

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-52066209 Macarthur Health Precinct Stage 2
Applicant	Northwest Healthcare Australia Property Limited, as trustee for Vital Healthcare Investment Trust
Consent Authority	Minister for Planning and Public Spaces

Decision

The Director, Transport and Water Assessments, under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Housing and Infrastructure's assessment report is available [here](#).

Date of decision

17 April 2025

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021;
- the objects of the Act;
- the considerations under s 7.14(2) of the *Biodiversity Conservation Act 2016* (NSW);
- all information submitted to the Department during the assessment of the development application;
- the findings and recommendations in the Department's assessment report; and
- the views of the community about the project (see **Attachment 1**).

The findings and recommendations set out in the Department's assessment report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including facilitating the provision of a new health services facility, 124 construction jobs, 225 full-time equivalent operational jobs, and \$68,684,653 capital investment.
- the project is permissible with development consent, and is consistent with NSW Government policies including the Greater Sydney Region Plan and Western City District Plan, Transport for NSW's Future Transport Strategy 2056, and the former Greater Sydney Commission's Campbelltown-Macarthur Collaboration Area Place Strategy.
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. The consent authority has imposed conditions to ensure flood emergency response procedures are enforced, appropriate staff and visitor carparking provisions are provided, and noise mitigation is developed through detailed design to ensure noise targets are complied with and construction impacts are appropriately managed.
- the issues raised by the community and council during consultation and in submissions have been considered and adequately addressed through conditions of consent. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines.
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Applicant engaged with the community during the preparation of the environmental impact statement (EIS) as a requirement of the Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

Once the EIS was submitted to the Department it was placed on exhibition from 14 December 2023 until 31 January 2024 (49 days). Four submissions were received, including one submission from the public (objection), one submission from Council (support), and two submissions from organisations (comment).

The Department also undertook a site visit of the proposed site on 19 February 2024.

The key issues raised by Council and the community (including in submissions), and considered in the Department's assessment report and by the decision maker include urban design, development contributions, and suitability of the site. Other issues are addressed in detail in the Department's assessment report.

Issue	Consideration
<i>Urban design and visual impact</i> - Consideration of advice provided by the Government Architect NSW (GANSW) through the State Design Review Panel (SDRP) and advice provided by the Campbelltown Design Excellence Panel (DEP). - Prominent nature of the site and its broad visual catchment from a range of elevations.	<i>Assessment</i> - The project has been the subject of a review process by the SDRP and Campbelltown DEP throughout the development of the proposed design. That process has guided the built form of the proposed development and its interaction with the public domain and surrounding landscaping. - The Applicant presented the design of the proposed development to the GANSW SDRP on 6 October 2022 (SDRP 1) and 14 December 2022 (SDRP 2). The Applicant also presented the design of the proposed development to the Campbelltown DEP on 16 February 2023 (meeting 1), 21 August 2023 (meeting 2), and 25 September 2023 (meeting 3). - The Department considers the proposed development adequately responds to advice provided by the GANSW SDRP and Campbelltown DEP, including connecting with Country principles, precinct site strategy, architecture, landscape, and sustainability. - Regarding the visual catchment of the site, the Applicant prepared a Visual Impact Assessment Report to assess potential visual impacts of the proposed development from eight key vantage points around the site. Visual impacts from these vantage points ranged from none to moderate impact. The Department notes the bulk and scale of the proposed development is largely consistent with the adjacent Stage 1 development and the emerging health precinct area. - Overall, the Department considers the proposed development would not have a significant visual impact on neighbouring sites and important view lines and vistas. To mitigate potential visual impacts from key vantage points such as Koshigaya Park and Hurley Street, the Applicant proposes to: - utilise existing and proposed landscaping and mature trees to partly screen the proposed development - implement high quality façade design and indigenous art to reduce the bulk of the development and increase visual amenity. <i>Conditions</i> - The external colours, materials and finishes of the building must be consistent with the approved plans referenced in Condition A2(d) of the consent. - Prior to the issue of any relevant construction certificate for footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. - Prior to the issues of any relevant occupation certificate, the Applicant must prepare an Operational Landscape Management Plan to manage revegetation and landscaping on site. - Landscaping of the site must be completed in accordance with landscape plans(s) listed in Condition A2(d) of the consent.
<i>Development contributions</i> Local infrastructure development contributions be included in any development consent granted for the project.	<i>Assessment</i> - The project is subject to payment of local infrastructure development contributions under section 7.12 of the EP&A Act and in accordance with the Campbelltown Local Infrastructure Contributions Plan 2018 (as amended). The rate applied is 1% of the cost of carrying out the development, adjusted to CPI at the time of payment. <i>Conditions</i> - Prior to the issue of any relevant construction certificate, a payment of a levy of 1% of the proposed cost of carrying out the development must be paid to Council under section 7.12 of the EP&A Act, and in accordance

	with the Campbelltown Local Infrastructure Contributions Plan 2018 (as amended).
<i>Site suitability</i> - Concerns regarding large number of vacant medical offices in Hyde Parade, Campbelltown and surrounding areas. - Inappropriate time for further development in the area.	<i>Assessment</i> - The Department has considered the suitability of the site in accordance with key strategic documents, including the Western City District Plan (Greater Sydney Commission, 2018) and Reimagining Campbelltown City Centre Master Plan (Campbelltown Council, 2020). - The project seeks to provide a health services facility that aligns with health-related uses in the Campbelltown-Macarthur Collaboration Area and Macarthur Health Innovation Precinct. The proposed development is compatible with surrounding development, would provide health services in a strategically identified location, and would provide increased employment opportunities in the local area. - The Department considers the proposed development is located in a strategically appropriate location and corresponds with other health-related uses in the area. <i>Conditions</i> - No additional conditions are required in relation to this matter.