



10 NOVEMBER 2021

Environmental Impact Assessment Lang Walker AO Medical Research Building - Macarthur

**THERRY ROAD OR 100 PARKSIDE CRESCENT
CAMPBELLTOWN
PART LOT 6 DP 1058047**

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

Walker Corporation
Level 21, Governor Macquarie Tower
1 Farrer Place, Sydney NSW 2000

walkercorp.com.au



Contact

Madeleine Lloyd Town Planner madeleine.lloyd@walkercorp.com.au 0439 862 085

This document has been prepared by: This document has been reviewed by:



Madeleine Lloyd
Town Planner, Walker Corporation

Sylvia Hrovatin
National Manager – Project Approvals, Walker Corporation

Reproduction of this document or any part thereof is prohibited without prior permission from Walker Corporation Pty Ltd.

Version No.	Date of Issue	Revision by	Approved by
Draft V1	29 October 2021	Madeleine Lloyd	Sylvia Hrovatin
Draft V2	1 November 2021	Madeleine Lloyd	Sylvia Hrovatin
Final	2 November 2021	Madeleine Lloyd	Sylvia Hrovatin
Final V2	10 November 2021	Madeleine Lloyd	Sylvia Hrovatin

CONTENTS

DECLARATION	10
GLOSSARY AND ABBREVIATIONS	11
SUMMARY.....	13
Background	13
The Site	13
Development Description	14
Planning Controls	14
Key Benefits	15
Impacts and Mitigation Measures	15
Conclusion.....	21
1. INTRODUCTION.....	22
1.1 Proponent Details.....	22
1.2 Project overview.....	23
1.3 Crown Development	24
1.4 Campbelltown Hospital	24
1.5 Project Background	26
1.6 Project Objectives	26
1.7 Strategic Need for the Proposal.....	26
1.8 Secretary's Environmental Assessment Requirements.....	27
1.9 Contributions	27
2. STRATEGIC CONTEXT	30
2.1 Site Context.....	30
2.2 Strategic Planning Policies	35
2.2.1 NSW State Priorities	36
2.2.2 State Infrastructure Strategy 2018 – 2038 Building the Momentum.....	36
2.2.3 Future Transport Strategy 2056.....	36
2.2.4 Crime Prevention through Environmental Design	36
2.2.5 Better Placed: An integrated design policy for the built environment of New South Wales (Government Architect NSW (GANSW), 2017).....	37
2.2.6 Healthy Built Environment Checklist (NSW Health, 2020)	37
2.2.7 Draft Greener Places Design Guide (GANSW).....	38
2.2.8 The Greater Sydney Region Plan 2018 – A Metropolis of Three Cities	38
2.2.9 Western City District Plan	39
2.2.10 Campbelltown Local Strategic Planning Statement	40
2.2.11 Draft Cumberland Plain Conservation Plan	40
2.2.12 Reimagining Campbelltown City Centre Master Plan (2018).....	40
2.2.13 Campbelltown - Macarthur Place Strategy	41
2.2.14 Greater Macarthur 2040 Interim Plan	41
2.2.15 Campbelltown Economic Development Strategy 2020	42

2.3	Analysis of Feasible Alternatives	42
2.3.1	'Do Nothing' Scenario	42
2.3.2	Alternative Design – Options Analysis	42
2.3.3	Proposed Design	44
3.	PROJECT DESCRIPTION.....	45
3.1	Summary of the project.....	45
3.2	Development overview.....	46
3.3	Project area.....	47
3.4	Use and activities	48
3.4.1	Demolition and excavation.....	48
3.4.2	Lang Walker AO Medical Research Building - Macarthur	48
3.4.3	Hours of operation	50
3.4.4	Proposed occupancy	50
3.5	Physical design and layout	50
3.5.1	Building planning.....	50
3.5.2	Building layout.....	50
3.5.3	Fitout.....	54
3.5.4	Façade.....	56
3.5.5	Landscaping.....	57
3.6	Utilities.....	61
3.7	Timing	62
3.7.1	Stages.....	62
3.7.2	Phases.....	62
3.8	Subdivision.....	65
4.	STATUTORY CONTEXT	66
4.1	Environmental Planning and Assessment Act 1979	66
4.2	Environmental Planning and Assessment Regulation 2000	67
4.3	Biodiversity Conservation Act 2016	67
4.4	State Environmental Planning Policy (State and Regional Development) 2011	67
4.5	State Environmental Planning Policy (Infrastructure) 2007	67
4.6	State Environmental Planning Policy No. 55 – Remediation of Land.....	68
4.7	State Environmental Planning Policy No. 64 – Signage.....	68
4.8	State Environmental Planning Policy No.33 – Hazardous & Offensive Development...	68
4.9	Draft State Environmental Planning Policy (Remediation of Land)	68
4.10	Draft State Environmental planning Policy (Environment).....	68
4.11	Campbelltown Local Environmental Plan 2015	69
4.11.1	Zoning and Permissibility	69
4.11.2	Height	70
4.11.3	Floor Space Ratio	70
4.11.4	Heritage	71

5. ENGAGEMENT.....	73
5.1 Local Aboriginal Land Council	73
5.2 Government Architect NSW	73
5.3 Transport for NSW	74
5.4 Campbelltown City Council	74
5.5 Stakeholder Consultation	74
6. ASSESSMENT OF IMPACTS	75
6.1 Built Form and Urban Design.....	75
6.1.1 Bulk and Scale	75
6.1.2 Built Form	75
6.1.3 Crime Prevention through Environmental Design (CPTED).....	76
6.2 Trees and Landscaping	76
6.3 Environmental Amenity	77
6.3.1 Servicing	77
6.4 Environmental Amenity	78
6.4.1 Solar Access.....	78
6.4.2 Visual Impact	79
6.4.3 Lighting	82
6.4.4 Intensification of Use.....	82
6.5 Traffic, Parking and Access Impacts.....	82
6.6 Ecologically Sustainable Development (ESD).....	83
6.7 Historical Heritage.....	85
6.8 Aboriginal Cultural Heritage	87
6.9 Social Impacts.....	87
6.10 Noise and Vibration.....	89
6.11 Biodiversity	90
6.12 Contributions	90
6.13 Staging	90
6.14 Utilities.....	90
6.15 Stormwater Drainage	90
6.16 Flood and Stormwater Impacts	91
6.17 Soil and Water.....	91
6.18 Waste	92
6.19 Contamination	94
6.20 Hazards and Risk.....	95
6.21 Bushfire	95
6.22 Aeronautical Impacts	95
6.23 Key Appendices	96

7. JUSTIFICATION AND EVALUATION	98
7.1 Design Considerations	98
7.2 Strategic Consistency	99
7.3 Statutory compliance	101
7.4 Community views	101
7.5 Section 4.15 assessment.....	102
7.5.1 Matters for consideration	102
7.5.2 Likely impacts of the development.....	103
7.5.3 Suitability of the site for development	103
7.5.4 Submissions.....	103
7.5.5 Public interest	103
7.6 Compliance monitoring	104
7.7 Ecologically Sustainable Design	104
7.8 Mitigation measures	104
8. CONCLUSION	109

List of Figures

Figure 1 Map view of the site. *Source: SixMaps.*

Figure 2 Artists impression of proposed Lang Walker AO Medical Research Building - Macarthur from Marsden Park. *Source: BVN*

Figure 3 Campbelltown Hospital Campus masterplan. *Source: Campbelltown Hospital Redevelopment Stage 2 Masterplan Report, 2018*

Figure 4 Regional context map. *Source: Campbelltown Local Planning Strategy.*

Figure 5 Strategic context for the proposed Macarthur medical research centre to be known as the Lang Walker AO Medical Research Building - Macarthur (highlighted in red). *Source: Campbelltown City Centre Master Plan, page 23*

Figure 6 Map view of the site. *Source: SixMaps.*

Figure 7 Context plan for the proposed Lang Walker AO Medical Research Building - Macarthur (highlighted in pink). *Source: BVN.*

Figure 8 Bushfire prone land map. *Source: BlackAsh.*

Figure 9 Public transport services within 400m and 800m walking catchments of the site. *Source: PTC.*

Figure 10 Bicycling paths surrounding the site. *Source: Transport for NSW Cycle Finder and PTC.*

Figure 11 Campbelltown-Macarthur context plan. *Source: Greater Sydney Region Plan*

Figure 12 Existing helipad. View from Macarthur Clinical School facing Building D *Source: Walker Corporation*

Figure 13 Proposed location plan. *Source: BVN*

Figure 14 Proposed level 00 plan. *Source: BVN*

Figure 15 Block and stacking diagram of the proposed Lang Walker AO Medical Research Building - Macarthur. *Source: BVN*

Figure 16 Proposed lower ground level 02 plan. *Source: BVN*

Figure 17 Proposed lower ground level 01 plan. *Source: BVN*

Figure 18 Proposed level 00 plan. *Source: BVN*

Figure 19 Proposed level 01 plan. *Source: BVN*

Figure 20 Proposed level 02 plan. *Source: BVN*

Figure 21 Proposed roof plan. *Source: BVN*

Figure 22 North / south section. *Source: BVN*

Figure 23 Artists impression of proposed Lang Walker AO Medical Research Building - Macarthur from Marsden Park. *Source: BVN*

Figure 24 Aerial view of proposed Lang Walker AO Medical Research Building - Macarthur from west. *Source: BVN*

Figure 25 Aerial view of proposed Lang Walker AO Medical Research Building - Macarthur from east. *Source: BVN*

Figure 26 Artist's impression of proposed Parkside Crescent landscaping. *Source: Turf*

Figure 27 Parkside Crescent landscaping plan. *Source: Turf*

Figure 28 Driveway and plaza landscaping plan. *Source: Turf*

Figure 29 Artist's impression of proposed Village Green landscaping. *Source: Turf*

Figure 30 Village Green landscaping plan. *Source: Turf*

Figure 31 East terrace landscaping plan. *Source: Turf*

Figure 32 Level 02 terrace landscaping plan. *Source: Turf*

Figure 33 Stage 1: Site establishment. *Source: CPM Consulting*

Figure 34 Phase 2: Demolition and excavation. *Source: CPM Consulting*

Figure 35 Phase 3: Structure. *Source: CPM Consulting*

Figure 36 Phase 4: Façade and fitout. *Source: CPM Consulting*.

Figure 37 Phase 5: Completion and decommissioning. *Source: CPM Consulting*.

Figure 38 Excerpt of CLEP 2015 land use map. *Source: NSW Government*

Figure 39 Excerpt of CLEP 2015 height of buildings map. *Source: NSW Government*

Figure 40 Excerpt of CLEP 2015 FSR map. *Source: NSW Government*

Figure 41 Excerpt of CLEP 2015 heritage map. *Source: NSW Government*

Figure 42 Site plan for the proposed Lang Walker AO Medical Research Building - Macarthur. *Source: BVN*

Figure 43 Loading zone access for the proposed Lang Walker AO Medical Research Building - Macarthur. *Source: BVN*

Figure 44 Shadow diagrams. *Source: BVN*

Figure 45 View of proposed Lang Walker AO Medical Research Building - Macarthur from Parkside Crescent, facing south. *Source: BVN*

Figure 46 View of proposed Lang Walker AO Medical Research Building - Macarthur from Marsden Park/Central Park. *Source: BVN*

Figure 47 View of proposed Lang Walker AO Medical Research Building - Macarthur from Campbelltown Hospital Campus car parking. *Source: BVN*

Figure 48 View of proposed Lang Walker AO Medical Research Building - Macarthur from the Clinical Services Building. *Source: BVN*

Figure 49 View of proposed Lang Walker AO Medical Research Building - Macarthur between Building A and Building D. *Source: BVN*

Figure 50 Study area and assessment of archaeological potential. *Source: Biosis*.

Figure 51 Location of Building B and Proposed Lang Walker AO Medical Research Building - Macarthur. *Source: Biosis*.

Figure 52 Proposed erosion and sediment control plan. *Source: TTW*.

List of Tables

Table 1 Applicant summary

Table 2 Summary of project team

Table 3 Planning Circular D6 matrix for appropriate levying of contributions

Table 4 Concept investigations prepared by BVN,

Table 5 Proposed Lang Walker AO Medical Research Building - Macarthur project summary

Table 6 Fit-out strategy for the proposed Lang Walker AO Medical Research Building.

Table 7 Summary of waste types, waste classification, and management measures. *Source: SLR Consulting*

Table 8 Summary of reports appended to the EIS

Table 9 Summary of the project's compliance with relevant strategic plans and policies.

Table 10 Potential environmental impacts and approach to mitigate or minimise these impacts.

List of Appendices

Appendix A SEARs Table

Appendix B Section 10.7 Planning Certificate

Appendix C Quantity Surveyors Report

Appendix D Site Survey Plans

Appendix E Architectural Drawings

Appendix F Design Intent Report

Appendix G	Landscape Design Report
Appendix H	Shadow Diagrams
Appendix I	Civil Engineering Plans
Appendix J	Traffic and Transport Impact Assessment
Appendix K	Ecologically Sustainable Design Report
Appendix L	Statement of Heritage Impact
Appendix M	Archaeological Survey Report
Appendix N	Social Impact Assessment
Appendix O	Noise and Vibration Impact Assessment
Appendix P	BDAR Waiver
Appendix Q	Utilities Impact Assessment
Appendix R	Flood Assessment and Stormwater Management Plan
Appendix S	Sediment and Erosion Control Plan
Appendix T	Waste Management Plan
Appendix U	Preliminary Geotechnical Investigation Report
Appendix V	Detailed Site Investigation Report
Appendix W	SEPP33 Hazard Analysis
Appendix X	Bushfire Hazard Assessment
Appendix Y	Aviation Report
Appendix Z	Consultation Outcomes Report
Appendix AA	Wind Impact Assessment
Appendix BB	BCA Capability Statement
Appendix CC	Construction Management Plan
Appendix DD	Crime Prevention through Environmental Design Report
Appendix EE	Structural Design Report
Appendix FF	Fire Engineering Letter
Appendix GG	Accessibility Report
Appendix HH	Owner's Consent
Appendix II	GIS Map
Appendix JJ	Biosis Response to DPIE Feedback

DECLARATION

Project details:

Project name	Lang Walker AO Medical Research Building - Macarthur
Application number	SSD-17491477
Address	Therry Road or 100 Parkside Crescent, Campbelltown Part Lot 6 DP 1058047

Application details:

Applicant	Western Sydney University
Project contact	Walker MMRC Services Pty Ltd
Correspondence address	Level 21 Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000 madeleine.lloyd@walkercorp.com.au

EIS prepared by:

Name	Madeleine Lloyd (Town Planner)
Address	Level 21 Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000
Qualifications	BPlan UNSW

Declaration

I certify that the contents of the Environmental Impact Statement to the best of my knowledge has been prepared as follows:

- In accordance with the requirements of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*, and *State Environmental Planning Policy (State and Regional Development) 2011*.
- The information contained in this report is true in all material particulars and is not misleading.

Name	Sylvia Hrovatin National Manager – Project Approvals	Madeleine Lloyd Town Planner
------	--	--

Signature		
-----------	---	--

Date	10 November 2021	10 November 2021
------	------------------	------------------

GLOSSARY AND ABBREVIATIONS

Abbreviation	Meaning
ACHAR	Archaeological Cultural Heritage Assessment Report
ASR	Archaeological Survey Report
BCA	Building Code of Australia 2019 Amendment 1
BDAR	Biodiversity Development Assessment Report
Biodiversity Act	<i>Biodiversity Conservation Act 2016</i>
CAC	Campbelltown Auxiliary Committee
CBD	Central business district
CIV	Capital investment value
CLEP 2015	<i>Campbelltown Local Environmental Plan 2015</i>
Contributions Plan	Campbelltown Local Infrastructure Community Plan 2018
CPTED	Crime Prevention through Environmental Design
DPIE	Department of Planning, Industry and Environment
DSEPP Environment	Draft State Environmental Planning Policy (Environment)
DSEPP Remediation	Draft State Environmental Planning Policy (Remediation of Land)
Education Act	<i>Higher Education Act 2001</i>
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
ESD	Ecologically sustainable design
FSR	Floor space ratio
GANSW	Government Architect NSW
GFA	Gross floor area
HAC	Health Administration Corporation
HI	Health Infrastructure
Ingham Institute	Ingham Institute of Applied Medical Research
LGA	Local government area
PHA	Preliminary hazard analysis
RL	Reduced level

Abbreviation	Meaning
SDRP	State Design Review Panel
SEARs	Secretary's Environmental Assessment Requirements
SEPP Infrastructure	<i>State Environmental Planning Policy (Infrastructure) 2007</i>
SEPP SRD	<i>State Environmental Planning Policy (State and Regional Development) 2011</i>
SEPP 64	<i>State Environmental Planning Policy 64 – Signage</i>
SEPP 55	<i>State Environmental Planning Policy No 55 – Remediation of Land</i>
SEPP 33	<i>State Environmental Planning Policy No 33 – Hazardous and Offensive Development</i>
SSD	State significant development
SWSLHD	South Western Sydney Local Health District
UNSW	University of New South Wales, Sydney
WSU	Western Sydney University

SUMMARY

Background

1. This Environmental Impact Statement is submitted to the Department of Planning, Industry and Environment in support of a State Significant Development Application for a proposed health research facility. The Minister for Planning or his delegate is requested to provide consent to the State Significant Development Application.
2. State Significant Development is identified in Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP Infrastructure). The SEPP Infrastructure provides criteria to ascertain whether development can be considered State Significant Development under of Part 4 of the *Environmental Planning and Assessment Act 1979*.
3. Development for a 'health research facility' with a capital investment value of over \$30 million is considered State Significant Development. The proposed development meets this criterion.
4. Walker MMRC Services Pty Ltd, on behalf of Western Sydney University submitted a request for the issue of the Planning Secretary's environmental assessment requirements to the Department of Planning, Industry and Environment on 1 April 2021.
5. The Department of Planning, Industry and Environment issued Secretary's environmental assessment requirements for the proposed health research facility on 12 May 2021. This Environmental Impact Statement has been prepared and submitted in accordance with the requirements.
6. At the time of issue of the Secretary's environmental assessment requirements the proposal was known as the Macarthur Medical Research Centre. The project is now known as the Lang Walker AO Medical Research Building - Macarthur.

The Site

7. The site is included within the Campbelltown Hospital precinct located at Therry Road or 100 Parkside Crescent, Campbelltown.
8. The legal description for the site is part Lot 6 DP 1058047.

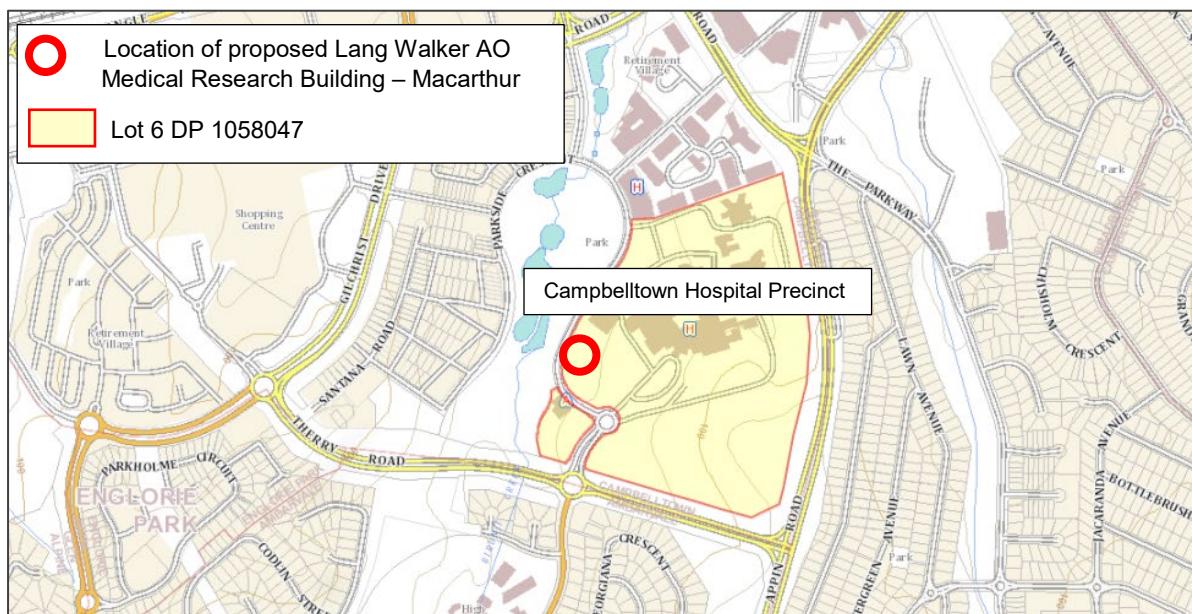


Figure 1: Map view of the site. *Source: SixMaps.*

Development Description

9. This State Significant Development Application seeks development consent from the Minister for Planning (or his delegate) for the following:

- demolition of the existing helicopter landing site;
- bulk earthworks over the site;
- construction of a five-storey health research facility;
- 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.



Figure 2: Artists impression of proposed Lang Walker AO Medical Research Building - Macarthur from Marsden Park. Source: BVN

Planning Controls

10. This Environmental Impact Statement considers the relevant statutory framework applicable to the site and proposed development and provides an assessment of the proposal against the following environmental planning instruments:

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2000*
- *State Environmental Planning Policy (State and Regional Development) 2011*

- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy 64 – Signage*
- *State Environmental Planning Policy No 55 – Remediation of Land*
- *State Environmental Planning Policy No 33 – Hazardous and Offensive Development*
- Draft State Environmental Planning Policy (Remediation of Land)
- Draft State Environmental Planning Policy (Environment)
- *Campbelltown Local Environmental Plan 2015*

11. The Environmental Impact Statement concludes that the proposed Lang Walker AO Medical Research Building - Macarthur (a health research facility) is consistent with the relevant controls and development standards of the environmental planning instruments.

12. The site is zoned SP2 Infrastructure (Health Services Facilities) under the *Campbelltown Local Environmental Plan 2015*. The proposed Lang Walker AO Medical Research Building - Macarthur is permissible with consent and consistent with the zone objectives.

Key Benefits

13. The proposed Lang Walker AO Medical Research Building - Macarthur is critical to supporting and strengthening the health research and medical services in the Campbelltown region and South West Growth Area.

14. WSP as the suitably qualified social infrastructure consultant undertook a Social Impact Assessment.

15. WSP in their assessment state that once operational, the proposal will result in a broad range of beneficial outcomes for the local and regional communities.

16. These benefits include:

- improved opportunities for local gathering and community connection through the provision of new community meeting space;
- enhanced connectivity between Marsden Park/Central Park and the Campbelltown Hospital Campus, improving user experience and perceptions of safety;
- greater cultural awareness and user experience for Aboriginal employees and visitors;
- improved regional health outcomes, particularly for vulnerable populations;
- local and regional economic benefits associated with employment both during construction and operation. The proposal is anticipated to generate 58 local construction jobs; and
- the combination of direct, industrial, and consumption effects is anticipated to result in an increase of 121 jobs in the Campbelltown Local Government Area.

Impacts and Mitigation Measures

17. The Environmental Impact Statement provides an assessment of the potential environmental impacts of the project. These are summarised hereunder.

Accessibility

18. Group DLA prepared an Accessibility Review Report (**Appendix GG**). The report provides an accessibility compliance assessment of design documentation against the *Disability (Access to*

Premises – Buildings) Amendment Standards 2020 (Premises Standards), the access provisions of Volume 1 of the *Building Code of Australia 2019 Amendment 1*, referenced Australian Standards and consideration of the objectives of the *Disability Discrimination Act 1992*. The purpose of the report is to ensure reasonable access provisions for people with disability.

19. Group DLA conclude that with ongoing detailing of the access provisions, design requirements and recommendations outlined in the report, the proposed design is capable of compliance with the statutory accessibility legislation.
20. This will be achieved through a combination of compliance with the deemed-to-satisfy provisions and/or performance requirements of the *Building Code of Australia 2019 Amendment*, as required.

Aboriginal Heritage

21. Biosis prepared an Archaeological Survey Report.
22. The site is assessed as having low archaeological potential. The report concludes no further investigations are required, however should any Aboriginal objects be encountered during works for the proposed health research facility, works must cease in the vicinity and the find not be moved until assessed by a qualified archaeologist.

Acoustic

23. PWNA prepared a Noise and Vibration Assessment Report. The report provides an operational acoustic assessment and an indicative assessment of potential noise and vibration impacts from construction activities.
24. The report concludes that the proposal can achieve compliance with the construction and operational acoustic criteria required by local authorities, subject to the recommendations detailed in the report being implemented.

Aeronautical

25. AviPro prepared an Aeronautical Assessment which assessed construction and operation activities against the relevant aeronautical requirements.
26. The aviation report concludes that the proposed Lang Walker AO Medical Research Building - Macarthur, once complete, will not protrude into the Camden Aerodrome PANS-OPS services, the Camden Aerodrome obstacle limitation OLS, the Sydney RTCC, or impact on the Campbelltown Hospital HLS approach and departure paths.
27. Construction cranes for the proposed Lang Walker AO Medical Research Building will require aviation standard obstacle lighting.

Building Code of Australia

28. Group DLA prepared a Building Code of Australia Assessment Report against the provisions of the *Building Code of Australia 2019 Amendment 1*.
29. The report provides performance solutions in circumstances where the development is not deemed-to-satisfy the provisions of the *Building Code of Australia 2019 Amendment 1*.

Bushfire

30. BlackAsh Consulting prepared a Bushfire Assessment Report which assessed the project against the provisions of *Planning for Bushfire Protection 2019*.
31. The Bushfire Assessment Report provides bushfire protection measures and concludes that bushfire risk to the proposed health research facility is minimal and the proposal meets the requirements of *Planning for Bushfire Protection 2019*.

Biodiversity

32. A Biodiversity Development Assessment Report Waiver for the project was issued by the Department of Planning, Industry and Environment on 10 November 2021.

Civil

33. Bulk earthworks of the site is included as part of the scope of works.
34. Due to the sloping topography of the site, the bulk earthworks works comprise approximately 5,431m³ of cut and 618m³ of fill.
35. TTW have prepared civil engineering plans detailing the proposed civil works.

Construction Management

36. CPM Consulting have prepared a Construction Management Plan. The plan will serve as a point of reference for the project team in execution of the construction phase of the proposal and details construction and decommissioning methodology.
37. The proposal will be constructed in one stage across five phases. The plan provides detail and proposed timing of the construction phasing.

Consultation

38. WSP have prepared a Consultation Report. The report provides an analysis and details the outcomes of consultation undertaken by the project team.
39. The Consultation Report concludes that the project team has met the consultation requirements prescribed by the SEARs and demonstrates that feedback has led to considered design revision.
40. Continued engagement will take place during the statutory exhibition of the State Significant Development Application.

Crime Prevention of Environmental Design

41. LCI have prepared a Crime Prevention of Environmental Design Report ([CPTED](#)). The report provides an overview of measures that have been tried and proven effective at reducing opportunities for crimes to be committed in educational and campus style settings centred around places of concealment, lighting, fencing, landscaping, building entrances, territoriality, and signage.
42. LCI conclude that following a review of the architectural plans prepared by BVN for the proposed health research facility, the key Crime Prevention of Environmental Design recommendations have been reflected in the design documentation.

Ecologically Sustainable Design

43. LCI have prepared an Ecologically Sustainable Design Strategy providing an overview of the ecologically sustainable design initiatives for the proposed health research facility.
44. The strategy concludes that a broad set of ecologically sustainable design initiatives have been targeted within the proposed design. The strategy details measures to minimise consumption of resources, water, and energy and includes strategies that address and respond to climate change impacts.
45. The proposed Lang Walker Medical Research Building – Macarthur is targeting a 5 Star Green Star rating for energy efficiency.

Fire Engineering

46. Holmes Fire has prepared a Fire Engineering Statement. The statement provides performance-based fire engineering solutions where the proposal is not deemed-to-satisfy the provisions of the *Building Code of Australia 2019 Amendment 1*.
47. The statement concludes the performance-based fire engineering can be utilised to demonstrate compliance with the performance requirements of the *Building Code of Australia 2019 Amendment 1*.

Flooding

48. TTW has prepared a Flood Assessment and Stormwater Management Report.
49. TTW confirm the site is not included in the *Campbelltown Local Environmental Plan 2015* flood map.
50. The finished floor level for the proposal at the level lower ground 02 is at 76.55m RL. The RL is above the minimum required finished floor level of 76.38m RL. An RL of 76.38 accommodates the 1% annual exceedance probable flood level of 75.88m AHD plus 500mm freeboard.
51. A detailed hydraulic model has been prepared to assess local flood conditions in the 1% annual exceedance probability and probable maximum flood events under both existing and proposed conditions.
52. The modelling confirms the site is generally flood free during both the 1% annual exceedance probability and probable maximum flood events, notwithstanding the report recommends all openings and penetrations to the lower ground levels are to be protected up to 1% annual exceedance probability levels plus freeboard.

Geotechnical and Contamination

53. Douglas Partners undertook a Preliminary Geotechnical Investigation and Detailed Site Investigation (Contamination assessment). These investigations provide information on the subsurface conditions of the site resulting from the drilling of boreholes, laboratory testing, and engineering assessment.
54. The contamination investigation concludes the site is suitable for use as a health research facility and no further investigation is necessary.
55. The results of the geotechnical investigation indicate the site is underlain by fill to depths of 4.8m to 7.3m and the fill is variably compacted. **Section 7** of the Preliminary Geotechnical Investigation (**Appendix U**) details the comments of the investigation further.

Hazard Management

56. WSP has prepared a Hazard Management Assessment under *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development*.
57. The assessment details the risk of storage and handling of dangerous goods and control measures and provides a justification of whether or not a preliminary hazard analysis is applicable to the proposal.
58. WSP conclude that *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* thresholds were not exceeded for a 'potentially hazardous industry' or a 'potentially offensive industry' and a preliminary hazard analysis is not required.

Heritage

59. Biosis has prepared a Heritage Impact Assessment. The impacts of the proposal on the heritage significance of the study area and on the potential archaeological resources across the study area are addressed. The study area comprises the entirety of the Campbelltown Hospital Campus (i.e. Lot 6 DP 1058047).
60. Biosis state that the study area previously identified a building noted as being of local significance, Building B. Building B was built as part of the original Campbelltown Hospital campus development in 1975.
61. The Heritage Impact Assessment concludes the development area has been heavily disturbed by previous development which resulted in significant disturbances to the landform. The proposed works will be limited to the impact area and will not directly impact significant heritage values of Building B.
62. Biosis further conclude that there is low to nil potential for the proposed works to impact upon potential archaeological deposits.

Landscaping

63. Turf has prepared a Landscape Design Report providing a detailed site-wide landscape strategy of proposed site planting, providing location, number and species of plantings, heights of trees at maturity and proposed canopy coverage.
64. The Dharawal six seasons has informed the plant character with a wide range of endemic flowering species proposed.
65. These species will contribute to a long term landscape setting through their resilient and robust nature. The landscape species proposed compliment the adjacent landscaping, including the landscape character of Marsden Park/Central Park, a large public open space adjoining the site to the west.

Sediment and Erosion Control

66. TTW has prepared a Soil and Erosion Control Plan to establish soil and erosion control measures that will be implemented during the construction of the proposal.
67. The measures will prevent sediment laden stormwater from entering the Campbelltown City Council drainage network.

Social Impact Assessment

68. WSP has prepared a Social Impact Assessment considering the potential social impacts associated with the proposal during the pre-construction, construction, and operational phases.
69. The assessment concludes that the proposal will result in a range of positive and negative impacts. While the negative impacts could affect those in the local area, adopting tailored management and mitigation measures detailed in the Social Impact Assessment will assist in reducing the potential impacts.
70. The assessment further states that once operational, the proposed Lang Walker AO Medical Research Building - Macarthur will result in a broad range of benefits for the local and wider regional community, as well as the Campbelltown Local Government Area.

Structural

71. TTW has prepared a Structural Assessment Report. The report and associated structural drawings details a structural scheme for the proposal.

72. The structural scheme comprises reinforced core walls providing vertical and lateral support, reinforced columns providing vertical support, and suspended post tensioned floor plates to the upper levels.

Traffic and Transport

73. PTC has prepared a Traffic and Transport Impact Assessment Report. The report provides an analysis of the existing transport network, details the transport context for the proposal, analyses the impacts of the operation of the proposal. Additionally, the report provides a preliminary Construction Pedestrian Traffic Management Plan and Green Travel Plan.
74. PTC conclude that the site is well serviced by public transport with several bus services providing access to Macarthur Train Station. The site is also located near off-road cycle routes that provide cyclists with access to the greater region.
75. Traffic modelling undertaken previously for the Campbelltown Hospital Campus Stage 2 redevelopment indicates the road network has ample capacity remaining and should be able to adequately accommodate the 68 trips generated by the proposal in both peak hours. The parking demand generated by the proposal of 68 spaces can be accommodated within the existing 1,865 parking spaces at the Campbelltown Hospital Campus and there is no need to provide additional car spaces for the project.
76. A letter prepared by Health Infrastructure (NSW Health) confirming they are agreeable to the use of the 68 surplus parking spaces that form part of the Campbelltown Hospital Stage 2 development by the Lang Walker AO Medical Research Building - Macarthur has been included in the Traffic and Transport Impact Assessment Report (**Appendix J**).

Utilities

77. LCI has prepared a Utilities Impact Assessment Report. The report considers the various network authorities to be consulted for the construction of the proposal.
78. LCI have discussed the proposal with relevant infrastructure authorities such as Sydney Water, Endeavour Energy, and Jemena. The report concludes that existing infrastructure has the capacity to accommodate the proposed Lang Walker AO Medical Research Building - Macarthur

Waste Management

79. SLR Consulting has prepared a Waste Management Plan. The management plan identifies, quantifies, and classifies the likely waste streams to be generated during construction and operation, provides measures to be implemented to manage, reuse, recycle, and safely dispose of this waste. Additionally, the report identifies appropriate servicing arrangements for the site.
80. SLR Consulting concludes that the impact from the generation and collection of waste at the proposed health research facility will be minimal.

Wind

81. RDWI has prepared a Pedestrian Wind Assessment Report to assess the wind conditions of the proposal.
82. RWDI conclude the wind safety criterion will be met at all outdoor locations on and around the campus with suitable wind comfort conditions expected.
83. Recommendations were made by RWDI during the design process and adopted by BVN as the architect for the proposed health research facility.

Alternatives Considered

84. Alternatives considered for the project included the 'do nothing' scenario. If the health research facility is not provided, existing health research facilities will be required to cater for the health research needs of the south west Sydney community.

85. This would not adequately respond to the existing and emerging needs of the community and is in direct contravention of the strategic vision established by the local and State governments and authorities for the Campbelltown-Macarthur region.
86. Alternative designs were also considered by the project team and project partners. The design selected provides minimal impacts to the surrounding built and natural environment.
87. The built form responds to the site context, and provides pedestrian connections and good amenity to the future occupants and to adjacent neighbours.

Conclusion

88. The Environmental Impact Statement addresses the Secretary's Environmental Assessment Requirements. The Environmental Impact Statement concludes 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.
89. 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 Act and the Regulation 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.
90. 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.
91. In consideration of the above, the proposed development is an acceptable redevelopment of redundant infrastructure and approval is in the public interest.
92. 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.
93. 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 Proponent Details

94. Walker Corporation has prepared this Environmental Impact Statement ([EIS](#)) on behalf of Western Sydney University ([WSU](#)). A summary of the applicant's details is provided in **Table 1** below.

Table 1: Applicant summary

Element	Detail
Applicant	Western Sydney University
Project contact	Walker MMRC Services Pty Ltd
ABN	53 014 069 881 (Western Sydney University) 15 082 640 088 (Walker MMRC Services Pty Ltd)
Nominated contact	Madeleine Lloyd (Town Planner) madeleine.lloyd@walkercorp.com.au 0439 862 085
Correspondence address	Level 21 Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000

95. The project team engaged a range of suitably qualified persons to assist with preparing the plans and technical documentation. The project team and specialist consultants are detailed in **Table 2** below.

Table 2: 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>
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>
BCA	Group DLA	<i>Building Code of Australia 2019 Amendment 1 (BCA) Capability Statement, 29 10 2021</i>
Biodiversity	Biosis	<i>Biodiversity Development Assessment Report Waiver, 10 11 2021</i>
Bushfire	BlackAsh	<i>Bushfire Assessment Report for the EIS, 05 10 2021</i>
Civil and stormwater	TTW	<i>Macarthur Medical Research Centre, 14 10 2021</i>

Discipline	Consultant	Title of Report
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>
ESD	LCI	<i>Environmentally Sustainable Design Strategy, 19 10 2021</i>
Flooding	TTW	<i>Flood Assessment and Stormwater Management Report, 20 10 2021</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>Re: Lang Walker AO Medical Research Building - Macarthur: DPIE feedback, 09 11 2021</i>
Landscape	Turf	<i>SSDA - Landscape - Lang Walker AO Medical Research Building, Macarthur. 14 10 2021</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>
Traffic and transport	PTC	<i>Transport and Accessibility Impact Assessment, 10 11 2021</i>
Utilities	LCI	<i>Utilities Impact Statement, 14 10 2021</i>
Waste Management Plan	SLR	<i>Waste Management Plan, 13 10 2021</i>
Wind	RWDI	<i>Pedestrian Wind Assessment, 15 10 2021</i>

1.2 Project overview

96. This **EIS** is submitted to the Department of Planning, Industry and Environment (**DPIE**) by Walker MMRC Services Pty Ltd on behalf of Western Sydney University in support of an application for a State Significant Development Application (**SSDA**), application number SSDA-17491477.
97. The proposed development is located at part Lot 6 DP 1058047 and is known as Therry Road or 100 Parkside Crescent, Campbelltown.

98. 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.
99. The proposal involves the construction and use of a five-storey building of approximately 4,863.80m² 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.
100. Section 2.1 of this *EIS* details the context for the site.

1.3 Crown Development

101. The *Higher Education Act 2001* (*Education Act*) provides recognition of both Australian and overseas universities and higher education institutions.
102. *WSU* is recognised as an Australian University under Schedule 1 of the *Education Act*.
103. Division 4.6 of the *EP&A Act* refers to 'Crown development'. A reference in Division 4.6 to the 'Crown' includes a reference to a person who is prescribed by the regulations to be the crown (section 4.32 of the *EP&A Act*).
104. Clause 226(1) of the *Environmental Planning and Assessment Regulation 2000* (*EP&A Regulation*) provides an Australian University (within the meaning of the *Education Act*) is taken to be the Crown under Division 4.6 of (section 4.32) of the *EP&A Act* .
105. The SSDA for the health research facility is a '**Crown development application**' as it is a development application made by Walker MMRC Services Pty Ltd on behalf of the Crown (i.e. *WSU*).

1.4 Campbelltown Hospital

106. The Campbelltown Hospital Campus has been in operation since 1977.
107. The hospital precinct is being re-developed over two stages. A masterplan for the redevelopment prepared by Health Infrastructure has been provided in **Figure 3** below.

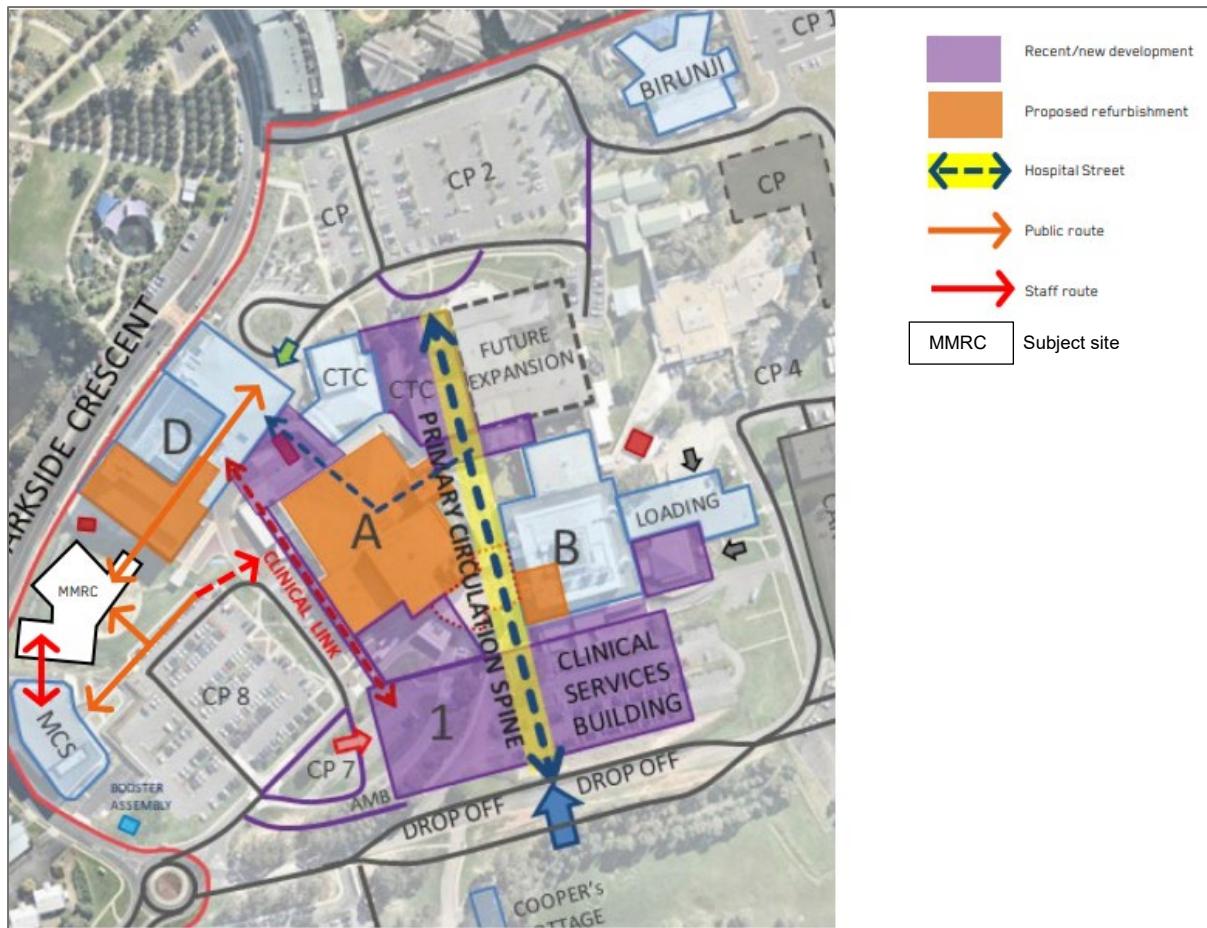


Figure 3: Campbelltown Hospital Campus masterplan. Source: *Campbelltown Hospital Redevelopment Stage 2 Masterplan Report, 2018*

108. Relevant developments surrounding the site are detailed below.

Stage 1

109. Stage 1 of the Campbelltown Hospital Campus redevelopment (SSD-5003) was approved by the Department of Planning and Infrastructure on 21 November 2012. SSD-5003 comprised the following works:

- construction of a new six level Acute Health Services building (Building D in blue on the masterplan);
- 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 vehicles access from Parkside Crescent; and
- new landscaped entry driveway, internal landscaped courtyards, and new communal café.

110. Stage 1 had a capital investment value of \$108 million and was completed in 2016.

Stage 2

111. Stage 2 of the Campbelltown Hospital Campus redevelopment (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 (Clinical Services Building, number 1 in purple on the masterplan);
- 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.

112. Construction of the 13-storey clinical services building with new helipad commenced in 2019 and will be completed by mid-2023.

113. The approval of a rooftop helipad under SSD-9241 has made the at-grade helicopter landing site redundant, and provides an opportunity for the defunct at-grade helicopter landing site to be redeveloped.

1.5 Project Background

114. 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](#)).

115. 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.

1.6 Project Objectives

116. The health research facility will be located adjacent to the Macarthur Health and Education Precinct. 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'.

117. 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.

118. 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.

1.7 Strategic Need for the Proposal

119. The proposed Lang Walker AO Medical Research Building - Macarthur will respond to local health priority areas of south west Sydney. The new centre will translate research findings that lead to targeted improvements in patient care, treatments, and preventative health within the Macarthur region and seek to reduce the need for additional hospital capacity at Campbelltown.

120. The proposal has been assessed against a number of strategic planning policies including the [Reimagining Campbelltown City Centre Master Plan \(2018\)](#), [Campbelltown - Macarthur Place Strategy](#), the [Greater Sydney Region Plan 2018 – A Metropolis of Three Cities](#), [Campbelltown Local Strategic Planning Statement](#), and the [Western City District Plan](#).
121. Each of these plans identify Campbelltown as a health, knowledge, and innovation precinct with the goal of growing the established health and education cluster.
122. The Campbelltown-Macarthur Place Strategy specifically identifies the intention to develop a Macarthur medical research centre. The proposed Lang Walker AO Medical Research Building - Macarthur ensures this goal is achieved.

1.8 Secretary's Environmental Assessment Requirements

123. In accordance with section 4.39 of the [EP&A Act](#), the Planning Secretary of DPIE issued requirements for preparing the EIS on 12 May 2021. The requirements of the SEARs have been addressed within the EIS and are included in full at [Appendix A](#).

1.9 Contributions

124. Campbelltown City Council adopted on 19 December 2018 the [Campbelltown Local Infrastructure Community Plan 2018](#) (Contributions Plan). The [Contributions Plan](#) is applicable to development with a proposed CIV of more than \$100,000 on land within the Campbelltown LGA.
125. Development that has a proposed CIV of more than \$200,000 is subject to a condition requiring the payment of a levy under section 7.12 of the [EP&A Act](#). The levy is 1% of the total CIV.
126. The proposal is exempted from contributions because:
 - a. the health research facility is public infrastructure to be carried out on behalf of a public authority (Western Sydney University). This form of development is exempted from the application of section 7.12 contributions under the [Contributions Plan](#).
 - b. The project is a 'Crown development application'. [Planning Circular D6](#) advises Crown activities providing a facility leading to significant benefits for the public in terms of essential community services and employment opportunities should not pay contributions apart from 'drainage'.
 - c. Contribution reforms by the NSW government are heading in the direction that exemptions should be granted where a social benefit will exceed the economic benefit from a contribution levied. This would be the case with the subject State Significant Development Application

Public infrastructure being carried out on behalf of a public authority

127. The Contributions Plan states that the following development type is exempted from the application of section 7.12 of the [EP&A Act](#):
 - public infrastructure to be carried out by or on behalf of any public authority, including the Council.
128. "Public infrastructure" and "infrastructure" are not readily defined in planning legislation, case law or in the Contributions Plan.
129. In circumstances where a term is not defined within legislation or the relevant governing document, the accepted practice is to seek to give the relevant words their plain and ordinary meaning, relying on the Australian Macquarie Dictionary.
130. The Australian Macquarie Dictionary defines infrastructure as follows:

noun 1. the basic framework or underlying foundation (as of an organisation or a system).

*2. the roads, railways, schools, and other capital equipment which comprise such an underlying system within a country or region: *MPs had called for the government to spend its share on country roads and telecommunications infrastructure. –AAP NEWS, 2000.*

3. the buildings or permanent installations associated with any organisation, operation, etc.

131. The Lang Walker AO Medical Research Building - Macarthur clearly satisfies the third definition set out above, in that it is a building associated with the organisations of [WSU](#), [WSLHD](#), [HI](#), [Ingham Institute](#), and [UNSW](#).

132. Moreover, the proposal is public infrastructure as it delivers research, educational, and community embedded outcomes to the community, i.e. the public.

133. The definition of public authority is in section 1.4(1) of the [EP&A Act](#) and clause 227 of the [EP&A Regulation](#). [WSU](#) is a public authority.

134. Accordingly, we submit that the Lang Walker AO Medical Research Building - Macarthur is exempted from the application of a section 7.12 levy under City of Campbelltown's [Contributions Plan](#) and the [EP&A Act](#) as it is '*public infrastructure to be carried out by a public authority*'.

Planning Circular D6

135. [Planning Circular D6](#) issued on 21 September 1995 provides advice on the policy conditions for Crown Development Applications, and in particular infrastructure contributions on Crown activities provided with an underlying philosophy of essential community service.

136. The [Planning Circular D6](#) provides the following advice with regard to infrastructure contributions:

'Crown activities providing a public service or facility lead to significant benefits for the public in terms of essential community services and employment opportunities. Therefore, it is important that these essential community services are not delayed by unnecessary disputes over conditions of consent. These activities are not likely to require the provision of public services and amenities in the same way as developments undertaken with a commercial objective'.

137. Page 7 of the [Planning Circular D6](#) includes a matrix providing summary guidelines for appropriate categories of contributions towards off-site works for Crown developments providing essential community service.

Table 3: Planning Circular D6 matrix for appropriate levying of contributions

Crown Activity	Public Service Amenity	Appropriate to Levy s.7.12 Contributions
Health Services	Open Space	No
	Community Facilities	No
	Parking	No
	Drainage	Yes
	Local Roads	No
	Sub-Arterial Non-Classified roads	No
	Arterial (Classified) Roads	No
	Upgrading of Local Roads Local Traffic Management	No

Government reform

138. The government is currently reviewing the infrastructure contribution framework applying in NSW, based on investigations and recommendations made by the NSW Productivity Commissioner in November 2020.
139. The Commissioner recognised that the current approach to determining when exemptions are appropriate is complex, and could lead to ‘inconsistencies in application’ (page 11 of NSW Productivity Commission *Review of Infrastructure Contributions in New South Wales* (November 2020)).
140. He recommended that the government produce ‘a simple, clear, standardised exemptions policy, underpinned by guiding principles to ensure a consistent and transparent application of exemptions’ (recommendation 6.4).
141. In considering whether an exemption should be granted, consent authorities should consider if a social benefit will be delivered by the project, and if that benefit will exceed the economic benefit from a contribution payment (page 113).
142. The social benefits of the project are outlined in **Section 6.9**. These benefits have not been quantified in monetary terms. Notwithstanding, it can be assumed that the benefits associated with a health research facility will outweigh the cost of providing the local infrastructure required to support the facility’s workforce.
143. Accordingly, it is reasonable to conclude that no contributions should be payable for the development.

2. STRATEGIC CONTEXT

144. This section provides an analysis of the site's context and the project against relevant strategic plans and policies.

2.1 Site Context

Country

145. The site is located in Dharawal (or Tharawal) Country, which extends along the coast south of Sydney past Nowra, and inland to Campbelltown and Camden.

Campbelltown

146. Campbelltown is within the Macarthur region of south west Sydney and is approximately 51km south-west of the Sydney CBD.

147. **Figure 4** provides a map of the regional context for the site.

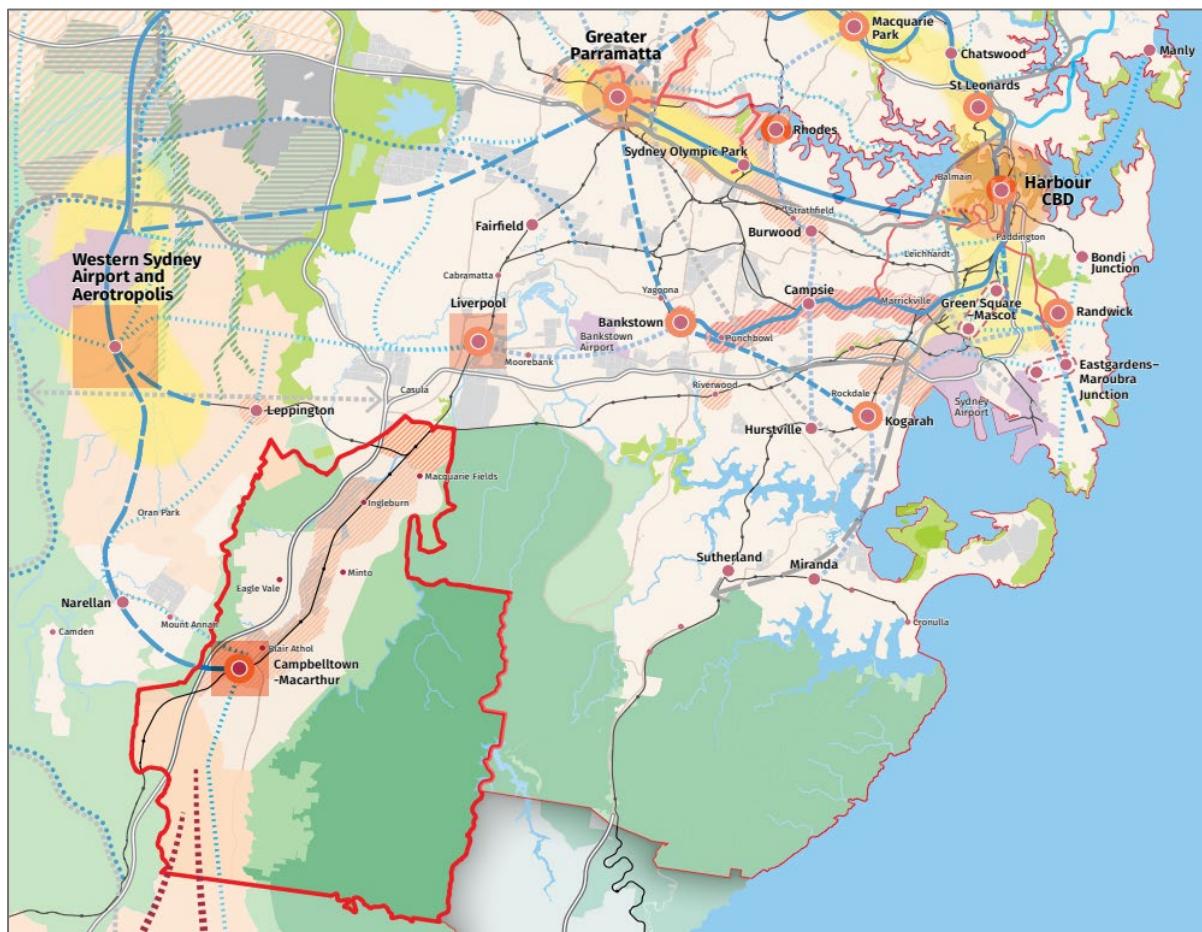


Figure 4: Regional context map. Source: Campbelltown Local Planning Strategy.

148. 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.

149. 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.

150. **Figure 5** below details the strategic context for the site.

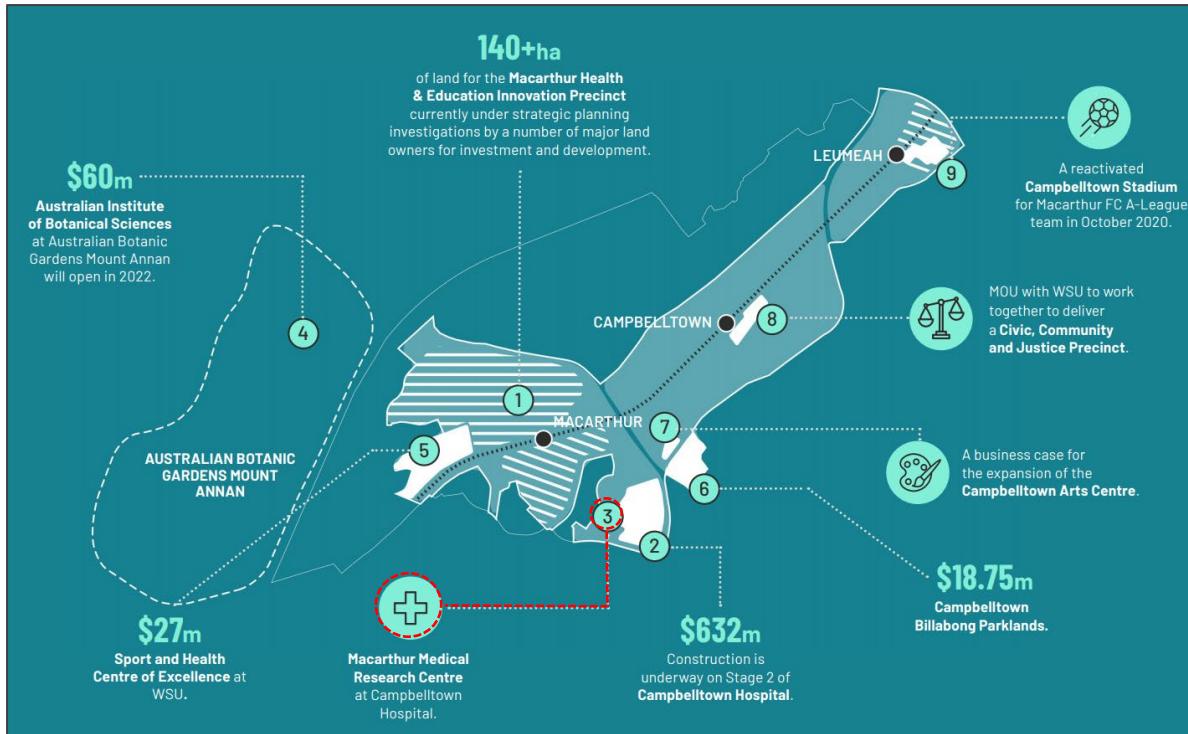


Figure 5: Strategic context for the proposed Macarthur medical research centre to be known as the Lang Walker AO Medical Research Building - Macarthur (highlighted in red). Source: Campbelltown City Centre Master Plan, page 23.

Campbelltown Hospital Campus

151. The site is located within the Campbelltown Hospital Campus 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.

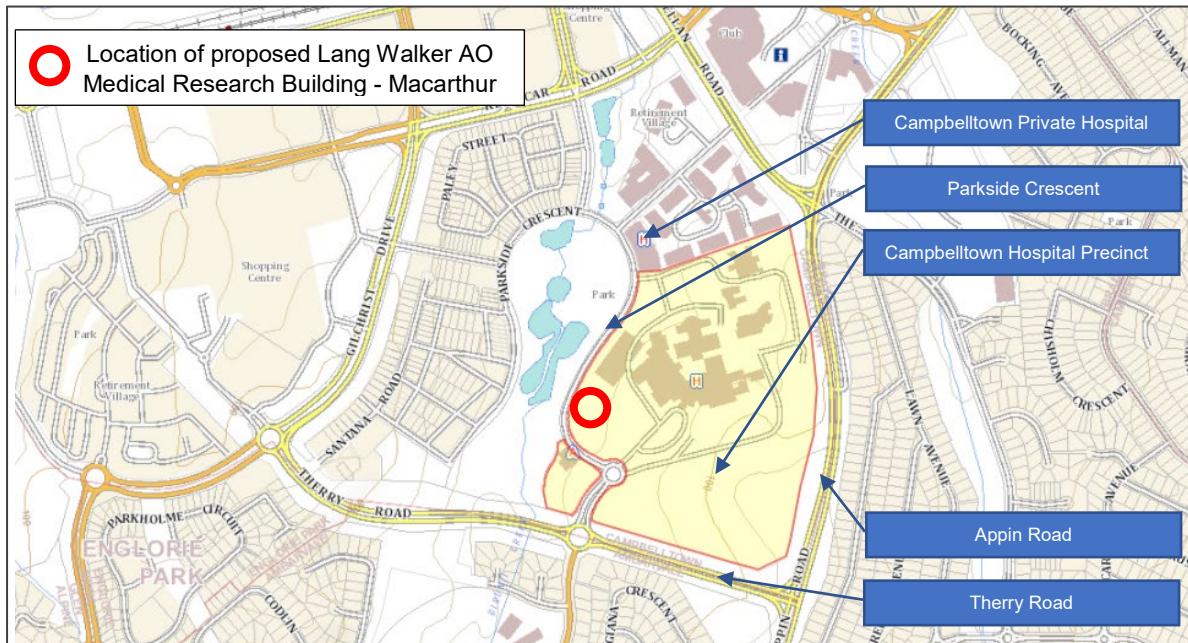


Figure 6: Map view of the site. Source: SixMaps.

152. The site is currently occupied by an existing at-grade emergency services helicopter landing site. 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' (MCS). To the west is Marsden Park.

153. **Figure 7** provides a context plan for the site.

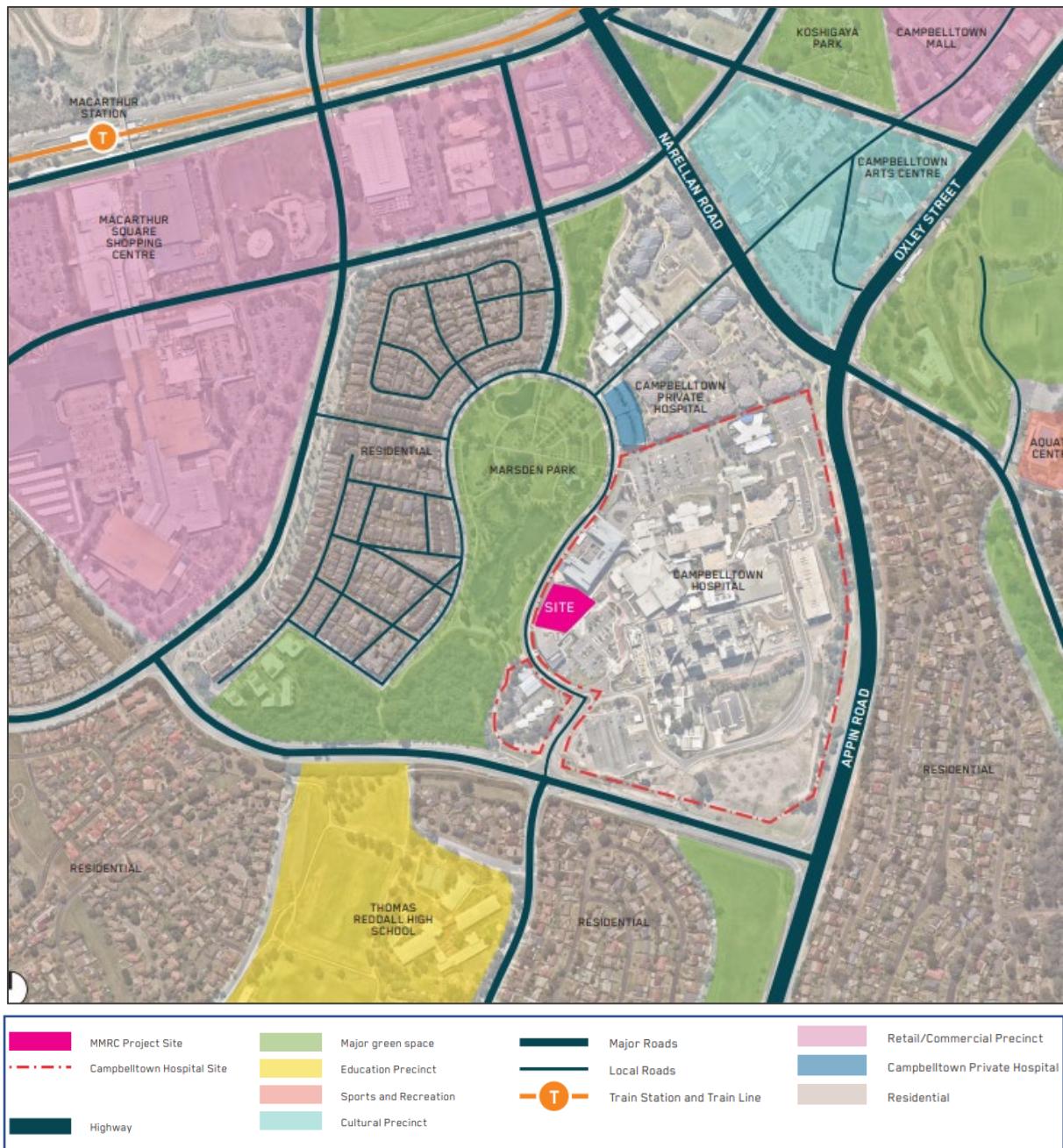


Figure 7: Context plan for the proposed Lang Walker AO Medical Research Building - Macarthur (highlighted in pink). Source: BVN.

Typography

154. The Campbelltown Hospital site slopes from the south-east corner to the north-west corner, with a cross fall of approximately 30 metres west towards Marsden Park. The proposed health research facility site itself slopes from east to west with a fall of approximately 7.6 metres.

Solar

155. The site's predominant elevations (Parkside Crescent and the village green) are orientated to the east and west with some shading provided to the north by the adjacent Building D.

Wind

156. Winds from the northeast and southeast to the southerly direction are predominant during the summer period. In winter, winds typically occur from a range of directions from west/south-west to north/north-west.

Green Space

157. The site is bounded to the west by Marsden Park also called Park Central. Marsden Park/Central Park is a large green wetland park with walking tracks, barbecue areas, picnic areas, native flora and fauna species, and the Birunji Creek running through.

158. The topography of the surrounding area lends itself to views of distant hills to the east.

Flooding

159. The site is outside the flood planning area identified in the CLEP 2015.

160. The site has a highest level of 83 RL at the north-western boundary, falling to 77 RL towards the south-western boundary

161. TTW in their Flood Assessment and Stormwater Management Report (**Appendix R**) conclude the site is primarily flood free during the 1% annual exceedance probability and probable maximum flood events.

Bushfire

162. Part of the site has been identified as bushfire prone land within a vegetation buffer (**Figure 8**).

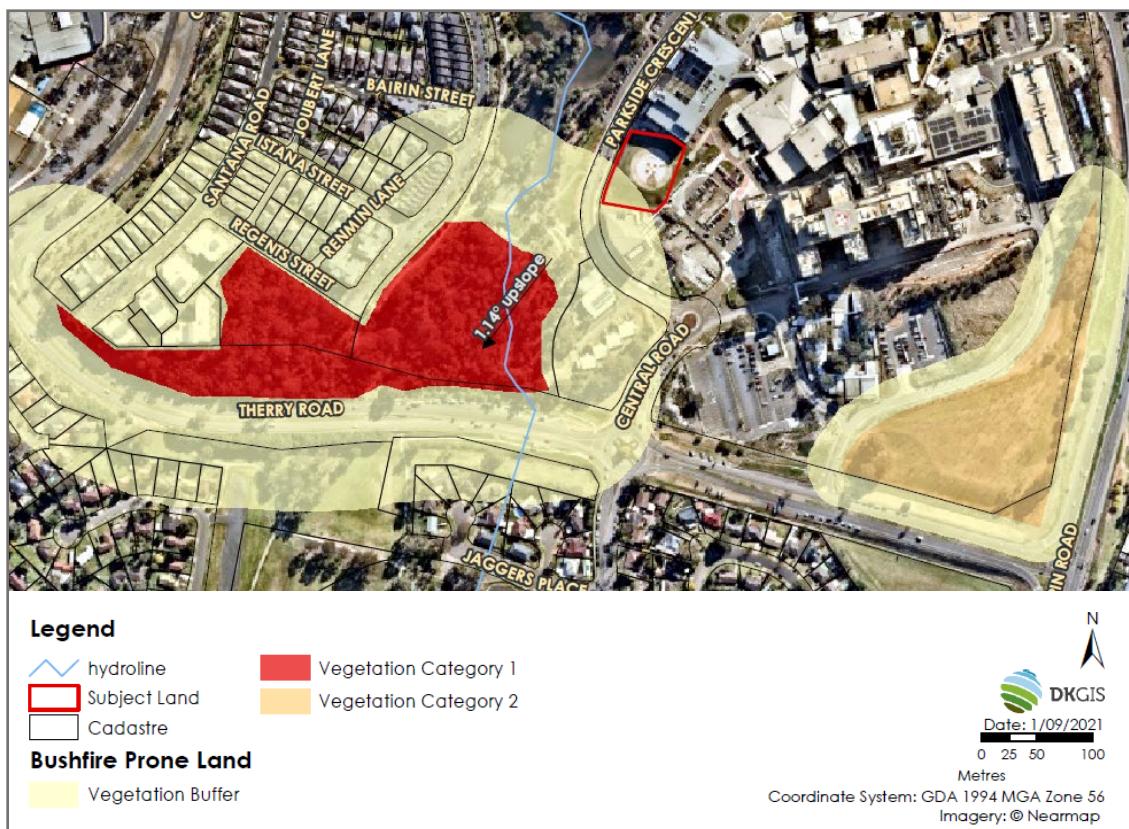


Figure 8: Bushfire prone land map. *Source: BlackAsh.*

Access

163. Parkside Crescent is the primary street frontage for the site and principal vehicle thoroughfare for the Campbelltown Hospital and Marsden Park precinct.
164. The major arterial roads of Kellicar Road, Gilchrist Drive, Therry Road, Appin Road, and Narellan road provide access from the site to the wider Campbelltown LGA.
165. Narellan road links the site to the Western Sydney University Campbelltown Campus, TAFE NSW – Campbelltown, and the Hume Motorway.
166. The site is well serviced with public transport options. PTC in their Traffic and Transport Assessment (**Appendix J**) of the proposal concludes that the site is well serviced by public transport with several bus services providing access to Macarthur train station. Buses operate every 15 minutes from Monday to Saturday and every 30 minutes on Sundays
167. **Figure 9** below illustrates public transport services within 400m and 800m walking catchment of the site.

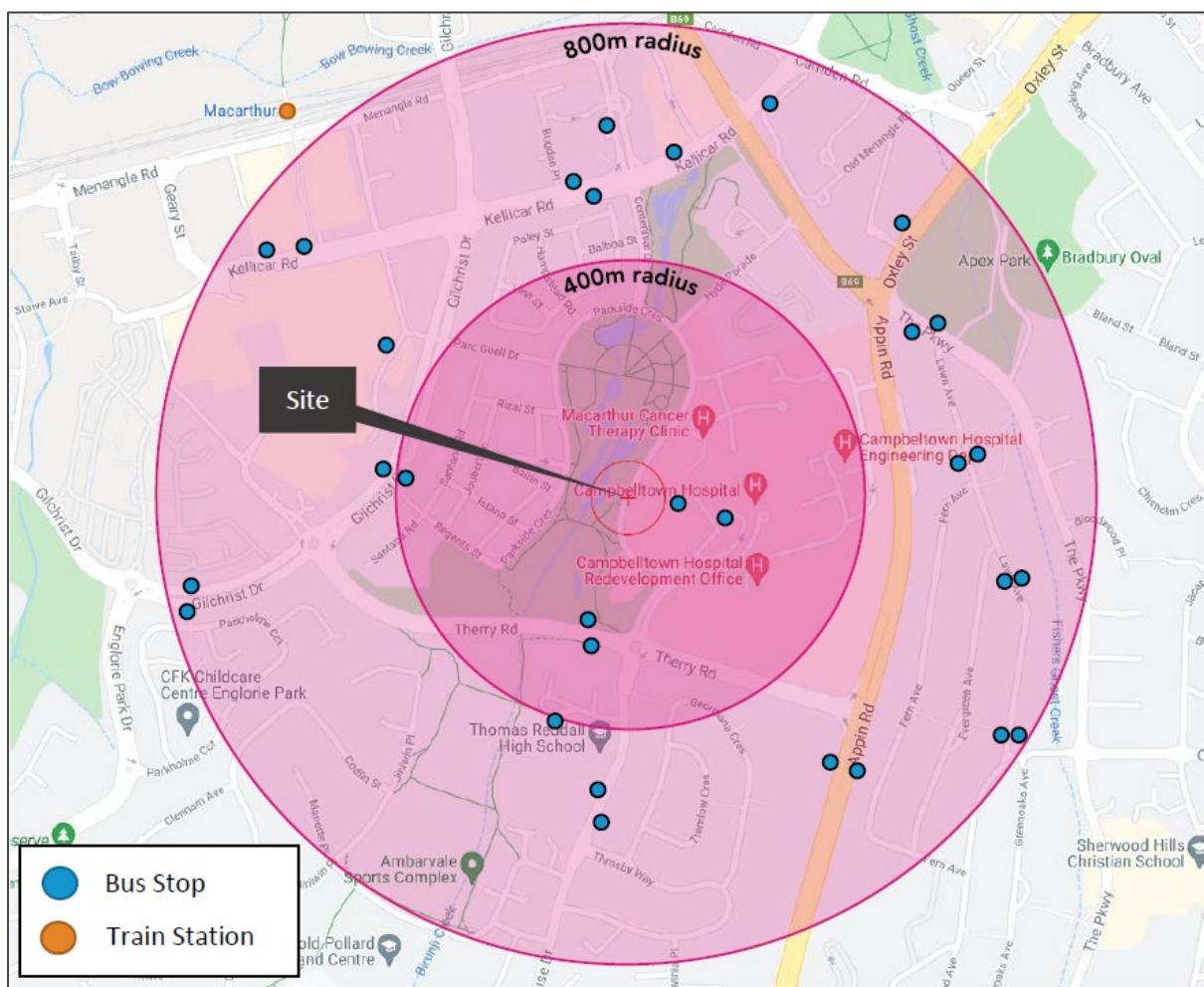


Figure 9: Public transport services within 400m and 800m walking catchments of the site. Source: PTC.

168. PTC further conclude that the existing footpath networks and crossing points between the adjoining residential precincts and the hospital are generally adequate for walking and the site is reasonably accessible to bicycles.

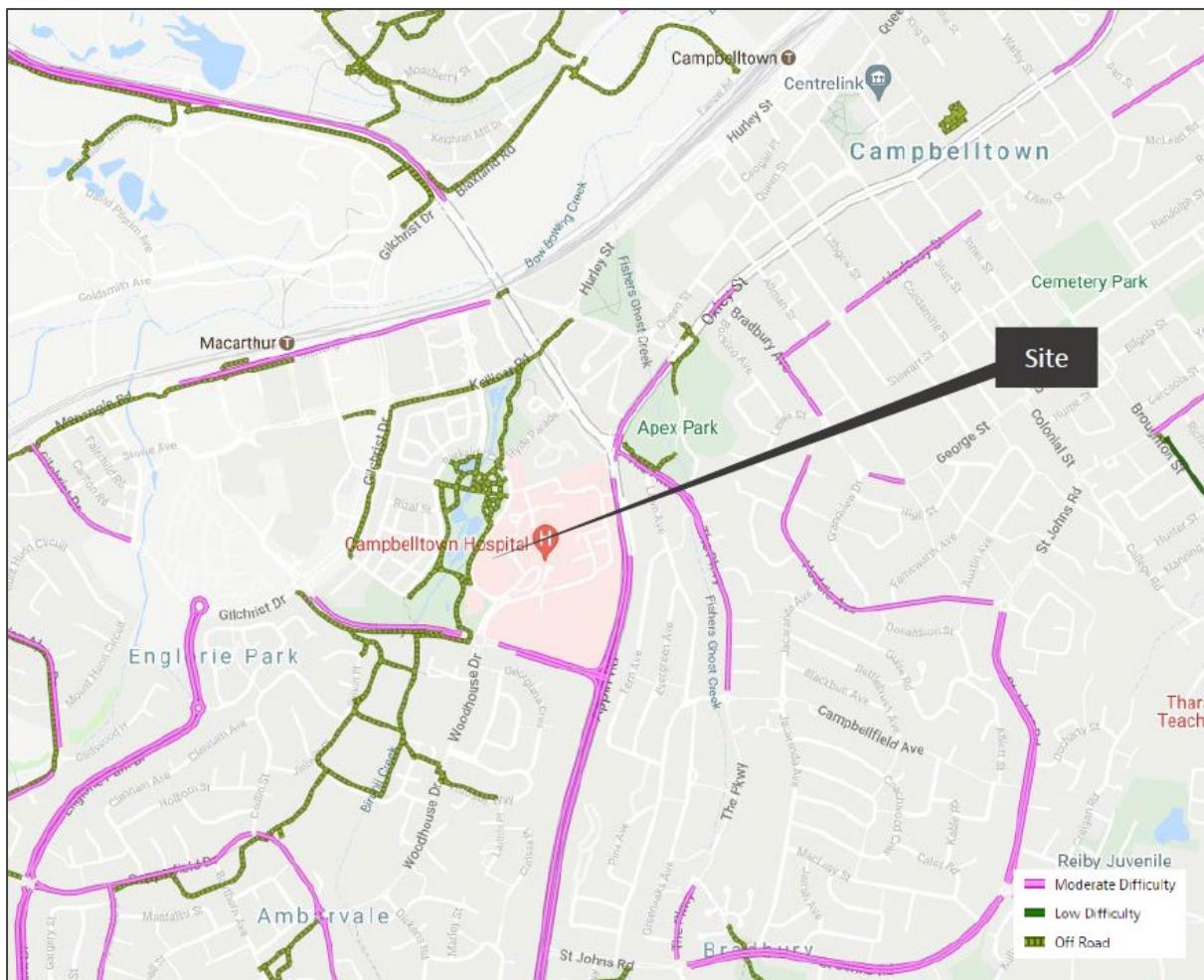


Figure 10: Bicycling paths surrounding the site. Source: Transport for NSW Cycle Finder and PTC.

2.2 Strategic Planning Policies

169. The SEARs issued by DPIE required the following strategic planning policies and design guidelines to be addressed:

- *NSW State Priorities*
- *State Infrastructure Strategy 2018 – 2038 Building the Momentum*
- *Future Transport Strategy 2056*
- *Crime Prevention through Environmental Design (CPTED) Principles*
- *Better Placed: An integrated design policy for the built environment of New South Wales (Government Architect NSW (GANSW), 2017)*
- *Healthy Urban Development Checklist (NSW Health, 2009)*
- *Draft Greener Places Design Guide (GANSW)*
- *The Greater Sydney Region Plan – A Metropolis of Three Cities*
- *Western City District Plan*
- *Campbelltown Local Strategic Planning Statement*
- *Draft Cumberland Plain Conservation Plan*

170. This section provides an assessment of the proposed Lang Walker AO Medical Research Building - Macarthur against the policies and design guides required by the SEARs along with other relevant policies. The assessment concludes the proposal is consistent with the policies and design guides.

2.2.1 NSW State Priorities

171. 14 [NSW State Priorities](#) have been identified to enhance the quality of life of the people of NSW. The policies focus on delivering on the government's key policy priorities being: a strong economy; high quality education; well-connected communities with quality local environments; customer centric focus; and breaking the cycle of disadvantage.

172. The 14 priorities have been grouped into the following six categories:

- lifting education standards;
- keeping children safe;
- breaking the cycle;
- improving the health system;
- better environment; and
- better customer service.

173. The proposed Lang Walker AO Medical Research Building - Macarthur is aligned with the government's key policy priority of high quality education.

174. The proposal will implicitly contribute to the [NSW State Priorities](#) of 'lifting education standards' and 'improving the health system' by providing a space to facilitate world-class health research outcomes specifically targeted to the needs of the local Campbelltown and Macarthur population.

2.2.2 State Infrastructure Strategy 2018 – 2038 Building the Momentum

175. The [State Infrastructure Strategy 2018 – 2038 Building the Momentum](#) is a 20-year strategy that sets out Infrastructure NSW's independent advice on the current state of NSW's infrastructure and the needs and priorities over the next 20 years.

176. The proposed Lang Walker AO Medical Research Building - Macarthur is consistent with the strategic objectives of the strategy and specifically the health objective to plan and deliver world class health infrastructure that supports a 21st century health system and improved health outcomes for the people of NSW

2.2.3 Future Transport Strategy 2056

177. The [Future Transport Strategy 2056](#) sets the 40-year vision, directions and principles for customer mobility in NSW, guiding transport investment over the longer term.

178. The proposed Lang Walker AO Medical Research Building - Macarthur is consistent with the principles established in the Strategy, specifically a liveable, economically successful place with good amenity that is enhanced by transport.

2.2.4 Crime Prevention through Environmental Design

179. LCI were engaged by the project team as the suitably qualified [Crime Prevention through Environmental Design \(CPTED\)](#) consultant for the proposed Lang Walker AO Medical Research Building - Macarthur.

180. LCI prepared a [CPTED](#) Strategy for the proposed health research facility which can be found in [Appendix DD](#).
181. The [CPTED](#) report describes the principles of [CPTED](#) as: natural access control; natural surveillance; territorial reinforcement; and maintenance.
182. The [CPTED](#) Strategy provided an overview of measures that have been tried and proven effective at reducing opportunities for crimes to be committed in educational and campus style settings.
183. The proposed measures are centred around preventing places of concealment, providing lighting, fencing and landscaping, building entrances, territoriality, and signage.
184. LCI conclude that following a desktop review of the architectural plans for the proposed health research facility, the key [CPTED](#) recommendations have been reflected in the design documentation.

2.2.5 Better Placed: An integrated design policy for the built environment of New South Wales (Government Architect NSW (GANSW), 2017)

185. [Better Placed](#) is a policy developed by the Government Architect NSW (GANSW) that aims to improve the quality of the built environment by defining what 'good design' means and establishing a framework that good design can be reviewed against.
186. [Better Placed](#) is centred around seven objectives for good design: better fit, better performance, better for community, better for people better working, better value, and better look and feel.
187. The Design Intent Report for the proposed Lang Walker AO Medical Research Building - Macarthur provided in [Appendix F](#) details the way in which the proposed design addresses the objectives of the [Better Placed](#) Policy.

2.2.6 Healthy Built Environment Checklist (NSW Health, 2020)

188. The [Healthy Built Environment Checklist](#) (NSW Health, 2020) ([HBEC](#)) is a tool established to assist the NSW health professionals and those outside the health sector assess built environment factors that impact on health. The [HBEC](#) provides 11 checklist themes: healthy eating, physical activity, housing, transport and connectivity, quality employment, community safety and security, open space and natural features, social infrastructure, social cohesion and connectivity, environment and health, and environmental sustainability and climate change.
189. The proposed Lang Walker AO Medical Research Building - Macarthur is consistent with the aims, objectives, and strategies of the HBEV. The proposal:
 - provides a link to connect the Campbelltown Hospital site to Marsden Park/Central Park, promoting access to quality open spaces;
 - encourages active transport through the provision of bicycle parking. A Green Travel Plan will be prepared for the development prior to the commencement of use;
 - is infill development connected to existing buildings;
 - improves the location of jobs and increases access to a range of quality employment opportunities by providing additional development within the Campbelltown Hospital precinct;
 - considers crime prevention and provides a sense of security (refer to section 2.4 and [Appendix DD](#));

- provides access to quality green and blue open spaces and natural areas that are safe, accessible, attractive and easy to maintain (refer to Landscape Design Report in **Appendix G**);
- provides a landscaping design that fosters a sense of cultural identity and sense of place (refer to Landscape Design Report in **Appendix G**);
- provides a building layout and that is suitable for a diverse population;
- provides a building design that encourages social interaction and connection, promotes a sense of community and attachment to place, and boasts equitable access;
- considers environment and health in the building design; and
- considers climate change mitigation (refer to Landscape Design Report in **Appendix G** and Ecologically Sustainable Design Report in **Appendix K**).

2.2.7 Draft Greener Places Design Guide (GANSW)

190. The [draft Greener Places Guide \(draft GPDG\)](#) provides information on how to design, plan, and implement green infrastructure in urban areas throughout NSW. The [draft GPDG](#) details four design principles: combine green infrastructure with urban development and grey infrastructure; create an interconnected network of open space; deliver multiple ecosystem services simultaneously; and involve stakeholders in development and implementation.
191. The proposed landscape design strives to adopt the four design principles of the [draft GPDG](#) to assist in the delivery of the green infrastructure.
192. The vision of the landscape design for the proposed Lang Walker AO Medical Research Building - Macarthur is to provide a welcoming new health research building in the heart of the Campbelltown Hospital, an inspiring landscape diverse in its offerings and providing flexible spaces for work, for learning, for play, or simply to just be.
193. The landscape design has incorporated green infrastructure by providing open green space for recreation. This is demonstrated through the communal lawn in the village green entrance to the proposed health research facility. Additionally, green infrastructure has been provided by increasing canopy coverage for the Campbelltown Hospital and providing endemic plant species to support habitat and ecological health.
194. The landscape design for the proposed health research facility is detailed in **Appendix G**.

2.2.8 The Greater Sydney Region Plan 2018 – A Metropolis of Three Cities

195. 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. Campbelltown-Macarthur is located in the Western Parkland City.
196. The Campbelltown-Macarthur centre 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].
197. The Campbelltown Hospital Campus is identified as a ‘Health Precinct’ in the [GSRP](#) (**Figure 11**).

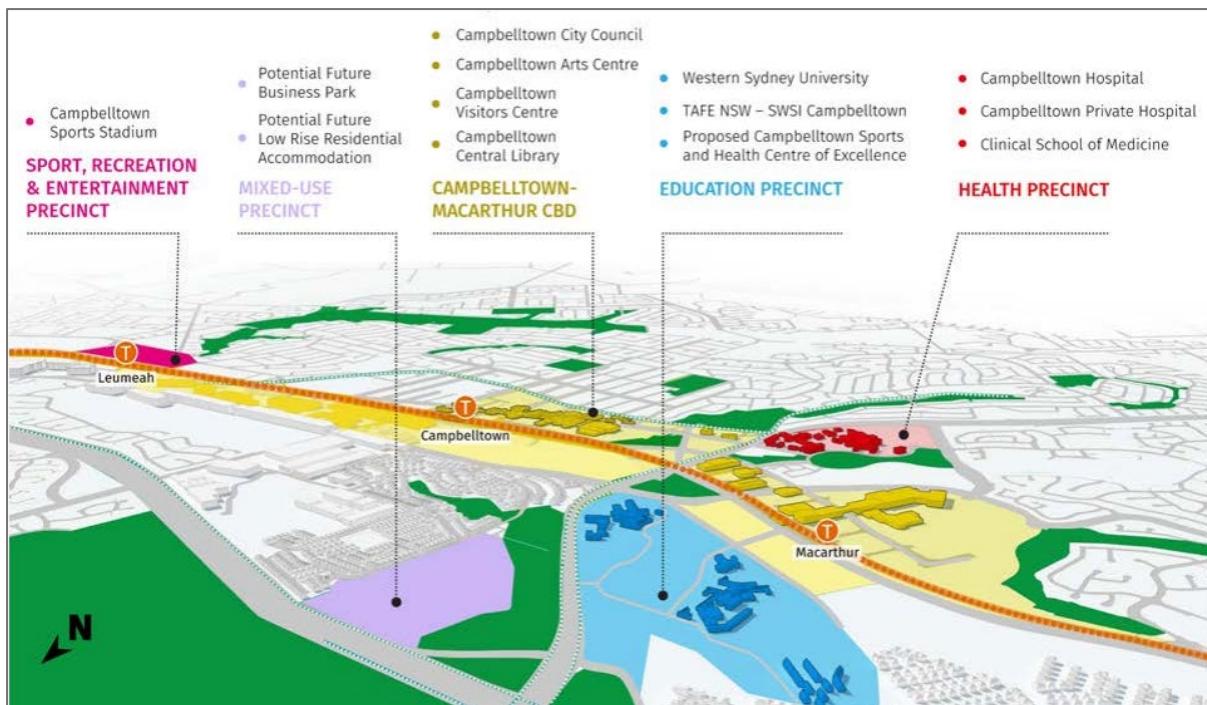


Figure 11: Campbelltown-Macarthur context plan. *Source: Greater Sydney Region Plan*

198. The proposed Lang Walker AO Medical Research Building - Macarthur 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.
199. The proposed Lang Walker AO Medical Research Building - Macarthur 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.
200. Further, the proposed landscaping design is consistent with Objective 30, to increase urban tree canopy cover. Increased canopy cover will help mitigate the urban heat island effect subsequently cooling and improving the amenity of the site and surrounding public domain.
201. The proposed Lang Walker AO Medical Research Building - Macarthur is consistent with the aims, objectives, and strategies of the [GSRP](#).

2.2.9 Western City District Plan

202. 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.
203. Within the [WCDP](#), 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'
204. The proposed Lang Walker AO Medical Research Building - Macarthur 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.
205. The proposed health research facility builds on the established foundation of Campbelltown-Macarthur being a health and education precinct, with a focus on collaboration.

206. The proposed Lang Walker AO Medical Research Building - Macarthur is consistent with the aims, objectives, and actions of the [WCPD](#).

2.2.10 Campbelltown Local Strategic Planning Statement

207. 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.

208. The proposed Lang Walker AO Medical Research Building - Macarthur contributes to the following actions identified in the [LSPS](#):

- *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.*

The research themes identified for the proposed Lang Walker AO Medical Research Building - Macarthur are: diabetes and obesity, mental health, paediatrics and adolescent health, Indigenous health, and addition medicine.

The proposed Lang Walker AO Medical Research Building - Macarthur will facilitate welcomed research into the health needs of south western and Greater Sydney.

- *Action 9.9: Increase the emerging cluster of health and education uses around the existing hospital precinct and university precinct.*

The proposed Lang Walker AO Medical Research Building - Macarthur will increase health and education uses within the Campbelltown Hospital Precinct.

- *Action 10.9: Actively work with key stakeholders to promote development of the Campbelltown Health and Education Precinct.*

Consultation with key stakeholders such as Campbelltown City Council has occurred during the preparation of the EIS.

- *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.*

The proposed Lang Walker AO Medical Research Building - Macarthur is being developed in partnership between WSU, SWSLHD, the Ingham Institute, and UNSW Sydney and will increase the emerging cluster of health and education uses around the existing hospital and university precinct.

209. The proposed Lang Walker AO Medical Research Building - Macarthur is consistent with the Campbelltown [LSPS](#).

2.2.11 Draft Cumberland Plain Conservation Plan

210. The draft [Cumberland Plain Conservation Plan](#) (draft [CPCP](#)) identifies strategically important biodiversity areas within the Cumberland subregion to offset the biodiversity impacts of future urban development, while ensuring a vibrant and liveable city.

211. The site is classified as 'excluded' land from the draft [CPCP](#) as it is land already developed for urban use.

2.2.12 Reimagining Campbelltown City Centre Master Plan (2018)

212. The [Campbelltown City Centre Master Plan](#) (CCCMP) is a framework for decision-making in the Campbelltown City Centre from 2018 onwards.

213. 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 the proposed Lang Walker AO Medical Research Building - Macarthur.
214. Additionally, a medical research centre in Macarthur is referenced by name in the [CCCMP](#). The development of the proposed Lang Walker AO Medical Research Building - Macarthur 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.

2.2.13 Campbelltown - Macarthur Place Strategy

215. 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.
216. The [Place Strategy](#) envisages the Campbelltown City Centre as an attractive capital of opportunity, creativity and culture for the Macarthur region by 2036.
217. The proposed Lang Walker AO Medical Research Building - Macarthur is consistent with the following priorities, outcomes, and actions established in the [Place Strategy](#):

- [**Priority 7: Grow the health and education cluster into a Health, Knowledge, and Innovation Precinct.**](#)

The proposed Lang Walker AO Medical Research Building - Macarthur will assist in growing the Campbelltown – Macarthur health and education cluster into a Health, Knowledge, and Innovation Precinct

- [**Priority 7 Outcome: A cohesive, integrated and innovative precinct based on strong partnerships between anchor institutions.**](#)

The opportunity for the proposed Lang Walker AO Medical Research Building - Macarthur stems from a strong partnership between anchor institutions WSU, SWSLHD, Ingham Institute, and UNSW Sydney.

- [**Action 21: Develop a Macarthur Medical Research Centre**](#)

The proposed Lang Walker AO Medical Research Building - Macarthur completes this action.

218. The Lang Walker AO Medical Research Building - Macarthur is consistent with the priorities, aims, and actions identified in the [Place Strategy](#).

2.2.14 Greater Macarthur 2040 Interim Plan

219. The [Greater Macarthur 2040 Interim Plan \(GMIP\)](#) establishes a vision and framework for in the evolution of Greater Macarthur to 2040.
220. 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.
221. The development of the proposed Lang Walker AO Medical Research Building - Macarthur is consistent with the [GMIP](#).

2.2.15 Campbelltown Economic Development Strategy 2020

222. The [Campbelltown Economic Development Strategy 2020 \(CEDS\)](#) 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'.
223. The [CEDS](#) identifies the growth and maturation of the Health, Education and Innovation District as one of the most important opportunities for economic development in Campbelltown.
224. A Macarthur medical research centre is referred to by name in the [CEDS](#) (page 19).
225. The proposed Lang Walker AO Medical Research Building - Macarthur is consistent with the objectives of the [CEDS](#) 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.

2.3 Analysis of Feasible Alternatives

226. Three options have been made available to WSU and the landowner Heath Administration Corporation in response to the strategic need for the proposal and redevelopment of the existing helicopter landing site.

2.3.1 'Do Nothing' Scenario

227. Under the 'do nothing' scenario, the Lang Walker AO Medical Research Building - Macarthur is not provided and existing health research facilities are required to cater for the health research needs of the south west Sydney community.
228. This would not adequately respond to the existing and emerging needs of the community and is in direct contravention of the strategic vision established by the local and State governments and authorities for the Campbelltown-Macarthur region.
229. If the 'do nothing' scenario is adopted, it would represent a missed opportunity to align the development of redundant infrastructure with local and State strategic objectives and visions.

2.3.2 Alternative Design – Options Analysis

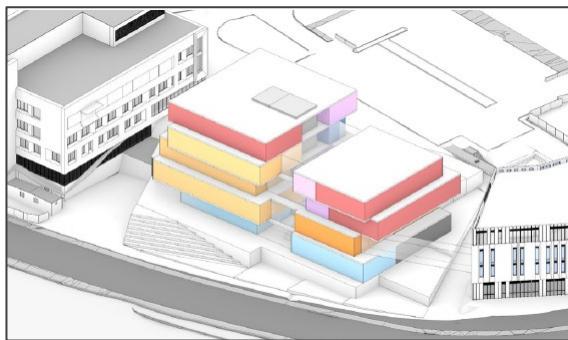
230. Four massing options were developed by the project architect (BVN) during the concept design phase in response to the following key considerations:
 - maximise physical permeability through the site — east-west from Parkside Crescent to the future Village Green, and north south, from MCS through to Building D.
 - ensure access to logical connection points into Building D and MCS, and minimise the length of bridge connections where possible.
 - respond to significant existing level changes.
 - maintain 6m minimum distance from adjacent buildings for fire separation.
 - respond to the massing and scale of adjacent buildings.
 - optimise opportunity for connectivity to and activation of existing outdoor areas.
 - ensure access for services vehicles and supporting the proposed health research facility's operational requirements.
 - address the predominantly western orientation to Parkside Crescent.

- provide generous entries protected from inclement weather.
- use of existing MCS vehicular entry point.
- limit vehicular and pedestrian crossover.

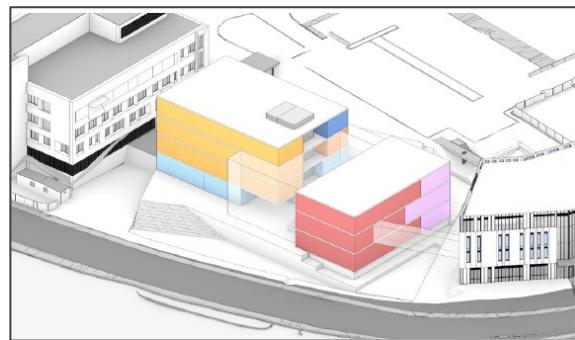
231. The design process adopted for the proposed Lang Walker AO Medical Research Building - Macarthur included the review of a series of building typology models and detailed consideration of four concepts. **Table 4** below details the investigation of the four concepts.

Table 4: Concept investigations prepared by BVN.

Investigation 1: Horizontal sliding blocks



Investigation 2: Consistent vertical stack



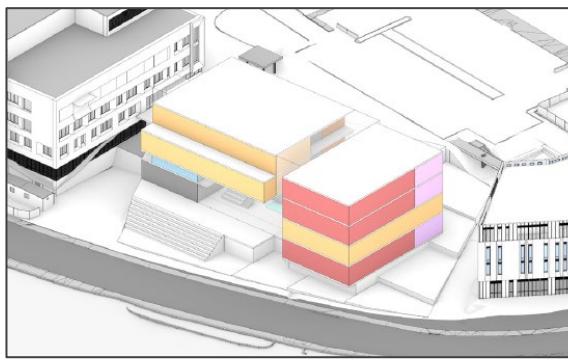
Key elements of Investigation 1 are:

- horizontal sliding blocks
- consistent and legible expression to each floor
- multi-layered terracing and blurred edges
- granular and articulated form when compared to adjacent buildings

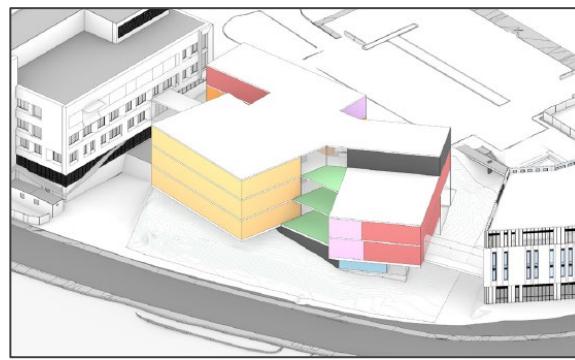
Key elements of investigation 2 are:

- horizontal sliding blocks
- consistent and legible expression to each floor
- multi-layered terracing and blurred edges
- granular and articulated form when compared to adjacent buildings

Investigation 3: Vertical sliding stack



Investigation 4: Angled boxes



Key elements of Investigation 3 are:

- vertical sliding blocks
- similar to Investigation 2
- reduced footprint on level L00
- enables greater articulation and more visual porosity
- larger void connecting ground and lower ground levels

Key elements of Investigation 4 are:

- series of angled boxes
- reduces extent of excavation by shifting building footprint to the south
- lower building with a larger footprint and site coverage

2.3.3 Proposed Design

232. Investigation 4 was selected by the project team due to its contextual response to the adjacent buildings. It is considered this design approach successfully breaks down the scale of the proposed Lang Walker AO Medical Research Building - Macarthur along Parkside Crescent, has a reduced excavation requirement while facilitating a larger floorplate.
233. The proposed design allows for a building of reduced height and reduced extent of bridge links to the adjacent MCS and Building D. The building form twists open to reinforce a connection to landscape and provide maximum amenity.

3. PROJECT DESCRIPTION

234. This section provides a detailed description of the proposed Lang Walker AO Medical Research Building - Macarthur. Architectural plans and landscape plans are included in **Appendix E** and **Appendix G**, respectively.

3.1 Summary of the project

235. **Table 5** below provides a summary of the proposed Lang Walker AO Medical Research Building - Macarthur.

Table 5: Proposed Lang Walker AO Medical Research Building - Macarthur project summary

Project element	Summary of the project	
Site description	Part Lot 6 DP 1058047	
Lot area	20.24 hectares (approximately)	
Project site area	4,628m ² (approximately)	
GFA	4,863.80m 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	3	
End of trip facilities	To be shared with those provided in Macarthur Clinical School	
Construction hours	7am to 6pm (Monday to Friday) 8am to 1pm (Saturday)	No work on Sundays and Public Holidays

Project element	Summary of the project	
Shared public spaces	<p>Lower ground floor level 1:</p> <ul style="list-style-type: none"> • seminar rooms • amphitheatre <p>Level 00:</p> <ul style="list-style-type: none"> • central atrium • outdoor terrace • village green • coffee kiosk 	<p>Level 01:</p> <ul style="list-style-type: none"> • central atrium • waiting/breakout <p>Level 02:</p> <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	

3.2 Development overview

236. This application seeks development consent from the Minister for Planning or his delegate for the redevelopment of a redundant helicopter landing site as a health research facility with ancillary retail uses. The facility will be known as the Lang Walker AO Medical Research Building - Macarthur.

237. The proposal involves the construction and use of a five-storey building comprising approximately 4,863.80m² of GFA.

238. This application seeks consent for the following development:

- 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.

3.3 Project area

239. The site is located at part Lot 6 DP 1058047, Therry Road or 100 Parkside Crescent, Campbelltown. The project area is 4,628m².
240. The site is locally elevated to accommodate the existing helicopter landing site. The existing helicopter landing site is being relocated to the new Clinical Services Building within the Campbelltown Hospital precinct, currently under construction (SSD-9241) and due to be completed in 2023.



Figure 12: Existing helipad. View from Macarthur Clinical School facing Building D *Source: Walker Corporation*

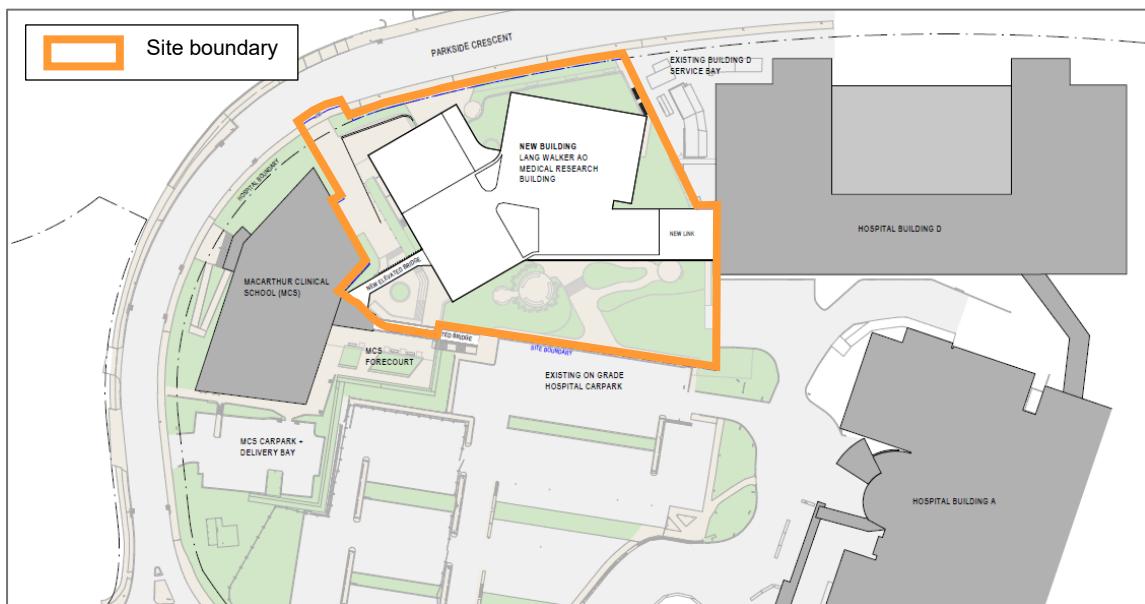


Figure 13: Proposed location plan. *Source: BVN*

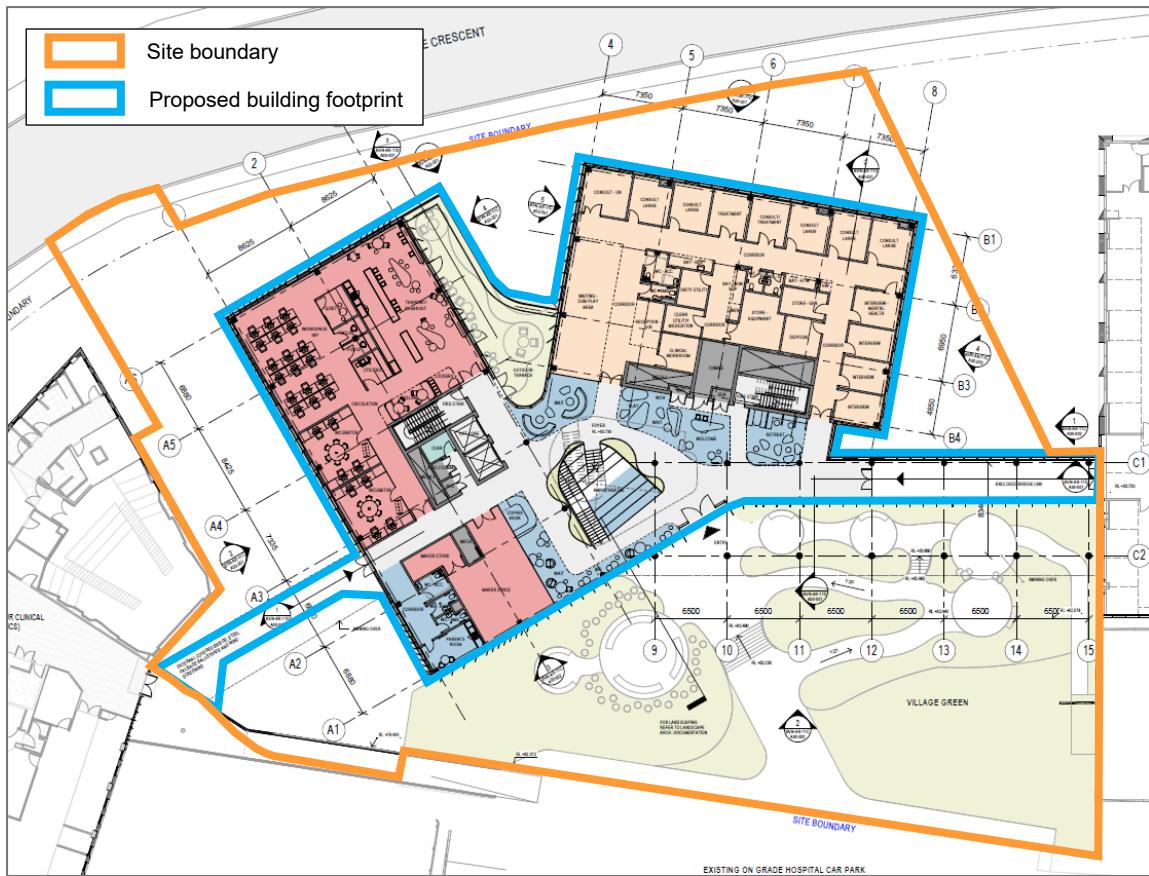


Figure 14: Proposed level 00 plan. *Source: BVN*

3.4 Use and activities

3.4.1 Demolition and excavation

241. It is proposed to demolish the existing at-grade helicopter landing site.
242. Demolition requires the following activities:
 - termination of redundant services and make safe;
 - demolition of existing gabion walls; and
 - removal of existing helipad.
243. Following demolition works, the site will be excavated by approximately 4,813m³ to a level of RL 76.1.

3.4.2 Lang Walker AO Medical Research Building - Macarthur

244. The proposed Lang Walker AO Medical Research Building - Macarthur is a five-storey health research facility distributed across five floors with ancillary retail space.
245. Level lower ground 2 addresses Parkside Crescent and provides a universally accessible entry to the proposed building.
246. The main entry is proposed to be located on level 00, which fronts the future Village Green and Campbelltown Hospital car park. The floor level of level 00 aligns with the equivalent of level 00 of the MCS and Building D. This has allowed for the opportunity to connect the proposed Lang Walker AO Medical Research Building - Macarthur to both the MCS and Building D.

247. The use of the proposed Lang Walker AO Medical Research Building - Macarthur will be distributed across five functional groupings:

- shared public spaces;
- dry research (includes shared collaboration spaces and shared administration spaces);
- clinical research;
- research assessment zone; and
- logistics and support.

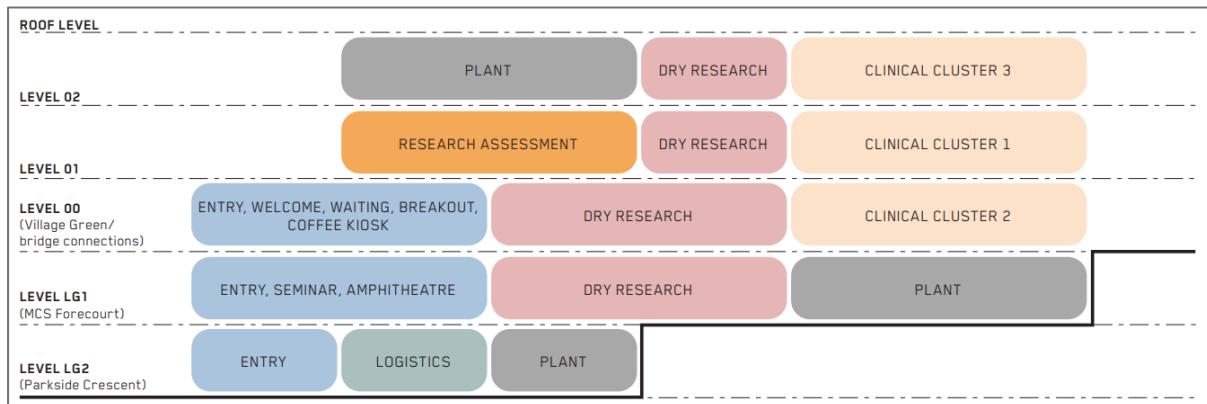


Figure 15: Block and stacking diagram of the proposed Lang Walker AO Medical Research Building - Macarthur. *Source: BVN*

Shared public spaces

248. These spaces are proposed to be generally accessible to the public and will support community engagement programs and events, as well as research-focused exhibitions.

Dry research

249. The dry research spaces are proposed to be an open plan workspace with non-allocated positions for researchers and students. Lockers, focus rooms, and quiet rooms are provided to support the agile working environment.

250. An industry start up zone is proposed, with incubator rooms and a maker space.

251. A small number of desks will be available for staff involved in the operation of the health research facility, including administration, building management, IT support and research promotion staff. These will be located in the general dry research workspace areas.

252. Formal and informal spaces, including meeting rooms, breakout areas, and tea points are provided for staff, researchers and students.

Clinical research

253. Clinical research spaces are provided in three 'Clinical Clusters', each of which includes a suite of consult and interview rooms supported by entry/waiting facilities and support spaces.

Research assessment

254. The research assessment zone includes a series of specialised rooms provided to enhance research objectives and outcomes.

Logistics and support

255. The logistics and support area is proposed to be back of house facilities.

3.4.3 Hours of operation

256. The hours of operation are proposed as: 7:30 am to 5:00 pm, Monday to Friday.

3.4.4 Proposed occupancy

257. The health research facility will be occupied by 82 persons, including staff and visitors.

3.5 Physical design and layout

3.5.1 Building planning

258. The following elements form the scope of the proposed health research facility:

- five-storey health research facility known as the Lang Walker AO Medical Research Building - Macarthur;
- restaurant and/or café on level 00;
- an external bridge connecting the proposed Lang Walker AO Medical Research Building - Macarthur to the existing MCS. The proposed elevated bridge interfaces with the existing MCS bridge landing at the MCS main entry;
- an internal bridge connecting the proposed Lang Walker AO Medical Research Building - Macarthur to the existing Building D;
- new service bay at the south west corner of the site;
- new landscaping including:
 - to the Parkside Crescent frontage;
 - to the existing on grade Hospital car park frontage;
 - extension of the existing MCS

259. Please refer to the Architectural Drawings and Design Intent Report prepared by BVN at **Appendix E** and **Appendix F**, respectively, along with the Landscape Report at **Appendix G** for further detail.

3.5.2 Building layout

260. **Figure 16 to Figure 22** below are excerpts of the floor plan and sections of the proposed Lang Walker AO Medical Research Building - Macarthur. The building façade palette is indicative only and subject to design review.

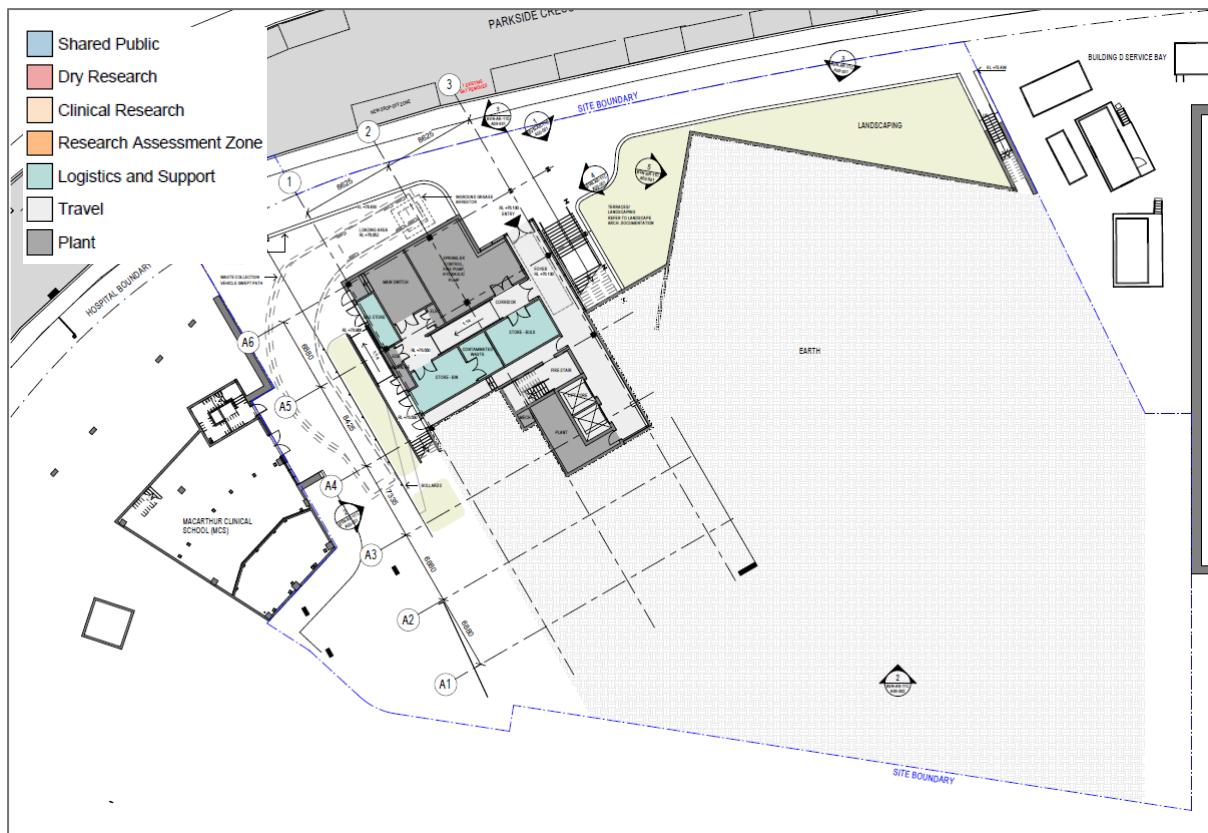


Figure 16: Proposed lower ground level 02 plan. *Source: BVN*



Figure 17: Proposed lower ground level 01 plan. *Source: BVN*



Figure 18: Proposed level 00 plan. Source: BVN



Figure 19: Proposed level 01 plan. Source: BVN



Figure 20: Proposed level 02 plan. Source: BVN

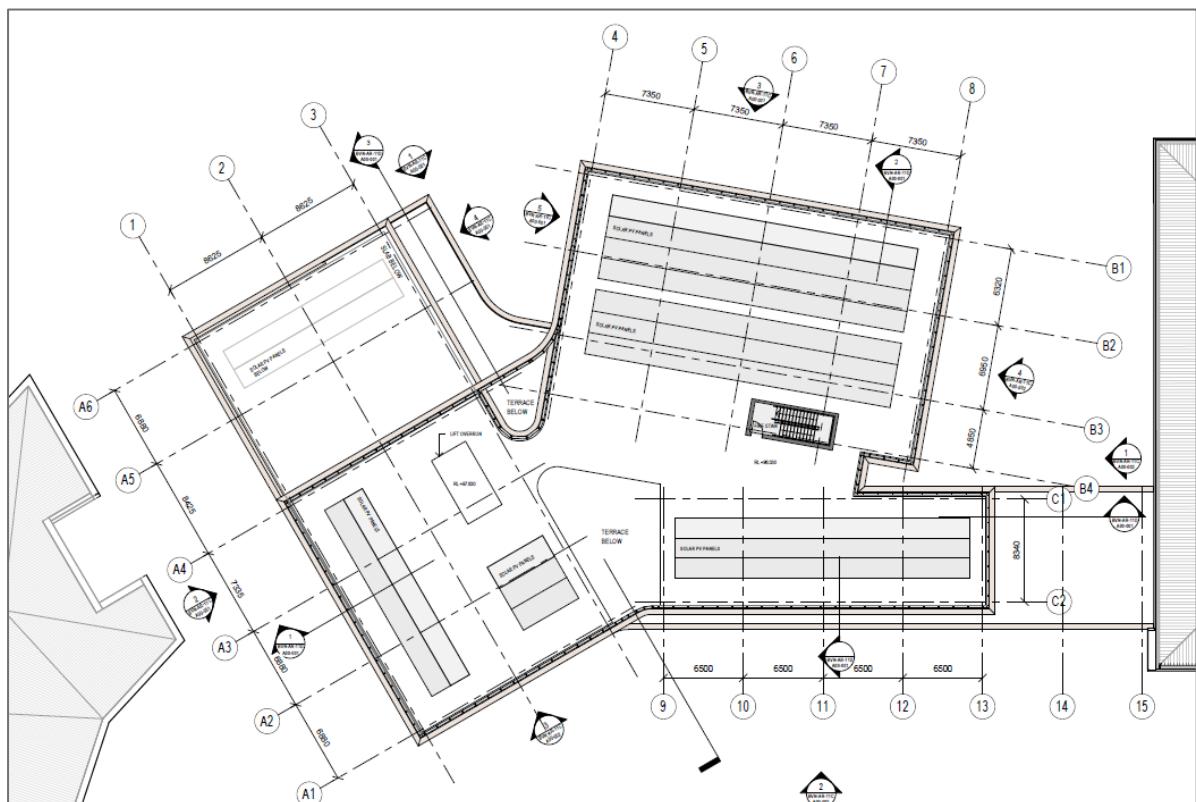


Figure 21: Proposed roof plan. Source: BVN

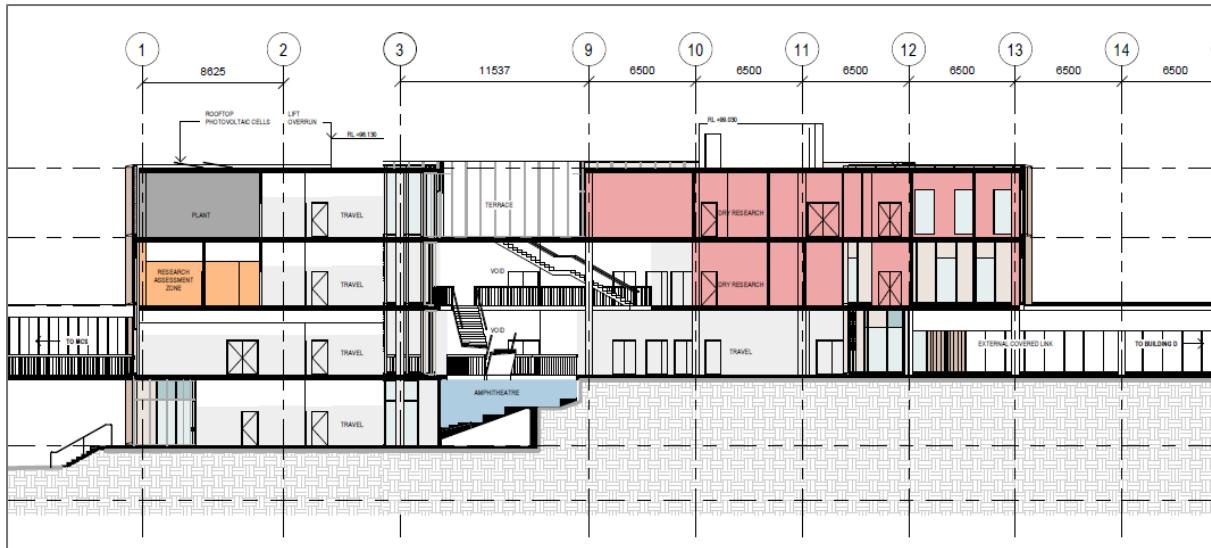


Figure 22: North / south section. Source: BVN

3.5.3 Fitout

261. **Table 6** details the fit-out of the proposed Lang Walker AO Medical Research Building. Architectural plans are provided in **Appendix E**.

Table 6: Fit-out strategy for the proposed Lang Walker AO Medical Research Building.

Group	Fitout Requirements		
Shared Public	Front of House	Community Engagement and Education	Amenities
	Welcome	Seminar and support rooms	Toilets
	Waiting/breakout	Amphitheatre	Parenting room
	Coffee kiosk		
Dry Research	Shared workspace	Formal Collaboration	Informal Collaboration
	Open plan workspace	Meeting rooms	Tea point/breakout
	Focus rooms	Amenities	Centre Administration
	Quiet rooms	Staff lockers	Open plan workspace
	Incubator spaces	Utilities	
	Maker space		
	Storage		
Clinical Clusters	Support	Patient	Dirty utility
	Clinical workroom	Consult rooms	Store rooms
	Clean utility/medication room	Interview rooms	Beverage bay
	Entry	Treatment rooms	Toilets
	Reception	Toilets	Disposal rooms
	Waiting		
	Play area		
Research Assessment Zone	Research Assessment		
	DEXA room	Physiology/gait room	Lab processing room
	Ultrasound room	Grinding/plaster room	Medication room
	Pea pod/bod pod rooms	Group research room	Dirty utility
	Store rooms		
Logistics and Support	Back of House		Plant
	Cleaner's room	Bin store room	Central plant
	Bulk store room	Waste room	
	Gas store room		

3.5.4 Façade

262. The façade of the proposed Lang Walker AO Medical Research Building - Macarthur follows three key design principles:

- **Adaptive and functional.** A flexible, modular façade that responds to changing program and performance requirements.
- **Joyful and unique.** Horizontal and vertical screening elements that add texture, pattern and playfulness which respond to solar orientation. This creates a welcoming 'place' with a building envelope that is relaxed, inviting and timeless.
- **Layered.** The proposed layered mesh screens add depth and create varying degrees of visual permeability. Dynamic interior spaces that change and evolve throughout the day while maintaining views out to the landscaping.

263. The façade is proposed to be comprised of the following materials:

- curtain wall system with solid aluminium panels, clear vision glazing, and shadowbox glazed spandrel;
- full height perforated metal or metal mesh screening;
- horizontal aluminium shading element;
- frameless glass louvres to atrium spaces;
- timber batten or board lining to entry façade panels and soffits; and
- textured brickwork.

264. Retaining walls are proposed on level lower ground 2 and lower ground 1 in response to the excavation required.

265. Please refer to the Design Intent Report in **Appendix F** for further detail.



Figure 23: Artists impression of proposed Lang Walker AO Medical Research Building - Macarthur from Marsden Park. Source: BVN



Figure 24: Aerial view of proposed Lang Walker AO Medical Research Building - Macarthur from west. Source: BVN



Figure 25: Aerial view of proposed Lang Walker AO Medical Research Building - Macarthur from east. Source: BVN

3.5.5 Landscaping

266. The project team engaged Turf as the suitably qualified landscape consultant.
267. A detailed Landscape Design Report can be found in **Appendix G**.
268. The landscape design follows the following five place principles:
 - *A welcoming medical research centre.* The Lang Walker AO Medical Research Building - Macarthur will be an iconic new destination that seamlessly integrates with the neighbourhood improving connectivity within the Campbelltown Hospital precinct.
 - *Calming on arrival.* The proposed landscape design integrates elements such as planting, urban furniture, lighting and signage
 - *Restful.* The proposed landscape design provides restful pockets with materiality and amenities that connect with the local character and culture of Campbelltown.
 - *Nature indoor / outdoor.* The proposed public domain has a strong base of permanent elements arranged to ensure the adaptability of the spaces for a range of temporary installations.

- *Connecting to Country*. The proposed planting for the proposed health research facility has strong connections to the Dharawal six seasons.

269. The proposed landscape design can be split into three key areas: Parkside Crescent, eastern plaza, and terraces.

Parkside Crescent

- 270. The proposed streetscapes will tie in with existing materiality and form, including street trees, pavement, and wall treatments to achieve consistency with the broader public domain.
- 271. A generous green setback of understorey planting is proposed along the streetscape to improve street amenity, reduce the urban heat island effect, and tie in with the adjacent Marsden Park/Central Park.
- 272. The western entrance to the proposed Lang Walker AO Medical Research Building - Macarthur is accentuated with a gully landscape that follows the level change from Parkside Crescent to the west entrance. Cascading plants from the terrace above greet one as they enter the building.
- 273. The proposed landscaping for Parkside Crescent includes new seating and three bicycle racks.
- 274. **Figure 26** below provides an artist's impression of the proposed Parkside Crescent landscaping.



Figure 26: Artist's impression of proposed Parkside Crescent landscaping. Source: Turf



Figure 27: Parkside Crescent landscaping plan. Source: *Turf*



Figure 28: Driveway and plaza landscaping plan. *Source: Turf*

Village Green

275. The proposed landscaping design for the Village Green (eastern entrance) combines indigenous practices and principles to create a social and inclusive public destination.
276. Key features of the proposed eastern are a yarning circle and nature play space (**Figure 29**).
277. Universal access has been incorporated into the public domain and play spaces, connecting walkways and building entries without compromising design quality.
278. The gentle walkways leading to the eastern entrance follow the Dharawal six seasons flora and fauna.



Figure 29: Artist's impression of proposed Village Green landscaping. *Source: Turf*



Figure 30: Village Green landscaping plan. Source: *Turf*

Terraces

279. Podium landscaping is focused to the building edges to maximise solar access and visual prominence from the surrounding public domain.



Figure 31: East terrace landscaping plan. Source: *Turf*



Figure 32: Level 02 terrace landscaping plan. *Source: Turf*

3.6 Utilities

280. The project team engaged LCI as the suitably qualified infrastructure consultant. A detailed Utilities Impact Assessment can be found in **Appendix Q**.
281. A summary of the assessment is provided below.

Electrical

282. The electrical supply for the proposed Lang Walker AO Medical Research Building - Macarthur will be from the existing MCS low voltage network which is supplied by the existing Endeavour Energy Substation located in the car park area of the adjacent MCS building.

Communication

283. Communications conduits for telecommunication carrier services will be installed from the Parkside Crescent boundary to the proposed Lang Walker AO Medical Research Building - Macarthur.

Hydraulic

284. LCI advised that on Sydney Water's high-level advice, the existing water main within Parkside Crescent has sufficient capacity to accommodate the development's potable water and fire services.
285. The existing sewer pipe will need to be diverted around the proposed footprint of the development. Based on high-level advice from Sydney Water, the existing sewer connection currently serving the Campbelltown hospital precinct has the capacity to serve the proposal on the basis the lot if the lot is not subdivided.
286. The development site is proposed to be subdivided under a separate development application. Therefore the proposal will require a dedicated sewer connection encompassing sewer main extension works.

Gas

287. LCI, on behalf of Jemena, has advised the development will need to make a connection to the Campbelltown hospital's natural gas ring main. It is intended only to utilise natural gas for the

building's mechanical heating. Therefore, it is anticipated that the site wide natural gas ring main will accommodate the new development.

3.7 Timing

3.7.1 Stages

288. The proposed Lang Walker Medical Research Building - Macarthur will be delivered in one stage.
289. The construction phases of the proposed Lang Walker Medical Research Building - Macarthur are detailed below in section 3.6.2.

3.7.2 Phases

290. Construction will occur across five phases (**Figure 33 to Figure 37**).
 - Phase 1: Site establishment (1 month)
 - Phase 2: Demolition and excavation (2 months)
 - Phase 3: Structure (7 months)
 - Phase 4: Façade and fitout (9 months)
 - Phase 5: Completion and decommissioning (2 months)
291. The project team engaged CPM Consulting as the suitably qualified construction management consultant.
292. A Construction Management Plan detailing the proposed construction phasing can be found in **Appendix CC**.

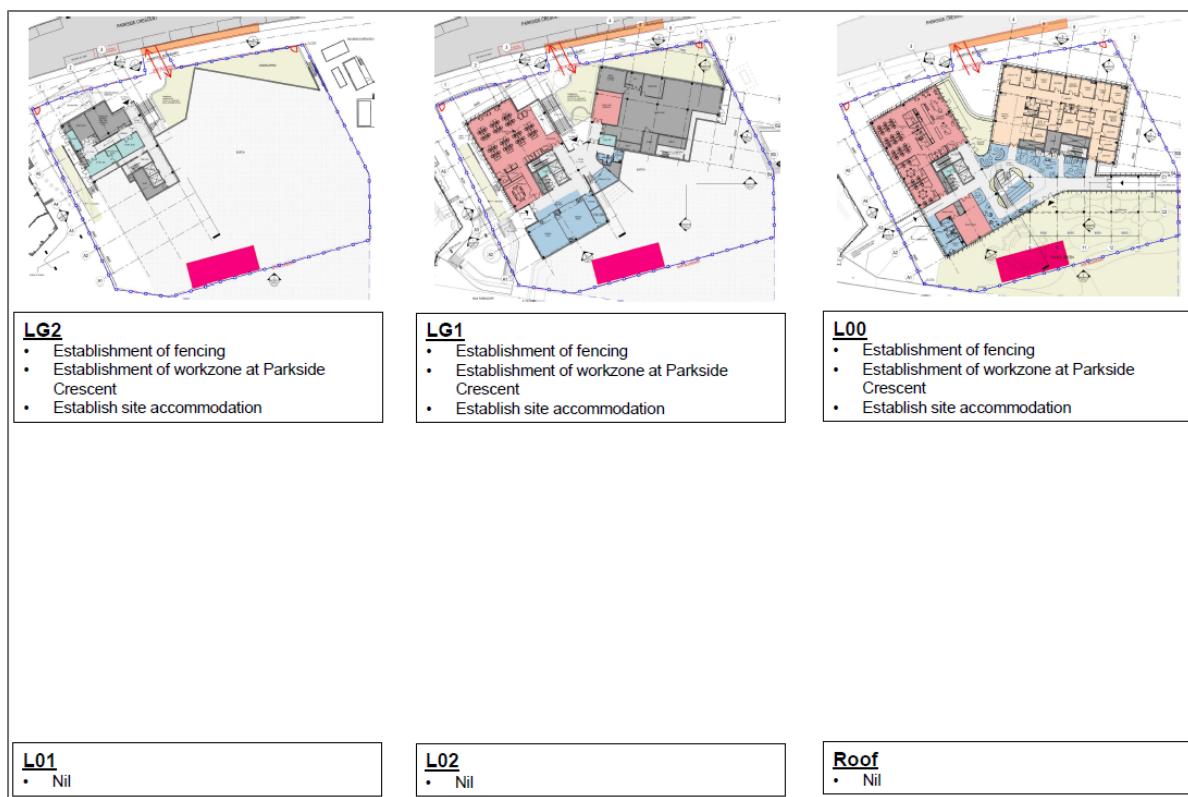


Figure 33: Stage 1: Site establishment. Source: CPM Consulting

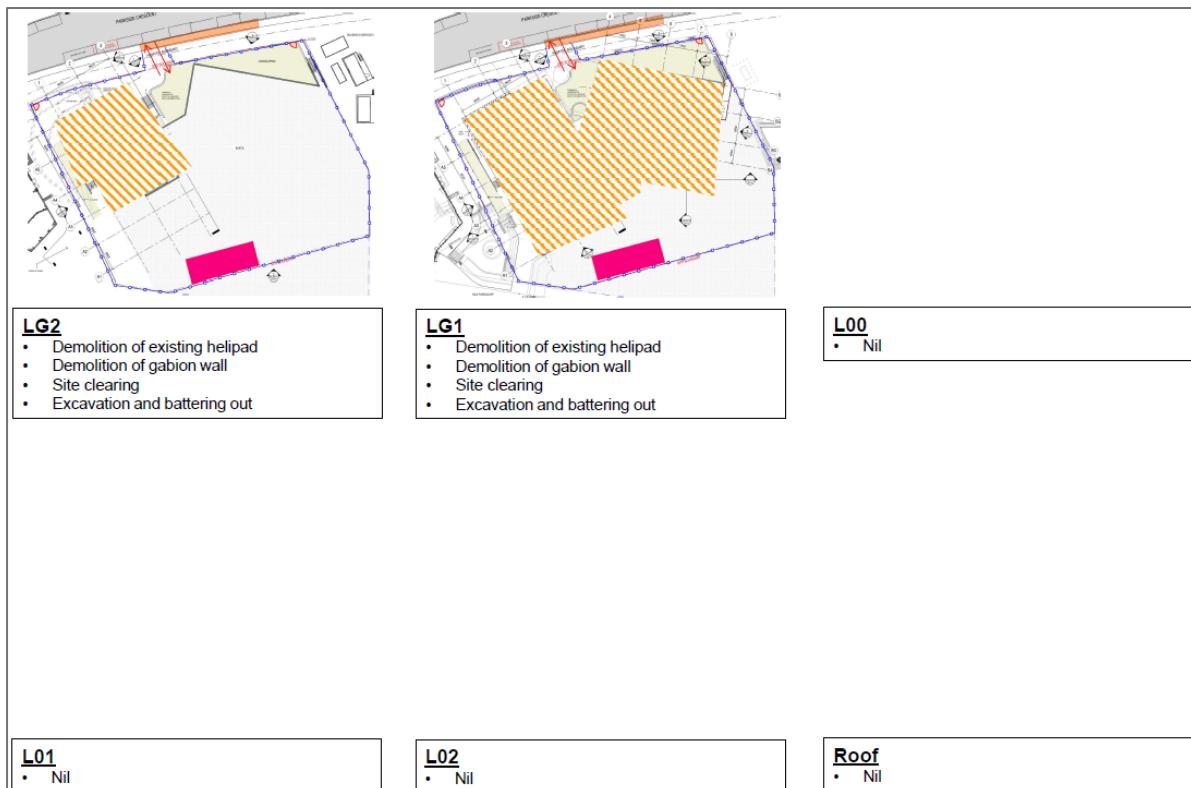


Figure 34: Phase 2: Demolition and excavation. Source: CPM Consulting

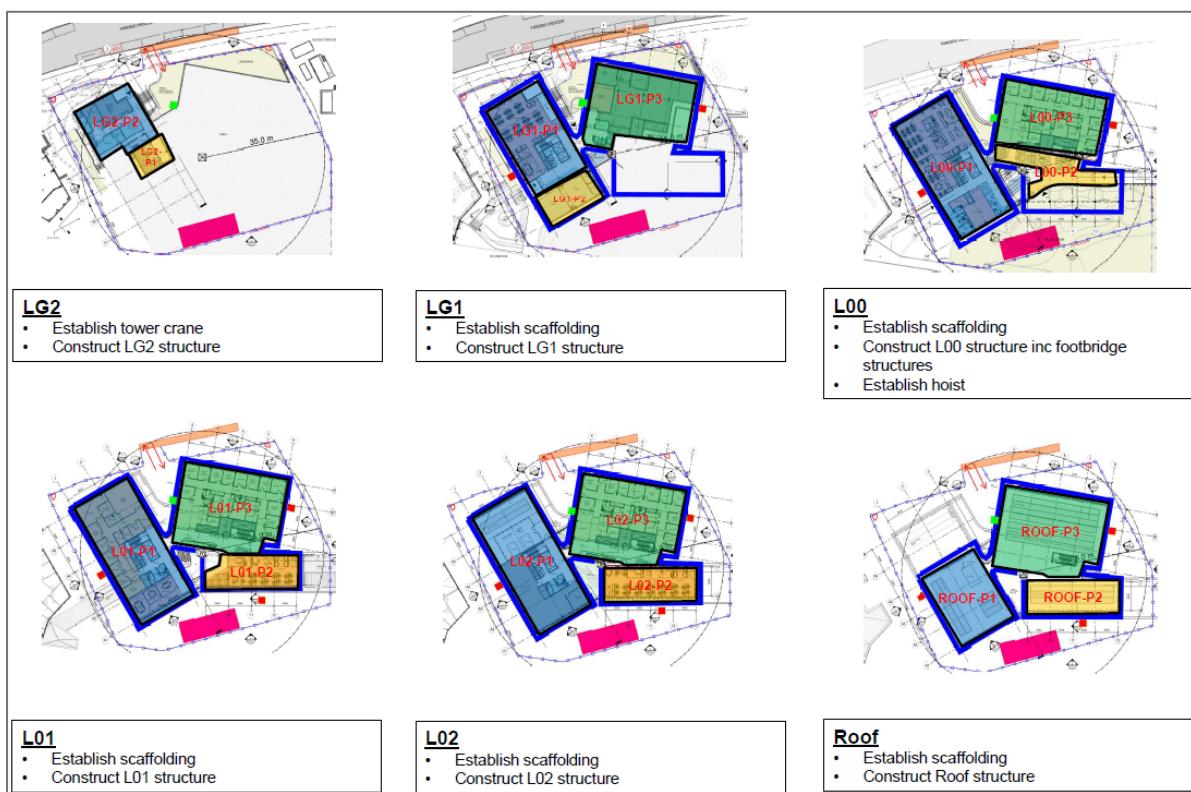


Figure 35: Phase 3: Structure. Source: CPM Consulting



Figure 36: Phase 4: Façade and fitout. Source: CPM Consulting.

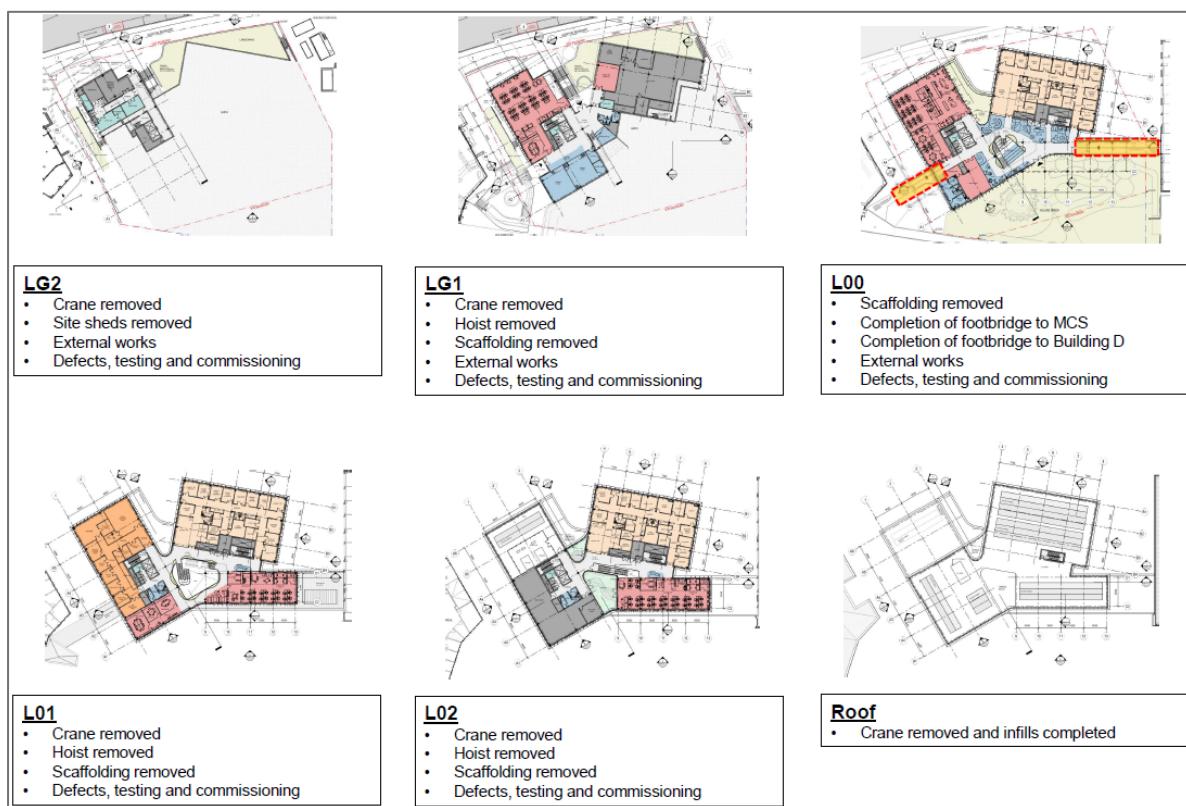


Figure 37: Phase 5: Completion and decommissioning. Source: CPM Consulting.

3.8 Subdivision

293. The subject health research facility site will form its own separate lot.
294. The subdivision will be processed through a separate approvals process.

4. STATUTORY CONTEXT

295. The SEARs issued by DPIE for the Lang Walker AO Medical Research Building - Macarthur require the following statutory environmental planning instruments be addressed in the EIS:

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2000*
- *Biodiversity Conservation Act 2016*
- *State Environmental Planning Policy (Stage and Regional Development) 2011*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy No. 55 – Remediation of Land*
- *State Environmental Planning Policy No. 64 – Advertising and Signage*
- *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development*
- Draft State Environmental Planning Policy (Remediation of Land)
- Draft State Environmental Planning Policy (Environment)
- *Campbelltown Local Environmental Plan 2015*

296. This section assesses the proposed health research facility against the environmental planning instruments and concludes that the proposal is consistent with the instruments mentioned above.

4.1 *Environmental Planning and Assessment Act 1979*

297. The proposed Lang Walker AO Medical Research Building - Macarthur is consistent with the following objectives of the *EP&A Act* in that it:

- promotes the orderly and economic use and development of land within the Campbelltown Hospital precinct and broader south west Sydney district;
- achieves good design and amenity of the built environment through following the Better Placed design guide, designing with Country, and the State design review panel;
- facilitates the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants;
- allows for the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State; and
- provides increased opportunity for community participation in environmental planning and assessment.

298. The proposed Lang Walker AO Medical Research Building - Macarthur is consistent with the requirements of Division 4.7 of the *EP&A Act* in that:

- the proposal is classified as State significant development;
- the proposal has been assessed against the relevant requirements of section 4.15 of the Act; and
- the proposal is not prohibited by any environmental planning instrument.

4.2 *Environmental Planning and Assessment Regulation 2000*

299. The EIS contains the information required by clause 6 and clause 7 of Schedule 2 of the [EP&A Regulation](#).
300. Section 6.6 of this EIS addresses the principles of ecologically sustainable development listed in clause 7(4) of Schedule 2 of the [EP&A Regulation](#).
301. Clause 7(1)(d)(v) requires a list of any approvals that must be obtained under any other Act or law before the development may be lawfully carried out.
302. The site is classified as part bushfire prone land, therefore a bushfire safety authority under section 100B of the [Rural Fires Act 1997](#) is required.
303. Despite the above, section 4.41(1)(f) of the Act states that a bushfire safety authority under section 100B of the [Rural Fires Act 1997](#) is not required for State development.
304. Notwithstanding, a Bushfire Assessment Report has been prepared and is included in [Appendix X](#).

4.3 *Biodiversity Conservation Act 2016*

305. Section 7.9 of the [Biodiversity Act](#) requires a biodiversity assessment report to accompany an SSDA 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.
306. A BDAR waiver was issued for the proposal by DPIE on 10 November 2021 ([Appendix P](#)).

4.4 *State Environmental Planning Policy (State & Regional Development) 2011*

307. [State Environmental Planning Policy \(State and Regional Development\) 2011 \(SEPP SRP\)](#) identifies State significant development, State significant infrastructure, critical State significant infrastructure, and regionally significant development.
308. Clause 8 and Schedule 1 of [SEPP SRD](#) declares that development that has a CIV of more than \$30 million for any of the following purposes is State significant development:
 - (a) hospitals,
 - (b) medical centres,
 - (c) health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute).
309. The proposed health research facility is a health, medical, or related research facility with a CIV of more than \$30 million. The CIV is \$43,456,346. The proposed health research facility is, therefore, State significant development.
310. Clause 11 of [SEPP SRD](#) states that development control plans (whether made before or after the commencement of the SEPP) do not apply to SSD.

4.5 *State Environmental Planning Policy (Infrastructure) 2007*

311. [State Environmental Planning Policy \(Infrastructure\) 2007 \(SEPP Infrastructure\)](#) provides a planning regime for infrastructure and the provision of services across NSW. It includes the criteria for consultation with relevant public authorities during the assessment process.

312. The proposed Lang Walker AO Medical Research Building - Macarthur is not considered traffic-generating development to be referred to Transport for NSW under Schedule 3 of the SEPP Infrastructure because it does not generate more than 50 motor vehicles per hour.

4.6 State Environmental planning Policy No. 55 – Remediation of Land

313. *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55) provides state-wide planning controls for the remediation of contaminated land. SEPP 55 states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed.

314. Douglas Partners were engaged as the suitably qualified contamination and geotechnical engineering consultant for the proposal to undertake a detailed site investigation for the proposed health research facility. The report can be found in **Appendix V**. The report concludes that based on the investigation's findings, the suite is suitable for the proposed health research facility and no further investigation is currently necessary.

4.7 State Environmental Planning Policy No. 64 – Signage

315. WSU will seek development consent for signage for the proposed Lang Walker AO Medical Research Building - Macarthur separately. Therefore, the provisions of *State Environmental Planning Policy No. 64 – Signage* do not apply to this SSDA.

4.8 State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

316. The purpose of *State Environmental Planning Policy No 33 – Hazardous and Offensive Development* (SEPP 33) is to ensure that measures to mitigate the impacts of hazardous or offensive industries are implemented. SEPP 33 applies to any development which falls under the definition of 'potentially hazardous industry' or 'potentially hazardous industry; found within the Policy.'

317. WSP was engaged as the suitably qualified hazard management consultant. WSP's SEPP 33 assessment can be found in **Appendix W**.

318. In their assessment, WSP concluded that the screening assessment for the proposed health research facility that SEPP 33 thresholds were not exceeded for a 'potentially hazardous industry' or a 'potentially offensive industry' and preliminary hazard analysis is not required.

4.9 Draft State Environmental Planning Policy (Remediation of Land)

319. Draft State Environmental Planning Policy (Remediation of Land) provides a state-wide planning controls for the remediation of land and requires planning authorities to consider the potential for land to be contaminated when determining development applications and rezoning land.

320. The project team engaged Douglas Partners as the suitably qualified contamination and geotechnical engineering consultant. The reports can be found in **Appendix U**.

321. Douglas Partners concluded that based on the investigation's findings, the suite is suitable for the proposed health research facility and no further investigation is currently necessary.

4.10 Draft State Environmental planning Policy (Environment)

322. Draft State Environmental Planning Policy (Remediation of Land) (draft SEPP Environment) aims to promote the protection and improvement of key environmental assets for their intrinsic value and the social and economic benefits they provide.

323. The site is not included on the draft maps available for the draft SEPP Environment.

4.11 Campbelltown Local Environmental Plan 2015

324. The *Campbelltown Local Environmental Plan 2015 (CLEP 2015)* is the principal environmental planning instrument governing development on the site.
325. An assessment of the proposed health research facility is set out below against the development standards within *CLEP 2015*.

4.11.1 Zoning and Permissibility

326. The site is within the SP2 Infrastructure (Health Services Facilities) land use zone (**Figure 38**).

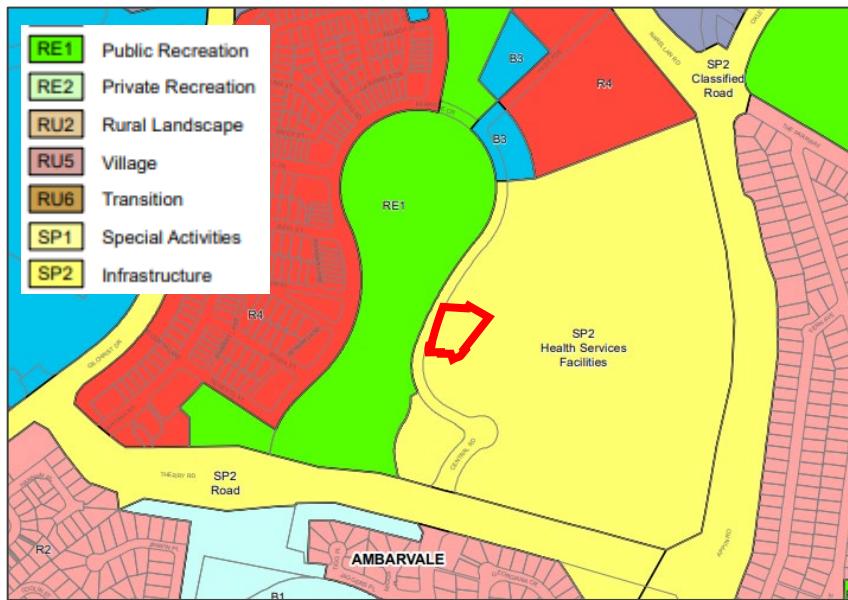


Figure 38: Excerpt of CLEP 2015 land use map. Source: NSW Government

327. The proposed health research facility is consistent with the objectives of the SP2 Infrastructure (Health Services Facilities) in that it:

- is development to facilitate value-adding research and development, with a key focus on the health needs of the Campbelltown / Macarthur population;
- does not detract from the provision of infrastructure;
- provides a building design that retains and creates view corridors
- preserves bushland, wildlife corridors, and natural habitat;
- maintains the visual amenity of prominent ridgelines.

328. The proposed land use is: **health services facility**. Health services facility is defined in [CLEP 2015](#) as:

A building or place used to provide medical or other services relating to the maintenance or improvement of health or the restoration to health, or persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—

- (a) *a medical centre,*
- (b) *community health service facilities,*

- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital

329. A health services facility is permitted with consent in the SP2 Infrastructure (Health Services Facilities) zone.

4.11.2 Height

330. Clause 4.3 of [CLEP 2015](#) and the associated height of buildings map does not provide a maximum permitted height for the site.

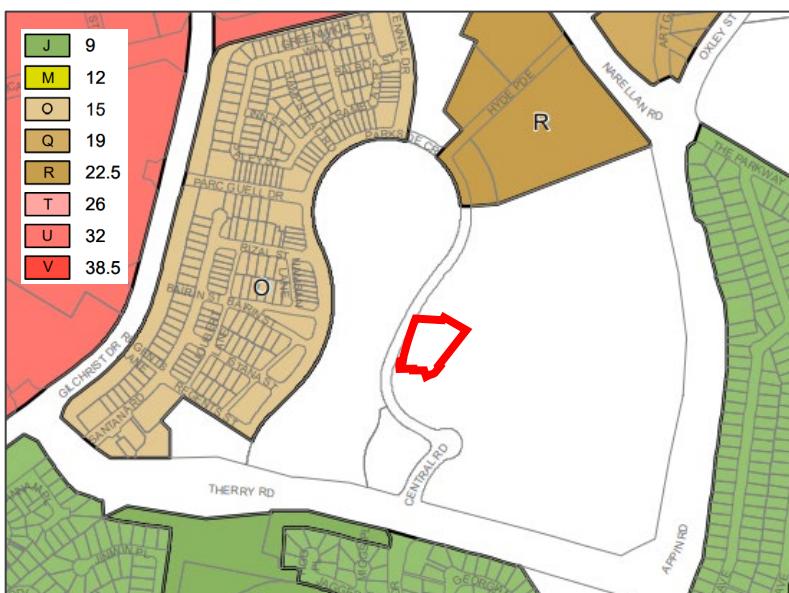


Figure 39: Excerpt of CLEP 2015 height of buildings map. Source: NSW Government

331. The proposed health research facility has been the subject of a detailed design development process by the project team, project partners, and [GANSW](#). It is submitted the proposed building height of RL 99.03 is appropriate for the built environment context found within the Campbelltown Hospital Campus.

4.11.3 Floor Space Ratio

332. Clause 4.4 of [CLEP 2015](#) and the associated Floor Space Ratio (FSR) map does not provide a maximum permitted FSR for the site.



Figure 40: Excerpt of CLEP 2015 FSR map. Source: NSW Government

333. The proposed health research facility has been the subject of a detailed design development process by the project team, project partners, and [GANSW](#). It is submitted the proposed FSR of 1.05:1 is considered appropriate for the built environment context due to the bulk and scale of existing surrounding developments such as Building D and the MCS.

4.11.4 Heritage

334. Clause 5.10 of the [CLEP 2015](#) and associated heritage map for [CLEP 2015](#) does not identify any heritage items or heritage conservation area on the site, or in the vicinity of the site.

335. [CLEP 2015](#) and the associated heritage map identify the following heritage items in the area surrounding the proposed health research facility:

- Local heritage item no. I21: Emily Cottage, 1 Old Menangle Road, Campbelltown
- Local heritage item no. I22: 'Quandong', 15 Old Menangle Road, Campbelltown
- Local heritage item no. I50: Englorie Park House, 2 Parkholme Circuit, Englorie Park

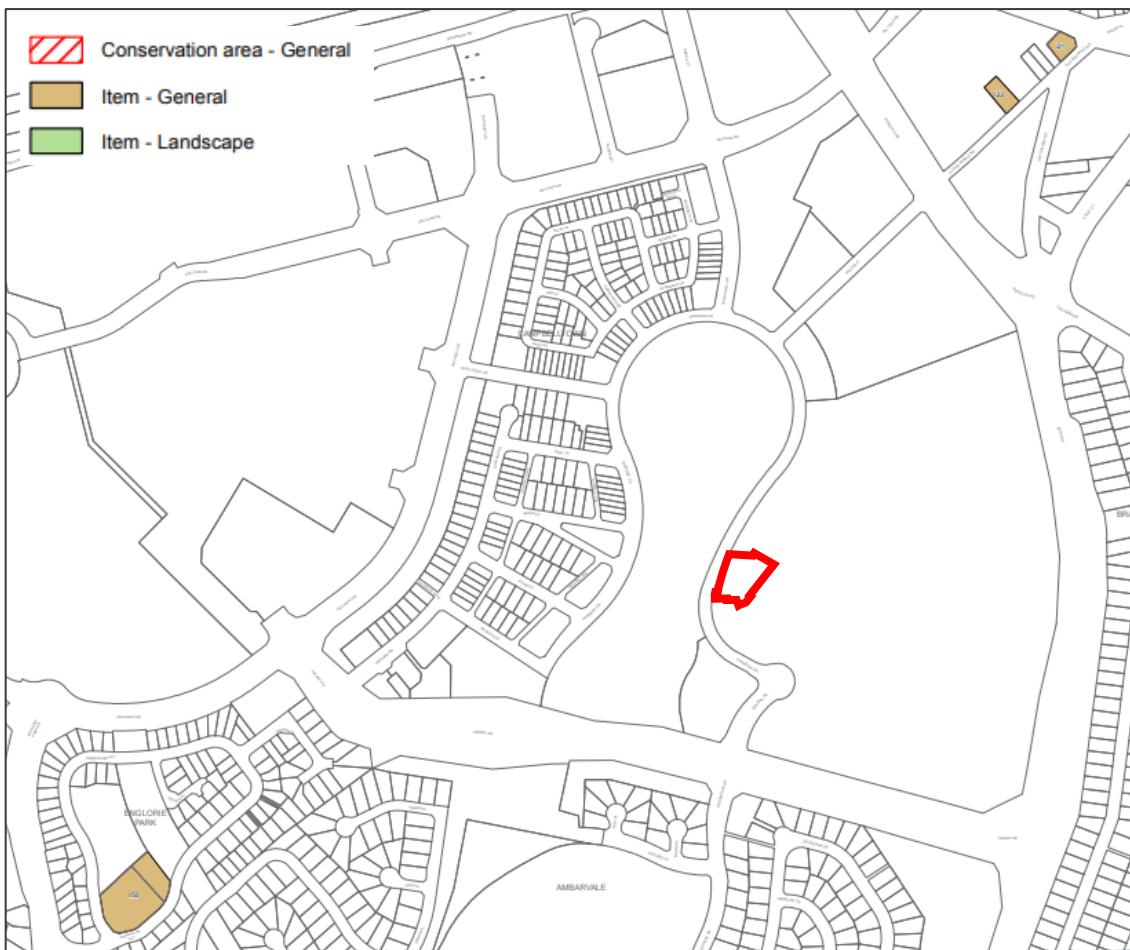


Figure 41: Excerpt of CLEP 2015 heritage map. Source: NSW Government

5. ENGAGEMENT

336. During the preparation of the EIS, the project team consulted with the relevant local government, service providers, community groups, specialist interest groups, local Aboriginal land councils and registered Aboriginal stakeholders, and affected landowners. This section details the outcomes of the engagement and consultation.
337. The project team engaged WSP as the suitably qualified consultation consultant to assist with the consultation and engagement process. A detailed Consultation Report can be found in **Appendix CC**.
338. In accordance with Schedule 1 of the [EP&A Regulation](#), the SSDA for the proposed Lang Walker AO Medical Research Building - Macarthur will be placed on public exhibition for a minimum of 28 days. This will allow the Campbelltown City Council, State agencies, and the public an opportunity to comment on the proposal.

5.1 Local Aboriginal Land Council

339. The project team undertook early and sustained engagement with the local Aboriginal community through the Tharawal Local Aboriginal Land Council.
340. Engagement with Tharawal Local Aboriginal Land Council built on previous engagement delivered through the initial Campbelltown Hospital redevelopment.
341. The local Aboriginal community inputs informed:
 - understanding of Country;
 - design informants and architectural landscape; and
 - clinical design and space allocations.
342. Section 4.5.1 of the Consultation Outcomes Report in **Appendix CC** details consultation with the local Aboriginal land council further.

5.2 Government Architect NSW

343. The Government Architect NSW (GANSW) provides strategic design leadership in architecture, urban design, and landscape architect. To facilitate design leadership, GANSW has established the State Design Review Panel (SDRP). The SDRP facilitates independent, consistent design quality advice on projects that have or will be assessed by the NSW state government.
344. Representatives of the project team attended two SDRP sessions (2 June 2021 and 4 August 2021) during the schematic design phase.
345. The GANSW provided advice and recommendations in the following themes:
 - master planning and landscaping
 - architectural expression
 - sustainability and environmental aspects
 - connecting with Country
346. A summary of the two sessions and the project team's response is provided in the Design Intent Report at **Appendix F** and the Landscape Design Report at **Appendix G**.

5.3 Transport for NSW

- 347. Engagement with Transport for New South Wales has been ongoing, including the initial consultation to inform the overarching Campbelltown Hospital redevelopment.
- 348. Section 4.5.3 of the Consultation Outcomes Report in **Appendix CC** details consultation with Transport for NSW.

5.4 Campbelltown City Council

- 349. Campbelltown City Council (Council) were consulted during the design process.
- 350. The project team presented the schematic design for the proposed Lang Walker AO Medical Research Building to the Council on 19 July 2021.
- 351. The Council provided feedback expressing the proposal's compatibility with and contribution to the "Reimagining Campbelltown City Centre Master Plan" and contribution to the broader Urban Structure of the precinct, and interface with the public realm.
- 352. Additionally, the Council requested the project team consider the overall site permeability, ground floor interface, and access arrangements and for loading services to have minimal impact on streets and public spaces.
- 353. The design has been developed in accordance with the feedback received from Council.
- 354. Section 4.5.4 of the Consultation Outcomes Report in **Appendix CC** further details consultation with Council.

5.5 Stakeholder Consultation

- 355. WSP, on behalf of the project team, consulted with 12 stakeholders across Campbelltown City Council, SWSLHD, WSU, and the Ingham Institute through online or phone interviews between 4 August 2021 and 6 August 2021.
- 356. Stakeholders from the Tharawal Aboriginal Corporation, the local community, and the nearby IRT Macarthur Aged Care were invited to participate however due to COVID-19 restrictions and project time constraints consultation was not able to occur.
- 357. WSP determined that based on the findings of the Noise and Vibration Impact Assessment prepared by PWNA (**Appendix O**) and the Traffic and Transport Impact Assessment prepared by PTC (**Appendix J**), residents of the aged care facility were not expected to have any direct impacts as a result of the project, and therefore consultation was not essential.
- 358. Consultation with the aged care facility prior to construction has been recommended to mitigate any indirect impacts.
- 359. Consultation with the community was not able to occur due to Covid-19 restrictions and project timing constraints.
- 360. WSP met with the SWSLHD to discuss lessons learnt from previous community engagement undertaken during the Campbelltown Hospital Campus redevelopment.
- 361. The sentiment from all stakeholders interviewed was unanimously positive, with all expressing excitement and enthusiasm for the proposed Lang Walker AO Medical Research Building - Macarthur.
- 362. Section 4.4.2 of the Consultation Outcomes Report in **Appendix CC** explores consultation with stakeholders in detail.

6. ASSESSMENT OF IMPACTS

363. This section identifies the potential impacts associated with the proposed Lang Walker AO Medical Research Building - Macarthur and provides a detailed summary of the measures to mitigate and manage these impacts.

6.1 Built Form and Urban Design

364. BVN have prepared a Design Intent Report which is included in **Appendix F**. The report provides a site and context analysis to justify the proposed site planning and design approach including massing options and preferred strategy for future development.

6.1.1 Bulk and Scale

365. **Section 3.2** of the Design Intent Report (**Appendix F**) details how the building form, arrangement and positioning responds to the existing steep topography, the character of the adjacent buildings, and the predominant orientations of the site.

366. The building has been setback 25m from the existing Campbelltown Hospital Campus car parking at level 00 and 19m at level 01. The setback provides a generous public landscape area with outdoor rooms and play spaces. This allows for a place for pause, reflection and leisure for the precinct as a whole.

367. Additionally, the project architect has recessed the ground floor entry in response to recommendations provided by RWDI in their capacity as the wind consultant for the project. This mitigation measure provides protection to the entry from inclement weather.

6.1.2 Built Form

368. **Section 3.5** of this EIS and the Design Intent Report in **Appendix F** detail of and reasoning for the overall site layout, ground floor interfaces, access arrangements, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials and colour palette.

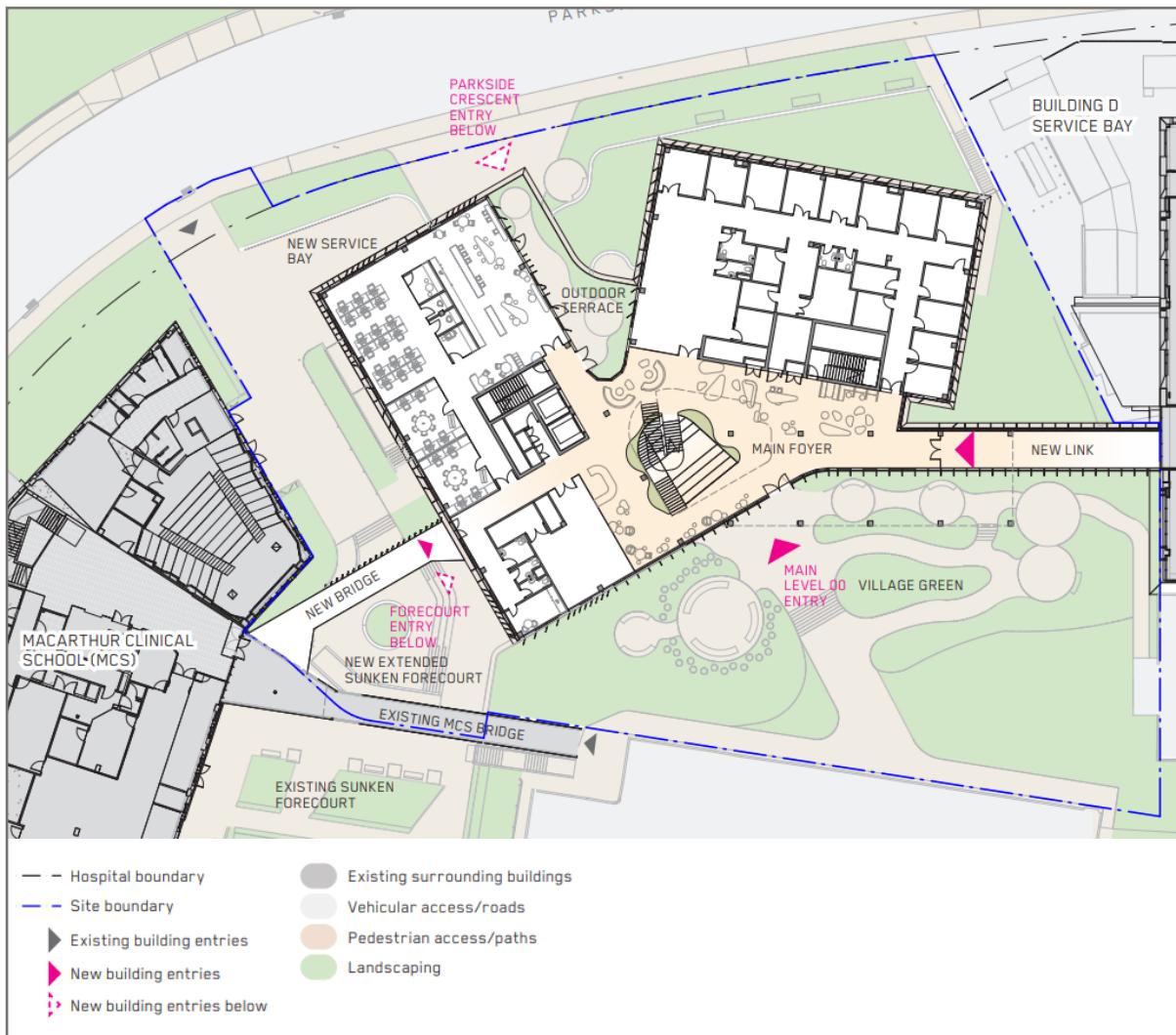


Figure 42: Site plan for the proposed Lang Walker AO Medical Research Building - Macarthur. Source: BVN

6.1.3 Crime Prevention through Environmental Design (CPTED)

369. LCI as the CPTED consultant have identified the primary CPTED considerations. The three core CPTED principles are natural surveillance, natural access control and territorial reinforcement.

370. CPTED measures for the proposal are detailed in **Section 2.2.4** of the EIS and **Section 5.2** of the CPTED report in **Appendix DD**.

6.2 Trees and Landscaping

371. The project team engaged Turf as the suitably qualified landscape consultant to prepare a landscaping design. The landscaping design is reflective of relevant provisions in the following policies:

- Australian Standard 4970 Protection of trees on development sites.
- Draft Greener Places Design Guide (GANSW).
- Objective 30 of The Greater Sydney Region Plan - A Metropolis of Three Cities.
- Technical Guidelines for Urban Green Cover in NSW (Office of Environment and Heritage (OEH), 2015)

372. The proposed landscape design is detailed in **Section 3.5.5** of this EIS and the Landscape Design Report in **Appendix G**.

6.3 Environmental Amenity

373. The proposed building has a predominantly east and west facing orientation.
374. The design proposes mixed mode ventilation for the foyer and shared public circulation areas to be facilitated by glazed operable louvres connected to the building management system.
375. The proposal offers a variety of options for access to landscape and outdoor spaces.
376. Marsden Park/Central Park is directly adjacent to the site on the western frontage. Following feedback from Campbelltown City Council and the GANSW, the proposal has been designed to allow for easy access to Marsden Park/Central Park for all users and visitors from the Parkside Crescent entry at level lower ground 2.
377. The landscaping design proposes a number of outdoor areas including a yarning circle, play space, terraces, and general seating areas. Further detail is provided in **Section 3.5.5** of the EIS and the Landscape Design Report in **Appendix G**.

6.3.1 Servicing

378. Servicing for the proposal will be from the existing driveway area between the proposed building and adjacent MCS to the south.
379. The Design Intent Report in **Appendix F** details servicing further.

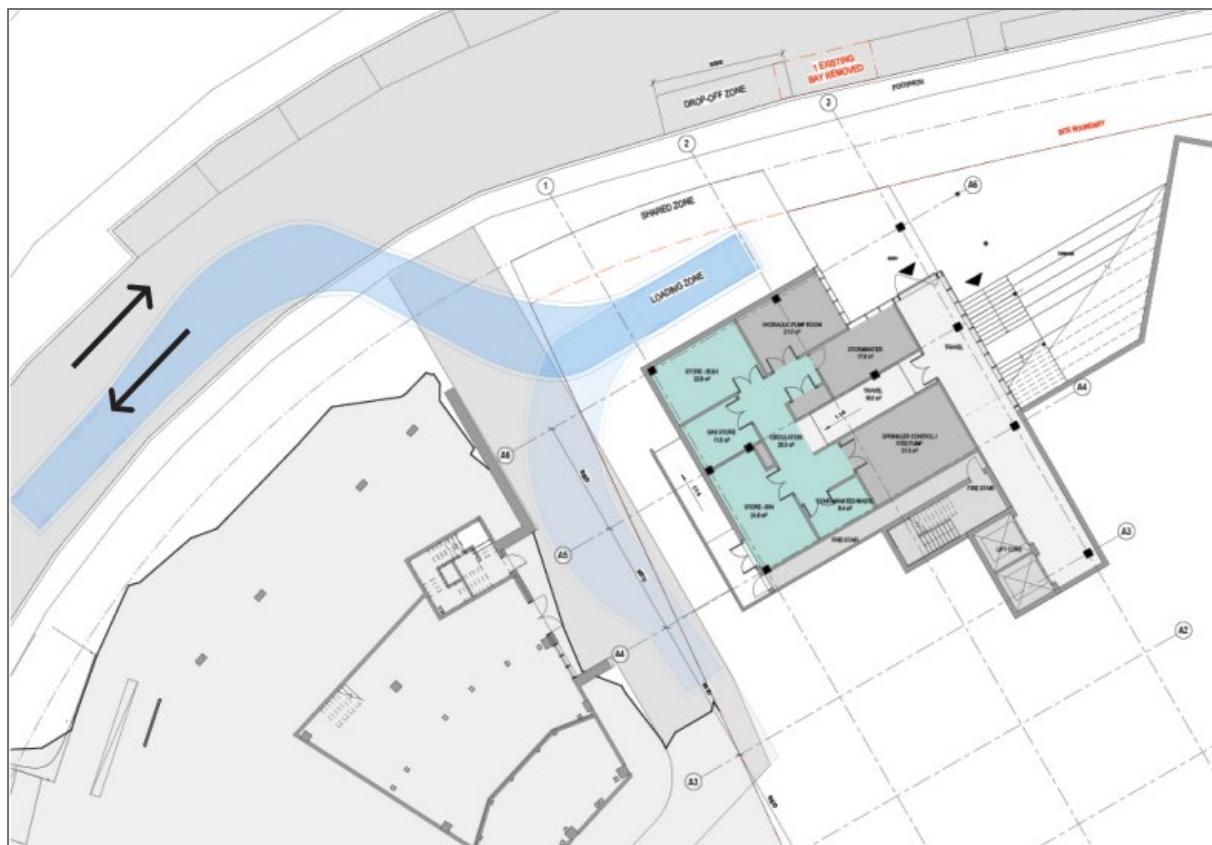


Figure 43: Loading zone access for the proposed Lang Walker AO Medical Research Building – Macarthur. Source: BVN.

- 380. To accommodate an accessible drop off and loading bay for the proposal, it is proposed to remove one existing car parking space on Parkside Crescent.
- 381. The removal of one car parking space will reduce the overall on-street parking supply by one space, however, it will provide better overall accessibility for the proposal.
- 382. This is further detailed in **Section 5.3** of the Traffic and Transport Impact Assessment in **Appendix J**.
- 383. Mechanical services are located predominantly on level 01 and the level 2 roof. A small amount of screened rooftop plant is setback at level 01, housing rooftop chillers and generator. Additional services at level lower ground 02 are located in close proximity to relevant existing hydraulic services on the site.
- 384. **Section 3.8** of the Design Intent Report in **Appendix F** details servicing and operation of the proposal further.

6.4 Environmental Amenity

- 385. This section provides an assessment of potential amenity impacts of the proposal on the surrounding locality, including solar access, visual privacy, visual amenity, overshadowing, wind impacts and acoustic impacts.

6.4.1 Solar Access

- 386. The building mass has been positioned to be low-lying on the site to minimise solar access impact to adjacent buildings.
- 387. Shadow diagrams have been prepared by BVN and can be found in **Appendix H** and **Figure 44** below.
- 388. The landscape architect took the shadowing of the building into consideration during the design process.



Figure 44: Shadow diagrams. Source: BVN

6.4.2 Visual Impact

389. Given the building's distance from any residential areas and existing built form of the Campbelltown Hospital Campus, there is anticipated to be no impact on visual privacy to these areas.
390. There is potential for view loss from Building A. However, due to the low height and landscaping of the proposed building, this is anticipated to be minimal.
391. Extensive existing and proposed trees and vegetation along with generous setbacks are anticipated to minimise view loss from adjacent buildings.



Figure 45: View of proposed Lang Walker AO Medical Research Building - Macarthur from Parkside Crescent, facing south.
Source: BVN

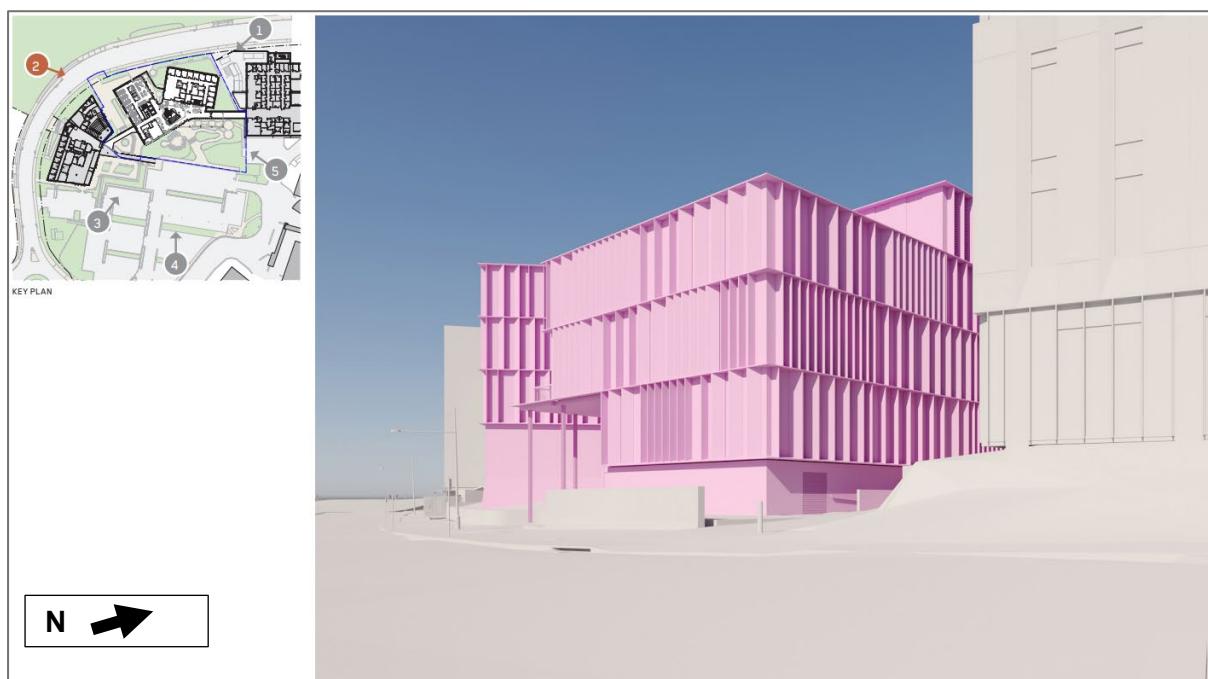


Figure 46: View of proposed Lang Walker AO Medical Research Building - Macarthur from Marsden Park/Central Park. Source: BVN

47

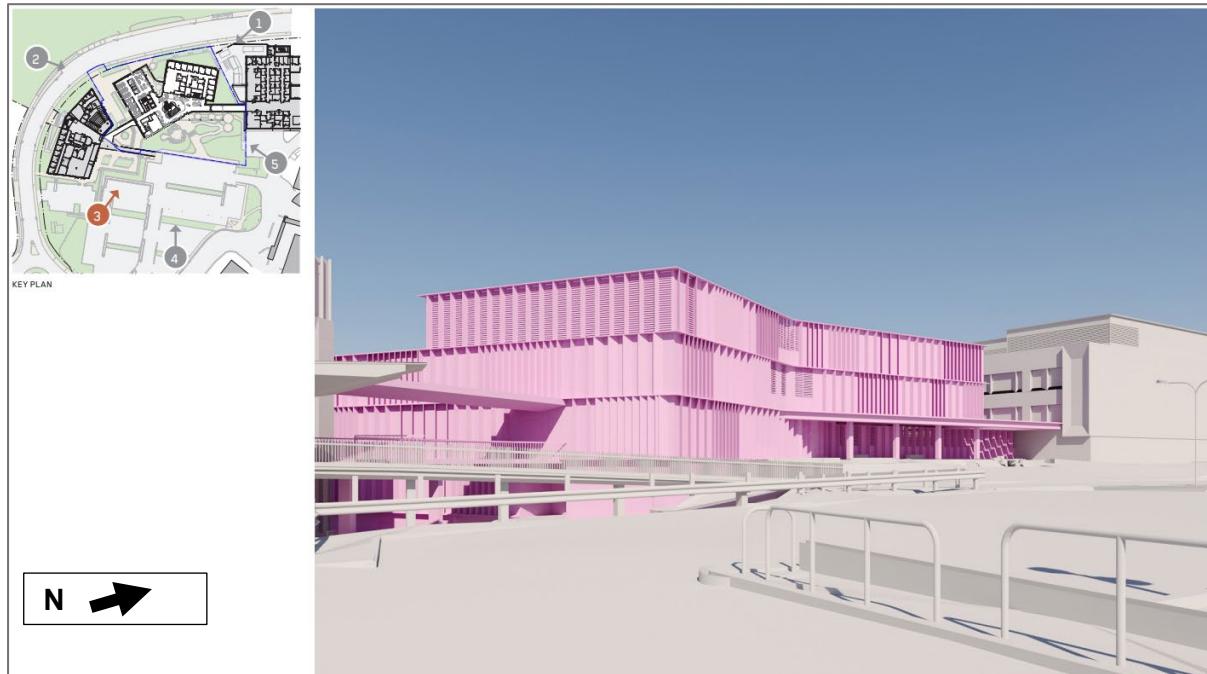


Figure 46: View of proposed Lang Walker AO Medical Research Building - Macarthur from Campbelltown Hospital Campus car parking. *Source: BVN*

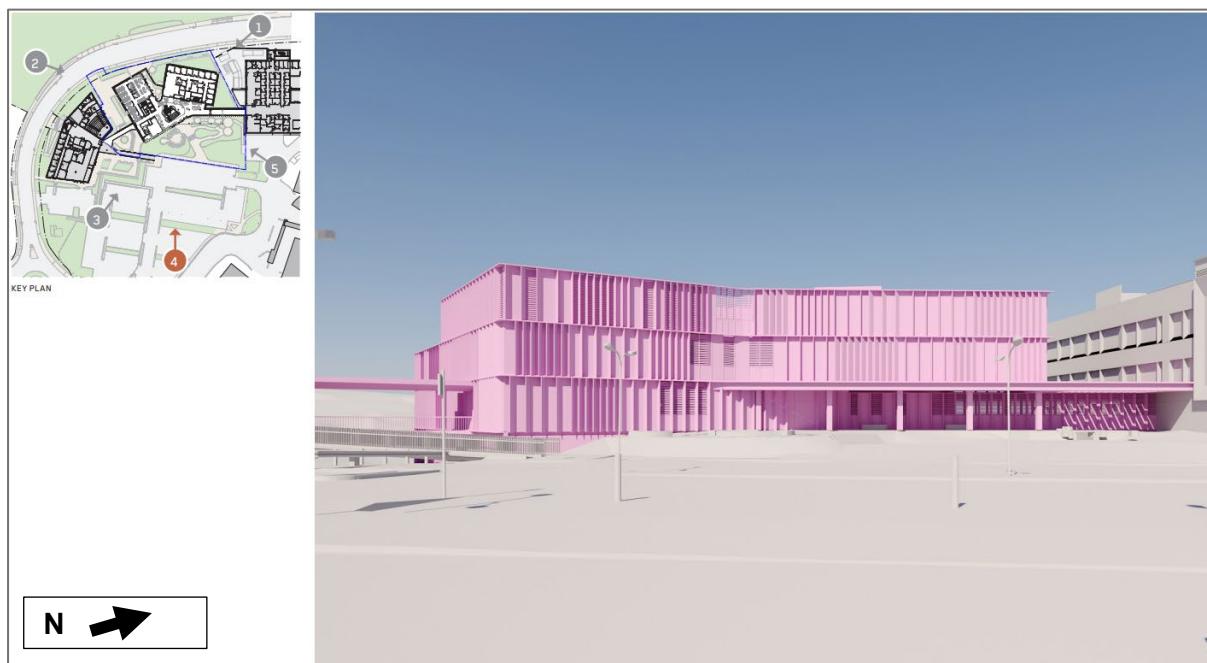


Figure 48: View of proposed Lang Walker AO Medical Research Building - Macarthur from the Clinical Services Building. *Source: BVN*



Figure 49: View of proposed Lang Walker AO Medical Research Building - Macarthur between Building A and Building D. *Source: BVN*

6.4.3 Lighting

392. External lighting will be designed to ensure all external building and pole mounted light fittings are in accordance with the requirements of the [BCA](#) and relevant Australian Standards.
393. In particular the design will be in accordance with the following:
 - *AS/NZS 1158.3.1-2005 Lighting for Roads and Public Places (Part 3.1: Pedestrian Area (category P))*
 - *AS4282-1997 Control of Obtrusive Effects of Outdoor Lighting*
 - *BCA - Clause J6.5*

6.4.4 Intensification of Use

394. The proposal is a proactive use of redundant infrastructure.
395. The approval of a rooftop helipad under SSD-9241 has made the at-grade helicopter landing site redundant, and provides an opportunity for the defunct at-grade helicopter landing site to be redeveloped.
396. The proposal will be an ancillary use to existing hospital infrastructure, and provides no more intensification of use than originally envisaged for the site under the Campbelltown Hospital Campus masterplan (**Figure 3**).

6.5 Traffic, Parking and Access Impacts

397. PTC has prepared a Traffic and Transport Impact Assessment Report which can be found in [Appendix J](#).
398. The proposal was assessed against relevant provisions of the following policies:
 - *Guide to Traffic Generating Developments (Roads and Maritime Services, 2002).*

- *NSW Planning Guidelines for Walking and Cycling (Department of Infrastructure, Planning and Natural Resources (DIPNR), 2004).*
- *Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments (Austroads, 2020).*
- *Australian Standard 2890 Parking facilities.*

399. PTC found in their assessment that the proposed building will be an ancillary use to the existing hospital facilities. Therefore, PTC are of the opinion the proposal will not generate any additional parking demand or any additional traffic.

400. The site is located within an existing, well-serviced hospital precinct and no improvements to pedestrian, public transport, or road infrastructure as a result of the proposal are anticipated at this stage.

401. Traffic modelling undertaken previously by PTC for the Campbelltown Hospital Campus development indicates the road network has ample capacity remaining and should be able to adequately accommodate the 68 trips generated by the proposal in both peak hours.

402. PTC confirm the existing performance of the surrounding road network has been assessed previously. Results of the traffic modelling can be found in **Section 6** of the Traffic Impact Assessment in **Appendix J**.

403. The parking demand generated by the proposal of 68 spaces can be accommodated within the existing supply of 1,865 parking spaces at the Campbelltown Hospital campus.

404. A letter prepared by Health Infrastructure (NSW Health) confirming they are agreeable to the use of the 68 surplus parking spaces that form part of the Campbelltown Hospital Stage 2 development by the Lang Walker AO Medical Research Building - Macarthur is included in the Traffic and Transport Impact Assessment Report (**Appendix J**).

405. A preliminary Construction Traffic and Management Plan can be found in **Section 8** of the Traffic Impact Assessment in **Appendix J**.

406. A preliminary Green Travel Plan can be found in **Section 9** of the Traffic Impact Assessment in **Appendix J**.

6.6 Ecologically Sustainable Development (ESD)

407. LCI were engaged by the project team as the suitably qualified Ecologically Sustainable Design (ESD) consultant. LCI prepared an ESD Strategy for the proposal, which can be found in **Appendix K**.

408. The proposal was assessed against the relevant provisions of the following policies:

- NSW and ACT Government Regional Climate Modelling (NARCliM) climate change projections.

409. The ESD principles adopted for the development are be aligned with Schedule 2, clause 7(4) of the Regulation:

- Precautionary principles;
- Inter-generational equity;
- Conservation of biodiversity and ecological integrity; and
- Improved valuation, pricing, and incentive measures.

410. A summary of the ESD report prepared by LCI and an analysis of the proposed health research facility against the four principles of ESD is set out hereunder. **Section 7** of the ESD Strategy in **Appendix K** details the sustainable design principles further.

The Precautionary Principle

411. The proposed health research facility will be constructed on an existing helicopter landing site (HLS). LCI are of the opinion the redevelopment of the HLS will have no adverse environmental impact and alleviates concern of serious or irreversible environmental damage.

412. LCI confirm that proactive measures to prevent environmental degradation have been included within the design, construction, and operational phases of the proposed development.

413. It is anticipated that during the design and construction phases, the principal contractor will implement an Environmental Management System that follows the NSW Environmental Management System Guidelines. This can be managed through a condition of development consent.

Inter-Generational Equity

414. The proposed health research facility minimises the consumption of energy and water resources while reducing waste with the aim of upholding inter-generational equity.

415. Energy reduction was considered in the design of the building through both passive and active measures. The reduction in water use has been considered through high Water Efficiency Labelling and Standards scheme (WELS) equivalent water fixtures and fittings, low water demand landscaping and use of non-potable water sources where appropriate.

416. It is proposed that waste generated during the construction and operational phases will be diverted from landfill to be recycled (see paragraph 417).

417. A construction and operational waste management plan can be found in **Section 5** and **Section 6** of the Waste Management Plan prepared by SLR Consulting in **Appendix T**.

Conservation of Biological Diversity and Ecological Integrity

418. The site comprises an existing HLS and lawn serving the Campbelltown Hospital Campus. The proposed health research facility will be constructed on a previously developed site and will include demolition of the existing HLS and excavation works.

419. The proposed health research facility will increase the amount of native landscaping through endemic specific planting, which in turn will improve the site's ecological value. The proposed health research facility will not reduce the surrounding biodiversity and ecological integrity.

420. The proposed landscape design is detailed in **Section 3.5.5** of this EIS and the Landscape Design Report in **Appendix G**.

421. The proposed health research facility has implemented ESD principles to reduce energy, water, and waste consumption which will have an indirect impact of conserving biodiversity and ecologically integrity to the surrounding area.

Improved Valuation, Pricing, and Incentive Mechanisms

422. An Environmental Management System will be adhered to during construction to ensure that contractors are responsible for costs associated with generating excessive pollution and waste. The project team will bear the extra cost of providing recycling and landfill waste streams during the construction and operational phases.

423. The [BCA](#), Green Star Design Guide, and As-built v1.3 rating tool will provide environmental goals for the project. The proposed health research facility has been registered as a 5 star Green Star building and is therefore contractually required to deliver targeted ESD initiatives for the project.

6.7 Historical Heritage

424. The project team engaged Biosis as the suitably qualified historical heritage consultant to undertake a heritage assessment and statement of heritage impact for the proposal.

425. The Statement of Heritage Impact (SoHI) was prepared in accordance with the principles and guidelines of the [Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance \(Burra Charter\)](#) and the best practice standards set out by the Heritage Council of NSW. Best practice standards and studies referenced in this report include:

- [Assessing Heritage Significance \(Heritage Office \(former\), 2001\)](#).
- [Assessing Significance for Historical Archaeological Sites and 'Relics'](#).

426. Biosis used the Campbelltown Hospital Campus as the study area in their heritage assessment, as depicted in **Figure 50** below.



Figure 50: Study area and assessment of archaeological potential. *Source: Biosis.*

427. Biosis state that the construction of the Campbelltown Hospital Campus, and associated landscaping and roadway construction, have most likely removed all traces of the previous historical phases through the process of landscape cut and fill, which have created a series of large flat benches across the study area's naturally sloping landform.

428. Biosis conclude these activities have heavily modified the study area's subsurface stratigraphy and removed any archaeological potential.

429. The lack of historical occupation combined with the extensive disturbance across the majority of the Campbelltown Hospital Campus suggests that the study area has low potential to contain archaeological resources.

430. In their assessment, Biosis identified Building B as the only item with local heritage values within the study area (**Figure 50** and **Figure 51**).

431. Building B is located approximately 165 metres east of the proposed building and is visually separated by Building A and the development being constructed under SSD-9241.

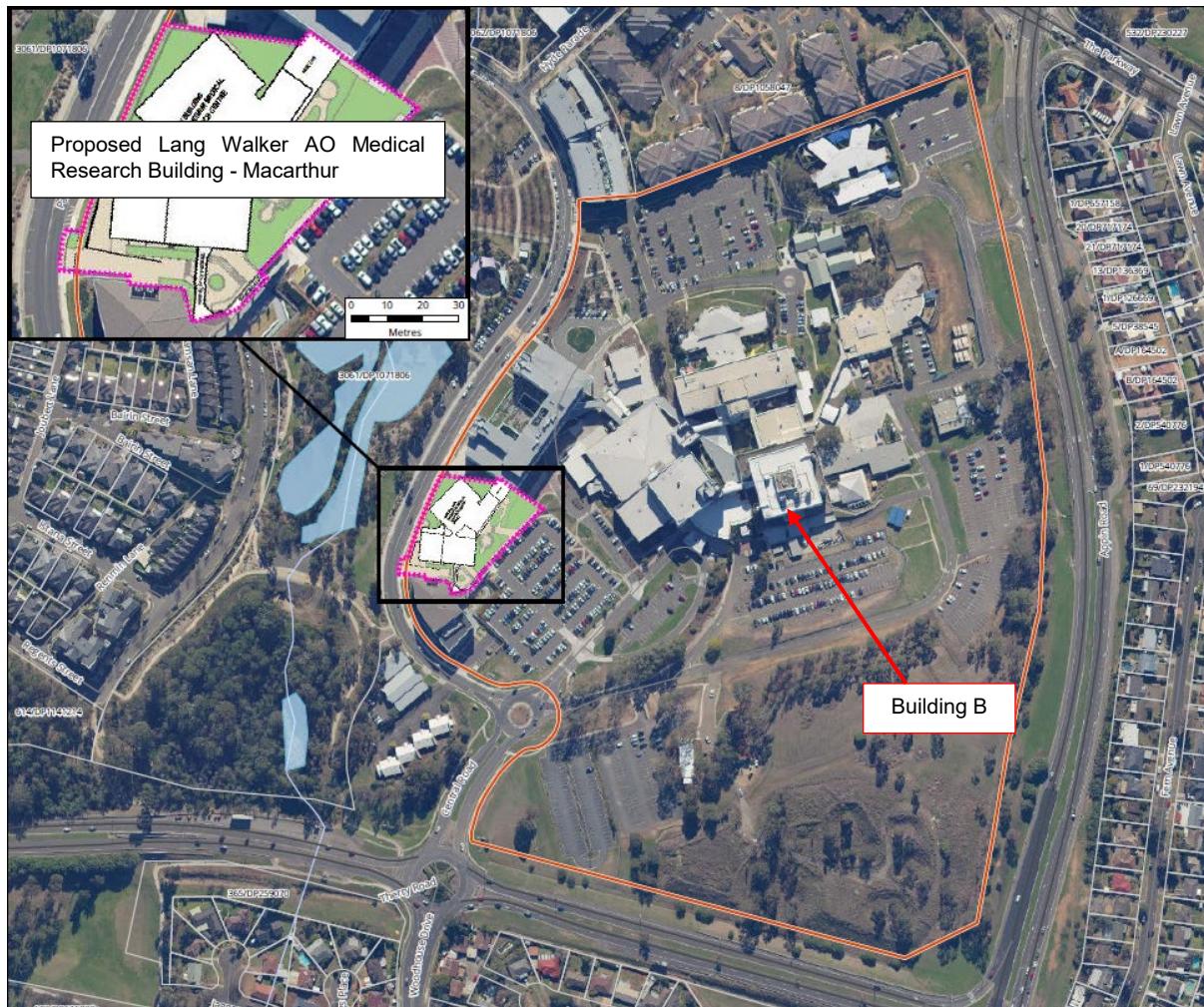


Figure 51: Location of Building B and Proposed Lang Walker AO Medical Research Building - Macarthur. *Source: Biosis.*

432. Biosis conclude there are no direct impacts to the heritage values of Building B as a result of the construction or operation of the proposed building.

433. The SoHI provides the following conclusion recommendations:

- *Recommendation 1: No further archaeological assessment is required*

No further archaeological work is due to the entire site being assessed as having low archaeological potential and the proposal may proceed with caution.

- *Recommendation 2: Further assessment is required if the proposed development plans are altered*

If the proposed development area is altered then the impacts to Building B need to be considered and further assessment will be required.

- *Recommendation 3: Unexpected archaeological items*

Should unanticipated relics be discovered during the course of the project, work in the vicinity must cease and an archaeologist contacted to make a preliminary assessment of the find.

6.8 Aboriginal Cultural Heritage

434. The project team engaged Biosis as the suitably qualified Aboriginal cultural heritage consultant to undertake an Aboriginal Cultural Heritage Assessment Report (ACHAR) for the proposed health research facility.
435. The Aboriginal community is currently being consulted regarding the heritage management of the project and Biosis have prepared an Archaeological Survey Report (ASR) for submission with this SSDA (**Appendix M**).
436. An archaeological survey of the project site (**Figure 13**) was undertaken on 23 September 2021 by a Biosis archaeologist and a representative of Darug Custodian Aboriginal Corporation.
437. Due to significant disturbances caused by historical land use and modern development of the Campbelltown Hospital campus, the site has been determined to contain low archaeological potential. Previous assessments of the site conducted by Austral Archaeology (2012), GML (2011), and Biosis (2018) have also concluded this.
438. The ASR provides the following recommendations:
 - No further investigations are required for areas assessed as having low archaeological potential.
 - Should any Aboriginal objects be encountered during works for the proposed health research facility, works must cease in the vicinity and the find not be moved until assessed by a qualified archaeologist.
 - Should any human remains be discovered during any activity, the applicant must:
 1. immediately cease all work at that location and not further move or disturb the remains;
 2. notify the NSW Police and Heritage NSW Environmental Line on 131 555 as soon as practicable and provide details of the remains and their location; and
 3. not recommence work at that location unless authorised in writing by Heritage NSW.
 - The applicant provide a copy of the draft ACHA report to RAPs and considers all comments received, and the applicant continue to inform these groups about the management of Aboriginal cultural heritage sites within the study area throughout the life of the project.

6.9 Social Impacts

439. The project team engaged WSP as the suitably qualified social impact consultant to prepare a Social Impact Assessment (SIA) for the proposal. The SIA can be found in **Appendix N**.
440. The SEARs issued for the project require the SIA to be prepared in accordance with the draft **Social Impact Assessment Guideline 2020**.

441. Since the SEARs were issued, DPIE have finalised the draft guideline, to become the [Social Impact Assessment Guideline 2021](#) (the [Guideline](#)).
442. WSP proactively adopted the 2021 [Guideline](#) as the primary guidance document from which to assess the proposal against and conclude the project will result in a range of positive and negative social impacts.
443. Negative impacts associated with the proposal are largely confined to the proposal's construction phase and experienced most significantly by the Campbelltown Hospital Campus users and local residents in the nearby Park Central development.
444. The potential negative impacts include:
 - temporarily reduced amenity for residents and nearby sensitive receptors; and
 - reduced mental health and physical health outcomes due to exposure to disruptions and amenity impacts.
445. Construction of the project is anticipated to take 18 months.
446. In accordance with the recommendations of the Noise and Vibration Impact Assessment ([Appendix O](#)), the proposed construction hours are:
 - Monday to Friday: 7:00 am to 6:00 pm
 - Saturday: 8:00 am to 1:00 pm
 - Sunday and public holidays: no work
447. To mitigate potential impacts to residents, the project team will notify residents of the nature of works to be carried out, the expected noise levels and duration, as well as contact details.
448. WSP have anticipated the proposal will have the positive impacts:
 - improved opportunities for local gathering and community connection through the provision of new community meeting space;
 - enhanced connectivity between Marsden Park and the Campbelltown Hospital Campus improving user experience and perceptions of safety;
 - greater cultural awareness and user experience for Aboriginal employees and visitors;
 - improved regional health outcomes, particularly vulnerable populations; and
 - local and regional economic benefits associated with employment.
449. **Section 7.2** of the Social Impact Assessment in [Appendix N](#) provides an overview of the potential social impacts associated with the proposal and the overall significance rating, both pre- and post-mitigation of the impacts.
450. WSP have provided tailored management and mitigation measures which would assist in reducing the potential negative impacts and supporting the anticipated positive impacts. These measures are summarised below:
 - develop a comprehensive Communications Management Plan;
 - prepare a Construction Management Plan;
 - undertake a workshop with key stakeholders of the Campbelltown Hospital Stage 2 development to understand lessons learned;
 - ongoing engagement with the local Indigenous community;

- investigate opportunities for public art to be included on the construction hoarding graphics;
- investigate incentives or measures to promote public transport usage;
- investigate use of local tradespeople and suppliers;
- promote uptake of green travel options; and
- identify opportunities to build awareness of the health research facility through open days and access to facilities by residents and students.

451. The project team is undertaking continued engagement with the Dharawal (or Thurawal) community and the proposed design provides features and landscaping to maximise activation on Parkside Crescent and passive surveillance of Marsden Park/Central Park.

452. It is anticipated these proposed management and mitigation measures can be addressed through conditions of consent.

6.10 Noise and Vibration

453. PWNA were engaged by the project team as the suitably qualified acoustic consultant to undertake a Noise and Vibration Impact Assessment for the proposal. The assessment can be found in **Appendix O**.

454. PWNA concluded that the proposed Lang Walker AO Medical Research Building - Macarthur can achieve compliance with the acoustic criteria required by local authorities, provided the recommendations provided in **Appendix O** have been implemented.

455. Paragraphs 456 to 463 detail the acoustic mitigation recommendations made by PWNA.

Construction Noise

456. A preliminary construction noise and vibration assessment undertaken by PWNA determined that the nearest receivers (Building D and MCS) will be affected or highly affected by construction activities.

457. To offset the implications of the construction noise and vibration, PWNA provided conceptual management procedures to be considered within a Construction Noise and Vibration Management Plan (CNVMP).

458. It is anticipated a final CNVMP for the proposal will be required as a condition of development consent and prepared prior to the commencement of construction.

Operational Noise

459. PWNA advised that the mechanical services should be designed to comply with the operational external noise level criteria discussed in **Section 4.1** of the Acoustic Impact Assessment. The project team submit that this can be addressed through a condition of development consent.

460. To achieve compliance with the operational criteria for the proposed building, conceptual treatments and performance requirements for building envelope constructions have been provided in **Section 6.3** of the Noise and Vibration Impact Assessment (**Appendix O**). This can be addressed through a condition of development consent.

461. PWNA have recommended waste disposal and use of the loading dock be undertaken outside the operational times for the proposed building and the existing MCS.

462. PWNA conclude that noise emissions from vehicular activities on local roads were found to be compliant with the relevant noise criteria for local roads.

463. A stand-by generator is included in the proposal. PWNA advised that the stand-by generator should be enclosed within an acoustic canopy or enclosure which achieves a nominated sound level performance at 7m from the unit when measured under free field conditions. The project team submit that this can be addressed through a condition of development consent.

6.11 Biodiversity

464. A BDAR waiver for the project was issued by DPIE on 10 November 2021.

6.12 Contributions

465. The proposal is exempted from contributions because:

- a. the health research facility is public infrastructure to be carried out on behalf of a public authority (Western Sydney University). This form of development is exempted from the application of section 7.12 contributions under the Campbelltown City Contributions Plan.
- b. DPIE Planning Circular D6 advises Crown activities providing a facility leading to significant benefits for the public in terms of essential community services and employment opportunities should not pay contributions apart from 'drainage'.
- c. The contribution reforms by the NSW government are heading in the direction that exemptions should be granted where a social benefit will exceed the economic benefit from a contribution levied. This would be the case with the subject State Significant Development Application

466. Section 1.9 details the reasons why the proposal is exempted from contributions in further detail.

6.13 Staging

467. The proposed Lang Walker Medical Research Building - Macarthur will be delivered in one stage.

468. Construction will occur across five phases over 18 months.

- Phase 1: Site establishment (1 month)
- Phase 2: Demolition and excavation (2 months)
- Phase 3: Structure (7 months)
- Phase 4: Façade and fitout (9 months)
- Phase 5: Completion and decommissioning (2 months)

6.14 Utilities

469. The project team engaged LCI as the suitably qualified infrastructure consultant. A detailed Utilities Impact Assessment can be found in **Appendix Q**.

470. A summary of the assessment is provided in **Section 3.6** of the EIS.

6.15 Stormwater Drainage

471. The project team engaged TTW as the suitably qualified stormwater consultant. A Stormwater Management Plan for the proposal can be found in section 6.0 of the Flood Assessment and Stormwater Management Plan in **Appendix R**.

472. Campbelltown City Council will be provided the opportunity to comment on the Stormwater Management Plan for the proposal during the exhibition of the SSDA.

6.16 Flood and Stormwater Impacts

473. TTW has prepared a Flood Assessment and Stormwater Management Report.

474. The proposal was assessed against the relevant provisions of the following policies:

- *Australian Rainfall and Runoff Data (2019) with AR&R (2016) rainfall datasets sourced from BoM*
- *Australian Rainfall and Runoff (2016) – A Guide to Flood Estimation.*
- *Campbelltown Development Control Plan (DCP, 2015)*
- *CLEP 2015;*
- *Engineering Design for Development, Volume 2, Campbelltown DCP (2009)*
- *NSW Department of Infrastructure, Planning and Natural Resources (2005), Floodplain Development Manual.*

- TTW confirm the site is not included in the **CLEP 2015** flood map.
- The finished floor level for the proposal at the level lower ground 02 is at 76.55m RL. The RL is above the minimum required finished floor level of 76.38m RL. An RL of 76.38 accommodates the 1% annual exceedance probable flood level of 75.88m AHD plus 500mm freeboard.
- A detailed hydraulic model has been prepared to assess local flood conditions in the 1% annual exceedance probability and probable maximum flood events under both existing and proposed conditions.
- The modelling confirms the site is generally flood free during both the 1% annual exceedance probability and probable maximum flood events, notwithstanding the report recommends all openings and penetrations to the lower ground levels are to be protected up to 1% annual exceedance probability levels plus freeboard.

6.17 Soil and Water

475. Douglas Partners has undertaken a Preliminary Geotechnical Investigation. The investigation provides information on the subsurface conditions of the site resulting from the drilling of boreholes, laboratory testing, and engineering assessment.

476. The results of the geotechnical investigation indicate the site is underlain by fill to depths of 4.8m to 7.3m and the fill is variably compacted. **Section 7** of the Preliminary Geotechnical Investigation (**Appendix U**) details the comments of the investigation further.

477. Douglas Partners state that there is potential for groundwater inflow into the excavation along the interface of the fill and natural clay as indicated by standing water levels at around 75.1 RL – 76.6 RL.

478. TTW have prepared an Erosion and Sediment Control Plan for the proposal. The plan can be found in **Appendix S** and in **Figure 51** below.

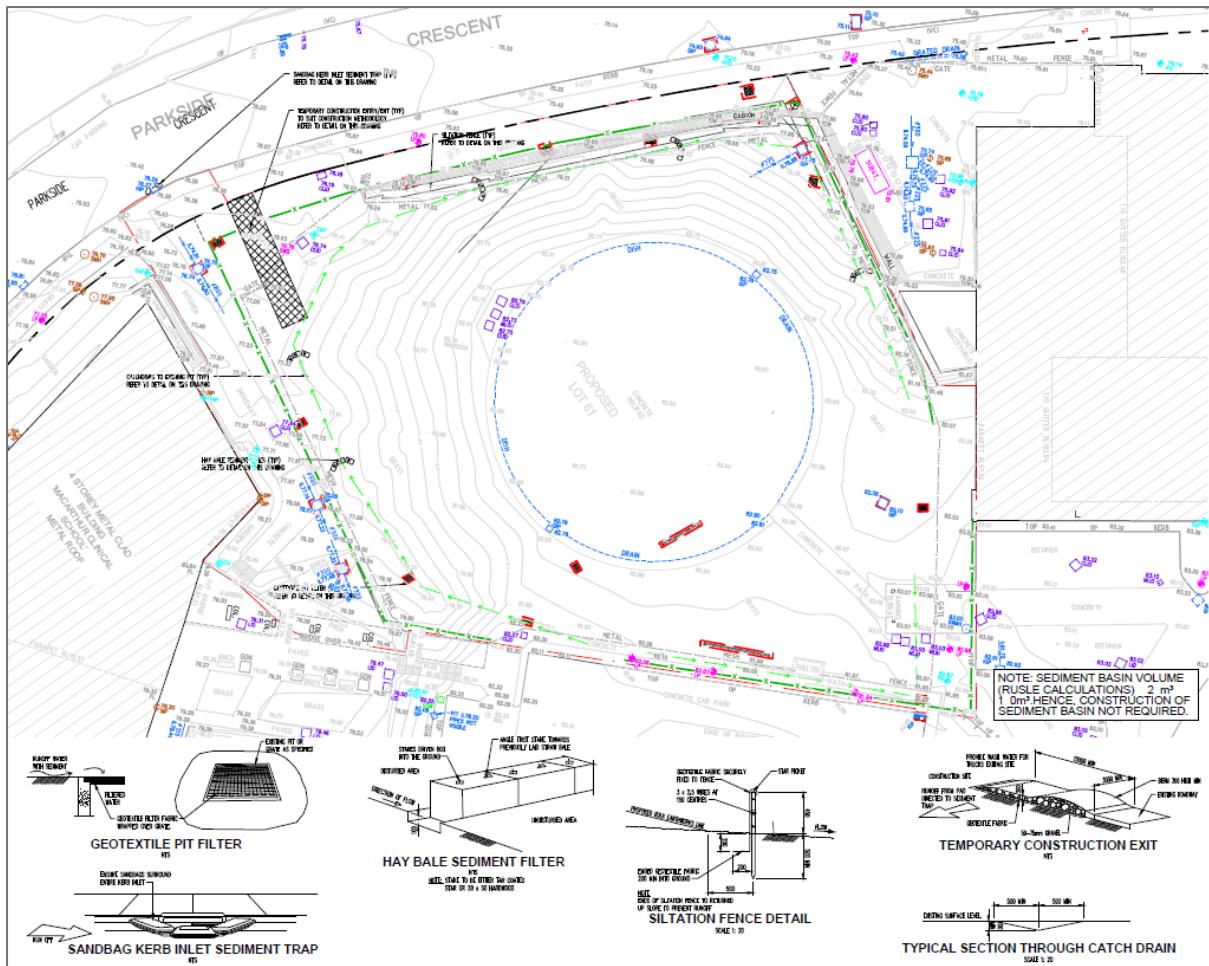


Figure 52: Proposed erosion and sediment control plan. Source: TTW.

6.18 Waste

479. SLR Consulting were engaged as the suitably qualified waste consultant to undertake an assessment of the potential waste generated by the proposal. The Waste Management Plan can be found in **Appendix T**.

480. A summary of the waste types, classification, and proposed management measures identified by SLR Consulting can be found in **Table 7** below.

Table 7: Summary of waste types, waste classification, and management measures. Source: SLR Consulting

Waste Types	NSW EPA Waste Classification	Proposed Management Measure
Site Clearance		
Green waste including trees and timber fences	General solid waste (non-putrescible)	Separated, some chipped and stored on-site for landscaping, remainder to landscape supplies or off-site recycling. Stumps and large trees to landfill.
Clean fill	General solid waste (non-putrescible)	On-site re-use

Waste Types	NSW EPA Waste Classification	Proposed Management Measure
Site Clearance		
Contaminated fill	To be classified subject to the results of testing	Off-site treatment or disposal to landfill
Excavated natural material (ENM) or virgin excavated natural material (VENM)	General solid waste (non-putrescible)	On-site re-use of topsoil for landscaping of the site, off-site beneficial re-use or send to landfill site.
Construction		
Sediment fencing, geotextile materials	General solid waste (non-putrescible)	Reuse at other sites where possible or disposal to landfill
Concrete	General solid waste (non-putrescible)	Off-site recycling for filling, levelling or road base
Bricks and pavers	General solid waste (non-putrescible)	Cleaned for reuse as footings, broken bricks for internal walls, crushed for landscaping or driveway use, off-site recycling
Sand or soil	General solid waste (non-putrescible)	Off-site recycling
Metals such as fittings, appliances and bulk electrical cabling, including copper and aluminium	General solid waste (non-putrescible)	Off-site recycling at metal recycling compounds and remainder to landfill
Conduits and pipes	General solid waste (non-putrescible)	Off-site recycling
Fluorescent light fittings and bulbs	General solid waste (non-putrescible)	Off-site recycling or disposal; contact FluoroCycle for more information
Plant Maintenance		
Empty oil and other drums or containers, such as fuel, chemicals, paints, spill clean ups	Hazardous waste: Containers were previously used to store Dangerous Goods (Class 1, 3, 4, 5 or 8) and residues have not been removed by washing or vacuuming. General solid waste (non-putrescible): Containers have been cleaned by washing or vacuuming.	Transport to comply with the transport of Dangerous Goods Code applies in preparation for off-site recycling or disposal at licensed facility Note: Discharge to sewer subject to Trade Waste Agreement with local Council
Air filters and rags	General solid waste (non-putrescible)	Off-site disposal
Oil filters	Hazardous waste	Off-site recycling
Batteries	Hazardous waste	Off-site recycling

Waste Types	NSW EPA Waste Classification	Proposed Management Measure
Work Compound and Associated Offices		
Packaging materials, including wood, plastic, including stretch wrap or LLPE, cardboard and metals	General solid waste (non-putrescible)	Off-site recycling
Wooden or plastic crates and pallets	General solid waste (non-putrescible)	Reused for similar projects, returned to suppliers, or off-site recycling. Contact Business Recycling for more information
Work Compound and Associated Offices		
Food Waste	General solid (putrescible) waste	Compost on or off-site or dispose to landfill with general garbage
Recyclable beverage containers including glass and plastic bottles, aluminium cans and steel cans	General solid waste (non-putrescible)	Co-mingled recycling at off-site licensed facility or deliver to local NSW container deposit scheme 'Return and Earn' facility
Clean paper and cardboard	General solid waste (non-putrescible)	Paper and cardboard recycling at off-site licensed facility
General domestic waste generated by workers such as soiled paper and cardboard and polystyrene	General solid waste (non-putrescible) mixed with putrescible waste	Disposal at landfill

481. **Table 7 and Section 5, and Section 6.5** of the Waste Management Plan in **Appendix T** provide measures to be implemented to manage, reuse, recycle and safely dispose of the potential waste resulting from construction and operation of the proposal.

482. **Section 5.8** of the Waste Management Plan in **Appendix T** details waste storage and servicing measures for the proposal. **Section 3.8** of the Design Intent Report in **Appendix T** further details service vehicles and servicing for the proposal.

6.19 Contamination

483. Douglas Partners has undertaken a Detailed Site Investigation (Contamination) Investigation (**Appendix V**). The investigation provided information on the subsurface conditions of the site resulting from the drilling of boreholes, laboratory testing, and engineering assessment.

484. The proposal was assessed against the relevant provisions of the following policies:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)* [the 'NEPM'] (NEPC, 2013);
- NSW EPA Sampling Design Guidelines (1995);
- NSW EPA Waste Classification Guidelines – Part 1: Classification of Waste (EPA, 2014); and
- NSW EPA Guidelines for Consultants Reporting on Contaminated Land (NSW EPA, 2020).

485. The contamination investigation concluded the site is suitable for use as a health research facility and no further investigation is necessary.

6.20 Hazards and Risk

486. WSP were engaged as the suitably qualified person for this project to provide a screening assessment for the proposal under SEPP 33. The purpose of the assessment was to understand the risk of storage and handling of dangerous goods and control measures and provide a justification of preliminary hazard analysis (PHA) applicability. WSP's SEPP 33 assessment can be found in **Appendix W**.

487. In their assessment, WSP concluded that the screening assessment for the proposed health research facility demonstrated that SEPP 33 thresholds were not exceeded for a 'potentially hazardous industry' or a 'potentially offensive industry'. Therefore a preliminary hazard analysis is not required.

6.21 Bushfire

488. The project team engaged BlackAsh Bushfire Consulting (BlackAsh) as the suitably qualified consultant to prepare a bushfire assessment for the proposed health research facility. The report is included in **Appendix X**.

489. BlackAsh confirms part of the site is bushfire prone land within a vegetation buffer (**Figure 8**) and the building footprint of the proposed health research facility is compliant with the relevant asset protection zone requirements.

490. The bushfire assessment report concludes bushfire risk to the proposed health research facility is minimal and the proposal meets the requirements of *Planning for Bushfire Protection 2019*.

491. The report details an appropriate combination of bushfire protection measures that can be implemented to provide compliance with the intent and performance measures and the overall aim and objectives of *Planning for Bushfire 2019*.

6.22 Aeronautical Impacts

492. The project team engaged AviPro as the suitably qualified aeronautical consultant for the proposed health research facility.

493. The Aviation Report can be found in **Appendix Y** and provides an assessment of the impacts of the proposed health research facility on the aviation operation into and out of the Camden Aerodrome and the Campbelltown Hospital helicopter landing site (HLS). Further, the report analyses the likely impact of the completed building and any associated construction cranes on aviation activities.

494. The aviation report concludes that the proposed health research facility, once complete, will not protrude into the Camden Aerodrome PANS-OPS services, the Camden Aerodrome obstacle limitation OLS, the Sydney RTCC nor will be proposed health research facility impact on the Campbelltown Hospital HLS approach and departure paths.

495. The report further confirms that the construction cranes for the proposed health research facility will not protrude into the Camden Aerodrome PANS-OPS services, the Camden Aerodrome OLS, the Sydney RTCC or the Campbelltown Hospital HLS approach and departure paths.

496. AviPro recommend the construction crane for the proposed building have aviation-standard obstacle lighting. This can be achieved through a condition of development consent.

6.23 Key Appendices

497. This section is supported by the following appendices of the SEARs:

Table 8: Summary of reports appended to the EIS

Number	Report
Appendix A	SEARs Table
Appendix B	Section 10.7 Planning Certificate
Appendix C	Quantity Surveyors Report
Appendix D	Site Survey Plans
Appendix E	Architectural Drawings
Appendix F	Design Intent Report
Appendix G	Landscape Design Report
Appendix H	Shadow Diagrams
Appendix I	Civil Engineering Plans
Appendix J	Traffic and Transport Impact Assessment
Appendix K	Ecologically Sustainable Design Report
Appendix L	Statement of Heritage Impact
Appendix M	Archaeological Survey Report
Appendix N	Social Impact Assessment
Appendix O	Noise and Vibration Impact Assessment
Appendix P	BDAR Waiver
Appendix Q	Utilities Impact Assessment
Appendix R	Flood Assessment and Stormwater Management Plan
Appendix S	Sediment and Erosion Control Plan
Appendix T	Waste Management Plan
Appendix U	Preliminary Geotechnical Investigation Report
Appendix V	Detailed Site Investigation Report
Appendix W	SEPP33 Hazard Analysis
Appendix X	Bushfire Hazard Assessment
Appendix Y	Aviation Report
Appendix Z	Consultation Outcomes Report

Number	Report
Appendix AA	Wind Impact Assessment
Appendix BB	BCA Capability Statement
Appendix CC	Construction Management Plan
Appendix DD	Crime Prevention through Environmental Design Report
Appendix EE	Structural Design Report
Appendix FF	Fire Engineering Letter
Appendix GG	Accessibility Report
Appendix HH	Owner's Consent
Appendix II	GIS Map
Appendix JJ	Biosis Response to DIPE Feedback

7. JUSTIFICATION AND EVALUATION

498. 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.
499. 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.
500. 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.
501. 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".

502. 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.
503. 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.
 - It is consistent with the strategic framework of NSW State government policies.
 - It is consistent with all statutory planning requirements.
 - Community feedback has been taken into consideration during design development and mitigation measures.
 - The project meets ESD objectives.
 - All consultant reports conclude that the project can achieve compliance with recommended outcomes, following implementation of mitigation measures.
504. A discussion of the above justification is provided below.

7.1 Design Considerations

505. Four design options were made available to WSU and the project partners for their consideration in response to the strategic need for the proposal and redevelopment of the existing helicopter landing site.
506. Investigation 4 was selected by the project team and project partners due to its contextual response to the adjacent buildings. It is considered this design approach successfully breaks

down the scale of the project along Parkside Crescent, and has a reduced excavation requirement while facilitating larger floorplate.

507. This has allowed for a building of reduced height and reduced extent of bridge links to the adjacent MCS and Building D.

7.2 Strategic Consistency

508. **Section 2** of the EIS provides an assessment of the proposed Lang Walker AO Medical Research Building - Macarthur against the policies and design guides and concludes that the proposal is consistent with the policies and design guides.

509. The assessment concludes the proposal is consistent with the strategies, policies, and design guides relevant to the site.

Table 9: Summary of the project's compliance with relevant strategic plans and policies.

Strategic Policy or Plan	Comment	Compliant
NSW State Priorities	The proposal will implicitly contribute to the NSW State Priorities of 'lifting education standards' and 'improving the health system' by providing a space to facilitate world-class health research outcomes specifically targeted to the needs of the local Campbelltown and Macarthur population.	Yes
State Infrastructure Strategy 2018 – 2038 Building the Momentum	The proposal is consistent with the strategic objectives of the strategy and specifically the health objective to plan and deliver world class health infrastructure that supports a 21 st century health system and improved health outcomes for the people of NSW.	Yes
Future Transport Strategy 2056	The proposal is consistent with the outcomes established in the Strategy.	Yes
Crime Prevention through Environmental Design (CPTED) Principles	The CPTED strategy prepared for the proposal provides an overview of measures that have been tried and proven effective at reducing opportunities for crimes to be committed in educational and campus style settings.	Yes
Better Placed: An integrated design policy for the built environment of New South Wales (Government Architect NSW (GANSW), 2017)	The proposal has been designed in response to the seven objectives for good design: better fit, better performance, better for community, better for people better working, better value, and better look and feel.	Yes
Healthy Urban Development Checklist (NSW Health, 2009)	The proposal is consistent with the aims, objectives, and strategies of the HBEV .	Yes

Strategic Policy or Plan	Comment	Compliant
Draft Greener Places Design Guide (GANSW)	<p>The proposed landscape design strives to adopt the four design principles of the draft Greener Places to assist in the delivery of the green infrastructure.</p> <p>The proposal has incorporated green infrastructure by:</p> <ul style="list-style-type: none"> • providing open space for recreation; • increasing canopy coverage; and • providing endemic plant species to ensure habitat and ecological health 	Yes
The Greater Sydney Region Plan – A Metropolis of Three Cities	The proposal is aligned with Objective 21, Strategy 21.1, and Objective 30 of the GSRP .	Yes
Western City District Plan	<p>The proposal 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 proposal builds on the established foundation of Campbelltown-Macarthur being a health and education precinct, with a focus on collaboration.</p>	Yes
Campbelltown Local Strategic Planning Statement	The proposal is consistent with Action 1.21, Action 9.9, Action 10.9, Action 15.7 of the Campbelltown LSPS .	Yes
Draft Cumberland Plain Conservation Plan	The site is classified as 'excluded' land from the draft CPCP as it is land already developed for urban use.	N/A
Reimagining Campbelltown City Centre Master Plan (2018)	<p>'Project 2.1' of the CCCMP as is the delivery of the 'Macarthur Health, Knowledge and Innovation District'. The focus of the district is aligned with the five research themes identified for the proposal.</p> <p>A medical research centre in Macarthur is referenced by name in the CCMP.</p> <p>The project is consistent with the goal of the CCMP by building on the emerging cluster of health and education uses currently found in the Campbelltown City Centre.</p>	Yes
Campbelltown - Macarthur Place Strategy	The proposal is consistent with the priorities, aims, and actions identified in the Place Strategy, specifically Priority 7, Priority 7 Outcome and Action 21.	Yes
Greater Macarthur 2040 Interim Plan	The proposal is consistent with the GMIP .	Yes
Campbelltown Economic Development Strategy 2020	The proposal is consistent with the objectives of the EDS 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.	Yes

7.3 Statutory compliance

510. **Section 4** of this EIS details the proposal's compliance with relevant statutory requirements. All statutory requirements are complied with.

7.4 Community views

511. WSP during their social impact assessment of the proposal identified key stakeholders to participate in a conversational interview to understand and identify potential impacts and considerations for the project.

512. 12 stakeholders across Campbelltown City Council, SWSLHD, WSU, and the Ingham Institute participated in an online or phone interviews with WSP between Wednesday 4th August and Friday 6th August 2021.

513. Stakeholders from the Tharawal Aboriginal Corporation, the community and the nearby IRT Macarthur Aged Care were invited to participate.

514. During the interviews, participants were asked to detail their involvement in the project, what excites them, any concerns to be considered as well as any potential impacts of the project during the planning, construction and operational phases.

515. A summary of the community's views on the proposal and the project team's response is detailed below. A detailed analysis can be found in **Section 4.4.2 of Appendix Z**.

- *A genius bar, for people who use home detection devices to download their data and get technical device*

This will be something for the researchers to consider.

- *Agile, welcoming spaces for collaboration, socialisation and enjoyment*

The Design Intent Report in **Appendix F** details how shared public spaces such as coffee kiosks, seminar rooms, and an amphitheatre that will be generally accessible to the public and will support community engagement programs and events, as well as research-focussed exhibitions.

- *Collaborative planning to design and ensure the correct flow and make the building 'easy' to work and be in*

The project team held fortnightly workshops with the key stakeholders during the detailed design phase to ensure the design is appropriate for the purpose of the building. These workshops have continued into the detailed design phase. The Design Intent Report in **Appendix F** details the functional design of the proposal.

- *A culturally safe, inviting and friendly place for the community, with a focus on the Indigenous community*

The Design Intent Report in **Appendix F** details the functional design of the proposal.

- *General amenity, such as a café, for the building occupants and visitors*

The Design Intent Report in **Appendix F** amenity provisions for the proposal.

- *Artwork and landscaping that is culturally welcoming*

A public art strategy has been included in **Section 3.7** of the Design Intent Report in **Appendix F**. A landscaping plan has been prepared for the project and is included in **Appendix G**. The proposed landscaping design is reflective of the Dharawal six seasons.

- *External communication to promote and celebrate the project*
A project website will be established for the proposal.
- *Integrated wayfinding and art strategy for a whole of campus approach*
A public art strategy has been included in **Section 3.7** of the Design Intent Report in **Appendix F**.
- *Connectivity, desks and dedicated, shared workspaces*
The fitout design is based on the principles of open plan workspace, with non-allocated positions for researchers and students. Lockers, focus rooms and quiet rooms are provided to support the agile working environment. An industry start up zone is included, with incubator rooms and a maker space.
- *Ongoing community and stakeholder engagement*
In accordance with Schedule 1 of the Regulation, the SSDA for the proposed Lang Walker AO Medical Research Building - Macarthur will be placed on public exhibition for a minimum of 28 days. This will allow the Campbelltown City Council, State agencies, and the public an opportunity to comment on the proposal.
A Community Engagement Plan will be prepared for the approved development to allow for community and stakeholder engagement during the construction and operation phase.
- *Transport and pedestrian connections to reduce reliance on private vehicles*
A Green Travel Plan will be prepared for the proposal.
- *A targeted approach to delivering research and community outcomes*
A research strategy in collaboration with the project partners has been prepared for the development.

7.5 Section 4.15 assessment

516. This section provides an assessment of the proposal against the matters that must be considered by the Minister for Planning (or his delegate) as the consent authority under section 4.15(1) of the [EP&A Act](#).

7.5.1 Matters for consideration

Environmental Planning Instrument

517. **Section 4** of this [EIS](#) details the proposal's compliance with relevant environmental planning instruments.

Proposed instrument that is or has been the subject of public consultation under the EP&A Act

518. **Section 4** of this [EIS](#) details the proposal's compliance with draft environmental planning instruments relevant to the site.

Development control plan

519. Clause 11 of [SEPP SRD](#) states that development control plans (whether made before or after the commencement of the SEPP) do not apply to SSD.

Planning agreement

520. No planning agreement has been entered into under section 7.4 of the [EP&A Act](#), nor has any draft planning agreement been offered.

Regulations

521. The [EIS](#) contains the information required by clause 6 and clause 7 of Schedule 2 of the [EP&A Regulation](#).
522. **Section 4.2** of this EIS details the proposal's compliance with the relevant provisions of the [EP&A Regulation](#).

7.5.2 Likely impacts of the development

523. **Section 7.8** of the [EIS](#) addresses the potential environmental risks associated with the project and provides measures to mitigate the potential risks.

7.5.3 Suitability of the site for development

524. The site is suitable for the proposal as it provides for no more intensity of use other than that which was envisaged for the Campbelltown Hospital Campus.
525. The site is located within the Campbelltown Hospital Campus, and is the site of existing redundant infrastructure. The proposed health research facility builds on the established foundation of Campbelltown-Macarthur being a health and education precinct, with a focus on collaboration.
526. The proposal is consistent with the zoning provisions of [CLEP 2015](#) and the zone objectives. The social and economic impacts of the proposal are acceptable and commensurate with the development of the site and the Campbelltown Hospital Campus.
527. The proposal 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.
528. The analysis reveals no outstanding environmental, social or economic issue that cannot be mitigated or managed to an acceptable level of performance. Importantly, the analysis highlights the key merits of the project which unlocks the development potential of a site uniquely suited to development in a location that is substantially consistent with all planning controls.

7.5.4 Submissions

529. Under section 4.15(1)(d), the consent authority must take into consideration any submissions made in accordance with the [EP&A Act](#) or the [EP&A Regulation](#).
530. This will be a matter for the Minister for Planning (or his delegate) to consider in their assessment of the application.

7.5.5 Public interest

531. The proposal is in the public interest as it promotes the orderly and economic use of the site in accordance with the relevant planning controls and appropriately manages impact on the adjoining Campbelltown Hospital Campus and Marsden Park/Park Central.
532. 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 provide educational and employment opportunities.

7.6 Compliance monitoring

533. Compliance monitoring for the approved project will be undertaken in accordance with the [Independent Audit Post Approval Requirements \(2020\)](#).

534. It is anticipated the Minister for Planning (or his delegate) will include a condition of consent to this effect.

7.7 Ecologically Sustainable Design

535. The proposal was assessed against the relevant provisions of the following policies:

- NSW and ACT Government Regional Climate Modelling (NARCliM) climate change projections.

536. The [ESD](#) principles adopted for the development are aligned with Schedule 2, clause 7(4) of the [EP& A Regulation](#):

- Precautionary principles;
- Inter-generational equity;
- Conservation of biodiversity and ecological integrity; and
- Improved valuation, pricing, and incentive measures.

537. A summary of the [ESD](#) report prepared by LCI and an analysis of the proposed health research facility against the four principles of [ESD](#) is included in [6.6](#) of this [EIS](#). [Section 7](#) of the [ESD](#) Strategy in [Appendix K](#) details the sustainable design principles further.

7.8 Mitigation measures

538. **Table 10** below addresses the potential environmental impacts of the proposal the approach to mitigate or minimise these impacts.

Table 10: Potential environmental impacts and approach to mitigate or minimise these impacts.

Item	Potential Environmental Impact	Approach
Accessibility	<p>The proposed design is capable of compliance with the relevant statutory accessibility legislation.</p> <p>Further development and refinement of detailed design requirements, such as internal fit out design, and details of stairs, walkways, lifts, sanitary facilities, and other access features will be included within future construction documentation.</p>	The project will be undertaken in accordance with the recommendations made by Group DLA in the 'Access Planning Review Report', dated 14 October 2021.
Aboriginal Heritage	<p>The Aboriginal community is being consulted regarding heritage management of the project.</p> <p>The site has been determined to contain low archaeological potential.</p>	The project will be undertaken in accordance with the recommendations made by Biosis in the 'Archaeological Survey Report', dated 21 October 2021.
Aeronautical	<p>The project will not protrude into or impact relevant airspace.</p> <p>The construction cranes will require aviation-standard obstacle lighting.</p>	The project will be undertaken in accordance with the recommendations made by AviPro in the 'Aviation Impact Assessment Report', dated 7 October 2021.

Item	Potential Environmental Impact	Approach
Building Code of Australia	<p>The project is Compliance with the BCA for these specific is capable of complying with the BCA through a combination of deemed-to-satisfy provisions and performance solutions.</p> <p>A detailed BCA assessment and identification of deemed-to-satisfy provisions and performance solutions will occur at the Crown Certificate stage.</p>	The project will be undertaken in accordance with the recommendations made by Group DLA in the 'Building Code of Australia 2019 Amendment 1 (BCA) Capability Statement', dated 29 October 2021.
Bushfire	Part of the site is identified as being within the 100m 'bushfire prone land' buffer.	The project will be undertaken in accordance with the recommendations made by BlackAsh in the 'Bushfire Assessment Report for the EIS', dated 5 November 2021.
Biodiversity	Direct, prescribed, and indirect impacts to threatened biodata are considered negligible due to the absence of connectivity and habitat available on site.	A BDAR waiver has been issued for the project by DPIE.
Construction Management	Construction of the project will take place across five phases.	The project will be undertaken in accordance with the construction management principles of the Construction Management Plan, prepared by CPM Consulting, dated October 2021.
Consultation	<p>During the schematic design phase, the project team consulted with key stakeholders relevant to the project.</p> <p>The outcomes of the consultation were used to drive the detailed design of the project.</p>	The project will be undertaken in accordance with the recommendations made by WSP in the 'Bushfire Assessment Report for the EIS', dated 20 October 2021.
Contamination	A contamination investigation was undertaken for the proposal.	The investigation concluded the site is suitable for the proposed health research facility and no further investigation is currently necessary.
Crime Prevention of Environmental Design	<p>A review of CPTED principles was undertaken for the proposed health research facility. This involved speaking with key stakeholders for background information and context, reviewing existing standards and guidelines, and reviewing current architectural plans and site plans.</p> <p>Key CPTED requirements have been reflected in the documentation, to the extent required at this stage of the design process. Further review of relevant documentation will be undertaken in future design stages.</p>	The project will be undertaken in accordance with the recommendations made by LCI in the 'CPTED Report', dated 20 October 2021.
Ecologically Sustainable Design	<p>A review of the design against the four principles of ESD (precautionary principle, inter-generational equality, conservation of biological diversity, and ecological integrity, and improved value) has been undertaken.</p> <p>A broad set of ESD initiatives have been targeted within the current project design. The initiatives include ESD strategies that benefit the design and ongoing operation phases of the development and measures to minimise consumption of resources, water (including water sensitive urban design) and energy.</p>	The project will be undertaken in accordance with the recommendations made by LCI in the 'Environmentally Sustainable Design Report', dated 19 October 2021.

Item	Potential Environmental Impact	Approach
Fire Engineering	<p>Following a fire engineering review, performance-based fire engineering can be utilised to demonstrate compliance with the performance requirements of the BCA.</p>	<p>The project will be undertaken in accordance with the recommendations made by Holmes Fire in the 'Fire Engineering Letter of Intent', dated 14 October 2021.</p>
Flooding	<p>The site is generally flood free during both the 1% AEP and PMF events.</p> <p>Minor overland flows on Parkside Crescent and the existing car park are very shallow in the 1% AEP and are of low hazard.</p> <p>Water quality assessment reports include that post development water quality objectives will be met through the proposed stormwater treatment train.</p>	<p>The project will be undertaken in accordance with the recommendations made by TTW in the 'Flood Assessment and Stormwater Management Report', dated 20 October 2021.</p>
Geotechnical	<p>A geotechnical investigation was undertaken for the proposal.</p> <p>Localised service and lift pit excavations will likely require some light to medium ripping assistance or the use of rock hammers for the excavation of medium strength or stronger shale.</p> <p>An assessment of vibration must be undertaken before construction begins in selecting appropriate equipment.</p> <p>As the work will be undertaken with 20m of what are likely vibration-sensitive structures, vibration trials must be undertaken prior to construction commencing.</p> <p>As the health research facility basement levels are proposed at RL 75, it is not expected that the excavation will encroach into the zone of influence of the adjacent building foundations. If design plans change and excavation does encroach into the zone of influence of the adjacent buildings or services, shoring will be required to avoid compromising the existing foundations.</p> <p>There is potential for groundwater inflow into the excavation along the interface of the fill and natural clay as indicated by standing water levels at around RL 75.1 – 76.6 (Bores 203, 204 and 208 as measured 11 June 2021). It is noted that groundwater levels can fluctuate with seasonal climatic changes and variability in the permeability of the subsurface strata.</p> <p>Whilst the extent of groundwater inflow would be dependent on prior weather conditions, short-term inflow rates would be expected to be controlled from sumps within the excavation. In the longer-term, however, given the depth of the basement, the requirements for drainage behind perimeter walls (including any shotcrete walls) and under-floor drainage will need to be included.</p>	<p>The project will be undertaken in accordance with the recommendations made by Douglas Partners in the 'Report on Preliminary Geotechnical Investigation', dated 2 July 2021.</p>

Item	Potential Environmental Impact	Approach
	<p>Environmental testing may need to be carried out to classify the spoil. The type and extent of testing undertaken would depend on final use or destination of the spoil and requirements of the receiving site. As a minimum, allowance should be made during bulk excavation to stockpile topsoil, fill and underlying residual soils separately, to enable the best possible waste classification of the natural soils/rock to be achieved.</p>	
Hazard Management	<p>A screening assessment for the proposal to undertaken the risk of storage and handling of dangerous goods and control measures was undertaken.</p> <p>The assessment concluded a preliminary hazard analysis is not required for the project.</p> <p>Should storage conditions or volumes change, the contents and finding of the report will be reviews and risks associated with any change assessed and controlled.</p>	<p>The project will be undertaken in accordance with the recommendations made by WSP in the 'SEPP 33 Preliminary Hazard Analysis', dated 12 October 2021.</p>
Heritage	<p>The site has been determined to contain low archaeological potential.</p>	<p>The project will be undertaken in accordance with the recommendations made by Biosis in the 'Historical Heritage Assessment', dated 28 October 2021.</p>
Noise and Vibration	<p>Conceptual treatments have been provided to address the impact generated by mechanical services during operation.</p> <p>Also, performance requirements have been provided for building envelope construction to mitigate noise intrusion from external noise sources, such as local road traffic.</p> <p>Operational procedures have been advised for the use of the loading dock, so related noise emissions are minimised.</p> <p>Noise emissions from vehicular activities on local roads related to the use of the development were found to be compliant with the relevant noise criteria for local roads.</p> <p>Performance requirements have been nominated for the acoustic enclosure of the stand-by generator.</p> <p>A construction noise and vibration management plan will be implemented to manage the noise and vibration impact onto the nearest affected premises.</p>	<p>The project will be undertaken in accordance with the recommendations made by PWNA in the 'Environmental Impact Statement – Acoustic Assessment', dated 9 November 2021.</p>
Sediment and Erosion Control	<p>A sediment and erosion control plan has been prepared for the project.</p>	<p>Construction of the project will be undertaken in accordance with the recommendations made by TTW in the 'Sediment and Erosion Control Plan, dated 14 October 2021.</p>
Social Impact Assessment	<p>An assessment of the social impacts of the proposal on the way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods, and decision making systems was undertaken.</p> <p>The project was found to have a variety of positive and negative impacts.</p>	<p>The project will be undertaken in accordance with the recommendations made by WSP in the 'Social Impact Assessment', dated 5 November 2021.</p>

Item	Potential Environmental Impact	Approach
Traffic and Transport	<p>The parking demand for staff and visitors has been calculated on a first principles basis and totals 68. This can be accommodated by the total parking supply upon completion of the Stage 2 Campbelltown Hospital Campus (2023). Furthermore,</p> <p>Traffic modelling undertaken by PTC previously indicates the road network has ample capacity remaining and should be able to adequately accommodate the 68 trips generated by the development in both peak hours.</p> <p>A preliminary construction traffic management plan has been prepared for the project.</p> <p>A green travel plan will be prepared for the project prior to occupation.</p>	The project will be undertaken in accordance with the recommendations made by PTC in the 'Transport and Accessibility Impact Assessment', dated 10 November 2021.
Utilities	Existing infrastructure is capable of accommodating the project.	The project will be undertaken in accordance with the recommendations made by LCI in the 'Utilities Impact Assessment', dated 14 October 2021.
Waste Management	<p>The impact of the generation and collection of waste on the proposal will be minimal. Storage and collection of waste will comply with the Campbelltown Development Control Plan 2015 and good waste management practice.</p> <p>Once the health research facility is operational, waste collection will be undertaken as part of the existing waste services of the Campbelltown Hospital Campus and will result in only a slight increase in vehicle movements.</p>	The project will be undertaken in accordance with the recommendations made by LCI in the 'Waste Management Plan', dated 13 October 2021.
Wind	Wind safety criterion will be met at all outdoor locations on and around the proposed health research facility.	The project will be undertaken in accordance with the recommendations made by RWDI in the 'Pedestrian Wind Assessment', dated 15 October 2021.

8. CONCLUSION

539. The EIS addresses the SEARs and concludes 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.

540. 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

541. 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.

542. 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.

543. The assessment reveals no outstanding environmental issue that cannot be mitigated or managed to an acceptable level of performance.

544. 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.

