



17 May 2022

Nathan Stringer  
A/Principal Planning Officer  
Social Infrastructure  
Department of Planning and Environment  
4 Parramatta Square  
12 Darcy Street  
Parramatta NSW 2150

Dear Mr Stringer,

**RE: LANG WALKER AO MEDICAL RESEARCH BUILDING – MACARTHUR STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD-17491477**

**RESPONSE TO DEPARTMENT OF PLANNING AND ENVIRONMENT REQUEST FOR ADDITIONAL INFORMATION**

### Background

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1. We refer to the State significant development application SSD-17491477, submitted to the Department of Planning and Environment (DPE) on 2 November 2021 by Walker MMRC Services Pty Ltd (Walker) in our capacity as project manager and on behalf of Western Sydney University (WSU).
2. SSD-17491477 seeks development consent from DPE for a health research facility, to be known as the Lang Walker AO Medical Research Building – Macarthur.
3. The Lang Walker AO Medical Research Building – Macarthur is a development 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 (UNSW).
4. By combining people-centred health research facilities with public engagement spaces, the proposed health research facility will create a unique and existing opportunity for community interaction and ownership.
5. SSD-17491477 is under assessment by DPE. On 5 May 2022, DPE wrote to Walker requesting additional information to allow assessment of the application to continue.
6. **Table 1** provides the project team's response to all additional information items requested by DPE.

### Response to Request for Additional Information

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7. **Table 1** includes a response to the additional information request issued by DPE.
8. The full text of the request is provided in the left-hand column, accompanied by the corresponding response in the right-hand column. Each response provided in **Table 1** has been prepared in consultation with the project team.

**Table 1:** Project team response to DPE request for information

| Issue Raised                                                                                                                                                                                                                                                                                                                                                             | Project Team Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓ |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| Confirm whether the total number of jobs to be provided for the construction and operational phases of the development are full-time equivalent.                                                                                                                                                                                                                         | The total number of jobs to be provided for the construction and operational phases of the development are full-time equivalent.                                                                                                                                                                                                                                                                                                                                                                                                                  | ✓ |
| The EIS states that development consent for signage will be sought separately. However, the Landscape Design Statement notes that signage will form part of the landscaping works for which permission is sought. Please remove reference to signage from the landscape statement, or provide details of proposed signage for consideration as part of this application. | The reference to signage in the Landscape Design Report was incorrect.<br><br>An amended Landscape Design Report has been provided in <b>Appendix A</b> .                                                                                                                                                                                                                                                                                                                                                                                         | ✓ |
| The EIS states that no tree removal is proposed. However, the landscaping plans demonstrate that three trees are to be removed within the driveway adjacent to the MCS. Please clarify and confirm the specifications of the trees to be removed.                                                                                                                        | Three trees are proposed to be removed as part of the works under SSD-17491477.<br><br>Two of the trees proposed to be removed are <i>Lagerstroemia indica</i> (Crepe Myrtle) and one is a <i>Magnolia x soulangiana</i> (Magnolia)<br><br>Turf, the suitably qualified landscaping consultant for the proposed health research facility has identified the three trees as having low landscape significance.<br><br>An updated scope of works can be found in <b>Paragraph 10</b> and a tree management plan can be found in <b>Appendix A</b> . | ✓ |
| Figure 25 of the revised Flood Assessment Report (25 March 2022) should be amended to demonstrate a band of -10mm to +10mm level difference, as noted in the report.                                                                                                                                                                                                     | An amended Flood Assessment Report correcting Figure 25 has been prepared. Please refer to <b>Appendix B</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                    | ✓ |

9. As stated in **Table 1**, the scope of works for the project has been revised to include tree removal.
10. The application seeks consent for the construction and use of a five-storey building of 4,607.18m<sup>2</sup> of gross floor area (GFA). The development comprises:
- demolition of the existing helicopter landing site including removal of three trees;
  - 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.

## Conclusion

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11. We trust the information included in this letter is satisfactory to continue the assessment of SSD-17491477.
12. Should you have any questions or require additional information, please do not hesitate to contact Madeleine Lloyd at [madeleine.lloyd@walkercorp.com.au](mailto:madeleine.lloyd@walkercorp.com.au) or on 0439 862 085.

Yours sincerely,  
**Walker MMRC Services Pty Ltd**



**Madeleine Lloyd**  
Town Planner