

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*

Part 8 of the Environmental Planning and Assessment Regulation 2021

Application Number	SSD-108005479
Project	WSU Parramatta North Campus Redevelopment
Location	260 & 260A Victoria Road, 178-186, 186A & 188-200 James Ruse Drive, 15-19 Collett Parade, and 137 Pennant Street, Parramatta within City of Parramatta LGA
Proponent	Walker Parramatta North Developments Pty Ltd
Date of Issue	9 April 2026

Rezoning Report

Content and guidance

The concurrent rezoning should be clearly described in a Rezoning Report which includes the following information:

Issue and Assessment Requirements	Supporting Documentation
1. Rezoning proposal - Site description - Local context - Proposed development.	This section shall include: - The legal description of the site - Relevant maps or diagrams - Full description of the proposed development.
2. Proposed Amendments Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars	An explanation of the provisions that are to be included in the proposed legislative changes. This section should be clearly stated and contain enough information on the proposal including but not limited to proposed zones and/or

• Identify compliance with applicable development standards and provide an explanation of proposed amendments • Land application • Land use zoning • Height of buildings • Floor space ratio • Minimum allotment sizes (if applicable) • Provision of affordable housing (in accordance with ministerial declaration) • Site specific provisions • State Environmental Planning Policies (SEPPs) • Contributions ○ State contributions ○ Local contributions (including Affordable Rental Housing Contributions).	development standards.
3. Strategic and Site-Specific Merit • Regional, district plans, and strategies • Local strategic documents (e.g. LSPS, Housing Strategy).	• The proposal's demonstrated alignment with the NSW strategic planning framework or current government priority • The proposal's demonstrated environmental, social and economic impact on the site and surrounds and ability to be accommodated within the capacity of the current and/or future infrastructure and services.

4. Relevant Issues Including, but not limited to the following: • Connecting with Country • Environmental: ○ Flooding ○ Bushfire ○ Biodiversity ○ Contamination. ○ Heritage. • Social and Economic: ○ Function and viability of surrounding land use zones ○ Urban Design ○ Affordable housing ○ Public benefit. • Infrastructure funding and delivery: ○ Transport ○ Utilities. • Address comments raised by Parramatta City Council in Appendix A.	• The section must address all relevant issues relating to the subject site and proposed changes • Economic impact assessment.
5. Consultation • Consult with Parramatta City Council, Transport for NSW and other key agencies.	Details of consultation undertaken with Government agencies, Council or other authorities, and community consultation that is to be undertaken in relation to the proposal.
6. Annexures	Include details of the existing and proposed maps, where relevant, to

- Proposed statutory maps - A table that compares existing and proposed changes to the Parramatta Local Environmental Plan 2023.	identify the effect of the proposed changes and the area to which it applies.
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Environmental Impact Assessment Requirements

Content and guidance

The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and the State Significant Development Guidelines. The EIS must also address the issues set out below. Relevant policies, guidelines and planning circulars can be found at

<https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>

Issue and Assessment Requirements	Supporting Documentation
1. Statutory Context - Address relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars - Identify compliance with applicable development standards and provide a detailed justification for any non-compliances - Provide an explanation of how the development as described in the EIS is consistent with the ministerial declaration and the development as described in the request for SEARs (including any components that were not SSD) and provide a justification for any differences - Address the requirements of any approvals applying to the site, including any concept approval, any endorsed or draft master plan, precinct plan or any recommendation for Gateway determination - Provide an accurate summary of the detailed assessment of the impacts of the project and integrate the findings and recommendations of technical reports into the justification	Address in the EIS <u>If required:</u> Clause 4.6 Variation Request (for any non-compliances with applicable development standards).

and evaluation of the project as a whole • Provide the name and ABN of the registered community housing provider that will be responsible for managing the affordable housing component, along with documentation confirming the provider's agreement to this responsibility.	
2. Estimated Development Cost and Employment • Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report.	• EDC Report.
3. Contributions and Public Benefit • Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind agreement • Include details of any proposal for further material public benefits to offset the increased residential yield and reduced non-residential floor area including: • Where a voluntary planning agreement is proposed, prepare a draft planning agreement in accordance with the <i>Planning agreements – Practice note - February 2021</i>.	Address in EIS <u>If required:</u> • Draft planning agreement.
4. Engagement • Demonstrate that engagement and consultation activities have been undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> and identify how issues raised, and feedback received have been considered in the design of the project: ○ If the development would have required an approval or authorisation under another Act but for the application of s4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s4.42 of the EP&A Act, the agency relevant to that	• Engagement Report.

approval or authorisation must be consulted Engagement with Council and key agencies must be undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>.	
5. Design Quality - Demonstrate how the development will achieve: - Design excellence in accordance with any applicable EPI provisions - Good design in accordance with the seven objectives for good design in Better Placed - Demonstrate that the development: - Has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP Guidelines for Project Teams, or - Has been granted an exemption to SDRP.	- Design Review Report (where the project has been reviewed by the SDRP) Or - An Architectural Design Report (where the project has not been reviewed by the SDRP).
6. Built Form and Urban Design - Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape, existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI - Provide an assessment of the development against the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the <i>Apartment Design Guide</i> (ADG). This must also include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria - Provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing. The plan must demonstrate that the amount of gross floor area and dwellings	- Architectural Drawings - Design Report - Survey Plan - Schedule of Colours, Materials and Finishes - Design Verification Statement.

provided as affordable housing meets (or exceeds) the amount specified within the submitted expression of interest and ministerial declaration.	
7. Environmental Amenity - Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated - Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties, and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied - Address comments raised by Parramatta City Council in Appendix A.	- Shadow diagrams - Chapter 4 Housing SEPP Assessment (ADG) - View Impact Analysis.
8. Visual Impact - Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development - Provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	- Visual Impact Analysis - Visual Impact Assessment.
9. Transport Provide a Transport Impact Assessment (TIA) in accordance with the processes and methodology recommended in the <i>Guide to Transport Impact Assessment</i> (GITA) published by Transport for NSW (TfNSW)	- Transport Impact Assessment - Preliminary Construction Traffic (Or Transport) Management Plan.

• Preliminary Construction Traffic (or Transport) Management Plan (CTMP) must be prepared as part of the TIA to mitigate any such impacts • The TIA must adopt a multi-modal approach to assess the impacts of the proposal on the safety and operational efficiency of all transport modes and the associated infrastructure, rather than focusing solely on vehicular traffic • Where recent rezoning or precinct studies exist and remain applicable, these should be referenced and updated rather than duplicated, with a clear statement outlining their applicability and identifying any changes. This includes the WSU Parramatta North TMAP. The applicant must demonstrate that the proposal is consistent with the relevant transport principles established under the TMAP to achieve the intended transport outcomes • Engage with Council, TfNSW and DPHI to refine the transport methodology and scope as the analysis progresses, to ensure the transport study remains effective, proportionate and fit-for-purpose • Where the development relies on Council's waste collection services, additional swept paths are required which demonstrate a medium-rigid vehicle entering, navigating and exiting from the waste collection point • Consult and obtain in principal support from TfNSW for any works requiring concurrence under section 138 of the Roads Act (1993) • Address comments raised by Parramatta City Council in Appendix A.	
10. Noise and Vibration • Provide a noise and vibration impact assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail	• Noise and Vibration Impact Assessment.

construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented.	
11. Water Management • Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater) • Demonstrate how the development complies with Council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.	• Integrated Water Management Plan.
12. Ground and Groundwater Conditions • Assess potential impacts on soil resources, related infrastructure and riparian lands on and near the site and including soil erosion • Where required, provide a Groundwater Impact Assessment in accordance with relevant Groundwater Guidelines. If the proposed development is on land identified as having high salinity or acid sulfate soil potential in an EPI, provide a Salinity Management Plan or Acid Sulfate Soil Management Plan that includes appropriate management measures and strategies.	• Geotechnical Impact Assessment <u>If required:</u> • Groundwater Impact Assessment • Salinity Management Plan • Acid Sulfate Soils Management Plan
13. Contamination and Remediation • In accordance with Chapter 4 of the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.	• Preliminary Site Investigation Report <u>If required:</u> • Detailed Site Investigation • Remedial Action Plan • Preliminary Long-Term Environmental Management Plan.

14. Trees and Landscaping • Provide a landscape plan, that: ○ Details the proposed site planting including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area) ○ Provides evidence that opportunities to retain significant trees have been explored and/or inform the plan • If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including: ○ Any existing canopy coverage to be retained on-site. ○ Tree root mapping if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant.	• Landscape Plan <u>If required:</u> • Arboricultural Impact Assessment.
15. Ecologically Sustainable Development (ESD) • Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development • Where relevant, provide an assessment of the development against the standards for non-residential development set out in Chapter 3 of <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>.	• ESD Report • BASIX Certificate.
16. Biodiversity • Unless a waiver has been granted, provide a Biodiversity Development Assessment Report (BDAR) that assesses any biodiversity impacts associated with the development in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>	• Biodiversity Development Assessment Report - Or • BDAR Waiver.

Or If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.	
17. Waste Management - Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste in accordance with any council waste management requirements - Identify appropriately sited waste storage areas, collection access paths / roads, and appropriate servicing arrangements for the site.	Waste Management Plan.
18. Social Impact - The EIS must consider social impacts and should identify any significant social impacts - Social Impact Assessment must be prepared in accordance with the <i>Social Impact Assessment Guideline for State Significant Projects</i>.	Address in EIS <u>If required:</u> Social Impact Assessment in accordance with the guidelines.
19. Flood Risk - Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine: - The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans - The site access and egress route - The potential effects of climate change - Any relevant provisions of the <i>NSW Flood Risk</i>	Address in EIS <u>If required:</u> Flood Impact and Risk Assessment (FIRA).

<i>Management Manual</i>, and any other relevant guidelines - Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the <i>Flood Impact and Risk Assessment – Flood Risk Management Guide LU01</i>. When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered - Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).	
20. Bush Fire Risk If the development is on mapped bush fire prone land, or a bush/grass fire threat is identified on or adjoining the site, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with <i>Planning for Bush Fire Protection</i>.	<u>If required:</u> Bush Fire Assessment
21. Aboriginal Cultural Heritage - Where there is known, or reasonably likely, to be Aboriginal cultural heritage on or near the site demonstrate that impacts have been adequately investigated and assessed by: - Identifying that an appropriate prior planning process has already considered these impacts, e.g. a rezoning or development application, or - Providing an initial assessment of the potential impacts - If potential impacts are significant, provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) which: - Identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site	- Aboriginal heritage due diligence report - Connecting with country framework <u>If required:</u> - Aboriginal Cultural Heritage Assessment Report.

○ Is prepared in accordance with relevant guidelines.	
22. Environmental Heritage • Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.	<u>If required:</u> • Statement of Heritage Impact • Archaeological Assessment.
23. Public Space • If public space is proposed as part of the development, demonstrate how the development: ○ maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department ○ provides accessible public space ○ maximises permeability and connectivity ○ maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection ○ maximises street activation ○ minimises potential vehicle, bicycle and pedestrian conflicts.	• Public Space Plan.
24. Hazards and Risks • If the development is affected by above ground dangerous goods storages from the surrounding developments and/or underground high-pressure dangerous goods pipelines in the vicinity of proposal location: ○ Report on any consultation outcomes with operators ○ Consider whether the development would cause these storages non-compliance with <i>Australian Standards</i>	<u>If required:</u> • Hazard Analysis

Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular.	
23. Infrastructure Requirements and Utilities In consultation with relevant service providers: - Assess the capacity of the existing services / utilities and identify any upgrades which are required to facilitate the development - Assess the impacts of the development on the existing utility infrastructure / service provider assets and describe how any potential impacts will be managed - Address requirements from relevant utility service providers.	- Services and utilities impact assessment - Evidence of consultation with providers - Architectural section depicting highest point of building in Australian Height Datum (AHD).

Appendix A

- Parramatta City Council comments