

21 October 2022

Carlene York  
Commissioner  
NSW State Emergency Service  
PO BOX 6126  
Wollongong, NSW 2500

Dear Ms Carlene York,

**PROPOSED WORKS, WESTMEAD HOSPITAL  
NOTIFICATION OF ACTIVITY UNDER STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND  
INFRASTRUCTURE) 2021**

NSW Health Infrastructure (HI) is proposing a series of infrastructure improvement works at Westmead Hospital (Lot 1 in DP1194390 and Lot 4 in DP 1077852) to accommodate the future development of the Integrated Mental Health Complex (proposed separately as part of State Significant Development Application SSD-44034342). The proposed early works include:

- Demolition of the existing Brain Injury Rehabilitation Unit building, Casuarina Lodge and office buildings;
- Diversion of existing in-ground sewer and water services;
- Construction of a new access way to the P14 staff car park;
- Flood mitigation works; and
- Bulk earthworks and tree removal to accommodate the carrying out of the above works.

An overview of the proposed works is shown in the attachments.

Of relevance to the State Emergency Service, directly north of the site exists a water course referred to as Toongabbie Creek. Due to the proximity of this watercourse (approximately 115m), the site is affected by flooding including the Probable Maximum Flood (PMF) river flood event. Notwithstanding this, it is considered that the proposed works will not result in any significant flood impacts to the site or surrounding areas.

While this proposal does not require development consent from Council, we are required to assess its likely impacts in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979*. As per Section 2.13 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, we are notifying the State Emergency Service of our intention to carry out the activity and ask that you provide any comments on the proposal within 21 days from the date of this letter. These comments will then be considered in our assessment of the proposal.

If you wish to comment on the proposal, please provide your feedback to Katie Babula at [hi-info@health.nsw.gov.au](mailto:hi-info@health.nsw.gov.au) or NSW Health Infrastructure, Attention Katie Babula, Locked Bag 2030, St Leonards NSW 1590.






Yours sincerely

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

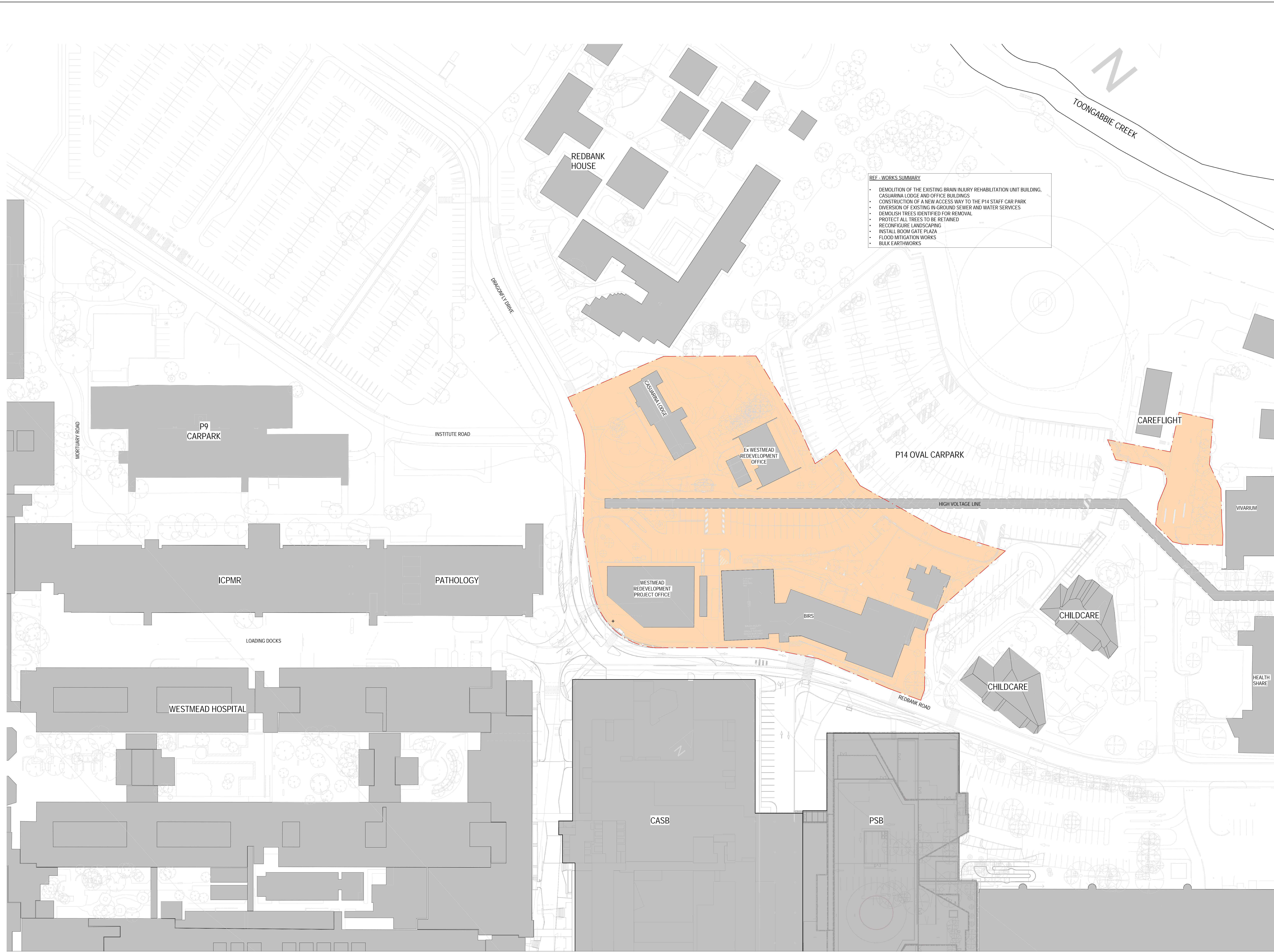
Katie Babula

Project Director

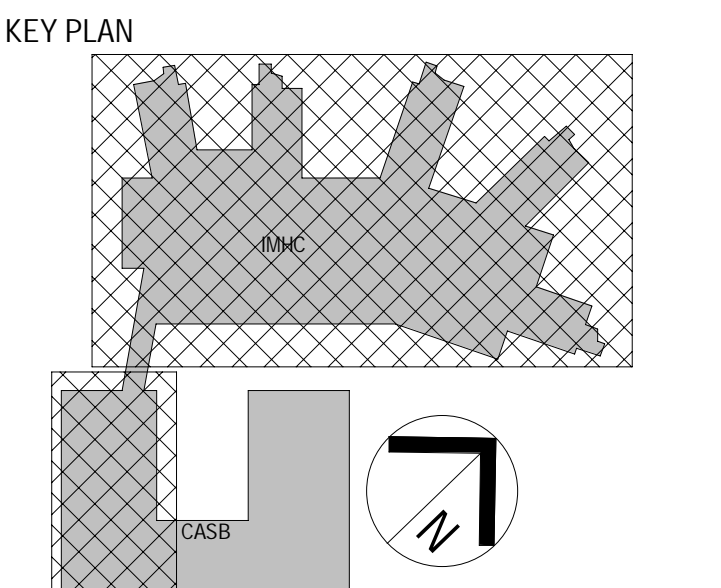
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- COLOUR LEGEND - REF DEMOLITION PLAN
-  SITE BOUNDARY
  -  BUILDINGS TO BE DEMOLISHED
  -  EXISTING IN-GROUND HIGH VOLTAGE TRENCH TO BE RETAINED & PROTECTED
  -  NEW ROADWORKS & BOOM GATES
  -  TREE REMOVAL

- REF - WORKS SUMMARY
- DEMOLITION OF THE EXISTING BRAIN INJURY REHABILITATION UNIT BUILDING, CASUARINA LODGE AND OFFICE BUILDINGS
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  - RECONFIGURE LANDSCAPING
  - INSTALL BOOM GATE PLAZA
  - FLOOD MITIGATION WORKS
  - BULK EARTHWORKS



NO	DATE	REF ISSUE	AMENDMENT
1		ISSUED	
2		ISSUED	



PROJECT MANAGER  
**CBRE**

CLIENT  
 **Health**  
 Sydney  
 Local Health District  
 **Health**  
 Infrastructure

**Jacobs**  
 Level 7, 177 Pacific Highway,  
 North Sydney, NSW, 2060  
 Tel: +61 2 9928 2100  
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PROJECT  
 CUMBERLAND WEST  
 MENTAL HEALTH  
 SERVICES RELOCATION


PROJECT NO.  
 IA250300  
 DRAWING TITLE  
 REF - EXISTING SITE  
 PLAN

STATUS  
**FOR INFORMATION**  
 DRAWN  
 RS  
 DESIGNED  
 JS  
 CHECKED  
 VDIRG  
 APPROVED  
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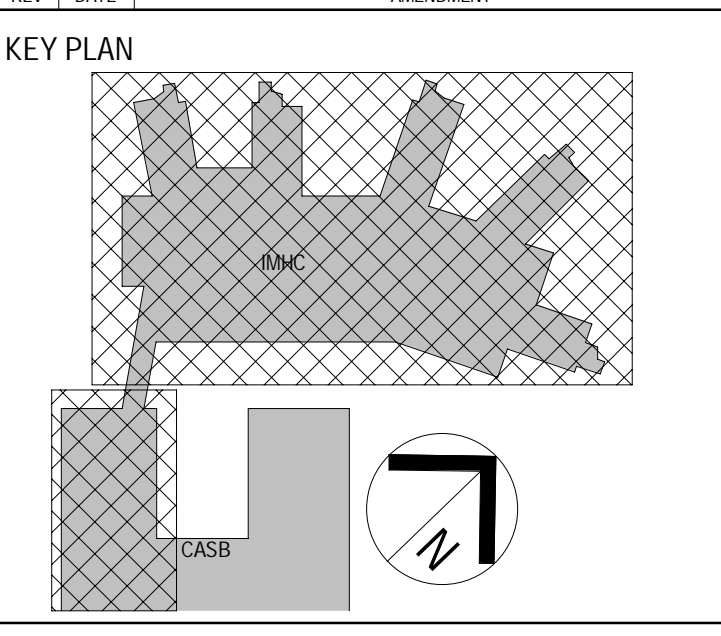
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 REVISION  
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PROJECT NO.  
 IA250300  
 DRAWING TITLE  
 REF - DEMOLITION PLAN

STATUS  
**FOR INFORMATION**  
 DRAWN Author      DESIGNED Designer  
 CHECKED Checker      APPROVED Approver

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 DRAWING NO.  
 IMHC-AR-DG-0251      REVISION  
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REF - WORKS SUMMARY

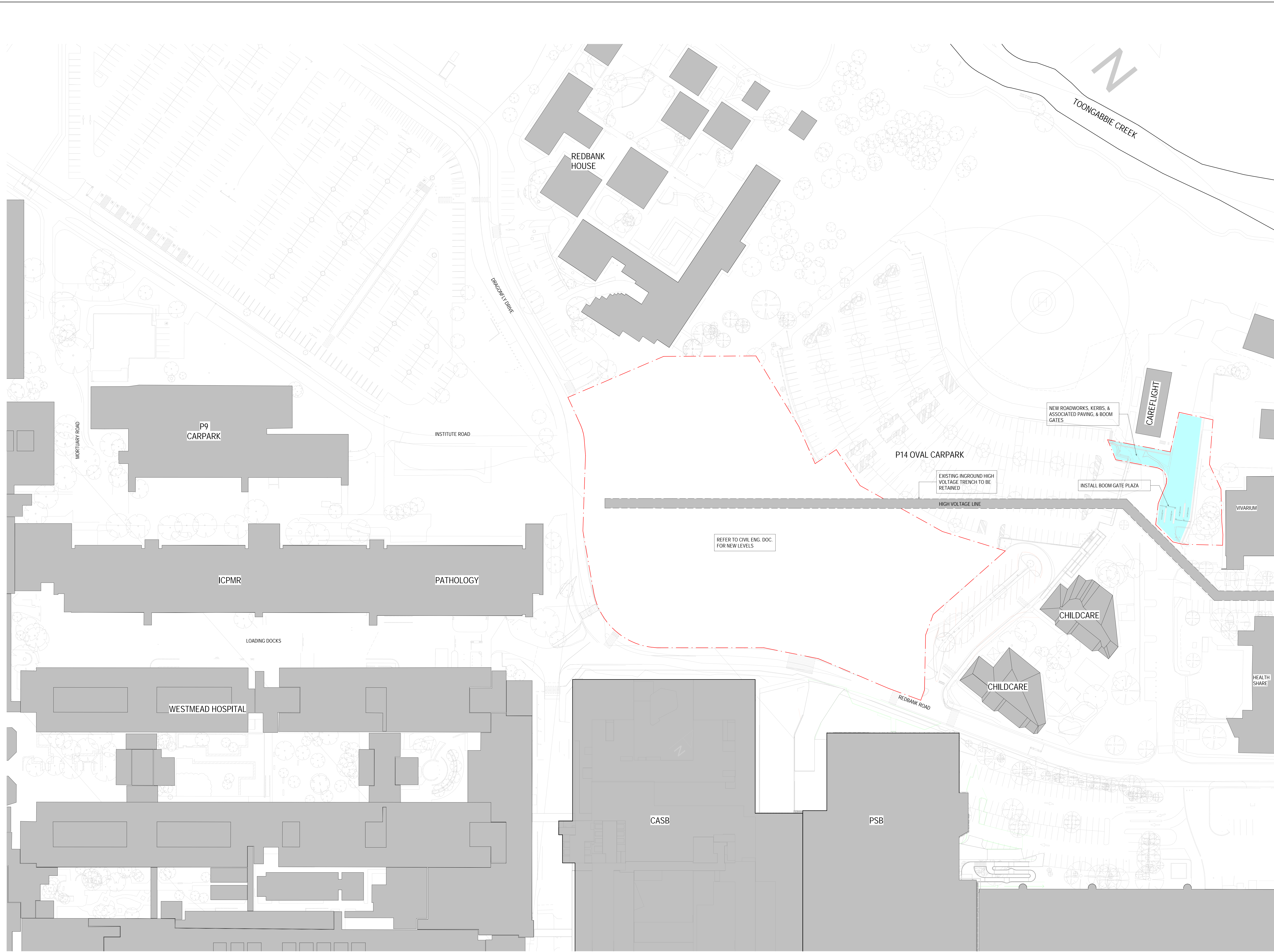
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DEMOLISH ASSOCIATED PAVING, KERBS AND ROADWORKS

EXISTING IN-GROUND HIGH VOLTAGE TRENCH TO BE RETAINED

BIM 360://IA/ACS0300-Cumberland West Mental Health/ACS0300.MAN.rvt  
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**NOTES**

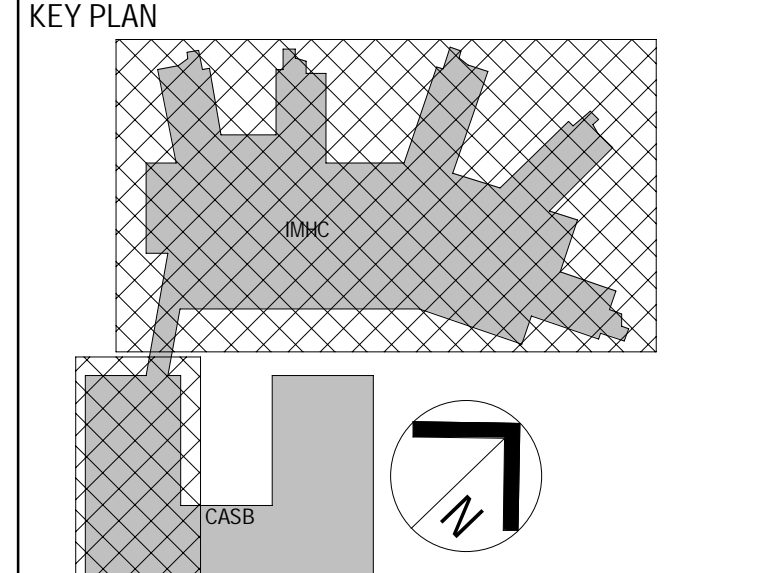
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	NEW ROADWORKS & BOOM GATES
	TREE REMOVAL

**KEY PLAN**

DATE	REV	ISSUE	AMENDMENT



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 Health Infrastructure

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**PROJECT**  
 CUMBERLAND WEST MENTAL HEALTH SERVICES RELOCATION

**PROJECT NO.**  
 IA250300

**DRAWING TITLE**  
 REF - PROPOSED SITE PLAN

**STATUS**  
 FOR INFORMATION

<b>DRAWN</b> Author	<b>DESIGNED</b> Designer
<b>CHECKED</b> Checker	<b>APPROVED</b> Approver

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**DRAWING NO.**  
 IMHC-AR-DG-0252

**REVISION**  
 2

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 7/10/2022 4:25:32 PM

Our Ref: ID 1764

24 November 2022

Lara Reynolds  
Ethos Urban  
173 Sussex Street  
Sydney NSW 2000

email: [REDACTED]

Dear Lara,

**Notification under section 2.13 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 in relation to the proposed works at Westmead Hospital Upgrade**

Thank you for the notification under section 2.13 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* in relation to the proposed works at Westmead Hospital, Westmead. It is understood that the proposed works include:

- demolition of the existing Brain Injury Rehabilitation Unit building, Casuarina Lodge and office buildings
- diversion of existing sewer and water services
- construction of a new access way to the staff car park
- flood mitigation works
- bulk earthworks and tree removal.

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunamis in NSW. This role includes, planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

The NSW SES has reviewed the proposed upgrade and the flood risk information (e.g. Upper Parramatta River Catchment Floodplain Risk Management Plan 2003, Upper Parramatta River Catchment Floodplain Risk Management Study Volume 3 - Floodplain Risk Management Plan 2003 etc.) available to the NSW SES, and have identified that the site is expected to be impacted during a Probable Maximum Flood (PMF) event. Based on this review, the NSW SES provides the following advice:

- consider the impact of flooding on the infrastructure.
- pursue, if relevant, site design and stormwater management that minimises any risk to the community.
- ensure workers and people using the facility during and after the upgrades are aware of the flood risk, for example by using signage.

- develop an appropriate business emergency plan to assist in being prepared for, responding to and recovering from flooding. The NSW SES has a template which can assist in this process: <http://www.sesemergencyplan.com.au/>.

Please feel free to contact Elspeth O'Shannessy via email at [rra@ses.nsw.gov.au](mailto:rra@ses.nsw.gov.au) should you wish to discuss any of the matters raised in this correspondence. The NSW SES would also be interested in receiving future correspondence regarding the outcome of this referral via this email address.

Yours Sincerely



Elspeth O'Shannessy  
Planning Coordinator, Emergency Risk Management  
NSW State Emergency Service

**From:** Andrew Crouch [REDACTED]  
**Sent:** Thursday, 1 December 2022 11:19 AM  
**To:** Lara Reynolds [REDACTED] Miles Hersey [REDACTED]  
**Cc:** Chris McGillick [REDACTED]  
**Subject:** RE: SES comments on REF

Hi Lara,

Thanks for the clarification.

For the REF, I have reviewed the SES letter you attached and their comments seem quite generic. I've copied their advice dot points below in blue and added our comments in red.

- consider the impact of flooding on the infrastructure.

The impact of flooding on infrastructure has been considered and is designed accordingly. Flood modelling demonstrates that the upgrade will not have a material impact on flood levels in the surrounding area.

- pursue, if relevant, site design and stormwater management that minimises any risk to the community.

The P14 car park ramp design includes local improvements to stormwater drainage. Flood modelling demonstrates that the upgrade will not have a material impact on flood levels in the surrounding area.

- ensure workers and people using the facility during and after the upgrades are aware of the flood risk, for example by using signage.

Workers on the site will be made aware of the flood risk as part of the site Emergency Response Sub-Plan that will be prepared. We agree with the suggestion for flood warning signage and this can be included in future design stages along the Care Flight access road. (HI to confirm they are happy with this, it would be signage similar to below)



- develop an appropriate business emergency plan to assist in being prepared for, responding to and recovering from flooding. The NSW SES has a template which can assist in this process: <http://www.sesemergencyplan.com.au/>.

Flood levels are not materially changed due to the proposed REF works. It would be inappropriate to prepare a Business Emergency Plan for the REF works in isolation. An



Emergency Management Plan is being prepared for the IMHC project as part of the SSDA application.

Let me know if you require any further clarifications or comments.  
Thanks

Andrew Crouch

[REDACTED]

Arup

Gadigal Country  
Barrack Place, Level 5, 151 Clarence Street  
Sydney, NSW, 2000, Australia

[REDACTED]

[arup.com](http://arup.com)

21 October 2022

Brett Newman  
Chief Executive Officer  
City of Parramatta Council  
126 Church Street,  
Parramatta NSW 2150

Dear Mr Brett Newman,

**PROPOSED WORKS, WESTMEAD HOSPITAL  
NOTIFICATION OF ACTIVITY UNDER STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND  
INFRASTRUCTURE) 2021**

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An overview of the proposed works is shown in the attachments.

Of relevance to the Council, directly north of the site exists a water course referred to as Toongabbie Creek. Due to the proximity of this watercourse (approximately 115m), the site is affected by flooding including the Probable Maximum Flood (PMF) river flood event. Notwithstanding this, it is considered that the proposed works will not result in any significant flood impacts to the site or surrounding areas.

While this proposal does not require development consent from Council, we are required to assess its likely impacts in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979*. As per Section 2.12 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, we are notifying Council of our intention to carry out the activity and ask that you provide any comments on the proposal within 21 days from the date of this letter. These comments will then be considered in our assessment of the proposal.






If you wish to comment on the proposal, please provide your feedback to Katie Babula at [hi-info@health.nsw.gov.au](mailto:hi-info@health.nsw.gov.au) or NSW Health Infrastructure, Attention Katie Babula, Locked Bag 2030, St Leonards NSW 1590.

Yours sincerely

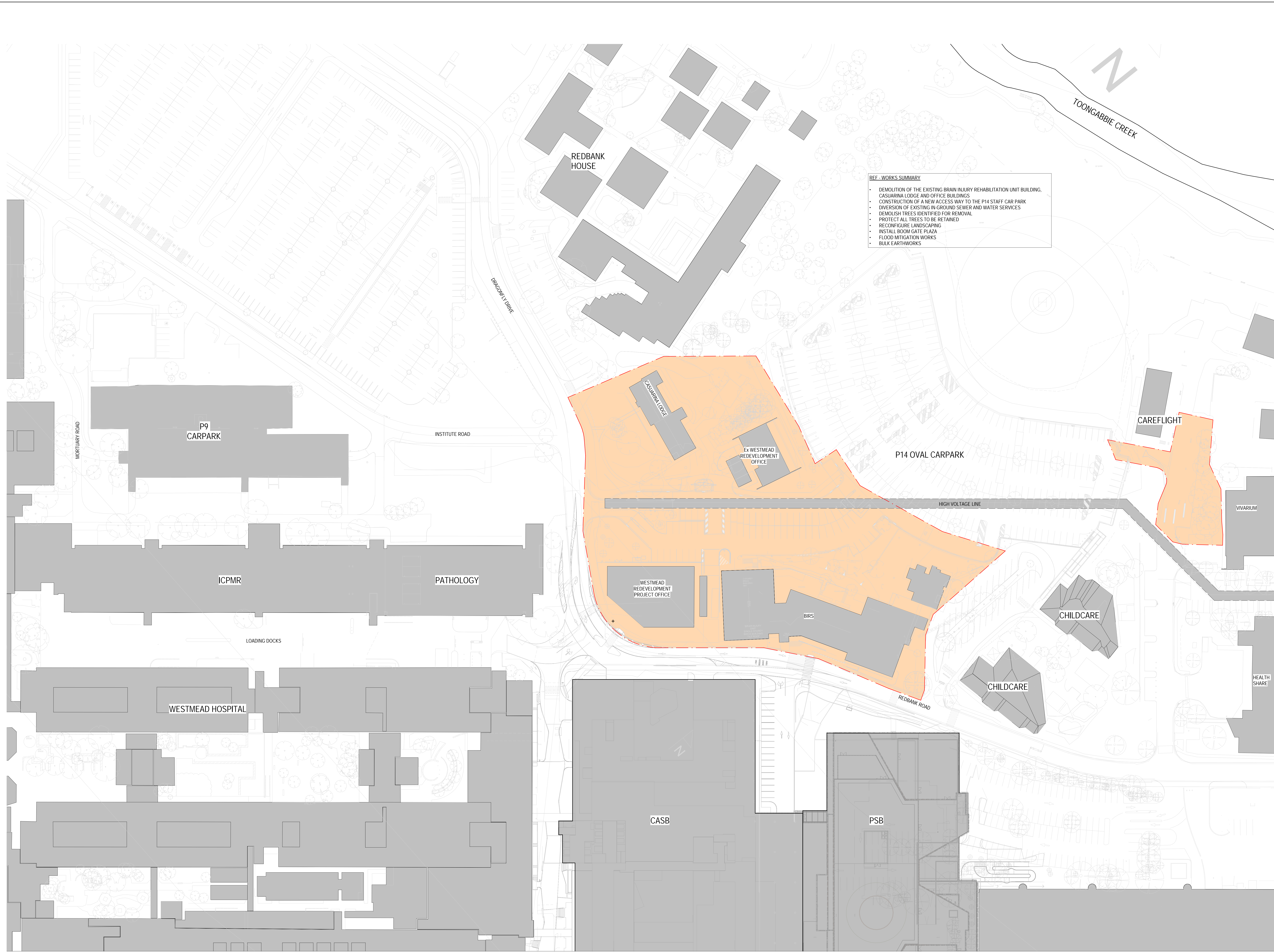
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Katie Babula  
Project Director

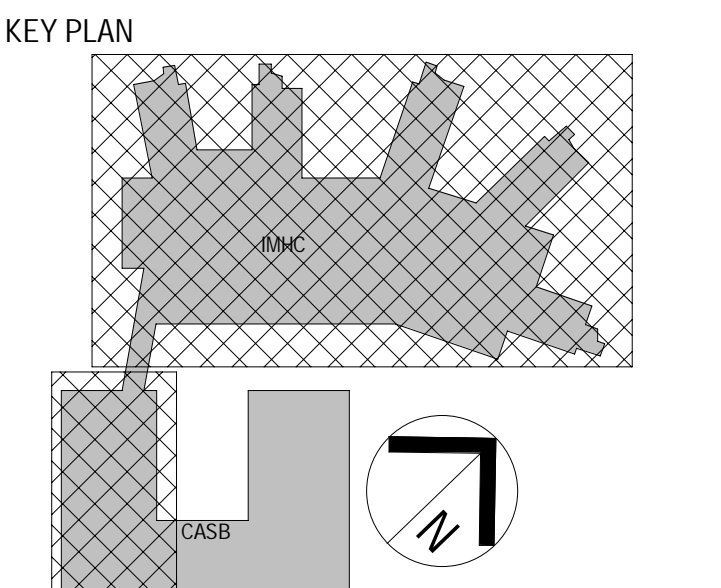
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PROJECT  
 CUMBERLAND WEST  
 MENTAL HEALTH  
 SERVICES RELOCATION

PROJECT NO.  
 IA250300  
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 REF - EXISTING SITE  
 PLAN

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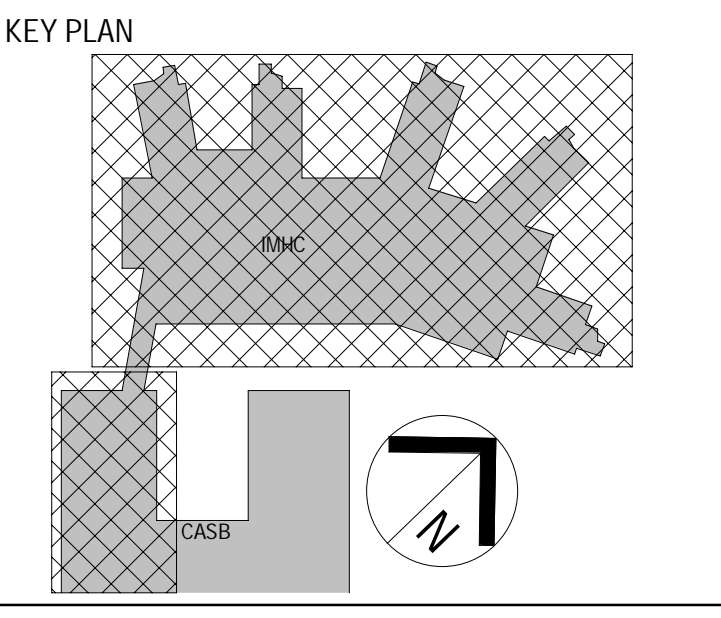
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HIGH VOLTAGE LINE

CARELIGHT

CHILDCARE

CHILDCARE

HEALTH SHARE

CASB

PSB

P9 CARPARK

P14 OVAL CARPARK

ICPMR

PATHOLOGY

WESTMEAD HOSPITAL

LOADING DOCKS

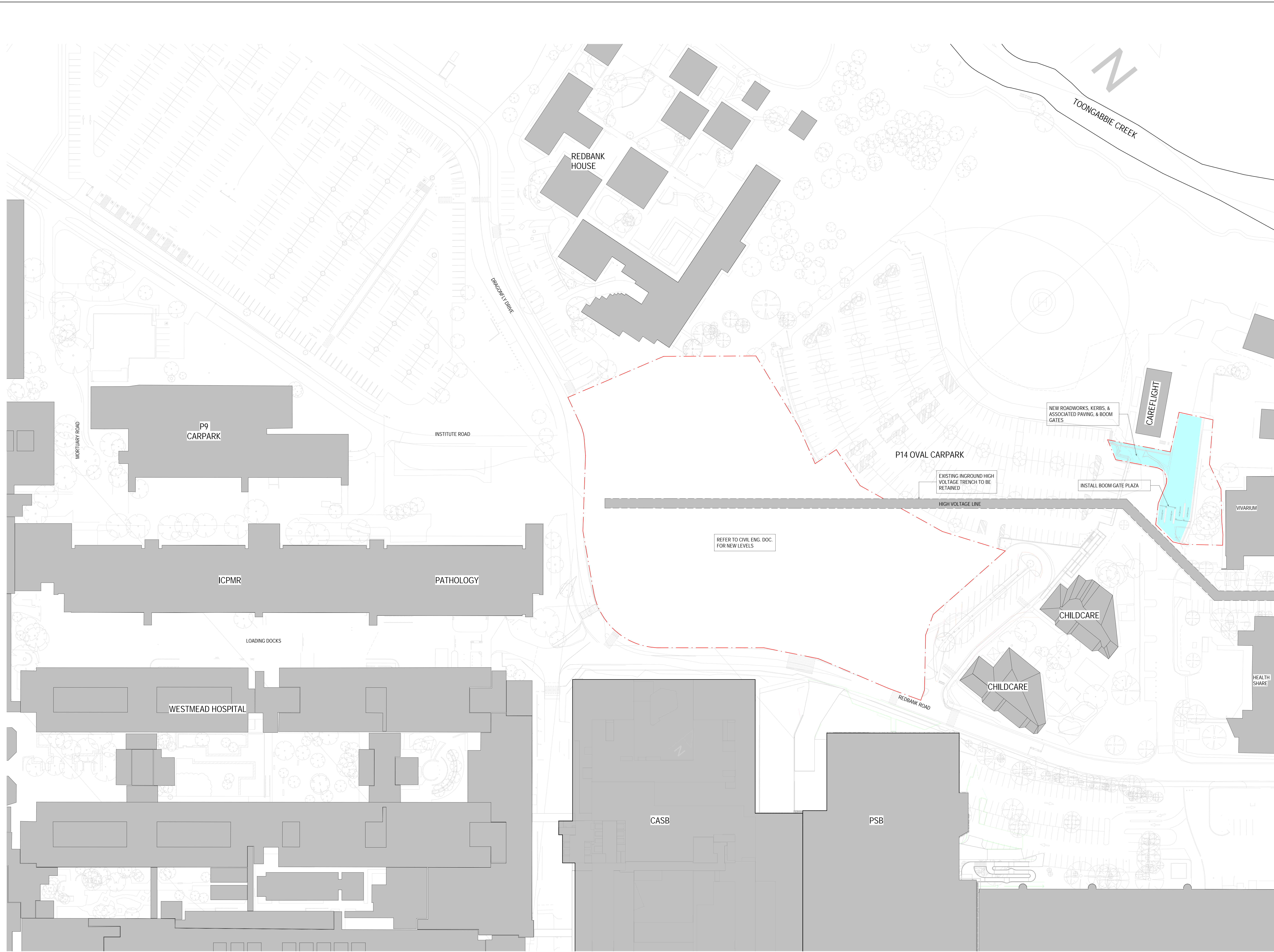
REDBANK HOUSE

TOONGABBIE CREEK

DRAGONFLY DRIVE

INSTITUTE ROAD

REDBANK ROAD



**NOTES**

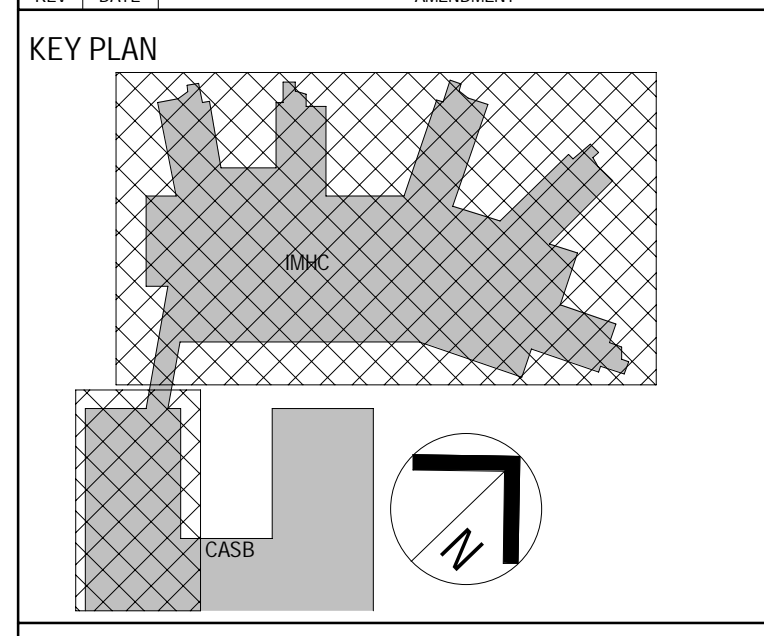
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**KEY PLAN**

DATE	REV	ISSUE	AMENDMENT



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**CLIENT**

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**REVISION**  
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7/10/2022 4:25:32 PM BIM 360://IA250300-Cumberland West Mental Health/IA250300/IA250300.MXD

**From:** [Paul Sartor](#)  
**To:** [Lara Reynolds](#)  
**Subject:** RE: Notification of Works at Westmead Hospital  
**Date:** Tuesday, 8 November 2022 3:00:22 PM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image008.png](#)  
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Hello Lara,

Thank you for sending this through.

I can confirm that Council has no comments regarding this REF.

Kind Regards,

**Paul Sartor**  
Senior Development Assessment Officer | City Significant Development

[REDACTED]

City of Parramatta  
126 Church Street, Parramatta NSW 2150  
PO Box 32, Parramatta, NSW 2124  
[cityofparramatta.nsw.gov.au](http://cityofparramatta.nsw.gov.au)



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**From:** Lara Reynolds [REDACTED]  
**Sent:** Monday, 24 October 2022 10:09 AM  
**To:** PCC Council <council@cityofparramatta.nsw.gov.au>  
**Subject:** Notification of Works at Westmead Hospital

\*\*\*[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. \*\*\*

To whom it may concern,

Please see the attached Notification Letter regarding the future proofing and site establishment works proposed at Westmead Hospital. The proposed works are being carried out as Development Without Consent under *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP). As such, Health Infrastructure is currently preparing a Review of Environmental Factors (REF) for this development.

Pursuant to Section 2.12 of the TI SEPP, we are notifying you of the proposal. We request that you provide any comments within 21 calendar days of the date of this letter. Should no correspondence be received in writing within the requested timeframe, we will assume that Council has no comment regarding this development, and we will finalise the REF accordingly.

If you have any further questions, please let me know.

Kind regards,

---

Lara Reynolds



W. [ethosurban.com](http://ethosurban.com)

173 Sussex Street  
Sydney NSW 2000  
(Gadigal Land)

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2022**



*Ethos Urban acknowledges and pays respect to the past, present and emerging Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.*

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