will be borne by the proponent.

Transport and Access

At this stage, the principal means of access to the site is proposed to be via an additional southern arm to the existing Darcy Road / Hospital entrance at the traffic controlled intersection. A secondary access is also proposed (left in left out) along the Marist College boundary. A third shared pedestrian/vehicular zone access will be via an east west road located immediately north of the St Vincent's Building dissecting the site and feeding into the residential, hotel, and retail sectors of the proposed town centre. The right turn into the Hospital from Darcy

Road will need to be prohibited, although this is seen as having little impact on the Hospital on the basis of the intended removal of the existing car park accessed from Darcy Road and its replacement by a new car park within the subject site.

Preliminary traffic modelling undertaken shows that the proposed site access intersection will provide an acceptable level of intersection operation with the 2010 and 2020 traffic demands. This assumes only a single point of entry to the development, when in fact there will be three, albeit that the others are restricted to left turn in and out. The proposed further access points, would reduce traffic demands through this intersection with consequent operational performance improvements and redundancies.

A transport and access study will be prepared to assess:

- regional traffic implications including traffic capacity at key intersections;
- the site's connectivity with the surrounding road network;
- public transport connections to the site; and
- pedestrian and cycling connections.

Car Parking

The provision of residential, commercial and retail development adjacent to Westmead Railway Station and the T-Way is consistent with Government objectives of improving the modal change to higher use of public transport.

The draft Westmead Precinct Structure Plan identifies the need for hospital visitor parking in the precinct. The proximity of the subject site, the amenity of future proposed retail facilities and public spaces, and the safety of the proposed pedestrian bridge are considered to make this site suitable for the provision of hospital visitor parking in conjunction with other parking on the site.

The Preliminary Environmental Assessment submitted by Westmead Hospital in relation to redevelopment of the Hospital site describes the potential role for visitor parking. It is anticipated that the Department of Planning will be seeking compatibility between the concepts submitted for the subject site and those for the Hospital precinct.

The provision of visitor parking for the hospital and public parking to support the wider Precinct will provide an ideal opportunity for sharing of the spaces by various users.

For residential, commercial and retail components, SREP 28 (Clause 57) and Parramatta DCP 2005 nominate car parking ratios. These car parking ratios will require review and analysis as part of the consideration of both the new planning controls to be established via the State Significant Site listing, and the Concept Plan proposal.

The State Significant Site study / Concept Plan Environmental Assessment will identify appropriate car parking provision for the future development.

Heritage

Two buildings on the site are listed heritage items on the State Heritage Register.

The **St Vincent's Boys Home**, established by the Marist Brothers in the early 1900s is considered a local landmark on the Westmead skyline. The interior of the building has been substantially modified over the years.

A Victorian Residence (Bailey's Cottage) is located alongside the St Vincent's Boys Home.

LLD has commissioned a preliminary report by Tanner Architects to consider heritage issues. The report recommends that both existing heritage buildings be preserved and adaptively reused, and the preliminary concept proposal incorporates these recommendations.

Several uses have been considered for the St Vincent's Boys Home including apartments, hospital staff accommodation, aged care facilities, commercial suites and hotel accommodation. Hotel accommodation has been selected on the basis of the building's location on the site, and the opportunity it presents to activate the site and development. Initially the re use plans for the hotel will retain the high ceilings found in most of the buildings, with activation of the outside area by a new courtyard / garden which will link the old building with the proposed new hotel extension.

The Hotel staff car park will be located under this structure to ensure the integrity of the main building, (or integrated into one large carpark facility for all uses on the site.)

The Baileys former residence has been considered as pivotal to the entire development, and the proposed new town square is focussed on this building. Several alternative uses have been considered such as child care, youth centre and other community facilities. However, to activate the town centre, this building is considered suitable for a cafe/restaurant with a large outdoor space adjacent to a children's playground.

Consideration will need to be given to heritage buildings and curtilage to these buildings in determining the appropriate height and built form for the development as a whole.

The site is listed as Parramatta Archaeological Unit 2893 as being of 'moderate archaeological research potential'.

Studies assessing the heritage and archaeological values of the site will be included in the Environmental Assessment.

Sustainability

The sustainability principles adopted by the proponent for the site will operate as a filter for all decisions on development, design, construction and sale / handover of completed assets.

The principles are:

- The development will demonstrate best practice sustainability at the overall project / site level as well as for individual buildings and scheme components.
- Westmead will demonstrate integration of environmental, social and economic aspects of sustainability and exploit the synergies between initiatives in these different aspects.
- The sustainability initiatives are related to the overall vision for the site, and indeed the entire precinct of Westmead particularly the intention to connect the hospital site and the public transport nodes.

Key performance areas for the project will be:

- Respect for cultural heritage.
- Incorporation of existing physical attributes of the site into placemaking.
- Respect for hydrology.
- Protection of water quality.

- Reduced potable water demand.
- Minimise resource use, and select sustainable materials.
- Reduced energy demand and greenhouse gas emissions.
- Reduce waste from building construction and operation.
- Maximise solar orientation and ventilation.
- Protect indoor and public realm air quality.
- Minimise acoustic impact on buildings and public realm.
- Encourage walking and cycling.
- Ensure safe and secure public realm, including safe and direct pedestrian connections and adequate directional signage.
- Sustainable open spaces and landscapes.
- Community information and social marketing re sustainability.
- Encourage public transport and ride sharing, travel demand management.
- Universal access.
- Establishment of partnerships to promote sustainability.
- Life long learning.
- Childcare.
- Vocational education and training.
- Provision of recreation facilities.
- Promote social capital formation, community facilities and meeting places.

A strategy for sustainable development will be submitted with the Concept Plan.

Infrastructure Delivery and Funding

The proposed new pedestrian connections to Westmead Railway Station and the Westmead Hospital, the proposed public open space, the provision of a child care centre and other community facilities, and the carrying out of other public domain improvement works as part of the redevelopment proposal are considered to satisfy the requirement to make contributions towards public amenities and services.

It is the intention of the proponent to enter into a Voluntary Planning Agreement, in lieu of the payment of any other contributions under Section 94 of the EP&A Act or otherwise for the funding of local and State infrastructure improvements. The draft Voluntary Planning Agreement will be submitted with the Concept Plan Application.

APPENDIX A



NSW GOVERNMENT
Department of Planning

Contact: Oliver Klein
Phone: 02 9228 6581
Fax: 02 9228 6155
Email: oliver.klein@dipnr.nsw.gov.au

Professor Janice Reid
Vice Chancellor
University of Western Sydney
PO Box 1000
ST MARYS NSW 1790

OFFICE OF THE VICE CHANCELLOR - UWS	
TO	UWS
20 DEC 2005	
FOR	LO No. 10539

UWS ref: 9039492

Your ref:

File:

15 December 2005

Dear Professor Reid

**UNIVERSITY OF WESTERN SYDNEY – WESTMEAD SITE
REQUEST FOR NOMINATION AS A POTENTIAL STATE SIGNIFICANT SITE**

Thank you for your letter to the Minister dated 13 October 2005 requesting that the UWS Westmead site be considered as a State significant site and be included within Schedule 3 of the State Environmental Planning Policy (Major Projects) 2005.

I am pleased to inform you that on 8th December 2005 the Minister agreed to consider the site as a potential State significant site for listing under the instrument. In making his decision he noted that a concept plan for the reuse / redevelopment of the site is to be lodged in the future to support the proposal.

In considering whether to include the site in the SEPP, the Minister has requested that the Director General make arrangements for a study to be undertaken (by your organisation) that will assess:

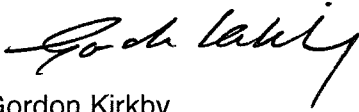
- (a) the State or regional planning significance of the site (having regard to the 'Draft Guideline – State Significant Sites', dated 24 July 2005);
- (b) the suitability of the site for any proposed land use taking into consideration environmental, social or economic factors, the principles of ecologically sustainable development and any State or regional planning strategy;
- (c) the implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning;
- (d) those parts of the site which should be subject to Part 4 of the EP&A Act, with Parramatta City Council as consent authority;
- (e) the development controls for the site that should be included in Schedule 3; and
- (f) the means by which developer contributions should be secured in respect of the site.

The study will also be used by the Director General to make recommendations to the Minister with regard to appropriate development controls for the site, and whether any subsequent development on the site should be declared to be a project subject to the provisions of Part 3A of the Environmental Planning and Assessment Act 1979, local development (with the Council as the consent authority) or exempt and complying development.

I note that you have already undertaken a substantial amount of work for the proposed rezoning and redevelopment of the site, especially through the Westmead Precinct Study. The information to be prepared and submitted for the State significant site study may require only collation and updating of existing reports.

Should you wish to discuss this matter further, please do not hesitate to contact Oliver Klein on 9228 6581.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gordon Kirkby', written in a cursive style.

Gordon Kirkby
Acting Director
Strategic Assessment

APPENDIX B



NSW GOVERNMENT
Department of Planning

Contact: Anthony Witherdin
Phone: 02 9228 6173
Fax: 02 9228 6155
Email:
anthony.witherdin@planning.nsw.gov.au

Office of the Vice Chancellor
Professor Chung-Tong Wu
PO Box 1000
ST MARYS NSW 1790

Our ref: UWS Westmead
File: 9039492

Dear Professor Chung – Tong Wu

**Subject: UNIVERSITY OF WESTERN SYDNEY, WESTMEAD CAMPUS – PROPOSED
MAJOR PROJECT.**

I refer to your letter dated 5 July 2006 regarding a request for Part 3A of the Act to apply to the University of Western Sydney's Westmead Campus site and the Minister's authorisation for the lodgement of a concept plan for the site.

I am pleased to advise you that on 28 August 2006, pursuant to Clause 6 of the Major Projects SEPP, the Minister for Planning, formed the opinion that the proposed development meets the criteria in Part 5, Clause 13(1) of Schedule 1 of the Major Projects SEPP, having satisfied himself that the development is *development for the purpose of residential, commercial or retail projects with a capital investment value of more than \$50 million that the Minister determines are important in achieving State or regional planning objectives*. Accordingly, the UWS Westmead redevelopment is subject to the provisions of Part 3A of the Act. A copy of the record of the Minister's opinion is attached for your information.

In forming his opinion, the Minister has also authorised the submission of a concept plan for the site. In doing so, the potential State significant site request (agreed by the Minister on 8 December 2005) and the concept plan may be considered concurrently.

In order to lodge a concept plan application with the Department you will be required to formally make the application under Section 75E and in accordance with Section 75M of the Act. Please find attached to this letter an application form. In making the application you should also formally seek the Director General's environmental assessment requirements (DG EARs).

I look forward to working with you on this project. If you have any further enquiries please contact Anthony Witherdin, on 9228 6173.

Yours sincerely,

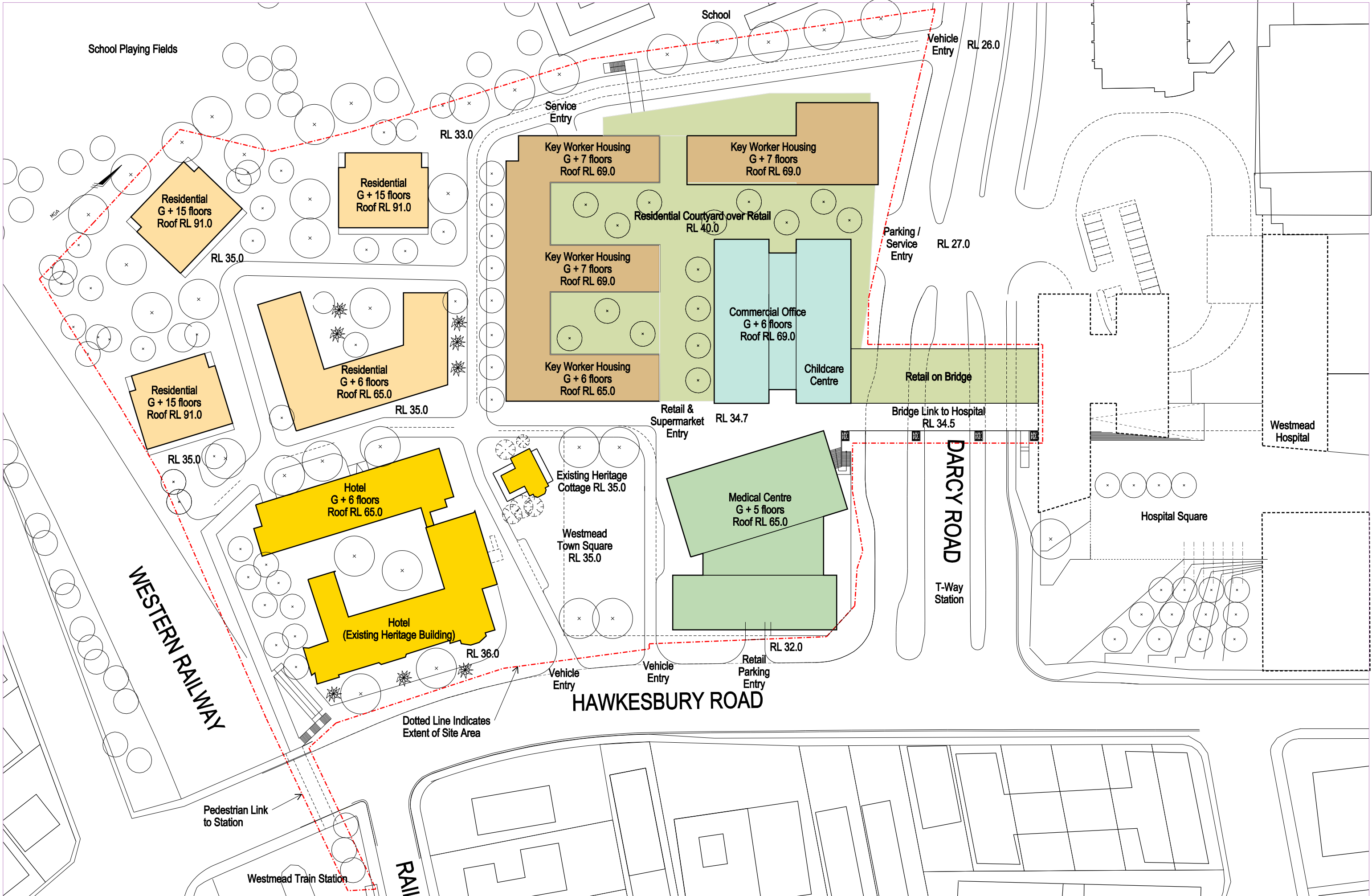


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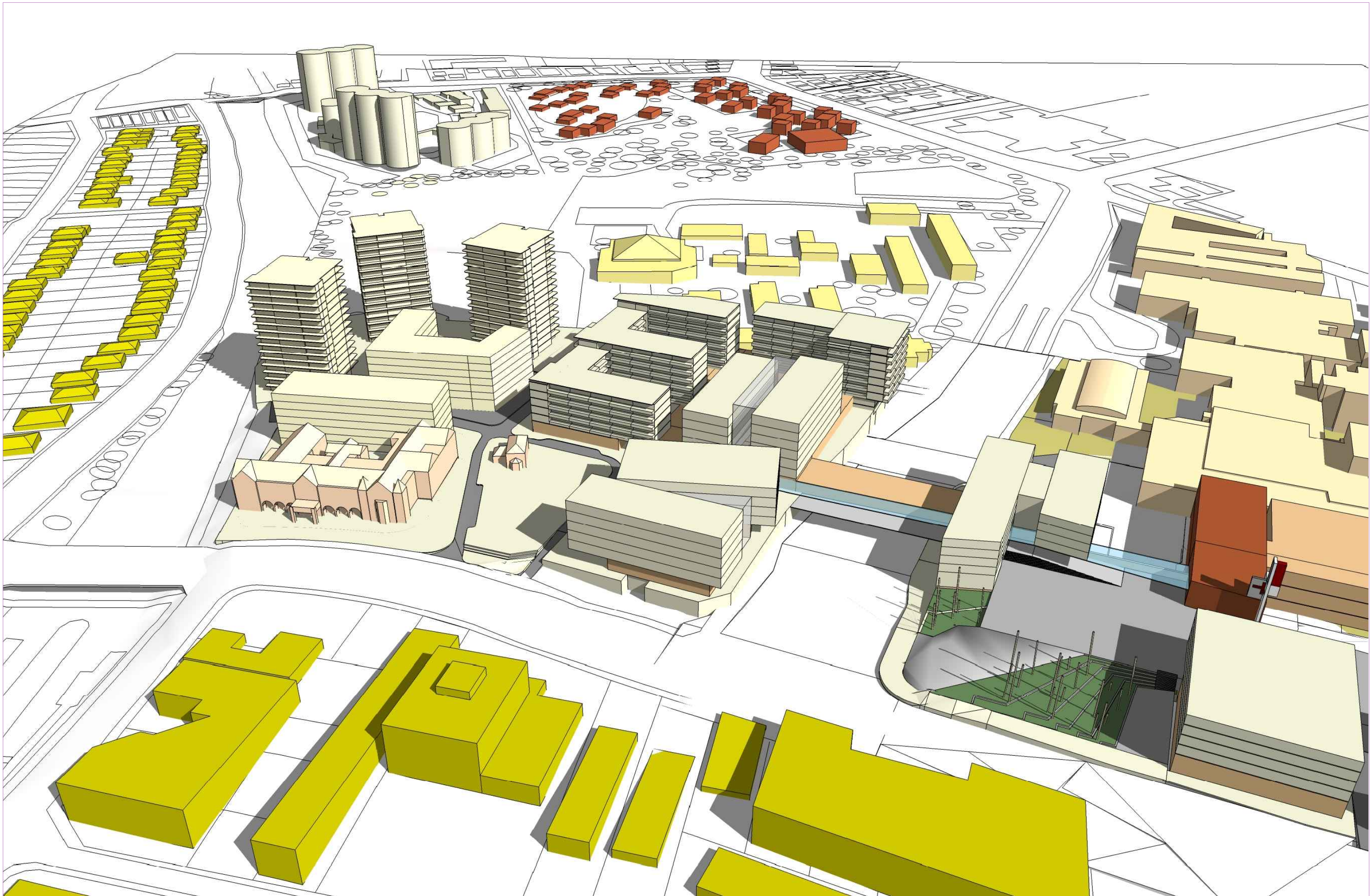
Oliver Klein
Acting Director
Strategic Assessment

cc: Michael Gallagher

APPENDIX C



APPENDIX D



BlighVollerNieldArchitecture



N.T.S. 0 0

20 FEBRUARY 2008

UWS WESTMEAD

AERIAL VIEW 1

