



NSW GOVERNMENT
Department of Planning

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Our ref: 9039492

Ms Stephanie Ballango
Principal Planner
JBA Urban Planning Consultants P/L
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Dear Ms Ballango,

Subject: University of Western Sydney Westmead (UWS) Director General's Requirements – Concept Plan and Project Application

Integration with Wider Area

Further to our meeting on 16 April 2008, the Department is aware that Lend Lease (as the preferred development partner of UWS) is discussing the potential of a combined concept plan application with NSW Health and the Marists Brothers.

It is acknowledged better planning outcomes and wider benefits are likely if an integrated mixed used development was undertaken by the large landowners in the Westmead Precinct.

I encourage Lend Lease to continue pursuing opportunities for an integrated development on the UWS, NSW Health and Marist Brothers land. An integrated Concept Plan must be authorised by the Minister to be lodged. A submission for such a request would be put to the Minister at the appropriate time.

Director-General Environmental Assessment Requirements

I also refer to your letter dated 25 February 2008 and accompanying Preliminary Assessment for the UWS mixed use development. Your correspondence requests Director-General's environmental assessment requirements for the preparation of an environmental assessment to support the Concept Plan and Project Application.

Please find attached the Director-General's environmental assessment requirements. These requirements have primarily been developed in light of preliminary consultation with key stakeholders and a review of the preliminary environmental assessment.

The issue of these requirements should not be seen as endorsement of the design proposed in the preliminary environmental assessment documentation. You will note separate requirements have been issued for each application, for clarity we require the submission of separate environmental assessments.

Section 75F(3) of the Act permits subsequent modification of the Director-General's requirements to address as yet identified environmental impacts. If these powers are used, you will be formally notified of changes to the Director-General's requirements.

Should the environmental assessments be lodged, the Department will undertake a "test of adequacy" of the submitted documentation. The environmental assessments (together with the Director-General's environmental assessment requirements) will then be publicly exhibited for a minimum period of 30 days. It is suggested that the State Significant Site study, for which

requirements were issued 15 December 2005 should be lodged at the same time as the environmental assessments to allow concurrent public exhibition.

You should keep the contact officer for this project up to date with the preparation of the environmental assessment and, where relevant, any emerging issues. The officer, Emma Hitchens can be contacted on (02) 9228 6434 or via email emma.hitchens@planning.nsw.gov.au

Yours sincerely



Jason Perica
Executive Director 21/4/08
Strategic Sites and Urban Renewal

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Major Project No.	MP 05_0165 (Concept Plan)
Project Description	Concept Plan – University of Western Sydney (UWS) Westmead The proponent is seeking concept plan approval for a mixed use development on the site. The main elements comprise commercial (including child care and hotel), retail, high density residential uses and car parking.
Site	UWS Westmead campus - comprising Lot 1 DP 1077852, located on the corner of Darcy and Hawkesbury Roads, Westmead.
Proponent	JBA Urban Planning Consultants (acting on behalf of Lend Lease Development P/L)
Date of Issue	21 April 2008
General Requirements	<p>The Environmental Assessment (EA) must include</p> <ol style="list-style-type: none"> (1) An executive summary; (2) Detailed description of the project including the: <ol style="list-style-type: none"> (a) strategic justification for the project; (b) description of the site including cadastral and title details; (c) various precincts and staging (including infrastructure staging); and (d) alternatives considered. (3) Consideration of the following with any variations to be justified: <ol style="list-style-type: none"> (a) all relevant State Environmental Planning Policies, (b) Sydney Regional Environmental Plan No 28 – Parramatta, Parramatta LEP 2001 and relevant DCP's. (c) Metropolitan Strategy 'City of Cities' and draft West Central Subregional Strategy; (d) Draft Westmead Precinct Structure Plan and Draft Westmead Precinct Implementation Plan; (4) Draft Statement of Commitments, outlining commitments to public benefits including State and local infrastructure provision or contributions, environmental management, mitigation and monitoring measures and clear indication of responsibilities; (5) Signed statement from the author of the EA confirming that the information is neither false nor misleading; and (6) Report from a quantity surveyor identifying the capital investment value of the Concept Plan.
Key Assessment Requirements	<ol style="list-style-type: none"> 1. Ownership and Title <ul style="list-style-type: none"> • Land title and ownership details for all parcels of land to form part of the development site. • Details of lease agreements, right of ways, covenants etc proposed for development such as pedestrian bridges to Westmead Hospital and Westmead train station and uses such as car parking for Westmead Hospital. 2. Site Analysis <ul style="list-style-type: none"> • Site and context analysis plan that identifies the relevant natural and built environmental features within and adjoining the site. • Survey Plan including site boundaries, levels, buildings to be retained and easements. • Plan showing how the proposal will integrate with future development on the surrounding properties, including Marist Brothers and NSW Health land. 3. Land Use <ul style="list-style-type: none"> • Identify proposed precincts, stages, timing, uses to be contained in each precinct, road and pedestrian networks. Reference should be made to design principles established in the draft Westmead Precinct Structure and Implementation Plans. • Identify alternative land uses for key worker accommodation areas, should a

	<p>satisfactory agreement not be reached between the proponent, the potential operator and the Department of Health.</p> <ul style="list-style-type: none"> • Confirm the extent and type of commercial development proposed for the pedestrian bridge between the UWS site and Westmead Hospital. • Table listing different land uses, FSR, development yield, site coverage for each use and total GFA for the development. <p>4. Urban Design and Built Form</p> <ul style="list-style-type: none"> • Indicative plans/sections of the proposed public domain showing the street network, linkages to adjoining sites, permeable spaces, car parking, solar access (with particular reference to the town square), landscape treatments and high quality public domain with active spaces/uses. • Indicative plans, elevations and sections showing height, bulk, scale of the proposed built forms (including buildings, town square and pedestrian bridges) in relation to existing and proposed site levels, buildings to be retained and the surrounding locality; • Sections showing relationship of buildings to the public domain, including any weather protection on major pedestrian routes and location of outdoor dining. • Pedestrian circulation diagram showing main pedestrian routes within the site, connections to adjacent uses (Westmead Station, Westmead Hospital, Marist Brothers site and T-way) and how level changes will be accommodated. • Active frontages diagram showing location of active frontages within the site, with particular reference to activation of frontages to the town square, Hawkesbury and Darcy Roads. • View analysis, including artist perspectives and photomontages. • Demonstrate that the type, height bulk, scale and design quality controls for future development, including road layouts and landscaping on the site will be able to respond to the location appropriately, addressing the draft Westmead Precinct Structure and Implementation Plans. <p>5. Bridge and Underpass</p> <ul style="list-style-type: none"> • Confirmation of all relevant land owner consents. • Legally binding agreement for the funding/delivery with RTA, RailCorp or other state agencies. • Detailed plans, elevations and sections of bridge linking Westmead hospital and underpass linking Westmead train station. • Staging and timing commitments for delivery of both bridge and underpass. • Address visual presentation of pedestrian bridge to the public domain and appropriateness of proposed width. <p>6. Amenity</p> <ul style="list-style-type: none"> • Shadow diagrams showing impact of proposed buildings within the development site and on adjoining land, with particular regard to the Marist Brothers site. • Address potential overlooking impacts from residential towers onto the Marist Brothers site. • Preliminary acoustic assessment, including proposed design and construction noise amelioration measures. <p>7. Traffic and Transport</p> <ul style="list-style-type: none"> • Traffic Study in accordance with the Roads and Traffic Authority's <i>Guide Traffic Generating Developments</i>, with particular regard to: <ul style="list-style-type: none"> ◦ Existing road capacity, expected impacts on local and regional roads and any upgrade requirements; ◦ Internal road layout and access arrangements; ◦ Pedestrian and bicycle linkages; and
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	<ul style="list-style-type: none"> o Access for emergency vehicles. • Transport Management and Accessibility Plan (TMAP) for the entire site, in accordance with the Ministry of Transport's <i>Interim TMAP Guidelines</i>, also including: <ul style="list-style-type: none"> o Staging/ Sequencing Plan; o Construction Management Plan; and o Voluntary Planning Agreement addressing MoT's requirements. • Car parking plans showing location and number of proposed car parks, allocation to proposed uses and evidence confirming adequacy. • Analysis of car parking rates compared to SREP 28 and Parramatta DCP 2005. <p>8. Heritage</p> <ul style="list-style-type: none"> • Heritage Impact Statement (HIS) assessing impacts of the proposed development on St Vincent's/ Westmead Boys Home and Mr Baileys Cottage, landscape elements and views to and from the site. • Archaeological assessment of the site, in accordance with listing under Parramatta Archaeological Unit 2893. <p>9. Landscape</p> <ul style="list-style-type: none"> • Landscape concept plan. • Arborist report identifying significant vegetation on the site. <p>10. Ecologically Sustainable Development</p> <ul style="list-style-type: none"> • Demonstrate how the development will satisfy ESD principles, including BASIX, water sensitive urban design measures, energy efficiency, recycling and waste disposal. <p>11. Geotechnical and Contamination</p> <ul style="list-style-type: none"> • Geotechnical report detailing matters such as the suitability of the site for its proposed uses, slope stability, erosion hazard, earthworks and retention methods and likely excavation/ construction methodology to meet Railcorp requirements. • Measures to be undertaken in accordance with SEPP 55 to address contamination issues. <p>12. Utilities and Infrastructure</p> <ul style="list-style-type: none"> • Utility and infrastructure servicing, demonstrating development can be adequately serviced for water supply, wastewater, stormwater, electricity, gas and communications. • Demonstrate appropriate provision of social infrastructure and services to supported expected population increase. • Potential impacts on rail infrastructure. <p>13. Drainage, Stormwater and Groundwater Management</p> <ul style="list-style-type: none"> • Identify drainage, stormwater and groundwater management issues including topography, on site stormwater detention, water sensitive urban design measures, drainage infrastructure, impacts on the rail corridor and Toongabbie and Parramatta River Creeks. <p>14. Developer Contributions</p> <ul style="list-style-type: none"> • Scope and justification of developer contributions between the proponent and the State (via relevant agencies including Roads and Traffic Authority and Ministry of Transport), based on the demand for services generated by the development and Department of Planning guidelines. • Scope and justification of developer contributions between the proponent and Parramatta City Council, based on existing Section 94 plans and Department of
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	Planning guidelines.
Consultation Requirements	<p>An appropriate and justified level of consultation should be undertaken with the following relevant parties during the preparation of the Environmental Assessment having regard to previous consultation.</p> <p>a) <i>Agencies and other authorities:</i></p> <ul style="list-style-type: none"> • Parramatta City Council; • Holroyd City Council; • NSW Health; • Westmead Hospital and Children's Hospital • NSW Ministry of Transport; • NSW Roads and Traffic Authority; • Railcorp • NSW Department of Conservation and Climate Change; • NSW Heritage Council; • NSW Department of Education and Training; • All relevant utility providers. <p>b) <i>Public</i></p> <ul style="list-style-type: none"> • Existing users of the site; • Surrounding land owners and users. <p>Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy.</p> <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>
Landowner's Consent	Landowner's consent (for each land parcel) is to be provided within the EA in accordance with clause 8F of the Environmental Planning & Assessment Regulation 2000.
Deemed refusal period	120 days
Documents to be submitted	<p>Fifteen (15) hard copies of the EA with plans to be to scale and A3 in size.</p> <p>Fifteen (15) copies of the EA and plans on CD-ROM (pdf format)</p>