

Macarthur Health Precinct Stage 2 Modification 1

State Significant Development Modification Assessment Report (SSD-52066209-Mod-1)

April 2026





Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Published by NSW Department of Planning, Housing and Infrastructure
dphi.nsw.gov.au

Modification 1 of Macarthur Health Precinct Stage 2 (SSD-52066209-Mod-1) Assessment Report

Published: April 2026

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Preface

This assessment report provides a record of the Department of Planning, Housing and Infrastructure's (the Department) assessment and evaluation of modification 1 of the State significant development (SSD) application for the Macarthur Health Precinct Stage 2, located at 1 Hurley Street, Campbelltown. The application has been lodged by Vital Healthcare Australian Property Limited, as trustee for Vital Healthcare Investment Trust (the Applicant) (formerly Northwest Healthcare Australian Property Limited, as trustee for Vital Healthcare Investment Trust).

The report includes:

- an assessment of the modification against Government policy and statutory requirements, including mandatory considerations
- an assessment of the likely environmental, social and economic impacts of the modification
- an evaluation which weighs up the likely impacts and benefits of the modification, and provides a view on whether the impacts are on balance, acceptable
- a recommendation to the decision-maker, along with the reasons for the recommendation, to assist them in making an informed decision about whether the consent should be modified and any conditions that should be imposed.

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1 Introduction

1.1 The project

On 17 April 2025, Vital Healthcare Australian Property Limited, as trustee for Vital Healthcare Investment Trust (the Applicant) (formerly Northwest Healthcare Australian Property Limited, as trustee for Vital Healthcare Investment Trust), sought and was granted consent for the construction and operation of a new six-storey health services facility, including short stay surgical hospital and supporting health services at 1 Hurley Street, Campbelltown.

The Applicant is seeking to modify the consent pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), to allow minor amendments to the approved architectural drawings and landscape plans under condition A2(d) of the consent. These amendments comprise minor layout changes to facilitate the relocation of utility services and plant rooms, and changes to the layout of suites for prospective tenancies. The consent has not been previously modified.

No changes are proposed to the overall building envelope, building height, car parking provisions, access arrangements, or hours of operation. The proposed modification would not alter the project description and mitigation measures as originally approved.

1.2 Project location

The subject site is located at 1 Hurley Street, Campbelltown (legally described as Lot 3 DP1296693) and 3 Hurley Street, Campbelltown (legally described as Lot 4 DP1296693) in the Campbelltown local government area (LGA). The site is located approximately 43 kilometres (km) southwest of the Sydney Central Business District (CBD) within the Greater Macarthur Growth Area (**Figure 1**).

The combined area of the existing site is approximately 22,873 square metres (sqm) and is triangular in shape. The site is bounded by the Main Southern Railway line to the west, Hurley Street to the east (with Koshigaya Park located immediately east of Hurley Street), and Camden Road and the Stage 1 GenesisCare Comprehensive Cancer Clinic to the south-west (**Figure 2**).

Existing development on the site includes the HJ Daley Library (centre of existing site) and the Namut Early Learning Centre (north-west boundary of existing site). An existing carpark is located between the two buildings and access to the carpark is via Hurley Street.

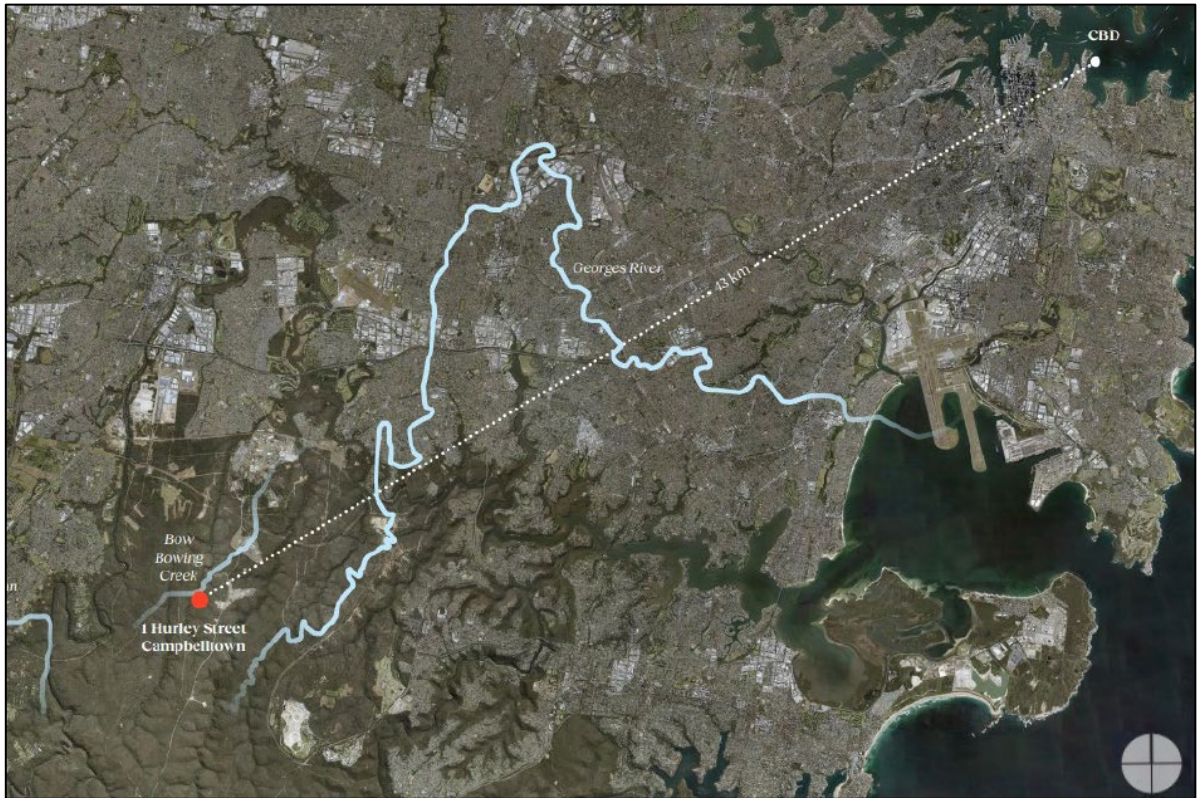


Figure 1 | Regional context map (Source: Macarthur Health Precinct Stage 2 EIS, 2023).



Figure 2 | Local context map (Source: Nearmap, 2024).

1.3 Related projects and works

The development that is subject to this modification application is part of the Macarthur Health Precinct. The Macarthur Health Precinct is proposed to be developed in multiple stages. Stage 1 of the precinct was granted development consent on 20 December 2021 by the Sydney Western City Planning Panel (DA2036/2021/DA-C), for the construction and operation of a four-storey health services facility. Stage 1 has been completed and is located directly adjacent to the proposed Stage 2 site on the south-western side of Camden Road, and is known as the GenesisCare Comprehensive Cancer Clinic.

Figure 3 maps the preferred masterplan for the precinct, including the completed Stage 1 development, proposed Stage 2 (the development that is subject to this modification application, referred to as Building A), and potential future Stage 3 (inclusive of three additional developments referred to as Buildings B, C and D).

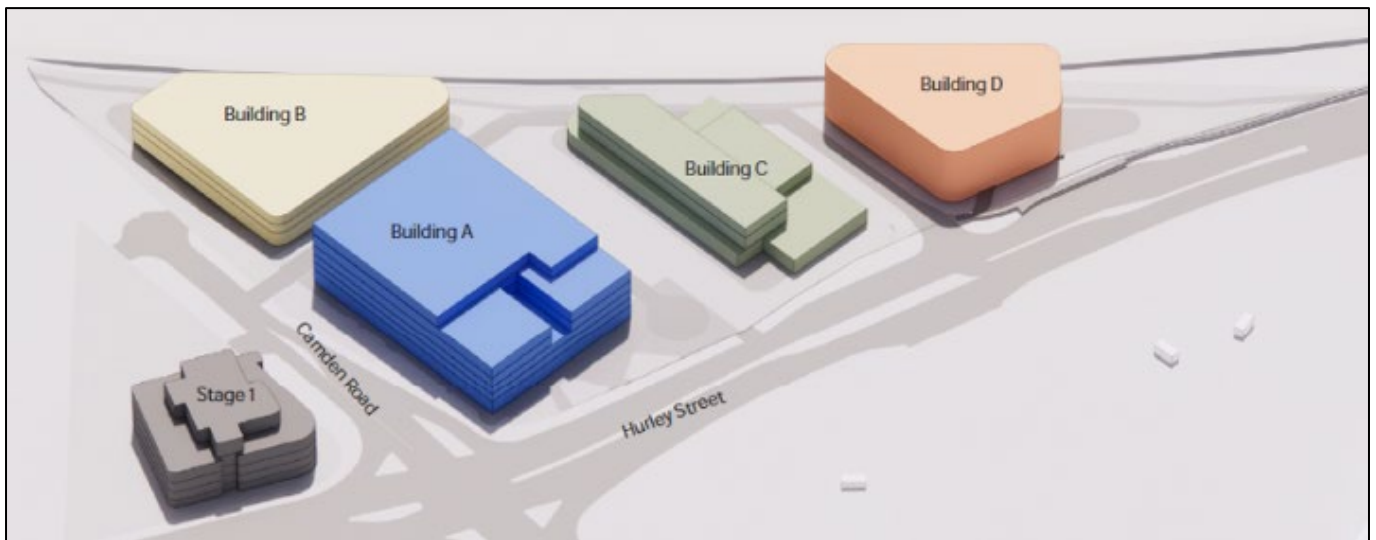


Figure 3 | Preferred masterplan option, with Building A being subject to this modification application (Source: Macarthur Health Precinct Stage 2 EIS, 2023).

2 Proposed modification

2.1 Modification overview

The proposed modification involves minor amendments to the approved architectural drawings and landscape plans under condition A2(d) of the consent. These changes are proposed to support the relocation of utility services and plant rooms, and minor modifications to the layout of suites to accommodate prospective tenancies. There are no proposed changes to the overall building envelope, building height, car parking provisions, access arrangements, or hours of operation.

The key aspects of the modification are outlined in **Table 1**.

Table 1 | Key aspects of the modification

Project element	Approved project	Modified project
Gross floor area (GFA)	10,380sqm.	10,235.8sqm.
Floor space ratio (FSR)	1.47:1.	1.46:1.
Elevations	As approved. Maximum building height is 23.95m (RL 91.80).	• No change to overall building height. • Updates to window and car park openings for Green Star compliance and to maintain facade proportions. • Minor modifications to heights of parapet scallops and cladding. • Adjustment to access doors to plant room on ground floor and access hatch to services on roof.
Landscaping	• Retention of 115 existing trees and planting of 33 new trees. • Total tree canopy cover of 1,884sqm.	• Number of trees retained and planted remains unchanged. • Tree planting arrangements adjusted to accommodate the proposed updated substation and generator layout (relocation of one tree from southern boundary to centre of internal roundabout).

Table 2 provides a detailed description of changes proposed on each floor of the development.

Table 2 | Detailed description of the modification by floor level

Floor level	Description of the modification
All floors	• Updates to configuration and location of risers and service cupboards.
Ground floor	• Updates to substation and generator layout.

Floor level	Description of the modification
	• Reconfiguration of plant and service rooms, including the main switch room, UPS room, medical gas room, waste store, fire pump room, hydraulic pump room, and communications room. • Reconfiguration of the amenities block to include an accessible shower and cleaner storeroom. • New external access doors to the switch room and medical gas room to achieve BCA compliance. • Update to GF.04 tenancy wall to suit imaging use requirements. • Addition of a partition wall to create a new tenancy (GF.02).
Level 1 and 2	• Updates to the use and configuration of corner plant rooms.
Level 3	• Updates to layout of amenities facilities. • Inclusion of general arrangement plans for the fit-out of four specialist suites.
Level 4	• Conversion from multiple tenancy delineations to a single cold shell floor, to reflect current market demand and leasing conditions. • Minor increases to floor-to-floor height to accommodate clinical use requirements.
Level 5	• Addition of a low-height roof over the future stairs on the eastern outdoor plant deck, to accommodate a future expansion of a staircase. • Adjustment to finished floor level, resulting from increased floor-to-floor height of Level 4.
Level 6	• Adjustment to louvre height and finished floor level, as a result of increased floor-to-floor height of Level 4.

3 Statutory context

3.1 Scope of modification and assessment pathway

Details of the legal pathway under which modification is sought and are provided in **Table 3** below.

Table 3 | Permissibility and assessment pathway

Consideration	Description
Scope of modification	Modification involving minimal environmental impact The Department has reviewed the scope of the modification and considers that it can be characterised as a modification involving minimal environmental impact as the project: • would not significantly increase the environmental impacts of the project as approved • is substantially the same development as originally approved • would not involve further disturbance outside the already approved disturbance areas for the project. The Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.
Consent Authority	Minister for Planning and Public Spaces The Minister continues to be the consent authority under section 4.5(a) of the EP&A Act and has the capacity to modify the consent of the project.
Decision-maker	Team Leader, Transport and Water Assessments In accordance with the Minister for Planning and Public Spaces delegation to determine applications, dated 9 March 2022, the Team Leader, Transport and Water Assessments may determine the application as: • the relevant local council has not made an objection to the application. • there are no public submissions objecting to the application. • a political disclosure statement has not been made for the application. The proposed modification meets the terms of this delegation.

3.2 Mandatory matters for consideration

3.2.1 Matters of consideration required by the EP&A Act

In determining the modification, the consent authority must take into consideration the matters referred to in section 4.15(1) of the EP&A Act, as are of relevance to the development the subject of the application.

The Department conducted a comprehensive assessment of the project against the mandatory matters for consideration as part of the original assessment of SSD-52066209. The Department considers this modification application does not result in significant changes that would alter the mandatory matters for consideration under section 4.15 of the EP&A Act and conclusions made as part of the original assessment.

The consent authority must also take into consideration the reasons given by the consent authority for the granting of the consent that is sought to be modified. The Department has considered the findings and recommendations in the Department's Assessment Report for SSD-52066209, including the key reasons for granting consent outlined in the Notice of Decision. The Department is satisfied that the key reasons for granting consent continue to be applicable to the development, as modified.

3.2.2 Objects of the EP&A Act

In determining whether or not to modify the consent, the consent authority should consider whether the modified project is consistent with the relevant objects of the EP&A Act (section 1.3), including the principles of ecologically sustainable development (ESD). The Department is satisfied that the development is consistent with the objectives of the EP&A Act and the principles of ESD.

3.2.3 Biodiversity development assessment report

Section 7.17(2) of the *Biodiversity Conservation Act 2016* (BC Act) requires all SSD modifications to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the authority or person determining the application is satisfied that the modification will not increase the impact on biodiversity values (as identified in the BC Act and in the Biodiversity Conservation Regulation 2017).

The Department is satisfied that the modification will not increase impacts on biodiversity values and consequently a BDAR is not required to accompany the modification application.

4 Engagement

4.1 Department's engagement

In accordance with the Environmental Planning and Assessment Regulation 2021, the Department made the modification application publicly available on the Department's website on 1 April 2026.

5 Assessment

The proposed design changes are minor and do not create additional environmental impact

In assessing the merits of the proposed modification, the Department has considered:

- the modification report and revised architectural and landscape drawings
- the environmental assessment and conditions of consent for the original project
- relevant environmental planning instruments, policies and guidelines
- the requirements of the EP&A Act.

The overall bulk and scale of the project remains unchanged. There are no proposed changes to the overall building envelope, building height, car parking provisions, access arrangements, or hours of operation. The proposed internal reconfiguration of utility services and tenancies has resulted in a minor reduction in GFA, decreasing by 144 square metres – from 10,380sqm to 10,235.8sqm. There is also a minor reduction in FSR from 1.47:1 to 1.46:1.

The Department considers the built form as modified continues to be generally consistent with the approved design. The proposed design changes are minor and driven by:

- progression of detailed design since consent was granted in April 2025
- compliance with Building Code of Australia (BCA) and Australian standards
- changes to clinical uses requirements
- engagement with prospective tenants.

The Department considers the proposed changes to be acceptable as the development remains substantially the same as approved and there is no additional environmental impact. Accordingly, the Department supports the modification request.

6 Evaluation

The Department has reviewed the proposed modification and assessed the merits of the modification application. All environmental issues associated with the project have been addressed. The Department considers the application is consistent with the objects of the EP&A Act and remains consistent with the strategic direction of the Macarthur Health Precinct.

The Department's assessment concludes that the proposed design changes are minor and represent the natural progression of detailed design work undertaken since consent was granted in April 2025. The changes primarily address compliance with BCA and Australian standards, clinical use requirements, and engagement with prospective tenants. These changes do not create additional environmental impact, and the development as modified remains substantially the same as that originally approved.

The Department considers the impact of the proposed modification is minor and acceptable. As such, the Department considers the development as modified is in the public interest and the modification application should be approved, subject to amended conditions.

7 Recommendation

It is recommended that the **Team Leader, Transport and Water Assessments**, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report
- **accepts and adopts** the findings and recommendations in this report as the reasons for making the decision to approve the modification
- **modifies the consent** for the Macarthur Health Precinct Stage 2 (SSD-52066209), subject to the conditions in the attached instrument of modification.
- signs the attached instrument of modification (**Appendix B**).

Recommended by:



Tommy Lam

Planning Officer

Transport and Water Assessments

Recommended by:



Nathan Heath

A/Team Leader

Transport and Water Assessments

8 Determination

The recommendation is **adopted** by:

A handwritten signature in black ink, appearing to read 'Andrew Beattie', with a stylized, flowing script.

Andrew Beattie

Team Leader

Transport and Water Assessments

As delegate of the Minister for Planning and Public Spaces

Glossary

Abbreviation	Definition
AHD	Australian height datum
Council	Campbelltown City Council
Department	Department of Planning, Housing and Infrastructure
EIS	Environmental impact statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
ESD	Ecologically sustainable development
Minister	Minister for Planning and Public Spaces
Secretary	Secretary of the Department of Planning, Housing and Infrastructure
SEPP	State environmental planning policy
SSD	State significant development

Appendices

Appendix A – List of referenced documents

<https://www.planningportal.nsw.gov.au/major-projects/projects/mod-1-minor-design-changes>

Appendix B – Recommended instrument of modification

<https://www.planningportal.nsw.gov.au/major-projects/projects/mod-1-minor-design-changes>