



State Significant Development

Date Submitted: 16/08/2024

Project Name: WSU Indigenous Centre of Excellence
Case ID: SSD-64916225

Applicant Details

Project Owner Info

Title	Mr
First Name	Thomas
Last name	Klobucar
Role/Position	Project Director
Phone	0410562505
Email	T.Klobucar@westernsydney.edu.au
Address	171 Victoria Road Parramatta , New South Wales, 2150 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	WESTERN SYDNEY UNIVERSITY
ABN	53014069881

Primary Contact Info

Are you the primary contact?
Yes

Title	First Name	Last Name
Miss	Julia	Moiso
Phone	Email	Role/Position
0299566962	jmoiso@ethosurban.com	Urbanist

Address

173
SUSSEX STREET
SYDNEY,
New South Wales
2000
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	WSU Indigenous Centre of Excellence
Industry	Education, Health & Safety
Development Type	Educational establishments
Estimated Development Cost (excl GST)	AUD83,165,000.00
Indicative Operation Jobs	150
Indicative Construction Jobs	340
Number of Occupants	837
Number of Dwellings	0
Gross Floor Area (GFA) sqm	7,013

Description of amended development

Proposed Indigenous Centre of Excellence development comprising new tertiary education facility including arts, performance and community spaces designed and led by Indigenous peoples at the WSU Parramatta South Campus at 171 Victoria Road, Parramatta (Lot 100 in DP 816829).

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Western Sydney University Parramatta South campus
Site Address (Street number and name)	171 Victoria Road, Parramatta
Site Co-ordinates - Latitude	-33.809697
Site Co-ordinates - Longitude	151.027

Local Government Area

Local Government	District Name	Region Name	Primary Region
Parramatta	Central City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 100 in DP 816829

Site Area

What is the total site area for your development?

Site Area sqm

98,002

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name LOC 647070 - Western Sydney University

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

Development for educational establishments for a tertiary institution that has a capital investment value of more than \$50 million, is declared to be State Significant Development under Schedule 1, Clause 15 of Planning Systems SEPP. The proposal has an estimated capital investment value of \$68.8 million and accordingly the project is declared to be SSDA subject to Section 2.6 and Schedule 1, Subclause 15 of Planning System SEPP and Section 4.36 of the EP&A Act.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 15 - Educational establishments

Type of Project

Tertiary institutions

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

SP2 Infrastructure

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

Yes

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

Appendix U - ESD Report. Appendix V - Net Zero Statement. Appendix W - NABERS Form

Is the development seeking certification from a sustainability rating system?

No

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Tom
Last Name	Dean
Professional Qualification	Quantity surveyor
Registration details	78085462
Business Name	The Trustee for SLATTERY AUSTRALIA UNIT TRUST
Australian Business Number (ABN)	13668345421

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

The use of mass CLT timber use minimises construction waste. The structural elements of the development will be manufactured offsite, thereby reducing construction waste where possible. The construction contract will also require more than 90% diversion from landfill of all waste generated on-site in the construction process.

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Sustainability Requirements B

Net Zero Statement

Is the application accompanied by a Net Zero Statement?

Yes

Enter the details of the qualified person certifying the Net Zero Statement

First Name	Martin
Last Name	Craig
Professional Qualification	Mechanical engineer
Registration details	237139-co-M01-01
Business Name	The Trustee for SLATTERY AUSTRALIA UNIT TRUST
Australian Business Number (ABN)	13668345421

Is the development designed to operate as a net zero development immediately?

No

Is the development designed to incorporate infrastructure, or space for the infrastructure necessary for the development to not use on-site fossil fuels after 1 January 2035?

Yes

Which of the following net zero provisions has the development incorporated?

Electrified services and appliances

What is the estimated annual energy consumption for the building?

What is the estimated amount of emissions relating to energy use in the building, including direct and indirect emissions?

Other Requirements - Part 1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates

:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

No

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201, 205 or 219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

Yes

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number
48497

Accredited Organisation
PIA

REAP Name
Daniel Howard

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	S - Transport Accessibility Impact
File Name	J - Survey
File Name	G - Design Report PART 2
File Name	G - Design Report PART 1
File Name	K - Flood Impact Assessment
File Name	Environmental Impact Statement
File Name	CC - Consultations Outcomes Report
File Name	EE - Pipeline Hazard Analysis
File Name	C - Mitigation Measures Table
File Name	D - Statutory Compliance Table
File Name	B - SEARS Compliance Table
File Name	A - Industry Specific SEARs Tertiary Institutions
File Name	AA - Aboriginal Cultural Heritage Assessment Report
File Name	BB - Historical Archaeological Assessment
File Name	E - Architectural Drawings
File Name	DD - BDAR
File Name	F - Landscape Plan
File Name	L - Geotechnical Report
File Name	GG - Visual Impact Assessment
File Name	LL - FRNSW Compliance Letter
File Name	KK - BCA Report
File Name	JJ - Noise & Vibration Impact Assessment
File Name	II - CPTED Report
File Name	FF - Social Impact Assessment
File Name	HH - Pedestrian Wind Assessment
File Name	I - Design Competition Report
File Name	M - Detailed Site Investigation
File Name	N - Arboricultural Impact Assessment
File Name	MM - Access Statement
File Name	NN - Design Integrity Panel Report
File Name	O - Electrical Utility Statement
File Name	Q - Stormwater SSD Report
File Name	Q - Civil Drawings
File Name	OO - Operational Requirements Response
File Name	P - Sydney Water Asset Infrastructure Utilities
File Name	R - Construction Traffic Management Plan
File Name	T - Green Travel Plan
File Name	U - ESD Report
File Name	X - Construction Demolition Waste Management Plan
File Name	Y - Waste Management Plan (Operational)
File Name	Z - Statement of Heritage Impact
File Name	GIS Data
File Name	W - NABERS Form
File Name	V - Net Zero Statement
File Name	H - Estimated Development Cost