

Our ref: WSU Indigenous Centre of Excellence (SSD-64916225)

Mr Thomas Klobucar
Project Director
Western Sydney University
171 Victoria Road
Parramatta New South Wales 2150

1 October 2024

Subject: Response to Submissions

Dear Mr Klobucar

The exhibition of the development application and environmental impact statement (EIS) for the WSU Indigenous Centre of Excellence (SSD-64916225) ended on 26 September 2024.

We have placed all submissions on the NSW Planning Portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/wsu-indigenous-centre-excellence>.

We now require a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021. The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

The Department highlights the significant flood affectation on the site, requires the Flood Impact Assessment (FIA) utilise the current flood modelling and maps and recommends ongoing consultation with the relevant government agencies and City of Parramatta Council (Council).

We require a response to the issues raised by agencies in their advice. This response should be incorporated into the submissions report. Please note that the NSW Department of Climate Change, Energy, the Environment and Water (DCCEE) Biodiversity, Conservation and Science Division (BCS) has yet to provide comments. Any advice received will be forwarded upon receipt and it is requested that you respond to the comments made.

In addition to the submissions received, the Department has undertaken a preliminary assessment of the EIS and requires the matters at Attachment 1 to be addressed in full.

Please lodge your submissions report by **11 November 2024** via the NSW Planning Portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact Ingrid Zhu, on 02 9585 6995 or via email at ingrid.zhu@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Karen Harragon".

Karen Harragon

Director

Social Infrastructure Assessments

as delegate for the Planning Secretary

ATTACHMENT 1 – KEY ISSUES / FURTHER INFORMATION REQUIRED

1. Flooding

- In consultation with Council, provide a revised FIA that adopts the endorsed flood modelling and mapping in the 2024 Parramatta River Flood Study and incorporates the advice of key agencies including NSW State Emergency Service (NSW SES) and DCCEEW BCS.
- In consultation with Council and the NSW SES, provide a revised Flood Emergency Response Plan that is based on the revised FIA and includes current NSW SES terminology and procedures.
- Should shelter in place be considered, demonstrate that evacuation off-site (the primary emergency management strategy) been investigated and determined to be unachievable including consideration of early warning system available within the catchment and if they provide sufficient warning to evacuate the site.
- Should shelter in place be considered, the structural design must be constructed to maintain structural integrity during a PMF event – evidence to be submitted from a certified engineer.

2. Landowner's consent

- As per Crown Lands' advice, the proposed development footprint encompasses both Lot 100 and Lot 101 DP 816829, both identified as Crown Land. Works plans show works within both lots. Landowner's consent has not been provided for Lot 101 DP 816829 and must be provided prior to any determination in accordance with Section 23 of the Environmental Planning and Assessment Regulation 2021.
- Revise all documentation to identify the site correctly.

3. Traffic and Parking

P1 Replacement Car Park

- The intended car parking reinstatement in proximity within the WSU Parramatta South Campus is considered a likely consequence of the proposed development, and its impact must be considered under Section 4.15 of the EP&A Act, even though it results from an activity that is not itself the subject of the relevant development application.
- Identify and address the cumulative impacts (including incremental and combined effect) of the consequential development with the proposed development on each relevant matter and provide a detailed assessment of cumulative impacts on any key issues identified. For example, the development footprint of the indicative location of the reinstatement

encompasses a landscaped area and several existing trees, which would result in the loss of open space, tree canopy coverage, and potential impacts on biodiversity value.

- Clarify the status and timing of the reinstatement of car parking and any interim parking provisions and/or other mitigation required.

Travel Mode Share

- Amend and confirm the travel mode share. The Transport and Accessibility Assessment (TAIA) states a 42% mode split for cars only while the Strategic Travel Demand and Parking Provision Analysis (STDPPA) states a 54% mode split for private car usage for the project.

Traffic Generation during Events

- Provide a Preliminary Event Traffic and Transport Management Plan (PETTMP) for events held at the site. The PETTMP must detail, but not limited to:
 - Measures to ensure public transport capacity is sufficient for each event type and time period, taking into consideration assumed mode shift. The PETTMP should consider that each event will have a specific modal share, i.e. some events will generate more car traffic than daily campus activities and other events.
 - Mitigation measures to manage the impacts of events on the classified and local road networks. (e.g. public communications, road closures, or car parking strategies, including access management measures).
 - Management of pedestrian flows to mitigate potential vehicle and pedestrian conflicts.

4. Projecting signage

- Provide additional information to enable assessment of the illumination of the signage zone with regards to Schedule 5 of the State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP).
- Noting Victoria Road is a classified road, provide details regarding the intended alternative planning pathway, the content and installation of the proposed signage, and an assessment against the relevant criteria under the Industry and Employment SEPP.

5. Built form

- Provide street-level perspective and additional visual impact analysis views from the northwest corner of the site to demonstrate appropriate built form relationship to the surrounding sites.
- Provide revised architectural drawings to:

- correct title boundaries of all lots.
- correct:
 - civil drawings to show stormwater pipe work to connect to the existing grated pit at the northwest corner, which is shown to be demolished on the architectural plans.
 - Discrepancies between civil drawings as well as architectural and landscape plans (for example, civil plans show an additional structure adjacent to the new driveway, which is omitted from the architectural plans and the Landscape Plan shows three new trees to be planted at the same location).
- indicate the proposed location of signage zones on the planar drawings.
- provide indicative size and location of all civil structures (pipes, OSD, etc.).

6. Public domain and landscaping

- Revise Landscape Plans to:
 - include a scale bar on all drawings.
 - include indicative size and location of all civil structures (pipes, OSD, etc.).
- Provide evidence the proposal incorporates Water Sensitive Urban Design principles.

7. Mitigation Measures

- Provide a revised Mitigation Measures Table that can be read as a stand-alone table that consolidates all commitments should the project be approved. All mitigation measures within all technical documents must be included within the table.