

# Environmental Impact Statement

Western Sydney University Indigenous Centre of Excellence

Submitted to the Department of Planning, Housing and Infrastructure  
on behalf of Western Sydney University

SSD-64916225



**'Gura Bulga'**

Liz Belanjee Cameron

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



**'Dagura Buumarri'**

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



**'Gadalung Djarri'**

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

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

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

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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# Signed Declaration

Project Details	
Project Name	Western Sydney University Indigenous Centre of Excellence
Application Number	SSD-64916225
Land to be Developed	Western Sydney University Parramatta South Campus Car Park P1 identified as Lot 100 in DP 816829
Applicant Details	
Applicant Name	Western Sydney University
Applicant Address	171 Victoria Road, Parramatta, NSW, 2116
Prepared by	
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Organisation Registered With	Planning Institute of Australia
	<p>The undersigned declares that this EIS:</p> <ul style="list-style-type: none"><li>• has been prepared in accordance with the Environmental Planning and Assessment Regulation 2021;</li><li>• contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the EIS relates;</li><li>• does not contain information that is false or misleading;</li><li>• addresses the Planning Secretary's environmental assessment requirements (SEARs) for the project;</li><li>• identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments;</li><li>• has been prepared having regard to the Department's State Significant Development Guidelines - Preparing an Environmental Impact Statement;</li><li>• contains a simple and easy to understand summary of the project as a whole, having regard to the economic, environmental and social impacts of the project and the principles of ecologically sustainable development;</li><li>• contains a consolidated description of the project in a single chapter of the EIS;</li><li>• contains an accurate summary of the findings of any community engagement; and</li><li>• contains an accurate summary of the detailed technical assessment of the impacts of the project.</li></ul>
Signature	
Date	15 August 2024

# Executive Summary

## Purpose of this Report

This Environmental Impact Statement (**EIS**) has been prepared on behalf of Western Sydney University (the **Applicant**) in support of a State Significant Development Application (**SSDA**) identified as SSD-64916225. The EIS is submitted to the NSW Department of Planning, Housing and Infrastructure (**DPHI**) for the construction of an Indigenous Centre of Excellence (the **Proposal**) on Dharug land at Western Sydney University Parramatta South Campus, 171 Victoria Road, Parramatta (the **site**).

Development for educational purposes for a tertiary institution with an estimated development cost (**EDC**) of more than \$50 million is identified in Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* (**Planning Systems SEPP**) and is therefore declared to be State Significant Development (**SSD**) for the purposes of the *Environmental Planning & Assessment Act 1979* (**EP&A Act**). The Proposal has an EDC of \$83 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 EP&A Act.

This SSDA seeks development consent for the construction of a new four (4) storey tertiary educational facility comprising 5,543.3m<sup>2</sup> of Gross Floor Area (**GFA**) to accommodate the new Indigenous Centre of Excellence. The Proposal will provide a series of teaching spaces and collaborative learning areas, staff and student amenities, research facilities, a cinema / lecture theatre, a gallery, art spaces, alongside a theatre and associated performance spaces. It will be complemented by a series of landscaped areas including a central landscaped open space, indoor / outdoor terraces, and a rooftop multi-purpose sports court and an astronomy garden.

This report responds to the industry-specific Secretary's Environmental Assessment Requirements (**SEARs**) issued on 21 November 2023 by the DPHI (**Appendix A**). In accordance with the DPHI's guidelines for SSD applications lodged under Part 4 of the EP&A Act, this EIS addresses the issues identified in the SEARs, as demonstrated in the SEARs Compliance Table at **Appendix B**. This report analysis the site, the strategic context (including consistency with the relevant planning guidelines and strategies), the relevant statutory context, as well as anticipated environmental impacts and mitigation measures, and the community and stakeholder engagement undertaken to date.

In doing so, this EIS confirms that the Proposal will not give rise to unacceptable environmental impacts and is supportable from a planning perspective. It finds that the Proposal:

- is consistent with the relevant strategic planning framework and guidelines;
- is consistent with the relevant statutory legislation and requirements;
- will not generate unreasonable environmental impacts; and
- is suitable for the site, and in the public interest.

## Site Overview

The Western Sydney University Parramatta South Campus is located within the City of Parramatta Local Government Area (**LGA**).

The site is located within a single allotment, which is legally described as Lot 100 in DP 816829. The site is presently known as the 'P1 Car Park', which is located in the northern portion of the wider site. The site is approximately 12,150m<sup>2</sup> in size and is broadly rectangular in shape. It currently comprises a hardstand area that accommodates approximately 284 car parking spaces. There is an existing single storey Central Energy Plant to the west of the development area which serves the wider site; it remains outside of the scope of this SSDA.

The site is strategically positioned to the northern boundary of the Western Sydney University Parramatta South Campus, fronting Victoria Road (the A40). The wider site comprises a significant landholding size of approximately 20ha containing a series of buildings of differing heights and massing forms which are used for higher educational purposes. The buildings contained within the wider site are dissected by a series of open, at grade car parks, internal roads, pathways, and landscaped areas. The Western Sydney University Parramatta South Campus sits to the north of the Parramatta River.

The site is located approximately 3km east of the Parramatta Central Business District (**Parramatta CBD**), which is an area undergoing a process of significant transformation. It is also located approximately 500m to the Parramatta Light Rail Corridor, with the construction of new Yallamundi Light Rail now completed and awaiting operation by Transport for NSW (**TfNSW**).

## Project Background

The development of the Indigenous Centre of Excellence is underpinned by the *Western Sydney University 2020-2025 Indigenous Strategy*, developed to establish how Western Sydney University will position itself as a national leader in Indigenous higher education. The *Western Sydney University 2020-2025 Indigenous Strategy* focuses on strategic objectives in 7 areas of Indigenous engagement: students; employment; research; learning and teaching; community engagement; leadership; and cultural viability and knowledge. One of the key strategic objectives of this Strategy is to establish a landmark building that celebrates Indigenous peoples, histories, cultures and knowledge.

The Indigenous Centre of Excellence represents Western Sydney University's commitment to advancing Indigenous education, leadership and reconciliation, in line with these strategic objectives.

The design development process of the Indigenous Centre of Excellence has evolved through collaboration between the Applicant and its Design Team, alongside Indigenous stakeholders. During 2023, Western Sydney University facilitated a voluntary Design Excellence Competition for the Indigenous Centre of Excellence on a national scale, which was subsequently launched and undertaken in two stages. The competition was Indigenous-led, with the winning design announced in December 2023 which was awarded to a team comprising; Jackson Clements Burrows Architects, Peter Stutchbury Architects, Jane Irwin Landscape Architects, Sarah Lynn Rees, Uncle Dean Kelly, Hills Thalys and Flux consultants. The design of the Indigenous Centre of Excellence as presented in this SSDA reflects the winning scheme and has been subject to further design development resulting from ongoing consultation with stakeholders and from specialist consultant inputs.

## Project Overview

This SSDA specifically seeks detailed approval for the following works:

- Site preparation and civil works, including demolition of the existing car park, tree removal and installation of inground utility infrastructure services.
- Construction of a four (4) storey Indigenous Centre of Excellence encompassing:
  - Ground level facilities, including but not limited to a dedicated arrival area, outdoor amphitheatre, cinema and lecture theatre, performance space, artist studios and exhibition spaces. Associated workspaces, meeting areas, lounge areas and other amenities are to be provided throughout the ground floor.
  - First floor level upwards comprising dedicated educational facilities including library facilities, learning areas and teaching spaces.
  - Second floor level comprising staff / student foyer, offices, meeting rooms and collaboration spaces.
  - Third floor comprising a multi-functional recreational sports court, with associated ancillary amenities, alongside an astronomy garden.
  - Roof level plant and services.
  - Building identification signage zones.
- Construction of internal driveway with hardstand area to provide 13 car parking spaces.
- Landscaping works to provide outdoor educational and recreational spaces.

The proposed scheme is set out in the Architectural Drawings, included at **Appendix E**.

## Strategic Planning Context

The project will deliver a new tertiary educational facility that will showcase and celebrate Indigenous cultures, to the benefit of the Western Sydney University community, as well as the local and wider communities. This is directly consistent with the overarching themes and requirements of all relevant strategic plans, policies and guidelines, which include:

- *Greater Sydney Region Plan – A Metropolis of Three Cities* (the **Region Plan**).
- *Central City District Plan* (the **District Plan**).
- *Greater Parramatta and the Olympic Peninsula* (**GPOP**).
- *City of Parramatta Local Strategic Planning Statement* (the **LSPS**).
- *Draft Parramatta 2050*.
- *Cultural Infrastructure Plan 2025+*.
- *Future Transport Strategy 2056*.
- *Better Placed: An integrated design policy for the built environment of New South Wales*.
- *Government Architects NSW (GANSW) Connecting with Country Framework*.

The Proposal clearly aligns with the strategic planning framework identified for the precinct. The Proposal will realise the long-term strategic vision of the *Draft Parramatta 2050* by revolutionising the educational landscape of Parramatta. Through the Indigenous Centre of Excellence, Western Sydney University will aim to drive positive change, increase Indigenous participation in higher education, and contribute to the preservation and sharing of Indigenous cultures. The Proposal will represent a world leading example in harvesting a strong partnership with the Dharug People, the Traditional Owners of the lands, waterways and skies. A green and blue network seeks to return Country back to the original state, and create spaces for expression, connection and opportunity. The Proposal is an exemplar that aims to elevate the status of Parramatta to 'Global City'.

A detailed assessment of the strategic context is provided in **Section 4.0**.

### Statutory Context

This EIS has been prepared in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2000 (EP&A Regulation)*, and **Section 5.0** of the EIS considers all applicable legislation in detail, with a statutory compliance table provided at **Appendix D**.

The *Parramatta Local Environmental Plan 2023* (the **Parramatta LEP**) applies to the site, with the Proposal being permissible with consent within the 'SP2 Infrastructure (Educational Establishment)' zone. It is noted that the site is not subject to any height of building provisions under Clause 4.3, nor any floor space ratio provisions under Clause 4.4 of the Parramatta LEP. The site is subject to a State Heritage Listing (I661) due to its significance as being located at the former '*Rydalmere Hospital and Female Orphan School*'.

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 as an Australian University 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.

The project is generally consistent with the relevant planning controls that apply to the site, including all relevant State Environmental Planning Policies (**SEPPs**).

### Engagement

Engagement with the community and stakeholders has been undertaken by Ethos Urban in collaboration with Western Sydney University. The consultation process ensured that potentially impacted stakeholders were identified and provided with the opportunity to learn about the Proposal and provide feedback, prior to lodgement.

Engagement activities detailed within this report focussed on the following groups:

- Surrounding community, including neighbouring residents and businesses – to ensure local community concerns were understood and feedback was able to be gathered.
- University stakeholders including staff, students, and leadership – to ensure the Western Sydney University community was aware of campus changes, any impacts to University operations were understood, and any opportunities identified.
- Government Agencies as identified in the SEARs – to work with agencies towards approval of the development.
- City of Parramatta Council (the **Council**) – to consult with Council as a key stakeholder.

A range of comments and feedback was received by the Project Team, including queries seeking to understand Western Sydney University's plan for transitioning parking from the P1 car park to an alternate location, the project's location on a site that floods and the associated management and maintenance strategy, as well as general queries in relation to project timing, construction, sustainability, funding, and design features.

The community and stakeholder engagement has helped inform the Proposal and are discussed in further detail in **Section 6.0**. Western Sydney University remain committed to further consultation with the community throughout the project.

### Environmental Impacts and Mitigation Measures

This EIS provides an assessment of the environmental impacts of the project in accordance with the SEARs and sets out the undertakings made by Western Sydney University to manage and minimise potential impacts arising from the Proposal. The key environmental matters identified include:

- Design excellence;
- Built form and urban design;

- Connecting with Country;
- Visual impacts;
- Environmental amenity;
- Landscaping;
- Aboriginal and non-aboriginal heritage;
- Biodiversity;
- Sustainability;
- Transport and traffic;
- Ground and water conditions;
- Contamination and hazardous materials;
- Stormwater management;
- Flood impact;
- Social impacts; and
- Contributions and public benefit.

The Proposal has been assessed in each of these instances by technical experts across a range of disciplines as guided by the SEARs and industry best practice. These assessments confirm that while there may be potential impacts resulting from the change of the existing site conditions, and impacts can be appropriately managed and mitigated.

The development of the Indigenous Centre of Excellence will provide a longstanding facility to serve both current and future generations, and represent a landmark development that will elevate the status of Parramatta, in alignment with the vision of the *Draft Parramatta 2050*. The Proposal has been informed by extensive and meaningful engagement with Indigenous stakeholders, Western Sydney University representatives, local Indigenous Elders and cultural advisors, and the wider community, to deliver the best outcome for Indigenous staff, students and community. The Proposal seeks to embed culture into the design, with spaces designed for users to interact passively and actively with culture through art, performance, food, storytelling, landscape, language, and education. The site accommodates a series of exhibition and entertainment spaces, both internally and externally, which have been designed as immersive environments for display, creation, interaction and the generation of shared experiences. The built form and urban design of the development seeks to deliver a place where Country, stories, knowledge and productivity come together. The delivery of a design that is embedded with true Connecting with Country principles is at the core of the design development process, and seeks to create a cohesive design that returns the native environment back to the site and back to Country.

On balance, the Proposal is in the public interest and will not result in any unacceptable or unreasonable social, economic, or environmental impacts that cannot be appropriately managed by implementing the recommended mitigation measures and appropriate conditions of consent.

A complete assessment of each issue identified within the issued SEARs is provided in **Section 7.0**. A consolidation of mitigation measures proposed is provided at **Appendix C**.

## Conclusion and Justification

This EIS addresses the SEARS, and it is found that the proposed development will have a positive environmental impact. Having regard to biophysical, economic, and social considerations, the carrying out of the Proposal is justified for the following reasons:

- The Proposal is permissible with consent and meets the relevant statutory requirements of the relevant environmental planning instruments (EPs), including the Parramatta LEP.
- The Proposal is entirely consistent with the aims and objectives of the relevant strategic planning framework, including the Parramatta LSPS and the Draft Parramatta 2050.
- The Proposal will provide an accessible educational facility for Indigenous and non-Indigenous residents, in turn promoting cross-cultural learning, and social inclusion and recognition in Western Sydney.
- The Proposal allows for significant improvement to the appearance of the site and interface with the surrounding land.
- The site is well served by existing and future public infrastructure, particularly public transport infrastructure and parking, cycling, road and pedestrian connections, and services can be augmented to meet the future needs of the facility.
- The Proposal will deliver approximately 340 jobs during the construction phase and an additional 150 ongoing jobs during the operational phase.

- The assessment of the Proposal has demonstrated that the development will not result in any environmental impacts that cannot be appropriately managed and consistent with the relevant planning controls for the site.
- The Proposal is consistent with the principles of ecological sustainable development as defined by Schedule 2(7)(4) of the EP&A Regulation.
- The Proposal has been informed by pre-lodgement consultation, and measures are recommended for ongoing consultation and engagement.
- The Proposal will facilitate a number of significant social, cultural and economic benefits that might otherwise remain unrealised.
- The Proposal will not result in adverse environmental impacts, with appropriate mitigation measures that will minimise any potential impact.
- The Proposal is suitable for the site and in the public interest.

Given the planning merits of the Proposal, the SSSDA warrants approval by the Minister for Planning and Public Spaces.

# 1.0 Introduction

This EIS has been prepared by Ethos Urban on behalf of Western Sydney University in support of a SSDA. The EIS is submitted to the DPHI for the proposed Indigenous Centre of Excellence on Dharug land at Western Sydney University Parramatta South Campus, 171 Victoria Road, Parramatta.

Development for educational purposes to support a tertiary institution that has an EDC of more than \$50 million, is declared to be SSD under Schedule 1, Clause 15 of the Planning Systems SEPP. The Proposal has an EDC of \$83 million and accordingly the project is declared to be SSD subject to Section 2.6 and Schedule 1, Subclause 15 of the Planning Systems SEPP and Section 4.36 of the EP&A Act.

A request for the issue of SEARs was sought on 16 November 2023, which were subsequently issued on 21 November 2023.

A copy of the SEARs is included at **Appendix A**. This EIS has been prepared in accordance with the requirements of Part 4 of the EP&A Act, Clause 175 of the EP&A Regulation, and the issued SEARs. A SEARs Compliance Table provided at **Appendix B** that identifies where the individual SEARs have been addressed in this EIS. This EIS should be read in conjunction with the supporting information and plans appended to and accompanying this report.

This EIS is based on the Architectural Drawings prepared by Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architecture (see **Appendix E**) and other supporting technical information appended to the report (see **Table of Contents**).

The EIS intends to inform the community and stakeholders about the proposed development, including its social, economic and environmental impacts, mitigation measures and benefits, as well as providing an environmental assessment of the proposed development.

## 1.1 The Applicant – Western Sydney University

Western Sydney University is recognised globally for its positive social, economic and environmental impact, coming first in the world in the Times Higher Education Impact Rankings 2022 and 2023. In addition to its commitment to sustainability and climate action it has embraced social justice and inclusion.

On that strong foundation, Western Sydney University is establishing the Indigenous Centre of Excellence as a place for more inclusive, culturally rich educational experiences, creating a place for powerful and respectful discourse and the exchange of Indigenous led ideas and wisdom. Western Sydney University's aim with the Indigenous Centre of Excellence is to preserve Indigenous cultures, promote cross-cultural learning, and contribute to social inclusion and recognition in Western Sydney.

Western Sydney University has multiple campuses across Greater Sydney, with a concentration of multiple campus land holdings within the Parramatta LGA. The Applicant's details are presented in **Table 1** below.

**Table 1** Applicant Details

<b>Applicant:</b>	Western Sydney University
<b>Address:</b>	Western Sydney University Parramatta South Campus, 171 Victoria Road, Parramatta, NSW, 2116
<b>ABN:</b>	01300 668 370

## 1.2 Crown Development Application

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 as an Australian University 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.

## 1.3 Overview of the Proposed Development

The Applicant seeks development consent for the construction of a new state-of-the-art Indigenous Centre of Excellence as a new tertiary education facility at the Western Sydney University Parramatta South Campus. The Indigenous Centre of Excellence project is funded by the NSW Government's Western Sydney Infrastructure

Grants Program in association with Western Sydney University. The new Indigenous Centre of Excellence will be an important asset for both Western Sydney University and the local community alike, providing a space for the commitment to advancing Indigenous education, leadership, and reconciliation. The Indigenous Centre of Excellence will stand as a symbol of recognition of Indigenous land and Western Sydney University's relationship with Indigenous communities. The Indigenous Centre of Excellence will represent a celebration of tens of thousands of years of Indigenous knowledges and histories, a legacy that Western Sydney University is honoured to nurture and promote through further education opportunities for students and communities.

Through the Indigenous Centre of Excellence, Western Sydney University will aim to drive positive change, increase Indigenous participation in higher education, and contribute to the preservation and sharing of Indigenous cultures.

This SSDA specifically seeks detailed approval for the following works:

- Site preparation and civil works, including demolition of the existing car park, tree removal and installation of inground utility infrastructure services.
- Construction of a four (4) storey Indigenous Centre of Excellence encompassing:
  - Ground level facilities, including but not limited to a dedicated arrival area, outdoor amphitheatre, cinema and lecture theatre, performance space, artist studios and exhibition space. Associated workspaces, meeting areas, lounge areas and other amenities are to be provided throughout the ground floor.
  - First floor level upwards comprising dedicated educational facilities including library facilities, learning areas and teaching spaces.
  - Second floor level comprising staff / student foyer, offices, meeting rooms and collaboration spaces.
  - Third floor comprising a multi-functional recreational sports court, with associated ancillary amenities, alongside an astronomy garden.
  - Roof level plant and services.
  - Building identification signage zones.
- Construction of internal driveway with hardstand area to provide 13 car parking spaces.
- Landscaping works to provide outdoor educational and recreational spaces.

This EIS provides further description of the Proposal in **Section 2.5**. The Proposal will be undertaken in accordance with the Architectural Drawings prepared by Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects (**Appendix E**).

## 1.4 Objectives of the Development

As a central objective, the Indigenous Centre of Excellence will provide opportunities for Indigenous peoples to celebrate culture and connection with Country. The Indigenous Centre of Excellence will serve as an intersection for knowledge exchange, steeped in the principles of reciprocity, generosity, and respect. The vision for the Indigenous Centre of Excellence is for the delivery of a facility from which to lead global discourse on Indigenous knowledges and to provide spaces to explore and learn more about Indigenous cultures, attend exhibitions, performances, lectures and screenings. The Indigenous Centre of Excellence will incorporate tactile and technology augments to transform access to cultural collections and heritage, as well as showcasing stories from Western Sydney.

The objectives of the Proposal are as follows:

- Centres Country
- Cares for Country
- Excellence and Leadership
- Workplace of Choice for Indigenous Peoples and University of Choice for Indigenous Peoples
- Empowering Indigenous Research and Fostering Indigenous Knowledge
- Welcomes Community and Embrace Kin
- Shares Culture and Creates Spaces for Learning
- Contemporary Culture

## 1.5 Background to the Development

In 2020, Western Sydney University published the '*Western Sydney University Indigenous Strategy for 2020 – 2025*' to establish how Western Sydney University will position itself as a national leader in Indigenous higher education, focusing on seven strategic objectives:

1. **Indigenous Students** - Provide opportunities for Indigenous Australian students to learn and succeed in an environment that promotes Indigenous excellence.
2. **Indigenous Employment** - Position Western Sydney University as a place of choice for Indigenous Australians to work in an environment that supports and nurtures their careers.
3. **Indigenous Research** - Develop the breadth and depth of Indigenous Research with a vision to promote research that empowers Indigenous Australians.
4. **Learning and Teaching** - Ensure all students develop understanding and knowledge about Indigenous Australians through the Graduate Attribute.
5. **Community Engagement** - Promote Western Sydney University as a place that works with and for the Indigenous Australian community.
6. **Indigenous Leadership** - Provide leadership opportunities for Indigenous Australians across staff, students and community throughout Western Sydney University.
7. **Cultural Viability and Knowledge** - Build Indigenous cultural viability and knowledge across Western Sydney University.

The proposed Indigenous Centre of Excellence is a demonstration of Western Sydney University's commitment to achieving these strategic objectives, by serving and empowering their Indigenous staff and students, and promoting cross-cultural learning and knowledge sharing, which has evolved through extensive engagement with the Indigenous Australian community.

### 1.5.1 Voluntary Design Excellence Process

Clause 6.13 of the Parramatta LEP denotes requirements regarding the process of undergoing a Design Excellence Process, applicable to sites identified on the Design Excellence Precinct Map. The Western Sydney University Parramatta South Campus is not mapped on land identified within the '*Design Excellence Precinct*', meaning that there are no statutory obligations for Western Sydney University to undertake a Design Competition process under the provisions of the Parramatta LEP.

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

Western Sydney University and their stakeholders acknowledge the importance of the Indigenous Centre of Excellence as a key asset of social educational infrastructure within the local community that will act as a precedent for Indigenous infrastructure, not just within Greater Sydney, but the wider nation. Western Sydney University proceeded to undertake a voluntary Design Excellence Competition for the Indigenous Centre of Excellence in order to ensure that the detailed design of the Indigenous Centre of Excellence would be of the highest architectural design quality and informed by Designing with Country principles at the forefront of this process.

On 28 September 2023, Western Sydney University and the consultant team met with the Council to discuss the implementation of a voluntary Design Competition and the parameters of the SSDA. A 'Design Competition Strategy' was developed in consultation with the Council, as well as the GANSW and the Australian Institute of Architects.

Through this consultation, Dillon Kombumerri, the Principal Architect at GANSW, was appointed as the 'Chair' for the Selection Committee, along with seven (7) other suitably qualified and experienced experts in both design and Indigenous culture, including both a male and female Dharug representative and 50% Indigenous representatives. The expert panel were supported by an Indigenous Advisory Group with a 75% Dharug membership as well as the Indigenous Cultural lead (refer to **Appendix I** for full details). The Committee were responsible for the assessment of the proposals and selecting a winning design.

The Competition was managed by CityLab and undertaken in two stages, specifically:

#### Stage One:

- Team Composition and Capability (25%)
- Relevant Project Experience (20%)
- Task Appreciation (30%)
- Design Methodology (25%)

#### Stage Two:

- Design Vision (40%)

- Functional Response (25%)
- Functional Response (25%)
- Viability (15%)

Stage Two of the Design Competition involved the following process:

- Individual reviews of the Submission packages, noting the strengths and weaknesses of each submission prior to the Selection Committee's first group review.
- Technical advisors independently reviewed the submissions to provide advice to the Selection Committee.
- Selection Committee's first group review in relation to each submission in consideration to the identified 'Stage Two Design Evaluation Criteria', which included Design Vision, Functional Response, Technical Response and Viability of the proposed design.
- Presentations by the four competitors were held on 12 December 2023.
- Individual scoring and Selection Committee second group review to determine the competition winner and reserve winner.
- Appointing the successful competitors as the lead architects for the project, responsible for preparing the detailed design for the SSDA, as well as retained to coordinate and oversee the construction and operational phase to Occupation Certificate.

The winning design announced in December 2023 was awarded to the following Competitor team:

- Jackson Clements Burrows Architects, Peter Stutchbury Architects, Jane Irwin Landscape Architects, Sarah Lynn Rees, Uncle Dean Kelly, Hills Thalys and Flux consultants.

The winning design was considered to represent the optimal built form and urban design outcome for the site.

The proposed design has since been subject to further design and development, in consultation with Council, and Western Sydney University stakeholders which has culminated in the submission of this SSDA. The Proposal returned to the Panel to assess that the scheme has maintained and strengthened the design integrity and the Proposal has been endorsed by the Panel Chair on 24 July 2024 to proceed with lodgement (see **Appendix NN** for further details).

## 1.5.2 NSW State Design Review Panel

The NSW State Design Review Panel (the **SDRP**) delivers independent, consistent design quality advice on projects for which the State is the consent authority, including State Significant Development, managed by the GANSW. The 'Wait Time Reduction Scheme' has been established to reduce the wait time for projects when seeking review through the SDRP. The conditions of the Wait Time Reduction Scheme include meeting or exceeding typology specific Capital Investment Value (**CIV**), now EDC, thresholds, as follows:

- \$40M: New primary and secondary schools
- \$75M: Residential development seeking infill affordable housing bonuses.
- \$100M: All other private projects on private land

The EDC for the development is approximately \$83 million, and therefore, there is no requirement for this development to undergo the SDRP process. Consultation with GANSW officers in this regard has been undertaken throughout the competition and design phases.

## 2.0 The Site

### 2.1 Site Description

The project site is located within a single allotment, which is legally described as Lot 100 in DP 816829 (refer to the Survey Plan prepared by LTS Surveyors, provided at **Appendix J**). The project site is presently known as the 'P1 Car Park', which is located in the northern portion of the wider site. The project site is approximately 12,150m<sup>2</sup> in size and is broadly rectangular in shape. It currently comprises a hardstand area that accommodates approximately 284 car parking spaces. There is an existing single storey Central Energy Plant to the west of the development area which serves the wider site; it remains outside of the scope of this SSDA.

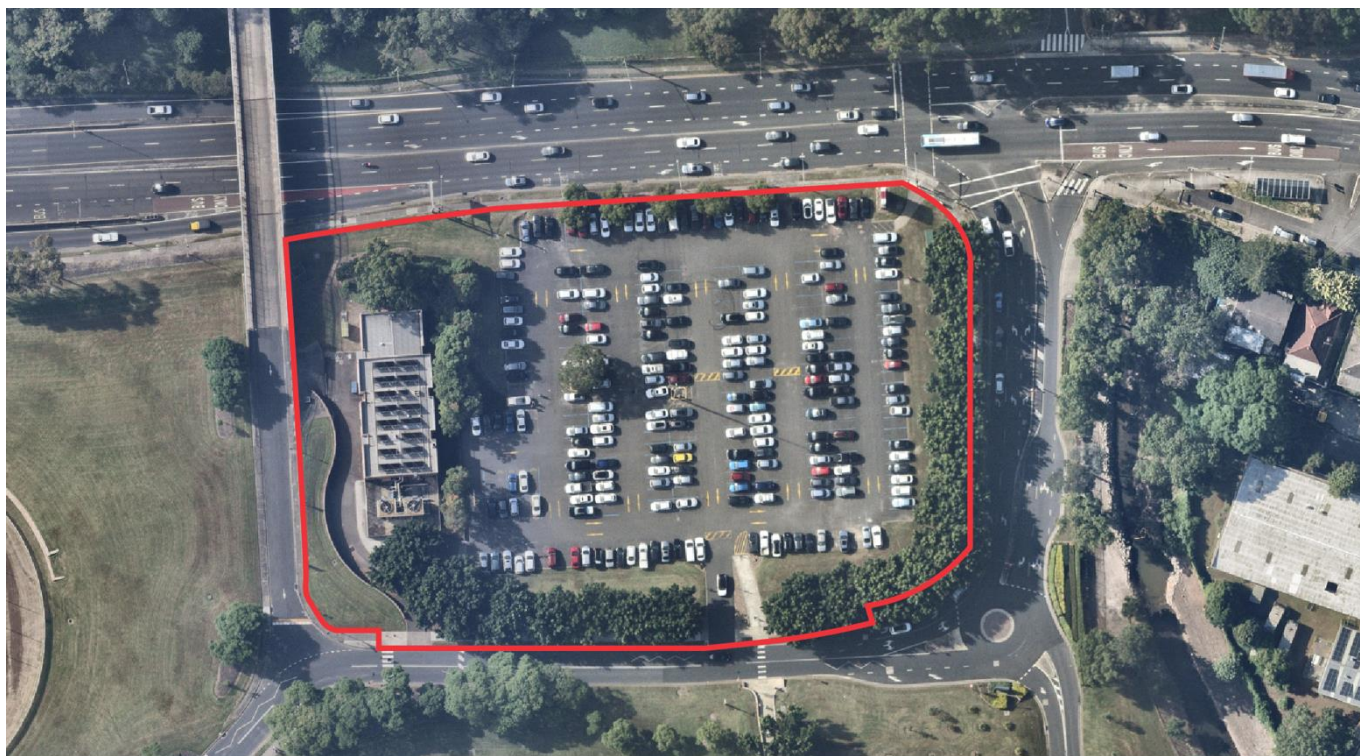
The site is classified as Crown Lands as Western Sydney University is recognised as 'prescribed person' of the Crown by virtue of Clause 226 of the EP&A Regulation.

Aerial images of the site are provided in **Figure 1** and **Figure 2** below.



**Figure 1** Aerial Image of Site

Source: Near Maps, edits by Ethos Urban



 The Site

 NOT TO SCALE

**Figure 2** Aerial Image of Site

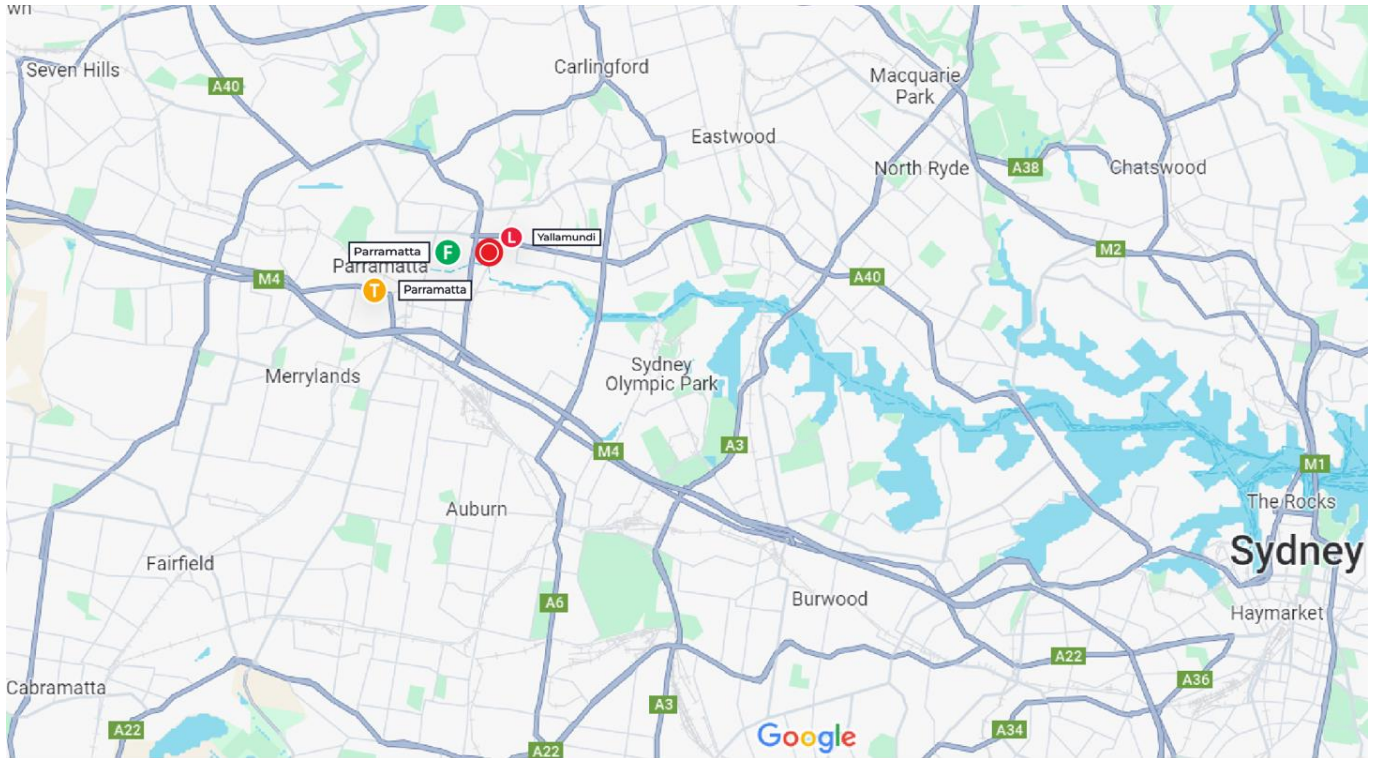
Source: Near Maps, edits by Ethos Urban

## 2.2 Site Location and Context

The site subject to this SSDA lies within the Western Sydney University Parramatta South Campus, located at 171 Victoria Road, within the City of Parramatta LGA. The site is located approximately 3km east of the Parramatta CBD, which is an area undergoing a process of significant transformation. It is also located approximately 500m to the Parramatta Light Rail Corridor, with the construction of new Yallamundi Light Rail station now completed and awaiting operation by TfNSW.

The site is strategically positioned to the northern boundary of the Western Sydney University Parramatta South Campus, fronting Victoria Road (the A40). The wider site comprises a significant landholding size of approximately 20ha containing a series of buildings of differing heights and massing forms which are used for higher educational purposes. The buildings contained within the wider site are dissected by a series of open, at grade car parks, internal roads, pathways, and landscaped areas. The Western Sydney University Parramatta South Campus sits to the north of the Parramatta River.

The location of the site within its surrounding context is shown in **Figure 3** below.



The Site

NOT TO SCALE

**Figure 3** Surrounding Context

Source: Google Maps, edits by Ethos Urban

## 2.3 Key Features of Site and Surrounds

### 2.3.1 Existing Development

The project site currently comprises a hardstand area that accommodates approximately 284 car parking spaces. The site is largely devoid of existing structures due to its use as an existing car park however, there is an existing single storey Central Energy Plant to the west of the development area which serves the wider site.

Photographs of the site are provided in **Figure 4** to **Figure 8** below.



**Figure 4** Site's Victoria Road frontage

Source: Ethos Urban



**Figure 5** Existing P1 car park from Victoria Road

Source: Ethos Urban



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

Source: Ethos Urban



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

Source: Ethos Urban



**Figure 8** Existing access along western boundary of site to service the single storey plant building

Source: Ethos Urban

### 2.3.2 Site Accessibility and Transport Infrastructure

#### Vehicular Access

The Western Sydney University Parramatta South Campus is located off Victoria Road (the A40) which lies to the north of the site, providing one of two vehicular access points into the Western Sydney University Parramatta South Campus, via a signalised intersection leading to Railway Street, which bounds the project site to the east. This allows pedestrians to safely access the existing car park from the Victoria Road corridor. The Western Sydney University Parramatta South Campus can also be accessed via Bridge Street, to the western boundary of the application site, leading from Fourth Street to the north of Victoria Road.

The site is accessible by car directly from the surrounding street network as summarised below:

- Victoria Road is a 6 lane State classified road with a 22m carriageway in each direction. It has a speed limit of 60km/hr and provides an essential east-west connection between the Rozelle interchange in eastern Sydney and Parramatta CBD in western Sydney.
- Railway Street is a 1-3 lane privately classified road that connects from Victoria Road and provides the main vehicular point of access into the Western Sydney University Parramatta South Campus. It has a 13m carriageway in each direction and a speed limit of 40km/hr.
- Fifth Street is a 2 lane privately classified road with a 6.5m carriageway in each direction. It has a speed limit of 40km/hr and is used by students, staff and visitors of the University. It is located wholly within Western Sydney University.

- Bridge Street is a 2 lane privately classified road in the form of a bridge overpass that connects Western Sydney University Parramatta South Campus with land on the northern side of Victoria Road. It has 6m carriageway in each direction and adopts a speed limit of 40km/hr.

The abovementioned roads provide internal vehicular access to multiple existing car parking areas within Western Sydney University which collectively accommodate 794 spaces on site, including:

- P1 northern car park accommodating approximately 284 spaces.
- P2 eastern park accommodating approximately 63 spaces.
- P4 eastern park accommodating approximately 31 spaces.
- P5, P6, P7 and P16 western car parks accommodating approximately 342 spaces.
- P8 western car park accommodating approximately 9 spaces.
- P10 central car park accommodating approximately 5 spaces.
- P11 central car park accommodating approximately 6 spaces.
- P13 central car park accommodating approximately 7 spaces.
- P3 south-eastern car park accommodating approximately 12 spaces.
- P14 south-eastern car park accommodating approximately 41 spaces.

### Public Transport

The site is well serviced by public transport and is in proximity to the following modes of transit:

- **Bus:** The site is accessible to a range of high frequency bus stops from Victoria Road, that service Ryde, West Ryde, Strathfield Station and Central Station Belmore Park along the eastern route, and directly to Parramatta along the western route.
- **Heavy Rail:** Parramatta Railway Station is located approximately 2.5km south-west of the site on the southern side of the Parramatta River within the heart of the Parramatta CBD. It is an approximate 38-minute walk from the site and provides access to the T1 line to Emu Plains, T5 line to Richmond, and T2 line to Parramatta. It can be accessed from the site via bus routes 501, 521, 525 and 535.
- **Light Rail:** The Yallamundi Rail Station is located approximately 500m east of the site and is accessed within 5 minutes walking distance of the site. Although it has yet to begin operation, it will connect north and south of the Parramatta River and provide access to the Parramatta CBD, and then to Sydney Olympic Park.
- **Ferry:** The Parramatta Ferry Wharf is situated approximately 1.8km to the south east of the site, approximately 31-minute walk via a dedicated walkway along the Parramatta river foreshore. The wharf can be accessed via bus route 501, 521, 523, 524 and 525 (approximately a 6-8 minute commute between the wharf and the Western Sydney University Parramatta South Campus). The wharf provides services to Barangaroo and Circular Quay.

### Walking and Cycling Network

The application site itself is directly accessed via Fifth Street to the south of the site boundary, leading from both Railway Street and Bridge Street. The site is accessible via two zebra crossings located at Fifth Street, to the south western and south eastern corners of the site.

The surrounding streets are all equipped with good quality, concrete footpaths on both sides of the road. There are a number of signalised pedestrian crossings and share paths in the vicinity to support pedestrian activity around Western Sydney University.

A Development Application has been approved (DA/346/2022) for a new pedestrian footpath link connecting Parramatta North to the ATL at the eastern boundary of the site, which will run adjacent to the light rail corridor. The light rail corridor includes a shared cycleway.

### 2.3.3 Vegetation

The existing landscape of the site is defined by its location. Historically part of the agricultural landscape, the Western Sydney University Parramatta South Campus is now within the built-up urban suburb context of Rydalmere. The wider site features multiple open green spaces, specifically to the immediate west and south of the project site.

The Western Sydney University Parramatta South Campus also 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 Council as having biodiverse and riparian value, as mapped within the Parramatta LEP.

The specific project site itself is immediately bound by a green belt of mowed lawn, with non-native mature tree planting along its perimeter. The site also contains a central endemic species Melaleuca Tree positioned centrally within the existing car park. Historical photos show that the perimeter trees along Railway Street were planted between 2008 and 2009.

Photographs of the existing vegetation across the site are provided in **Figure 9** to **Figure 12** below.



**Figure 9** Existing Melaleuca decora tree located centrally within the existing P1 car park

Source: Ethos Urban



**Figure 10** Existing eastern boundary of site

Source: Ethos Urban



**Figure 11** Existing P1 car park enclosed by tree planting to the western and northern boundaries

Source: Ethos Urban



**Figure 12** Existing southern boundary of site

Source: Ethos Urban

### 2.3.4 Topography

The wider site is located on an incline, with its topography gradually declining towards the Parramatta River. The development area contains hardstand car parking that is relatively flat at 10m AHD and slopes south-west achieving an 8m AHD at its lowest point.

### 2.3.5 Heritage and Archaeology

The Western Sydney University Parramatta South Campus was built around two aggregations of colonial buildings, namely the Female Orphan School, which is the oldest three-storey masonry building in Australia and Rydalmere Hospital.

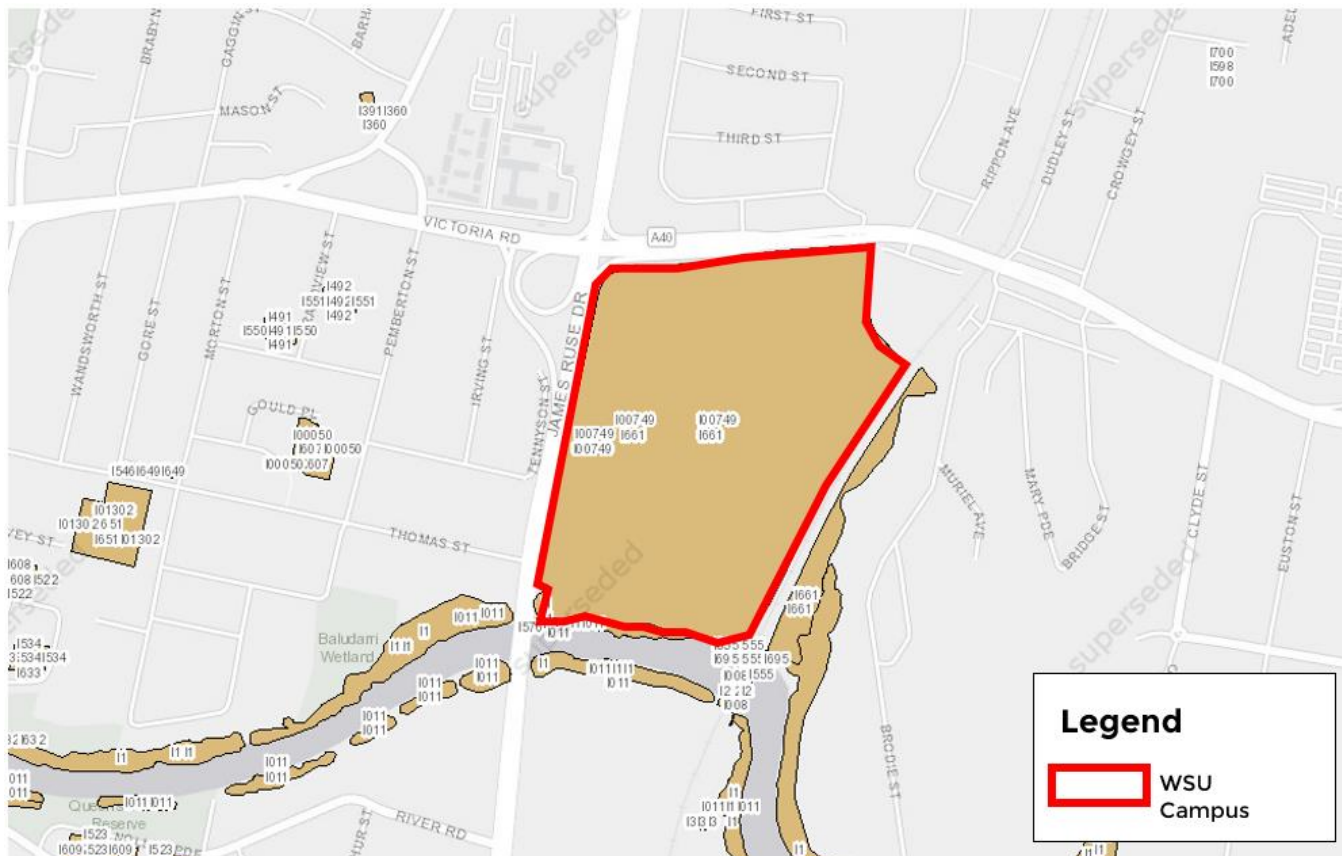
As such, the site in its entirety is listed on the State Heritage Register identified as Item #000749 and known as 'Rydalmere Hospital Precinct (former)'. The wider site as a whole precinct is also listed under Schedule 5 within the Parramatta LEP, as a State listed item of heritage, known in the LEP as Item #1661 and is described as

'Applicant Entity Western Sydney University Parramatta South Campus, formerly Rydalmere Hospital and Female Orphan School'.

The wider 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).
- 18 – Clyde Carlingford Rail Bridge abutments, north of 1A Grande Avenue (Local).
- 1576 – Boundary Stone - James Ruse Drive, under a bridge on north bank of river (Local).
- 1695 – 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 13** below.



**Figure 13** Surrounding Heritage Items

Source: Parramatta LEP

### 2.3.6 Flooding

Based on the Council's flood studies, the majority of the subject site lies is identified as flood liable, when Vineyard Creek flow overtops its banks at Victoria Road, enters Victoria Road and then into the site. A Flood Impact Assessment has been prepared by GRC Hydro (refer to **Section 7.17** and **Appendix K** for further detail).

### 2.3.7 Bushfire

The site is not mapped as being bushfire prone.

### 2.3.8 Soil and Ground Conditions

The Geotechnical Report and Detailed Site Investigation included at **Appendix L** and **M** respectively, confirm that the site had historically been used as a recreational and vacant area, which formed part of the larger hospital facility.

Based on the results of the site investigation, the ground profile of the site was found to be as follows:

- Asphaltic Concrete – wearing a top surface of between 20mm and 100mm thick.
- Fill – found to be variably compacted and of varying composition, including clay/sand/gravel mixtures, to depths ranging from 0.3m to 1.5m.
- Alluvium – found to be predominantly medium to high plasticity silty and sandy clays of varying consistency ranging from firm to hard to depths ranging from 2.0m to 12.9m, deepening to the north-east.
- Residual Soil / Extremely Weathered Sandstone – including varying composition of medium dense sandy clays with depths ranging from 4.1m to at least 8.5m.
- Sandstone – fine to medium-grained, typically medium to high strength, moderately weathered and slightly fractured to unbroken sandstone. The upper 3 – 5m of the rock profile found in the northern part of the site contained typically very low to medium in strength, moderately to highly weathered with frequent decomposed seams.

It is noted that groundwater was not observed during the drilling of the boreholes. Further detail on the findings of the investigation is provided in **Section 7.14** of this EIS.

## 2.4 Surrounding Development

The site’s surrounding development context generally comprises a mix of residential, educational, commercial and industrial uses. A summary of the surrounding development context is provided below:

- **North:** The site is immediately bound to the north by Victoria Road (the A40), a major road connecting Parramatta at its western end and Rozelle at its eastern end. The A40 connects to the M4 Motorway, approximately 3.5km southwards of the site. Development to the northern side of Victoria Road contains former social housing dwellings known as ‘Metro Residences’, with the Western Sydney University Parramatta North Campus located to the north west of the site.
- **East:** Beyond Railway Street to the immediate east of the site, which connects Victoria Road to the Parramatta South Campus and provides direct access to the car parking facility on site, is the Parramatta Light Rail Corridor. Further east lies the Vineyard Creek, with an industrial site beyond.
- **South:** Beyond Fifth Street abutting the southern boundary of the site, sits the Western Sydney University Parramatta South Campus. The wider site sits to the north of the Parramatta River, beyond which lies underutilised industrial lands.
- **West:** To the west of the car park is a service station which serves the wider site, beyond which is a large, grassed area providing a sports and recreational facility associated with Western Sydney University. The wider site is bound to the west by James Ruse Drive (the A40) which provides a direct connection to the M4 Motorway. 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.

Photographs of the surrounding context of the wider site are provided below.



**Figure 14** Yallamundi Light Rail Stop to the east of the wider site

Source: Ethos Urban



**Figure 15** Victoria Road along the northern boundary of the site

Source: Ethos Urban



**Figure 16** Vineyard Creek to the east of the wider site

Source: Ethos Urban



**Figure 17** Southern boundary of wider site towards the Parramatta River

Source: Ethos Urban

## 2.5 Relevant Previous Approvals

### DA/346/2022 - New Pedestrian footpath link

On 28 August 2020, development consent (DA/346/2022) was granted approval by the Council for the construction of a new pedestrian footpath link connecting the Western Sydney University Parramatta South Campus to the Active Transport Link (ATL) at the eastern boundary of the site (refer to **Figure 18**).

This new footpath will provide direct access from the Western Sydney University Parramatta South Campus through to the ATL, and Yallamundi Light Rail stop. The ATL itself also provides good connectivity towards the Parramatta CBD and the residential suburbs to the north.



**Figure 18** Approved location of the pedestrian footpath link as per DA/346/2022

Source: TTW

### Other Approvals

**Table 2** Previous Approvals on Site

Council Reference	Description of Approved Development	Status
DA/196/1997	Proposed new library and student union building.	Approved 14/04/1997
DA/197/1997	Proposed new auditorium and lecture theatres.	Approved 14/04/1997
DA/537/1997	Occupation & use of site for the purpose of a University.	Approved 15/09/1997
DA/735/1998	To construct a new gymnasium building in the south-eastern corner of the site, setback 25m	Withdrawn 8/09/1998
DA/2137/2001	Demolish exist pool & ancillary buildings and extend existing car park.	Approved 5/11/2001
DA/2260/2001	Part demolition, conservation and re-build Drill Masters House including landscaping and use as meeting rooms and classroom.	Approved 23/11/2001

Council Reference	Description of Approved Development	Status
DA/2437/2001	Part demolition, conservation and refurbishment works to Female Orphan School use as meeting and seminar rooms	Approved 18/12/2001
DA/2007/2003	To erect temporary demountable 29ldg. for use as an office for Centre of Cultural Research.	Approved 6/11/2003
DA/495/2004	Extension of the existing carpark adjacent to Victoria Road to provide an additional one hundred and fourteen (114) carparking spaces.	Approved 23/04/2004
DA/1436/2004	Demolition, tree removal and construction of a 8100sqm new teaching building.	Approved 19/11/2004
DA/1066/2005	Construction of Cycleway on portion of University of Western Sydney Campus.	Approved 26/10/2005
DA/727/2006	Demolition of building EB (former Security Building) within the University of Western Sydney campus.	Approved 18/08/2006
DA/760/2006	Internal refurbishment of Building EM within the University of Western Sydney Campus.	Approved 28/08/2006
DA/1013/2006	Internal alterations to building ED to accommodate the College of Business within the University of Western Sydney which is a heritage item	Approved 8/11/2006
DA/955/2007	Construction of a 4 storey multi-purpose teaching building in the western portion of the site adjoining James Ruse Drive.	Approved 6/11/2007
DA/779/2008	Alterations and additions to the University of Western Sydney Library including the provision of additional floor space within the undercroft area of the Library Building	Approved 17/10/2008
DA/508/2009	Demolition of the remaining sections of Building EC and tree removal within the University of Western Sydney.	Approved 5/05/2010
DA/570/2009	Alterations and additions to buildings EJA and EG within the University of Western Sydney campus as well as changes to landscaping and public domain areas in the vicinity of these buildings.	Approved 24/08/2009
DA/339/2010	Alterations and additions to Building ER including external and internal modifications. The building is part of the University of Western Sydney Rydalmere campus.	Approved 5/05/2010
DA/224/2011	Upgrade of the University of Western Sydney Parramatta campus including demolition of existing outdoor cafe, landscape works including tree removal and upgrading of pedestrian zones, internal road, realignment and upgrading of internal drop off and bus zones, feature lighting and directional signage throughout new pedestrian areas. The proposal is defined as a 'Nominated Integrated Development' under the Heritage Act 1977.	Approved 14/11/2011
DA/583/2012	Proposed identification signage for the University of Western Sydney.	Approved 12/12/2012
DA/31/2013	Construction of new student amenities building at the University of Western Sydney.	Approved 17/07/2013
DA/45/2013	Alterations and additions to the Heritage listed Female Orphan School building within the University of Western Sydney campus.	Approved 22/04/2013
DA/288/2013	Alterations to landscaping and the installation of an access ramp within the University of Western Sydney Campus.	Approved 11/08/2013
DA/446/2013	Construction of a 47-place childcare centre within the University of Western Sydney campus.	Approved 11/11/2013
DA/783/2013	A business sign adjacent to the James Ruse Drive frontage. The application is Integrated Development under the provisions of the Heritage Act.	Approved 12/03/2014

Council Reference	Description of Approved Development	Status
DA/847/2013	Demolition, tree removal, alterations to car parking provision and construction of a 3-storey science teaching and research building. The proposal is integrated development as an approval is required under the Heritage Act 1977. The proposal will be determined by the Western Sydney Joint Regional Planning Panel.	Approved – JRPP 30/09/2014
DA/1110/2016	Alterations and additions to an existing building to provide for additional garage/workshop including 3 works. The application is defined as a Nominated Integrated Development under Section 91 of the Water Management Act 2000.	Approved 09/06/2017
DA/15/2017	Part extension to the ground floor of Building EB to create 2 additional classrooms at the Western Sydney University campus. The proposal is a Crown Authority application.	Approved 02/03/2017

## 3.0 Project Description

### 3.1 Project Overview

Western Sydney University seek development consent under Section 4.36 of 'Division 4.7 – State Significant Development' of the EP&A Act for the construction of a new state-of-the-art Indigenous Centre of Excellence as a new tertiary educational facility at the site. The Indigenous Centre of Excellence project is funded by the NSW Government's Western Sydney Infrastructure Grants Program in association with Western Sydney University.

Specifically, this SSDA seeks approval for:

- Site preparation and civil works, including demolition of the existing car park, tree removal and installation of inground utility infrastructure services.
- Construction of a four (4) storey Indigenous Centre of Excellence encompassing:
  - Ground level facilities, including but not limited to a dedicated arrival area, outdoor amphitheatre, cinema and lecture theatre, performance space, artist studios and exhibition space. Associated workspaces, meeting areas, lounge areas and other amenities are to be provided throughout the ground floor.
  - First floor level upwards comprising dedicated educational facilities including library facilities, learning areas and teaching spaces.
  - Second floor level comprising staff / student foyer, offices, meeting rooms and collaboration spaces.
  - Third floor comprising a multi-functional recreational sports court, with associated ancillary amenities, alongside an astronomy garden.
  - Roof level plant and services.
  - Building identification signage zones.
- Construction of internal driveway with hardstand area to provide 13 car parking spaces.
- Landscaping works to provide outdoor educational and recreational spaces.

The design of the building has evolved through a Design Excellence process, whereby the winning architectural team (comprising JCBA, PSA Architects and JILA) developed a design outcome that meets the vision and objectives underpinning this project scheme, as discussed further below. Photomontages of the Proposal are provided in **Figure 19** and **Figure 20** below, with the full set of Architectural Drawings and Landscape Drawings provided at **Appendix E** and **Appendix F**, respectively.



**Figure 19** *Concept Design Development Render as viewed from the north west*

Source: Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects – Urban Design Report



**Figure 20** *Concept Design Development Render as viewed from the south*

Source: Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects – Urban Design Report

## 3.2 Key Project Information

### 3.2.1 Project Details

**Table 3** provides an overview of the key numerical information relating to the project.

**Table 3** Key Project Details

Component	Description
<b>Project Summary</b>	Removal of existing car parking and vegetation and construction and operation of a four-storey Indigenous Centre of Excellence at Western Sydney University Parramatta South Campus.
<b>Proposed Land Use</b>	Tertiary educational and research facility, with ancillary uses including theatre and cinema which will enable the continued use of the site as a University.
<b>Legal Description</b>	Within Lot 100 in DP816829.
<b>Project Site Area</b>	12,150m <sup>2</sup>
<b>GFA</b>	5,427.9m <sup>2</sup>
<b>Site Coverage</b>	44%
<b>FSR</b>	0.45:1
<b>Maximum Height</b>	RL26.956
<b>Car spaces</b>	13 car parking spaces including 1 accessible parking space.
<b>Bicycle Spaces</b>	28 external bicycle racks.
<b>Vehicular Access</b>	Vehicular access will be provided by a new single vehicular cross-over accessed from Fifth Street at the south.
<b>Boundary Setbacks</b>	<ul style="list-style-type: none"> <li>Northern: 2.83m</li> <li>Eastern: 8.16m</li> <li>Southern: 13.2m</li> <li>Western: 33.76m</li> <li>Western from Central Energy Plant: 4.78m</li> </ul>
<b>Landscaped Area</b>	7,555m <sup>2</sup> (62%)
<b>Deep Soil Zone</b>	6,157m <sup>2</sup>
<b>Canopy Cover</b>	34%
<b>Tree Removal</b>	52
<b>Construction Jobs</b>	340
<b>Operational Jobs</b>	150
<b>Construction Staging</b>	The works proposed as part of this SSDA will be carried out as a single stage.
<b>Estimated Development Cost</b>	Approximately \$83 million (excluding GST). Refer to the EDC Report prepared by Slattery Australia ( <b>Appendix H</b> ).

### 3.3 Design Vision and Objectives

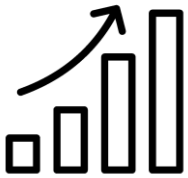
The intention of the Indigenous Centre of Excellence is to create a place for learning, teaching, research, innovation and truth telling.

The following project objectives have been adopted to ensure the overall vision for the site is realised:



#### **Caring for Country**

- Embedding active listening through Indigenous consultation and co-design process with Indigenous Elders and advisers to create an offering that both respects and improves its land.
- An intrinsic need to return water to the site, and in turn the ecological value of the place back to Country to heal its form and soil. Once returned, the cultural practices of caring for Country can be reconnected to place.
- A design approach that is centred around the existing central endemic Melaleuca tree, which has historically rooted itself in this part of the Western Sydney University Parramatta South Campus.



#### **Excellence and Leadership**

- Create a precedent for Indigenous cultures through the inclusion and agency of Indigenous voices and perspectives in the academic world.
- Achieving excellence in Indigenous higher education, research, employment and community engagement for Western Sydney University to set a national benchmark for being a world leader in facilitating Indigenous education and research.
- Create a place that is comfortable for Elders to be in and navigate, whilst providing highly technical and varied ways of expressing and interacting with Indigenous learning, teaching and cultural expression.



#### **Welcomes Community and Embraces Kin**

- Promote a diversity of offerings to provide an inclusive and integrated environment that welcomes existing and future generations to engage and connect within.
- Provide dedicated teaching, research, relaxation and collaborative spaces that are visually and sensorially connected to Country through sustainable architecture and design.
- Create a place capable of nurturing experiences and feelings, to create a sense of belonging for all.
- Create an open landscape and architectural identity that promotes a sense of curiosity to its occupants.



#### **Empowering Indigenous Research and Fostering Indigenous Knowledge**

- Create a state-of-the-art learning environment that empowers Indigenous research and knowledge-sharing through an ethos of pride in Indigenous identity and culture, academic excellence and global citizenship.
- Establish a hybrid of learning spaces where highly technical and varied ways of expressing and interacting with Indigenous learning, teaching and cultural expression are embraced by Indigenous and non-Indigenous persons alike.

### 3.4 Connecting with Country

Through detailed research and discovery, the project design team have carefully considered the principles of Country-led design, having high regard to the GANSW's 'Designing with Country Framework'.

The project embodies the following Connecting with Country principles:

- **Connection to Country, People and Kin** – Building upon engagement with Dharug Elders and Traditional Knowledge Holders, this project seeks to create a precedent for future development within Dharug Country. The design approach is grounded in three key intentions: to improve the health and wellbeing of Country, to reconnect to the energies flows and practices of Country and for Country to have authorship in the design. The existing landscape was once connected to the waterways of Country and hosted many ecologies and lifeforms. The proposed landscape design seeks to return water to the site, with locally occurring Indigenous flora and materials that reinforce the identity of Country.
- **Connection to Country and Culture** – The design approach physically and emotionally centres itself around the existing endemic mature Melaleuca tree and to reconnect it to natural ecologies. This connection (imagined through the re-introduction of a new permanent wetland on-site) will cleanse the wetlands before releasing back into the Vineyard Creek catchment. The design of built form is inspired from the spatial language experienced when walking along the mangroves that line the confluence of Vineyard Creek and Parramatta River. The mangrove-like built form is protected by a patchwork of clay tile panels made from clay that is inspired by the paperback peels to express its architectural form. Once water, ecology, kin and people are returned, the cultural practices of caring for Country can be reconnected to place.
- **Fostering Living Culture** – The proposed Centre seeks to strengthen cultural connections within teaching and learning spaces, through the way in which the spaces have been designed and located. These spaces vary from public, visible, outside and embedded within the landscape, to inside, private, individual and quiet.
- **Cross-Cultural Learning** – The Indigenous Centre of Excellence is a public expression to demonstrate Western Sydney University's commitment to Country, culture and community. The inclusion of storytelling spaces, public event space, dining and social spaces, and landscaped areas provides a diverse academic offering which seeks to promote Indigenous self-determination, foster greater relationships between people, and work towards a non-conflicted future by acknowledging the significance of Indigenous histories in the academic world.

### 3.5 Site Preparation Works

Site preparation works are proposed to enable the site for the proposed built form, including earthworks and tree removal, as set out in the following sections.

#### 3.5.1 Demolition

The proposed scheme does not require the demolition of any building or structure. The site extends across 12,150m<sup>2</sup> of hardstand, utilised as a car parking facility, bound by mature vegetation. The land directly abuts a large Central Energy Plant that serves the wider site, however no direct works are proposed and the sub-station will therefore be retained in its entirety.

#### 3.5.2 Tree Removal

The proposed site layout seeks to remove the trees along both the eastern and southern boundaries of the site to facilitate the proposed development, as well as the majority of trees to the west of the car parking facility.

The EIS is accompanied by an audit of the existing trees on the site and assesses the condition and significance of trees, with consideration then to the impact of the Proposal upon the identified trees (refer to **Appendix N**). A total of 52 trees are proposed to be removed, which are all identified as having a low - medium significance. The proposed tree removal is further discussed in **Section 7.6.1** of this EIS.

#### 3.5.3 Earthworks

Minor earthworks will be required to facilitate the Proposal to a maximum extent of cut of 1.48m in the south eastern portion of the site to accommodate a new wetland, as part of the Water Sensitive Urban Design (**WSUD**) measures on site. No basement or below ground GFA is proposed as part of the SSDA.

## 3.6 Site Servicing and Utilities

An assessment has been undertaken to determine the capacity for the site to be serviced by relevant infrastructure and utilities. The Central Energy Plant to the west of the site is a critical piece of infrastructure that must remain fully operational during the construction and operation of the new development. As such, the plant building will be retained and untouched as part of the project.

Utilities connections are detailed below:

- **Electricity:** The operations of the Proposal will require electrical power and therefore, the development will require minimal works to the Endeavour Energy network outside the site boundary, to accommodate the additional load requirements of the Indigenous Centre of Excellence. A new pad mount substation will be required to serve the building. The building will be provided with a new main switchboard within a dedicated room to distribute power throughout the building.
- **Sewerage and Potable Water:** There is an existing Sydney Water 225mm diameter wastewater asset main that reticulates through the site. It is proposed to be relocated outside of the development area as part of this SSDA.
- **Telecommunications:** The Proposal will incorporate dedicated communications rooms to distribute voice and data services to the existing University telecommunications network.
- **Gas:** The Proposal intends to be a 100% electric development and therefore, no further gas infrastructure work is required.

Further detail is provided in **Section 7.20** of this EIS and a Utility Statement, prepared by Steenson Varming, is included at **Appendix O**. A letter prepared by Warren Smith Consulting Engineers, a Sydney Water Co-Ordinator, is submitted at **Appendix P**, with further information provided in the Stormwater SSD Report prepared by Taylor Thomson Whitting (**TTW**), provided at **Appendix Q**.

## 3.7 Main Uses and Activities

### 3.7.1 Land Use

The purpose of the Proposal is to create a state-of-the-art Indigenous Centre of Excellence, to serve both the tertiary community, as well as the wider Sydney region. The use of the building is associated with the broader educational establishment, which forms the existing Western Sydney University Parramatta South Campus. Specifically, the building will accommodate integrated teaching, research, meeting and collaboration spaces and will be operated by Western Sydney University.

### 3.7.2 Proposed Activities

The Proposal comprises a total gross floor area of 5,427.9m<sup>2</sup>, which incorporates a variety of diverse and complex spaces that have been designed to provide a highly interactive building, with a dynamic intersection of academic, research and cultural facilities. The proposed floorspace includes, but is not limited to, the following spaces:

- **Exhibition Spaces** (including; Outdoor Amphitheatre, Art spaces, Galleries)
- **Community Spaces** (including; Welcome Foyer, Social Enterprise Café, Communal Kitchen, Quiet Reflection, Elders Lounge)
- **Educational Spaces** (including; Teaching Spaces, Offices and Meeting Spaces, Library)
- **Sports & Performance Spaces** (including; Multi-Purpose Court, Cinema / Lecture Theatre, Theatre)

## 3.8 Built Form

The proposed Indigenous Centre of Excellence comprises a four (4) storey development, extending up to a maximum height of RL26.956 and will comprise a total GFA of 5,427.9m<sup>2</sup>, which equates to a total floor space ratio of 0.45:1 within the project site area. The Proposal is considered to provide the necessary floorplate to meet the operational needs of the educational facility, whilst delivering the optimal balance between the physical development and the natural environment.

The proposed built form has been developed from various architectural cues within the surrounding landscape. The design approach has sought to protect and enhance the significance of the existing endemic Melaleuca tree

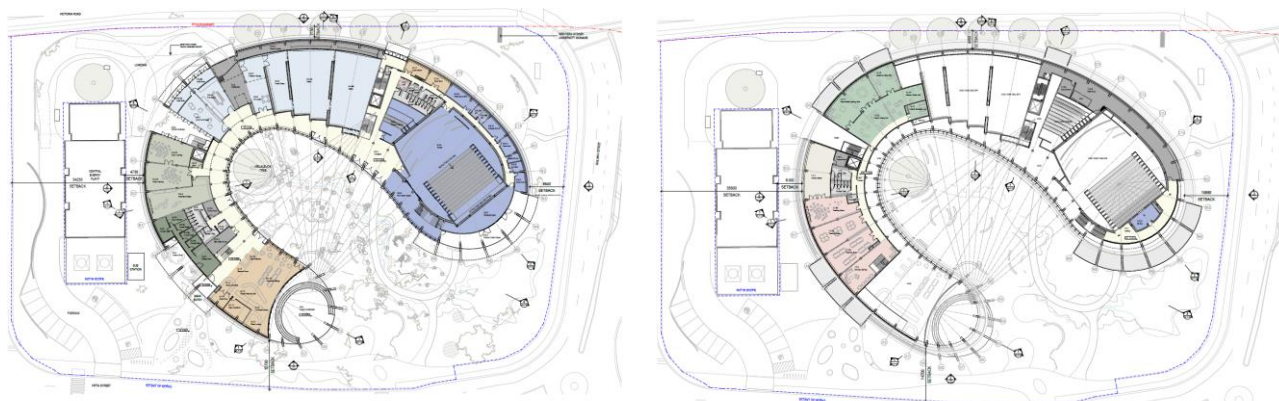
and reconnect the tree to the ecologies of the site through a considered landscape approach. The design strategy has sought to treat the Melaleuca tree as a focal point for the development, and together with consideration to the existing physical parameters of the site, including the plant building to the west, the proposed built form has been articulated to wrap around the central landscaped area, providing a connection to Earth and Water Country.

The building intentionally opens to visually connect to both the wider Western Sydney University and the surrounding landscape, including the Vineyard Creek and Parramatta (Burrumbidgeal) River to the south. The built form reflects the crescent shaped natural features of the surrounding landscape, to operate harmoniously with Water Country.

### 3.8.1 Internal Layout

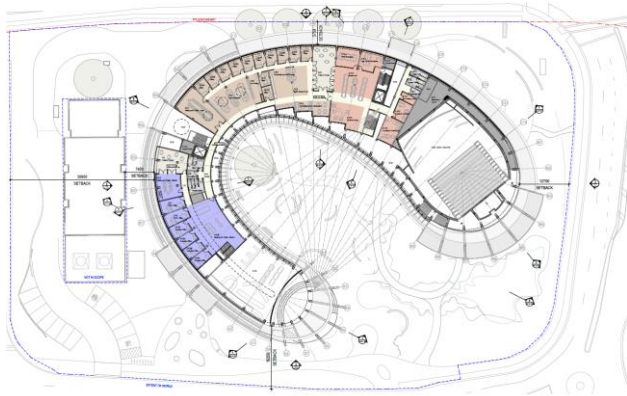
The internal configuration of the development is illustrated on the Architectural Drawings prepared by Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects (refer to **Appendix E**). The proposed built form seeks to promote learning through symbiosis with visual connections to Country. As set out above, the layout of the building wraps around the existing endemic Melaleuca tree, as a symbol of the local Indigenous cultures, with further landscaping areas provided in this central area. The façade of the building will encourage this connection to the external landscape from the internal setting. The layout provides circulation space along the southern façade of the building to provide staff, students and visitors to engage, collaborate and knowledge-share, whilst connecting to nature through appropriate façade treatment.

The building accommodates a mix of internal and external spaces within the proposed building envelope to further encourage a connection to Country, including an outdoor amphitheatre, outdoor terraces and an astrology garden to connect to Sky Country. The proposed floor level plans are provided at Error! Reference source not found. - **Figure 26** below.



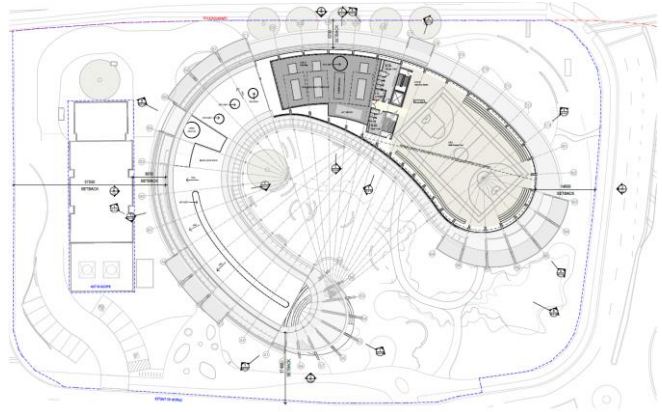
**Figure 21 Proposed Ground Floor Plan**

Source: Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects



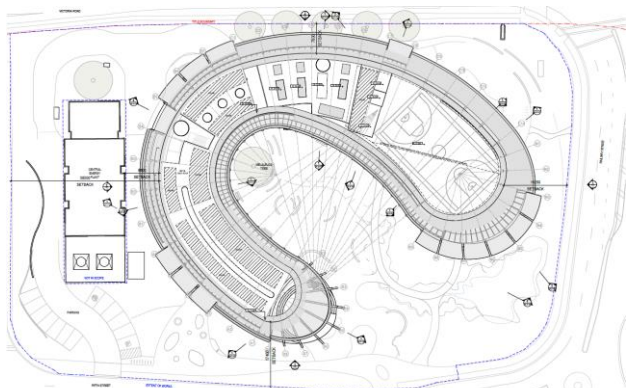
**Figure 22 Proposed First Floor Plan**

Source: Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects



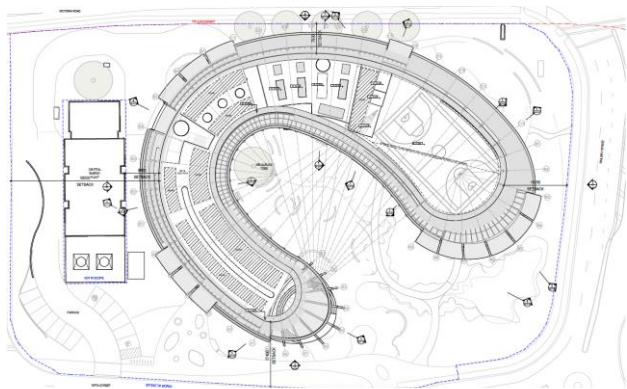
**Figure 23 Proposed Second Floor Plan**

Source: Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects



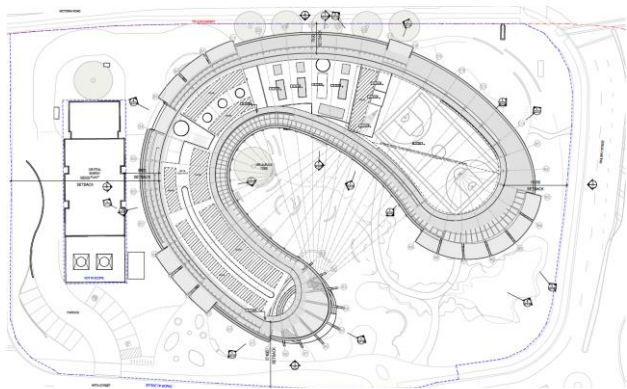
**Figure 24 Proposed Third Floor Plan**

Source: Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects



**Figure 25 Proposed Roof Plan**

Source: Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects



The ground floor level will provide 3,159.1m<sup>2</sup> of usable floorspace, as well as 147.3m<sup>2</sup> for W/C facilities. The proposed works at ground level include a grand main entrance at the western elevation, leading to a dedicated community arrival area. The entrance area has been designed as a triple-height space. The ground floor will accommodate the following key spaces:

- Outdoor amphitheatre
- Consultation rooms and waiting area
- Interactive display room
- Indoor learning areas
- Art studios
- Loading bay
- Project space
- Galleries
- Cinema / lecture theatre
- Theatre with associated storage, dressing rooms, and rehearsal space
- Toilet facilities
- Shower facilities
- Circulation space.

### **First Floor**

The first floor level comprises 808.1m<sup>2</sup> of floorspace and 47m<sup>2</sup> of W/C facilities, encompassing a number of teaching spaces, learning areas, library hubs and an outdoor 'maker' space. The building benefits from voids above the existing ground floor spaces across the building to provide relief and articulation in the vertical form.

### Second Floor

The second floor level extends to 1,133.1m<sup>2</sup> of operational floorspace, together with 66.4m<sup>2</sup> of W/C facilities, comprising predominantly office facilities for University staff and students, alongside a student lounge, meeting and collaboration room and lab room.

### Third Floor

The third floor level will provide a multi-purpose sports court, with associated W/C facilities and shower and changing facilities, alongside an astronomy garden which provides a connection to Sky Country, as well as the required plant and services to support the operation of the development.

### Roof Level

Solar PV arrays have been positioned along the roofscape, either over enclosures or as a sun-shading solution to the outdoor roof terraces, to contribute to sustainability targets.

The upper floor levels are all accessible via two elevator lifts and staircases positioned within the western and eastern portions of the building.

## 3.8.2 Amenities

The proposed development delivers a high level of amenity, through the provision of a significant and diverse quantum of communal amenities and services. Such spaces are targeted to and respond to the needs of the users of the building, as set out in **Table 4** Error! Reference source not found. below.

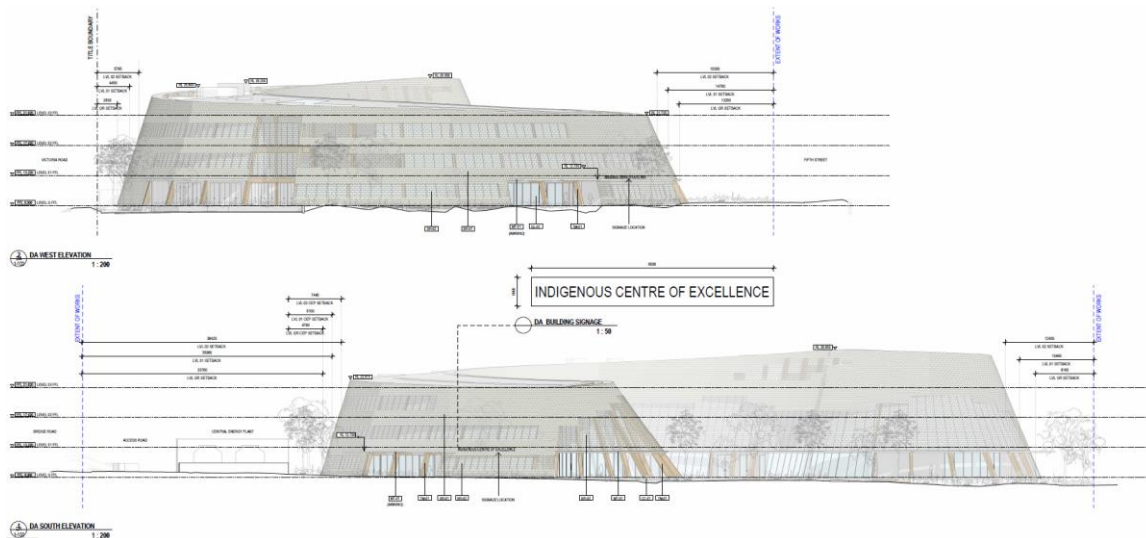
**Table 4 Proposed Amenities**

Floor Level	Amenity Space
Ground Floor	<ul style="list-style-type: none"><li>Female WCs</li><li>Male WCs</li><li>Accessible WCs</li><li>Unisex WCs</li><li>End of Trip Facilities</li><li>Welcome Foyer with Communal Kitchen and Communal Seating</li><li>Elders Lounge</li><li>Quiet Reflection</li></ul>
First Floor	<ul style="list-style-type: none"><li>Female WC</li><li>Male WC</li><li>Accessible WC</li></ul>
Second Floor	<ul style="list-style-type: none"><li>Female WCs</li><li>Male WCs</li><li>Accessible WCs</li><li>Outdoor Terrace</li></ul>
Third Floor	<ul style="list-style-type: none"><li>Female WC</li><li>Male WC</li><li>Accessible WC</li><li>End of Trip Facilities</li><li>Astronomy Garden</li><li>BBQ area</li></ul>

## 3.9 Scale and Massing

The development is located at a prominent position at the site's frontage along Victoria Road. The proposed building is to be four (4) storeys with a total building height of RL26.956. As the building wraps around to the south, the scale of the building reduces from RL26.956 to RL21.735, to provide a more connected built form

transition towards the centre of the Western Sydney University Parramatta South Campus, as shown in **Figure 26**.



**Figure 26 Proposed South and West Elevation**

Source: Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects

### 3.9.1 Building Frontages and Setbacks

The site benefits from three site frontages, with primary frontages to Victoria Road to the north, Railway Street to the east and Fifth Street to the south. The building has been positioned towards the Victoria Road frontage to deliver a landmark facility at a prominent location that acts as a gateway into the Western Sydney University Parramatta South Campus.

The following setbacks are proposed:

- **Northern setback:** 2.83m
- **Eastern setback:** 8.16m
- **Southern setback:** 13.2m
- **Western setback to Bridge Street:** 33.76m
- **Western separation distance from adjacent plant building:** 4.78m

### 3.9.2 Façade and Materiality

The design process has sought to deliver a creative response to the local context, with a contemporary form to establish a sense of identity for the development, developed in conjunction with local Indigenous communities, to respect the cultural and environmental significance of the site. Materials are chosen to be secondary to the spatial design, with a focus on integration into the natural surroundings. The material palette will comprise:

- **Clay Shingles** – The clay shingles will be crafted from clay sourced as close as possible to the site.
- **Timber Lining** – The timber lining to be used for interior spaces will be sourced from trees species native to the site.
- **Low Carbon Concrete** – The concrete slab used in the construction will be low carbon. Fragments of the site’s geological features will be incorporated into the concrete mix, further rooting the building in its natural context.
- **High Performance Glazing** – Both fixed glazing and operable louvre’s will be implemented along the southern façade, towards the external landscaped areas. This will seek to provide a visual connection between the internal and external spaces, and maximise views of the surrounding landscape and connection to Country.

The proposed materials and finishes are provided at **Figure 27** below. Refer to **Appendices E** and **G** for further discussion on the façade types and materiality.



**LEGEND**

BR-01	CLAY SHINGLE
BR-02	CLAY SHINGLE (HIT-AND-MISS PATTERN)
TM-01	MASS TIMBER (GLULAM / CLT STRUCTURE)
GL-01	CLEAR GLAZING (ALUMINIUM WINDOW FRAMES, SILVER-GREY COLOUR)
GL-02	CLEAR GLAZING, OPERABLE (ALUMINIUM WINDOW FRAMES, SILVER-GREY COLOUR)
CC-01	EXPOSED AGGREGATE CONCRETE
MT-01	METAL (SILVER-GREY COLOUR)

**Figure 27 Materials and Finishes Palette**

Source: Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects

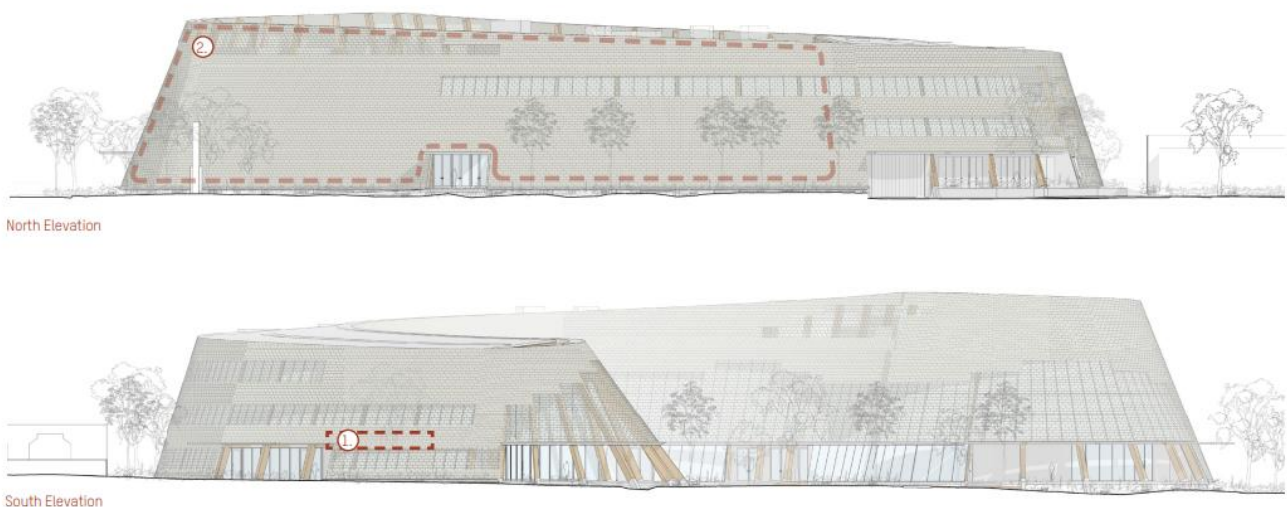
### 3.10 Signage Zones

Two (2) x signage zones are proposed as part of this SSDA, including:

- 1 x building identification signage zone is proposed to be established on the main building entrance at the ground floor elevation, with fixed signage expected to be 8500mm x 1000 at a maximum size.
- 1 x signage zone is also proposed at the north elevation (wrapping towards the east) of the building fronting the Victoria Road and the Railway Street intersection which will facilitate a future digital graphic / projection signage type.

These two (2) proposed signage zones do not include detailed signage content or installation and will be subject to a separate approval process outside of this SSDA. Refer to **Figure 28** below which nominates the proposed signage zones.

It is noted the existing Campus signage pylon sited at the intersection of Victoria Road and Railway Street at the north-east of the development footprint area will be retained.

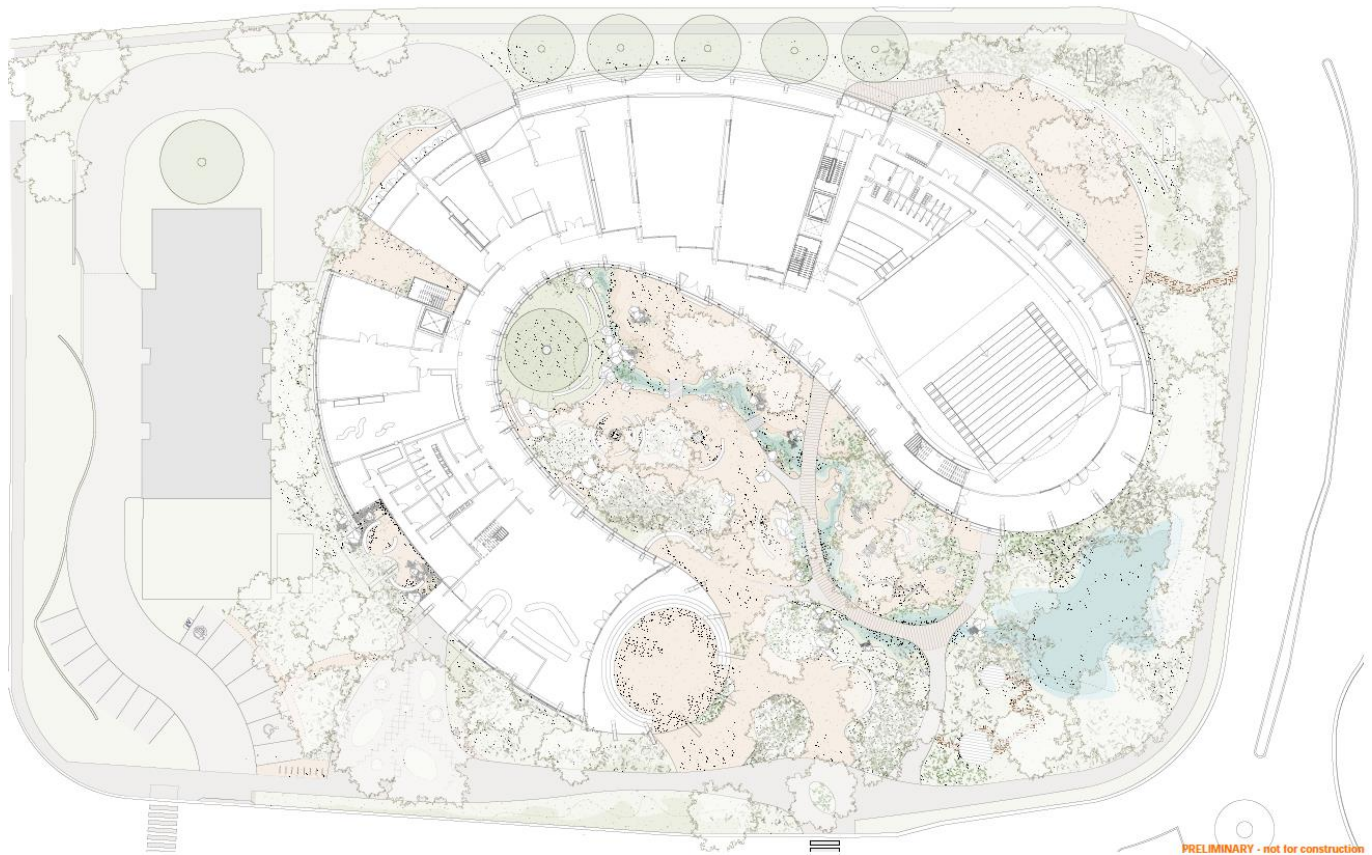


**Figure 28 Nomination of signage zones**

Source: JCBA

### 3.11 Landscaping and Public Domain

Landscape Drawings have been prepared by JILA and are provided at **Figure 29** and **Appendix F**. Further details in respect to the proposed landscape approach are included within the Design Report at **Appendix G**.



**Figure 29** Proposed Landscape Plan

Source: JILA

Through the adoption of the following design principles, the landscaping design aims to create a sense of place that acknowledges and celebrates Country, and fosters social inclusivity and cohesion:

- Represent Burramatta Country through the knowledge of Indigenous peoples.
- The material palette should be of Country and sourced locally where possible. Materials should be selected that have a lesser impact on the supply chain, utilising quarry waste, recycled aggregates, and stone offcuts. Permeable materials on the ground plane ensure water falling on the site is directed into the ground to improve the conditions for plant growth and prioritise infiltration.
- The planted environment will provide shelter, amenity and scale throughout the site to create a sensory journey. The type of planting seeks to draw from former planting on site and those within the broader region, with species proposed including those that have been traditionally used for healing, creating and sustenance.
- The scheme seeks to reveal and celebrate the story of water across the site by allowing for an expression of water through the landscape, whereby a fold in the ground will direct flows to a treatment wetland and connect to Vineyard Creek.
- Seating and gathering areas will provide opportunities for relaxation or recreation within the natural landscaped outdoor spaces.
- Celebration of the existing endemic Melaleuca tree as the lone survivor of Indigenous forest and wetlands.

Some key elements of the landscape design with respect to connecting to Country, include:

- **Yarning Circle:** an outdoor circular designed area where participants can gather for stories to be shared.
- **Indigenous Garden:** an educational garden that encourages engagement with locally occurring native species and to contribute to the care for its biodiversity.
- **Outdoor Clinic:** an outdoor area which offers a space to hold discreet conversations for health check-ins.
- **Cultural Reflection:** an extension to the yarning circle, a space to share experiences and contemplate with direct connection to the Melaleuca tree.

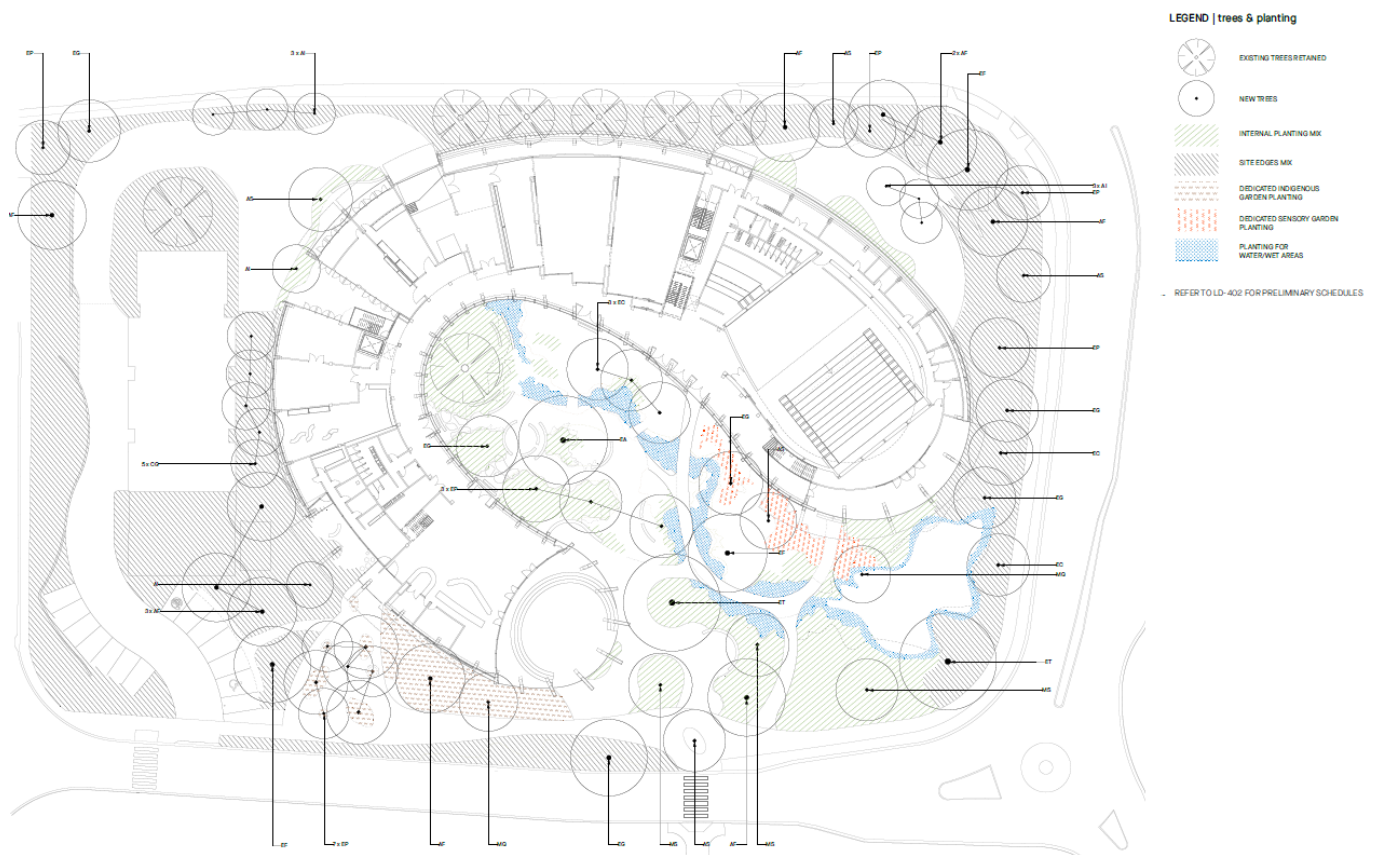
- **Storytelling Circle:** an educational space that can be used to share knowledge and a primary place for discussion and opportunity for outdoor learning and classroom environment.
- **Sensory Gardens:** a mix of native species that engage the senses via scent, sound, touch and colour.
- **Outdoor lunchroom:** a communal area that encourages users to meet and sit together, moveable furniture including tables for dining and seating that encourages a range of passive sitting uses.
- **Reading Retreat:** an opportunity for users to commune with nature whilst reading or being read to.
- **Outdoor Maker Studio:** an outdoor classroom with a wet area and seating, a space where students can learn and create in a protected outdoor environment.
- **Outdoor Exhibition Space:** an external space for artist exhibition.
- **Outdoor Prep Space:** a private outdoor area used for workshop and artist preparation that is also able to be utilised as a warmup space for performers occupying the theatre.
- **Outdoor Amphitheatre:** a dedicated space for outdoor performance and presentations that can be used for informal gathering outside of event times.
- **Flexible Space:** a freely programmable area that can cater for small student organised events, additional theatre program area and for pop-up events during orientation week or similar.
- **Graduate Walkway:** an entrance space into the main building where the honouring of graduates of Western Sydney University through ritual is able to take place.

### 3.11.1 Planting Strategy

The adopted planting strategy has been informed by a consideration of the plant community types once present on the site, as well as those of the broader region, across the Parramatta River catchment, including:

- Castlereagh Shale-Gravel Transition Forest - a Cumberland Dry Sclerophyll Forest type.
- Cumberland Riverflat Forest - a Coastal Floodplain Wetland.
- Coastal Flats Swamp Mahogany Forest - Coastal Swamp Forest.
- Sydney Turpentine Ironbark Forest - a dominant plant community type pre-clearing and currently one of the few larger remnants in the area.

Planting is integral to the development of the Indigenous Centre of Excellence, to create a sensory journey through the site. The project has been developed as an 'Indigenous garden' with Country at the heart of the concept, informed by specialist horticulturists and Traditional Knowledge Holders, to permeate and define areas of gathering, provide shelter under tree canopies, and create visual interest. Structural tree planting will be incorporated along the site boundaries to provide both visual and acoustic screening between the site and the surrounding context.



PRELIMINARY - not for

**Figure 30 Planting Strategy**

Source: JILA

The site will comprise 7,555m<sup>2</sup> of landscaped area, with planting types including:

- Internal Planting Mix
- Site Edges Mix
- Dedicated Indigenous Garden Planting
- Dedicated Sensory Garden Planting
- Planting for Water/Wet Areas

A preliminary plant schedule has been determined to inform a planting strategy that will be collaboratively curated by specialist horticulturists and Traditional Knowledge Holders.

The Proposal seeks to significantly increase the canopy cover across the site. The existing retained trees will comprise 9% of the total site canopy cover, whilst the proposed trees will comprise 91%.

### 3.12 Parking, Access and Movement

#### 3.12.1 Vehicular Access and Internal Circulation

The site is directly accessed via Fifth Street to the south of the site boundary, leading from both Railway Street to the east with access to Victora Road, and Bridge Street to the west. The vehicular access point is designed to be accessed from Fifth Street at the south western corner of the site, adjacent to the existing pedestrian crossing. The proposed combined access and egress point will serve both general vehicles and service vehicles.

The new access point will enable access to a new car parking facility at the south western corner and includes an orbital loop around the eastern and northern boundaries of the site to provide access to the internal loading bay along the northern façade of the building. The loading dock and access road are designed to accommodate vehicles up to and including a 12.5m Heavy Rigid Vehicle (HRV), with capacity for one vehicle in the loading dock at a time. The new road has been designed with an approximate 7.0m width to accommodate two-way movements and with appropriate turning space for the largest standard design vehicle, which will allow vehicles to enter and exit the site in a forward moving direction. The design responds to the swept path analysis for the

proposed servicing arrangements, included in the Traffic and Accessibility Impact Assessment (**TAIA**) prepared by TTW, provided at **Appendix S**.

### 3.12.2 Car Parking

The site currently comprises approximately 284 delineated car parking spaces for short-term parking. The Proposal will require the removal of the majority of the existing on-site car parking spaces, with 13 spaces reconfigured to the south western corner of the site. The proposed provision will be dedicated to Elders visiting site, which includes 1 accessible parking space and 1 space served by electric vehicle charging point. The proposed car park will be connected to the main entrance of the building via dedicated pedestrian pathways.

Notwithstanding the above, the existing car park is to be replaced in its entirety with new car parking facilities to the immediate south and south east of the site, within the Western Sydney University Parramatta South Campus. This process will follow a separate Part 5 Review of Environmental Factors (**REF**) process to be progressed by Western Sydney University in parallel with this SSDA.

### 3.12.3 Pedestrian Movement and Cyclist Access

The existing pedestrian access points will be retained within this scheme and will connect to a proposed formalised internal pedestrian network throughout the site.

The site layout includes external bicycle storage to accommodate up to 28 bicycles. End of trip facilities for staff, students and visitors are located on the third floor level. The Proposal will encourage active transport, particularly cycling, through the provision of appropriate infrastructure and a Green Travel Plan (GTP), as set out in **Appendix T**.

## 3.13 Ecologically Sustainable Development

The Proposal will incorporate Ecologically Sustainable Development (**ESD**) strategies and principles. The project is targeting a 6 Star Green Star rating, as set out in the Environmental Sustainability Report prepared by Flux Consultants (**Appendix U**).

In particular, the following design initiatives will be incorporated into the proposed development:

- Provision of an innovative clay tile facade that transitions from solid to highly permeable towards the central courtyard to value the external environment and the needs of the user within. External solar shading from the clay tiles will be turned to suit orientation and exposure, and can be altered gradually as the façade wraps around the building.
- Inclusion of skylights and upward views from public areas through the façade to provide a connection to the sky.
- Installation of solar panels on the roofscape to reduce demand on the electricity grid.
- A protective façade buffers against noise and air pollution from the Central Energy Plant and Victoria Road.

Further details are provided in the Net Zero Statement prepared by Steensen Varming (**Appendix V**) and the NABERS – Embodied Emissions Materials Form prepared by Slattery Australia (**Appendix W**).

## 3.14 Stormwater

A Stormwater SSD Report has been prepared by TTW and is provided at **Appendix Q**. The Proposal involves the installation of two (2) on-site detention (**OSD**) tanks on site. One located within the north-western portion of the site (total volume of 70m<sup>3</sup>), as well as a second beneath the proposed theatre to the eastern portion of the site (total volume 150m<sup>3</sup>) The OSD system has a permissible site discharge of 190L/sec for storms up to 1% AEP. The design also incorporates a 100kL rainwater harvesting tank to collect roof runoff from the new building.

Externally, a constructed wetland with detention volume of approximately 350m<sup>3</sup> is also proposed to attenuate stormwater and serve as a WSUD treatment device. In addition, a 1.5m wide swale which will be rock-lined and embellished ephemeral species planting is proposed to capture run off from the building and landscape areas.

### 3.15 Waste Management

Various waste receptacles will be distributed throughout the building, in particular servicing high-traffic lobbies and entrances/exits, food preparation areas, theatre and teaching areas, show rooms and court yards. The refuse bins will be transported daily to the campus' central facility via the loading bay for collection, along the northern edge of the building. The quantity of bins has been determined by an Operational Waste Management Plan (**OWMP**), which has been prepared by Elephants Foot Consulting and is provided at **Appendix Y**.

### 3.16 Operational Details

#### 3.16.1 Operating Hours

The Western Sydney University Parramatta South Campus currently operates 24 hours, 7 days a week. The Indigenous Centre of Excellence will operate in line with the existing operating hours, however beyond 08:00 – 22:00, the Centre can only be accessed by staff and students using an access card.

Certain uses and spaces within the building will be open to the public and will open at varying hours. The ground floor of the Indigenous Centre of Excellence is the primary public and community space, serviced by a café. The Indigenous Library at first floor level will also be available to the Public during the core operating hours of 08:00 – 22:00.

Events will be undertaken at ground floor level, with the exception of the dedicated care spaces, as well as the multi-purpose court at roof level. Such events will generally operate during the core hours identified.

Refer to the Operational Requirements Response provided by Western Sydney University at **Appendix OO**.

#### 3.16.2 Staff (Operational Jobs)

The Proposal is expected to generate approximately 150 ongoing operational jobs, including staff members, contractors and events staff. The Indigenous Centre of Excellence will accommodate approximately 60 staff members, together with another 30 staff members who will utilise the facility but will be primarily based elsewhere within the campus.

#### 3.16.3 Site Management

Western Sydney University will be responsible for the ongoing management of the building. The building will be continually monitored by the Campus Safety and Security team.

### 3.17 Staging and Delivery

The works proposed under this SSDA will be carried out as a single stage.

## 4.0 Strategic Planning Context

The Proposal is consistent with the relevant Government plans, policies and guidelines applying to the site as outlined in **Table 5** below.

**Table 5** Summary of Strategic Context

Strategic Plan	Strategic Context
<p><b>Government Architect Connecting with Country Framework</b></p>	<p>The <i>Connecting with Country Framework</i> 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 is embedded and incorporated throughout the lifecycle of the proposed development.</p> <p>To ensure that future development incorporated elements of Connecting with Country throughout the design and development of the precinct, a design competition in consultation with the GANSW was undertaken. The process ensures self-determination of Indigenous representation is carried through to the detailed design stage. The winning scheme was prepared by Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects, with a design that adopts an Indigenous-led approach.</p> <p>A number of key initiatives will be included and realised through the next stages to inform the SSDA, as follows:</p> <ul style="list-style-type: none"> <li>• The Applicant will continuously engage with Indigenous communities to support Indigenous connections to the site and continuing practices.</li> <li>• The project is to be undertaken in accordance with recommendations from the Connecting with Country framework.</li> </ul> <p>The SSDA is required to demonstrate consideration of the above, and is accompanied by other assessments including an Aboriginal Cultural Heritage Assessment Report, prepared by Curio Projects (refer to <b>Appendix AA</b>) and evidence of further consultation and collaboration, as detailed within the Consultation Outcomes Report prepared by Ethos Urban (refer to <b>Appendix CC</b>).</p> <p>These objectives support Indigenous Centre of Excellence 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 is critical to the environmental and social sustainability, as well as the overall success of the proposed Indigenous Centre of Excellence.</p>
<p><b>Greater Sydney Region Plan – A Metropolis of Three Cities</b></p>	<p>The Region Plan prepared by the then Greater Sydney Commission (<b>GSC</b>) is the overarching strategic plan to manage change and growth in the Greater Sydney Region. It sets a 40-year vision where most residents live within 30-minutes of their jobs, education and health facilities, services and great places.</p> <p>The proposed redevelopment of the site is consistent with the Region Plan’s vision to improve Greater Sydney’s productivity, connectivity, and sustainability. The Proposal broadly supports the ten directions outlined in the Strategy in that it:</p> <ul style="list-style-type: none"> <li>• enables a high-quality development on the site by facilitating a built form that is appropriate, considering the surrounding development and can contribute to the significant employment growth targets for Parramatta;</li> <li>• enables more tertiary educational floorspace on a site that is in close proximity to regionally significant existing and proposed transport infrastructure including the Parramatta Rail Station and Bus Interchange, as well as the future Parramatta Light Rail and Sydney Metro West projects; and</li> <li>• revitalises an underutilised area of land within the Western Sydney University Parramatta South Campus by providing a state-of-the-art Indigenous Centre of Excellence to celebrate and showcase Indigenous culture, through providing collaboration space, teaching facilities, a library and research centre and high-quality landscape design.</li> </ul>
<p><b>Central City District Plan</b></p>	<p>The District Plan builds upon the Region Plan’s vision, objectives and strategies to provide a 20-year plan to manage growth in the Central Sydney District.</p> <p>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</p>

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.

**Greater Parramatta and the Olympic Peninsula (GPOP)**

The 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 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.

**City of Parramatta Local Strategic Planning Statement**

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 Western Sydney 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 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 Indigenous Centre of Excellence; and indirectly through the creation of construction jobs, temporary employment of educators, artists and researchers and workers. Overall, the Proposal aligns itself with the LSPS vision, contributing to sustainability, liveability and productivity of the Greater Parramatta region.

**Parramatta Community Strategic Plan 2018-2038**

The *Parramatta Community Strategic Plan 2018-2038* was prepared to identify the community's main priorities and aspirations for the future and to plan strategies for achieving these identified goals. The vision is to create "Sydney's Central City: sustainable, liveable and productive – inspired by our communities." The vision is guided by the following goals, supporting the United Nations (UN) Sustainable Development Goals (SDGs) by 2030, of which the Proposal seeks to comply with, as set out below:

- **Fair** – The Proposal seeks to create a destination for educational excellence, where everyone is supported to reach their full potential (Outcome F.2). The principle of the siting of the Indigenous Centre of Excellence at the entrance to the Western Sydney University Parramatta South Campus and along a primary road frontage demonstrates Western Sydney University's commitment to a better future for Indigenous peoples. The diversity of spaces within the development will ensure visitors feel culturally safe, connected and ultimately a sense of belonging.
- **Accessible** – The site is well-connected by existing and evolving public transport infrastructure. Accessible routes are provided throughout the site to the key building entries via elevated walkways. The central landscape area is able to be reached from within the building, the site and the surrounding path network, with appropriate wayfinding to create a place that is also easy for Elders to be in.
- **Welcoming** – The design of the built environment is welcoming for the community. The entry has been carefully designed to prepare the visitor for a place that is, welcoming, ceremonial, celebratory and cultural. The diversity of spaces throughout the building and within the external landscaping seeks to promote social and cultural inclusivity for all, where people can feel comfortable and stories can be shared.
- **Green** – The architecture and landscape are physical manifestations of Western Sydney University's values and priorities. The project is an opportunity to reconnect Country, people, and kin, through the retention and enhancement of the existing endemic tree, of which the built form has been composed around. The landscaping strategy seeks to reconnect the Melaleuca tree to its ecologies, with an ephemeral waterway falling towards Vineyard Creek

and collecting in a new permanent wetland to the southeastern portion of the site. The planting is designed to represent the layered and interdependent nature of ecological communities that were once present on site.

- **Thriving** – The visibility of healthy Country, the practices of care, cultural and academic transfer of Knowledges and the wellbeing and success of Indigenous students and staff will prove to universities, the community and ideally the nation, that when Indigenous peoples are allowed to be cultural within academic spaces, they thrive.
- **Innovative** – The City of Parramatta seek to attract and support leading research and educational institutions to grow and thrive, working with Western Sydney University as a key partner to support this community outcome. The Indigenous Centre of Excellence will therefore become a place for learning, teaching, research, innovation and truth telling. It will connect Indigenous peoples and cultures and nurture an emerging generation of First Nations leaders. Innovative solutions have been developed to deliver an ecologically sustainable development.

### **NSW Future Transport Strategy 2056**

The *Future Transport Strategy* sets out a 40-year vision, directions and outcomes framework for moving people in NSW and will guide transport investment over the longer term. The *Future Transport Strategy* was refreshed in 2022 to take into account the COVID-19 pandemic, drought, bushfires, floods, alongside population growth and global megatrends. It includes a new focus on the six cities region, striving to revitalise and connect communities, encourage thriving local neighbourhoods, and build on economic success.

The *Future Transport Strategy* 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 application:

- 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.

### **Better Placed**

*Better Placed* promotes good design to capture society's collective aspirations and expectations for the places where we work, live and play. *Better Placed* includes seven objectives for good design. The design is consistent with *Better Placed* as follows:

- **Objective 1: Better Fit – contextual, local and of its place**
  - The Proposal responds to the surrounding context and its location within the Western Sydney University Parramatta South Campus, whilst aligning with the Connecting with Country principles through its design.
- **Objective 2: Better Performance – sustainable, adaptable, and durable**
  - The Design Team have ensured that principles of ESD have been incorporated into the Proposal, ensuring effective and environmentally responsive design initiatives.
  - The development will place a high priority on the use of construction materials with a low environmental impact over the life cycle of the building, with reused materials utilised where possible. The Proposal will provide a building that is designed to minimize CO<sup>2</sup> emissions associated with its operational energy consumption through passive design measures.
- **Objective 3: Better for Community – inclusive, connected and diverse**
  - The site is easily accessed by pedestrians both internally and externally. Additionally, the Proposal will incorporate measures to ensure that it is accessible and inclusive to all community groups.
- **Objective 4: Better for People – safe, comfortable and liveable**
  - The Proposal has been designed to ensure private and communal open space and amenity spaces are secure and safe. Additionally, the site will improve visual links between the built form and the streetscape, while also activating the frontage of the site by redeveloping the existing car parking facility to an exemplar and innovative built development.
- **Objective 5: Better Working – functional, efficient and fit for purpose**
  - The proposal will replace a car parking area with new educational and learning space that will be sustainable and well-designed. Given the site's sustainable location in close proximity to a range of public transportation, and the future proposal to replace any net loss in car parking within the Western Sydney University Parramatta South

Campus (via separate approval), it is not considered that there would be any environmental impacts upon the surrounding road network.

- **Objective 6: Better Value – creating and adding value**
  - The Proposal creates and adds value to the site by proposing a high-quality Indigenous Centre of Excellence to be used by students of Western Sydney University, as well as members of the public, for learning, research and collaboration purposes.
- **Objective 7: Better Look and Feel – engaging, inviting and attractive**
  - The Design Team have designed a building that is appropriately scaled for the proposed use and utilises materials and landscaping that will make a positive contribution to the built environment and urban realm by adopting Country-centred approach to the design process.

### **Draft Parramatta 2050**

The *Draft Parramatta 2050* seeks to elevate the status of Parramatta to global city, becoming; a world leader in First Nations partnership, Western Sydney's job engine, the epicentre of creativity, the home of festivals, sports and entertainment, Asia Pacific's centre for best-in-class education and an unrivalled river city. The Proposal seeks to contribute to the main objectives, as follows:

- **A world leader in First Nations partnerships:** The Proposal has been informed by extensive and meaningful engagement with Indigenous stakeholders, Western Sydney University representatives, local Indigenous Elders and cultural advisors, and the wider community. At each stage of the design process, the discussions have focused upon how the Proposal will deliver the best outcome for Indigenous staff, students and community, to create a place that they are proud of.
- **Western Sydney's jobs engine:** The Proposal will provide further employment opportunities in both the construction and operational stages of development, with 490 jobs created directly and indirectly.
- **The epicentre of creativity:** We note that the Council are committed to embedding culture into Parramatta's fabric. The Proposal has been designed for users to interact passively and actively with culture through art, performance, food, storytelling, landscape, language, and education. The intention of the Indigenous Centre of Excellence is to promote cross-cultural learning and offer a variety of diverse educational and cultural spaces to facilitate learning and empowerment.
- **The home of festivals, sports and entertainment:** The Proposal seeks to provide unique opportunities to celebrate the multi-faceted heritage of the area through its design. The site accommodates a series of exhibition and entertainment spaces, both internally and externally, which have been designed as immersive environments for display, creation, interaction and the generation of shared experiences.
- **Asia Pacific's centre for best-in-class education:** The City will host leading university programs with key global focus on areas such as health, arts and culture, and urban resilience, and seeks to foster opportunities linking Western Sydney University with Parramatta's community. The Indigenous Centre of Excellence seeks to benefit not only the Western Sydney University community, but also the wider community members who are able to engage with, learn about, and celebrate Indigenous culture through the proposed development. The Indigenous Centre of Excellence represents Western Sydney University's commitment to empowering Indigenous self-determination and promoting Indigenous knowledge at the core of the institution.
- **An unrivalled river city:** The Proposal seeks to build upon the unique relationship the City has with its river. The built form and urban design of the development seeks to deliver a place where Country, stories, knowledge and productivity come together. The delivery of a design that is embedded with true Connecting with Country principles is at the core of the design development process, and seeks to create a cohesive design that returns the native environment back to the site and back to Country. In this way, the built form is designed to be wrapped around the endemic Melaleuca tree, which has survived the impact of being centred within an existing car park. The Melaleuca tree is central to the design of the built form and represents the resilience of Country. Importantly, the shape of the building represents the river and the eel with its seamless curvaceous massed form that wraps around the site.

### **Cultural Infrastructure Plan 2025+**

The *Cultural Infrastructure Plan 2025+* provides the strategic framework for how the NSW Government will invest in and support cultural infrastructure across the State until 2025 and beyond. The Plan articulates four strategic priorities for NSW, in which the Proposal is able to genuinely respond to:

- **Cultural infrastructure supports strong communities and economies in New South Wales:** The Proposal seeks to provide a new tertiary educational facility at the Western Sydney University Parramatta South Campus that provides opportunities for the community to

connect with Indigenous culture and promote cross-cultural learning, thereby contributing to social inclusion and recognition of an Indigenous-led institution in Western Sydney.

- **Access to space for community participation in culture:** Indigenous communities have been involved in the decision-making process throughout the design development process. Engagement with key Dharug Traditional Custodians has guided the core values and aspirations for the Country and culture, through walks on Country and storytelling, as well as knowledge sharing with the Western Sydney University Elder's Advisory Committee, and Indigenous staff and students.
- **Cultural infrastructure for a collaborative and thriving cultural sector:** The Indigenous Centre of Excellence will accommodate diverse and flexible spaces, including various outdoor learning spaces that seek to encourage creativity, collaboration, entrepreneurship, and social and emotional intelligence.
- **Creating impact through partnerships and capacity building:** The project has been funded by WestInvest Fund by the NSW Government specifically for the proposed development.

## 4.1 Cumulative Impacts

The site is located within the Western Sydney University Parramatta South Campus, within a highly urbanised setting containing development within a growing and evolving City. The Proposal is a logical extension to the current educational facility, to leverage off the existing and proposed infrastructure within the area.

The nearby relevant future proposals that have the potential to result in cumulative impacts are identified in **Table 6** below.

**Table 6** Surrounding Future Development

Development	Description	Location	Status
DA/346/2022	New pedestrian footpath link	171 Victoria Road, Rydalmere	Approved
SSI-10035	Parramatta Light Rail Stage 2	City of Parramatta Council and Ryde City Council	Approved

The surrounding area is experiencing significant infrastructure transformation, with the introduction of the Parramatta Light Rail network and associated ATL to the eastern boundary of the site, alongside the Victoria Road Revitalisation Project, all of which seek to provide better access to safe and sustainable travel modes. The Proposal therefore seeks to leverage off the evolving transport infrastructure and realise the vision of creating a net zero traffic generation development. As such, any associated environmental impacts of the Proposal are considered to be minimal.

Outside of this SSDA process, the Applicant is concurrently undertaking a Part 5 activity to reinstate car parking spaces that have been displaced by the development proposed as part of this SSDA. The replacement car park will be provided across two locations near to the existing P1 car park, including at the undeveloped grassed area to the south of the proposed ICoE, and the area to the south of the adjacent oval. The total parking capacity across these two locations will be approximately 284 spaces which is confirmed in the development footprint provided for in the Figure below as well as within Section 2.9.1 of the Transport and Accessibility Impact Assessment provided for in **Appendix S** to this EIS.

The University which confirms their intention to carry out these works under separate Part 5 process. The design process has been considered to minimise tree loss and ground disturbance. In accordance with DPHI's Guidelines, the REF will meet section 5.5 of the EP&A Act *"to consider, to the fullest extent possible, all matters affecting or likely to affect the environment, for the purpose of protection and enhancement of the environment."*

An assessment of the cumulative impacts associated with these proposals are considered under the relevant issue in **Section 7.0**.



**Figure 31 Development footprint for the alternative car park proposed under separate Part 5 activity and excluded from this SSDA**

Source: TTW

## 4.2 Analysis of Alternatives

During design development, a number of alternative options were investigated and considered by Western Sydney University in response to the strategic need and objectives for the development of the site, including:

- Option 1 (Do Nothing): Provide no redevelopment, leaving the existing site as it is.
- Option 2 (Alternative Delivery Model): Build a different development type on site.
- Option 3 (Alternative Location): Position the development elsewhere within the site boundary.

### 4.2.1 Do Nothing

Leaving the site unchanged would result in a missed opportunity to align the site with the City of Parramatta's vision to not only enhance educational facilities, to provide opportunities for people of all ages to learn and reach their full potential, but also provide high-quality shared facilities for both students and local communities to enhance social cohesion. This scenario would also be inconsistent with the broader strategic planning policies including the *Greater Sydney Region Plan*, the *Central City District Plan*, the *Cultural Infrastructure Plan 2050* and the *Community Strategic Plan 2018–2038*, as further discussed in **Table 5** on the page above.

The 'Do Nothing' approach would represent a missed opportunity to align the proposal with the State Government's strategic vision for educational growth within the Central City, which will act as a precedent for future development and attract visitors locally and nationally, as well as the Cultural Infrastructure Plan to provide cultural infrastructure for a collaborative and thriving cultural sector. It would also be inconsistent with the envisaged outcomes for the site, which seeks to showcase and celebrate Indigenous culture within Parramatta, providing an opportunity for local communities to exchange cultures, whilst being embedded within healthy Country. Therefore, it is evident that a 'Do Nothing' approach is wholly inconsistent with the site's key features and strategic context.

In addition, as discussed below, the 'Do Nothing' approach would be contrary to the purpose of the funding driving this project. On this basis, the 'Do Nothing' scenario is not considered to be an acceptable approach.

## 4.2.2 Alternative Delivery Model

A number of other alternative delivery options were explored to meet both the Western Sydney University's and wider communities needs tied to the intent of the Indigenous Centre of Excellence which are critical to the health and wellbeing of both Indigenous and non-Indigenous residents and stakeholders in Western Sydney. Such options included multi-campus approaches and the utilisation of temporary pop-up exhibitions within differing Western Sydney University campuses.

However, these alternative delivery models were not considered to represent the permanent commitment to nurturing the relationship with the Indigenous community and promoting Indigenous knowledge at the core of Western Sydney University's commitment to Indigenous self-determination. The project has been funded by WestInvest Fund by the NSW Government specifically for the use proposed. The Indigenous Centre of Excellence is entirely in alignment with the strategic objectives of the *Western Sydney University Indigenous Strategy 2020 – 2025*, which focuses on strategic objectives in seven areas of Indigenous engagement: students; employment; research; learning and teaching; community engagement; leadership; and cultural viability and knowledge.

This option would represent another missed opportunity to align the future of the site with the State and Local Government's strategic vision to develop innovative education and cultural infrastructure and build on the education sector within Western Sydney. Accordingly, there is a clear strategic need for the proposed development, and this alternative to deliver it is considered to be less viable.

## 4.2.3 Alternative Site

Whilst multiple sites were considered for the Proposal, Western Sydney University's Parramatta South Campus was deemed the optimal location due to its strategic importance in the region, its geographical prominence in close proximity to the Parramatta CBD and its high accessibility to existing and evolving public transport infrastructure.

In order to meet operational requirements and the needs of the future users of the site, the development site is considered to be the most feasible location in the context of the environmental constraints that would challenge the viability of the project elsewhere at the Western Sydney University Parramatta South Campus.

The other options explored throughout the site were considered unfeasible for development due to a high-level risk of flooding, particularly in closer proximity to the Parramatta River. The area to the south of the Western Sydney University Parramatta South Campus is partly located within the 'foreshore area' under the Parramatta LEP, whereby Clause 6.6 states that development for a new building is not to be granted, unless the levels, depth or other exceptional feature of the site make it appropriate to grant development consent.

The topography of the land to the south of the Western Sydney University Parramatta South Campus near the river is also constrained topographically and would require significant earthworks to make it feasible and readily available for development. This alternative location was also omitted as a viable option due to the proximity of its location to the main two items of heritage significance within the site, being the female Orphan School, and Rydalmere Hospital, both located within the southern half of the wider Western Sydney University Parramatta South Campus.

Proceeding with the option to consider an alternative site location within the Western Sydney University Parramatta South Campus would therefore have led to more adverse heritage and flooding impacts than the proposed siting of the Indigenous Centre of Excellence. In this regard, the proposed location at the north of the Western Sydney University Parramatta South Campus is therefore deemed to be the most logical location for new development.

Consistent with Connecting with Country principles, the location was considered appropriate as a means to strengthen the connections to water, including the Vineyard Creek, and the broader landscape systems. Whilst the subject site is flood liable, this has been considered and is subject to mitigation measures, as recommended within the supplementary technical assessments submitted alongside this EIS (refer to **Section 7.17**).

## 4.2.4 The Proposed Development

Following the analysis of the alternative options, the proposed design scheme was determined to represent the optimal built form and urban design outcome for the site, as it has been informed by the key criteria and remains respectful of preserving the amenity of the surrounding development context. The built form has been informed by a considered analysis of the surrounding context and amenity concerns and considerations (refer to the Architectural Design Report at **Appendix G**).

The proposed redevelopment of the site for a new Indigenous Centre of Excellence will ensure the provision of a long-term and significant piece of social infrastructure, while also delivering on the public benefit within the City of Parramatta LGA. The Indigenous Centre of Excellence will seek to provide an integrated educational and community facility that promotes learning and teaching, leadership, research and knowledge-sharing activities, for students and community members alike. The evolution of the design of the Indigenous Centre of Excellence has progressed through engagement with Indigenous communities that supports Indigenous connections to the site and continuing practices.

Given the site's location within a highly accessible and sustainable area in respect to public transport options, the new Indigenous Centre of Excellence is considered to be a complementary use to the wider University site, providing high-quality teaching, research and collaboration areas for students and visitors alike, in turn supporting community cohesion. The development directly responds to the current strategic planning framework by providing further educational facilities to meet the needs of the growing population. The Region Plan highlights a focus on contemporary design, flexible learning spaces and more efficient use of land as essential to adapt to growth and changing demands. Joint and shared use of facilities is encouraged to make educational facilities available for local communities to enhance and promote social connections and networks.

The Proposal has been appropriately designed to ensure that it is respectful of the heritage significance, whilst facilitating the effective construction of a high quality and sustainable development that will demonstrate a high level of design excellence and Connection to Country. In addition, the Proposal presents a unique opportunity to improve sustainable design and promote energy and resource efficiency through incorporating passive design measures, sourcing local and recycled materials and connecting to nature. The high-quality design of the building and landscaping will therefore ensure that the development is in keeping with the character and appearance of the wider area, when viewed against the surrounding buildings, and contributes positively to it, setting a precedent for future development.

## 5.0 Statutory Context

Development approval is sought for the project under the State Significant Development provision of Part 4 of the EP&A Act. The sections below outline the project's key statutory requirements. This section is complemented by a Statutory Compliance Table included at **Appendix D** that identifies all statutory requirements and where those requirements have been addressed in the EIS.

### 5.1 Power to Grant Approval

The legislative pathway under which the consent is sought, why the pathway applies, and the relevant consent authority is outlined in **Table 7** below.

**Table 7** Power to Grant Consent

Matter	Consideration
<b>Crown Development</b>	<p>Clause 294 of the EP&amp;A Regulation provides that a development carried out by an Australian University (under the meaning of <i>Higher Education Act 2001</i>) is a Crown Development. Western Sydney University is recognised under Schedule 1 of the <i>Higher Education Act 2001</i> and so the development is a Crown Development for the purpose of Part 4 of the EP&amp;A Act.</p> <p>Under Clause 4.33 of the EP&amp;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&amp;A Regs), the application may be referred to the Minister for determination.</p>
<b>Declaration of State Significant Development</b>	<p>Development consent will be sought under 'Division 4.7 - Stage Significant Development' of the EP&amp;A Act. Section 4.36(2) of the EP&amp;A Act states that:</p> <p><i>A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.</i></p> <p>Schedule 1 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> lists development that is declared SSD. Schedule 1 Clause 15 (3) states:</p> <p><b>15 Educational Establishments</b></p> <p>(1) <i>Development that has a capital investment value of more than \$20 million that:</i></p> <p>(a) <i>is for the purpose of a new school, or</i></p> <p>(b) <i>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.</i></p> <p>(2) <i>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.</i></p> <p><b>(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.</b></p> <p>(4) <i>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</i></p> <p>As the Proposal is for the purposes of a tertiary institution, including an associated research facility that has an EDC of more than \$50 million, it is declared SSD. Before a SSDA can be determined, it is subject to a comprehensive assessment under the EP&amp;A Act.</p>
<b>Consent Authority</b>	<p>Section 4.5 of the EP&amp;A Act and Section 2.7 of the Planning Systems SEPP stipulate that the consent authority is the Minister for Planning and Public Spaces (or the DPHI as their delegate) unless the development triggers the matter set out in Section 2.7(1) in which case the consent authority will be the Independent Planning Commission.</p>

### 5.2 Permissibility

The permissibility of the Proposal with regard to the proposed land use/s and land zoning is outlined in **Table 8** on the following page.

**Table 8**    *Permissibility*

Matter	Consideration
Land Use	The Proposal constitutes an 'educational establishment' as defined under the <i>Standard Instrument—Principal Local Environmental Plan (2006 EPI 155a)</i> .
Land Zoning	The wider Western Sydney University Parramatta South Campus site (including the nominated development area) is zoned SP2 Infrastructure (Educational Establishment) under the Parramatta LEP.
Permissibility	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 as a tertiary institution with associated research facility associated with its educational use is permitted with consent on the site.
Floor Space Ratio	The wider site and nominated development area within it does not have a maximum mapped floor space ratio.
Height of Building	The wider site and nominated development area within it does not have a maximum mapped height limit.

### 5.3 Other Approvals

The other legislative approvals required for the Proposal in addition to a development consent under Division 4.7 of the EP&A Act are outlined in **Table 9** below.

**Table 9**    *Other Approvals*

Matter	Consideration																		
Approvals not required for SSD	Section 4.41 of the EP&A Act stipulates that certain authorisations are not required for SSD. The following legislative approvals would otherwise be required if the Project was not State significant.																		
	<table border="1"> <thead> <tr> <th>Legislation</th> <th>Approval Otherwise Required</th> </tr> </thead> <tbody> <tr> <td colspan="2"><b>Legislation that does not apply to State Significant Development</b></td> </tr> <tr> <td>Fisheries Management Act 1994</td> <td>No</td> </tr> <tr> <td>Heritage Act 1977</td> <td>Yes</td> </tr> <tr> <td>National Parks and Wildlife Act 1974</td> <td>No</td> </tr> <tr> <td>Rural Fires Act 1997</td> <td>No</td> </tr> <tr> <td>Water Management Act 2000</td> <td>No</td> </tr> </tbody> </table>	Legislation	Approval Otherwise Required	<b>Legislation that does not apply to State Significant Development</b>		Fisheries Management Act 1994	No	Heritage Act 1977	Yes	National Parks and Wildlife Act 1974	No	Rural Fires Act 1997	No	Water Management Act 2000	No				
	Legislation	Approval Otherwise Required																	
	<b>Legislation that does not apply to State Significant Development</b>																		
	Fisheries Management Act 1994	No																	
	Heritage Act 1977	Yes																	
	National Parks and Wildlife Act 1974	No																	
Rural Fires Act 1997	No																		
Water Management Act 2000	No																		
Consistent Approvals	Section 4.42 of the EP&A Act stipulates that certain authorisations cannot be refused if they are necessary for carrying out SSD. The following table lists legislative approvals that are required for the Proposal and cannot be refused if the Proposal is approved.																		
	<table border="1"> <thead> <tr> <th>Act</th> <th>Approval Required</th> </tr> </thead> <tbody> <tr> <td colspan="2"><b>Legislation that must be applied consistently</b></td> </tr> <tr> <td>Fisheries Management Act 1994</td> <td>No</td> </tr> <tr> <td>Mine Subsidence Compensation Act 1961</td> <td>No</td> </tr> <tr> <td>Mining Act 1992</td> <td>No</td> </tr> <tr> <td>Petroleum (Onshore) Act 1991</td> <td>No</td> </tr> <tr> <td>Protection of the Environment Operations Act 1997</td> <td>No</td> </tr> <tr> <td>Roads Act 1993</td> <td>No</td> </tr> <tr> <td>Pipelines Act 1967</td> <td>No</td> </tr> </tbody> </table>	Act	Approval Required	<b>Legislation that must be applied consistently</b>		Fisheries Management Act 1994	No	Mine Subsidence Compensation Act 1961	No	Mining Act 1992	No	Petroleum (Onshore) Act 1991	No	Protection of the Environment Operations Act 1997	No	Roads Act 1993	No	Pipelines Act 1967	No
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	Protection of the Environment Operations Act 1997	No																	
Roads Act 1993	No																		
Pipelines Act 1967	No																		

### 5.3.1 Environmental Protection and Biodiversity Act 1999 Approval

The *Environmental Protection and Biodiversity Act 1999* (EPBC Act) provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities, and heritage places. These are known as matters of 'National Environmental Significance'. If the Proposal will, or is likely, to impact a matter of National Environmental Significance, then it is required to be referred to the Commonwealth Department of the Environment for assessment to determine if it constitutes a 'controlled action' requiring EPBC approval. Presently, a bilateral agreement allows the commonwealth Minister for the Environment to rely on the NSW environmental assessment process when assessing a controlled action under the EPBC Act.

The Proposal is located within a modified, urban area without significant vegetation of particular local or Indigenous importance and therefore, it is not likely to impact a matter of National Environmental Significance. As such, the Proposal is not required to be referred to the Federal Department of the Environment to determine if it constitutes a controlled action and the bilateral agreement applies.

## 5.4 Pre-Conditions to Exercising the Power to Grant Consent

The pre-conditions to be fulfilled by the consent authority before exercising their power to grant development consent are identified and considered in **Table 10** below.

**Table 10** Pre-Conditions to Exercising the Power to Grant Consent

Matter	Consideration
<b>Biodiversity Conservation Act 2016</b>	<p>The <i>Biodiversity Conservation Act 2016</i> (BC Act) protects native vegetation, species of threatened flora and fauna, endangered populations and endangered ecological communities and their habitats in NSW. Section 7.9 requires a development application for State Significant Development to be accompanied by a Biodiversity Development Assessment Report (<b>BDAR</b>), unless the Planning Agency Head and the Environment Agency Head determine that the Proposal is not likely to have any significant impact on biodiversity values.</p> <p>A BDAR has been prepared by Land Eco Consulting to accompany the application (<b>Appendix DD</b>).</p> <p>It is noted that the subject site was almost cleared in its entirety for its former use as a car parking facility, with the retention of one (1) mature <i>Melaleuca decora</i>. It has therefore been determined that the boundary trees currently on site were planted for functional and aesthetic purposes, and have limited biodiversity value.</p> <p>The BDAR states that the direct impacts will be limited to the removal of 0.48 ha of planted exotic and non-indigenous native trees and an exotic dominant understorey vegetation layer. Minor indirect impacts may influence adjoining habitat in vegetation proposed for retention, however these are not considered likely to cause an adverse impact.</p> <p>The BDAR concludes that the Proponent is not required to retire biodiversity offset credits to meet their obligations to offset the residual impacts of the SSD. Nonetheless, native and drought-tolerant landscaping, measures to manage stormwater runoff, and measures to minimise light pollution will together help conserve local biodiversity and ecological integrity. The existing <i>Melaleuca decora</i> will be retained on site.</p>
<b>State Environmental Planning Policy (Transport and Infrastructure) 2021</b>	<p>The <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> (<b>Transport and Infrastructure SEPP</b>) aims to facilitate the effective delivery of infrastructure of the State.</p> <p>Section 2.48 requires the consent authority to give written notice to the electricity supply authority for the area and take into consideration any response to that notice before granting consent to a development likely to affect an electrical transmission or distribution network.</p> <p>The application will be referred to the relevant utility providers during the assessment. Further discussion on infrastructure and utilities is detailed in <b>Section 7.20</b> and provided at <b>Appendices O, P and Q</b>.</p> <p>Section 2.119 relates to development on land that adjoins a classified road. This section requires that:</p> <p>(2) <i>The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—</i></p> <p>(a) <i>where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and</i></p>

- (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—
- (i) the design of the vehicular access to the land, or
  - (ii) the emission of smoke or dust from the development, or
  - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and
- (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

As discussed further in **Section 7.11** of this EIS (refer to **Appendix S**), vehicular access has been designed accordingly to ensure the abovementioned provisions are achieved.

Section 3.58 requires the consent authority to provide the TfNSW with written notice (within 7 days of the application being made) of the development application for developments for the purpose of an educational establishment considered a 'traffic generating activity'. The proposal for the new Indigenous Centre of Excellence is considered traffic generating activity. Further detail is provided in **Section 7.11** of this EIS and **Appendix S**.

**State  
Environmental  
Planning Policy  
(Resilience and  
Hazards) 2021**

The *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. Section 4.6 stipulates that a consent authority must not consent to the carrying out of development unless:

- It has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.
- If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is suitable that the land will be remediated before the land is used for that purpose.

The Preliminary Site Investigation prepared by Douglas Partners confirms that the site can be made suitable for the Proposal and use for educational purposes, subject to the successful implementation of the recommendations and mitigation measures as outlined in **Appendix C** and **Section 7.15**.

**State  
Environmental  
Planning Policy  
(Industry and  
Employment) 2021**

The *State Environmental Planning Policy (Industry and Employment) 2021* (Industry and Employment SEPP) sets out planning controls for advertising and signage in NSW. Section 3.6 stipulates that a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied that:

- The signage is consistent with the objectives of the Industry and Employment SEPP; and
- The signage satisfies the assessment criteria specified in Schedule 5 of the Industry and Employment SEPP.

The proposed development seeks approval for two (2) x signage zones only, including one (1) x fixed building identification signage zone and one (1) x projecting signage zone. An assessment of the proposed signage zones is provided below which demonstrates the consistency of the proposed zones with the assessment criteria as outlined in Schedule 5.

**1 Character of the area**

- *Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?*
- *Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?*

The proposed signage zones are compatible with the character of the Western Sydney University Parramatta South Campus as they will reinforce the educational use on site and contribute to the purpose of easy navigation and wayfinding within the Campus, similar to other buildings within the Campus. The new building, supported by future signage provisions within the nominated zones, will contribute to overall wayfinding and student experience of the University.

**2 Special areas**

- *Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?*

The proposed signage zones do not include detailed content or installation of signs and therefore will not detract from the visual quality of the surrounding heritage items. The future sign types will support the future use of the site as the Indigenous Centre of Excellence and its attributed educational use. It is unlikely that the future sign types will detract from

Matter	Consideration
	the other heritage items at the site due to the physical separation.
<p><b>3 Views and vistas</b></p> <ul style="list-style-type: none"> <li>· Does the proposal obscure or compromise important views?</li> <li>· Does the proposal dominate the skyline and reduce the quality of vistas?</li> <li>· Does the proposal respect the viewing rights of other advertisers?</li> </ul>	Not future signs will project above the building envelope and therefore will not obscure or compromise any important views. The proposed signage zones are positioned on key elevations and will not breach their nominated boundaries.
<p><b>4 Streetscape, setting or landscape</b></p> <ul style="list-style-type: none"> <li>· Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</li> <li>· Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</li> <li>· Does the proposal reduce clutter by rationalising and simplifying existing advertising?</li> <li>· Does the proposal screen unsightliness?</li> <li>· Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</li> <li>· Does the proposal require ongoing vegetation management?</li> </ul>	The scale, proportion and form of the proposed signage zones are considered appropriate for the context of the proposed building. The zones will provide an opportunity for future signage which will designate the building and identify its purpose within the wider site, which is especially important for wayfinding for both students, staff and visitors. The proposed signage zones will not require any ongoing vegetation management.
<p><b>5 Site and building</b></p> <ul style="list-style-type: none"> <li>· Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</li> <li>· Does the proposal respect important features of the site or building, or both?</li> <li>· Does the proposal show innovation and imagination in its relationship to the site or building, or both?</li> </ul>	The proposed signage zones have been carefully developed to be compatible with the scale, proportions, and presentation of the proposed building. The scale of the proposal is considered to be appropriate for the context of the site and will support the educational character of the Western Sydney University Parramatta South Campus. The signage zones will facilitate future detailed signage provisions which are capable of showing innovation and imagination. The location and positioning of the signage zones ensure prominent exposure of the building, allowing for both its educational use, and First Nations centric nature of the building to be showcased as the first impression of Western Sydney University from its main entry point at Railway Street.
<p><b>6 Associated devices and logos with advertisements and advertising structures</b></p> <ul style="list-style-type: none"> <li>· Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</li> </ul>	N/A. No detailed signage installation is proposed as part of this SSDA. It seeks consent for future signage zones only and will be subject to a separate approval process to obtain development consent for its installation and content.
<p><b>7 Illumination</b></p> <ul style="list-style-type: none"> <li>· Would illumination result in unacceptable glare?</li> <li>· Would illumination affect safety for pedestrians, vehicles or aircraft?</li> <li>· Would illumination detract from the amenity of any residence or other form of accommodation?</li> <li>· Can the intensity of the illumination be adjusted, if necessary?</li> </ul>	N/A. No detailed signage installation is proposed as part of this SSDA. It seeks consent for future signage zones only and will be subject to a separate approval process to obtain development consent for its installation and content.

Matter	Consideration
	<ul style="list-style-type: none"> <li>· Is the illumination subject to a curfew?</li> </ul>
	<p><b>8 Safety</b></p> <ul style="list-style-type: none"> <li>· Would the proposal reduce the safety for any public road?</li> <li>· Would the proposal reduce the safety for pedestrians or bicyclists?</li> <li>· Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</li> </ul>
	<p>Due to the placement, scale, and location of the proposed signage zones, the future signs will not reduce road safety or pedestrian and cyclist safety within the Western Sydney University Parramatta South Campus or to motorists travelling along Victoria Road. The future sign types will not obscure sightlines and thus will not provide an adverse safety risk to pedestrians.</p>

## 5.5 Mandatory Matters for Consideration

The matters that the consent authority is required to consider in deciding whether to grant consent to any development application are identified and considered in **Table 11** below.

**Table 11 Mandatory Matter for Consideration**

Legislation	Matters for Consideration
<b>Environmental Planning &amp; Assessment Act 1979 (EP&amp;A Act)</b>	<p>The Proposal is consistent with the objectives of the EP&amp;A Act for the following reasons:</p> <ul style="list-style-type: none"> <li>• The project promotes the sustainable management of built and cultural heritage (including Aboriginal cultural heritage) by evolving through a design competition with an Indigenous-led panel.</li> <li>• The design of the building is of the highest architectural quality.</li> <li>• The design process has been landscape-led, to follow Connecting with Country framework principles and preserve the amenity of the surrounding context.</li> <li>• The Proposal has evolved through extensive community engagement, including local Indigenous Elders and Traditional Knowledge Holders.</li> <li>• The Proposal will facilitate ecologically sustainable development through a range of design and operation initiatives.</li> <li>• The Proposal provides significant public benefits, not only for the Western Sydney University community, but also the local and wider community.</li> </ul> <p>The Proposal is consistent with Division 4.7 of the EP&amp;A Act, particularly for the following reasons:</p> <ul style="list-style-type: none"> <li>• The development has been declared to have state significance.</li> <li>• The development is not prohibited by an EPI.</li> <li>• The development has been evaluated and assessed against the relevant considerations under section 4.15(1), as outlined in this table.</li> </ul>
<b>State Environmental Planning Policy (Resilience and Hazards) 2021</b>	<p>Section 3.12 outlines mandatory matters for a consent authority to consider when determining an application for potentially hazardous or offensive development. Chapter 3 applies to any proposals which fall under the policy's definition of 'potentially hazardous industry' or 'potentially offensive industry'. The works proposed as part of this SSDA do not fall within these definitions.</p> <p>The site does lie within close proximity of the Hunter Pipeline, a high-pressure liquid petroleum pipeline operated by Ampol Ltd. A Pipeline Hazard Analysis has been prepared by Sherpa Consulting (refer to <b>Appendix EE</b>), which concludes that there is a low to negligible risk from the proposed development with respect to the relevant criteria, and there are no safety-related land use planning conflicts.</p>
<b>State Environmental Planning Policy (Planning Systems) 2021</b>	<p>Schedule 1 Part 15(3) denotes the proposal as state significant development.</p>
<b>State Environmental Planning Policy (Transport and Infrastructure) 2021</b>	<p>Under Clause 3.58 of the Transport and Infrastructure SEPP, the development is considered traffic generating development and therefore the consent authority is to take into consideration TfNSW's referral response.</p> <p>More detailed response to the provisions of Part 3.5 of the Transport and Infrastructure SEPP are further contained in <b>Section 5.6</b> of this report.</p>

Legislation	Matters for Consideration
<p><b>State Environmental Planning Policy (Sustainable Buildings) 2022</b></p>	<p>As the development involves the erection of a new building with an estimated development cost of more than \$5 million, the <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> applies. An Ecologically Sustainable Development Report (ESD) has been prepared for the proposed development at <b>Appendix U</b>. The ESD Report outlines the methods in which the proposed development will ensure sustainability throughout the construction and operation of the development.</p>
<p><b>State Environmental Planning Policy (Biodiversity and Conservation) 2021</b></p>	<p>The site is identified within the Foreshores and Waterways Area of the Sydney Harbour Catchment. Clause 6.28(1) sets out the mandatory matters for a consent authority to consider when determining an application for development within the Foreshores and Waterways Area.</p> <p>The subject site is located approximately 26km to the west of Sydney Harbour and the development will not create any direct or indirect adverse impact upon the Harbour itself. The Proposal is consistent with the principles of the Sydney Harbour Catchment in that it is for the public good, which takes precedence over the private good.</p> <p>The site is located at the furthest point north of the Western Sydney University Parramatta South Campus, separated from the Parramatta River by the existing educational buildings. The Proposal will not impact upon the existing waterway, including the operational activity and the ecological communities within.</p> <p>The Proposal seeks to return water to site through the introduction of an ephemeral creek falling towards Vineyard Creek and collecting in a new, permanent wetland that cleanses the water before releasing back into the catchment and ultimately improving the health of the creek. The planting strategy will be informed by the original ecological communities that once existing across the Parramatta River catchment.</p> <p>The Proposal will also minimise risk to the development from changing flood patterns as a result of climate change, as set out in the Flood Impact Assessment included at <b>Appendix K</b>.</p>
<p><b>Parramatta Local Environmental Plan 2023</b></p> <p><b>Clause 2.3</b> <i>Zone Objectives and Land Use Table</i></p> <p><b>Clause 4.3</b> <i>Height</i></p>	<p>Clause 2.3 refers to the Land Use Table and states that the consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.</p> <p>The site is zoned SP2 (Educational Establishment), which seeks to provide for infrastructure and related uses, and prevent development that is not compatible with or that may detract from the provision of infrastructure. 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.</p> <p>Clause 4.3 states that the height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. Clause 4.3 seeks to achieve the following objectives:</p> <ul style="list-style-type: none"> <li>a) to provide appropriate height transitions between buildings,</li> <li>b) to ensure the height of buildings is compatible with the height of existing and desired future development in the surrounding area,</li> <li>c) to require the height of future buildings to be appropriate in relation to heritage sites and their settings,</li> <li>d) to reinforce and respect the existing character and scale of low density residential areas,</li> <li>e) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,</li> <li>f) to preserve historic views,</li> <li>g) to maintain satisfactory sky exposure and daylight to— <ul style="list-style-type: none"> <li>i. existing buildings in commercial centres, and</li> <li>ii. the sides and rear of tower forms, and</li> <li>iii. key areas of the public domain, including parks, streets and lanes.</li> </ul> </li> </ul> <p>The wider site and nominated development area within it <b>do not have a maximum mapped height limit</b>. The height of the building has been designed to create a</p>

prominent gateway to the Western Sydney University Parramatta South Campus, whilst complementary to the surrounding context, including both neighbouring development and the heritage items on site.

**Clause 4.4**

*Floor Space Ratio*

Clause 4.4 is underpinned by the following objectives:

- a) to ensure buildings are compatible with the bulk, scale and character of existing and desired future development in the surrounding area,
- b) to regulate density of development and generation of vehicular and pedestrian traffic,
- c) to provide a transition in built form and land use intensity,
- d) to require the bulk and scale of future buildings to be appropriate in relation to heritage sites and their settings,
- e) to reinforce and respect the existing character and scale of low density residential areas.

The maximum floor space ratio for a building on any land is not to exceed the floor space ratio prescribed within the associated Map.

The wider site, nor the land at which this SSDA specifically relates to, are **not subject to any floor space ratio** provisions. The development has been designed to achieve the optimal balance between the operational needs of the facility and the physical parameters of the site.

**Clause 5.10**

*Heritage Conservation*

Clause 5.10 seeks to:

- a) to conserve the environmental heritage of the City of Parramatta,
- b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- c) to conserve archaeological sites,
- d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The subject site is covered as a state listed heritage item owing to two assets of particular significance within the site, namely the former Female Orphan School and Rydalmere Hospital, as well as the nearby locally listed 'Wetlands' (Item No. 1011). A Heritage Impact Assessment has been provided by Curio to support this SSDA (**Appendix Z**). The Assessment concluded that the Proposal will have a positive impact upon the identified heritage items by means of its scale and massing providing a visual and noise barrier between the site and the surrounding road network. The proposed Indigenous Centre of Excellence will boast a high-quality and sensitive design, with new native vegetation to provide an attractive setting to the heritage items, which represents a betterment to the existing car parking facility. Refer to **Section 7.7.2** for further details.

An Aboriginal Cultural Heritage Assessment Report and Historical Archaeological Assessment have been prepared by Curio Projects and are provided in **Appendices AA** and **BB**, respectively.

**Clause 6.1**

*Acid Sulfate Soils*

The subject site is categorised within Class 5, in accordance with the Acid Sulfate Soils Map. As stated within the Geotechnical Investigation Report prepared by Douglas Partners (refer to **Appendix L**), it is not considered an Acid Sulfate Soil Management Plan is required at this stage.

**Clause 6.2**

*Earthworks*

Clause 6.2 seeks to ensure earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. The development does not incorporate any basement or below ground GFA. Minor cut is proposed to the land to facilitate landscaping works which will be to a maximum depth of 1.48m in the south-eastern portion of the site to accommodate a new wetland, as part of the WSUD measures. As such, any impacts can be appropriately managed.

**Clause 6.3**

*Biodiversity*

Clause 6.3 seeks to maintain terrestrial and aquatic biodiversity, including by:

- a) protecting native fauna and flora, and
- b) protecting the ecological processes, and the habitat elements providing connectivity on the land, that are necessary for their continued existence, and encouraging the conservation and recovery of native fauna and flora and their habitats.
- c)

**Clause 6.4***Riparian Land and Waterways*

Owing to the nature of the existing site, largely comprising hardstanding utilised for car parking, with limited tree planting along the boundaries, the site is considered to be of limited ecological value. This has been confirmed within the BDAR prepared by Land Eco Consulting, provided at **Appendix DD**. See **Section 7.8** for further detail.

Clause 6.4 relates to Riparian Land and Waterways, as identified on the Natural Resources Map. The objective of Clause 6.4 is to protect and maintain the following:

- a) water quality and natural water flows in waterways,
- b) the stability of the bed and banks of waterways,
- c) aquatic and riparian habitats and ecological communities,
- d) ecological processes in waterways and riparian areas,
- e) groundwater systems.

The subject site, which relates to the existing car parking facility to the north, is not identified within designated Riparian Land and Waterways. Such area is positioned to the immediate east of the site, along the Vineyard Creek. Nonetheless, the Proposal will incorporate new species of trees and habitats within the site to create a green and blue infrastructure network connecting between the sites, in accordance with Connecting with Country framework principles.

**Clause 6.6***Foreshore Area*

The objective of Clause 6.6 is to protect the Parramatta River and its tributaries by ensuring development in the foreshore area:

- a) will not impact natural foreshore processes, and
- b) will not affect the significance and amenity of the area, and
- c) will be compatible with the riverine environment.

The subject site lies just outside the identified foreshore areas and is therefore considered acceptable for new development.

**Clause 7.17***Car parking – general*

Clause 7.17 sets out the maximum number of car parking spaces, including existing car parking spaces, to be provided within new development. For information and education facilities, 1 car parking space is required for every 200m<sup>2</sup> of GFA. The new development proposed 5,427.9m<sup>2</sup> of floorspace across four floor levels, including roof level, which would require approximately 27 car parking spaces.

The Proposal is to be sited upon an existing car parking facility, which currently comprises approximately 284 car parking spaces, which will be removed to facilitate the scheme. The Proposal does incorporate 13 car parking spaces, including one (1) accessible parking space, which will be reserved for Elders visiting site. A REF will be prepared and submitted to provide car parking to the south and south west of the site. It is expected that the provision can be provided across two locations to provide replacement provision in its entirety. Further, a separate application will be prepared to construct a new car parking facility at the Parramatta North campus, to provide replacement provision of car parking spaces. A frequent shuttle bus between the North and South Campuses is already established and will continue to be utilised as part of the proposed development.

Notwithstanding the above, the site is well-located to a variety of sustainable modes of transportation, which are continuing to evolve, including the Parramatta Light Rail corridor, with the Yallamundi Light Rail Station and associated ATL to be located approximately 500m to the east of the site. The Victoria Road Revitalisation Project seeks to improve accessibility to bus services within the area. As such, the transport strategy for the development seeks to leverage off the existing and evolving transport infrastructure, and encourage users to choose sustainable modes of transportation. Further details are provided at **Section 7.11**.

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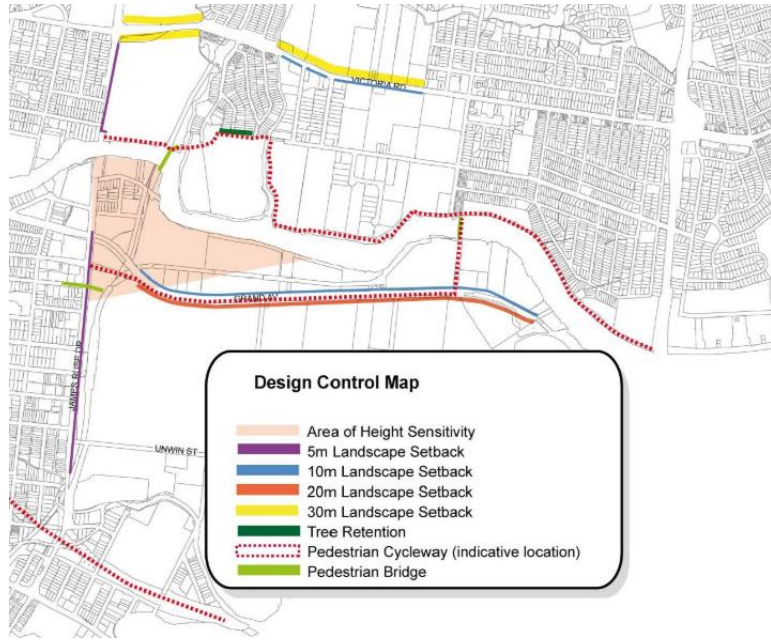
**Parramatta Development Control Plan 2023 (The Parramatta DCP)**

It is noted that development control plans are not a matter for consideration in the assessment of SSDAs by virtue of Clause 2.10 of Planning Systems SEPP, which states that '*Development Control Plans... do not apply to... State Significant Development*.'

The site is subject to a number of design controls within the Parramatta DCP, which have been considered within the design development process. Sited within the Camellia and Rydalmere Character Area, development should provide and support one of Sydney's most significant educational and industrial hubs.

The Design Control Map, included at **Figure 32**, identifies the landscape setbacks along major streets and riparian vegetation along the rivers and creek. As set out in the figure below, a 30m landscape setback from the Victoria Road frontage is applied to the land.

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**Figure 32 Camellia and Rydalmere Design Control Map**

Source: Parramatta Development Control Plan

## 5.6 State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 3, Part 3.5 of the Transport and Infrastructure SEPP contains specific development controls for the purposes of Universities in NSW. **Table 12** below provides a summary of these relevant clauses.

**Table 12 Summary of Considerations under Part 3.5 of the Transport and Industry SEPP**

### State Environmental Planning Policy (Transport and Infrastructure) 2021

#### Part 3.5 Universities – specific development controls

<p>Clause 3.46 Universities – development permitted with consent</p>	<p>Subclause (1) denotes that development for the purpose of a university may be carried out by any person with development consent on land in a prescribed zone.</p> <p>In this case, a prescribed zone is specified under Clause 3.44 of the Transport and Infrastructure SEPP and includes the SP2 Infrastructure (Educational Establishment) zone. Therefore, development pertaining to a university carried out under this zone is permissible with consent.</p>
<p>Clause 3.45 Universities – development permitted without consent</p>	<p>Subclause (1) denotes particular development that can be carried out by, or on behalf of a public authority on land within the boundaries of an existing university can be carried out without development consent.</p> <p>In this case, Western Sydney University are a public authority as constituted under Clause 294 of the EP&amp;A Regs which provide that a development carried out by an Australian University (under the meaning of <i>Higher Education Act 2001</i>) is a Crown Development. Western Sydney University are recognised under Schedule 1 of the <i>Higher Education Act 2001</i> and therefore are able to be considered a public authority.</p>
<p>Clause 3.49 Existing universities—exempt development</p>	<p>Subclause (1) denotes particular works that can be exempt development if it is on land within the boundaries of an existing university. However, due to the EDC of the proposed works, along with its purpose as a tertiary institution part of a wider educational establishment, it is subject to this SSSA.</p>
<p>Clause 3.50 Existing universities—complying development</p>	<p>Subclause (1) denotes particular development that could be carried out as complying development by or on behalf of any person on land within the boundaries of an existing university. However, due to the heritage status of the</p>

wider Western Sydney University Parramatta South Campus, complying development is not applicable as it does not meet the provisions of Clause 1.17A of the Codes SEPP.

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Clause 3.58 Traffic-generating development

Subclause (1) states that development for the purpose of an educational establishment that involves either an enlargement or extension of existing premises, or a new premises, on a site that has direct vehicular or pedestrian access to any road, is considered traffic generating development. Therefore, the consent authority is to take into consideration TfNSW's referral response.

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# 6.0 Stakeholder Engagement

This section describes consultation undertaken and feedback received prior to the lodgement of the EIS for the Proposal and engagement to be carried out following lodgement of the EIS. It is supported by a Social Impact Assessment has been prepared by Ethos Urban and is included at **Appendix FF**.

## 6.1 Engagement Carried Out

As detailed in the Consultations Outcomes Report (refer to **Appendix CC**), the following activities were undertaken:

- One online community information session for staff, students and the community;
- Engagement with the DPHI and the Planning Delivery Unit;
- Engagement with GANSW;
- Engagement with Council; and
- Engagement with other relevant agencies including TfNSW, Endeavor Energy, NSW SES and Fire and Rescue NSW.

The outcomes of consultation and the relevant responses are detailed in the Consultation Outcomes Report.

### 6.1.1 Consultation Methods

A range of consultation methods were used to engage stakeholders. This included activities completed prior to lodgement, through the preparation of the EIS and associated technical studies. The consultation methods are detailed in **Table 13** below.

**Table 13** Consultation Methods

Activity	Targeted Stakeholder	Purpose
Stakeholder & community invite letters	Local residents and businesses, Key stakeholders	A community notification letter was delivered to 292 letterboxes of surrounding residents and businesses on 18 March 2024. The letter included information about the proposal and invited community members to join a webinar information session with the project team, or complete the SIA survey.  A letter was issued to Cr Pierre Esber, Lord Mayor (City of Parramatta), Ms Donna Davis MP (State Member for Parramatta) and Dr Andrew Charlton MP (Federal Member for Parramatta) via email on 26 March 2024. The letter provided an update on the proposal and invited the members to attend a dedicated briefing with the project team.
FAQs (internal)	All	FAQ document prepared to identify key project issues and project team responses, and ensure accurate, relevant, and consistent information is communicated to all impacted and interested stakeholders.
Project overview presentation	Key stakeholders, Community webinar attendees	Detailed the objectives, vision, and key deliverables of the site. The presentation was used in the community webinar and stakeholder briefings. Provided visual aids to stakeholders and the community during engagement events.
Agency/authority notifications	NSW agencies and authorities	A pre-lodgement notification email was delivered to relevant agencies or authorities. The email provided an overview of the proposal and invited the relevant team members to attend a briefing meeting with the project team should they wish to discuss the project ahead of lodgement.
Project webpage update	All	The project web page was updated on 18 March 2024 to provide details of the existing project web page with information about SSDA process and upcoming consultation opportunities/enquiry channels. Between 18 March 2024 and 6 May 2024 the page received 316 views, 242 unique visitors.
University stakeholder (staff and student) update – eDM	University staff and students	Two digital notifications via relevant University staff and student databases/channels provided an update on project and SSDS process and upcoming consultation opportunities.

Activity	Targeted Stakeholder	Purpose
University Intranet/ Viva Engage	University staff	Members of the project team posted seven updates on Western Sydney University's Viva Engage intranet platform. The post/s cumulatively received 2370 views. The posts informed staff members about the project status and invite attendance at consultation or enquiries via channels.
Media announcement	All	Western Sydney University published a media release on 6 March 2023 releasing the design of the Indigenous Centre of Excellence and providing an update on the project.
Community Information Webinar	Local community Immediate neighbours	Hosted a 1-hour webinar for community members to learn about the project, meet the project team, provide feedback on key topics, and ask questions.
SIA engagement activities – doorknock and survey	Local community Immediate neighbours	Survey and doorknock targeted at local residents to identify potential social impacts of the project and possible mitigation approaches.
Stakeholder briefings	Key stakeholders	Invited key stakeholders to meet with the project team to learn about the project, provide feedback and ask questions.
1800 phone number and consultation email address	All	Established a project enquiry 1800 number, email address and enquiry database for stakeholders, and monitored and responded to enquiries up until lodgement.

This approach follows the *Undertaking Engagement Guidelines for State Significant Projects (2021)* by:

- Engaging with relevant NSW Government agencies, service providers, Council, close neighbours and targeted members of the community who are most likely impacted or interested in the proposal;
- Informing the surrounding community to the site about the proposal and providing opportunities to engage directly with the project team;
- Explaining how community feedback will be considered and documented;
- Providing relevant information in plain English so that potential impacts and implications can be readily understood; and
- Providing channels of communication to gather feedback.

### 6.1.2 Consultation with Indigenous Communities

Consultation was undertaken with Aboriginal groups during the preparation of the Connection to Country Strategy and the Aboriginal Cultural Heritage Assessment, as discussed in **Appendix AA**. Consultation was also undertaken with local First Nations knowledge holders between June 2023 to October 2023 as part of the development of the Indigenous Centre of Excellence Cultural Design Brief.

A summary of the Aboriginal consultation process is presented in **Table 14** below.

**Table 14** *Aboriginal stakeholder engagement*

Date	Stakeholder/s	Activities	Purpose
10/04/24	• ACHAR Site Visit	• Site Visit	• Site visit with Registered Aboriginal Parties (RAPs) as required by the Aboriginal Cultural Heritage Assessment Report
15/11/23	• Western Sydney Creative Advisory Committee meeting	• Meeting	• To brief the committee on the Indigenous Centre of Excellence
27/10/23	• Walk on Country	• Site Meeting	• A walk on Country with a Dharug Elder, the Indigenous Advisory Group and design competition teams
20/07/23	• Western Sydney University Elder's Advisory Committee	• Meetings	• To provide support and guidance on the project

## 6.2 City of Parramatta Council

Consultation with the Council commenced from July 2023 with an initial meeting to discuss the design excellence competition process and the associated brief. Following this, Western Sydney University met Council on numerous occasions between September 2023 and May 2024. Several meetings undertaken on the dates as set out in **Table 15** sought to provide the Council with updates throughout the design development process.

**Table 15** *Engagement with City of Parramatta Council*

Date	Stakeholder/s	Activities	Purpose
31/07/23	<ul style="list-style-type: none"> <li>City of Parramatta Council</li> </ul>	<ul style="list-style-type: none"> <li>Meeting</li> </ul>	<ul style="list-style-type: none"> <li>To brief the City of Parramatta Council on the proposed design competition process and design competition brief.</li> </ul>
18/09/23	<ul style="list-style-type: none"> <li>City of Parramatta Council</li> </ul>	<ul style="list-style-type: none"> <li>Meeting</li> </ul>	<ul style="list-style-type: none"> <li>To provide briefing on the project, and an update on the progress of the design competition and the design competition brief.</li> </ul>
28/09/23	<ul style="list-style-type: none"> <li>City of Parramatta Council</li> </ul>	<ul style="list-style-type: none"> <li>Meeting</li> </ul>	<ul style="list-style-type: none"> <li>To brief City of Parramatta Council on the project, planning risks and upcoming request for planning approval.</li> </ul>
13/02/24	<ul style="list-style-type: none"> <li>City of Parramatta First Nations Advisory Committee meeting</li> </ul>	<ul style="list-style-type: none"> <li>Meeting</li> </ul>	<ul style="list-style-type: none"> <li>To brief the committee on the Indigenous Centre of Excellence and to provide an update on progress.</li> </ul>
05/04/2024	<ul style="list-style-type: none"> <li>City of Parramatta Council</li> </ul>	<ul style="list-style-type: none"> <li>Email and briefing offer</li> </ul>	<ul style="list-style-type: none"> <li>To provide overview of project and offer opportunity for a briefing to the Council Traffic and Transport Management Team.</li> </ul>
22/04/2024	<ul style="list-style-type: none"> <li>Traffic and Transport Management Team</li> </ul>	<ul style="list-style-type: none"> <li>Email and briefing offer</li> </ul>	<ul style="list-style-type: none"> <li>To provide overview of project and offer opportunity for a briefing to the Council Traffic and Transport Management Team.</li> </ul>
01/05/24	<ul style="list-style-type: none"> <li>City of Parramatta Council</li> </ul>	<ul style="list-style-type: none"> <li>Pre-lodgement</li> </ul>	<ul style="list-style-type: none"> <li>To discuss the proposed Indigenous Centre of Excellence development and proposed response to planning risks.</li> </ul>

Details of key feedback raised by Council is included in **Table 16** below.

**Table 16** *City of Parramatta feedback*

Topic	Detail	Project Response
Planning process and consultation methodology	<ul style="list-style-type: none"> <li>Initial feedback provided on the proposed strategy.</li> <li>Feedback provided suggesting a meeting with City of Parramatta Council's First Nations and planning representatives.</li> <li>Feedback provided on planning risks and items that need to be considered in the development application. Also, a request to present at the next First National Advisory Committee meeting.</li> </ul>	<ul style="list-style-type: none"> <li>Feedback was incorporated into the planning for the design competition.</li> <li>Meeting arranged.</li> <li>Incorporated feedback into the development of the Environmental Impact Statement. Agreed to present at the next First Nations Advisory Committee meeting.</li> </ul>
Project support	<ul style="list-style-type: none"> <li>Project supported by the committee.</li> </ul>	<ul style="list-style-type: none"> <li>Will provide update at future meetings.</li> </ul>
Parking	<ul style="list-style-type: none"> <li>Queries around parking provision.</li> </ul>	<ul style="list-style-type: none"> <li>The Project Team confirmed that new parking will be provided on the Western Sydney University Parramatta South Campus to offset the parking loss from the Indigenous Centre of Excellence project, and this will be sought through a separate Review of External Factors (REF) approval process.</li> </ul>

### **6.3 Engagement to be Carried Out**

The project team are committed to ongoing community consultation following the submission of the EIS. This includes during the exhibition and assessment of the project and following a determination.

Following its submission, the DPPI will exhibit the EIS on the Major Projects NSW Website and invite submissions from Government Agencies and the Public. Once the exhibition period is complete, the DPPI may require the applicant to prepare a Submissions Report in response to issues raised. The project team will continue to liaise with the DPPI and stakeholders during the proposal's assessment to address queries that may arise.

## 7.0 Assessment of Impacts

This Section of the report assesses and responds to the environmental impacts of the proposed SSD. It addresses the matters for consideration set out in the SEARs dated 21 November 2023 (see **Appendix A**). The Mitigation Measures proposed to mitigate any environmental impacts are provided at **Appendix C** and complement the findings of this section.

### 7.1 Design Excellence

A voluntary, competitive National Design Excellence competition was held by the Applicant in order to achieve a high-quality design outcome that realised the vision for the development. The competition brief was provided for review by a number of key stakeholders including but not limited to City of Parramatta and GANSW.

The design brief for the Indigenous Centre of Excellence focused on both the functionality of the building, and a Country-centred approach to site layout and landscaping, as follows:

*The Indigenous Centre of Excellence will be designed to support connections to Country – culturally, academically, and spiritually, with the input of Dharug Knowledge Holders and guidance from the University's Elders Advisory Committee. Broader opportunities for embedding Indigenous knowledges from the region will also be incorporated.*

*Environments should welcome Indigenous visitors, researchers and academics, and cater for their diverse needs as well as those of the local community. Visitors must be able to explore the rich Indigenous cultures, contemporary practices and heritages of Western Sydney through arts, cultural collections, performances, talks and screenings.*

The winning design, prepared by Sarah Lynn Rees with Jackson Clements Burrows Architects, Peter Stutchbury Architects, and Jane Irwin Landscape Architects was considered by the Panel as the most favourable approach to deliver the vision for the site as it demonstrated best alignment with the Design Competition Brief. Following instruction, the wider Design Team, including Uncle Dean Kelly, Hills Thalys and Flux consultants, have worked to refine the development scheme to meet evolving urban design principles, established through extensive community engagement with Indigenous communities.

CityLab were the design competition managers who oversaw the Design Competition Process. A Design Competition Report prepared by CityLab is included at **Appendix I**. The Panel have since reviewed and assessed the design integrity of the culminated design scheme against the initial design development scheme as presented to the Selection Committee during the Competition Process. A Design Integrity Report, prepared by CityLab and signed by GANSW Architect Dillon Kombumerri, confirmed that the Panel Chair is satisfied that the design is capable of achieving design excellence and therefore endorses the SSDA to be lodged (see **Appendix NN** for further details).

Specifically, the revised design as proposed in this SSDA in response to any Panel comments sought to reduce the overall massing of the building, rationalise some of the residual space created by the unique built form, and achieve additional clarification to the overall façade treatment and materiality.

### 7.2 Built Form and Urban Design

The Proposal is a result of extensive preliminary design analysis undertaken by Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects. This preliminary analysis was done to inform the final design as proposed in this SSDA which achieves the most optimal urban outcome for the development by balancing the introduction of a contemporary, integrated community and education building on Campus, whilst also protecting and conserving the amenity of the site from the Victoria Road impacts, as well as the significant heritage value of the wider Campus.

In this regard, the built form of the development is derived from the wider urban context of the site and responds to its unique constraints and opportunities to deliver on the broader strategic vision for the future of Indigenous academia. It has adopted the approach to built form and urban design as explained in **Section 7.2.1** on the following page.

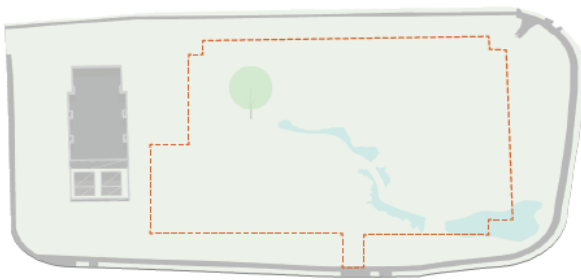
## 7.2.1 Urban Design, Bulk and Scale



The site occupies a prominent and strategic position along the Victoria Road frontage, located at the gateway entrance into the University Campus. This strategic location and orientation has high quality and active attributes that allow it to define the arrival experience into the University from the external urban realm.

The proposed development has a unique opportunity to transform this corner of the Campus to redefine its reputation and become a local landmark that is identifiable and iconic.

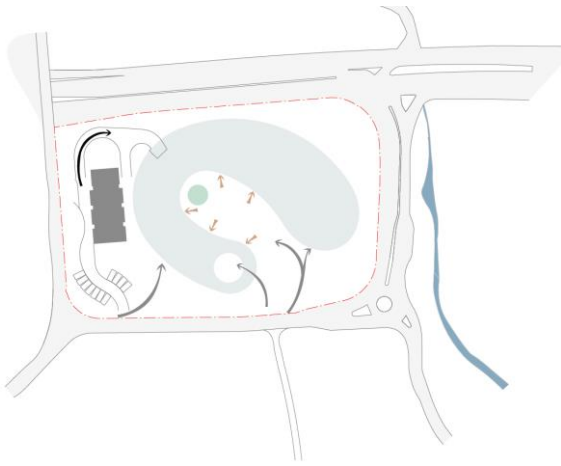
The development seeks to act as a positive contribution to the perception of the Victoria Road corridor, enhancing the experience of motorist approach towards the Parramatta CBD.



The first key move that has informed the design is an analysis of the existing site and imperative retention of the central endemic Melaleuca tree. In this way, the building design is centred around the Melaleuca tree which is the focal point of the design, guarded by the building configuration which wraps around it. The arms of the building provide a central landscaped refuge that addresses the ecologies of Vineyard Creek and extends its habitat corridor as a meaningful motion to embed Country into the urban design strategy for the site.

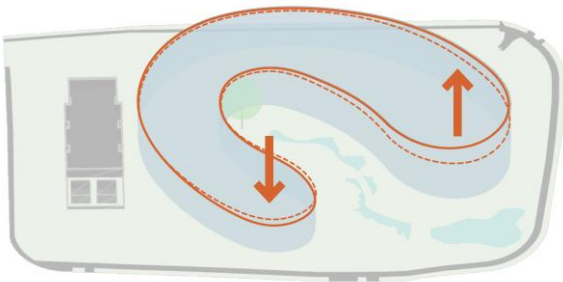


Due to the foundation of the central Melaleuca tree and its landscaped connections to the ecologies of Vineyard Creek, the general building footprint has been designed to safeguard its amenity from the impacts associated with the Victoria Road movement corridor. The consequence structure of the building façade derives from this principle of being a protective shield to the central landscaped space and is defined by a footprint that is non-linear in design. As a result, the building achieves a 2.83m setback from the Victoria Road frontage at its most narrow point.

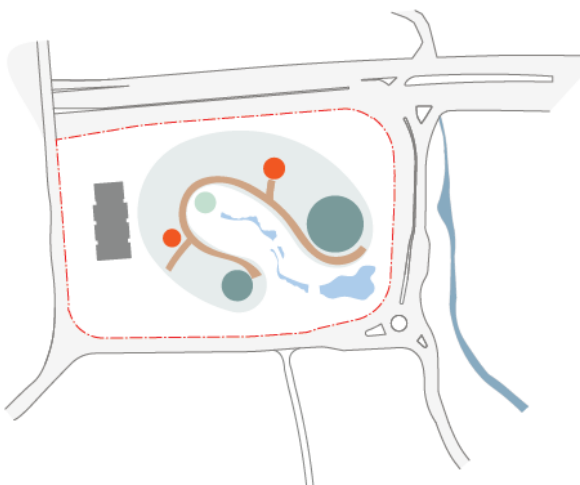


Building on this design ethos to protect the central amenity of the development from external road influences, the pedestrian entry experience begins in landscape and are concentrated at the southern elevations of the proposed development.

The pedestrianised focus of this transformation seeks to activate this portion of the Western Sydney University Parramatta South Campus and reconnect pedestrian flow to its central core.



To enhance the user experience and provide a comfortable human scale to these key southern interaction points, the scale of the building ascends from its higher points in the north (approx. RL26.956), which taper down seamlessly to its lowest point at the south (RL21.735) where the main site entrance and outdoor amphitheatre is located. This tapering scale is therefore able to provide a soft transition of height as it transitions to the ground floor landscape design.



The orientation and design of the building footprint to maximise on protecting its usable amenity means that it is able to utilise both indoor and outdoor spaces as part of its teaching and recreational offering. The external landscaped areas are able to create spaces where cross-culture learning, engagement and collaboration is encouraged.

## 7.2.2 Building Height

The development proposes a four (4) storey educational building, which equates to a building height of RL26.956 at its highest point. It is important to note that the site is not subject to a height of building limit under the Parramatta LEP 2023.

The maximum height of the building proposed is considered to be appropriate and acceptable in the context of the site for the following reasons:

- The proposed building height provides a contextual response to the site's prominent position at Victoria Road, which will provide a landmark gateway feature into the wider Western Sydney University Parramatta South Campus and is consistent with the site's location at the edge of the Parramatta CBD.
- The building scale and height reduces as the building wraps around the south, providing a softer transition towards the outdoor amphitheatre and towards other development more central within the Western Sydney University Parramatta South Campus.
- The eastern portion of the building is elevated to encompass the volume of the theatre and rooftop multi-purpose court as key features of the development which require volume and void space.
- The height of the proposed development is consistent with the heights of other buildings within the Campus and responds to this existing character of density.

- The mass of the building tapers inwards and lowers in scale as it transitions from north to south. This results in a height transition that provides a more suitable alignment to the lower density nature of the heritage buildings concentrated more centrally within the Campus site.

The height of the proposed building is therefore considered appropriate on this basis.

### 7.2.3 Building Setbacks

The proposed northern frontage setback has departed from the site-specific setback control as denoted in the Parramatta Development Control Plan 2023, which came into effect on 18 September 2023 to guide future development in the City of Parramatta LGA. Section 8.2.4.3 of the Parramatta DCP sets out the Camellia and Rydalmere Design Control Map (as shown in **Figure 32**) which identifies a 30m landscape setback applicable to the Campus from the road frontage at Victoria Road.

As referenced in Clause 2.10 of the *State Environmental Planning Policy (Planning Systems) 2021*, the application of DCPs do not apply to State significant development. Notwithstanding this, it is acknowledged that the proposed development is in breach of the site-specific 30m setback zone as prescribed for the Campus. The departure of compliance with this setback has been informed by the preliminary design analysis undertaken for the development when informing the urban design considerations for the development, including building siting, positioning, and orientation within the development area.

Albeit the breach of the numerical setback provision of the Parramatta DCP, the proposed built form presents an improved outcome in relation to the site's context, the heritage values of the locality, the amenity of the site from the impacts of the Victoria Road corridor and its envisaged role of this roadway as a key movement corridor in the approach to the Parramatta CBD.

In developing the setback response to the northern Victoria Road frontage, the proposed development has had regard to the objectives of the Parramatta DCP which informed this control, which are:

- **O.01** *Enhance the appearance of these precincts and the setting of heritage items or areas, particularly from the waterway, major thoroughfares, and any other public places.*
- **O.02** *Protect and enhance the riparian ecosystem along the Parramatta River and its tributaries.*
- **O.03** *Improve environmental performance, particularly in terms of water management, pollution control, the natural environment, biodiversity, energy efficiency and transport management.*
- **O.04** *provide for recreational use of the foreshore and establishment of paths for walking and cycling where these will not diminish natural values.*

The general massing and setbacks proposed in this SSDA were carefully considered throughout the design excellence process where the 30m setback was flagged as a consideration of assessment. As part of the deliberation process undertaken by the Selection Panel during the design competition process, the Selection Panel were convinced that:

- The relevant objectives of the Parramatta DCP applicable to this 30m setback control were able to be achieved and not compromised, notwithstanding the variation.
- The variation adds value, resulting in a better outcome for the site in terms of planning, environmental protection, heritage impact, design excellence and its strategic aims to move towards a more sustainable transport strategy for the wider Campus.
- The objectives of the Parramatta DCP are better satisfied by the non-conforming scheme, as opposed to retaining the site in its current capacity.

In this regard, it is apparent that the proposed development provides a design response that directly achieves the objectives of the Parramatta DCP in that it will:

- Retain and enhance the landscaping offering within the 2.83m (minimum) setback zone provided at the Victoria Road frontage. In this way, the design of the development provides a scheme that provides a significantly increased amount of landscaping on site than what currently exists.
- The design of the development is enshrined with Connecting with Country principles and seeks to promote landscaping as the central key design feature that drives the core ethos of its development values. In this way, the development fundamentally seeks to restore the land back to its natural Indigenous state, which has been highly modified through the most recent provision of car parking on site.
- The landscaping strategy to return the ecologies back to the site enhances and promotes greater biodiversity, in comparison to the existing environment.

- The positioning of the building within the northern portion of the Campus is considered to be the most logical and most appropriate location in the context of the wider Campus, and does not diminish the health of the Parramatta River and its tributaries (as discussed in **Section 4.2.3**) or the natural value of the foreshore walking and cycling paths.
- The façade materiality proposes a natural palette that contributes to a softer perception of the frontage due to its subtle design features and enhanced landscaped elements.

Additionally, the Proposal meets the specific objective of *Section 8.2.4.7.3 'University Special Area'* which is to:

- *C.08 Development must enhance the key approach routes to Parramatta, being James Ruse Drive, Victoria Road, the rail line and Parramatta River.*

In direct response to this Parramatta DCP control, the design of the development has been realised through a design excellence process that results in the establishment of an iconic, landmark building that acts as a gateway feature to the Western Sydney University Parramatta South Campus. The siting of the Indigenous Centre of Excellence seeks to positively respond to the prominent position of the Western Sydney University Parramatta South Campus on Victoria Road and will contribute positively to this key movement corridor in alignment with the above objective, compared to the current car park as existing.

Elsewhere, the proposed setbacks of the development from the neighbouring central plant building (4.78m), and other buildings within the Western Sydney University Parramatta South Campus achieve a separation distance that do not raise any impacts with regards to overshadowing or heritage. The implementation of further vegetation on site, particularly within the southern central portion of the site, would mitigate any adverse effects of the new development against the heritage setting of the wider site.

As discussed in **Section 4.2.3**, number of alternative locations were identified and assessed for the new development, consistent with the objectives underpinning the project. The design process that has culminated in the submission of this application determined that the new building should be positioned to the site's frontage along Victoria Road to the north, to act as a gateway feature into the Western Sydney University Parramatta South Campus.

In this regard (and despite the variation to the Parramatta DCP setback control) the proposed development has considered appropriate setbacks that will enable a new tertiary education building that positively contributes to the perception of the Campus from the external public domain, as well as provide for a landscape design that contributes to the broader amenity of the streetscape and amenity of the Victoria Road corridor.

#### 7.2.4 Building Fabric and Materiality

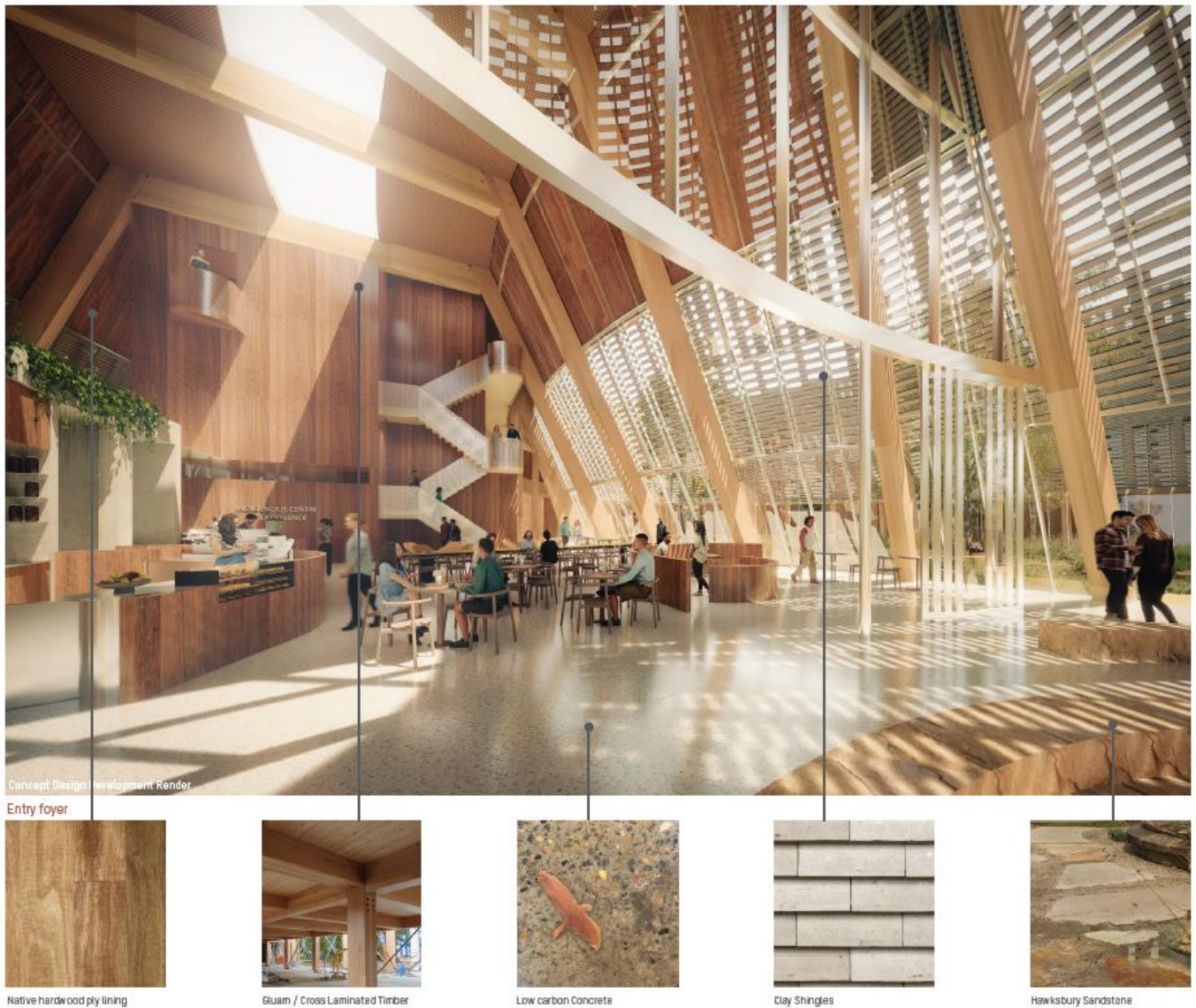
The building fabric has been designed in direct response to the Indigenous context of the wider site and has been intrinsically informed through a Connecting with Country design framework. In this regard, the intention of materials has been informed by the following principles:

- **Ecological Sourcing:** The primary aim informing the palette of materiality is to utilise materials sustainably sourced within the local ecology or its immediate surroundings. This reduces the ecological footprint associated with transportation of materials and supports the local economy.
- **Australian Materials:** Preference is given to Australian timbers, including Cross-Laminated Timber (CLT) and structural portal framing. This choice not only supports local industries but also ensures that the project aligns with regional building practices and standards.
- **Respect for Country:** It is crucial to minimise the displacement of Country by sourcing materials locally. This approach respects the cultural and environmental significance of the site.

The design of the building fabric prioritises the creation of a spatial experience that evokes a sense of Country and natural surroundings, throughout all areas of the building. In this regard, the façade materiality is drawn from inspiration of the mangroves and paperbark trees by utilising a structure protected by a patchwork of clay tile panels with a neutral and natural palette. This approach has been chosen to allow for the architecture of the building to blend in with the environment, and includes the following key choices of materialities:

- **Clay Tiles:** The clay tiles used in the project will be crafted from clay sourced as close as possible to the site. This ensures that the building materials are intimately connected to the local landscape, both aesthetically and materially.
- **Timber Lining:** Timber linings for interior spaces will be sourced from native tree species. This not only reinforces the project's commitment to sustainability but also adds a sense of authenticity and place to the interior environment.

- **Low Carbon Concrete:** The concrete slab used in the construction will be low carbon, reducing its environmental impact. Additionally, fragments of the site's geological features will be incorporated into the concrete mix, further rooting the building in its natural context.



**Figure 33 Application of the chosen palette of materiality for the proposed development**

Source: Jackson Clements Burrows Architects

The main facades of the building will adopt a high-performance system which will achieve a high level of visible light transparency with low reflectivity. The façade to the lower levels, along the southern boundary of the building will incorporate large expanses of glazing to provide a connection to the external landscaped areas.

Together, these materials create a contemporary and modern building that is reflective of its use as an Indigenous Centre, embedded within Connecting with Country principles at the core of its design ethos.

Overall, this approach to the building fabric and material palette reflects a deep consideration for ecological, cultural, and aesthetic factors, resulting in a building that is not only sustainable but also deeply rooted in its context.

### 7.3 Connecting with Country

The design approach of the Indigenous Centre of Excellence has been informed by the Indigenous Centre of Excellence Cultural Design Brief, walking Country and engaging with Indigenous Advisors, which highlighted three key intentions for the cultural, communal and academic spaces of the development:

- **To reconnect to the energies flows and practices of Country** – The initial stage of the design development process sought to obtain a historical understanding of the site beyond the existing site

conditions. The first intention is focused upon reconnecting the standalone Melaleuca tree to her ecologies, particularly by reintroducing the rise and fall of water to her soils and reconnecting to wider natural systems and practices of Country.

- **For Country to have authorship in the design; Mangroves as composer** – The second intention is grounded in creating a form, space and experience that is learned from the spatial language of Country,
- **To improve the health and wellbeing of Country** – The third intention is grounded in healing Country and encouraging a sustainable and local approach to material selection, sustainability strategies and construction processes to minimise harm to other areas of Country, or other Countries.

The design of the Indigenous Centre of Excellence has genuinely sought to integrate the design principles contained within GANSW's Connecting with Country Framework to reflect Indigenous storytelling, histories and identities in the physical form of the proposed development.

In this regard, the design seeks to create a meaningful place that can foster Indigenous self-determination and promote cross-cultural learning through a range of innovative internal and external learning and cultural spaces which are intended to support different ways of learning and engaging with culture in academia. The transformation of the site from its existing use into an Indigenous led design born from the spatial language of Country that returns its ecologies back to its natural form.

## 7.4 Visual and View Impacts

A Visual Impact Assessment (**VIA**) has been prepared by Ethos Urban and is included at **Appendix GG** to identify, describe and assess the significance and reasonableness of the potential view loss of the proposed building envelope. The assessment has considered key views from the Victoria Road corridor, Yallamundi Light Rail Station and from nearby sensitive heritage locations.

The methodology used by the VIA is derived from the international standard 'Guidelines for Landscape and Visual Impact Assessment' Version 3, the NSW Land and Environment Court planning principle for 'Views – general principles' established by Tenacity Consulting v Warringah Council [2004] NSWLEC 140.

The VIA concluded that the proposed developments visual and view impacts are considered reasonable in the circumstances for the following reasons:

- While visible, the proposal will have a low significance of visual impact on the Parramatta Light Rail as represented by Yallamundi / Rydalmere Station.
- The proposal will not have a significant impact on State heritage listed buildings. In particular, it will not be visible behind the Verdon Building.
- The proposal will not be visible from historic view corridors identified in the Parramatta DCP, in particular those from Elizabeth Farmhouse.
- While visible, the proposal will have a low significance of visual impact on the Western Sydney University Parramatta South Campus oval.

To gain an understanding of the existing visual experience and potential visual impacts, 6 viewpoints in the public domain were selected to represent the pattern of viewing by the public, including from Victoria Road east and west, Yallamundi / Rydalmere Station, Elizabeth Farmhouse, Sixth Street and the Western Sydney University Parramatta South Campus oval. The sensitivity of the visual catchment to the nature of change proposed is low – moderate. It is noted that the key visual impact of the Proposal will be experienced from Victoria Road.

The VIA includes an assessment of the future development from the current viewpoints, as identified in **Figure 34** to **Figure 39** on the following page.



**Figure 34 Viewpoint 1 – Victoria Road east: likely future view**

Source: Virtual Ideas



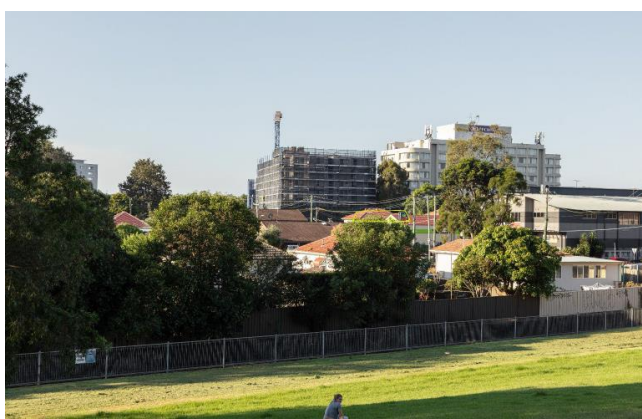
**Figure 35 Viewpoint 2 – Victoria Road west: likely future view**

Source: Virtual Ideas



**Figure 36 Viewpoint 3 – Yallamundi / Rydalmere Station: likely future view**

Source: Virtual Ideas



**Figure 37 Viewpoint 4 - Elizabeth Farmhouse: likely future view**

Source: Virtual Ideas



**Figure 38 Viewpoint 5 - Sixth Street: likely future view**

Source: Virtual Ideas



**Figure 39 Viewpoint 6 – Western Sydney University Parramatta South Campus Oval: likely future view**

Source: Virtual Ideas

It is ultimately considered that the development's prominent siting within the northern portion of the Western Sydney University Parramatta South Campus, represents a high-quality landmark building that will strengthen the role of Victoria Road as a key route into the Parramatta CBD. In view of the above, and with regard to the detailed renders in the VIA, the visual impact of the proposal is considered to be acceptable, having regard to its built form, when viewed from the locations tested.

## 7.5 Environmental Amenity

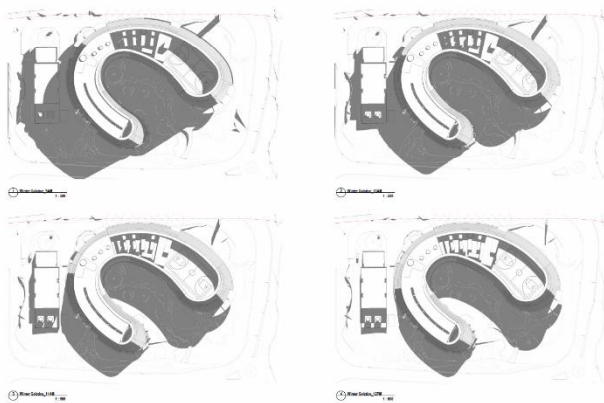
### 7.5.1 Solar Access and Overshadowing

The Proposal will provide a new building on a site that is absent of built development given its current use as a car park. The shadows cast by the proposed building have been prepared by Jackson Clements Burrows Architects and included within the Architectural Package at **Appendix E**.

As evidenced by the shadow diagrams at Error! Reference source not found. and Error! Reference source not found. below, the Proposal will result in shadow cast primarily to the west and south of the site which is not considered to provide any adverse impact due to its use as the Central Plant Building which is devoid of any useable GFA and is not accessible to any teaching staff or students at the Western Sydney University Parramatta South Campus. There are no other built developments within the surrounding area that will adversely impacted by the Proposal with regard to overshadowing.

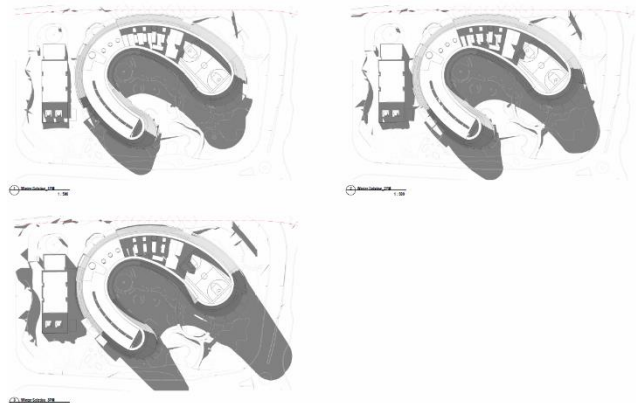
The Architectural Design Report prepared by Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects at **Appendix G** considers the material palette to optimise façade shading based on a balance between solar exposure, desired light penetration, and visual connection.

The proposed building incorporates glazing along the internal façade to maximise the level of natural daylight and sunlight to be received into the internal spaces. It is therefore considered that the Proposal will maintain high solar amenity to the users of the building.



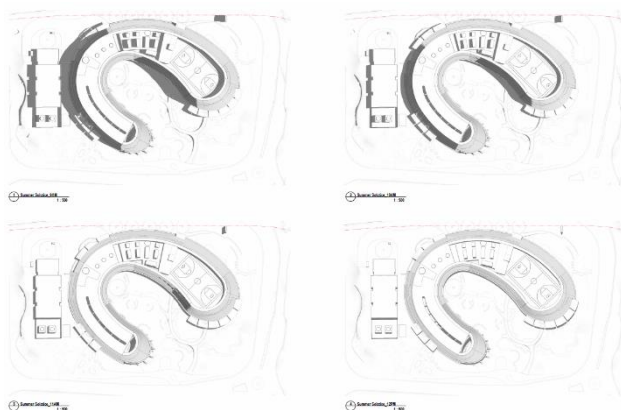
**Figure 40** Winter Solstice 9am – 12pm

Source: Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects



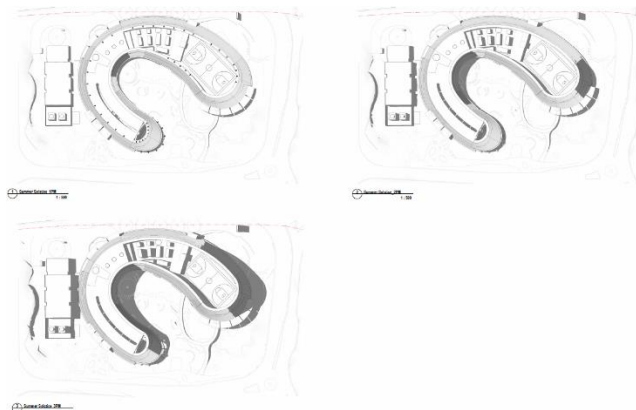
**Figure 41** Winter Solstice 1pm – 3pm

Source: Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects



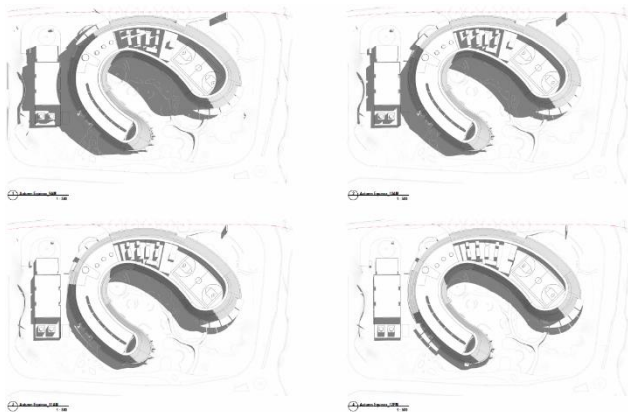
**Figure 42** Summer Solstice 9am – 12pm

Source: Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects



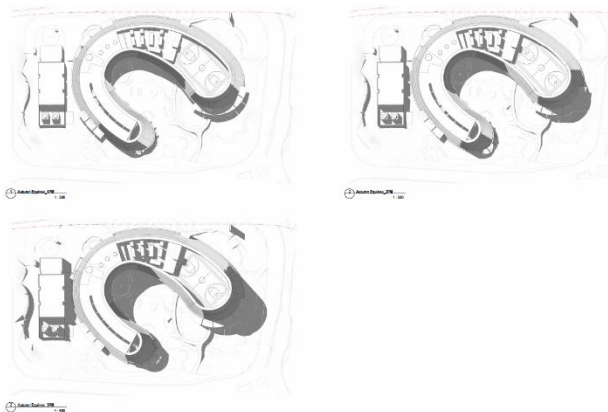
**Figure 43** Summer Solstice 1pm – 3pm

Source: Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects



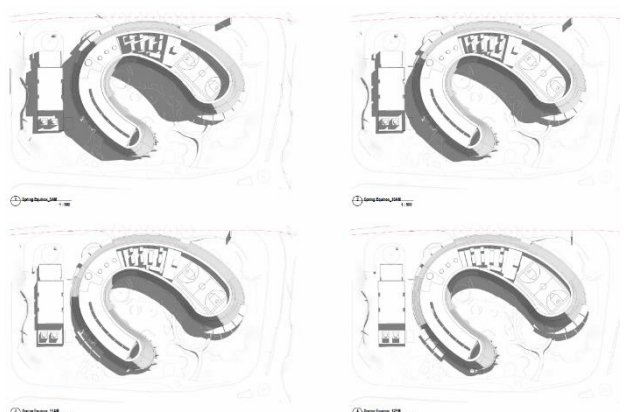
**Figure 44 Autumn Equinox 9am – 12pm**

Source: Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects



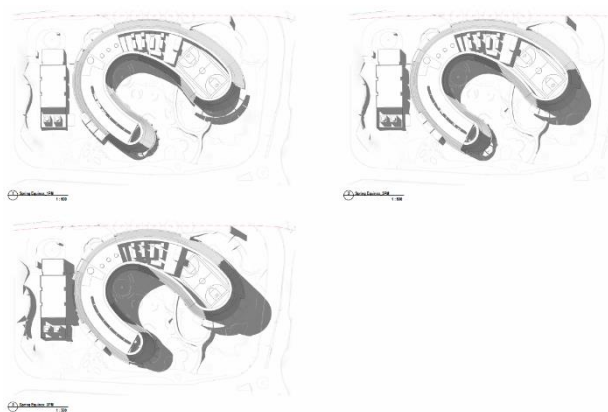
**Figure 45 Autumn Equinox 1pm – 3pm**

Source: Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects



**Figure 46 Spring Equinox 9am – 12pm**

Source: Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects



**Figure 47 Spring Equinox 1pm – 3pm**

Source: Jackson Clements Burrows Architects, Peter Stutchbury Architects and Jane Irwin Landscape Architects

A Qualitative Wind Assessment has been prepared by CPP Wind Engineering Consultants (**Appendix HH**), to provide a preliminary assessment of the surrounding pedestrian wind environment.

Owing to the size of the proposed structure in comparison to the proposed built development within the Western Sydney University Parramatta South Campus, the assessment concludes that the development will have a minor effect on the local wind environment, however these changes are not anticipated to be significant with regard to pedestrian comfort or safety. Wind conditions around the development are generally considered to be acceptable. Specifically, the south-eastern external area and outdoor terraces at Levels 1 and 2, which incorporate the main spaces for long-term stationary activity, including seating and dining areas, benefit from mild wind conditions and are considered by CPP to be comfortable.

Other external areas including the loading area to the north-west, the south-western entrance and the Level 3 outdoor areas are expected to be subjected to elevated wind speeds and will therefore require areas treatment measures to ensure they are suitable for their intended use. Such mitigation includes local screening / planting at ground level, and decreased porosity at the façade at Level 3.

Upon implementation of the identified mitigation, it is considered that the Proposal is wholly acceptable with respect to the pedestrian wind environment.

## 7.6 Landscaping

### 7.6.1 Arboriculture

An Arboricultural Impact Assessment (**AIA**) has been completed by Tree Survey Pty Limited and is provided at **Appendix N**. The AIA assesses the significance the trees on site in relation to the proposed development scheme.

A total of 52 trees are identified to be subject to major encroachment, all of which are to be removed to facilitate the proposed development. Importantly, the University is currently exploring locations elsewhere on Campus to potentially relocate some of these trees that are proposed for removal.

Four (4) trees will be subject to minor encroachment of less than 10% within the Tree Protection Zone, which are to be retained as part of the scheme. Site-specific mitigation measures for these encroachments have been outlined in the Tree Protection Plan, and are set out in the mitigation measures table provided at **Appendix C**.

Three (3) trees are located outside of the proposed construction footprint and will therefore be retained.

Subject to the successful implementation of the identified mitigation measures, as part of the Tree Protection Plan, as well as the extensive landscaping to be provided, the Proposal is wholly acceptable in regard to the arboricultural matters.

Tree canopy has increased significantly in comparison to the existing environment. **Appendix G** demonstrates that the proposed deep soil zone will amount to 6,157m<sup>2</sup> which comprises approximately 47% of the total site area.

## 7.6.2 Landscape Design

The proposed development's landscaping scheme has been designed to complement the design integrity of the buildings and contribute to the character of the wider site, while also placing a strong focus and emphasis on Connection with Country. The landscaping objectives and vision is further detailed at **Section 3.11** and in the Design Report provided at **Appendix G**.

External spaces will provide for people; for the passing of knowledge, refuge and respite, sharing of stories, places to create and display, places for healing and communion, and moments of play and expression. These spaces respond to the building function and provide extension of spaces within. Rather than being seen as singular and wholly independent of one another, these spaces will be connected to the wider constructed landscape and interchangeable in their function, an evolving journey guided by the curators and knowledge holders of Indigenous peoples.

In response to the SEARs, the proposed landscape scheme incorporates the following key components to help the development thrive to achieve the overall design vision.

- **Contribution to long term landscape setting** - The long-term landscape setting will be maintained through the planting of native and endemic species and the utilisation of diverse landscaping materials throughout the building. The planting strategy incorporates tree species once present on this site, as well as those within the broader region, to establish the groundwork for a family of planting that can grow and in turn provide for future generations. The intention of the scheme is to develop a supportive and nurturing system reminiscent of the ancient structure of the Cumberland Plain.
- **Urban heat island effect** – The reduction of urban heat is integral to the project through retaining moisture in the landscape, creating areas of shade, and selecting a suitable material palette including extensive clay shingles of varying sizes according to shading requirements, and avoiding materials with highly reflective surfaces. High performance glazing will be provided, both fixed and operable louvres, The retention of mature trees to the site frontage, as well as the planting of additional trees works, will reduce solar impact to the lower levels. Additionally, a range of lighter coloured materials have been considered to all outdoor areas, which assists in reducing the urban heat island effect.
- **Tree canopy cover** – The development proposes to plant new trees throughout the site and the landscaped areas which will provide 34% of the site with tree canopy coverage. The proposed planting strategy will provide a journey through the site, with Country at the heart of the scheme. The built form of the development provides a creative response to the existing Melaleuca tree, positioned centrally within the site, which will be retained and enhanced with further native species and landscaped areas rooted in Country.
- **Green infrastructure** – The use of native vegetation species will be implemented to all external areas, to be informed by specialist horticulturists and Indigenous knowledge keepers, to restore the site to its historic landscape. The landscaped areas will provide varied spaces to gather, relax and enjoy, with structural tree planting along the site boundaries to provide a visual and noise buffer, and to provide connection to Country.

## 7.7 Heritage

### 7.7.1 Aboriginal Cultural Heritage

An Aboriginal Cultural Heritage Assessment Report has been prepared by Curio Projects (**Appendix AA**) to assess potential Aboriginal archaeological and cultural heritage impacts as a result of the Proposal and provide recommendations for management and mitigation of such impacts.

A four-stage consultation process with Aboriginal stakeholders and interested parties was undertaken from December 2023, in accordance with the Consultation Guidelines consists for main stages:

- Stage 1 – Notification of project proposal and registration of interest
- Stage 2 – Presentation of information about the proposed project
- Stage 3 – Gathering information about cultural significance
- Stage 4 – Review of draft cultural heritage assessment report

A total of 10 Registered Aboriginal Parties (RAPs) were registered for the project. Based on the consultation, a draft ACHAR report was prepared and provided to all RAPs for feedback and comment on 22 March 2024. Two responses were received from RAPs, which were all supportive of the recommendations made and as such, no amendments were required.

A site meeting was then conducted with project RAPs on 10 April 2024, in order for the RAPs to see the study area, and discuss the project, concerns and cultural knowledge with both Curio and the Applicant. Some of the key points raised by the RAPs during the site visit included:

- Incorporate further trees around the lone melaleuca tree in the centre of the car park.
- Incorporate traditional vegetation local to Country to encourage birds and insects and increase biodiversity.
- Potential to incorporate other various cultures, as mobs have relocated across all over NSW and are becoming more and more multicultural. The Indigenous Centre of Excellence can become a safe space for mobs of all Country and show some representation for all groups. This can also represent trading system between different Indigenous groups as they shared resources and stories/culture.
- Have a Welcome to Country and smoking ceremony before the start of test excavations, and a smoking ceremony to close out once excavations are finished.
- Have both male and female RAPs present on site in the case that either men's or women's business artefacts/archaeological features are identified.

The draft ACHAR has been provided to all project RAPs for review and comment.

The report provides the following conclusions:

- The study area has experienced generally minor levels of disturbance, leveling, excavations and development since c1791, which have partially affected the natural form and integrity of Geotechnical investigations have demonstrated that the soil landscape is still relatively intact beneath historical fill.
- No registered AHIMS sites are located within the study area.
- The study area is included within an area of 'High Sensitivity' on the current Parramatta Aboriginal Sensitivity map.
- Despite the development that has occurred within the local region, intact natural soil profiles exist, and thus it is likely for archaeological deposits to be preserved below historically disturbed layers.

Overall, Curio note that there is a high potential for Aboriginal archaeological resources, within either preserved or disturbed contexts, to be present within the study area. Based on the results of the Aboriginal Cultural Heritage Assessment Report, Curio have recommended mitigation measures, which are detailed in **Appendix C**.

### 7.7.2 European Heritage

Curio Projects have also prepared a Heritage Impact Statement to support this application (**Appendix Z**), with particular consideration to the state listed 'Rydalmere Hospital Precinct (former)' (State Heritage Register Listing No. 00749), listed as 'Western Sydney University Parramatta Campus, formerly Rydalmere Hospital and Female Orphan School (Item No. I661), as well as the nearby locally listed 'Wetlands' (Item No. I011) within the Parramatta LEP. There are no direct works proposed to the heritage items.

The high-quality sensitive design and improvements to landscaping of the proposed Indigenous Centre of Excellence improves the setting of the Western Sydney University Parramatta South Campus and heritage items. The development represents a betterment with respect to providing an improved setting that will enhance its heritage context and outcome for the wider site, particularly, in comparison to the existing setting of the site which currently contains a car parking facility with limited vegetation. The introduction of extensive native vegetation on site will provide a positive visual and cultural connection to the character of the Parramatta River and its foreshore wetlands (Item No. 1011) and enhance opportunities for views towards the significant heritage buildings.

The scale and massing of the Indigenous Centre of Excellence will provide a visual and acoustic barrier between the wider site and Victoria Road, thereby creating a positive impact upon the setting of the heritage items.

Owing to the reasons identified above, the report concludes that the Proposal will have a positive impact upon the significance of the identified heritage assets. Therefore, it is considered that the development accords with the relevant guidelines and is wholly acceptable with respect to heritage. Nonetheless, Curio have made recommendations to further conserve the significance of the precinct, included at **Appendix C**.

### 7.7.3 Archaeology

A Historical Archaeological Assessment has also been prepared by Curio Projects to identify the potential heritage impact that the Proposal may have on the potential archaeological resources. Refer to **Appendix BB** for further detail.

This report has been prepared in accordance with the relevant Heritage NSW guidelines, the Parramatta LEP, the specific requirements outlined within Part 7 (Heritage and Archaeology) of the Parramatta DCP, *Australia ICOMOS 2013, Australia ICOMOS Charter for Places of Cultural Significance and The Burra Charter, Heritage Branch 1996 Archaeological Assessment Guidelines, and Heritage Branch 2009 Assessing Significance for Historical Archaeological Sites and 'Relics'*.

The report concludes the following:

- Overall, the subsurface disturbance within the site is considered to be low, with potential for surviving archaeological remains below localised levels of impact.
- The site has a low potential to contain significant archaeological resources associated with the earliest phases of its uses, including as part of Andell's Farm and the Female Orphan School (Phases 1-2).
- The site has a low to moderate potential to contain archaeological deposits associated with later phases of use, including the Protestant Orphan School, Rydalmere Hospital for the Insane and Rydalmere Psychiatric Hospital (Phases 3, 4 and 5).
- Archaeological resources associated with these phases have the potential to be preserved below historical disturbance, in particular, the formalised drainage line, culvert and pond in centre of the study area.

The significance of archaeological resources likely to be found, if found, ranges from local to State level as detailed in the report. As a result, Curio have recommended mitigation measures, which are detailed in **Appendix C**.

## 7.8 Biodiversity

A Biodiversity Development Assessment Report has prepared by Land Eco Consulting and submitted alongside this EIS and included at **Appendix DD**.

Owing to the existing context of the site, of which contains a highly modified urban landscape comprising a car parking facility, with established trees along its boundaries. The BDAR notes that the subject site was almost cleared in its entirety for its former use as a car parking facility, whilst retaining one (1) mature *Melaleuca decora* centrally within the site. It has therefore been determined that the boundary trees currently on site were formerly planted for solely functional and aesthetic purposes, and were found to be highly degraded with low suitability for habitats for threatened species, as a result of their proximity to the surrounding road network. The subject site is therefore only considered suitable habitat for common, urban-adapted fauna while foraging.

The development proposes the removal of 52 non-locally indigenous trees, which is therefore not considered to impact adversely upon local populations of threatened species or threatened ecological communities.

As a result, the BDAR concludes that the Proponent is not required to retire biodiversity offset credits to meet their obligations to offset the residual impacts of the SSD. Nonetheless, the Proposal adopts a landscaping

strategy that introduces native vegetation species, alongside the retention of the existing *Melaleuca decora* centrally within the site.

As such, the report concludes that the Proposal is acceptable on biodiversity grounds.

## 7.9 Sustainability

Flux Consultants have prepared an ESD Report, supported by a Net Zero Statement prepared by Steensen Varming (refer to **Appendix U** and **Appendix V**) to set out the sustainable design initiatives and attributes for the proposed Indigenous Centre of Excellence.

The design of the building is shrouded in Connecting with Country design principles which are supported by an array of sustainability initiatives to achieve its climate positive design intent. These initiatives include:

- Enabling an all-electric net zero ready building.
- Using mass timber to reduce any embodied energy impacts associated with construction.
- Positioning the building to wrap around a central landscaped space to provide adequate screening from road impacts and enable a more sensory and meaningful engagement with staff, students and visitors.
- Providing a building façade system that provides solidity and insulation from the noise and pollution impacts from Victoria Road, as well as facilitating natural light, ventilation and solar protection.
- Conservation of water through the use of rainwater tanks and no cooling towers.
- Utilising on-site renewable energy with all-electric building systems and providing rooftop solar PV.
- Avoidance of Synthetic Greenhouse Gas and high GWP refrigerants in air conditioning compressors and heat pumps.
- Resilience to flooding impacts by designing the building above the PMF levels.
- The design is targeting a 6-star Green Star rating.

At the core of the design of the proposed Indigenous Centre of Excellence, is an intention to deliver a development with a strong emphasis on caring for Country and climate. The specification of materials will focus on local and sustainably sourced materials for key building elements. The design incorporates an innovative clay tile façade that transitions from solid to highly permeable to provide an indoor-outdoor connection between the building and the central courtyard area.

The development will provide a facility that is designed to minimize CO<sup>2</sup> emissions associated with its operational energy consumption through passive design, and the building will be served by 100% renewable energy.

Further detail on the proposed sustainability measures, including principles, project commitments and opportunities under consideration are provided within the ESD Report at **Appendix U**. Any recommendations outlined within the report are addressed in the Mitigation Measures at **Appendix C**.

## 7.10 Safety and Security

A Crime Prevention Through Environmental Design (**CPTED**) Assessment has been undertaken by Ethos Urban and is provided at **Appendix II**. The review identifies the potential crime concerns in and around the site and provides recommendations to guide crime prevention, safety and security arrangements as part of the detailed design of the development.

Overall, the Crime Risk Rating assessment rated the site in its current context as having a 'low' risk of crime. This is attributed to the following reasons:

- The site is currently a car parking facility, which experiences high turnover rates of persons accessing and egressing the site, demonstrating a consistent level of natural surveillance across the site.
- The site's location benefits from high levels of vehicular and pedestrian activity, both internally within the Western Sydney University Parramatta South Campus and externally along Victoria Road.
- Western Sydney University has secure access arrangements, including security personnel.

While the redevelopment of the site will likely increase the population on site, and thereby increasing potential new opportunities for crime, purely by the increase of use and occupancy of the site, the assessment finds that the proposed layout and design of the proposal is generally consistent with the principles of CPTED. With the implementation of the recommendations to be considered in the future context of the site, the rating would remain within the 'low' category. The report has provided a series of recommendations to assist in minimising any opportunities for crime, which are summarised and provided in the Mitigation Measures table at **Appendix C**.

Subject to their implementation, the Proposal is capable of achieving CPTED objectives.

The built form and urban design have been informed by the CPTED with the following aspects of the design considered to be measures for deterring crime:

- **Surveillance** – The circular nature of the built form allows for elongated sightlines and minimise areas of concealment. The materiality of the building encompasses glazing at the ground floor to facilitate passive surveillance.
- **Lighting and Technical Supervision** – Lighting will be provided internally and externally, together with a CCTV network plan.
- **Territorial Reinforcement** – The site's prominent location at the entrance gateway into the Western Sydney University Parramatta South Campus demonstrates a level of territorial reinforcement. The internal layout has been designed to facilitate passive overlooking into and outside of the building.
- **Environmental Maintenance** – The Proposal presents an active and better use of the site than what was previously provided on site. The external landscaped areas will be monitored with an appropriate contractor to ensure the appropriate landscaping care is maintained.
- **Activity and Space Management** – The built form of the development within the site has allowed the creation of distinct and purposeful landscaping that encourages specific activity as referred to in **Section 3.11**, and allows pedestrians to move freely throughout the site to create an active use, thereby promoting natural surveillance and limiting opportunities for crime.
- **Access Control** – The design has sought to ensure the building provides separate entrances at different locations around the building, as well as restricted access to the different parts of the Indigenous Centre of Excellence to encourage privacy and increase the effort required to commit a crime. The back of house areas will be secured through the use of internal security doors.
- **Design, Definition and Designation** – The wider development will provide clear wayfinding signage to assist in preventing unauthorised persons from inadvertently or intentionally accessing such spaces.

## 7.11 Transport and Traffic Impact

TTW have prepared a Transport and Accessibility Impact Assessment (**Appendix S**), Construction Traffic Management Plan (**Appendix R**) and a GTP (**Appendix T**) to accompany this SSDA. A summary of the assessment and mitigation measures is provided below as well as at (**Appendix C**).

### 7.11.1 Construction Traffic Impacts

A Construction Traffic Management Plan has been prepared by TTW (refer to **Appendix R**) to assess and address construction traffic impacts of the Proposal and define the necessary management process and mitigation measures for construction of the project.

The generated traffic activity associated with the works will involve the delivery of construction materials to and from the site. It is anticipated that all vehicles will enter site via Victoria Road, which will be staggered at peak times of the day to minimise traffic disruptions and encourage manoeuvrability throughout the site. It is estimated that the construction traffic volume for the standard operation of the worst-case scenario is 15 trucks per day, which is equivalent to approximately 2 trucks per hour. Given the site's adjacency to a main road network, it is expected that the surrounding highways network can accommodate the minimal increase in transport movements. As such, the report concludes that there will only be a minimal impact upon the surrounding road network to facilitate the construction of the proposed development.

The recommended mitigation measures are provided at **Appendix C**.

### 7.11.2 Cumulative Traffic Impacts

The existing campus accommodates 3,500 users, which generates a parking demand of approximately 660 across the campus, as stated within the Transport and Accessibility Impact Assessment at **Appendix S**. The Indigenous Centre of Excellence is expected to operate with typical daily numbers of 837 users, 110 of which will be new users to the Western Sydney University Parramatta South Campus, which is expected to generate a car parking demand of an additional 20 vehicles.

The additional parking demand will be absorbed into the on-campus parking provision which includes development proposed under Part 5 of the Act for a reinstated car park with a capacity of approximately 284 spaces that is subject to a separate Development without Consent pathway under Section 3.47 of the Transport and Infrastructure SEPP. The new reinstated car park will be situated nearby to the proposed development with

a footprint confirmed by the University and documented in **Figure 31** of this EIS and also by TTW in their assessment contained within Section 2.9.1 of the Transport Accessibility and Impact Assessment at **Appendix S**.

The cumulative impacts of transport, traffic generation and parking demand as a consequential result of the new development is considered negligent and minimal as the separate Part 5 activity for reinstated car park is able to readily absorb the impacts of removing the existing car park from the site. There is no increase in vehicle movements expected and the entrance to the relocated car park is circa 120m to the west of the existing car park entry, a negligible additional travel distance within the internal University road network. This separate Part 5 process also takes into accounts cumulative impacts on biodiversity and heritage and is supported by separate civil engineering and geotechnical investigation.

### 7.11.3 Post-Development Traffic Impacts

On an operational basis, the development has incorporated a small car parking area to the south western corner of the site, comprising 13 spaces (including 1 accessible parking space). This car park will be reserved for Elders visiting the Indigenous Centre of Excellence.

Additionally, the proposed vision for the Indigenous Centre of Excellence is to deliver a net zero traffic generation at a campus-wide level, so that any increase in traffic generation by the Proposal is offset by overall reductions in traffic generation at the Western Sydney University Parramatta South Campus. As such, the post-development traffic generation would be no different to the existing condition and would result in negligible impacts to the performance of the surrounding road network. No works are considered necessary to the existing intersection

The proposed transport strategy seeks to further realise the vision for net zero traffic generation by encouraging all users of the site towards public and sustainable modes of travel, rather than by private vehicle. Central to this is the opening of the PLR Stage 1 (and future Stage 2) which will be operational prior to the completion of construction of the Indigenous Centre of Excellence and therefore a significant increase in public transport usage is expected. Importantly, approved DA/346/2022) for a new pedestrian footpath link connecting the Western Sydney University Parramatta South Campus to the ATL and Yallamundi Light Rail Station will assist Western Sydney University with their aspirations to promote a campus-wide shift away from private vehicle usage (resulting in net zero parking demand). The new ATL approved development will enable convenience to utilise nearby high frequency and available activate and sustainable travel to and from Western Sydney University.

The development encourages accessible walking and cycling connections throughout the site, linking to the surrounding existing and evolving active transport network. The layout seeks to connect the pedestrian entry points of the building with the existing zebra crossings at Fifth Street and to the approved footpath link as part of the DA to the ATL.

The layout of the site includes bicycle storage areas with capacity for 28 bicycles. The Parramatta DCP outlines a minimum number of bicycle parking spaces required for tertiary institutions as follows:

- 1 space per 10 staff.
- Plus 1 space per 10 students expected on campus at any one time.
- The Parramatta DCP also requires all bicycle parking to be located in a safe and secure location that is undercover and convenient for users, in the form of Class B lockers for staff.

Whilst the Indigenous Centre of Excellence development is estimated to generate 110 additional users, the remaining would be existing students and staff who would already be attending the Western Sydney University Parramatta South Campus. As such, TTW conclude that the additional demand generated by the Indigenous Centre of Excellence would only require the need for 11 bicycle parking spaces. As such, the proposed bicycle parking provision is considered to be sufficient to support the anticipated future demand.

The new development will also include end-of-trip facilities, including showers, changing rooms and lockers, to encourage the use of active transport routes. The Application is supported by a GTP, at **Appendix T**, as described below, to encourage users towards more sustainable travel practices.

### 7.11.4 Green Travel Initiatives

A GTP has been prepared by TTW to promote more sustainable and environmentally friendly travel choices for students, staff and visitors. The GTP is recommended to be implemented to ensure that the transport infrastructure, services, and policies both within and external to the site are tailored to the users and co-ordinated to achieve the most sustainable outcome possible (see **Appendix T** for further details).

A number of potential measures and initiatives contained within the GTP seek to encourage more sustainable travels nodes and recommend implementation of the following:

- Prioritise active travel movements and access through the construction of the approved new pedestrian footpath link which will connect the Western Sydney University Parramatta South Campus to the neighbouring light rail corridor ATL.
- Installation of proposed bicycle storage and high-quality end-of-trip facilities.
- Provide point-to-point shuttle bus services, between Western Sydney University's City, North and South campuses, as well as to nearby train stations.
- Deliver dedicated car parking spaces on-site to be used for staff and guests only, to encourage students to utilise alternative transport modes.
- Prepare a strategy to encourage users to carpool through a pairing system.
- Prepare Event Travel Guidelines for those attending site for a one-off event.
- Ensure a management system for any complex transport activities.
- Distribute a Travel Access Guide to regular users of the Indigenous Centre of Excellence with information about the available safe and sustainable transport options in the local area.
- Provide real-time transport information, details regarding the Indigenous Centre of Excellence's active transport infrastructure and a public transport guide on Western Sydney University's website.

Whilst reliance on transport via private vehicle cannot be removed from a development, it can be reduced by offering alternative modes of transport and a well its design to provide easy linkages between defined nodes of development and land uses for walking and cycling. The development aims to connect with the surrounding urban environment and provides convenient connection routes between the site and the ATL, suited to walking and cycling. There is also opportunity to improve connections with the wider landscape outside of the remit of the site, these connections will purely be accessible on foot or by cycle and will encourage a healthy lifestyle.

As provided for by TTW, the transport strategy for this project involves shifting students, staff and visitors away from car usage, and towards more sustainable travel modes. In doing so, the goal of the proposal is to produce net zero traffic generation at a campus-wide level, so that any traffic generated by the Indigenous Centre of Excellence is offset by overall reductions in traffic generation at the Western Sydney University Parramatta South Campus.

Importantly, providing a shift away from a reliance on private vehicle usage is consistent with Clause 3.58 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* which states that in the context of new educational establishments, "the consent authority must take into consideration... the accessibility of the site concerned, including... the potential to minimise the need for travel by car". It is therefore considered, for these reasons listed above, that the Proposal will contribute to a Campus-wide shift in promoting sustainable forms of transport and minimising the encouragement of private vehicle trip generation to and from the Western Sydney University Parramatta South Campus.

## 7.12 Construction, Operation and Staging

The works proposed under this SSDA will be carried out as a single stage. The construction works are anticipated to commence in Q1 2025 and is scheduled to be completed and operational by 2026.

## 7.13 Noise and Vibration

An Acoustic Assessment has been prepared by Pulse White Noise Acoustics (PWNA) to assess the construction and operational noise and vibration impacts of the Proposal on nearby sensitive receivers and structures, as well as outline the proposed management and mitigation measures that would be required to be implemented. It is included at **Appendix JJ**.

### 7.13.1 Construction Noise and Vibration

During construction, site establishment works, ground works, structure works, internal works and common and external works are indicatively predicted to have the potential to exceed the internal noise management level when working near a receiver.

Together with the general mitigation measures, specified within *AS 2436-2010 "Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites"*, the assessment has set out a series of project-specific noise mitigation recommendations, including:

- Maximising the offset distance between plant items and nearby noise sensitive receivers.

- Preventing noisy plant working simultaneously and adjacent to sensitive receivers.
- Minimising consecutive works in the same site area.
- Orienting equipment away from noise sensitive areas.
- Carrying out loading and unloading away from noise sensitive areas.
- Engage an acoustical consultant to undertake noise monitoring if required.
- Provide the necessary acoustic enclosures / screening dependent upon plant type.

Following an assessment of the number of vehicles expected over the course of the construction period, it is concluded that noise impacts from construction traffic is unlikely to cause any adverse impact to nearby properties.

In order to manage vibration both received by and generated from the proposed development, the following mitigation measures are also proposed (and documented in **Appendix C**):

- Any vibration generating plant and equipment is to be in areas within the site in order to lower the vibration impacts.
- Investigate the feasibility of rescheduling the hours of operation of major vibration generating plant and equipment.
- Use lower vibration generating items of construction plant and equipment; that is, smaller capacity plant.
- Minimise conducting vibration generating works consecutively in the same area (if applicable).
- Schedule a minimum respite period of at least 30 minutes before activities commence which are to be undertaken for a continuous 4-hour period.
- Use only dampened rock breakers and/or “city” rock breakers to minimise the impacts associated with rock breaking works.
- Conduct attended measurements of vibration generating plant at commencement of works to validate the indicative safe working distances advised in Table 27 and, consequently, to establish safe working distances suitable to the project. Measurements should be conducted at the nearest affected property boundary. These safe working distances should be defined by considering the vibration criteria discussed in Section 4.4.3 (i.e., criteria for structural damage and human comfort).

### 7.13.2 Operational Noise and Vibration

During operation, the primary sources of noise emissions are expected from any base building services, vehicular movements and general activity. The assessment has concluded that activity noise from the internal spaces, auditorium, sports court, amphitheatre and external spaces will be acoustically acceptable without the requirements for additional acoustic mitigation measures. Likewise, site vehicular movements, including the use of the proposed loading bay and parking spaces, will also be acoustically acceptable without additional acoustic mitigation required.

The report recommends specific acoustic treatment to the building’s façade, with consideration to the proposed glazing, external walls and external roof construction. These recommendations are identified as mitigation measures in **Appendix C**.

## 7.14 Ground and Water Conditions

A Geotechnical Investigation Report has been conducted by Douglas Partners (refer to **Appendix L**) to investigate the existing site conditions, analyse any potential issues and assess the impact of the Proposal upon groundwater resources and soil resources. Six boreholes were excavated within the site, which identified the following aspects of the ground profile:

- Asphaltic Concrete – wearing surface 20 – 100mm thick.
- Fill – apparently variably compacted and of varying composition, including sandy gravel, gravelly sand, sand, and clay/sand/gravel mixtures, to depths ranging from 0.3m to 1.5m.
- Alluvium – predominantly medium to high plasticity clay, silty clay and sandy clay of varying consistency ranging from firm to hard to depths, with some discontinuous, medium dense or dense clayey sand and sand layers to depths ranging from 2.0m to 12.9m, deepening to the north-east.
- Residual Soil / Extremely Weathered Sandstone – of varying composition from sand, clayey sand and sandy clay, being medium dense or dense, which discontinuously underlies the alluvium over the south-eastern part of the site to depths ranging from 4.1m to at least 8.5m
- Sandstone – fine to medium-grained, typically medium to high and high strength, moderately weathered and slightly fractured to unbroken sandstone. The upper 3 – 5m of the rock profile in the

northern part of the site contained typically very low to medium in strength, moderately to highly weathered with frequent decomposed seams.

With regard to groundwater resources, Douglas Partners considers that there are unlikely to be any significant impact to groundwater systems, sensitive receptors or resources, given that the design of the building does not incorporate a proposed basement. Water seepage can be expected in deep trench excavations (for utilities) and in pile hole excavations.

In respect to potential impacts on soil resources, moderately saline soils were found locally, which suggest potential for salt-induced damage to buried steel and concrete. The report sets out the minimum compressive strength of the concrete ground slabs and footings to limit the corrosive effects of the surrounding soils. Whilst an Acid Sulfate Soil Management Plan is not considered to be required at this stage, a Salinity Management Plan may be required for this south-eastern corner of the site, where the moderate saline soils were found. Further recommendations are identified as mitigation measures in **Appendix C**.

## 7.15 Contamination and Hazardous Materials

A Detailed Site Investigation Report was also prepared by Douglas Partners (**Appendix M**). The key findings and conclusions are that:

- all of the chemical contaminant concentrations were within the adopted human health SAC, with exceedances of ecological based SAC for benzo(a)pyrene not considered to be significant based on consideration of higher reliability screening levels and the nature of the proposed development;
- no asbestos was observed during the investigation or detected by laboratory analysis. However, based on limitations of the investigation methods it is considered that there is a potential that unidentified asbestos may be present in the fill between sampling points and in untested parts of the site;
- the fill within the site is preliminarily classified as general solid waste (non-putrescible), except for the area surrounding BH8/0.4-0.5, which is preliminarily classified as restricted solid waste (non-putrescible). Further assessment of the soils for the presence of ash (or other related wastes, e.g., charcoal) to review the suitability of assessing the detected PAH concentrations under a NSW EPA immobilisation order; and
- the natural soil (which underlies the fill) does not appear to have been significantly impacted by chemical residues / processes. However, further inspection / testing following removal of overburden will be required to classify the materials as VENM.

Douglas Partners make a series of recommendations for handling any asbestos materials during the construction process. The recommendations are included as mitigation measures at **Appendix C**.

## 7.16 Stormwater Management

A Stormwater Report has been prepared by TTW to support this SSDA and is included at **Appendix Q**. This details the stormwater strategy for the site, which has been prepared in accordance with the Parramatta DCP.

Two (2) on-site detention tanks will be provided below ground with a volume of 415m<sup>3</sup> and with a permissible site discharge of 190L/s for storms up to 1% AEP. The OSD tanks will be located to the north-western corner of the site, outside of the building footprint, and under the theatre space. The footprint of the tanks will be determined at detailed design stage. The OSD tank will discharge to the existing 1200mm diameter Council drain. It is noted that stormwater quality treatment will be provided within the OSD tank where necessary to meet the relevant requirements.

A range of WSUD treatments are proposed to be incorporated on site, including an approximately 350m<sup>2</sup> constructed wetland to the south-east of the site, with a detention volume of approximately 200m<sup>3</sup>, a 100kL rainwater harvesting tank to collect roof runoff from the new building, and a 1.5m wide swale rock lines with ephemeral species planting to capture runoff from the building and landscaped areas.

With the successful implementation of such mitigation measures, as identified in **Appendix C**, it is not considered that the Proposal would create any adverse impact upon the existing stormwater infrastructure. .

## 7.17 Flood Impact

A Flood Impact Assessment has been prepared by GRC Hydro to assess the impact of this development on flood affectation at the site (refer to **Appendix K**). GRC Hydro have developed a best practice hydrological and

hydraulic mode to derive local flood depths, flood levels, hazards and velocities for a series of events, including a 1% AEP event, in both the existing and post-development cases which also includes climate change scenarios.

It is important to note that the flood levels as adopted in the design of the proposed development utilise the 2005 Parramatta Flood Model which is the available flood model at the time of design competition and SSDA preparation. Therefore, the modelled results for the 1% AEP event following the construction of the proposed development demonstrate:

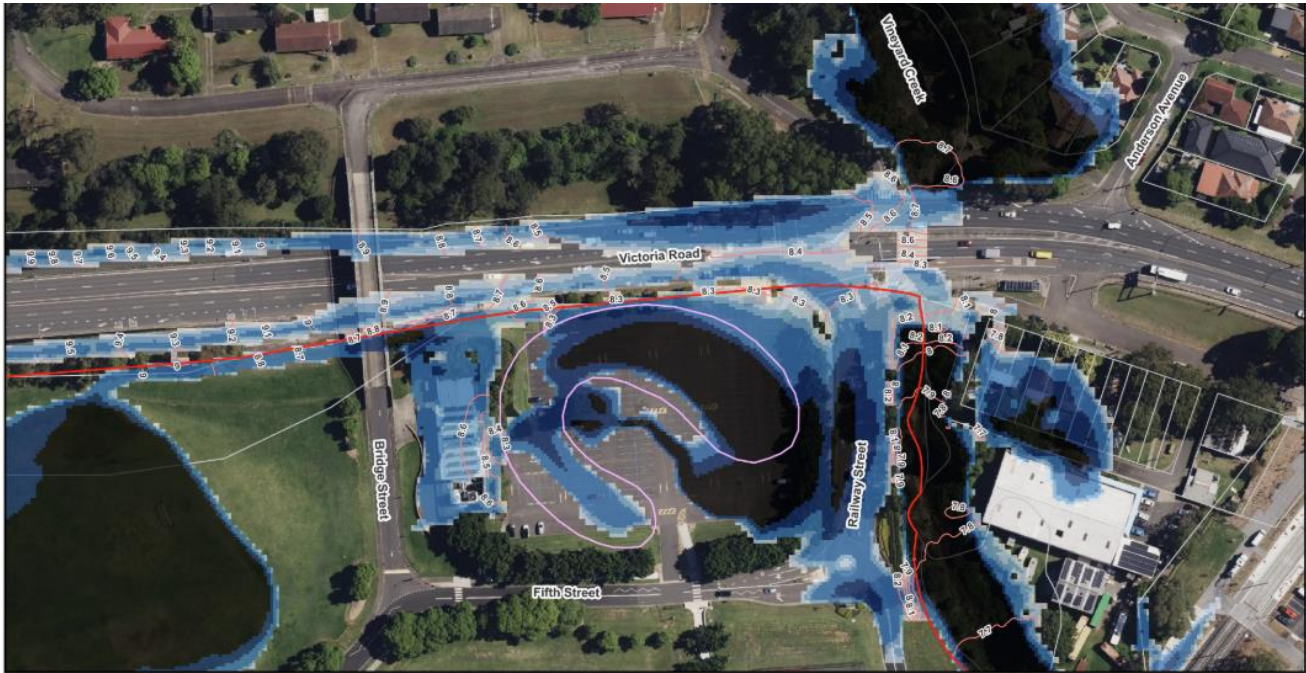
- **Flood Levels:** 8.3m AHD across the building footprint.
- **Flood Depths:** from 0.3m up to 1.7m deep in the pond area.
- **Flood Hazard:** Max of H3 (low to medium hazard).

The modelling results for the proposed conditions for the 1% AEP event is shown in **Figure 48** and **Figure 49**. Modelling has also been undertaken to assess the site's flood affectation in a future climate change scenario. Refer to **Appendix K** for further details.

The report notes that the proposed design modifies the land in a way that aggregates flood waters into a smaller footprint than the existing conditions, through the introduction of water sensitive urban design, including through landscaping in the south-eastern portion of the site, and the use of piers and underfloor voids that allow floodwaters to flow through the site. The modelling therefore demonstrates that any adverse flood level impacts predicted will be contained within the site and will not cause flood impacts for surrounding properties.

As the proposed works make it easier for stormwater flow to move across Victoria Road and traverse across the site due to its raised nature designed to be above the PMF levels. As such, the modelling demonstrates reductions in 1% AEP flood levels on Victoria Road at the subject site's northern boundary, but a minor increase in flood levels on the subject site as a result of the increased inflow, which is considered to be compatible with the location. Any adverse flood level impacts as a result of this development as modelled by GRC Hydro are contained within the site, and in conclusion, the proposed development is considered to be capable of withstanding flood events as demonstrated by the analysis provided by GRC Hydro in **Appendix K**.

It is acknowledged that the City of Parramatta Council adopted the 2023 Draft Parramatta River Flood Study on 11 June 2024, which updates its previous draft FPLs and flood modelling analysis. The project team has been analysing this model in detail and have requested detailed modelling files from Council, which are outstanding at the time of writing. Given the timing of the SSDA preparation, GRC Hydro will investigate technical matters in the latest flood model in relation to the localised site context and will address any further justifications necessary at the post-lodgement stage.



Event: 1% AEP (720 minute TP06)  
 Title: Peak Flood Levels and Depths  
 Scenario: Developed Condition

- Local Cadastre
- Subject Site
- Flood Level Contours (mAHD) (0.1 m increments)
- Proposed Building Footprint

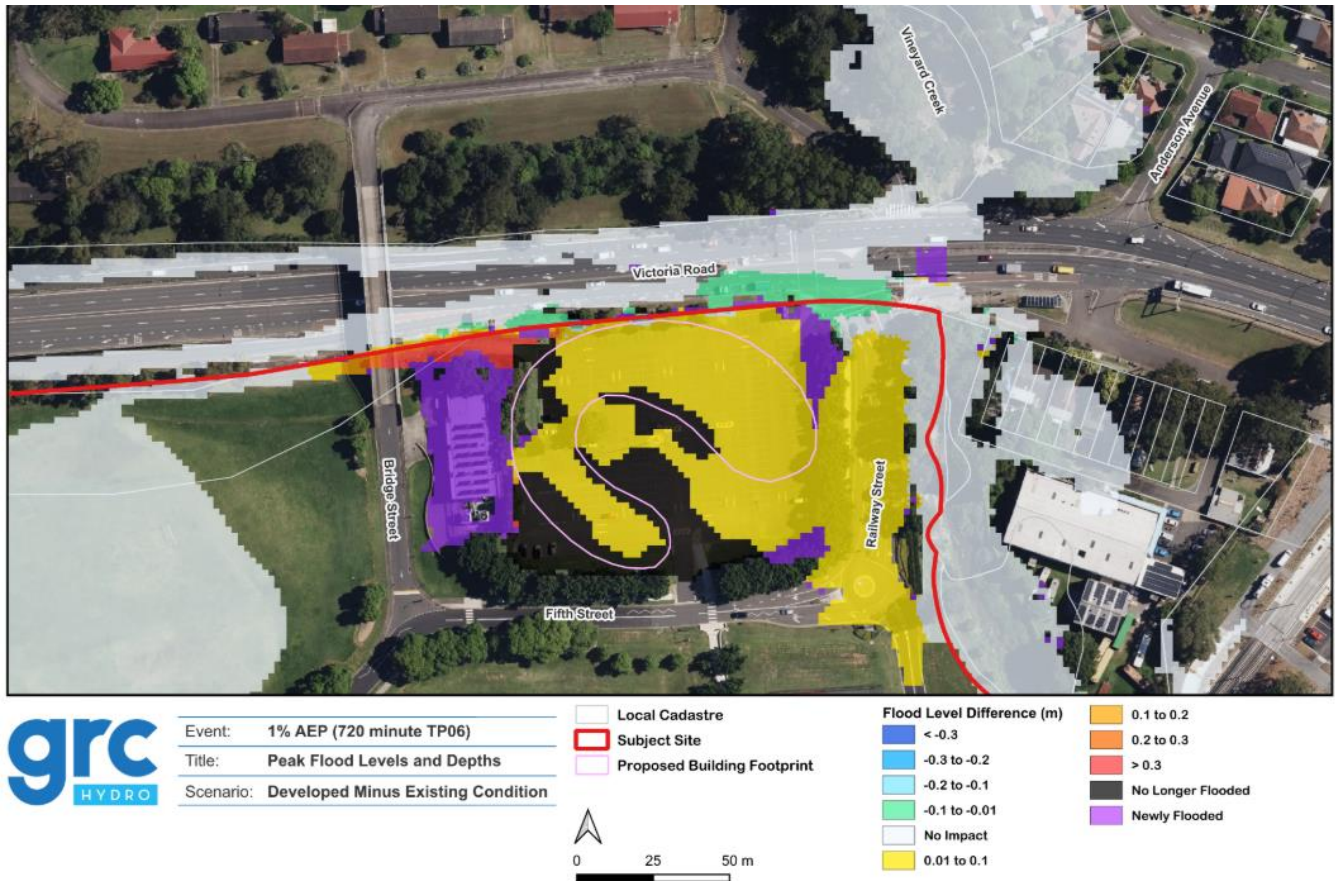


0 50 100 m

Flood Depth (m)	
	<= 0.05
	0.05 - 0.10
	0.10 - 0.30
	0.30 - 0.50
	0.50 - 1.00
	> 1.00

**Figure 48 Peak Flood Levels and Depths – 1% AEP – Developed Condition**

Source: GRC Hydro



**Figure 49 Flood Level Impact – 1% AEP – Developed Condition**

Source: GRC Hydro

A Flood Emergency Response Plan has been developed as a key mitigation measure to be implemented during both construction and operation of the development in the case of any flood event that may occur on site. NSW SES has been consulted as part of this process. This Flood Emergency Response Plan will include a procedure that entails:

1. Keep Abreast of Weather Forecasts
2. Consult Local Warnings
3. Stay alert to FloodSmart Warnings
4. Observe On-Site Flood Markers
5. Initiate Shelter-in-Place Alert Procedure
6. Survey Post-Flood Damage
7. Initiate a Building Check
8. Flood Warden Debrief

The site is also noted to be within the vicinity of Vegetated Riparian Zone on either side of the Vineyard Creek, which has now been fully disturbed from its natural state, now accommodating a mix of cleared areas, native and non-native vegetation. Development is encouraged to minimise disturbance and harm to the Riparian Zone where possible, and the report has set out a number of recommendations in the design and construction of the Proposal (refer to **Appendix C**).

## 7.18 Hazards and Risks

A Pipeline Hazard Analysis has been prepared by Sherpa Consulting (included at **Appendix EE**) with consideration to the site's proximity to the Hunter Pipeline, a high-pressure liquid petroleum pipeline operated by Ampol Ltd. The Applicant entered discussions with Ampol Ltd to undertake the risk management process outlined in *AS ISO 31000, Ref [1]*, with the risk evaluated using the risk criteria for development in the vicinity of potentially hazardous facilities in the *NSW Hazardous Industry Planning Advisory Paper (HIPAP) No. 10 Land Use Safety Planning, Ref [2]*. Additionally, and importantly, the Pipeline Hazard Analysis has addressed feedback provided by the Department's Hazards branch on 25 July 2024.

The report concludes that there is a low to negligible risk from the Proposal with respect to the criteria identified in the NSW HIPAP. As such, all the required risk criteria are met and there are no safety-related land use planning conflicts with the Proposal and the Hunter Pipeline.

## 7.19 Waste Management

### 7.19.1 Construction Waste Management

A Construction & Demolition Waste Management Plan (**CDWMP**) (included at **Appendix X**) has been prepared by Elephants Foot Consultancy. A commitment to waste minimisation objectives will be sought from all parties of the construction element of the development. The waste management hierarchy seeks to avoid waste generation where possible, prior to the reuse or recycling of the materials. Where this is not possible, materials will be transported to an approved landfill site or off-site recycling depot.

Success of the waste minimisation strategy will rely upon its implementation by both the site management and on-site workers. Accordingly, careful attention will be paid to the following issues and practices:

- Site-specific induction training for all staff employed during the demolition and construction stages of the development.
- Pre-fabrication of materials off-site where possible.
- Purchasing materials in bulk to reduce packaging waste on-site.
- All waste and recycling will be disposed of via Council approved systems.

The Plan identifies that the location of the waste management facilities on site should be conveniently sited to enable easy access for on-site movement and collection, with sufficient space to contain any on-site treatment facilities where possible.

### 7.19.2 Operational Waste Management

An OWMP (included at **Appendix Y**) has also been prepared by Elephants Foot Consulting, which sets out the estimated volume of general waste and recyclables to be generated during the operational phase of the proposed development, the associated waste management practices for the different types of waste and the primary roles for each stakeholder involved. The Plan has been prepared in line with the Parramatta LEP and Parramatta DCP, as well as a range of waste management guidance at a local, state and federal level.

In summary, all waste from the use will be stored in waste collection areas within the development and will be separated into general waste, paper / cardboard recycling, co-mingled recycling and food organics waste. The recommended bin quantities may require modifying once the Proposal is operational, however the OWMP recommends the following:

Waste Type	Bin Summary
General Waste	1 x 1100L MGBs collected daily (or as required)
Paper / Cardboard Recyclables	1 x 1100L MGBs collected daily (or as required)
Co-Mingled Waste	1 x 1100L MGBs collected daily (or as required)
Food Organics Waste	2 x 240L MGBs collected daily (or as required)

The Proposal has been designed accordingly to accommodate the above recommendations. Waste is to be collected via a private contractor in accordance with Western Sydney University's existing arrangements.

Bins will be placed around high-traffic areas of the building and the responsibility will be placed on students and staff to dispose of their waste appropriately. Staff, students and visitors will be educated about the correct separation of general waste and recyclables. Western Sydney University will nominate staff for the transportation of bins as required to and from the waste storage locations and collection areas.

The Proposal has been designed in accordance with the relevant waste legislation documentation, including the *Parramatta Development Control Plan 2023* and the *NSW Better practice guide for resource recovery in residential developments (2019)* and is therefore acceptable in consideration to waste management.

## 7.20 Utilities and Services

A Utility Statement, prepared by Steensen Varming (included at **Appendix O**) is provided to assess the impacts of the Proposal upon the existing electrical infrastructure, power, communications and hydraulic services. Whilst a review by supplier *Endeavour Energy* is ongoing, Steensen Varming have considered the existing maximum demand against the capacity of the high voltage cables, in addition to the anticipated additional electrical load as a result of the proposed Indigenous Centre of Excellence.

Western Sydney University currently has a high voltage supply agreement with Endeavour Energy, limited to 2.6MVA. As the detailed design evolves, Endeavour Energy will advise if any augmentation works are required to the network. At this stage, it is expected that minimal works are required to the Endeavour Energy network outside the site boundary to accommodate the additional load requirements of the proposed development.

It is anticipated that a new pad mount substation will be required to support the building, which will require augmentation of the existing high voltage network to install a new high voltage circuit breaker at the existing switching station 2 and associated high voltage underground cabling to the new pad mount substation. Such works will be undertaken during the early site preparation works of the development process.

The building itself will provide a dedicated room to house a new main switchboard, to distribute power throughout the building.

It is also noted that the existing communications network is sufficient for the required communication services to the proposed development.

The site is currently serviced by Sydney Water Corporation for both Wastewater Drainage and Potable Water. There is an existing sewer main that reticulates through the site, which will require diverting or protection measures during the construction process. The development will be serviced by Potable Water from an existing private water service within the site and an application will be made to request an additional Wastewater (Sewer drainage) connection to the DN225 SWC asset within the project area.

As such, the existing infrastructure and services have capacity to accommodate the operation of the Proposal and therefore, there are no reasons, on the above grounds, why this SSDA cannot be approved.

## 7.21 Building Code of Australia (BCA)

A BCA Assessment Report has been prepared by Blackett Maguire + Goldsmith (BM+G) and is attached at **Appendix KK**. The report has recommended a number of matters that require further resolution, either by way of fire engineering Performance Solutions or plan amendments prior to the Building Code of Australia (BCA) Crown Certification stage. Subject to the resolution of these matters, the report confirms that the majority of the Proposal complies or compliance is readily achievable via performance based solutions or deemed to comply solutions.

Scientific Fire Services have prepared a Fire Safety Engineering Design Review (refer to **Appendix LL**) and concluded that the proposed design of the Indigenous Centre of Excellence will achieve fire safety design compliance with the Performance Requirements of Volume 1 of the BCA. Scientific Fire Services will commence preparations of a Performance Based Design Brief and Fire Safety Engineering Report for the satisfaction of the Principle Certifying Authority.

## 7.22 Accessibility

An Accessibility Statement has been prepared by Morris Goding Access Consulting (MGAC) to assess the development's capability of complying with the relevant accessibility requirements and is attached at **Appendix MM**.

The report provides a summary of the compliance strategy of the proposed works highlighting the key principles of accessibility as well as the technical requirements of a building to ensure the public, students, staff and visitors, have equitable and dignified use. The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, AS 1428 Series to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

Externally, accessible hardstand pedestrian pathways are provided throughout the site, from the main pedestrian entry points at the site boundary, the proposed accessible car parking space and the defined outdoor areas, to all building entrances.

Internally, access doors into and throughout the building have been designed to be of suitable sizes and with appropriate circulation to ensure access by the occupants is suitable and equitable. All paths of travel throughout the site are appropriate in width, and provide turning, passing and manoeuvring spaces. The stair design shows appropriate provision for handrail, tactile ground surface indicators and step nosing strips. The internal layout incorporates accessible passenger lifts with suitable internal dimensions and appropriate circulation at lift landings.

Sanitary facilities are proposed at levels 1 – 4 of the building, including accessible toilets and ambulant cubicles.

The detailed design stage will incorporate specific amenities within the rooms including the provision of hearing augmentation in meeting rooms, the theatre and the basketball court, alongside wheelchair seating spaces at the theatres.

The report confirms that accessibility requirements, pertaining to site access, common area access, circulation, sanitary facilities and access to amenities can be readily achieved and therefore, the Proposal is considered to be entirely acceptable in this regard.

## 7.23 Bush Fire Risk

The site is not located in an area that is identified as bush fire prone land, nor is it near bushfire prone land. As such, the overall risk of a bushfire on site is considered to be low and this matter does not require further assessment.

## 7.24 Aviation

The site is not located adjacent, nor in close proximity, to an Airport or helicopter landing site (HLS). There is no requirement for further assessment on this basis.

## 7.25 Social Impact

A Social Impact Assessment has been prepared by Gyde, included at **Appendix FF**. The report has identified seven (7) potential impacts of the development, including:

1. **Impacts related to Closing the Gap** – The objectives for the Indigenous Centre of Excellence align with the socio-economic outcomes of the new (building on the previous 2008 COAG Agreement) National Agreement on Closing the Gap. The Proposal will play a meaningful role in Closing the Gap, by positively influencing health and wellbeing, economic development and self-determination for many Indigenous peoples.
2. **Impacts related to location** – The site is well-located with one-fifth of Australia's Aboriginal population in Greater Western Sydney. The site is highly accessible via existing and evolving public modes of transport, which will be encouraged to be utilised to access the Indigenous Centre of Excellence, via the implementation of a Green Travel Plan (refer to **Section 7.11.4**).
3. **Impacts related to cultural development** – The Indigenous Centre of Excellence will be an inclusive place where Indigenous peoples and the broader community can share cultural values and stories in a space of belonging, safety, connectedness and learning.
4. **Impacts related to visual amenity** – Whilst there will be a visual change to the area as a result of the project, the nature of the surrounding context is considered to have low to medium sensitivity to the proposed change. The high-quality design and landscaping proposed will enhance the character of the area and have a positive social impact.
5. **Impacts related to ongoing engagement** – Engagement with Elders and Traditional Knowledge Holders has been fundamental to the development and will be continued throughout the design development process.
6. **Impacts related to traffic and parking** – Whilst the development will result in the loss of the existing car parking facility, replacement car parking will be provided within the Western Sydney University Parramatta South Campus to mitigate the impacts. Owing to the site's highly accessible and sustainable location, it is considered that the impacts related to traffic and parking will be minor.
7. **Impacts related to construction activity** – Minor construction traffic, noise and dust will be unavoidable within the development, and the relevant consultants have recommended a series of mitigation measures to combat any adverse impacts. With consideration to the impacts of the project, the report outlines a series of mitigation and enhancement measures to avoid or reduce potential negative impacts, or improve potential positive social impacts. The identified mitigation measures have been

categorised according to their implementation prior, during or post construction. The mitigation measures have been set out in **Appendix C**.

Following the successful implementation of the identified mitigation measures, the report concludes that the development of an Indigenous Centre of Excellence will have a significant positive impact, which are likely to be experienced by not only Indigenous students and staff at Western Sydney University, but the broader Aboriginal community in Greater Western Sydney and non-Indigenous Australians who seek a greater understanding of Aboriginal people. The positive impacts of the scheme include, but are not limited to:

- Advancing Indigenous education, leadership, reconciliation and health and wellbeing;
- The objectives of the Indigenous Centre of Excellence like care for Country, promoting leadership, fostering Indigenous knowledge, and sharing culture are consistent with achieving Socio-economic outcomes;
- The Indigenous Centre of Excellence objectives align with the aims of several state and local strategic documents and delivers on the Western Sydney University School of Social Sciences Indigenous Strategy 2020 – 2025;
- Improving amenity by replacing the ground car park with a high-quality architecturally designed building and landscaped area; and
- Replacement parking will mitigate any potential impacts associated with the loss of the existing car parking facility on site.

As such, the overwhelming positive impacts, coupled with the minimal negative impacts, of the scheme, support the proposed development.

## 7.26 Contributions and Public Benefit

Clause 294 of the EP&A Regs provide 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. However, Western Sydney University is conscious of its central position in the Parramatta City Centre and Westmead and its ongoing relationship with Council and the local community. Western Sydney University also understands the need to continue to work cooperatively with Council to reach agreement on an appropriate balance of development conditions that meets Council's planning responsibilities, whilst also meeting Western Sydney University's need to provide critical infrastructure.

### 7.26.1 Developer Contributions

The relevant contributions plan for the project is the City of Parramatta (Outside CBD) Development Contributions Plan 2021 – Amendment No.1.

Whilst developments by the Crown are not automatically exempt from development contribution payments, development that in the opinion of the consent authority does not increase the demand for the categories of public facilities and services addressed by the Plan should warrant a merit-based exemption. It is noted that the payment of any contribution on the Western Sydney University component of these projects is discretionary, and that the consent authority is not required to impose the requirement for payment under either the EP&A Act or the Plan.

Justifications for the exemption of contributions include:

- That Western Sydney University is a registered not-for-profit organisation; and
- That Western Sydney University is an education facility and a nominated charity.

Western Sydney University and its functions are inherently of a public nature, providing educational and employment opportunities to the Western Sydney community and to the public at large. The proposed Indigenous Centre of Excellence will provide high-quality educational and research facilities that will be part of Western Sydney University's core academic functions.

Imposing a levy on Western Sydney University's own public infrastructure (and in doing so financially compromising Western Sydney University's ability to perform its educational functions) conflicts with the public tenet of the Contributions Plan.

Whilst Council's Contributions Plan does not make explicit reference that Crown developments are automatically excluded from the payment of development contributions, the consent authority is able to apply an exemption on a merit basis. An exemption is considered appropriate as Western Sydney University is a not-for-profit public institution which relies on government grants, donations, and community funding to provide new facilities for both the Western Sydney University community, and the wider public at large. The levying of a development contribution would divert a portion of these public funds, which have been specifically provided for an educational purpose, to local services without any direct nexus to the impact on those services.

The Department's Circular D6 "*Crown Development Applications and Conditions of Consent*" (1995), it still remains the guiding document in relation to Crown applications and development contributions.

The effect of this circular is, that where the Applicant is a Crown authority and the development is for educational services, no contributions should be collected for open space, community facilities, parking, and general local and main road upgrades. As the Proposal is integral to supporting Western Sydney University's academic functions it is clearly part of Western Sydney University's educational services.

As stated in Circular D6:

*"Crown Activities providing a public service or facility lead to significant benefits for the public, in terms of essential community services and employment opportunities. Therefore, it is important that these essential community services are not delayed by unnecessary disputes over conditions of consent. These activities are not likely to require the provision of public services and amenities in the same way as developments undertaken with a commercial objective."*

For the reasons outlined above, exemption from the payment of development contributions is considered appropriate for the development as the Proposal for a new educational facility associated with the existing Western Sydney University Parramatta South Campus and ancillary infrastructure works is considered a significant public benefit.

## 8.0 Project Justification

In general, investment in major projects can only be justified if the benefits of doing so exceed the costs. Such an assessment must consider all costs and benefits, and not simply those that can be easily quantified. This means that the decision on whether a project can proceed or not needs to be made in the full knowledge of its effects, both positive and negative, whether those impacts can be quantified or not.

The Proposal involves the construction of an Indigenous Centre of Excellence with associated landscaping works, as outlined in **Section 2.5**. The assessment must, therefore, focus on the identification and appraisal of the effects of the proposed change over the site's existing condition.

In considering the justification of the Proposal and in reference to Section 4.15 of the EP&A Act which specifies matters for consideration a consent authority must consider in determining a development application, the following matters have considered:

- Consistency with the strategic context;
- Consistency with the statutory requirements;
- The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;
- The suitability of the site for the development; and
- The public interest.

### 8.1 Consistency with the Strategic Context

The Greater Sydney Region Plan 'A Metropolis of Three Cities' is the current metropolitan planning strategy that establishes a vision for the future growth of Sydney to 2056. The Proposal broadly supports the ten directions outlined in the Strategy in that it:

- Enables a high-quality development on the site by facilitating a built form that is appropriate for the site and the surrounding context; and
- Enables more education floorspace on a site that is in close proximity to regionally significant existing and proposed transport infrastructure, including the future Stage 2 Parramatta Light Rail.

The site is located within the Central City District (one of six districts of the Greater Sydney Region Plan) and the proposal supports the objectives of the District by:

- Contributes to the growth and improvement of the GPOP corridor;
- Will improve the competitiveness of Sydney's Central City by delivering a new state-of-the-art educational facility that will support the achievement of an internationally competitive education precinct; and
- Key economic sectors identified with the District Plan includes financial and professional services, public and /government administration, health and education. The Proposal will facilitate a development that directly achieves this through additional employment and community-oriented opportunities in a well-serviced location.

The Proposal delivers on the aims and objectives of the *Draft Parramatta 2050* strategic plan which seeks to elevate the status of Parramatta to global city; become a world leader in First Nations partnership, fuel Western Sydney's job engine, be an epicentre of creativity, and the best-in-class for tertiary education. The Proposal can directly contribute to achieving these aims by providing a world-class tertiary educational facility that has evolved through meaningful engagement with Indigenous stakeholders to deliver the best outcome that can empower Indigenous self-determination at Western Sydney University.

### 8.2 Consistency with the Statutory Requirements

The relevant statutory requirements have been discussed in **Section 5.0** and assessed in **Appendix D**. Specifically, this EIS has addressed all of the matters specified in the issued SEARs dated 21<sup>st</sup> November 2023 (refer to **Appendix A**) and Section 190 and 192 of the EP&A Regulation (refer to **Appendix D**). The SEARs Compliance Table (**Appendix B**) and EIS demonstrate that the Proposal:

- Aligns with the relevant objects of the EP&A Act (**Section 7.3.1**);
- Is consistent with the objectives for the 'SP2 Infrastructure (Educational Establishment)' land use zone; and

- Is permissible with consent and complies with the relevant development standards under the Parramatta LEP.

## 8.2.1 Consistency with the Objects of the Act

The Proposal is consistent with the relevant Objects of the Act as listed under Section 1.3 of the EP&A Act and will not result in any unjust or significant environmental impact. Table 16 provides an assessment of the Proposal against the relevant objects of the EP&A Act.

**Table 17** Assessment against the Objects of the EP&A Act

Object	Comment
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	<p>The Proposal promotes the social and economic welfare of the community for the following reasons:</p> <ul style="list-style-type: none"> <li>• Provides an opportunity for Indigenous peoples to celebrate culture and connection to Country.</li> <li>• Drives liveability outcomes, affirming identity and belonging through arts and cultural artifacts and practices that reflect the rich diversity and history of the region.</li> <li>• Establishes the region at the forefront of Indigenous education, employment and research and providing innovative and immersive opportunities for more active community participation in arts and cultural activities.</li> </ul>
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	<p>As described in <b>Section 8.3</b> below, the principles of ESD have been incorporated into the Proposal's design and strategy.</p>
(c) to promote the orderly and economic use and development of land,	<p>The Proposal represents an orderly development as:</p> <ul style="list-style-type: none"> <li>• It is consistent with the objectives for the 'SP2 Infrastructure' land use zone.</li> <li>• It is permissible with consent.</li> <li>• It complies with the relevant development standards under the Parramatta LEP, meaning the Proposal's scale of development is contemplated at the site.</li> </ul> <p>Therefore, the Proposal facilitates the orderly and economic use of land that presents a singular opportunity as the only logical remaining area of land within the wider site.</p>
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	<p>The BDAR Wavier confirms that the proposal is unlikely to significantly impact biodiversity values, including threatened and other species of native animals and plants, ecological communities and their habitats. In summary, the BDAR confirms the following:</p> <ul style="list-style-type: none"> <li>• The subject site currently contains very limited biodiversity values, as the site has been almost entirely historically cleared and functions as a car park within a disturbed locality owing to the surrounding road and railway networks.</li> <li>• No threatened species have been recorded on the site.</li> <li>• The proposed development has been designed to avoid and minimise impacts on biodiversity values, including through the retention of the remnant <i>Melaleuca decora</i>.</li> <li>• The Proponent is not required to retire biodiversity offset credits to meet their obligations to offset the residual impacts of the SSD.</li> </ul>
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	<p>As presented in <b>Section 7.7</b>, the Proposal promotes the sustainable management of built and cultural heritage (including Aboriginal cultural heritage) for the following reasons.</p> <ul style="list-style-type: none"> <li>• The Proposal will have no direct (physical) impact on the site's nearby heritage items.</li> </ul>

Object	Comment
	<ul style="list-style-type: none"> <li>The Proposal has been the subject of a competitive design process. Therefore, it is of a high architectural and landscape design standard that positively contributes to the setting of nearby heritage items.</li> </ul>
(g) to promote good design and amenity of the built environment,	<p>The Proposal represents a good built-form outcome as it:</p> <ul style="list-style-type: none"> <li>was a result of a voluntary design process ensuring that the final development is of high architectural design quality;</li> <li>is appropriate in scale in the context of the surrounding area;</li> <li>promotes an active frontage to Victoria Road and provides a 'gateway' development into the Western Sydney University Parramatta South Campus; and</li> <li>evolved through input with Indigenous communities to ensure connecting with Country principles were adopted within the development.</li> </ul>
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The envisioned development will comply with the BCA and the Disability (Access to Premises – Buildings) Standards 2010 and adopt performance-based solutions to comply with.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	As outlined in <b>Section 6.0</b> , the Applicant has carried out extensive consultation per the Department's <i>Undertaking Engagement Guidelines for State Significant Development (2021)</i> .

### 8.3 Principles of Ecologically Sustainable Development

The EP&A Regulation outlines four (4) principles of ecologically sustainable development to be considered in assessing a project. They are:

- The precautionary principle;
- Intergenerational equity;
- Conservation of biological diversity and ecological integrity; and
- Improved valuation, pricing and incentive mechanisms.

An analysis of these principles is provided in the **Table 13**.

**Table 13 Assessment against the Principles of Ecologically Sustainable Development**

Principle	Assessment
<p><b>Precautionary Principle</b></p> <p>The precautionary principle is utilised when uncertainty exists about potential environmental impacts. It provides that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. The precautionary principle requires careful evaluation of potential impacts in order to avoid, wherever practicable, serious or irreversible damage to the environment.</p>	<p>The Proposal takes a precautionary approach by avoiding using fossil fuels for normal operations, which will align the building to net zero requirements whilst reducing energy-related greenhouse gas emissions and air pollution. A do no harm approach is being adopted for materials to avoid those materials that impact human and ecological health.</p> <p>There are no threats of serious irreversible environmental damage associated with the Proposal. During the preparation of the BDAR, no threatened species or threatened ecological communities were observed at the site (<b>Appendix DD</b>). Therefore, there are no anticipated significant impacts on threatened species or threatened ecological communities and the threat of serious irreversible environmental damage. As such, the precautionary principle is not relevant to the proposal.</p>
<p><b>Intergenerational Equity</b></p> <p>Intergenerational equity is concerned with ensuring that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations.</p>	<p>The Proposal's focus on sustainability, energy efficiency, and passive design strategies helps minimise the building's environmental impact, contributing to maintaining a healthy environment for future generations. Renewable energy sources and reduced energy consumption also support this principle.</p>

Principle	Assessment
	<p>The Proposal has been designed to benefit both the existing and future generations by:</p> <ul style="list-style-type: none"> <li>• Delivering new learning spaces for creative, research and knowledge-sharing programs, providing enhanced opportunities for collaboration between Western Sydney University, local communities and Indigenous stakeholders. This has the potential to improve life-long education outcomes for students and the local community and thereby supporting long term social and economic wellbeing.</li> <li>• Providing for new local employment opportunities close to public transport including approximately 150 operational jobs.</li> <li>• Nurturing the relationship between Indigenous community and Western Sydney University to celebrate and showcase Indigenous culture, by providing educational, research and cultural facilities.</li> </ul> <p>The Proposal has integrated short and long-term social, financial and environmental considerations so that any foreseeable impacts are not left to be addressed by future generations. Issues with potential long-term implications such as waste disposal would be avoided and/or minimised through construction planning and the application of safeguards and management measures described in this EIS and the appended technical reports.</p>
<p><b>Conservation of biological diversity and ecological integrity</b></p> <p>The principle of biological diversity upholds that the conservation of biological diversity and ecological integrity should be a fundamental consideration.</p>	<p>The project's repurposing of an existing open-deck car park minimises disturbance to existing ecosystems and habitats, in comparison to developing an alternative location elsewhere on site. The BDAR, included at <b>Appendix DD</b>, noted that the subject site was almost cleared in its entirety for its former use as a car parking facility, with the retention of one (1) mature <i>Melaleuca decora</i>. It has therefore been determined that the boundary trees currently on site were planted for functional and aesthetic purposes, and have limited biodiversity value.</p> <p>The BDAR states that the direct impacts will be limited to the removal of 0.48 ha of planted exotic and non-indigenous native trees and an exotic dominant understorey vegetation layer. Minor indirect impacts may influence adjoining habitat in vegetation proposed for retention, however these are not considered likely to cause an adverse impact.</p> <p>The BDAR concludes that the Proponent is not required to retire biodiversity offset credits to meet their obligations to offset the residual impacts of the SSD. Nonetheless, native and drought-tolerant landscaping, measures to manage stormwater runoff, and measures to minimise light pollution will together help conserve local biodiversity and ecological integrity. The existing <i>Melaleuca decora</i> will be retained on site.</p>
<p><b>Improved valuation, pricing and incentive mechanisms</b></p> <p>The principles of improved valuation and pricing of environmental resources requires consideration of all environmental resources which may be affected by a proposal, including air, water, land and living things.</p>	<p>Energy-efficient design and using renewable energy sources reduce the building's operational costs and environmental impacts over its lifetime. Overall, the proposed Indigenous Centre of Excellence addresses the principles of ecologically sustainable development through its commitment to energy efficiency, renewable energy, passive design strategies, avoidance of fossil fuels and toxic materials and pursuit of a high sustainability rating.</p>

## 8.4 Likely Impacts of Development

Having regard to the natural environment, built environment and economic and social impacts of the proposed development, the likely impacts of development are considered acceptable as outlined in the following sections. Additionally, the proposed mitigation measures detailed within **Section 7.0** and **Appendix C** outlines mitigation and management measures that will minimise the impact of the proposed development.

### 8.4.1 Social

A Social Impact Assessment has been prepared by Gyde (**Appendix FF**) in accordance with the *Social Impact Assessment Guideline for State Significant Projects* (2021). The purpose of Social Impact Assessment is to assess

the impacts of the development, both positive and negative, for all stages of the project lifecycle for key stakeholders and the broader affected community.

The social impacts and benefits associated with the Proposal include:

- The outcomes and objectives for the Indigenous Centre for Excellence align with socio-economic outcomes listed in the new National Agreement on Closing the Gap (which builds on the previous 2008 COAG Agreement).
- Impacts of the Indigenous Centre for Excellence are likely to be broad, and positively influence health and wellbeing, economic development, and self-determination for many Indigenous people.
- The Indigenous Centre for Excellence's location within the Western Sydney University Parramatta South Campus will provide a valuable academic resource that enables Western Sydney University to diversify and expand their higher educational offering.
- The Indigenous Centre of Excellence will encourage a greater modal shift from private vehicle transport to sustainable modes of transport by positioning itself adjacent to the approved ATL and promoting key moves to achieve net zero climate impacts. Being able to easily and conveniently access public modes of transport effectively heightens and promotes positive health and wellbeing. Public transport also can be a much more affordable option, contributing to the principle of equity and creating social opportunity.
- The Indigenous Centre of Excellence will be a place where Indigenous peoples and the broader community can come together in a space of belonging, safety, connectedness, and learning. It will be informed by Indigenous knowledges, ways of knowing, being and doing. It will challenge Western constructs and support cultural exchange, making its members more aware and aligned towards the realisation of a shared future.
- Replacing the P1 carpark with the development of a new academic building will enhance the character of the area and the Western Sydney University Parramatta South Campus and will contribute to a positive impact of Western Sydney University when viewed externally.
- The centrality of Indigenous people making decisions on their own futures is the key to self-determination, and this development will result much broader social impacts that align with the National Agreement on Closing the Gap.

#### **8.4.2 Biophysical**

The environmental impact assessment of the Proposal has demonstrated that:

- The development has been designed to be developed in a manner that minimises impacts on its surrounds and has been designed to in some respects improve the natural, historical, and environmental qualities of the site;
- The Proposal is unlikely to significantly impact biodiversity values, including threatened and other species of native animals and plants, ecological communities and their habitats;
- The Proposal celebrates the heritage significance of the site by providing a balanced approach between existing European items of heritage and through providing a design that has been informed through meaningful implementation of Connecting with Country framework principles embedded from ongoing design and development during the competitive design and SSDA process;
- The Proposal will remove a land-use that contributes to traffic generation, it will be replaced with a development scheme that will re-introduce natural ecologies to the site and promote the use of sustainable modes of transportation;
- The site is suitable for the proposed from a contamination perspective;
- Waste can be adequately managed and serviced at the site in line with the existing arrangements undertaken by Western Sydney University for its other academic buildings; and
- The risks associated with the development are capable of being appropriately mitigated through the mitigation measures provided in technical supporting documentation.

#### **8.5 Suitability of the Site**

Having regard to the characteristics of the site and its immediate surrounding context, the Proposal is suitable for the site for the following reasons:

- The site is zoned SP2 under the Parramatta LEP as educational establishment, which seeks to protect and enhance existing educational facilities, and the project will meet the objectives for this land use zone.

- The site is well serviced by existing and future transport arrangements comprising walking and cycling routes including the Parramatta Light Rail corridor.
- The site is of sufficient size to accommodate new built form and open space areas.
- The site has existing utility infrastructure connections which have capacity, or which can be readily augmented to provide capacity for, the servicing requirements of the building.
- The site is located within the heart of Parramatta and therefore is ideally positioned to host a 'destination' development that contributes to the local and wider community.

## 8.6 Public Interest

Having regard to the public interest, the Proposal is in the public interest for the following reasons:

- has the potential to deliver significant social, cultural and economic benefits to the local and greater Sydney and NSW community by providing new educational and cultural infrastructure that will support learning programs and research, providing enhanced opportunities for collaboration between Western Sydney University, community, and Indigenous stakeholders. This has the potential to improve life-long education outcomes for students and thereby supporting long term social and economic wellbeing;
- supports and aligns with the broader strategic opportunity to provide enhanced high-quality tertiary educational facilities;
- represents the economic and orderly development of land that will retain the existing core function of the site and renew and enhance the existing facilities;
- provide an additional approximate 490 jobs in both the construction and operational stages of development;
- was the subject of a voluntary design excellence competition process which ensured a high-quality built form and landscape design that achieves design excellence and contributes to the architecture of the wider Western Sydney University Parramatta South Campus and Greater Sydney;
- provides opportunities to better integrate with its surrounds including enhanced connections to the nearby light rail stop, to support the activation and uses of these spaces and destinations;
- identifies the desire to achieve a high level of environmental performance including achieving a targeted 6 Star Green Star Rating, as well as measures that promote and support the uptake of sustainable transport options, and design considerations for addressing environmental risks and climate change; and
- will not result in any significant environmental impacts that cannot be appropriately mitigated or managed through adherence to the mitigation measures outlined in the supporting technical documentation.

## 9.0 Conclusion

The Environmental Impact Statement (EIS) has been prepared to consider the natural environment, built environment, and social and economic impacts of the proposed Indigenous Centre of Excellence at Western Sydney University Parramatta South Campus (Lot 100 in DP 816829).

The EIS has addressed the issues outlined in the SEARs (**Appendix A**) and accords with section 190 and 192 of the EP&A Regulation.

The EIS has considered a range of environmental issues including, but not limited to the following; statutory and strategic context, suitability of the site, community and stakeholder engagement, traffic and transport, soils and water, urban design and visual impacts, noise and vibration, infrastructure requirements, Aboriginal cultural heritage, non-Aboriginal cultural heritage, biodiversity, socio-economic impacts, ecologically sustainable development, air quality, waste and contamination. Appropriate mitigation measures have been identified to manage the impacts of the development through the construction and operational phases.

Having regard to environmental and economic and social considerations, including the principles of ecologically sustainable development, the carrying out of the Proposal is justified for the following reasons:

- The Proposal is permissible with consent and meets the relevant statutory requirements of the relevant EPIs, including the Parramatta LEP.
- The Proposal is entirely consistent with the aims and objectives of the relevant strategic planning framework, including the Paramatta LSPS and the Draft Parramatta 2050.
- The Proposal will provide an accessible educational facility for Indigenous and non-Indigenous residents, in turn promoting cross-cultural learning, and social inclusion and recognition in Western Sydney.
- The Proposal allows for significant improvement to the appearance of the site and interface with the surrounding land.
- The site is well served by existing and future public infrastructure, particularly public transport infrastructure and parking, cycling, road and pedestrian connections, and services can be augmented to meet the future needs of the facility.
- The Proposal will deliver approximately 340 jobs during the construction phase and an additional 150 ongoing jobs during the operational phase.
- The assessment of the Proposal has demonstrated that the development will not result in any environmental impacts that cannot be appropriately managed and consistent with the relevant planning controls for the site.
- The Proposal is consistent with the principles of ecological sustainable development as defined by Schedule 2(7)(4) of the EP&A Regulation.
- The Proposal has been informed by pre-lodgement consultation, and measures are recommended for ongoing consultation and engagement.
- The Proposal will facilitate a number of significant social, cultural and economic benefits that might otherwise remain unrealised.
- The Proposal will not result in adverse environmental impacts, with appropriate mitigation measures that will minimise any potential impact.
- The Proposal is suitable for the site and in the public interest.

The new Indigenous Centre of Excellence will be an important asset for both Western Sydney University and local community alike, providing a space for the commitment to advancing Indigenous education, leadership, and reconciliation. The Indigenous Centre of Excellence will stand as a symbol of recognition of Indigenous land and the Western Sydney University's relationship with Indigenous communities. The Indigenous Centre of Excellence will represent a celebration of tens of thousands of years of Indigenous knowledges and histories, a legacy that Western Sydney University is honoured to nurture and promote through further education opportunities for students and communities.

The Proposal will realise the long-term strategic vision of the *Draft Parramatta 2050* by revolutionising the educational landscape of Parramatta. Through the Indigenous Centre of Excellence, Western Sydney University will aim to drive positive change, increase Indigenous participation in higher education, and contribute to the preservation and sharing of Indigenous cultures. The Proposal will represent a world leading example in harvesting a strong partnership with the Dharug People, the Traditional Owners of the lands, waterways and skies. A green and blue network seeks to return Country back to the original state, and create spaces for

expression, connection and opportunity. The Proposal is an exemplar that aims to elevate the status of Parramatta to 'Global City'.

Given the merits described above, and the significant benefits associated with the Proposal, it is requested that the application be approved.