



31 March 2021

Jim Betts
Secretary
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Mr Betts,

RE: MACARTHUR MEDICAL RESEARCH CENTRE – REQUEST FOR SECRETARY’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Executive Summary

1. In accordance with clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000 (the Regulation)* and clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD)*, Walker MMRC Services Pty Limited (**Walker**) requests the issue of Secretary’s Environmental Assessment Requirements (**SEARs**).
2. This request is made on behalf of Western Sydney University (**WSU**) as proponent for the construction and operation of a ‘health research facility’, known as the Macarthur Medical Research Centre (**MMRC**). The proposal contact is Walker.
3. MMRC is being developed in partnership between 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 Sydney**).
4. MMRC will be located adjacent to the Macarthur Health and Education Innovation Precinct (**Figure 1**). The vision for MMRC 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’.
5. MMRC 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. The goal established for the research facility is a ‘co-located medical research centre that will facilitate scientific, clinical and industry collaboration whilst providing a bench-to-beside approach enabling greater translation of research from medical discovery to the development of new prevention strategies, diagnostics, and more effective treatments’.

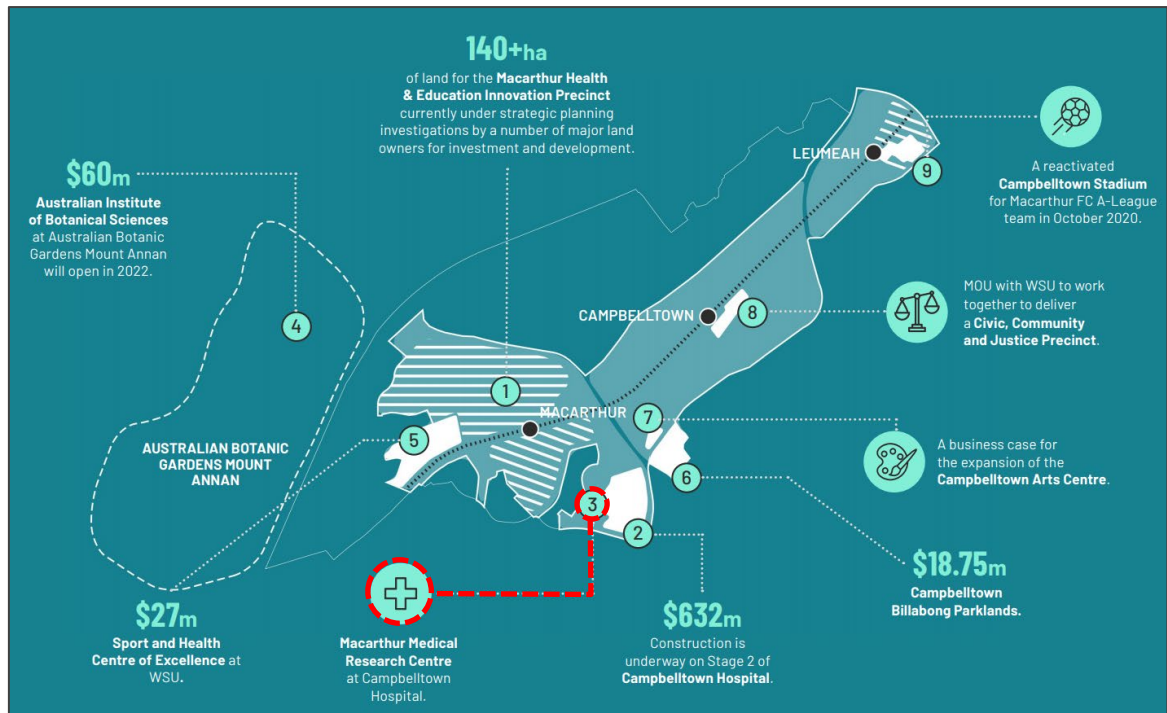


Figure 1: Strategic context for the proposed Macarthur Medical Research Centre (highlighted in red). Source: Campbelltown City Centre Master Plan, page 23.

6. The proposal is State significant development as it is a 'health research facility' with a capital investment value of over \$30 million. In accordance with Schedule 1 of SEPP SRD, development that meets these criteria is considered State Significant Development for the purposes of Part 4 of the *Environmental Planning and Assessment Act 1979 (the Act)*.
7. The purpose of this letter is to provide the Secretary with a preliminary environmental assessment of the project to allow for SEARs to be issued. The SEARs will facilitate the preparation of an Environmental Impact Statement (**EIS**) to accompany a State Significant Development Application (**SSDA**) for the proposal.

Proponent Details

8. Details of the proponent are as follows in **Table 1**:

Table 1: Proponent details

Element	Detail
Proponent	Western Sydney University
Proposal contact	Walker MMRC Services Pty Ltd
Nominated contact	Madeleine Lloyd Town Planner - BPlan (UNSW)
Postal address	Level 21 Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000

Element	Detail
ABN	Walker MMRC Services Pty Ltd: 15 082 640 088
Contact details	E: madeleine.lloyd@walkercorp.com.au M: 0439 862 085
Site owner(s)	Health Administration Corporation

Site Details

9. The site is located within the Campbelltown Hospital Precinct and bounded by Campbelltown Private Hospital to the north, Appin Road to the east, Therry Road to the south, and Parkside Crescent to the west. Campbelltown Private Hospital to the north, Appin Road to the east, Therry Road to the south, and Parkside Crescent to the west.
10. The site is legally described as Lot 6 DP 1058047 and known as Therry Road, Campbelltown (**Figure 2** and **Figure 3**).

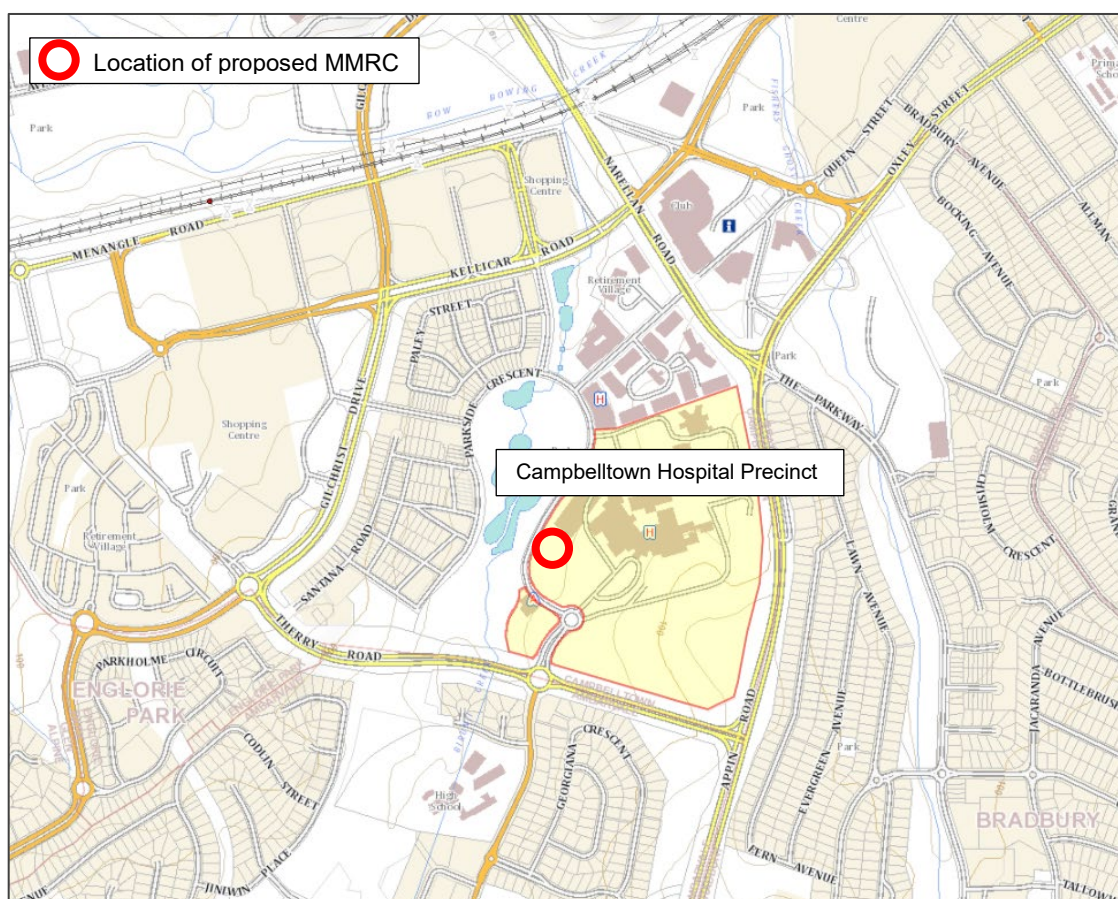


Figure 2: Map view of the site. Source: SixMaps.



Figure 3: Aerial view of the site. Source: NearMap.

11. Access to the site is provided via Parkside Crescent to the west and with access to from the south via Central Road and Therry Road. The site has a street frontage to Parkside Crescent.
12. The site is currently occupied by an existing at-grade emergency services helicopter pad (**Figure 4**). Immediately to the north is a part two-storey, part six-storey building known as 'Building D'. To the east is an on-grade hardstand car park, and to the south is a three-storey building known as 'Macarthur Clinical School'.

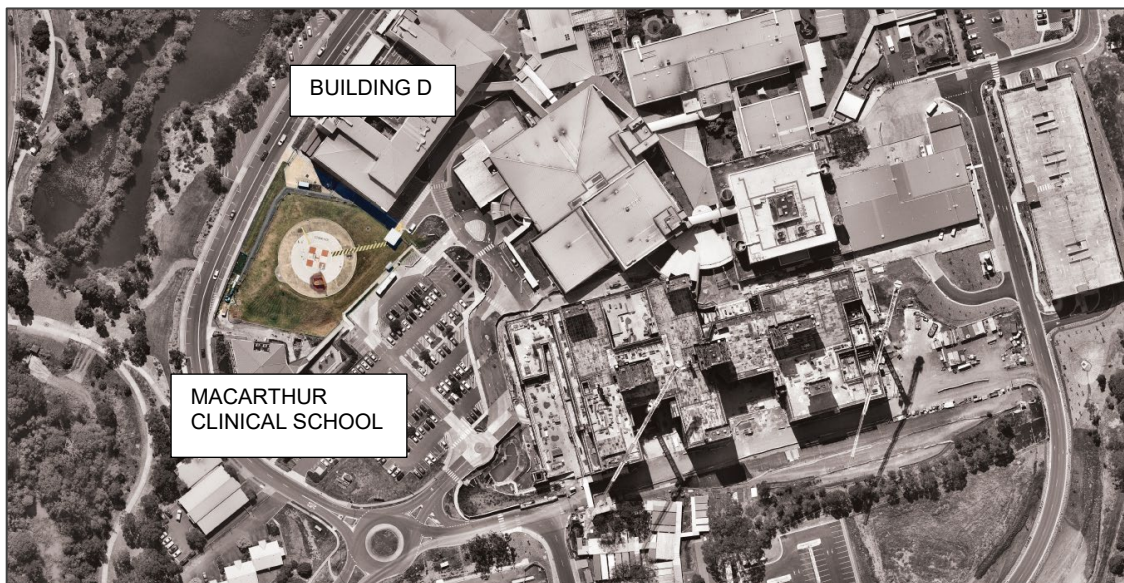


Figure 4: Aerial image of the site. Source: BVN Architects.

13. The Campbelltown Health Precinct is located within the Campbelltown Local Government Area (LGA) and SWSLHD. The SWSLHD provides health services for rural and suburban communities and comprises six major hospitals and 14 community health facilities, providing care to the one million people living in south western Sydney.
14. Research programs conducted in the Campbelltown Health Precinct have earned an international reputation as research spaces with a focus on cancer, diabetes, paediatrics, addiction medicine, and mental health. As the precinct develops, the south western Sydney district will accommodate biomedical, clinical, and population health research.

Project Details

15. Campbelltown Hospital has been operating since 1977. At present, the hospital precinct is being re-developed over two stages, detailed below. **Figure 5** depicts the masterplan for the hospital redevelopment. **Figure 6** depicts development surrounding the proposed MMRC.

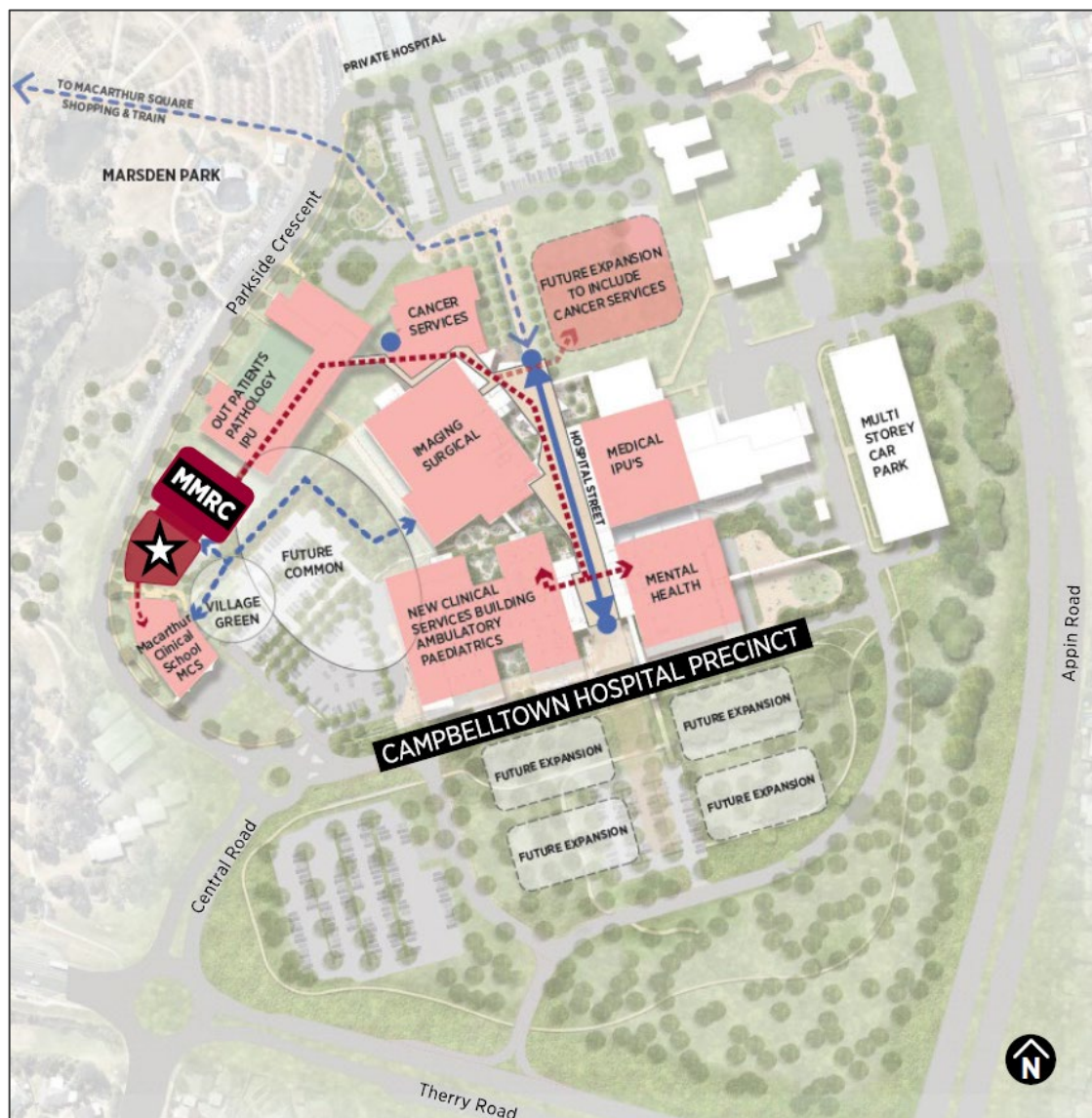


Figure 5: Campbelltown Hospital Development. Source: Western Sydney University.

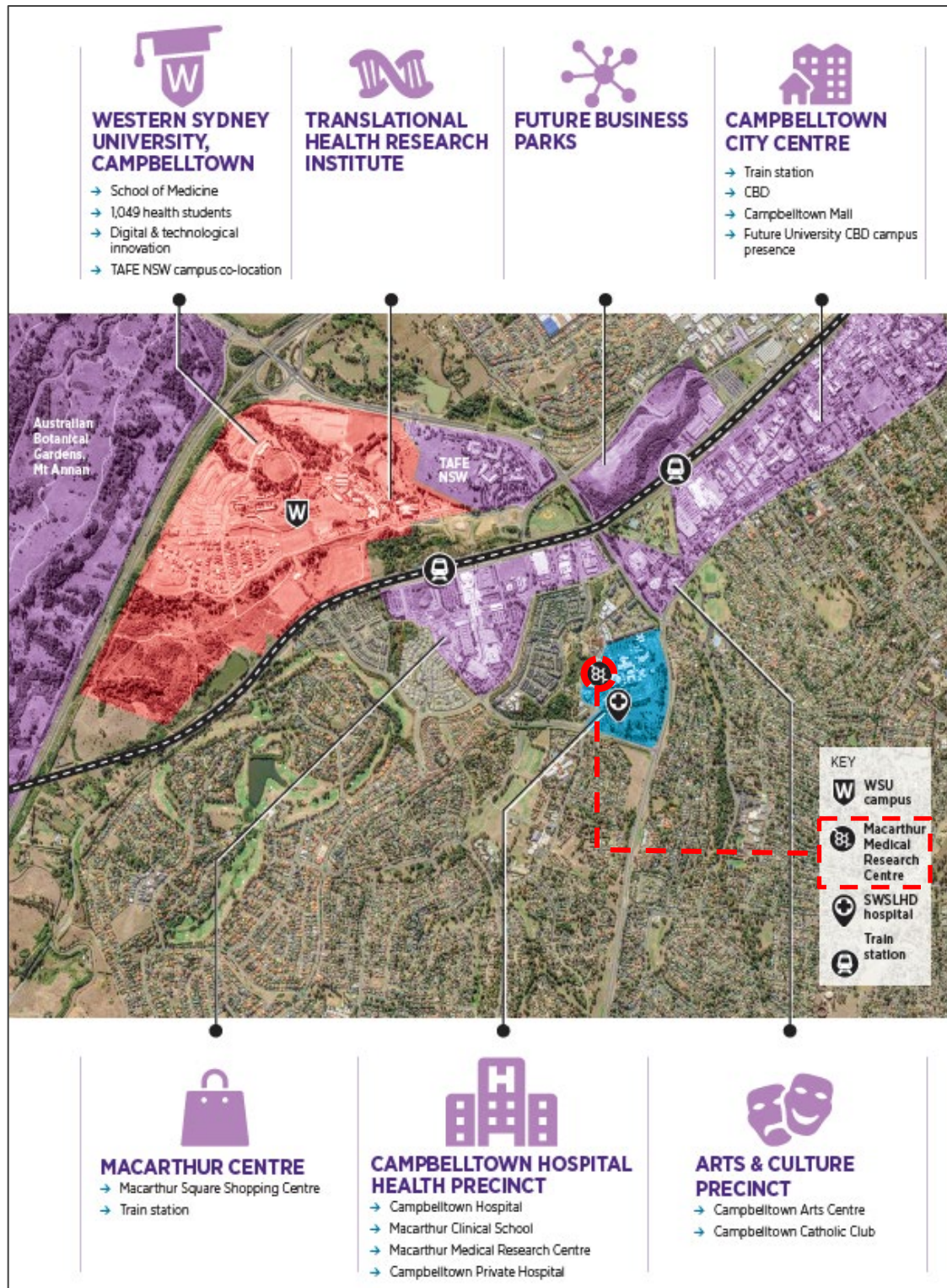


Figure 6: Development surrounding proposed MMRC (highlighted in red). Source: Western Sydney University.

16. Stage 1 (SSD-5003) was approved by the Department of Planning and Infrastructure on 21 November 2012. SSD-5003, and comprised the following works:
- construction of a new six level Acute Health Services building;

- construction of a new covered walkway linking the new Acute Health Services building, Campbelltown Hospital main entry, Block A, Block B, and Block C;
 - new patient drop off zone, six visitor parking spaces and service vehicle access from Parkside Crescent; and
 - new landscaped entry driveway, internal landscaped courtyards, and new communal café.
17. Stage 1 has a capital investment value of \$108 million and was completed in 2016.
18. Stage 2 (SSD-9241) was approved by the Department of Planning and Environment on 18 February 2019. The \$598 million project comprised:
- demolition of existing structures;
 - construction of a new 13-storey clinical services building with rooftop helipad;
 - construction of a new multi-storey connection (hospital spine) between the main hospital buildings and associated works including alterations to access and parking; and
 - tree removal and landscaping.
19. The approval of a rooftop helipad under SSD-9241 has meant the at-grade helicopter pad is redundant, and the site can be redeveloped.
20. Construction of the 13-storey clinical services building with new helipad commenced in 2019 and will be completed by mid-2023.

Project Description

21. The SSDA will seek development consent from the Department of Planning, Industry and Environment (**DPIE**) for the following works:
- demolition of existing at-grade helicopter pad;
 - site preparation civil works;
 - construction of a four-storey medical research facility (MMRC);
 - link bridge linking MMRC to 'Building D' and Macarthur Clinical School;
 - associated site and landscaping works; and
 - signage.
22. Concept plans for the proposed MMRC have prepared by BLP and are provided at **Annexure 1**. The concept plans have been prepared to facilitate the issue of SEARs and detailed design will be conducted as the development progresses. An excerpt of the concept plans is at **Figure 7** and **Figure 8**.
23. As shown in the concept plans, **Table 2** below describes the anticipated uses of the proposed MMRC by floor.

Table 2: Anticipated uses of proposed MMRC by floor

Level	Use
Lower ground	<ul style="list-style-type: none"> • Undercroft • Loading dock • Central plant • Storeroom
Ground	<ul style="list-style-type: none"> • Lobby • Dry research offices • Offices and meeting rooms • Clinical research areas • Link to 'Building D' and Macarthur Clinical School
Level 01	<ul style="list-style-type: none"> • Dry research offices • Offices and meeting rooms • Clinical research areas
Level 02	<ul style="list-style-type: none"> • Dry research offices • Offices and meeting rooms • Clinical research areas
Level 03 / Roof	<ul style="list-style-type: none"> • Roof plant

24. The anticipated capital investment value of the project is \$47.5 million.
25. Construction of the proposed MMRC will be completed in one stage.
26. Hours of operation are proposed to be 7:30am to 5:00pm, Monday to Friday.

The site plan illustrates the proposed development at 10000 130th Avenue. The main building complex is divided into several color-coded sections: a large orange area labeled 'LABOR' (200,000 sq ft), a purple area labeled 'OFFICES' (80,000 sq ft), a grey area labeled 'PLANT' (50,000 sq ft), and a light blue area labeled 'STORAGE' (20,000 sq ft). A yellow area labeled 'PARKING' (10,000 sq ft) is located adjacent to the main building. A large white area labeled 'GARAGE' (100,000 sq ft) is situated to the left of the main building. A red dashed line indicates a boundary or easement. The plan also shows surrounding streets, including 130th Avenue and 100th Avenue, and existing structures to the north and east.

Page 9 of 20

Strategic Planning Framework

27. The strategic planning framework applying to the Campbelltown Health Precinct emphasises health and research facilities as key strategic focus areas for the Campbelltown City Centre.
28. An assessment of the proposed MMRC against the relevant strategic framework is in **Table 3** below. It concluded that MMRC is consistent with the strategic planning framework.

Table 3: Assessment of the proposed medical research facility in accordance with relevant strategic planning framework

Strategic Plan	Comment
A Metropolis of Three Cities – The Greater Sydney Region Plan	<p>The Greater Sydney Region Plan (GSRP) envisages three integrated and connected cities within Greater Sydney – placing housing, jobs, infrastructure, and services within easier reach of more residents, no matter where they live.</p> <p>The Campbelltown-Macarthur centre covers spans from Macarthur, through Campbelltown, and up to Leumeah and is identified as a 'health and education precinct' in the GSRP. The GSRP notes that 'by 2036, 21% of all jobs in Greater Sydney are projected to be in the health and education sectors, up from 19% today [2018].</p> <p>The proposed MMRC aligns with the vision of the 'A Metropolis of Three Cities' whereby most residents of Greater Sydney live within 30 minutes of their jobs, education and health facilities, services and great places.</p> <p>The proposed MMRC aligns with Objective 21 of GSRP by providing for 'internationally competitive health, education, research and innovation precincts'. Objective 21, Strategy 21.1 calls for the development and implementation of land use and infrastructure precincts that (amongst other things) create the continued co-location of health and education facilities, and services to support the precinct and growth of the precincts.</p> <p>MMRC is consistent with the aims, objectives, and strategies of the GSRP.</p>
Western City District Plan (2018)	<p>The Western City District Plan (WCDP) is a 20-year plan to manage growth and achieve the 40-year vision, while enhancing Greater Sydney's liveability, productivity and sustainability into the future.</p> <p>Within the WCPD, the Campbelltown-Macarthur centre is identified as a place where there are opportunities to 'provide new research facilities ... and establish, enhance and promote the interdependencies between health and education to grow innovation, start-up and creative industries'</p> <p>The proposed MMRC is consistent with Action 44 identified for the Campbelltown-Macarthur centre in the WCDP by providing opportunities for the growth of allied health and medical related businesses, research, and science.</p> <p>The proposed medical research facility builds on the established foundation of Campbelltown-Macarthur being a health and education precinct, with a focus on collaboration.</p> <p>MMRC is consistent with the aims, objectives, and actions of the WCPD.</p>

Strategic Plan	Comment
<p>Campbelltown 2040 Local Strategic Planning Statement (LSPS) (2020)</p>	<p>The Campbelltown Local Strategic Planning Statement (2020) (the LSPS) provides direction for Campbelltown's social, environmental, and economic land use vision for the next 20 years, through a series of priorities and actions.</p> <p>The proposed MMRC contributes to the following actions identified in the LSPS:</p> <ul style="list-style-type: none"> • Action 1.21: Actively promote and enable appropriate development of the Campbelltown Health and Education Precinct to respond to local and broader health needs and to provide educational and employment opportunities. <p>The research themes identified for MMRC are: diabetes and obesity, mental health, paediatrics and adolescent health, Indigenous health, and addition medicine. MMRC will facilitate welcomed research into the health needs of south western and Greater Sydney.</p> <ul style="list-style-type: none"> • Action 9.9: Increase the emerging cluster of health and education uses around the existing hospital precinct and university precinct. <p>MMRC will increase health and education uses within the Campbelltown Hospital Precinct.</p> <ul style="list-style-type: none"> • Action 10.9: Actively work with key stakeholders to promote development of the Campbelltown Health and Education Precinct. <p>Consultation with key stakeholders such as Campbelltown City Council will occur during the preparation of the EIS.</p> <ul style="list-style-type: none"> • Action 15.7: Work with health services, universities and other education providers to increase the emerging cluster of health and education uses around the existing hospital and university precinct. <p>MMRC is being developed in partnership between WSU, SWSLHD, the Ingham Institute, and UNSW Sydney</p> <p>MMRC is consistent with the Campbelltown LSPS.</p>
<p>Reimagining Campbelltown City Centre Master Plan (2018)</p>	<p>The Campbelltown City Centre Master Plan (CCCMP) is a framework for decision-making in the Campbelltown City Centre from 2018 onwards.</p> <p>The CCCMP describes 'Project 2.1' as the delivery of the 'Macarthur Health, Knowledge and Innovation District'. The District is described as having a focus on whole of population health and wellbeing, and includes the fields of paediatrics, diabetes, indigenous health and mental health. This aligns with the five research themes identified for MMRC.</p> <p>Additionally, MMRC is referenced by name in the CCCMP. The development of MMRC is consistent with the goal of the CCCMP by building on the emerging cluster of health and education uses currently found in the Campbelltown City Centre.</p>

Strategic Plan	Comment
Campbelltown - Macarthur Place Strategy	<p>The Campbelltown – Macarthur Place Strategy (Place Strategy) describes a vision for a Campbelltown - Macarthur Collaboration Area stemming from the community's vision detailed in the Western City District Plan and Campbelltown City Council's Reimagining Campbelltown City Centre project.</p> <p>The Place Strategy envisages the Campbelltown City Centre as an attractive capital of opportunity, creativity and culture for the Macarthur region by 2036.</p> <p>MMRC is consistent with the following priorities, outcomes, and actions established in the Place Strategy:</p> <ul style="list-style-type: none"> • Priority 7: Grow the health and education cluster into a Health, Knowledge, and Innovation Precinct. <p>The proposed MMRC will assist in growing the Campbelltown – Macarthur health and education cluster into a Health, Knowledge, and Innovation Precinct</p> <ul style="list-style-type: none"> • Priority 7 Outcome: A cohesive, integrated and innovative precinct based on strong partnerships between anchor institutions. <p>The opportunity for the proposed MMRC stems from a strong partnership between anchor institutions WSU, SWSLHD, Ingham Institute, and UNSW Sydney.</p> <ul style="list-style-type: none"> • Action 21: Develop a MMRC <p>The proposed MMRC completes this action. The MMRC is consistent with the priorities, aims, and actions identified in the Place Strategy.</p>
Greater Macarthur 2040 Interim Plan	<p>The Greater Macarthur 2040 Interim Plan (GMIP) establishes a vision and framework for in the evolution of Greater Macarthur to 2040.</p> <p>The GMIP describes Campbelltown-Macarthur centre as an area that will thrive as part of the burgeoning Greater Macarthur metropolitan cluster. The GMIP explains that with further investment in tertiary education and health and connection to the Western Sydney Airport via a new rail line, the centre will grow to provide an economic and social hub for the Greater Macarthur Growth Area and Campbelltown-Macarthur centre.</p> <p>The development of MMRC is consistent with the GMIP.</p>

Strategic Plan	Comment
Government Architect of NSW Better Placed Policy	<p>Concept plans for the proposed MMRC can be found in Annexure 1. The concept plans have been prepared to facilitate the issue of SEARs and will form the basis for a detailed design process for the research facility.</p> <p>The proposed MMRC building design will reflect the seven objectives for good design identified in the GANSW Better Placed Policy:</p> <ol style="list-style-type: none"> 1. Better fit 2. Better performance 3. Better for community 4. Better for people 5. Better working 6. Better value 7. Better look and feel

29. In addition to the strategic planning framework, the Campbelltown Economic Development Strategy 2020 (**EDS**) has been developed to provide a 'framework to help guide Campbelltown's economic transition towards a future state of diverse local job opportunities, higher value industry, knowledge and high skilled jobs, and a reskilled and upskilled workforce'.
30. The EDS identifies the growth and maturation of the Health, Education and Innovation District as one of the most important opportunities for economic development in Campbelltown.
31. The proposed MMRC is referred to by name in the EDS (page 19) and is consistent with the objective to provide for greater connectivity between medical research, education and health services focused on (but not limited to): paediatrics, diabetes, health equity, mental health, complementary medicine, Indigenous health, immunology, respiratory, and sleep.

Statutory Planning Matters

32. The following legislation and environmental planning instruments will apply to the proposed medical research facility:
- *Environmental Planning and Assessment Act 1979*
 - *Environmental Planning and Assessment Regulation 2000*
 - *Biodiversity Conservation Act 2016*
 - *State Environmental Planning Policy (State and Regional Development) 2011*
 - *State Environmental Planning Policy (Infrastructure) 2007*
 - *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development*
 - *State Environmental Planning Policy No. 55 – Remediation of Land*
 - *State Environmental Planning Policy No. 64 – Advertising and Signage*
 - *Campbelltown Local Environmental Plan 2015*

33. **Table 4** below provides a brief assessment of the proposed medical research facility against the *Campbelltown Local Environmental Plan 2015 (CLEP 2015)*. The assessment concluded that the proposed MMRC is compatible with the applicable standards.

Table 4: Assessment of the proposed development against CLEP 2015

Clause	CLEP 2015 Standard	Control
2.1	Zoning	The site is zoned SP2 Health Services Facilities. The use of land for a 'health research facility' is permitted with consent.
4.3	Height of Buildings	No maximum height. Notwithstanding, the proposed MMRC will be subject of a merit assessment and design excellence review against the seven principles for good design in <i>Better Placed</i> .
4.4	Floor Space Ratio	No floor space ratio. Notwithstanding, the proposed MMRC will be subject of a merit assessment and design excellence review against the seven principles for good design in <i>Better Placed</i> .
5.10	Heritage	The site is not listed as a heritage item, and is not within an conservation area.
5.12	Infrastructure development and use of existing buildings of the Crown	CLEP 2015 does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under State Environmental Planning Policy (Infrastructure) 2007.
7.1	Earthworks	Matters for consideration will be taken into account during the preparation of the EIS.

Key Environmental Assessment Matters for Consideration

34. Following a preliminary environmental assessment of the proposed MMRC, several environmental matters have been identified which will need to be considered under the EIS.

Built form and urban design

35. During the EIS process, the proposed medical research facility will be subject of a detailed assessment with regard to context, site characteristics, streetscape and existing and future character of the locality.
36. In accordance with the State Design Review Panel process, consultation will be undertaken with the NSW Government Architect.

Environmental Amenity

37. The EIS will assess any amenity impacts on adjoining properties including, but not limited to, acoustic impacts, visual privacy, and overshadowing. Where impacts are identified, the EIS will detail proposed measures to mitigate these impacts.

Traffic and Parking

38. No additional car parking is proposed in conjunction with the proposed MMRC with parking requirements being considered within the context of the Campbelltown Hospital Precinct. During the preparation of the EIS, an assessment of the anticipated traffic and parking impacts will be undertaken. The analysis will identify current daily and peak hour vehicle, public transport, pedestrian and bicycle movements. Additionally, the assessment will analyse the provision of staff and visitor car parking in the Precinct and assess the existing and future transport needs associated with the proposed MMRC.
39. A Green Travel Plan and Active Travel Guide will be submitted with the EIS that includes initiatives for sustainable and active transport modes.

Operational Management

40. During the construction of the MMRC, the Campbelltown Hospital Precinct will be an active hospital site. Demolition of the existing helicopter pad while construction of the proposed roof-top helicopter pad under SSD-9241 is a key consideration.
41. An operational management plan for the Campbelltown hospital during construction of MMRC will be prepared and included in the EIS.

Heritage

42. Notwithstanding that the site is not heritage listed and is not in a heritage conservation area, a heritage impact statement will be prepared and included in the EIS.

Geotechnical, Contamination and Hazardous Materials

43. A preliminary site investigation will be undertaken to assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with the requirements of *State Environmental Planning Policy No. 55 – Remediation of Land*.
44. Additionally, an assessment of the proposed MMRC against *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* will be prepared and included in the EIS.

Biodiversity

45. Section 7.9 of the *Biodiversity Conservation Act 2016* requires an EIS submitted with an SSDA 'be accompanied by a biodiversity development assessment report, unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values'.
46. The site has previously been cleared, does not contain any significant vegetation, and is currently being used as an at-grade helicopter landing pad. As such, a biodiversity development assessment report waiver request is included in this SEARs request.

Infrastructure and Servicing

47. During the preparation of the EIS, consultation will be undertaken with all relevant service providers to identify potential impacts on existing utility infrastructure and service provider assets surrounding the site. Should any impacts be identified, arrangements to ensure upgrades will be agreed and detailed in the EIS.

Construction Impacts

48. The EIS will detail anticipated construction impacts of the proposed MMRC including access, noise and vibration, parking, and traffic on the Campbelltown Hospital Precinct. The EIS will include a comprehensive construction and environmental management plan which will detail:
- staging and timing of construction works to be undertaken
 - construction hours
 - construction traffic, noise, soil erosion, dust control, and stormwater management methods
 - acoustic, noise, and vibration impacts;
 - construction waste management; and
 - traffic management during construction.

Consultation

49. During the initial planning phase, the proponents consulted with key stakeholders including Campbelltown City Council, Wollondilly Shire Council, Indigenous services, and community services.
50. Consultation with the following stakeholders will continue as the project progresses:
- Campbelltown City Council;
 - NSW Government Architect and State Design Review Panel;
 - Transport for NSW;
 - Transport for NSW (Road and Maritime Services);
 - Sydney Water and other service providers; and
 - Surrounding residents and community stakeholders.

Draft Industry SEARs

51. Between 14 December 2020 and 12 February 2021, DPIE exhibited industry-specific SEARs, with the aim of streamlining assessment of major projects, which were prepared in conjunction with the proposed Rapid Assessment Framework for State significant projects.
52. A review of the proposed MMRC against the draft standardised SEARs for hospitals, medical centres, and health research facilities and their applicability is at **Table 5**.

Table 5: Assessment of the proposed medical research facility against the draft standard SEARs

Issue and Assessment Requirements	Documentation
Statutory Context	Applicable The EIS will provide an assessment of the proposed MMRC against all relevant legislation, Environmental Planning Instruments (EPIs) (including drafts), plans, policies and guidelines.

Issue and Assessment Requirements	Documentation
Capital Investment Value and Employment	<p>Applicable.</p> <p>The following will be submitted with the EIS:</p> <ul style="list-style-type: none"> • Cost summary • An estimate of the retained and new jobs that would be created during the construction and operational phases of the development will be provided in the EIS.
Design Excellence	<p>Applicable.</p> <p>The following will be submitted with the EIS:</p> <ul style="list-style-type: none"> • Design excellence strategy
Built Form and Urban Design	<p>Applicable.</p> <p>The following will be submitted with the EIS:</p> <ul style="list-style-type: none"> • Architectural drawings • Design report • Survey plan • Building Code of Australia compliance report • Accessibility report • Signage and wayfinding strategy
Environmental Amenity	<p>Applicable.</p> <p>The following will be submitted with the EIS:</p> <ul style="list-style-type: none"> • Shadow diagrams • Pedestrian wind environment assessment • Wind analysis • Lighting strategy • Noise and vibration during construction and operational phases
Visual Impact	<p>Applicable.</p> <p>The following will be submitted with the EIS:</p> <ul style="list-style-type: none"> • Urban design analysis including photomontage • Visual impact assessment • View analysis
Public Space	<p>Applicable.</p> <p>The following will be submitted with the EIS:</p> <ul style="list-style-type: none"> • Crime Prevention through Environmental Design report

Issue and Assessment Requirements	Documentation
Trees and Landscaping	Applicable. The following will be submitted with the EIS: <ul style="list-style-type: none"> • Landscape concept plan
Ecologically Sustainable Development	Applicable. The following will be submitted with the EIS: <ul style="list-style-type: none"> • ESD report
Traffic, Transport and Accessibility	Applicable. The following will be submitted with the EIS: <ul style="list-style-type: none"> • Transport and accessibility impact assessment, including pedestrian analysis • Construction traffic management plan • Green Travel Plan • Active Travel Guide
Biodiversity	Not applicable. As noted in paragraph 47, a biodiversity development assessment report waiver is being sought with this SEARs request.
Air Quality	Not applicable. We submit that there is no need for an air quality assessment to be submitted with the EIS.
Noise and Vibration	Applicable. The following will be submitted with the EIS: <ul style="list-style-type: none"> • Noise and vibration impact assessment for both the construction and operational phases
Ground Water Conditions	Applicable. The following will be submitted with the EIS: <ul style="list-style-type: none"> • Geotechnical assessment • Surface and groundwater impact assessment
Stormwater and Wastewater	Applicable. The following will be submitted with the EIS: <ul style="list-style-type: none"> • Integrated water management plan
Flooding Risk	Applicable. The following will be submitted with the EIS: <ul style="list-style-type: none"> • Flood risk assessment

Issue and Assessment Requirements	Documentation
Hazards and Risks	<p>Applicable.</p> <p>The following will be submitted with the EIS:</p> <ul style="list-style-type: none"> Preliminary hazards assessment report prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i>
Contamination and Remediation	<p>Applicable.</p> <p>The following will be submitted with the EIS:</p> <ul style="list-style-type: none"> Preliminary site investigation
Waste Management	<p>Applicable.</p> <p>The following will be submitted with the EIS:</p> <ul style="list-style-type: none"> Waste management plan prepared for the construction and operational phases
Cultural Heritage	<p>Applicable.</p> <p>The following will be submitted with the EIS:</p> <ul style="list-style-type: none"> Statement of heritage impact
Aboriginal Cultural Heritage	<p>Applicable.</p> <p>The following will be submitted with the EIS:</p> <ul style="list-style-type: none"> Aboriginal cultural heritage assessment report
Social and Economic Impact	<p>Applicable.</p> <p>The following will be submitted with the EIS:</p> <ul style="list-style-type: none"> Social impact assessment prepared in accordance with the <i>Social Impact Assessment Guideline</i>
Infrastructure Requirements and Utilities	<p>Applicable.</p> <p>The following will be submitted with the EIS:</p> <ul style="list-style-type: none"> Infrastructure delivery, management, and staging plan prepared in consultation with existing utility infrastructure and service providers
Bush Fire Risk	<p>Applicable.</p> <p>The following will be submitted with the EIS:</p> <ul style="list-style-type: none"> Bush fire assessment report
Aviation	<p>Applicable.</p> <p>The following will be submitted with the EIS:</p> <ul style="list-style-type: none"> Aviation report

Issue and Assessment Requirements	Documentation
Contributions and Public Interest	<p>Not applicable.</p> <p>The Campbelltown Local Infrastructure Contributions Plan 2018 identifies contribution requirements that apply to development within the Campbelltown LGA.</p> <p>The Plan specifies that development comprising public infrastructure to be carried out by or on behalf of any public authority is exempt from the provisions of the Plan.</p> <p>The proposed MMRC is public infrastructure development being carried out by or on behalf of a public authority, therefore exempt from the provisions of the Plan.</p>
Consultation	<p>Applicable.</p> <p>The following will be submitted with the EIS:</p> <ul style="list-style-type: none"> • Consultation report

Conclusion

53. Western Sydney University and Health Infrastructure NSW, in partnership with the University of New South Wales, Sydney South Western Sydney Local Health District, and the Ingham Institute of Applied Medical Research are proposing a four-storey medical research facility, known as the Macarthur Medical Research Centre within the Campbelltown Hospital Precinct.
54. This request for SEARs has provided a preliminary environmental assessment of the proposed MMRC. The issue of SEARs will allow for the preparation of an EIS for the project.
55. We trust the information included in this letter is satisfactory for the issue of SEARs and a biodiversity development assessment report waiver. The proponents are interested in meeting with DPIE and other key stakeholders to discuss this exciting and interesting project and provide a detailed briefing on the proposal.
56. Should you have any questions or require additional information, please do not hesitate to contact Madeleine Lloyd at madeleine.lloyd@walkercorp.com.au or on 0439 862 085.

Yours sincerely,
Walker MMRC Services Pty Ltd



Madeleine Lloyd
Town Planner