

Modification of Development Consent

Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon
Director
Social and Infrastructure Assessments

Sydney

14 August 2023

SCHEDULE 1

Development consent:	SSD-17491477 granted by the Director, Social and Infrastructure Assessments on 9 June 2022
For the following:	<p>New Medical Research Building, including:</p> <ul style="list-style-type: none">• demolition, earthworks and excavation.• construction of a five storey building with external bridge connections to adjacent buildings.• use as a medical research facility including clinical consultation, treatment and storage rooms, educational amphitheatre and seminar rooms, reception, maintenance, plant, administration areas and a new service bay with access to Parkside Crescent.• landscaping works and public domain improvements including the creation of a village green, additional at-grade landscaping, new access paths and ramps and plantings on terraces.• removal of one existing on-street car parking space at Parkside Crescent and conversion of two existing at-grade car parking spaces within the hospital campus as accessible.• provision of 12 additional bicycle parking spaces.• two signage zones.• removal of three trees.
Applicant:	Western Sydney University
Consent Authority:	Minister for Planning
The Land:	Campbelltown Hospital, Therry Road, Campbelltown (former helicopter landing site fronting Parkside Crescent) Lot 2 DP1261062
Modification:	SSD-17491477-Mod-1: Deletion of Level 2 and Village Green Reduction

SCHEDULE 2

The consent (SSD-17491477) is modified as follows:

1. Schedule 2 – Part A, Administrative Conditions – Condition A2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

Terms of Consent

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) generally in accordance with the EIS and Response to Submissions; and
- (d) **generally in accordance with the section 4.55 modification application (SSD-17491477-Mod-1) document titled Revised Section 4.55(2) Modification Planning Statement, prepared by Walker Corporation and dated 3 July 2023; and**
- (e) in accordance with the approved plans in the table below;

Architectural plans prepared by BVN			
Dwg No.	Rev	Name of Plan	Date
BVN-AR-10A A00-001	04 <u>12</u>	Location Plan	22/12/2021 <u>21/02/2023</u>
BVN-AR-10A A00-003	05 <u>14</u>	Proposed Site Plan	18/03/2022 <u>21/02/2023</u>
BVN-AR-10T A00-001	05 <u>13</u>	Shadow Diagrams	18/03/2022 <u>21/02/2023</u>
BVN-AR-11B B01-000	08 <u>17</u>	General Arrangement Plan – Level Lower Ground 02	23/03/2022 <u>21/02/2023</u>
BVN-AR-11B B02-000	07 <u>16</u>	General Arrangement Plan – Level Lower Ground 01	18/03/2022 <u>21/02/2023</u>
BVN-AR-11B L00-000	07 <u>17</u>	General Arrangement Plan – Level 00	23/03/2022 <u>21/02/2023</u>
BVN-AR-11B L01-000	07 <u>16</u>	General Arrangement Plan – Level 01	18/03/2022 <u>21/02/2023</u>
BVN-AR-11B L02-000	07 <u>15</u>	General Arrangement Plan – Level 02	18/03/2022 <u>21/02/2023</u>
BVN-AR-11B L03-000	07 <u>16</u>	General Arrangement Plan – Level Roof	18/03/2022 <u>21/02/2023</u>
BVN-AR-11C A00-001	06 <u>16</u>	Building – Elevations	18/03/2022 <u>21/02/2023</u>
BVN-AR-11C A00-002	06 <u>16</u>	Building – Elevations	18/03/2022 <u>21/02/2023</u>
BVN-AR-11D A00-001	06 <u>15</u>	Building – Sections	18/03/2022 <u>21/02/2023</u>
BVN-AR-19U A00-002	05 <u>13</u>	Area Plan – GFA	18/03/2022 <u>21/02/2023</u>

Landscape plans prepared by <i>Turf Design Studio</i>			
Dwg No.	Rev	Name of Plan	Date
L-DA-8	C F	Site Plan	March 2022 <u>June 2023</u>
L-DA-9	C F	Canopy Coverage	March 2022 <u>June 2023</u>
L-DA-10	C F	Tree Management Plan – Driveway & Plaza	March 2022 <u>June 2023</u>
L-DA-11	D F	Soil Depth Plan – Upper Levels <u>Lower Ground 01</u>	May 2022 <u>June 2023</u>
L-DA-12	D F	Soil Depth Plan – Upper Levels <u>Ground Floor</u>	May 2022 <u>June 2023</u>
L-DA-13	D	Ground: Parkside Crescent – Landscape Plan	May 2022
L-DA-14	D F	<u>Lower Ground 01: Parkside Crescent – Section 4 Landscape Plan</u>	May 2022 <u>June 2023</u>
<u>L-DA-15</u>	F	<u>Lower Ground 01: Parkside Crescent – Section 1</u>	<u>June 2023</u>
L-DA-16 <u>L-DA-17</u>	D F	<u>Lower Ground 01: Driveway & Plaza – Landscape Plan</u>	May 2022 <u>June 2023</u>
L-DA-17 <u>L-DA-18</u>	D F	<u>Lower Ground 01: Driveway & Plaza – Section 1</u>	May 2022 <u>June 2023</u>
L-DA-19	D	Upper Ground: West – Landscape Plan	May 2022
L-DA-20	D F	Upper Ground: West – Section 1 <u>Ground Floor: East – Landscape Plan</u>	May 2022 <u>June 2023</u>
L-DA-21	D F	Upper Ground: West – Section 1 <u>Ground Floor: East – Section 1</u>	May 2022 <u>June 2023</u>
<u>L-DA-22</u>	F	<u>Ground Floor: East – Section 2</u>	<u>June 2023</u>
L-DA-24	D	Upperground: East Terrace – Landscape Plan	May 2022
L-DA-25	D	Level 2: Courtyards – Landscape Plan	May 2022
L-DA-26 <u>L-DA-27</u>	D F	Materiality Strategy	May 2022 <u>June 2023</u>
L-DA-27 <u>L-DA-28</u>	D F	Feature Elements & Materials Palette	May 2022 <u>June 2023</u>
L-DA-28 <u>L-DA-29</u>	D F	Feature Elements & Materials Palette	May 2022 <u>June 2023</u>
L-DA-29 <u>L-DA-30</u>	D F	Dharawal Six Seasons Planting Strategy	May 2022 <u>June 2023</u>
L-DA-30	D	Planting Plan GL01&02	May 2022
L-DA-31	D F	Planting Plan L004 <u>Lower Ground 01</u>	May 2022 <u>June 2023</u>
L-DA-32	D F	Planting Plan L2 <u>Ground Floor</u>	May 2022 <u>June 2023</u>
L-DA-33	D	Tree Palette	May 2022

L-DA-34	D <u>F</u>	Planting Palette	May 2022 <u>June 2023</u>
<u>L-DA-35</u>	<u>F</u>	<u>Planting Palette</u>	<u>June 2023</u>
Civil plans prepared by TTW			
Dwg No.	Rev	Name of Plan	Date
TTW-CI-01A A00-001	P8 <u>F</u>	Cover sheet, notes and legend	23.03.22 <u>31.03.23</u>
TTW-CI-20A NLS-002	P5 <u>D</u>	Erosion and Sediment Control Plan	23.03.22 <u>08.03.23</u>
TTW-CI-20A NLS-005	P10 <u>H</u>	Siteworks Stormwater Plan	18.03.22 <u>08.06.23</u>
TTW-CI-20A NLS-006	P5 <u>C</u>	Bulk Earthworks Plan	23.03.22 <u>21.02.23</u>
TTW-CI-20D XXX-007	P5 <u>C</u>	Bulk Earthworks Sections	23.03.22 <u>21.02.23</u>
TTW-CI-20E XXX-010	P4 <u>D</u>	OSD Details	23.03.22 <u>07.03.23</u>
TTW-CI-20E XXX-011	P4 <u>C</u>	Details	23.03.22 <u>21.02.23</u>

2. Schedule 2 – Part B, Prior to the Commencement of Construction, condition B16 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

B16. The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:

- (a) be prepared by a suitably qualified and experienced noise expert;
- (b) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009);
- (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;
- (d) include strategies that have been developed with the community for managing high noise generating works;
- (e) describe the community consultation undertaken to develop the strategies in condition B16(d);
- (f) include a complaints management system that would be implemented for the duration of the construction;
- (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13; and
- (h) be generally in accordance with the relevant management and mitigation measures outlined in '*Environmental Impact Statement – Acoustic Assessment*' prepared by Pulse White Noise Acoustics and dated ~~9 November 2024~~ **1 February 2023**.

3. Schedule 2 – Part B, Prior to the Commencement of Construction, condition B27 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

Operational Noise – Design of Mechanical Plant and Equipment

B27. Prior to installation of mechanical plant and equipment:

- (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in '*Environmental Impact Statement – Acoustic Assessment*' prepared by Pulse White Noise Acoustics and dated 9 November 2021 must be undertaken by a suitably qualified person; and
 - (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the '*Environmental Impact Statement – Acoustic Assessment*' prepared by Pulse White Noise Acoustics and dated ~~9 November 2021~~ **1 February 2023**.
4. Schedule 2 – Part C, During Construction, condition C26 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

Stormwater Management System

C26. Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:

- (a) be designed by a suitably qualified and experienced person(s);
 - (b) be generally in accordance with the conceptual design in '*Civil SSDA – Flood Assessment & Stormwater Management Report*' prepared by TTW and dated ~~25 March 2022~~ **19 January 2023**, '*Civil Engineering – Flood – Response to Submissions Report Responses*' prepared by TTW and dated **19 June 2023**, and approved drawing number TTW-CI-20A NLS-005 Rev P40 ~~H~~ dated ~~18.03.22~~ **08.06.23**;
 - (c) be in accordance with applicable Australian Standards; and
 - (d) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines;
5. Schedule 2 – Part D, Prior to Commencement of Operation, condition D8 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

Operational Noise – Design of Mechanical Plant and Equipment

D8. Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B27 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the '*Environmental Impact Statement – Acoustic Assessment*' prepared by Pulse White Noise Acoustics and dated ~~9 November 2021~~ **1 February 2023**.

6. Schedule 2 – Part D, Prior to Commencement of Operation, condition D24 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

Operational Waste Management Plan

D24. Prior to the commencement of operation, the Applicant prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:

- (a) Detail the type and quantity of waste to be generated during operation of the development;
- (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the *Waste Classification Guideline* (Department of Environment, Climate Change and Water, 2009);
- (c) detail the materials to be reused or recycled, either on or off site; and
- (d) include the Management and Mitigation Measures included in 'Waste Management Plan' prepared by SLR and dated ~~13 October 2022~~ **11 April 2023**.

7. Schedule 2 – Part D, Prior to Commencement of Operation, condition D29 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

Operational Flood Emergency Management Plan

D29. Prior to the commencement of operation, a Flood Emergency Management Plan must be submitted to the Certifier that:

- (a) is prepared by a suitably qualified and experienced person(s);
- (b) addresses the provisions of the *Floodplain Risk Management Guidelines* (EHG);
- (c) includes details of:
 - (i) the flood emergency responses for operational phase of the development;
 - (ii) predicted flood levels;
 - (iii) flood warning time and flood notification;
 - (iv) assembly points and evacuation routes;
 - (v) evacuation and refuge protocols; and
 - (vi) awareness training for employees and contractors, and visitors; and**
- (d) **includes the Management and Mitigation measures outlined in 'Civil Engineering – Flood – Response to Submission Report Response dated 17th July 2023', prepared by TTW and dated 1 August 2023.**

8. Schedule 2 – Part E, Post Occupation, condition E3 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

Operational Noise Limits

E3. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in '*Environmental Impact Statement – Acoustic Assessment*' prepared by Pulse White Noise Acoustics and dated ~~9 November 2021~~ **1 February 2023**.

9. Schedule 2 – Part E, Post Occupation, condition E4 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

Operational Noise Limits

- E4. The Applicant must undertake short term noise monitoring in accordance with the *Noise Policy for Industry* where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in '*Environmental Impact Statement – Acoustic Assessment*' prepared by Pulse White Noise Acoustics and dated ~~9 November 2021~~ **1 February 2023**. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.

**End of modification
(SSD-17491477-Mod-1)**