

Scoping Report

Western Sydney University Indigenous Centre of Excellence

Submitted to Department of Planning and Environment
On behalf of Western Sydney University





'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

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16 November 2023

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16 November 2023

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1.0 Introduction

This Scoping Report has been prepared on behalf of Western Sydney University (WSU), the Proponent for a proposed Indigenous Centre of Excellence (ICoE) development comprising arts, education and community spaces designed and led by Indigenous peoples to nurture connections to Country (**the Proposal**) at the WSU Campus at Victoria Road, Parramatta (Lot 100 in DP 816829) (the **site**).

The ICoE will provide a new gathering place (circa 6,000m² of floor area) for all members of the community in Western Sydney. The project will be a demonstration of the University's commitment to serving and empowering its Indigenous staff and students, solidifying WSU as a national leader in Indigenous education, employment, and research.

The purpose of this Report is to request the Secretary's Environmental Assessment Requirements (**SEARs**) for the preparation of an Environmental Impact Statement (**EIS**) to accompany a Development Application (**DA**) for the Proposal. Development for educational establishments for a tertiary institution that has a capital investment value of more than \$50 million, is declared to be State Significant Development (**SSD**) under Schedule 1, Clause 15 of *State Environmental Planning Policy (Planning Systems) 2021* (**Planning Systems SEPP**). The proposal has an estimated capital investment value of \$68.8 million and accordingly the project is declared to be SSDA subject to Section 2.6 and Schedule 1, Subclause 15 of the Planning Systems SEPP and Section 4.36 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**).

As a central objective, the ICoE will provide opportunities for Indigenous people to celebrate culture and connection to Country. The ICoE will serve as an intersection for knowledge exchange, steeped in the principles of reciprocity, generosity, and respect. The vision for the ICoE is for the delivery of a facility from which to lead global discourse on Indigenous knowledge and for the place to provide a space where people of all ages, abilities and interests can explore and learn more about Indigenous culture and attend performances, talks and screenings. The ICoE will incorporate tactile and technology augments to transform access to cultural collections and heritage, as well as showcasing stories from Western Sydney.

This Scoping Report has been prepared in accordance with the Department of Planning and Environment's (**DPE**) *State Significant Development Guidelines* (2021). The Report should be read in conjunction with the following appended information:

- Scoping Summary Table prepared by Ethos Urban (**Appendix A**);
- Cost Summary Statement prepared by Slattery (**Appendix B**); and
- BDAR Waiver prepared by Land Eco Consulting (**Appendix C**).

This Report introduces the proponent and the Proposal, outlines the key issues to be considered in the Proposal's design, assessment and operation, provides the Proposal's strategic and statutory context and proposes an approach to community consultation. Upon receipt of the SEARs, the information contained in this Report will form the basis of a comprehensive EIS prepared in accordance with the requirements of Part 4 of the EP&A Act, Part 8 Division 2 of the *Environmental Planning and Assessment Regulation 2021* (**EP&A Regulation**) and the *State Significant Development Guidelines* (2021).

1.1 The Proponent

The Proponent's details are presented in **Table 1**.

Table 1 Proponent's Details

Aspect	Detail
Proponent Name:	Western Sydney University
ABN:	53 014 069 881
Address:	Locked Bag 1797 Penrith NSW 2751

1.2 Site Overview

The site is legally described as Lot 100 in DP 816829 located at Victoria Road, Rydalmere. The site forms part of the wider WSU Parramatta South campus, comprising a significant land holding size of approximately 20ha. The specific development area relative to the proposed WSU ICoE is located within the current P1 car park, accessed directly from Victoria Road via a west-bound slip lane. Refer to **Figure 1**.

The existing P1 car park currently comprises an area of approximately 9,800m² and accommodates approximately 284 car parking spaces. It is surrounded by landscaped vegetation comprising predominantly of mowed lawn and embellished with mature tree plantings at its perimeter. To the immediate west of the car park site contains a single storey campus central plant building. Additionally, there are several utility services located beneath the P1 car park, inclusive of known electricity cables, sewer and stormwater infrastructure and communication lines, predominantly concentrated around the central plant building and at the car park perimeter.



 WSU Parramatta South Campus

 P1 Car Park (Development Area)

 Not to scale

Figure 1 *Site Aerial*

Source: Ethos Urban / Nearmap



Figure 2 – Site's Victoria Road frontage

Source: Ethos Urban



Figure 3 – Existing P1 car park, accessed from Victoria Road slip lane

Source: Ethos Urban



Figure 4 – Existing Melaleuca decora tree located centrally within the existing P1 car park site

Source: Ethos Urban



Figure 5 – Existing P1 car park site with perimeter trees lining the southern boundary

Source: Ethos Urban



Figure 6 – Existing single storey campus central plant building contained to the west of the P1 car park site

Source: Ethos Urban



Figure 7 – Existing vehicle north-south Victoria Road overpass bridge to the west of the P1 car park site

Source: Ethos Urban

2.0 Strategic Context

This section sets out the key strategic issues that are relevant to the project justification and evaluation.

2.1 Strategic Alignment

The starting point in determining the proposal's appropriateness is to look at the site and broader strategic context. There is a strong alignment between the ICoE within the WSU campus which is a regional education hub, having regard to the site's position within the City of Parramatta and the broader strategic planning framework. Key considerations are listed below.

2.1.1 Connecting with Country

The Connecting to Country Framework acts as a guide for developing connections with Country to inform the planning, design, and delivery of built environment projects in NSW. Connection to Country embedded within the future proposal and be incorporated throughout the lifecycle of the proposal.

To ensure that all future development incorporates elements of Connecting with Country throughout the design and development of the precinct, the design competition winning architects and design team will nominate a number of principles for future development on the site relating to First Nations. Further, a number of key initiatives will be included and realised through the next stages to inform the SSDA, as follows:

- The SSDA will have been subject to a Design Competition that has been developed in consultation with the GANSW in the context of the Connecting with Country framework to ensure self-determination of Indigenous representation is carried through to the detailed design stage.
- The Proponent will continuously engage with First Nations communities to finesse a design that supports Aboriginal and Torres Strait Islander connections to the site and continuing practices.
- The project is to be undertaken in accordance with recommendations from the Connecting with Country discussion paper (GANSW).

The SSDA will be required to demonstrate consideration of the above, and will be accompanied by other assessments including an Aboriginal Cultural Heritage Assessment Report and evidence of further consultation and collaboration.

These objectives support ICoE initiatives and elevate liveability by establishing a hub for Indigenous education, employment, and research. The project is ground breaking in terms of delivering through an authentic design process, grounded in a connection to lands, their history and their people. The adopted connection and design process will be critical to the environmental and social sustainability, as well as the overall success of the proposed ICoE.

2.1.2 Greater Sydney Region Plan and Central City District Plan

The Proposal will contribute to a stronger and more vibrant Greater Parramatta by building upon the existing education precinct that is within walking distance of public transport, high-amenity outdoor space and world-class cultural facilities. In addition to strengthening Greater Parramatta, the Proposal aligns with the Region and District Plan's broader priorities, objectives, and actions by:

- Developing the growth and potential of additional education, and cultural facilities within walking distance of the existing and future transport (including the future Yallamundi (Rydalmere) Light Rail Station). By doing so, the Proposal aligns land use and growth with infrastructure investment to ensure that infrastructure use is optimised.
- Providing additional educational related land use activities to help enrich the social and cultural values within Western Sydney.

2.1.3 Greater Parramatta and the Olympic Peninsula (GPOP)

The Greater Parramatta and the Olympic Peninsula (GPOP) Vision sets out a city shaping vision for the 'true centre of Sydney.' The plan states that through collaboration and co-creation, the GPOP corridor can realise its potential to be an engine of the economy and a centre of creativity and innovation by 2036 and beyond. The GPOP Vision identifies Rydalmere as a major hub for essential urban services and advanced knowledge and technology sectors.

The subject site forms part of the Rydalmere Education Precinct where the focus is on continued renewal and growth of this precinct to deliver for the educational needs of the community and broader Western Sydney. The future proposal will seek to deliver a development that achieves excellence in architectural and landscape design and will enhance the status of the precinct within GPOP. It will place GPOP at the forefront of cultural and education infrastructure in the Greater Sydney Region, attracting local, national, and international visitors.

2.1.4 Future Transport 2056

Future Transport notes that the development of the Central River City requires improved 30-minute public transport access to Greater Parramatta and identifies the following planned and committed transport projects that are relevant to the Proposal:

- WestConnex.
- Yallamundi Light Rail Station.
- Sydney Metro West.

The site is well-positioned to utilise these investments in public transport and leverage its accessibility for students, visitors and employees.

2.1.5 City of Parramatta Local Strategic Planning Statement (LSPS)

The LSPS focuses on delivering education and employment growth in strategic centres and the Greater Parramatta to Olympic Park Peninsula. The Proposal directly contributes to the vision of the LSPS through the provision of a key piece of educational and cultural infrastructure. The Proposal will also enhance the University's Connecting with Country vision by delivering an Indigenous knowledge centre to build a hub for Indigenous education, employment, and research. The project is a first for delivering through an authentic co-design process, grounded in a connection to lands, their history and their people.

Further, the development will create jobs, directly through the employment of people to assist in the everyday functioning of the ICoE; and indirectly through the creation of construction jobs, temporary employment of educators, artists and researchers and workers. Overall, the proposed development aligns itself with the LSPS vision, contributing to sustainability, liveability and productivity of the Greater Parramatta region.

2.2 Key site features and surrounding area

2.2.1 Strategic and surrounding context

The WSU Campus surrounding context is summarised below.

- **North** – development to the northern side of Victoria Road contains former social housing dwellings known as 'Metro Residences' (refer to **Figure 8**). The site and broader campus is able to be accessed via an overpass bridge which provides direct pedestrian and vehicular access from the WSU site (refer to **Figure 7** previously).
- **East** – development to the immediate east of the campus, on the eastern side of Railway Street contains the Parramatta Light Rail corridor (refer to **Figure 9**). Further east contains Vineyard Creek, with industrial land-uses beyond.
- **South** – the broader campus abuts the Parramatta River, which contains ferry services from Parramatta Ferry Wharf to Barangaroo, Circular Quay and Milsons Point (refer to **Figure 10**). Further south beyond the Parramatta River contains the Camellia-Rosehill precinct, which in its current state comprises underutilised industrial lands.
- **West** – development to the western side of James Ruse Drive contains low-medium density residential development of varying sizes and typologies, which are separated from the site and James Ruse Drive via a motorway acoustic wall and mature trees.



Figure 8 – Metro Residences on the northern side of Victoria Road

Source: Ethos Urban



Figure 9 – Existing eastern Yallamundi Light Rail station (not yet operational)

Source: Ethos Urban



Figure 10 – Parramatta River at the southern boundary of the WSU Campus

Source: Ethos Urban

2.2.2 Existing Development

The wider campus site is currently utilised as the WSU Parramatta South Campus and contains a series of buildings of differing heights and massing forms which are used for educational purposes. The buildings contained on wider campus site are dissected by a series of open, at grade car parks, internal roads, pathways and landscaped areas. Refer to **Figures 11 to 14** below.



Figure 11 – View from within the wider campus site looking south-west at the EB and EA buildings

Source: Ethos Urban



Figure 12 – Existing internal road looking north-west at the P1 Car Park

Source: Ethos Urban



Figure 13 – View of the EB building with the existing oval adjacent

Source: Ethos Urban



Figure 14 – Existing buildings within the WSU Campus

Source: Ethos Urban

2.2.3 Environmental Conditions

Though the wider campus site is situated in a relatively urban environment, the property boundary abuts the northern banks of the Parramatta River as well as the western ridge of Vineyard Creek, on the opposite side of Railway Street. Both these waterways have been identified by the City of Parramatta Council as having biodiverse and riparian value, as mapped within the Parramatta LEP 2023 (refer to **Table 1** in **Section 4.0**).

2.2.4 Topography and vegetation

The wider campus is located on an incline, with its topography gradually declining towards the Parramatta River. The development area contains hardstand car parking that has been levelled. There are several trees planted along the perimeters of the car park development area and in particular along Railway Street which is the main entry boulevard into the wider campus site. Historical photos show the well-established corridor of trees along Railway Street were planted between 2008 and 2009.

2.2.5 Heritage

The broader campus is listed on the State Heritage Register identified as Item #000749, and known as 'Rydalmere Hospital Precinct (former)'. The wider campus site as a whole precinct is also listed under Schedule 5 within the Parramatta LEP 2023 as a State item of heritage, known in the LEP as Item #1661 and is described as 'WSU Parramatta Campus, formerly Rydalmere Hospital and Female Orphan School'.

The wider campus site is not identified to be located within a Heritage Conservation Area. However, it is located within the vicinity of several heritage items of varying significance including:

- I11 – Parramatta River Wetlands (Camellia, Ermington, Parramatta and Rydalmere) (Local).
- I8 – Clyde Carlingford Rail Bridge abutments, north of 1A Grande Avenue (Local).
- I695 – Clyde Carlingford Rail Bridge abutments, adjacent to 171 Victoria Road (Local).
- #00050 – Macarthur House, 8 Melville Street, Parramatta (State).
- #01302 – Broughton House, 43a Thomas Street, Parramatta (State).

The location of these heritage items are shown in **Figure 15** and **Figure 16** below. As discussed in **Section 6.1.6**, a Heritage Impact Statement will be prepared to accompany the EIS and inform the Proposal's design.

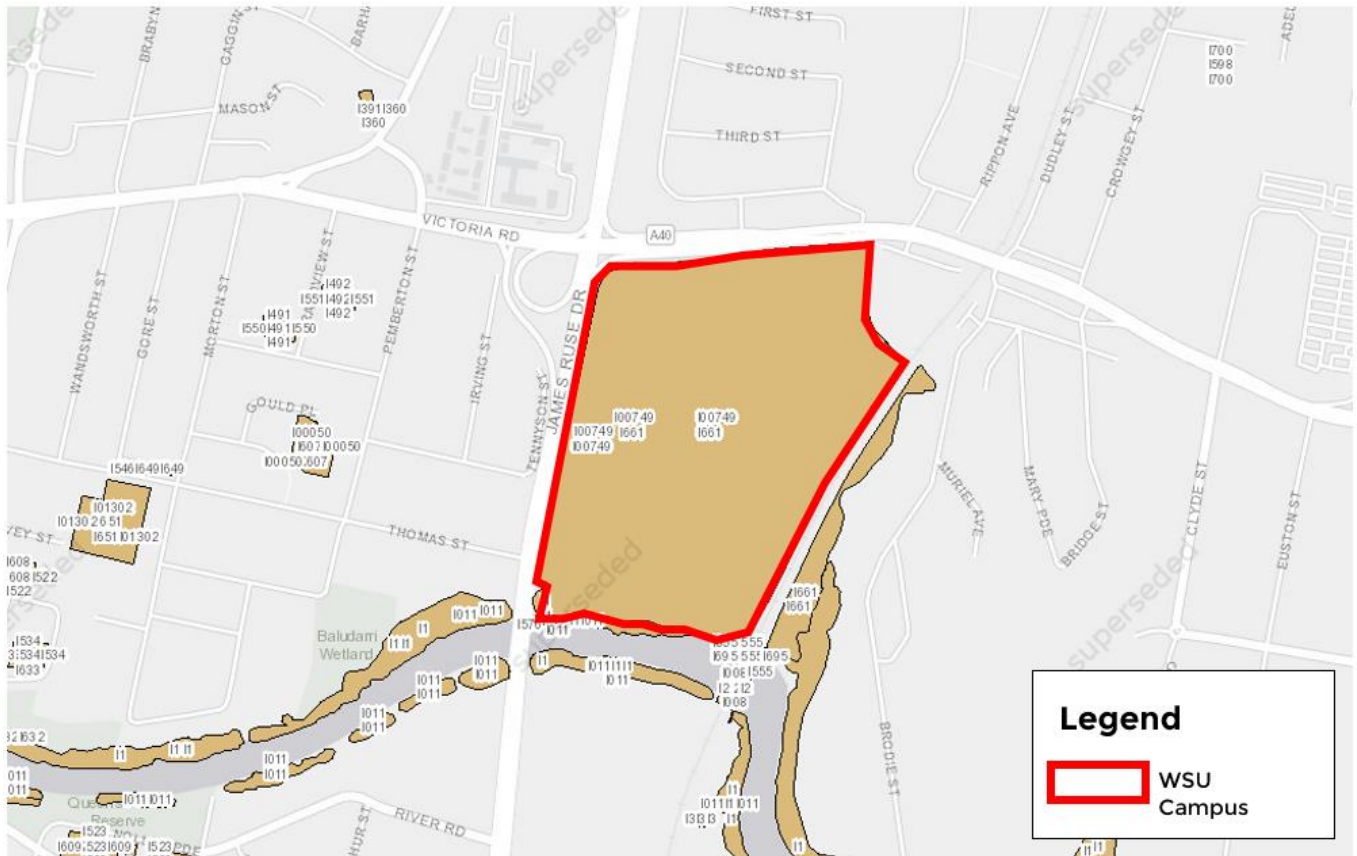


Figure 15 Surrounding Heritage Items

Source: Parramatta LEP 2023

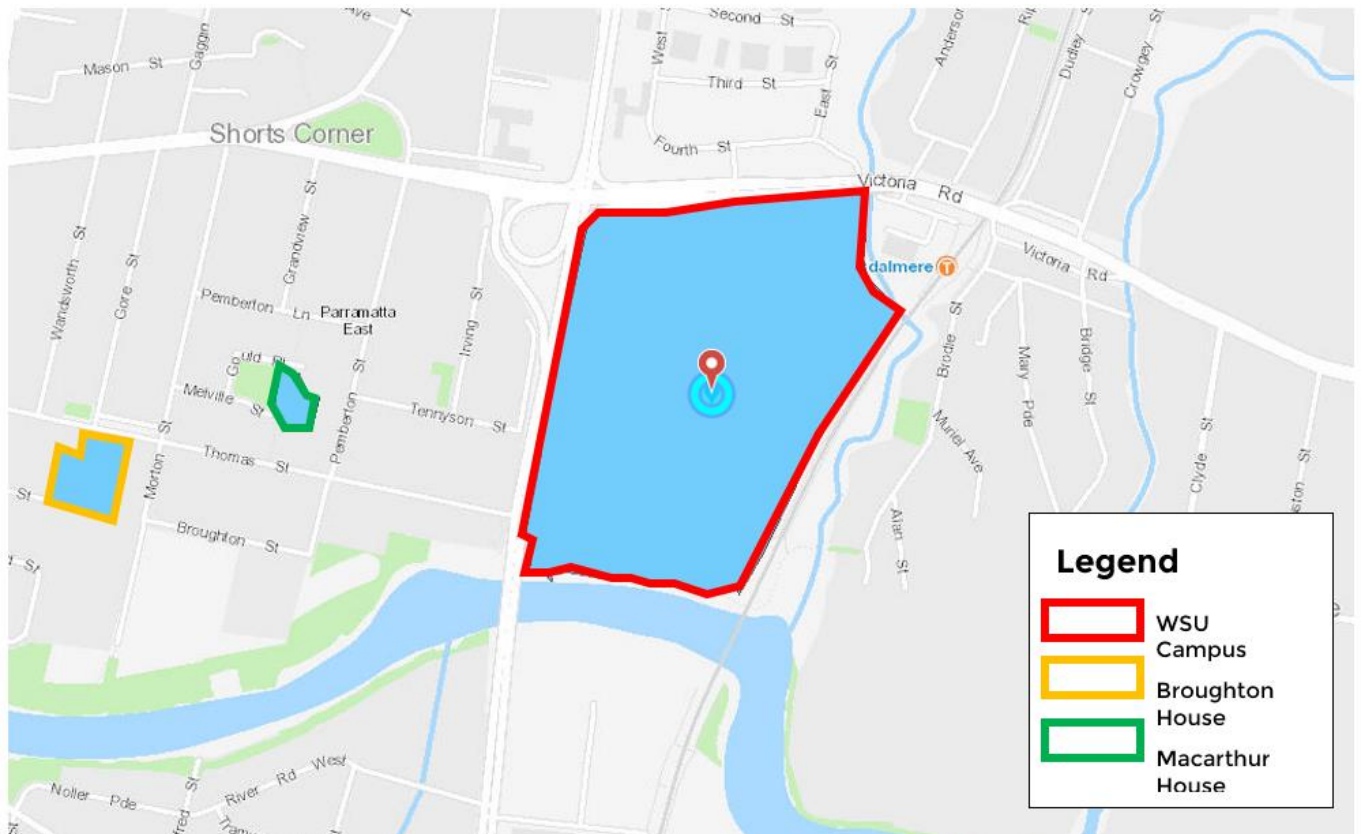


Figure 16 – Surrounding Heritage Items (State heritage Register).

Source: Parramatta LEP 2023

2.3 Cumulative Impacts

Nearby potential and future projects are described in **Table 2**. An assessment of the cumulative impacts associated with these projects will be considered in the EIS (as required).

Table 2 *Nearby Potential and Future Projects*

Development	Description	Location	Timing (at the time of writing)
DA/404/2022	Warehouse upgrades	40 Brodie Street Rydalmere	Approved
DA/822/2021	Health services facility	40 Brodie Street Rydalmere	Approved
DA/521/2023	Demolition of factory unit	18 Muriel Avenue Rydalmere	Assessment
DA/893/2022	Child care facility	136 Thomas Street Parramatta	Assessment
DA/289/2022	Residential flat building and child care facility	134 Thomas Street Parramatta	Assessment

3.0 The Proposal

The Proposal is for an Indigenous Centre of Excellence (ICoE) which is not only a structure, but provides a space for the commitment to advancing Indigenous education, leadership and reconciliation. The ICoE will stand as a symbol of recognition of Aboriginal land and WSU's relationship with Indigenous communities. The ICoE will represent a celebration of tens of thousands of years of Indigenous knowledges and histories, a legacy that WSU are honoured to nurture and promote.

The ICoE is a place for the entire Western Sydney region, and it will be a place where all community members can engage, learn, and celebrate Indigenous cultures. Through the ICoE, the community of WSU will aim to drive positive change, increase Indigenous participation in higher education, and contribute to the preservation and sharing of Indigenous cultures.

The Proposal is currently being taken through a voluntary competitive design excellence competition to develop a detailed scheme to take forward in an SSDA and as such no preliminary concept plans have been prepared as yet. The SSDA will be based on the winning architectural scheme. The figure provided below in **Figure 17** shows a block and stack concept plan of the key features of the future development scheme.

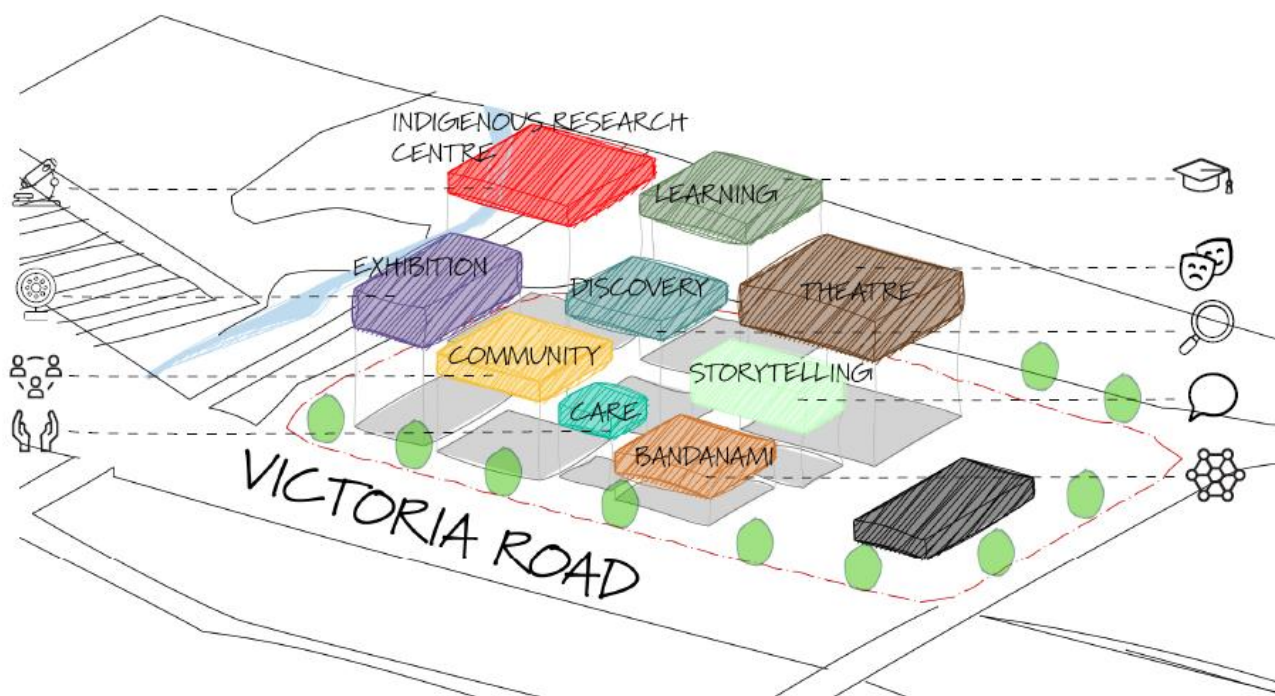


Figure 17 – Block and Stack Functional Design Brief Concept

Source: WSU

3.1 Proposal objectives

The Proposal's objectives are to:

- As a Country centred, Indigenous first building, the Indigenous Centre of Excellence will be Indigenous-led in its design and designed for Indigenous peoples.
- The Indigenous Centre of Excellence must maintain Country at the centre of the proposal and support the needs of the local and greater Indigenous communities.
- The Indigenous Centre of Excellence should consider all of the space groups outlined and proposed relationships and adjacencies outlined in the functional design brief while recognising the importance of the cultural brief as an overarching framework.
- The composition of these space groups, key activities, opportunities, and space types are detailed within the functional design brief and include new theatre and exhibition space, learning and teaching areas, discovery and story telling hub, Badanami and Indigenous Research Institute centre, care space and community arrival zone.
- The total building area is to be approximately 6,000m² (inclusive of landscaping and building service areas).

3.2 Analysis of Alternatives

As part of the early investigations for the ICoE redevelopment, a variety of options were considered in arriving at the Proposal. These included:

- **Do nothing:** This part of the development area is currently a hardstand area used for car parking for approximately 284 vehicles however there is a broader campus wide car parking management plan whereby parking can be decanted to other parts of the site. This in combination with the new Yallamundi Light Rail will result in a significant shift in mode of transport resulting in a lower parking demand. Therefore, it is evident that a 'do nothing' approach is wholly inconsistent with the site's key features and strategic context. Moreover, the site would remain a predominately visually unappealing, underutilised car parking area which inhibits pedestrian connectivity.
- **Alternative site:** The Proponent has considered an alternative location for the development to occur at the southern part of the campus site. However, this part of the campus has constraints including flooding and the State Heritage Listing which precluded this development from occurring at that part of the site.
- **Alternative use:** The proposed use is considered the most appropriate based on the strategic context of the wider campus site. The project has been funded by WestInvest Fund by the NSW Government specifically for the use proposed.

4.0 Statutory Context

This Section provides an overview of the Proposal's key statutory requirements which will be considered in the EIS.

4.1 Key Statutory Requirements

4.1.1 Permissibility

The wider campus site (including the nominated development area) is zoned SP2 Infrastructure (Educational Establishment) under the Parramatta LEP 2023. Land for the purpose shown on the Land Zoning Map (being 'educational establishment'), including any development that is ordinarily incidental or ancillary to development for that purpose. Therefore, the development of the Indigenous Centre of Excellence is permitted with consent on the site.

4.1.2 Key development standards under Parramatta LEP

- **Height of building:** The wider campus site and nominated development area within it does not have a maximum mapped height limit.
- **Floor space ratio:** The wider campus site and nominated development area within it does not have a maximum mapped floor space ratio.
- **Heritage:** The wider campus site is listed on the State Heritage Register as the Rydalmere Hospital Precinct, the Rydalmere Hospital and Female Orphan School and is located within a Heritage Conservation Area.
- **Design excellence:** Under Clause 6.13 Design Excellence, the wider campus site is not mapped on land identified as 'Design Excellence Precinct' on the Design Excellence Map, meaning that there are no statutory obligations for WSU to obtain Council's endorsement of the proposed Design Competition process under the provisions of the PLEP 2023.

As the site is not triggered by the Design Excellence requirements under the PLEP 2023, it also means that it is not bound by City of Parramatta Design Excellence Manual 2023, which was released on 26 June 2023 and is applicable to sites in which the PLEP 2023 design excellence provisions apply.

4.1.3 Power to Grant Consent

Crown Development

Clause 294 of the EP&A Regulation provides that a development carried out by an Australian University (under the meaning of Higher Education Act 2001) is a Crown Development. Western Sydney University is recognised under Schedule 1 of the Higher Education Act 2001 and so the development is a Crown development for the purpose of Part 4 of the EP&A Act.

Under Clause 4.33 of the EP&A Act, SSDA for Crown development cannot be refused (except with approval of the Minister), Council cannot impose conditions of consent without the applicants agreement, the applicant has the opportunity to review the draft conditions, and, if the consent authority fails to determine the application within 70 days (as per Clause 95 of the EP&A Regs), the application may be referred to the Minister for determination.

State Significant Development

Section 4.36(2) of the EP&A Act states that:

- 2) *A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.*

Schedule 1 of SEPP Planning Systems lists development that is declared SSD. Schedule 1, Clause 15 (3) states:

15 Educational Establishments

(1) *Development that has a capital investment value of more than \$20 million that:*

(a) *is for the purpose of a new school, or*

(b) *involves the erection of a building for an existing school on land that, immediately before the commencement of the development, was not used for the purposes of a school.*

(2) Development for the purposes of the erection of a building, or alterations or additions to an existing building, at an existing school that has a capital investment value of more than \$50 million.

(3) Development for the purposes of a tertiary institution, including an associated research facility, that has a capital investment value of more than \$50 million.

(4) This section does not apply to development that consists only of development for the purposes of campus student accommodation within the site of a school or tertiary institution.

As outlined above, the Proposal is permitted under Schedule 1, Clause 15 of the *State Environmental Planning Policy (Planning Systems) 2021*. Furthermore, as confirmed in the Cost Summary Statement prepared by Slattery (**Appendix B**), the Proposal represents a capital investment of more than \$50 million. Therefore, the Proposal is declared SSD for the purposes of the *EP&A Act*.

4.1.4 Other Approvals

The following section outlines other legislative approvals required for the Proposal in addition to a development consent under Division 4.7 of the *EP&A Act*.

Consistent Approvals

Section 4.42 of the *EP&A Act* stipulates that certain authorisations cannot be refused if they are necessary for carrying out State significant development. The following table lists legislative approvals that are required for the Proposal and cannot be refused if the Proposal is approved.

Table 3 Consistent Approvals under Section 4.42 of the *EP&A Act*

Act	ICoE SSDA Approval Required
Legislation that must be applied consistently	
An aquaculture permit under section 144 of the <i>Fisheries Management Act 1994</i>	No
An approval under Section 22 of the <i>Coal Mine Subsidence Compensation Act 2017</i>	No
A mining lease under the <i>Mining Act 1992</i>	No
A production lease under the <i>Petroleum (Onshore) Act 1991</i>	No
An environment protection licence under Chapter 3 of the <i>Protection of the Environment Operations Act 1997</i>	No
A consent under section 138 of the <i>Roads Act 1993</i>	No
A licence under the <i>Pipelines Act 1967</i>	No

Approvals not required for State Significant Development

Section 4.41 of the *EP&A Act* stipulates that certain authorisations are not required for State significant development. The following legislative approvals would otherwise be required if the Project was not State significant.

Table 4 Approvals Otherwise Required under Section 4.41 of the *EP&A Act*

Legislation	Approval Otherwise Required
Legislation that does not apply to State Significant Development	
Fisheries Management Act 1994	No
Heritage Act 1977	No
National Parks and Wildlife Act 1974	No
Rural Fires Act 1997	No
Water Management Act 2000	No

4.1.5 Pre-conditions to Exercising the Power to Grant Consent

The following list identifies pre-conditions to be fulfilled by the consent authority before exercising their power to grant development consent.

- *Biodiversity Conservation Act 2016*
 - Section 7.9 requires an SSD development application to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the Planning Agency Head and the Environmental Agency determine that the proposed development is not likely to have any significant impact on biodiversity value. A BDAR waiver has been prepared and is appended to this report at **Appendix C**.
- *Heritage Act 1977*
 - Development pertaining to land that is subject to a State Heritage Listing as recognised by the Heritage Act 1997 requires separate General Terms of Approval (GTAs) from the Heritage Council NSW. The wider campus site is subject to a State Heritage Listing (known as Item #No. 00749). However, the specific development area location and works proposed are not within the periphery of heritage items that specifically contribute to the wider WSU Campus' listing as a State Heritage Item and as such, an **exemption from Section 60 of the Heritage Act will be pursued as part of this SSDA**.
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
 - Section 3.58 requires development for the purpose of an educational establishment that involves an enlargement or extension of existing premises, or a new premises on a site that has direct vehicular or pedestrian access to any road would be considered traffic generating development. The consent authority is to provide written notice to TfNSW within 7 days of when the application is made and will take into consideration their response.
- *State Environmental Planning (Resilience and Hazards) 2021*
 - The EIS will be accompanied by a Preliminary Site Investigation that considers the site's suitability for the Proposal.

4.1.6 Mandatory Matters for Consideration

The following section identifies matters that the consent authority will be required to consider in deciding whether to grant consent to the development application.

Table 5 Pre-conditions

Legislation	Relevance & Matter for Consideration
Environmental Planning & Assessment Act 1979 & Regulations	
Section 1.3	Objects of the Act
Section 4.15	(a)(i) Relevant Environmental Planning Instruments: <ul style="list-style-type: none"> • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • Parramatta Local Environmental Plan 2023
	(a)(ii) Relevant Draft Environmental Planning Instruments
	(a)(iiia) Any planning agreement
	(a)(iv) the Regulations
	(b) likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality
	(c) suitability of the site for the development
	(d) any submissions made in accordance with the Act or Regulations.
	(e) the public interest.

Legislation	Relevance & Matter for Consideration
Key mandatory considerations under Environmental Planning Instruments	
<i>State Environmental Planning Policy (Planning Systems) 2021</i>	Schedule 1 Part 15 denotes the proposal as state significant development.
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	Under Clause 3.58 of the Transport and Infrastructure SEPP, the development could be considered traffic generating development and therefore the consent authority is to take into consideration TfNSW's referral response.
<i>Parramatta Local Environmental Plan 2023</i>	<ul style="list-style-type: none"> • Clause 2.1 & 2.3 – Land Use Zone & Zone Objectives • Clause 5.10 – Heritage Conservation • Clause 6.1 – Acid Sulfate Soils • Clause 6.2 – Earthworks • Clause 6.3 - Biodiversity Protection • Clause 6.4 - Riparian Land and Waterways • Clause 6.5 – Foreshore Area • Clause 6.8 – Landslide Risk.

5.0 Engagement

This Section describes the proposed community engagement strategy to be undertaken during the preparation of the EIS. The Proponent's approach to community engagement is informed by DPE's *Undertaking Engagement Guidelines for State Significant Projects (2022)*. This includes adopting the following community participation objectives provided in the Guideline. Engagement is to be:

- Open and inclusive,
- Easy to access,
- Relevant,
- Timely, and
- Meaningful.

5.1 Engagement Undertaken

The Proponent and consultant team met with the Social Infrastructure team at the DPE on 24 August 2023. DPE identified the following matters to be considered in any application going forward.

- Further consideration and assessment of the flooding issues that relate to the site including a flood emergency response plan to be prepared in conjunction with the State Emergency Services (SES).
- Aboriginal cultural heritage to be assessed and considered with the proposal.
- Details to be included in the submission about the decanting of the existing parking spaces and where these will be accommodated within the broader site to meet the needs of the existing and proposed university operations.
- Details are to be presented about how the proposal fits within the University's Masterplan which is to be maintained to facilitate future growth.

Additionally, the Proponent and the consultant team have met with the City of Parramatta on 28 September 2023 to discuss the voluntary design competition process and the parameters of the SSDA. Lastly, the Proponent have met with the GANSW on numerous occasions.

5.2 Proposed Community Engagement During EIS Preparation

5.2.1 Identified Key Stakeholders

The Proponent proposes to engage with the following stakeholders:

- Relevant local, State or Commonwealth Government authorities which may include, but not limited to:
 - The relevant DPE assessment team.
 - City of Parramatta Council
 - NSW Government Architect's Office (as part of the Design Competition process)
 - Transport for NSW
 - Sydney Water
- Western Sydney University stakeholders, which may include:
 - WSU Indigenous Elders Advisory Committee.
 - The Office of the Deputy Vice-Chancellor Indigenous Leadership.
- External First Nations stakeholders.
- The general public and local Rydalmere community.

5.2.2 Proposed Community Consultation Actions

Engagement will be undertaken to inform the preparation of the EIS and on an ongoing basis throughout the life of the project, and details of how issues raised have been responded to will be documented in the Consultation Outcomes Report, which will accompany the EIS.

The Proponent will continue to engage with community stakeholders following the determination of the DA to provide information and seek feedback on the design process and project delivery phases. The Outcomes Report will also include details of strategies to monitor, review and adapt engagement methodologies over the course of the project. This engagement will be complementary to and independent of Department-led consultation during their assessment of the DA.

6.0 Proposed Assessment of Impacts

This section provides an overview of the key matters that will require further assessment in the EIS and the proposed approach to assessing each of these matters. The purpose of considering these factors at this stage is to inform the preparation of the SEARs which will guide the preparation of the detailed EIS. The following sections should be read in conjunction with the scoping summary tables provided at **Appendix A**.

6.1 Matters Requiring Further Assessment in EIS

6.1.1 Traffic, Parking and Access

The EIS will consider the relationship between the Proposal and surrounding transport infrastructure, including:

- The Yallamundi (Rydalmere) Light Rail Station to the east of the campus.
- The local street and collector road networks.
- Current and planned car parking provision – including broader campus car usage and mode shift considerations.

The EIS will be informed by a Transport Impact Assessment, which will consider the Proposal in respect to traffic generation, parking provision, site access, loading/servicing requirements, construction traffic and public transport impacts.

6.1.2 Environmental Amenity

Noise and Vibration

The development area is located near several sensitive receivers. Accordingly, an acoustic consultant will prepare a Noise and Vibration Assessment to identify surrounding sensitive receivers, establish the relevant statutory acoustic criteria and recommend in-principal treatment and design requirements for the Proposal to comply with the relevant criteria. An assessment of detailed works, including main construction and operational noise impacts, will be undertaken as part of the Detailed DA.

Site Contamination

A Preliminary Site Investigation is to be undertaken by a suitable consultant to identify if any known contaminants are present on the development area. State Environmental Planning Policy (Resilience and Hazards) 2021 should be considered and it must be demonstrated that the land is, or can be made, suitable for the proposed use.

6.1.3 Biodiversity

Section 7.9 of the *Biodiversity Conservation Act 2016* requires that an EIS submitted with an SSD application be accompanied by a Biodiversity Development Assessment Report (BDAR) 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. The site is largely cleared of vegetation except for several scattered trees and shrubs.

For the purpose of this SSDA, a BDAR waiver has been prepared and is appended to this report at **Appendix C**. The BDAR Waiver states that all 30 existing trees will be retained on site as part of the SSDA and therefore any impacts to native vegetation and biodiversity that may occur as result of the SSD are non-significant.

6.1.4 Built Environment

Design Quality

The development is currently undergoing a design excellence competition process which is being entered into on a voluntary basis, however the design excellence competition is the most appropriate way to secure a superior quality design outcome for this site. The design competition is important to facilitate a creative and functional design and ensure that the detailed design is of the highest architectural design quality.

6.1.5 Hazards and Risks

Flooding

A flood consultant will be engaged to prepare a detailed Flood Risk Assessment and will make reference to the Flood Risk Management Manual as updated by the Department of Planning and Environment in June 2023.

Geotechnical

A geotechnical report will be prepared to assess the development area subsurface conditions and determine the site's suitability for the proposed development. The report will detail any engineering measures required to construct the Proposal.

Land Contamination

The EIS will be informed by a Phase 1 Preliminary Site Contamination Investigation. As a result of the findings of the Phase 1 investigation, a Phase 2 Detailed Site Investigation and Remediation Action Plan (if required) will be prepared in accordance with the *Managing Land Contamination Planning Guidelines* to inform and accompany the SSDA.

Waste

A Waste Management Plan will be submitted with the EIS to assess the likely waste streams to be generated during construction and operation and identify measures to manage this waste. An Operational Waste Management Plan will be provided as part of the SSDA for the proposed redevelopment.

6.1.6 Heritage

Aboriginal

An Aboriginal Cultural Heritage Assessment Report (**ACHAR**) will be prepared to identify whether the site possesses or has the potential to possess Aboriginal heritage sites, places, objects and/or values and provide conservation and mitigation measures. Consultation will be undertaken with Aboriginal people per the *Aboriginal Cultural heritage Consultation Requirements for Proponents 2010* and documented in the ACHAR.

Non-Aboriginal

As noted in **Section 2.2**, the wider campus site contains a State listed heritage item. A Heritage Impact Statement (**HIS**) will be prepared to accompany the EIS. The HIS shall identify nearby heritage items and assess the Proposal's potential impacts on those items.

6.1.7 Social and Economic

A Social and Economic Benefit Analysis will be submitted with the EIS. The report will address the expected social and economic benefits of the project. This analysis will have regard to the *Social Impact Assessment Guideline for State Significant Development* (DPIE 2021).

6.1.8 Environmentally Sustainable Development

An Environmentally Sustainable Development (ESD) framework will be prepared for the Proposal and establish the ESD objectives (including relevant ratings) for the Project.

6.1.9 Infrastructure and Servicing

Consultation will be undertaken with all relevant service providers in relation to any required capacity augmentation of existing services to the site. An Infrastructure and Services Management Plan will be provided with the EIS.

6.1.10 Other Matters

The EIS will also consider BCA and Access Compliance, as well as Crime Prevention Through Environmental Design.

7.0 Conclusion

This Scoping Report has outlined preliminary information regarding the site, the Proposal, the strategic and statutory context and planned and ongoing stakeholder engagement. The scoping of the proposed assessment of impacts within the Environmental Impact Statement will permit DPE and other government agencies to prepare and issue the Secretary's Environmental Assessment Requirements for the Proposal.

Appendix A. Scoping Summary Table

Level of Assessment	Matter	Cumulative Impact Assessment?	Engagement	Relevant Government Plans, Policies and Guidelines	Scoping Report Reference
Detailed	Access – traffic and parking	Y	Specific – Consultation required with Transport for NSW	<ul style="list-style-type: none"> • Transport and Infrastructure SEPP • Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2013) • NSW Bicycle Guidelines (RTA, 2003) • Guide to Traffic Generating Developments Version 2.2 (RTA, 2002). 	Section 6.1.1
Standard	Access – roads and rail facilities	N	Standard	<ul style="list-style-type: none"> • Development Near Rail Corridors and Busy Roads – Interim Guidelines (Department of Planning, 2008) 	Section 6.1.1
Standard	Amenity – noise and vibration	N	General	<ul style="list-style-type: none"> • Construction Noise Strategy (Transport for NSW, 2012) • Interim Construction Noise Guideline (Department of Environment, Climate Change and Water, 2009) NSW Industrial Noise Policy (Environment Protection Authority, 2000) • NSW Road Noise Policy (Environment Protection Authority, 2011) • Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006) • German Standard DIN 4150-3: Structural Vibration – Effects of Vibration on Structures • Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006) 	Section 6.1.2
Detailed	Amenity – Visual	N	General	<ul style="list-style-type: none"> • Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment, 2013) 	Section 6.1.2
Standard	Biodiversity	N	Standard	<ul style="list-style-type: none"> • Environmental Protection and Biodiversity Conservation Act 1999 • Biodiversity Conservation Act 2016 	Section 6.1.3
Standard	Built Environment – Public Domain	N	General	<ul style="list-style-type: none"> • Healthy Urban Development Checklist 2009 • Better Placed – an integrated design policy for the built environment of NSW 	Section 6.1.4
Standard	Built Environment – Design Quality	N	General	<ul style="list-style-type: none"> • GA's Competitive Design Policy • Apartment Design Guide (DPIE, 2015) 	Section 6.1.4
Standard	Hazard & Risk - Flooding	N	General	<ul style="list-style-type: none"> • The relevant City of Parramatta Council flood study • Managing Urban Stormwater – Soils & Construction Volume 1 (Landcom, 2004) 	Section 6.1.5

Level of Assessment	Matter	Cumulative Impact Assessment?	Engagement	Relevant Government Plans, Policies and Guidelines	Scoping Report Reference
				<ul style="list-style-type: none"> Flood risk management manual (DPE, June 2023). 	
Standard	Hazard & Risk - Geotechnical	N	General	<ul style="list-style-type: none"> Refer to Section 6.1.5. 	Section 6.1.5
Standard	Hazard & Risk – Land contamination	N	General	<ul style="list-style-type: none"> Protection of the Environment Operations Act 1997 Contaminated Land Management Act 1997 Managing Land Contamination: Planning Guideline (SEPP 55) Guidelines on the Duty to Report Land Contamination SEPP (Resilience and Hazards) 2021 National environment protection (assessment of site contamination) measure 	Section 6.1.5
Standard	Hazard & Risk - Waste	N	General	<ul style="list-style-type: none"> City of Parramatta’s Waste Guidelines Protection of the Environment Operations Act 1997 Waste Avoidance and Resource Recovery Act NSW Waste and Sustainable Materials Strategy 2041 Waste Classification Guidelines Waste Management and Recycling in Commercial and Industrial Facilities Better Practice Guidelines 	Section 6.1.5
Detailed	Heritage - Aboriginal	Y	Specific – Consultation required with Registered Aboriginal Parties	<ul style="list-style-type: none"> National Parks and Wildlife Act 1974 Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW 2011 Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW 2010 	Section 6.1.6
Detailed	Heritage – Non-Aboriginal	Y	General	<ul style="list-style-type: none"> Parramatta Local Environmental Plan 2011 Statement of Heritage Impact Guide (OEH) Heritage Act 1977 Australia ICOMOS Charter for the Conservation of Places of Significance, Burra Charter 2013 Assessing Significance for Historical Archaeological Sites and ‘Relics’ 2009 	Section 6.1.6
Standard	Social	N	General	<ul style="list-style-type: none"> Social Impact Assessment Guidelines for State Significant Projects (Department of Planning Industry and Environment, 2021) 	Section 6.1.6