



8 APRIL 2022

Response to Submissions Report Lang Walker AO Medical Research Building - Macarthur

TERRY ROAD OR 100 PARKSIDE CRESCENT

CAMPBELLTOWN

PART LOT 2 DP 1261062

Submitted to the Department of Planning, Industry and Environment
Prepared for Western Sydney University

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GLOSSARY AND ABBREVIATIONS

| Abbreviation | Meaning |
|----------------------------|--|
| ACHAR | Archaeological Cultural Heritage Assessment Report |
| AEP | Annual exceedance probability |
| AHIP | Aboriginal Heritage Impact Permit |
| AHD | Australian height datum |
| ASR | Archaeological Survey Report |
| BCA | Building Code of Australia 2019 Amendment 1 |
| Council | Campbelltown City Council |
| DCP | Campbelltown Sustainable City Development Control Plan 2015 |
| DPIE | Department of Planning, Industry and Environment |
| EP&A Act | <i>Environmental Planning and Assessment Act 1979</i> |
| EP&A Regulation | <i>Environmental Planning and Assessment Regulation 2000</i> |
| EIS | Environmental Impact Statement |
| FFL | Finished floor level |
| FPL | Flood planning level |
| GANSW | Government Architect NSW |
| GFA | Gross floor area |
| HI | Health Infrastructure |
| Ingham Institute | Ingham Institute of Applied Medical Research |
| MCS | Macarthur Clinical School |
| PMF | Probable maximum flood |
| RAP | Registered Aboriginal Parties |
| RFS | Rural Fire Service |
| SEARs | Secretary's Environmental Assessment Requirements |
| SSDA | State significant development application |
| Submissions Report | Response to Submissions Report |
| SWSLHD | South Western Sydney Local Health District |
| UNSW | University of New South Wales, Sydney |
| WSU | Western Sydney University |

SUMMARY

Background

1. This Response to Submissions Report ([Submissions Report](#)) is submitted to the Department of Planning, Industry and Environment (DPIE) in support of a State Significant Development Application (SSDA) for a health research facility at part Lot 2 DP 1261062.
2. The site is known as Therry Road or 100 Parkside Crescent, Campbelltown.
3. The Environmental Impact Statement (EIS) and accompanying documentation was publicly exhibited between Friday 19 November 2021 and Thursday 16 December 2021.
4. During the exhibition period, submissions were received from ten public agencies and one member of the public. No submissions were received from stakeholder groups, organisations or special interest groups.
5. This [Submissions Report](#) provides a response to the issues raised in the submissions and additional assessment and information to assist DPIE in their assessment of SSD-17491477.

Project Overview

6. The State Significant Development Application was lodged under Part 4 of the [Environmental Planning and Assessment Act 1979](#) (the EP&A Act) and seeks development consent for the redevelopment of the site as a 'health research facility' with ancillary retail and landscaping. The facility will be known as the Lang Walker AO Medical Research Building - Macarthur.
7. The Lang Walker AO Medical Research Building - Macarthur is a project in partnership between Western Sydney University (WSU), the South Western Sydney Local Health District (SWSLHD), Health Infrastructure (HI), the Ingham Institute of Applied Medical Research (Ingham Institute), and the University of New South Wales, Sydney (UNSW).
8. By combining people-centred health research facilities with public engagement spaces, the proposed Lang Walker AO Medical Research Building - Macarthur will create a unique and exciting opportunity for community interaction and ownership.
9. The health research facility will be located adjacent to the Macarthur Health and Education Precinct, within the existing Campbelltown hospital campus. The vision for the proposed Lang Walker AO Medical Research Building - Macarthur established by the partnership is for the research facility to become part of an 'integrated hospital and research precinct delivering world-class research and improved health outcomes for the Macarthur region and wider community'.
10. Lang Walker AO Medical Research Building - Macarthur will focus on five research themes relevant to the population of south western Sydney:
 - mental health,
 - diabetes and obesity,
 - paediatrics and adolescent health,
 - Indigenous health, and
 - addiction medicine.
11. The goal established for the proposed health research facility is to become a:

co-located medical research centre that will facilitate scientific, clinical and industry collaboration whilst providing a bench-to-bedside approach enabling greater translation of research from medical discovery to the development of new prevention strategies, diagnostics, and more effective treatments.

12. The proposal involves the construction and use of a five-storey building of 4,607.18m² of gross floor area (GFA). There has been a reduction in gross floor area by 256.62m² due to design development since the original application.
13. The development comprises:
 - demolition of the existing helicopter landing site;
 - bulk earthworks over the site;
 - construction of a five-storey health research facility comprising:
 - lower ground level 02
 - lower ground level 01
 - ground level 00
 - level 01
 - level 02;
 - use and fit-out of the health research facility;
 - use of ancillary retail as a restaurant and/or café;
 - external bridges connecting the health research facility to the Macarthur Clinical School to the south and Building D to the north;
 - a new service bay at the south-west corner of the building;
 - associated civil infrastructure works and diversion of existing infrastructure within the development footprint; and
 - associated landscaping.

Overview of Submissions

14. A total of 11 submissions were received during the public exhibition period.
15. The following government agencies and authorities made a submission on the proposal:
 - NSW Environment and Protection Authority
 - Department of Planning, Industry and Environment Hazards Branch
 - Environment, Energy and Science Group
 - Government Architect
 - Transport for NSW
 - Heritage NSW
 - Rural Fire Service
 - Sydney Water
 - Endeavour Energy
 - Campbelltown City Council
16. One member of the general public made a submission.
17. No submissions were made by stakeholder groups, organisations or special interest groups.

Conclusion

18. The Environmental Impact Statement addresses the Secretary's Environmental Assessment Requirements (SEARs) and the [Submissions Report](#) addresses issues raised by government agencies, authorities, and the community that were made following public exhibition of the State Significant Development Application
19. The Environmental Impact Statement and [Submissions Report](#) conclude that the proposed Lang Walker AO Medical Research Building - Macarthur is compatible with the current and emerging future character of the Campbelltown Hospital precinct and wider Campbelltown Local Government Area.
20. The assessment of the proposal against the [Environmental Planning and Assessment Act 1979](#), relevant environmental planning instruments, strategic policies and plans, and development controls has concluded that:
 - all the required provisions of the [Environmental Planning and Assessment Act 1979](#) and the [Environmental Planning and Assessment Regulation 2000](#) have been satisfied;
 - the proposal is in accordance with the relevant objectives, visions, and aims of strategic planning documents relevant to the site;
 - the proposal is in accordance with the relevant objectives, standards, and provisions contained in the relevant State Environmental Planning Policies and draft State Environmental Planning Policies; and
 - the assessment reveals no outstanding social, economic, natural or built environment issue that cannot be mitigated or managed to an acceptable level of performance.
21. The proposed development is another step in cementing Campbelltown as a Health and Education Precinct which responds to local and broader communities health needs and to provide educational and employment opportunities.
22. In consideration of the above, the proposed development is an acceptable redevelopment of redundant infrastructure and approval is in the public interest.
23. Importantly, the analysis highlights the key merits of the project which unlocks the development potential of a site uniquely suited to the proposed development and that is consistent with all planning controls and strategic visions.
24. It is therefore requested that the Minister for Planning (or his delegate) support this State Significant Development Application which will increase the emerging cluster of health and education uses around the existing Campbelltown Hospital campus.

1. INTRODUCTION

1.1 Application Background

25. On 2 November 2021, an Environmental Impact Statement (EIS) was submitted to the Department of Planning, Industry and Environment (DPIE) by Walker MMRC Services Pty Ltd (Walker) on behalf of Western Sydney University (WSU) in support of an application for a State Significant Development Application (SSDA), application number SSDA-17491477.
26. The proposed development is located at part Lot 2 DP 1261062 and is known as Therry Road or 100 Parkside Crescent, Campbelltown.
27. The SSDA for the health research facility is a 'Crown development application' as it is a development application made by Walker on behalf of the Crown (i.e. WSU).

1.2 Project Background

28. The Lang Walker AO Medical Research Building - Macarthur is a development in partnership between Western Sydney University (WSU), the South Western Sydney Local Health District (SWSLHD), Health Infrastructure (HI), the Ingham Institute of Applied Medical Research (Ingham Institute), and the University of New South Wales, Sydney (UNSW).
29. By combining people-centred health research facilities with public engagement spaces, the proposed Lang Walker AO Medical Research Building - Macarthur will create a unique and exciting opportunity for community interaction and ownership.
30. The SSDA has been lodged under Part 4 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and seeks development consent for the redevelopment of the site as a 'health research facility' with ancillary retail and landscaping. The facility will be known as the Lang Walker AO Medical Research Building - Macarthur.

1.3 Overview of Proposal

31. The proposal involves the construction and use of a five-storey building of 4,607.18m² of gross floor area (GFA). The development comprises:
 - demolition of the existing helicopter landing site;
 - bulk excavation over the site involving cut and fill;
 - construction of a five-storey health research facility;
 - use and fit-out of the health research facility;
 - use of ancillary restaurant and/or café. There will be a separate application for fit out once a tenant is confirmed;
 - external bridges connecting the Lang Walker AO Medical Research Building - Macarthur to the Macarthur Clinical School (MCS) to the south and Building D to the north;
 - a new service bay at the south-west corner of the building;
 - civil infrastructure works and diversion of existing infrastructure within the development footprint; and
 - associated landscaping.

32. The project team engaged a range of suitably qualified persons to assist with preparing the plans and technical documentation for the original [EIS](#) and [Submissions Report](#). The project team and specialist consultants are detailed in **Table 1** below.

Table 1: Summary of project team

| Discipline | Consultant | Title of Report |
|--------------------------------|---------------------------|---|
| Applicant | Western Sydney University | <i>Not applicable</i> |
| Accessibility | Group DLA | <i>Access Planning Review Report, 14 10 2021</i> <i>RE: Lang Walker AO Medical Research Centre – LWMRB , Macarthur – SSD-17491477 Response to Submissions – Accessibility Statement – Rev B, 05 04 2022</i> |
| Acoustic | PWNA | <i>Acoustic Assessment, 09 11 2021</i> |
| Aeronautical | AviPro | <i>Aviation Impact Assessment Report, 07 10 2021</i> |
| Architecture | BVN | <i>BVN-AR-01A A00-001 to BVN-AR-19U A00-002, 14 10 2021 (issue 04)</i> <i>BVN-AR-01A A00-001, BVN-AR-10A A00-001, BVN-AR-10A A00-003, BVN-AR-10T A00-001, BVN-AR-11B B01-000, BVN-AR-11B B02-000, BVN-AR-11B L00-000, BVN-AR-11B L01-000, BVN-AR-11B L02-000, BVN-AR-11B L03-000, BVN-AR-11C A00-001, BVN-AR-11C A00-002, BVN-AR-11D A00-001, BVN-AR-19U A00-002, issue 07, 18 03 2022</i> <i>Response to Submissions, 23 03 2022</i> <i>Response to Submissions – GANSW, 23 03 2022</i> |
| BCA | Group DLA | <i>Building Code of Australia 2019 Amendment 1 (BCA) Capability Statement, 29 10 2021</i> <i>Building Code of Australia 2019 Amendment 1 (BCA) Capability Statement, 22 03 2022</i> |
| Biodiversity | Biosis | <i>Biodiversity Development Assessment Report Waiver, 19 10 2021</i> |
| Bushfire | BlackAsh | <i>Bushfire Assessment Report for the EIS, 05 11 2021</i> <i>RE: Lang Walker AO Medical Research Building LWMRB , Macarthur – SSD-17491477 Response to Submissions, 25 03 2022</i> |
| Civil and stormwater | TTW | <i>Macarthur Medical Research Centre, 14 10 2021</i> <i>Macarthur Medical Research Centre, 23 03 2022</i> |
| Construction management | CPM Consulting | <i>Construction Management Plan, October 2021</i> |
| Consultation | WSP | <i>Consultation Outcomes Report, 07 10 2021</i> |
| Contamination | Douglas Partners | <i>Detailed Site Investigation (Contamination) with Limited Sampling, 19 08 2021</i> |
| CPTED | LCI | <i>Crime Prevention through Environmental Design Report, 20 10 2021</i> <i>RE: Security and CPTED – Macarthur Medical Research Centre, Campbelltown, 22 03 2022</i> |

| Discipline | Consultant | Title of Report |
|-------------------------------------|--------------------|---|
| ESD | LCI | <i>Environmentally Sustainable Design Strategy, 19 10 2021</i> |
| Flooding | TTW | <i>Civil SSDA - Flood Assessment and Stormwater Management Report, 20 10 2021</i> <i>Civil SSDA - Flood Assessment and Stormwater Management Report, 25 03 2022</i> |
| Geotechnical | TTW | <i>Report on Preliminary Geotechnical Investigation, 02 07 2021</i> |
| Hazard management | WSP | <i>SEPP 33 Preliminary Hazard Analysis, 12 10 2021</i> |
| Heritage | Biosis | <i>Archaeological Survey Report, 21 10 2021</i> <i>Historical Heritage Assessment, 28 10 2021</i> <i>Aboriginal Cultural Heritage Assessment Report, 27 01 2022</i> |
| Landscape | Turf | <i>SSDA - Landscape - Lang Walker AO Medical Research Building, Macarthur. 14 10 2021</i> <i>SSDA - Landscape - Lang Walker AO Medical Research Building, Macarthur. 18 03 2022</i> <i>RE: Response to Department of Planning, Industry and Environment, 23 03 2022</i> |
| Quantity surveyor | Altus | <i>Capital Investment Value Report, 20 10 2021</i> |
| Sediment and erosion control | TTW | <i>Sediment and erosion control, 14 10 2021</i> |
| Social impact assessment | WSP | <i>Social Impact Assessment, 05 11 2021</i> |
| Structural | TTW | <i>Structural SSDA Report, 14 10 2021</i> |
| Survey | LTS Lockley | <i>Plan of detail, 23 08 17</i> |
| Town Planner | Walker Corporation | <i>Environmental Impact Statement, 02 11 2021</i> <i>Response to Submissions Report, 06 04 2022</i> |
| Traffic and transport | PTC | <i>Transport and Accessibility Impact Assessment, 10 11 2021</i> <i>Transport and Accessibility Impact Assessment, 06 04 2022</i> <i>Exhibition of State Significant Development Application Lang Walker AO Medical Research Building – Macarthur Application No SSD-17491477, 22 03 2022</i> |
| Utilities | LCI | <i>Utilities Impact Statement, 14 10 2021</i> <i>RE: Lang Walker AO Medical Research Building – LWMRB , Macarthur – SSD-17491477 Response to Submissions – Sydney Water, 23 03 2022</i> |
| Waste Management Plan | SLR | <i>Waste Management Plan, 13 10 2021</i> |
| Wind | RWDI | <i>Pedestrian Wind Assessment, 15 10 2021</i> |

1.4 Actions Taken Following Public Exhibition

33. The [EIS](#) and accompanying documentation was publicly exhibited between Friday 19 November 2021 and Thursday 16 December 2021.
34. 11 submissions were made on the proposed health research facility.
35. On 21 December 2021, the project team received a request from [DPIE](#) for a written response to each of the issues raised in the submissions.
36. The project team undertook a review of the proposal in response to the items raised by the submitters.
37. Consultation with relevant stakeholders and authorities was undertaken to discuss the proposed building and landscaping design, and submissions received.
38. The proposed architectural design, landscaping design, and civil design, along with a number of the supporting technical reports were updated to reflect the submissions received.
39. Walker Corporation, in its capacity as the town planning consultant for the proposed health research facility, then prepared this [Submissions Report](#).

2. ANALYSIS OF SUBMISSIONS

2.1 Overview

40. A total of 11 submissions were received in response to the public exhibition of SSD-17491477. Ten submissions were received by government authorities and agencies, and one submission was received from a member of the public.
41. No submissions were received from stakeholder groups, organisations or special interest groups.
42. Of the submissions:
 - seven were received in support of the application, requesting additional information;
 - three submissions were made commenting on the application; and
 - one submission was made as an objection.
43. No form letters or petitions were received in response to public exhibition of the proposed health research facility.
44. The project team has prepared a response to each of the submissions received.
45. Refer to **Section 4** for a detailed response to each submission received.

2.2 Government Agency Submissions

46. The following State government agencies made a submission during the public exhibition period:
 - NSW Department of Planning, Industry and Environment
 - [DPIE](#) Environment, Energy and Science Group
 - Heritage NSW
 - NSW Environmental Protection Authority
 - Transport for NSW
 - Government Architect
 - Rural Fire Service
 - Sydney Water
47. The following local government agency made a submission on the proposed health research facility:
 - Campbelltown City Council
48. No government agency or authority objected to the proposed health research facility.

2.3 Community Submissions

49. One member of the public made a submissions on the proposed health research facility. The submission was an objection due to parking, road congestion, and noise concerns.
50. The submitter is located less than five kilometres away from the site.

2.4 Categorisation of Issues

51. In accordance with the [State significant development guidelines – preparing a submissions report](#), prepared by DPIE, dated July 2021, the issues raised by the submitters have been grouped into the following categories:

- A. **Project Matters**
- B. **Procedural Matters**
- C. **Economic, Environmental, and Social Impacts**
- D. **Justification and Evaluation**
- E. **Issues Beyond the Scope**

52. An analysis of the submission received and their categorisation has been visually represented in the chart in **Figure 1** and detailed below.

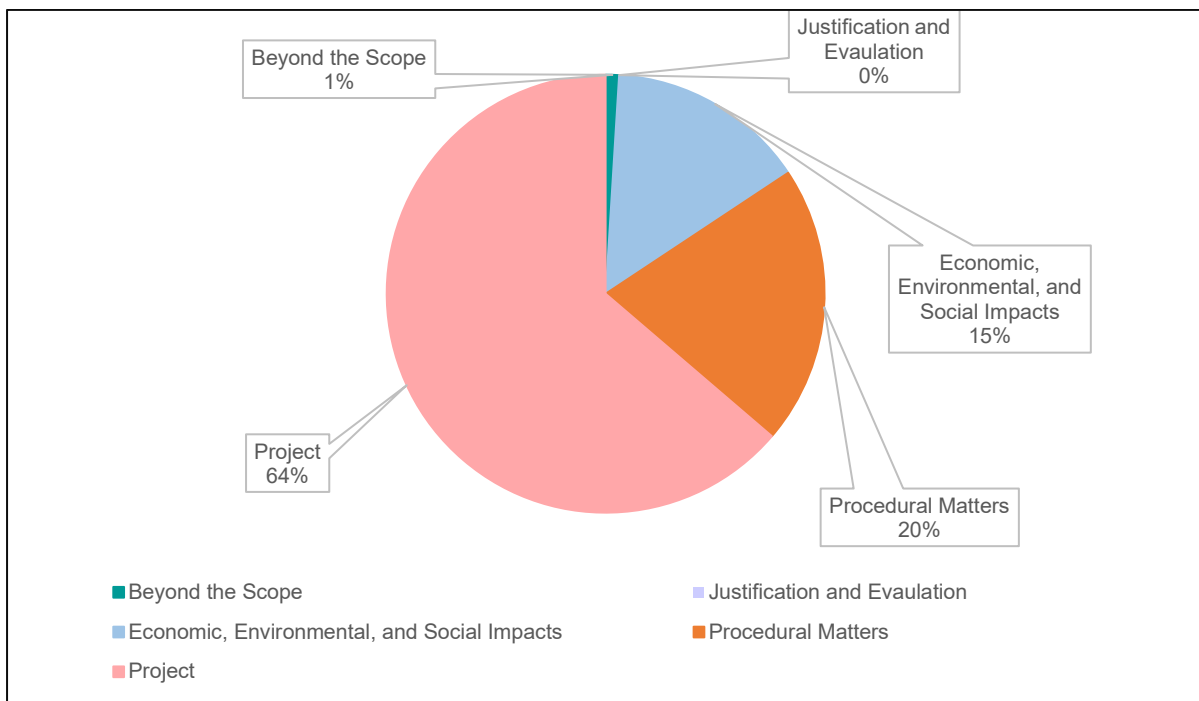


Figure 1: Chart illustrating the categorisation of issues raised in the submissions and percentage of submissions per category.
Source: Walker Corporation

Project Matters

53. Submissions categorised as 'project matters' were centred around the proposed building design, proposed landscape design, vehicle access, and bicycle parking.

54. Submissions relating to project matters accounted for 64% of the submissions received.

Procedural Matters

55. Submissions categorised as 'procedural matters' related to the level or quality of engagement and compliance with the SEARs.

56. Procedural matters submissions accounted for 20% of the submissions received.

Economic, Environmental and Social Impacts

57. Submissions made regarding 'economic, environmental and social impacts' were focussed on project elements such as amenity, flooding, and heritage. Submissions in this category accounted for 15% of the submissions received.

Justification and Evaluation

58. In accordance with the abovementioned [DPIE](#) guidelines, submissions relating to 'justification and evaluation' deal with consistency of the project with Government plans, policies or guidelines.
59. No submissions were made regarding to justification and evaluation matters.

Issues Beyond the Scope

60. Submissions that identify as 'issues beyond the scope' comprise broader policy issues or issues deemed not relevant to the project.
61. One submission was made that was categorised as beyond the scope. This represents 1% of the submissions made.

3. ACTIONS TAKEN SINCE EXHIBITION

62. This section addresses the actions the project team has undertaken since public exhibition of SSD-17491477 relating to refinement of and amendments to the project, additional assessment regarding impacts of the project, and further community engagement.
63. The proposed amendments are summarised below and detailed in the amended architectural plans at **Appendix K**, amended landscape plans at **Appendix L**, and amended civil plans at **Appendix M**.

3.1 Design Amendments

Bicycle Parking Spaces

64. Feedback received from **DPIE** and **GANSW** indicated a preference for additional bicycle parking spaces to be included as part of the project.
65. In response, the project team have included an additional three bicycle parking racks on Parkside Crescent.
66. Each of the bicycle racks will be double stacked. Therefore, there will be a total of 12 bicycle parking spaces provided for the proposed health research facility.
67. **Figure 2** depicts the three bicycle parking racks as originally proposed. **Figure 3** depicts the six bicycle parking racks as now proposed.

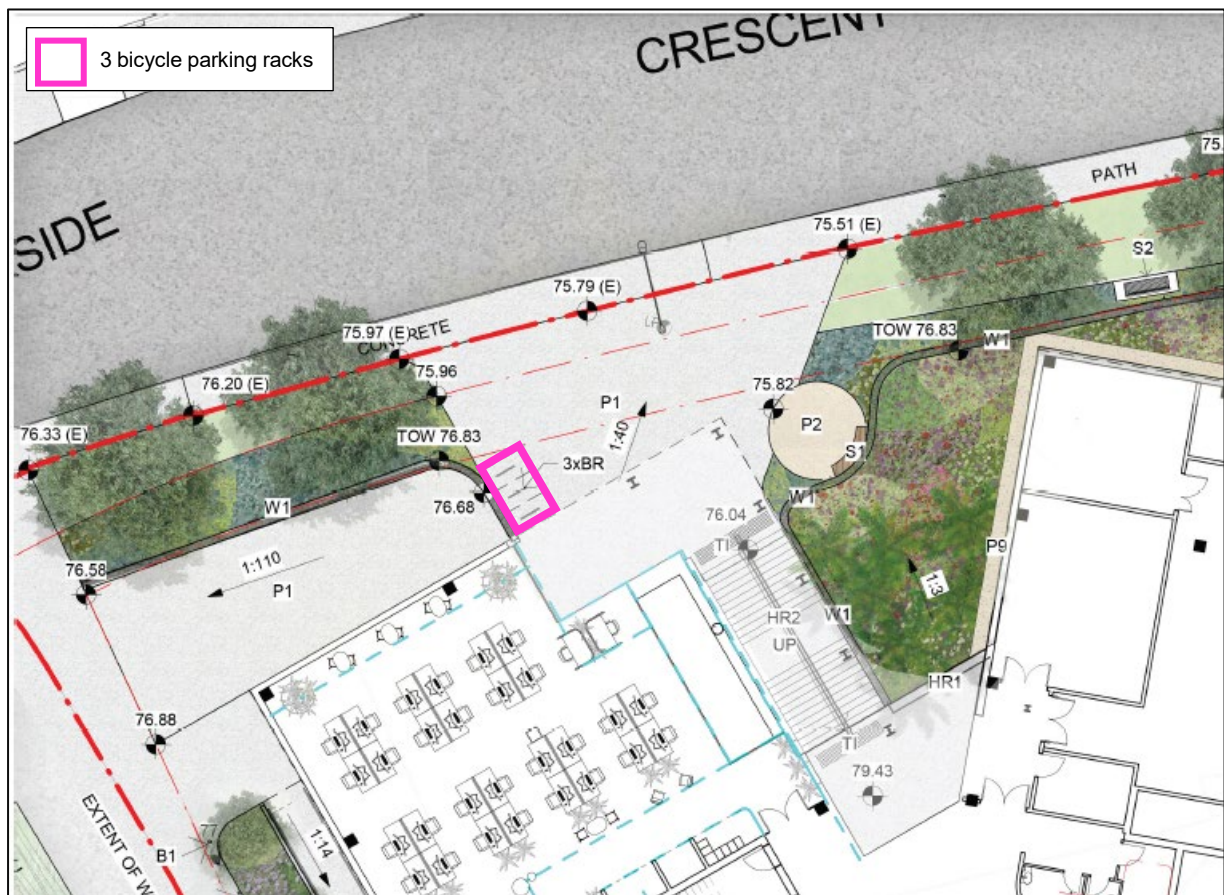


Figure 2: Original landscape plan illustrating three bicycle parking racks on Parkside Crescent. Source: Turf

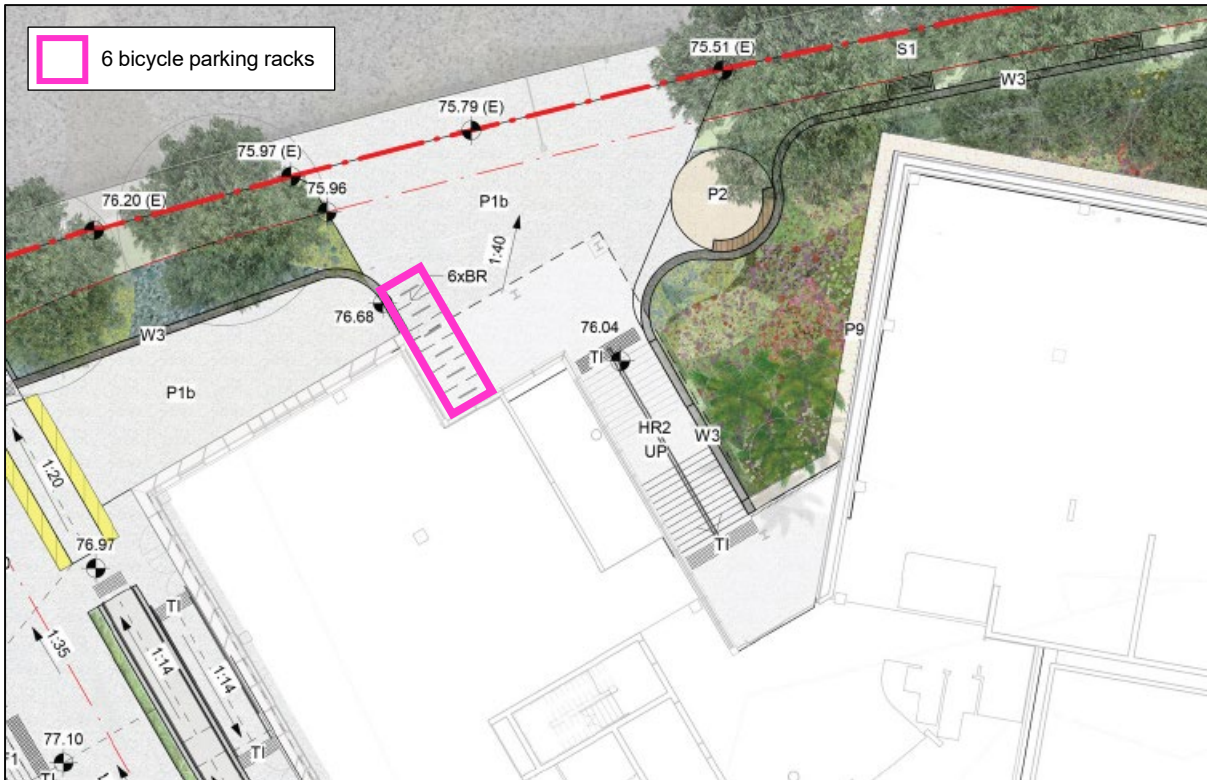


Figure 3: Revised landscaping plan illustrating six bicycle parking racks on Parkside Crescent. Source: Turf

Loading Bay

68. In their submission on the proposed health research facility, Council requested the loading bay be relocated so it would not be visible from Parkside Crescent.
69. In response, the project team have relocated the loading bay from the Parkside Crescent frontage to sit within the existing service bay between the proposed health research facility and existing MCS.
70. The hardstand area previously nominated as the loading bay is required to remain in order to facilitate the turning circle of waste management vehicles. Refer to **Section 1.1** of **Appendix C** for further detail.
71. **Figure 4** depicts the loading bay location as originally proposed. **Figure 5** depicts the revised loading bay location.

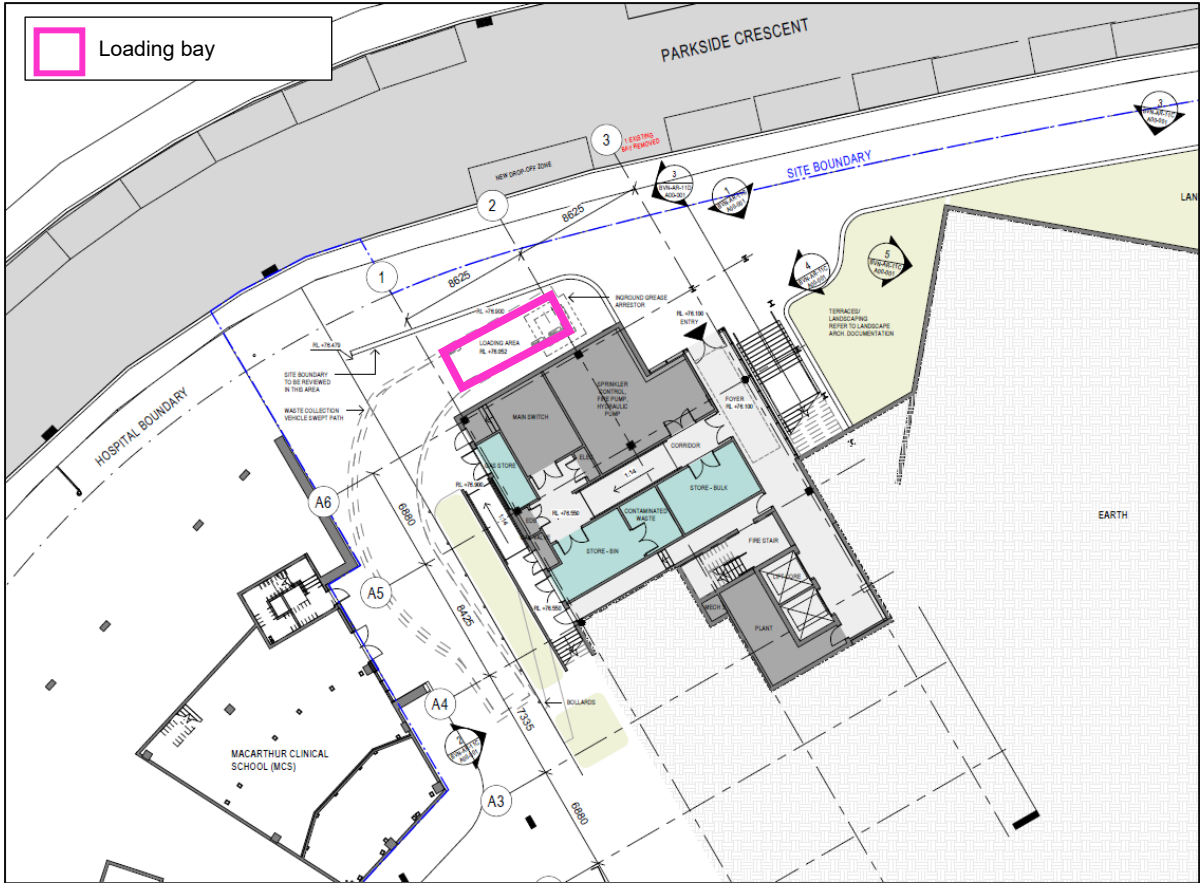


Figure 4: Original loading bay location. Source: BVN

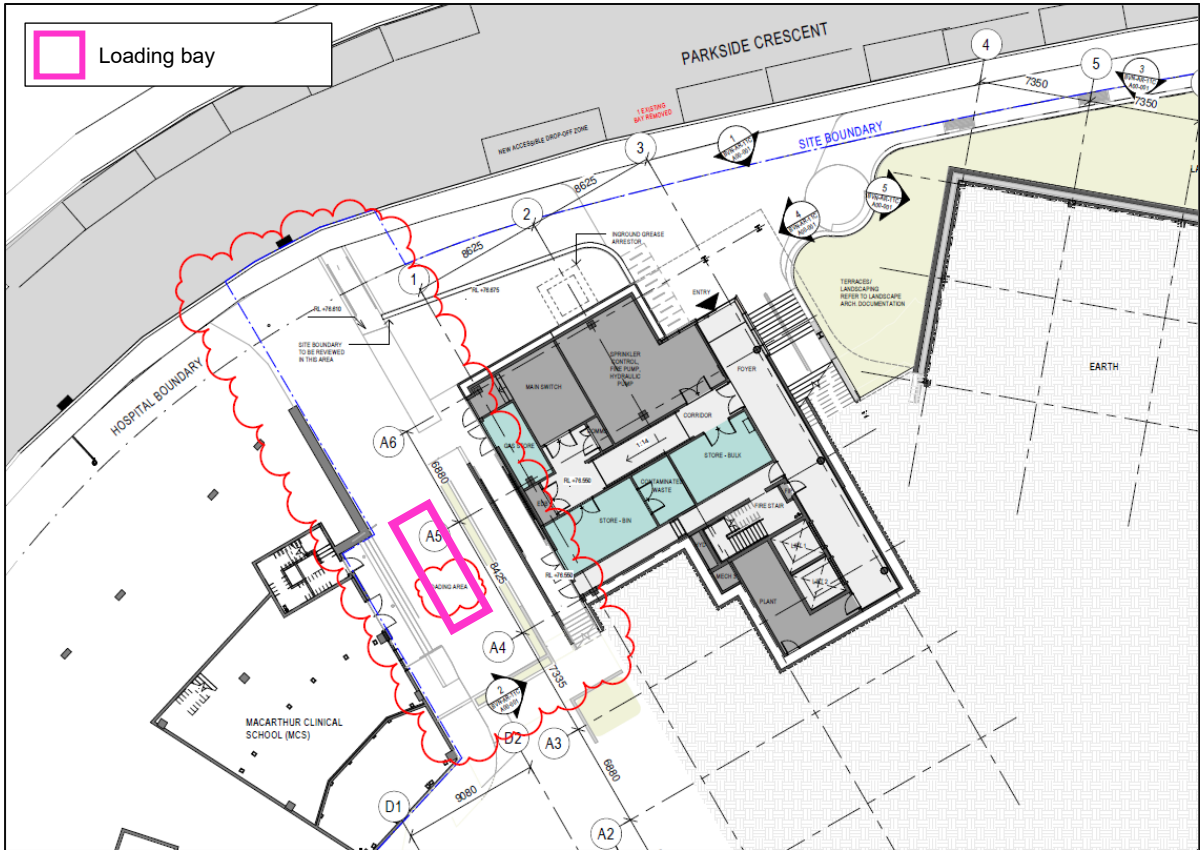


Figure 5: Amended loading bay location. Source: BVN

Landscaping Design

72. Turf, the suitably qualified landscaping consultant for the proposed health research facility has amended the proposed landscaping design in response to feedback received from the [DPIE](#), [GANSW](#), and the [RFS](#).
73. An amended Landscape Design Report has been included in **Appendix L** which includes the following amendments:
- The tree to the north of the proposed health research facility has been reinstated. **Figure 6** depicts the original ground floor planting design, and **Figure 7** illustrates the revised ground floor planting design with the tree reinstated.
 - Street trees have been positioned on the Parkside Crescent frontage to provide shade over the waiting area. **Figure 6** illustrates the original street tree design and **Figure 7** illustrates the amended street tree design.
 - Where appropriate, larger trees have been included in the proposed landscape plan to both frame the Village Green entrance and provide additional shading to the Parkside Crescent waiting area.
 - Clear sightlines and movement zones have been provided to the proposed health research facility's entry for legibility. Tree planting has been spaced away from key site lines and movement zones to ensure clear legibility of pathways.
 - The planting design, species selection, materiality palette, and design of the yarning circle (introduction of a central fire pit) has been amended to reflect the outcome of Aboriginal consultation. Refer to **Appendix D**.
 - A revised tree planting palette and planting palette has been included in **Appendix L** to reflect feedback received by the Rural Fire Service ([RFS](#)). Of note, Hickory Wattle (*Acacia implexa*), Coast Myall (*Acacia binervia*), Cedar Wattle (*Acacia elata*), Lemon Myrtle (*Backhousia citrifolia*), Heath Banksia (*Banksia ericifolia*), and Old Man Banksia (*Banksia serrata*) have been removed from the tree palette and Wolgan Snow Gum (*Eucalyptus gregsoniana*) and Narrow leaved Sally (*Eucalyptus moorei*) have been introduced to the tree palette.

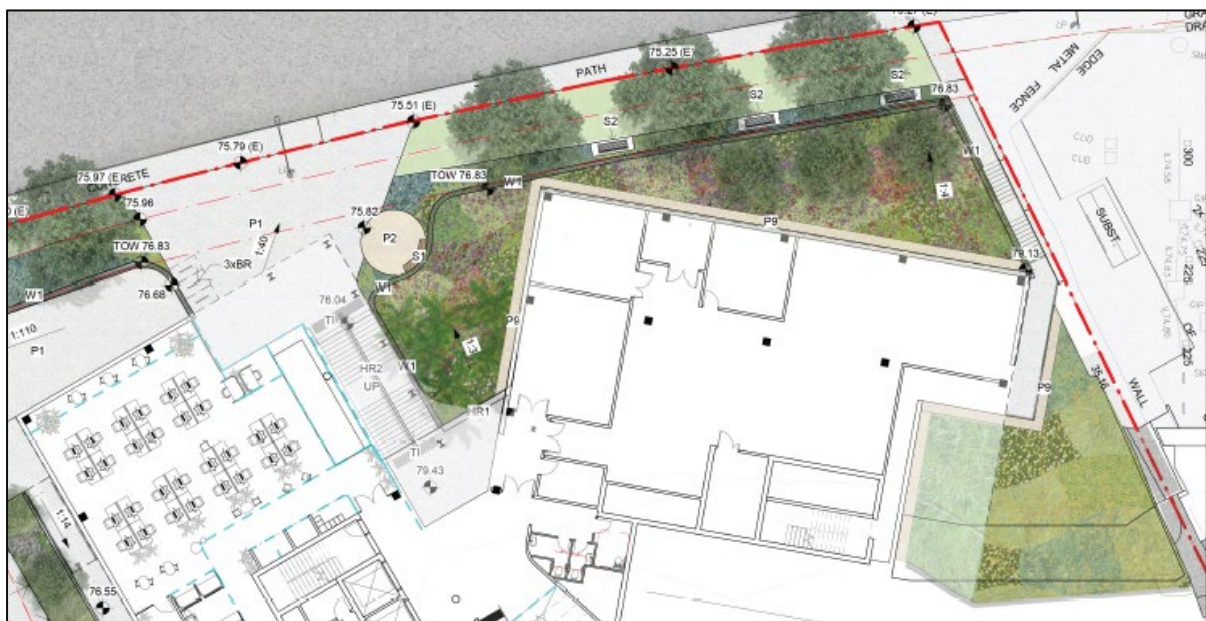


Figure 6: Landscape plan provided in the original submission. *Source: Turf*



Figure 7: Revised landscape plan. Source: Turf

3.2 Additional Impact Assessment

Aboriginal Cultural Heritage

74. The project team engaged Biosis as the suitably qualified Aboriginal cultural heritage consultant for the project to undertake an Aboriginal Cultural Heritage Assessment Report (ACHAR) for the proposed health research facility.
75. At the time of lodgement of the EIS and public exhibition, the Aboriginal community were being consulted on the heritage management of the project and an Archaeological Survey Report (ASR) was submitted with the EIS.
76. Consultation concluded in December 2021 and the ACHAR was issued to DPIE on 7 February 2022.
77. The AHCAR provided four recommendations as summarised below:
 - No further investigations are required for areas assessed as having low archaeological potential.
 - Work must cease if Aboriginal objects or places are identified which have not previously been identified as part of this assessment or have not been approved for harm under an Aboriginal Heritage Impact Permit (AHIP).
 - If any suspected human remains are discovered during any activity works, all activity in the vicinity must cease immediately.
 - The proponent provides a copy of the ACHAR to the Aboriginal stakeholders and considers all comments received.
78. Heritage NSW advised on 14 February 2022 that they agreed with all the recommendations documented in the ACHAR with respect to the management of Aboriginal cultural heritage, and no further consultation is required with Heritage NSW for the project.

3.3 Consultation

3.3.1. Aboriginal Consultation

79. In addition to consultation with the Registered Aboriginal Parties (RAPs) undertaken by Biosis during preparation of the ACHAR, the project team has undertaken additional consultation with the Aboriginal community since lodgement of the original EIS.
80. As described in **Appendix D**, the project team have held three Aboriginal consultations, two virtually and one face-to-face.
81. Consultation was held with:
- WSU Elders Consultation to present the proposed landscape and building design for comment.
 - Tharawal Design Consultation (virtually) to understand how elements of Tharawal can be best represented in aspects of the design, specifically around art and landscaping.
 - Tharawal Design Consultation (face-to-face) to provide a design update and seek endorsement from the Tharawal community of the proposed design.
82. The consultation has resulted in design development of the proposed landscaping design, species selection to reflect the Dharawal six seasons, materiality, and the yarning circle.
83. A central fire pit is proposed for the yarning circle on the Village Green in direct response to consultation feedback.
84. Refer to **Section 3.1** of **Appendix D** for further information regarding consultation since the submission of the EIS.


3.3.2. Authority Consultation

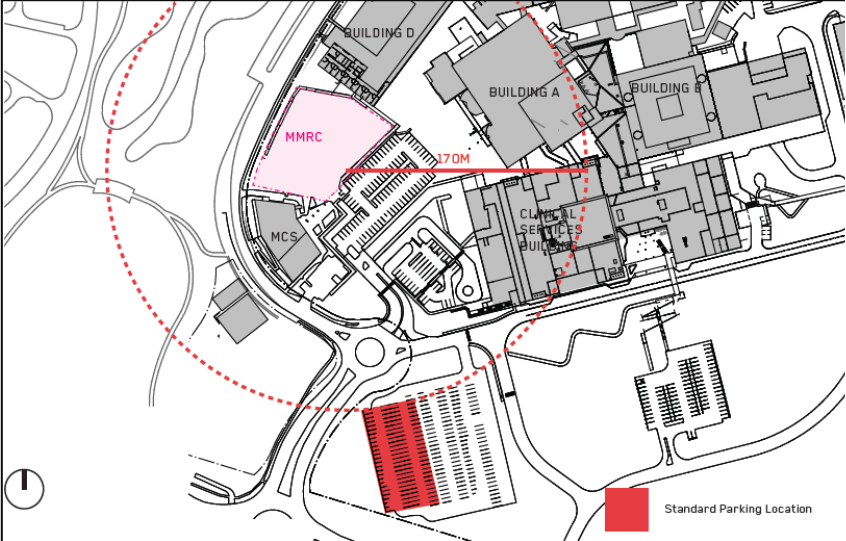
85. Following receipt of Council's submission on the proposed health research facility, representatives of the project team met with Council to discuss the issues raised in their submission.
86. In response to feedback from Council, the following updates were made to the proposal:
- The proposed loading bay has been relocated from the Parkside Crescent frontage to the existing service bay between the proposed health research facility and MCS.
 - Additional detail regarding the design of the lower sections of the Parkside Crescent has been included.
 - The Flood Assessment and Stormwater Management Report, prepared by TTW has been amended.
87. Refer to **Table 2** in **Section 4** for further information.

4. RESPONSE TO SUBMISSIONS

88. **Table 2** includes a response to the submissions provided by public authorities and agencies.
89. The full text of each submission is provided in the left-hand column, accompanied by the corresponding response in the right-hand column. Each response provided in **Table 2** has been prepared in consultation with the project team.

Table 2: Project team response to submissions made during public exhibition

| Issue Raised | Project Team Response | ✓ |
|---|---|---------------------------|
| Department of Planning, Industry and Environment | | |
| Archaeology | | |
| <p>The final and complete Aboriginal Cultural Heritage Assessment Report (ACHAR) must be submitted for the review of Heritage NSW and to enable the continuation of assessment. The ACHAR is required to also demonstrate the incorporation of heritage interpretation design elements within the facility and surrounding public domain areas.</p> | <p>The final and complete ACHAR for the project was submitted to the DPIE on 7 February 2022.</p> <p>Heritage NSW responded on 14 February 2022, confirming they concur with all the recommendations documented in the ACHAR with respect to the management of Aboriginal cultural heritage, and as such, does not need to be consulted with respect to this proposal again.</p> <p>The project team request a condition of consent regarding demonstration of the incorporation of heritage interpretation design elements within the facility and surrounding public domain areas be included. It is requested this condition is required to be satisfied prior to the commencement of operation.</p> | <p>✓</p> <p>CONDITION</p> |
| Transport | | |
| <p>Amended plans are to be submitted displaying the location of visitor bicycle storage racks in vicinity of both the Parkside Crescent entrance and village green entrance.</p> | <p>An additional three bicycle parking spots have been provided on the Parkside Crescent frontage (Figure 8). Each bicycle rack will be double stacked, meaning there will be 12 bicycle parking spaces available.</p> | <p>✓</p> |
|  | | |
| <p>Figure 8: Bicycle parking spaces on Parkside Crescent. <i>Source: BVN</i></p> | | |

| Issue Raised | Project Team Response | |
|---|---|-------------------|
| | <p>Due to the existing cycle paths through and around Marsden Park (Park Central), it is anticipated the majority of cyclists will be arriving from Parkside Crescent. The Campbelltown hospital campus does not have an internal cycle network or a cycle path that leads to the Village Green. Therefore, the project team submit bicycle parking is not appropriate at the Village Green entrance.</p> | <p>✓</p> <p>X</p> |
| <p>An indicative layout plan is to be submitted showing the location and walking distances to the research centre's assigned standard and mobility impaired parking spaces. In addition, access routes from mobility impaired spaces must also confirm that direct travel paths and suitable gradients are provided to future staff and visitors.</p> | <p>An indicative layout plan illustrating the location and walking distance to the proposed health research facility's standard parking spaces is located in Section 1.2 of the Architectural Response to Submissions report at Appendix C. An excerpt of the plan can be found in Figure 9 below.</p> | <p>✓</p> |
| |  | |
| | <p>Figure 9: Plan illustrating standard car parking spaces and walking distance. <i>Source: BVN</i></p> <p>An indicative layout plan illustrating the location and walking distance to the proposed health research facility's accessible parking spaces (i.e. mobility impaired parking area) is located at Section 1.2 of the Architectural Response to Submissions report at Appendix C. An excerpt of the plan can be found in Figure 10 below.</p> | <p>✓</p> |

Issue Raised

Project Team Response

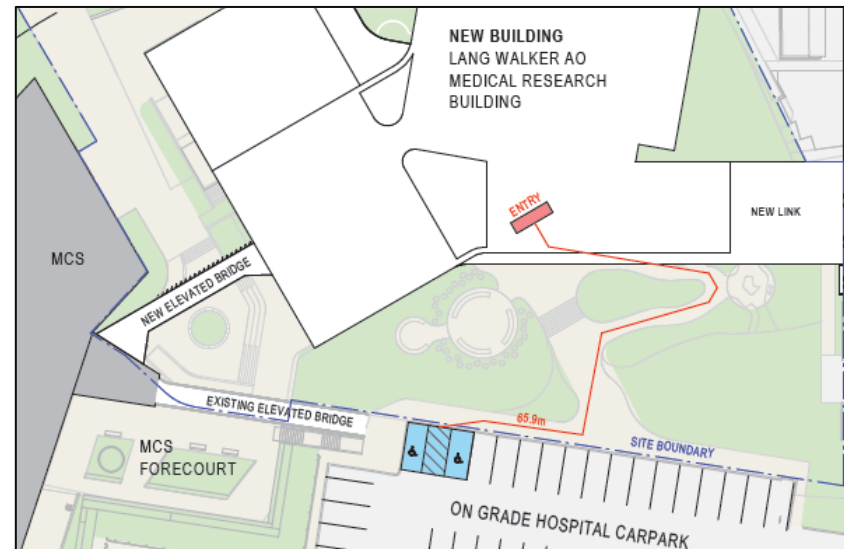


Figure 10: Accessible car parking location and walking distance. Source: BVN

Group DLA, the access consultant for the project, have reviewed the proposed accessible car parking spaces and confirm the spaces are capable of providing a reasonable and direct path of travel to the health research facility entry via the Village Green accessible pathways and stairs. Additionally, Group DLA confirm the design is capable of meeting relevant access standard provisions of AS 2890.6-2009.



Please refer to the Accessibility Statement in **Appendix G** for further information.

| Issue Raised | Project Team Response | |
|--------------|-----------------------|--|
|--------------|-----------------------|--|

Details are to be provided of the access arrangements, drop off zone(s) and estimated frequency of university shuttle bus services.

The **WSU** shuttle bus service will be accessed from Parkside Crescent. **Figure 11** below details the drop off zone on Parkside Crescent, directly fronting the health research facility.

✓

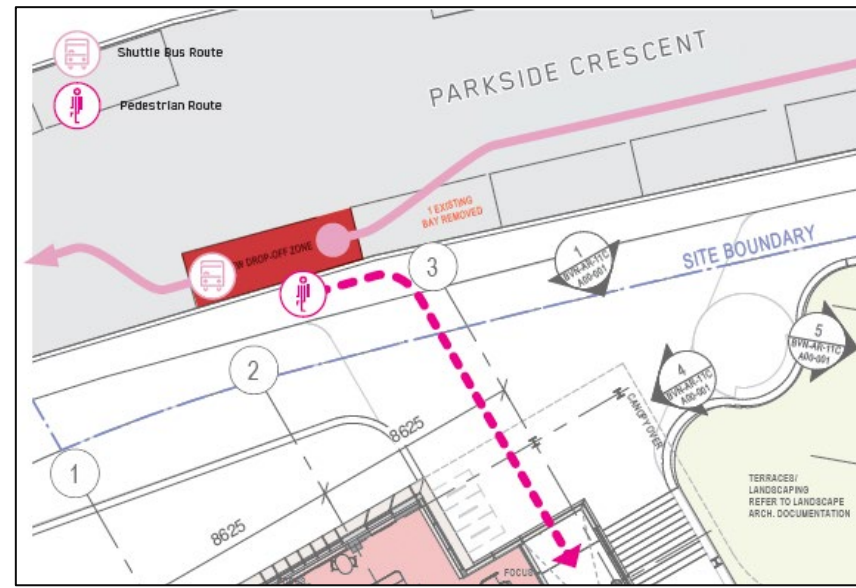



Figure 11: Drop off zone access route. *Source: BVN*

Details of the WSU shuttle bus can be found at the following link:

https://www.westernsydney.edu.au/campus_safety_and_security/security/accessibility_transport_parking/shuttle_bus_timetable

The autumn/spring period timetable is currently available. The shuttle bus operates on weekdays from 7:00am to 10:30pm.

The estimated time between services is 35 minutes.

| Issue Raised | Project Team Response | ✓ |
|---|---|-------------------|
| Development Contributions | | |
| <p>The potential for local infrastructure improvements, funded by the Applicant, are to be investigated in consultation with Campbelltown City Council.</p> | <p>Council and the project team are currently investigating the need for local infrastructure improvements, funded by the Applicant, to be provided as a result of the proposed health research facility.</p> | <p>X</p> |
| Campbelltown City Council | | |
| <p>An improvement in the appearance of the lower sections of the west-facing facades of the proposed building would be welcome, specifically the southern part of the level lower ground 02 and the northern part of the level lower ground 01. These parts of the building generally contain street-facing walls that are somewhat blank. If the nature of the floor space adjoining these walls precludes activation and visual transparency, Council would appreciate visual interest in this highly visible location.</p> | <p>The proposed building design for the health research facility includes a split plant strategy, where part of the plant is located at roof level and part is located on level lower ground 02 and level lower ground 01. As a result of this, there are levels on lower ground 02 and lower ground 01 that are necessarily solid.</p> <p>In response to the feedback from Council, the project team propose a brick with significant natural colour variation and a textured surface; laid in a variegated pattern, thus maximising visual interest. Please refer to Figure 12.</p> | <p>✓</p> <p>✓</p> |
|  | | |
| <p>Figure 12: Textured masonry examples. <i>Source: BVN</i></p> | | |

| Issue Raised | Project Team Response | ✓ |
|--------------|--|---|
| | <p>The project team advise there may be an opportunity to incorporate the design of the textured pattern on the brickwork as part of the public art strategy for the proposed health research facility, currently being developed.</p> <p>Please refer to Section 2.1 of the Architectural Response to Submissions report in Appendix C for further information.</p> | ✓ |

Similarly to the point above, Council is of the view that proposed loading area facing Parkside Crescent would not be the best location for loading from an aesthetic perspective. Council would appreciate if the loading area could be relocated so that it would not be visible from Parkside Crescent. The opportunity for the loading bay to be accessed from within the hospital site should be pursued, as this is a “back-of-house” activity that should not be located between the building and the street.

In response to Council’s request for the loading dock location to be revised, the project team propose for the loading bay be relocated from the Parkside Crescent frontage to the service road between the proposed health research facility and the MCS. Refer to **Figure 13**.

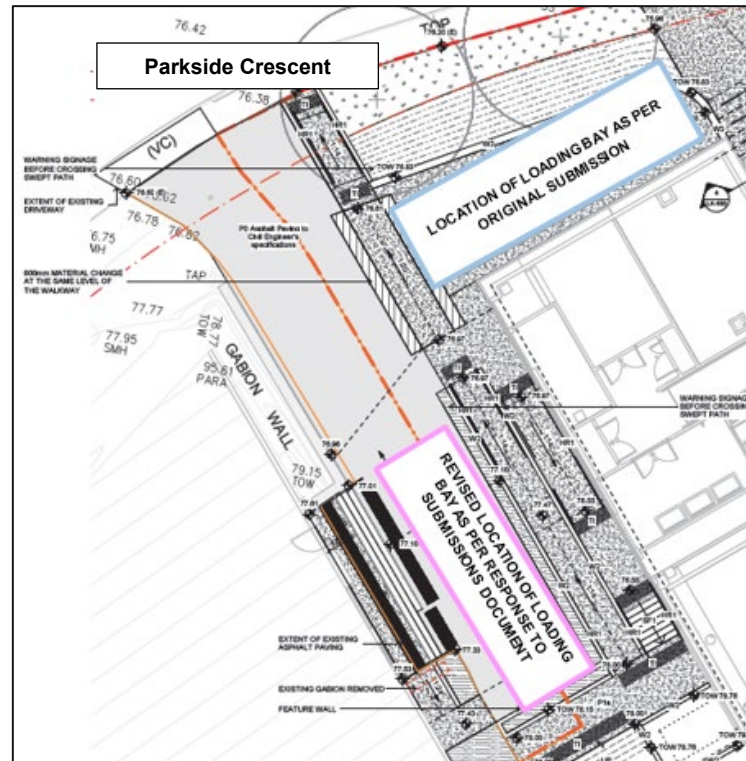
 ✓ |

Figure 13: Original and revised loading bay location. Source: BVN

| Issue Raised | Project Team Response | ✓ |
|--------------|---|---|
| | <p>The project team investigated the opportunity for the loading bay to be accessed from within the Campbelltown Hospital Campus site. It was resolved that this option is not suitable due to the high risk of pedestrian and vehicle conflict and the requirement for a number of car parking spaces to be removed to accommodate the loading bay and service vehicles.</p> <p>Please refer to Section 1.1 of the Architectural Response to Submissions report in Appendix C for further information.</p> | X |

From a traffic management perspective, additional driveway access from Parkside Crescent should be avoided as this would result in reduced on-street car parking, and would negatively impact on the safety of all road users. As stated above, the opportunity for the loading bay to be access from within the hospital site should be pursued.

Additional driveway access from Parkside Crescent is not proposed as part of the works subject of this application. ✓

The proposed loading bay will be accessed from the existing service road between the proposed health research facility and the MCS (**Figure 14**).



Figure 14: Location of existing service road between the proposed health research facility and the MCS. Source: NearMap

| Issue Raised | Project Team Response | |
|--------------|---|---|
| | It is inappropriate for the loading bay to be accessed from within the Campbelltown Hospital Campus site due to the high risk of pedestrian and vehicle conflict, and the fact a number of vehicle parking spaces would need to be removed to accommodate the vehicles and loading bay. | X |
| | Access to the loading bay for the proposed health research facility will be limited to incorporate “right in only” access and “left out only” egress. There is no impact on existing on-street parking resulting from loading access. Refer to Appendix N for further information. | ✓ |

The site is impacted by overland flow from the car park at the hospital. Council discussed this matter with the proponent’s engineers previously, and it was indicated that an overland flow path to the north of the proposed building would be included in the design. This flow path is not evident on the plans, however it is needed and should collect the overland flow and manage its discharge to the pipe drainage system in Parkside Crescent. Overland flows over the footpath, or discharge to the road surface are not permissible.

TTW were engaged by the project team as the civil engineer for the project. TTW have reviewed the issued raised by Council have confirm the proposed health research facility does not have any adverse impact on the existing flood levels or overland flow paths outside the project area, including Parkside Crescent and the footpath.

The existing overland flow path for the upstream catchment (including the existing car park east of the site) is along the southern site boundary which drains onto Parkside Crescent (**Figure 15**).

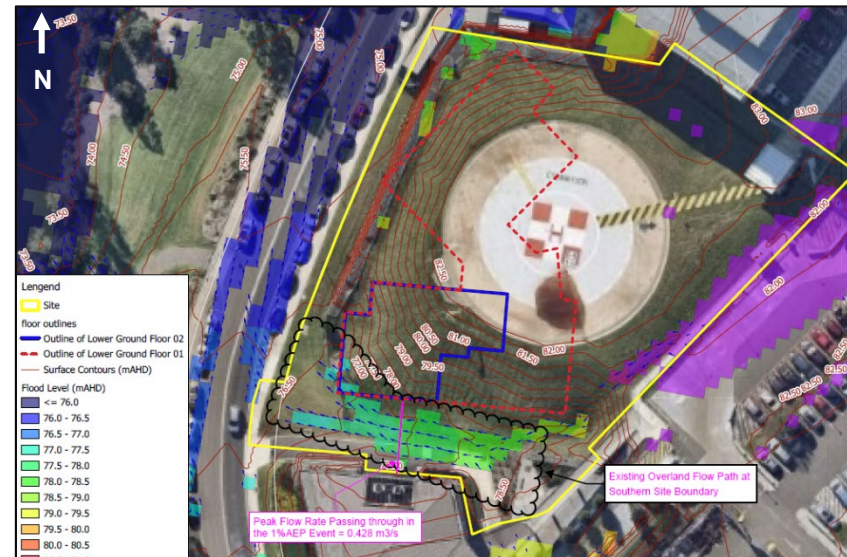


Figure 15: Existing overland flow path at southern site boundary. Source: TTW

| Issue Raised | Project Team Response | |
|--------------|-----------------------|--|
|--------------|-----------------------|--|

The existing overland flow path has been maintained in the proposed design subject of this application along the southern site boundary (Figure 16).

✓



Figure 16: Existing overland flow path retained in post development conditions. *Source: TTW*

The **Response to Campbelltown Council Comments** section of **Appendix O** details overland flow associated with the proposal further.

| Issue Raised | Project Team Response | ✓ |
|---|--|-------------------------|
| Transport for NSW | | |
| <p>TfNSW has reviewed the submitted application and does not raise any objections to this proposal, because it is unlikely to adversely impact the classified road network. The following comments are provided for consideration in the determination of this application:</p> <ol style="list-style-type: none"> 1. A Construction Pedestrian Traffic Management Plan (CPMTP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate. | <p>The project team request this be included as a condition of consent to be satisfied prior to commencement of construction.</p> | <p>CONDITION</p> |
| Heritage NSW | | |
| <p>Heritage NSW concurs with all the recommendations documented in the ACHAR with respect to the management of Aboriginal cultural heritage, and as such, does not need to be consulted with respect to this proposal again.</p> | <p>Noted.</p> | <p>✓</p> |
| Environment, Energy and Science Group | | |
| Biodiversity | | |
| <p>Environment, Energy and Science Group notes that a waiver for the requirement to prepare a biodiversity assessment report was granted on 10 November 2021. EES has no further no comments in relation to biodiversity.</p> | <p>Noted.</p> | <p>✓</p> |
| Flood Assessment | | |
| <i>Flood Modelling and Assessment</i> | | |
| <p>EES has concerns regarding the flood model accuracy. The proposed conditions flood mapping shows flooding inside the building footprint, most notably in Figure 19 of the Civil SSDA – Flood Assessment and Stormwater Management Report Lang Walker AO Medical Research Building – Macarthur (the flood report). The building should be blocked out in the model and no flooding should be present within the building footprint. If the building is not blocked out, impacts will not be properly assessed.</p> | <p>In response to EES feedback, TTW, in their capacity as civil engineer for the project, have updated the Civil SSDA – Flood Assessment and Stormwater Management Report (Appendix O) to illustrate the proposed health research facility blocked out in the images.</p> <p>TTW have advised no flooding is present across the proposed building footprint (Figure 17).</p> | <p>✓</p> |

Issue Raised

Project Team Response

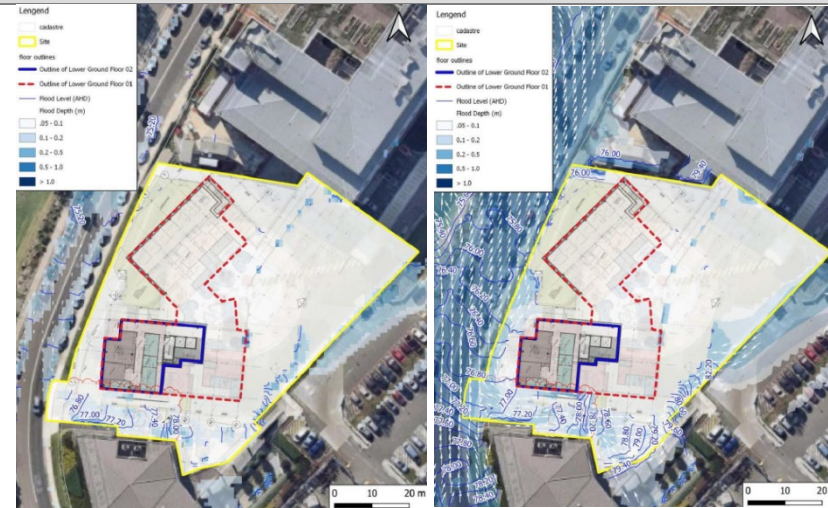


Figure 17: Left: Flood levels and depths (1% AEP) – Proposed conditions (ground floor).
Source: TTW Right: Flood levels and depths (PMF) – Proposed conditions (ground floor).
Source: TTW

Please refer to **Appendix O**, specifically the **Response to EES Comments, Section 4.5**, and **Section 5.3** for further detail.

Clarification is also required regarding proposed floor levels and relevant flood levels. Section 5.3.1 of the flood report states that there is insufficient freeboard. It is also unclear where the different building levels are because the only description is "Lower Ground 02" for two separate levels. Levels for all relevant ground floors and associated flood levels need to be provided, for example Level 00 (Village Green). Ideally this should be provided in a table with a description of location and the point location should be marked on a flood map.

TTW, the civil engineer for the project, has updated the Civil SSDA – Flood Assessment and Stormwater Management Report to provide clarification with regards to floor levels and associated flood levels. Please refer to **Response to EES Comments** and **Section 6.0 of Appendix O** for further detail.

In response to the requirement for a table to be included with a description of location and the point location marked on a flood map, please refer to **Section 6.0 of Appendix O**.

TTW have advised all proposed floor levels are above the design flood planning levels for the 1% AEP storm event plus 300mm freeboard. This is compliant with Council's flood planning requirements in the Campbelltown Sustainable City Development Control Plan 2015 (DCP).



| Issue Raised | Project Team Response | ✓ |
|--------------|-----------------------|---|
|--------------|-----------------------|---|

Further detail is required on flood impacts. The Flood Impact Assessment Map for the 1% AEP flood event does not allow assessment of significant impacts because a band of -20 mm to +20 mm has been used. No significant impact is typically considered to be within -10 to +10 mm. The mapping should be revised accordingly. Further, due to the potentially sensitive nature of adjacent land uses (hospital buildings), impact assessment is also required for the PMF event and a corresponding map should be provided.

Flood Impact Assessment Map (1% AEP Flood Event)

In response to EES feedback, the flood impact assessment map has been updated to use a band of 10mm to +10mm (**Figure 18**). The flood impact assessment map illustrates no adverse offsite flood impacts beyond ±10mm anywhere beyond the development boundary in the 1% AEP flood event.

✓



Figure 18: Flood impact assessment map (1% AEP flood event). *Source: TTW*

Please refer to **Section 6.1** of **Appendix O** for further detail.

| Issue Raised | Project Team Response | |
|--------------|-----------------------|--|
|--------------|-----------------------|--|

Flood Impact Assessment Map (PMF Event)

✓

TTW have prepared a flood impact assessment map for the PMF (Figure 19).

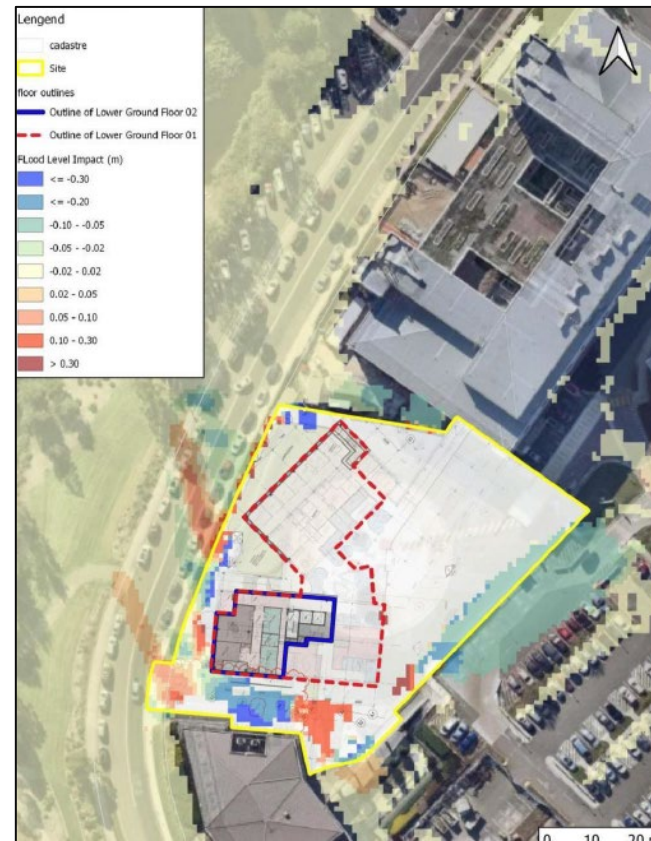


Figure 19: Flood impact assessment map (PMF event). *Source: TTW*

TTW have advised the proposed health research facility does not have any detrimental effect on adjacent buildings during the PMF event.

Please refer to **Section 6.1** of **Appendix O** for further detail.

| Issue Raised | Project Team Response | ✓ |
|---|---|---|
| <i>Clarifications for the flood report:</i> | | |
| <p>Section 5.3.1 Flood Levels Adjacent to the Proposed Building's Openings Received architectural plans indicate that the proposed entry level to Lower Ground 02 is 76.10m AHD which is 0.23m above the 1% AEP flood level of 75.88m AHD and 4mm above the adjacent PMF flood level of 76.06m AHD.</p> | <p>TTW have advised that Council's flood planning requirements have been met for all building openings.</p> <ul style="list-style-type: none"> • Level Lower Ground 02: the proposed FFL of lower ground 02 is 76.55m AHD, and above the minimum required flood planning level of 76.05m AHD (1% AEP flood level of 75.75m AHD adjacent to the main western entry plus 300mm freeboard). • Level Lower Ground 01: the proposed FFL for level lower ground 01 is 79.43m AHD, and above the FPL of 78.70m AHD (1% AEP flood level of 78.40m AHD plus 300mm freeboard) • Level Ground 00: the proposed FFL for the ground floor (level 00) is 83.73m AHD, and above the FPL of 78.80m AHD (1% AEP flood level of 78.50m AHD plus 300mm freeboard) <p>Please refer to Section 6.0 of Appendix O for further detail.</p> | ✓ |
| <p>The Flood report establishes that the proposed Finished Floor Level for the Lower Ground 02 is 76.55m AHD which is above the minimum required FFL of 76.38m AHD (1% AEP flood level of 75.88m AHD plus 500mm freeboard).</p> | <p>TTW have advised that Council's flood planning requirements have been met for all building openings.</p> <ul style="list-style-type: none"> • Level Lower Ground 02: the proposed FFL of lower ground 02 is 76.55m AHD, and above the minimum required flood planning level of 76.05m AHD (1% AEP flood level of 75.75m AHD adjacent to the main western entry plus 300mm freeboard). • Level Lower Ground 01: the proposed FFL for level lower ground 01 is 79.43m AHD, and above the FPL of 78.70m AHD (1% AEP flood level of 78.40m AHD plus 300mm freeboard) • Level Ground 00: the proposed FFL for the ground floor (level 00) is 83.73m AHD, and above the FPL of 78.80m AHD (1% AEP flood level of 78.50m AHD plus 300mm freeboard) <p>Please refer to Section 6.0 of Appendix O for further detail.</p> | ✓ |

| Issue Raised | Project Team Response | ✓ |
|---|----------------------------|---|
| Hazards and Risk – Department of Planning, Industry and Environment | | |
| <p>Following a review of the EIS and its Appendix W SEPP 33 screening, our team agreed that the proposal will store or handle dangerous goods below SEPP 33 threshold. As such the proposal is not potentially hazardous and not trigger SEPP 33. In addition, the proposal is not located in the vicinity of any high pressure dangerous goods pipeline. Pipeline risk consideration is not required.</p> <p>We have no further comment on this SSD, and hazard related condition is not required.</p> | Noted. No action required. | ✓ |
| NSW Environment Protection Authority | | |
| <p>The NSW Environment Protection Authority (EPA) has advised on 29 April 2020 that the proposal does not constitute a Scheduled Activity under Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i> (POEO Act). As such, the EPA does not consider that the proposal will require an Environment Protection Licence under the POEO Act.</p> <p>The EPA has no further interest and City of Campbelltown Council should be consulted for future enquiries.</p> | Noted. No action required. | ✓ |
| Rural Fire Service | | |
| General Conditions | | |
| <p>The proposed Asset Protection Zones (APZs) and Bushfire Construction Levels have been nominated by Blackash Bushfire Consulting and demonstrated in the supporting document:</p> <ul style="list-style-type: none"> <i>Bushfire Assessment Report for the EIS Lang Walker AO Medical Research Centre Building - Macarthur</i>, prepared by Blackash Bushfire Consulting, dated 5 November 2021. <p>These General Terms of Approval for a Special Fire Protection Purpose development should be considered as a final response to the Lang Walker AO Medical Research Building at 100 Parkside Crescent, Campbelltown.</p> | Noted. | ✓ |

| Issue Raised | Project Team Response | ✓ |
|---|---|-------------------------|
| Emergency Management | | |
| <p>Bush Fire Emergency Management and Evacuation Plan is to be in accordance with Table 6.8d of <i>Planning for Bush Fire Protection 2019</i> and be consistent with the following:</p> <ul style="list-style-type: none"> • The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan; • Include panning for the early relocation of occupants. • an Emergency Planning Committee is established to consult with residents (and their families in the case of aged care accommodation and schools) in developing and implementing an Emergency Procedures Manual; • detailed plans of all emergency assembly areas, including on-site and off-site arrangements as stated in AS 3745 '<i>Planning for emergencies in facilities</i>', are clearly displayed, and an annually emergency evacuation is conducted; and • Australian Standard AS 4083:2010 <i>Planning for emergencies – Health care facilities</i>. <p>A copy the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to the occupation of the development.</p> | <p>The project team request the preparation of a Bush Fire Emergency Management and Evacuation Plan be included as a condition of consent to be satisfied prior to the commencement of operation.</p> | <p>CONDITION</p> |
| APZ Conditions | | |
| <p>From the commencement of building works and in perpetuity, the entire property must be managed as an inner protection area in accordance with the following requirements of Appendix 4 of <i>Planning for Bush Fire Protection 2019</i>:</p> <ul style="list-style-type: none"> • tree canopy cover should be less than 15% at maturity; • trees at maturity should not touch or overhang the building; • lower limbs should be removed up to a height of 2 m above the ground; • tree canopies should be separated by 2 to 5 m; • preference should be given to smooth-barked and evergreen trees; | <p>BlackAsh, in their capacity as the suitability qualified bushfire consultant for the proposed health research facility has confirmed the proposed tree and planting has been designed to meet IPA requirements.</p> <p>Refer to Appendix H for further information.</p> | <p>✓</p> |

| Issue Raised | Project Team Response | ✓ |
|--|---|-------------------------|
| <ul style="list-style-type: none"> • large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings; • shrubs should not be located under trees; • shrubs should not form more than 10% ground cover; • clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation; • grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and • leaves and vegetation debris should be removed regularly. | | |
| Construction Standard Conditions | | |
| <p>New construction must comply with section 3 and section 5 (BAL 12.5) Australian Standard AS3959-2018 <i>Construction of buildings in bushfire-prone areas</i> or the relevant requirements of the <i>NASH Standard – Steel Frames Construction in Bushfire Areas</i> (incorporating amendment A – 2015). New construction must also comply with the construction requirements in Section 7.5 of <i>Planning for Bush Fire Protection 2019</i>.</p> | <p>The project team request this be included as a condition of consent to be satisfied prior to the commencement of construction.</p> | <p>CONDITION</p> |
| Water and Utility Services Conditions | | |
| <p>The provision of water, electricity and gas must comply with the following in accordance with Table 6.8c of <i>Planning for Bush Fire Protection 2019</i>:</p> <ul style="list-style-type: none"> • where practicable, electrical transmission lines are underground; • where overhead, electrical transmission lines are proposed as follows: <ul style="list-style-type: none"> ○ lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and ○ no part of a tree is closer to a power line than the distance set out in accordance with the specifications in <i>ISSC3 Guideline for Managing Vegetation Near Power Lines</i>. • reticulated or bottled gas is installed and maintained in accordance with AS/NZ 1596:2014 – and the requirements of relevant authorities, and metal piping is used; | <p>The project team request this be included as a condition of consent to be satisfied prior to the commencement of operation.</p> | <p>CONDITION</p> |

| Issue Raised | Project Team Response | ✓ |
|---|---|---|
| <ul style="list-style-type: none"> reticulated or bottled gas is installed and maintained in accordance with AS/NSZ 1596:2014 – <i>The storage and handling of LP Gas</i>, the requirements of relevant authorities, and metal piping is used; all fixed cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side; connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and above-ground gas service pipes are metal, including and up to any outlets. | | |
| <p>Landscaping Assessment Conditions</p> | | |
| <p>Landscaping within the required asset protection zone must comply with Appendix 4 of <i>Planning for Bush Fire Protection 2019</i>. In this regard, the following principles are to be incorporated:</p> | | |
| <ul style="list-style-type: none"> A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building; | <p>BlackAsh as the Bushfire consultant have advised the site is greater than 67m from adjoining bushfire prone land and is a low bushfire risk (Appendix H).</p> <p>A 600mm setback is considered appropriate in this instance and will provide appropriate access for pedestrians and firefighters.</p> | ✓ |
| <ul style="list-style-type: none"> Planting is limited in the immediate vicinity of the building; | <p>A 600mm gravel setback ensures planting is not located in the immediate vicinity of the building.</p> | ✓ |
| <ul style="list-style-type: none"> Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters); | <p>The proposed landscape design ensures trees and shrubs are not placed in large clusters of continuous canopies.</p> | ✓ |
| <ul style="list-style-type: none"> Landscape species are chosen to ensure tree canopy is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings; | <p>BlackAsh as the Bushfire Consultant has advised the proposed tree and planting design meets IPA requirements (Appendix H).</p> <p>Ongoing management will ensure the IPA will be maintained for the life of the health research facility.</p> | ✓ |

| Issue Raised | Project Team Response | ✓ |
|--|--|---|
| <ul style="list-style-type: none"> Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies; | <p>Turf, as the landscape consultant for the project, have removed <i>Acacia Binervia</i> and <i>Banksia Ericifolia</i> from the proposed species list. These species have been replaced with non-rough fibrous bark species (Appendix L).</p> <p>BlackAsh have confirmed all vegetation species selected are suitable (Appendix H).</p> | ✓ |
| <ul style="list-style-type: none"> Use smooth bark species of tree species which generally do not carry a fire up the bark into the crown; | <p>Turf have advised a selection of smooth barked tree species have been incorporated in the proposed species list, including Smooth-barked Apple (<i>Angophora Costata</i>) and Spotted Gum (<i>Corymbia Maculata</i>) (Appendix I).</p> <p>BlackAsh have confirmed all vegetation species selected are suitable (Appendix H).</p> | ✓ |
| <ul style="list-style-type: none"> Avoid planting of deciduous species that may increase fuel at surface/ground level (i.e. leaf litter); | <p>All proposed tree species are evergreen.</p> <p>BlackAsh have confirmed all vegetation species selected are suitable (Appendix H).</p> | ✓ |
| <ul style="list-style-type: none"> Avoid climbing species to walls and pergolas; | <p>The proposed landscaping design includes climbing species on the gabion wall on Parkside Crescent. The gabion wall is located approximately 2.5m away from the health research facility.</p> | ✓ |
| <ul style="list-style-type: none"> Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building; | <p>Turf have advised a 600mm gravel setback ensures combustible materials are not located in the immediate vicinity of the health research facility (Appendix L).</p> | ✓ |
| <ul style="list-style-type: none"> Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and | <p>Turf have advised combustible materials are no less than 600mm from the building (Appendix L).</p> | ✓ |
| <ul style="list-style-type: none"> Low flammability vegetation species are used. | <p>BlackAsh have advised the proposed vegetation species are suitable (Appendix H).</p> | ✓ |

| Issue Raised | Project Team Response | ✓ |
|--|--|------------------|
| Endeavour Energy | | |
| Network Capacity / Connection | | |
| <p>Endeavour Energy has noted the following in the Utilities Impact Statement addressing whether electricity services are available and adequate for the development.</p> <p><i>2.1 Electrical</i></p> <p><i>The new building will be supplied from the existing MCS low voltage network. The MCS building is supplied by the 1MVA Endeavour Energy padmount Substation No. 34577, which is located in the carpark area at the south side of the Macarthur Clinical School (MCS) building, has an estimated maximum demand of 247kVA (358A).</i></p> <p><i>Applying a conservative diversity factor of 0.9, the total diversified maximum demand of the new and existing buildings is estimated at 585kVA (884). There is sufficient spare capacity in the existing substation and main switchboard to support the development. An Application for Connection has been submitted to Endeavour Energy in order to verify that the proposed increased load can be supported by the existing Endeavour Energy infrastructure. Endeavour Energy have responded with a Connection Offer, dated 30 August 2021, confirming the suitability of supplying the new load from the existing substation.</i></p> | <p>Noted.</p> | <p>✓</p> |
| <p>As such, the applicant and their Accredited Service Provider (ASP) should continue to complete the application for connection of load process with Endeavour Energy's Customer Network Solutions Branch who are responsible for managing the conditions of supply and can be via Head Office enquiries on business days from 9am – 4:30pm on telephone: 133 718 or (02) 9835 6666.</p> | <p>The project team request the requirement for a connection of load application be submitted is included as a condition of consent to be satisfied prior to the commencement of construction.</p> | <p>CONDITION</p> |
| <p>Padmount substation no. 34577 is not located within new building's curtilage. Whilst there is currently no easements or restrictions, these are protected assets and deemed to be lawful or all purposes under Section 53 'Protection of certain electricity works' of the <u>Electrical Supply Act 1995</u> (NSW). Notwithstanding, the easements and restrictions for the Padmount substation and the associated underground cables should be created in accordance with the requirements of Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.</p> | <p>The proposed health research facility will be serviced from a new substation. This will be addressed under a separate application upon design and location resolution of the proposed substation.</p> | <p>✓</p> |

| Issue Raised | Project Team Response | ✓ |
|--|--|---|
| Subject to the foregoing Endeavour Energy has no objection to the Development Application. | Noted. | ✓ |
| Sydney Water | | |
| As per the advice of the feasibility case lodged with Sydney Water (CN 193052), our servicing requirements for the proposed development are to be delivered under the Notice the Requirements for the Section 73 application the proponent is to lodge with us. Sydney Water notes that 'Appendix Q – Utilities Impact Assessment', submitted as part of the EIS exhibition, utilises information from Sydney Water's feasibility advice letter. | Noted. | ✓ |
| Water Servicing | | |
| <ul style="list-style-type: none"> Potable water servicing should be available via a 150mm uPVC watermain (laid in 2003) on Parkside Crescent. There should be capacity within the existing watermain to service the proposed development. | Noted. LCI, the utilities consultant for the project, had previously received advice from Sydney Water (Feasibility Letter, case no. 193952, dated 13 September 2021) confirming Sydney Water's potable water infrastructure would have sufficient capacity to serve the proposed health research facility (Appendix I). The advice received from Sydney Water was used by LCI to develop the hydraulic services design for the project. | ✓ |
| Wastewater Servicing | | |
| <ul style="list-style-type: none"> Wastewater servicing should be available via a 150mm PVC wastewater main (laid in 2003) within the property boundary. Please note: pending subdivision requirements will depend on wastewater services. Major works may be required. This will be determined at the view of the DA application. | <p>Noted. LCI, the utilities consultant for the project, had previously received advice from Sydney Water (Feasibility Letter, case no. 193952, dated 13 September 2021) confirming Sydney Water's potable water infrastructure would have sufficient capacity to serve the proposed health research facility (Appendix I). The advice received from Sydney Water was used by LCI to develop the hydraulic services design for the project.</p> <p>No subdivision of land is proposed under this SSDA. The subdivision of land is being progressed through a separate approval process.</p> | ✓ |

| Issue Raised | Project Team Response | ✓ |
|---|---|-------------------------|
| Section 73 Compliance Certificate | | |
| <p>A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.</p> <p>The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes are to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.</p> <p>Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.</p> | <p>The project team request this be included as a condition of consent to be satisfied prior to the commencement of operation.</p> | <p>CONDITION</p> |
| Building Plan Approval | | |
| <p>The approved plans must be submitted to the Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.</p> <p>The Tap in™ service provides 24/7 access to a range of services, including:</p> <ul style="list-style-type: none"> • building plan approvals • connection and disconnection approvals • diagrams • trade waste approvals • pressure information • water meter installations • pressure boosting and pump approvals • changes to an existing service or asset, e.g. relocating or moving an asset. <p>Sydney Water's Tap in™ online service is available at: https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm</p> | <p>The project team request this be included as a condition of consent to be satisfied prior to the commencement of construction.</p> | <p>CONDITION</p> |

| Issue Raised | Project Team Response | ✓ |
|--|--|-------------|
| <p>Sydney Water recommends developers apply for Building Plan approval early as in some instances the initial assessment will identify that an Out of Scope Building Plan Approval will be required.</p> | | |
| <p>Out of Scope Building Plan Approval</p> | | |
| <p>Sydney Water will need to undertake a detailed review of building plans:</p> <ol style="list-style-type: none"> 1. That affect or are likely to affect any of the following: <ul style="list-style-type: none"> • Wastewater pipes larger than 300mm in size • Pressure wastewater pipes • Drinking water or recycled water pipes • Our property boundary • An easement in our favour • Stormwater infrastructure within 10m of the property boundary. 2. Where the building plan includes: <ul style="list-style-type: none"> • Construction of a retaining wall over, or within the zone of influence of our assets • Excavation of a basement or building over, or adjacent to, one of our assets • Dewatering – removing water from solid material or soil. <p>The detailed review is to ensure that:</p> <ul style="list-style-type: none"> • our assets will not be damaged during, or because of the construction of the development • we can access our assets for operation and maintenance • your building will be protected if we need to work on our assets in the future. <p>The developer will be required to pay Sydney Water for the costs associated with the detailed review.</p> | <p>The project team request this be included as an advisory note in the development consent.</p> | <p>NOTE</p> |

| Issue Raised | Project Team Response | ✓ |
|--|--|------|
| Tree Planting | | |
| <p>Certain tree species placed in close proximity to Sydney Water’s underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Sydney Water requires that all proposed or removed trees and vegetation included within the proposal adhere to the specifications and requirements within Section 46 of the Sydney Water Act (1994) and <i>Diagram 5 – Planting Trees</i> within our Technical guidelines – Building over and adjacent to pipe assets. Please note that these guidelines include more examples of potential activities impacting our assets which may also apply to your development.</p> <p>If any tree planting proposed breaches our policy, Sydney Water may need to issue an order to remove every tree breaching the act, or directly remove every tree breaching the Act and bill the developer or Council for their removal.</p> | <p>The project team request this be included as an advisory note in the development consent.</p> | NOTE |
| Trade Wastewater Requirements | | |
| <p>If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water’s sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.</p> <p>The permit application should be emailed to Sydney Water’s Business Customer Services at businesscustomers@sydneywater.com.au</p> <p>A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.</p> <p>If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.</p> | <p>There will be no trade wastewater as a result of the works proposed under this application.</p> <p>The project team request a condition relating to trade wastewater not be included.</p> | N/A |

| Issue Raised | Project Team Response | ✓ |
|---|---|-------------------------|
| Backflow Prevention Requirements | | |
| <p>Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.</p> <p>All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.</p> <p>Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.</p> <p>Before you install a backflow prevention device:</p> <ol style="list-style-type: none"> 1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements. 2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099. <p>For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:</p> <p>https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflow-prevention.html</p> | <p>The project team request this be included as a condition of consent.</p> | <p>CONDITION</p> |
| Water Efficiency Requirements | | |
| <p>Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.</p> <p>Some water efficiency measures that can be easily implemented in your business are:</p> <ul style="list-style-type: none"> • Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, http://www.waterrating.gov.au/ | <p>The project team submit a Water Efficiency Plan is not appropriate at this stage. The Facilities Management team will address this as part of the operation of the health research facility.</p> | <p>N/A</p> |

| Issue Raised | Project Team Response | ✓ |
|--|-----------------------|---|
| <ul style="list-style-type: none"> Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to https://www.sydneywater.com.au/your-business/managing-your-water-use/water-efficiency-tips.html Install water-monitoring devices on your meter to identify water usage patterns and leaks. Develop a water efficiency plan for your business. <p>It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.</p> | | |

| Contingency Plan Recommendations | | |
|---|--|-----|
| <p>Under Sydney Water's customer contract Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.</p> <p>Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.</p> <p>Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.</p> <p>Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.</p> <p>For further information please visit the Sydney Water website at: https://www.sydneywater.com.au/your-business/managing-trade-wastewater/commercial-trade-wastewater.html or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au.</p> | <p>The project team submit a Contingency Plan is not appropriate at this stage. The Facilities Management team will address this as part of the operation of the health research facility.</p> | N/A |

| Government Architect NSW |
|------------------------------|
| Refer to Appendix D . |

| Issue Raised | Project Team Response | ✓ |
|--|---|---|
| Lloyd Bailey | | |
| Vehicular Parking | | |
| <p>Vehicular parking is either not existing or is in extremely short supply – I object to parking access made worse:</p> <p>I live close by at 32 Santana Road, Campbelltown to this proposed development. This development would further burden the already over burdened streets and roads in Park Central estate. At present, there are visitors, patients, students and employees (who frequent the two hospitals – the private and the public) that seek parking spaces extending within this Park Central estate commencing in Park Guell, continuing along Parkside Crescent, up Istana Street and into Santana Road. At present, parking is near impossible in front of my house for me and my visitors.</p> | <p>The Transport and Accessibility Impact Assessment (TAIA) supporting the SSD clearly and specifically demonstrates that the proposal is expected to generate a parking demand of approximately 68 car parking spaces, which can be accommodated by the parking supply upon completion of the Stage 2 Campbelltown Hospital redevelopment works. Written confirmation has been provided to DPIE from SWSLHD stating they are agreeable to the use by the Lang Walker AO Medical Research Building - Macarthur of the 68 car parking spaces that form a part of the Stage 2 Campbelltown hospital redevelopment.</p> <p>Refer to Section 1.1 of Appendix F for further information.</p> | ✓ |
| <p>In addition, the limited hourly parking in Macarthur Square parking area, together with the limited parking at Macarthur Square Rail Station, pushes even more demand for vehicular parking into streets and roads within Parkside Central estate.</p> | <p>The parking demand for staff and visitors has been calculated on a first principles basis and can be accommodated by the total parking supply upon completion of the Stage 2 Campbelltown hospital development.</p> | ✓ |
| <p>Your proposed development will make an already bad situation for parking even worse. This I object to.</p> | <p>The parking demand for staff and visitors can be accommodated by the total parking supply upon completion of the Stage 2 Campbelltown hospital development, in addition to the on-street parking that is available along the site frontage.</p> | ✓ |
| Road Congestion | | |
| <p>Road congestions will be added to, of which I object to:</p> <p>Already there is road and street congestion (in Gilchrist Drive, Kellicar Road and Therry Road. Your proposed development will make these three major traffic routes more than chaotic considering the already congested traffic within this area. This I object to.</p> | <p>A conservative traffic generation has been assumed to be 68 trips in both the AM and PM peak hours. Traffic modelling undertaken indicates all intersections will continue to operate with acceptable delays and spare capacity (Level of Service A and B) at the locations referenced and that the road network will be able to adequately accommodate the 68 trips generated by the development in both peak hours.</p> <p>Refer to Section 1.2 of Appendix F for further information.</p> | ✓ |

| Issue Raised | Project Team Response | ✓ |
|---|--|---|
| Extra Noise | | |
| Extra noise generated from the proposed helipad I object to: There is already a nearby 'helipad' in this area causing extra noise in the daytime and as well as night time. This proposed development will add to already existing helicopter noise from fly-ins and fly-outs. That I object to. | The proposal seeks consent for the demolition of the existing at-grade helipad. No helicopter noise will be generated as a result of the proposed health research facility. | ✓ |

5. UPDATED PROJECT JUSTIFICATION

5.1 Project Justification

90. Over one million people live in Sydney's south-west region. It is a large and diverse population that has grown rapidly in recent years.
91. Those who live in south-west Sydney are entitled to have ready access to the same health services that are available to those who reside in other parts of the greater Sydney metropolitan area.
92. The Legislative Council Portfolio Committee No. 2 examined in November 2020 the current and future provisions of health services in the South West Growth Area. The site is within the South West Growth Area.
93. The foreword to the Committee's report (Report 55 – November 2020) noted:
- “South-west Sydney’s demographic profile requires more attention to be given to certain gaps. These include maternity and paediatric care to cope with the demand of a higher than average birth rate and the large number of families living in the region. There is a gap in mental health care which must be addressed and by doing so will prevent an unnecessary burden on other parts of the health system. Chronic disease prevention and management also needs to be improved, taking into account the higher risk profile in south-west Sydney. There also needs to be ongoing work undertaken to improve the availability of both palliative and aged care in the region”.*
94. The proposed Lang Walker AO Medical Research Building - Macarthur will be a valuable addition to health facilities in South West Growth Area, meeting current demand as well as provide for future growth.
95. The proposal is justified because:
- There is a need for such a facility within the South West Growth Area and more specifically the Campbelltown Hospital Precinct.
 - There are minimal impacts associated with the design of the building. The built form responds to the site context, and provides pedestrian connections and good amenity to the future occupants and to adjacent neighbours.
 - The project is consistent with the strategic framework of NSW State and local government policies including the *State Infrastructure Strategy 2018 – 2038 Building the Momentum*, the *Greater Sydney Region Plan – A Metropolis of Three Cities*, the *Campbelltown Local Strategic Planning Statement*, and the *Campbelltown – Macarthur Place Strategy*
 - The project is consistent with all statutory planning requirements.
 - Community feedback has been taken into consideration during design development and identification of mitigation measures.
 - The project meets ESD objectives.
 - The proposed health research facility's traffic and parking impacts can be appropriately managed through existing parking supplies for the Campbelltown Hospital Campus, with active transport modes encouraged through the implementation of a Green Travel Plan.
 - All consultant reports conclude that the project can achieve compliance with recommended outcomes, following implementation of mitigation measures.

96. A table addressing the potential environmental impacts of the proposal and the approach to mitigate or minimise these impacts has been included in **Appendix B**.

5.2 Updated Project Summary

97. **Table 3** below provides an updated project summary table following design development in response to the Request for Submissions received by DPIE.

98. It is noted there has been a negligible change to the exhibited project description.

Table 3: Updated Lang Walker AO Medical Research Building - Macarthur project summary

| Project element | Summary of the project | |
|-------------------------|--|---|
| Site description | Part Lot 2 DP 1261062 | |
| Lot area | 20.24 hectares | |
| Project site area | 4,628m ² | |
| GFA | 4,607.18m ² | |
| Roof height | 96.33 RL | |
| Maximum building height | 99.03 RL | |
| Summary of uses | <p>Lower ground floor level 2:</p> <ul style="list-style-type: none"> • entry • logistics • plant <p>Lower ground floor level 1:</p> <ul style="list-style-type: none"> • entry • seminar • amphitheatre • dry research • plant <p>Level 00:</p> <ul style="list-style-type: none"> • entry • welcome / waiting / breakout • coffee kiosk • clinical cluster 2 | <p>Level 01:</p> <ul style="list-style-type: none"> • research assessment • dry research • clinical cluster 1 <p>Level 02:</p> <ul style="list-style-type: none"> • plant • dry research • clinical cluster 3 |
| Total parking spaces | 0 | |
| Bicycle parking spaces | 12 | |
| End of trip facilities | To be shared with those provided in Macarthur Clinical School | |
| Construction hours | <p>7am to 6pm (Monday to Friday)</p> <p>8am to 1pm (Saturday)</p> | No work on Sundays and Public Holidays |

| Project element | Summary of the project | |
|---|--|--|
| Shared public spaces | Lower ground floor level 1: <ul style="list-style-type: none"> • seminar rooms • amphitheatre Level 00: <ul style="list-style-type: none"> • central atrium • outdoor terrace • village green • coffee kiosk | Level 01: <ul style="list-style-type: none"> • central atrium • waiting/breakout Level 02: <ul style="list-style-type: none"> • outdoor terrace • waiting/breakout |
| Lang Walker AO Medical Research Building - Macarthur staff | 57 | |
| Non-staff visitors | 25 (average) | |
| Construction workers | Creation of 58 construction jobs | |
| Capital investment value | \$43,456,346 (excl. GST) | |

6. CONCLUSION

99. The [EIS](#) and [Submissions Report](#) address the SEARs and submissions received, respectively, and conclude that the proposed Lang Walker AO Medical Research Building - Macarthur is compatible with the current and emerging future character of the Campbelltown Hospital precinct and wider Campbelltown Local Government Area.
100. The assessment of the proposal against the [EP&A Act](#), relevant environmental planning instruments, strategic policies and plans, and development controls has concluded that:
- all the required provisions of the [EP&A Act](#) and the [EP&A Regulation](#), have been satisfied;
 - the proposal is in accordance with the relevant objectives, standards, and provisions contained in strategic plans and policies relevant to the proposal;
 - the proposal is in accordance with the relevant objectives, standards, and provisions contained in the relevant State Environmental Planning Policies and draft State Environmental Planning Policies; and
 - the proposed development will have no unacceptable adverse impacts on the natural or built environments
101. The proposed development is another step in cementing Campbelltown as a Health and Education Precinct responding to local and broader health needs and providing educational and employment opportunities.
102. In consideration of the above, the proposal is suitable for the site and approval is in the public interest. Importantly, the analysis highlights the key merits of the project which unlocks the development potential of a site uniquely suited to the proposed development and that is consistent with all planning controls.
103. The assessment reveals no outstanding environmental issue that cannot be mitigated or managed to an acceptable level of performance.
104. It is therefore requested that the Minister for Planning (or his delegate) support this State significant development application which will increase the emerging cluster of health and education uses around the existing hospital precinct.



walker