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19 December 2018

Ms Carolyn McNally
Department of Planning and Environment
GPO BOX 39
SYDNEY NSW 2001

Dear Ms McNally,

REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)

WESTERN SYDNEY UNIVERSITY - BANKSTOWN CITY CAMPUS

1. INTRODUCTION

In accordance with Clause 3 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (**EP&A Reg**) and Schedule 1 (**Clause 15**) of State Environmental Planning Policy (State and Regional Development) 2011 (**SRD SEPP**), the Western Sydney University (**WSU**) requests the issue of Secretary's Environmental Assessment Requirements (**SEARs**) for a new Bankstown City Campus.

The proposal qualifies as a State Significant Development (**SSD**) as the Capital Investment Value (**CIV**) is in excess of the requisite SSD threshold of \$30 Million for Tertiary Educational Establishment projects.

The purpose of this request is to provide a preliminary environmental assessment and other supporting documentation to allow for the SEARs to be issued to facilitate the preparation of the Environmental Impact Statement (**EIS**) to accompany a future SSD development application (**DA**).

2. BACKGROUND

Western Sydney University (WSU) is undergoing a large scale initiative to bring the highest quality educational opportunities and world-class research expertise to Greater Western Sydney. WSU is reshaping its campus network and establishing new vertical campuses in the growth centres of Western Sydney. Following on from the successful delivery of innovative and state of the art technology infused learning, teaching and research facilities in Parramatta CBD and more recently Liverpool CBD, WSU is proposing a new campus in the heart of Bankstown CBD.

The proposed Bankstown City Campus will enable WSU to decant from the Bankstown Milperra Campus and establish a suite of education and research programs to reflect the new highly accessible location in the north of the Bankstown CBD that will improve access to education facilities by public

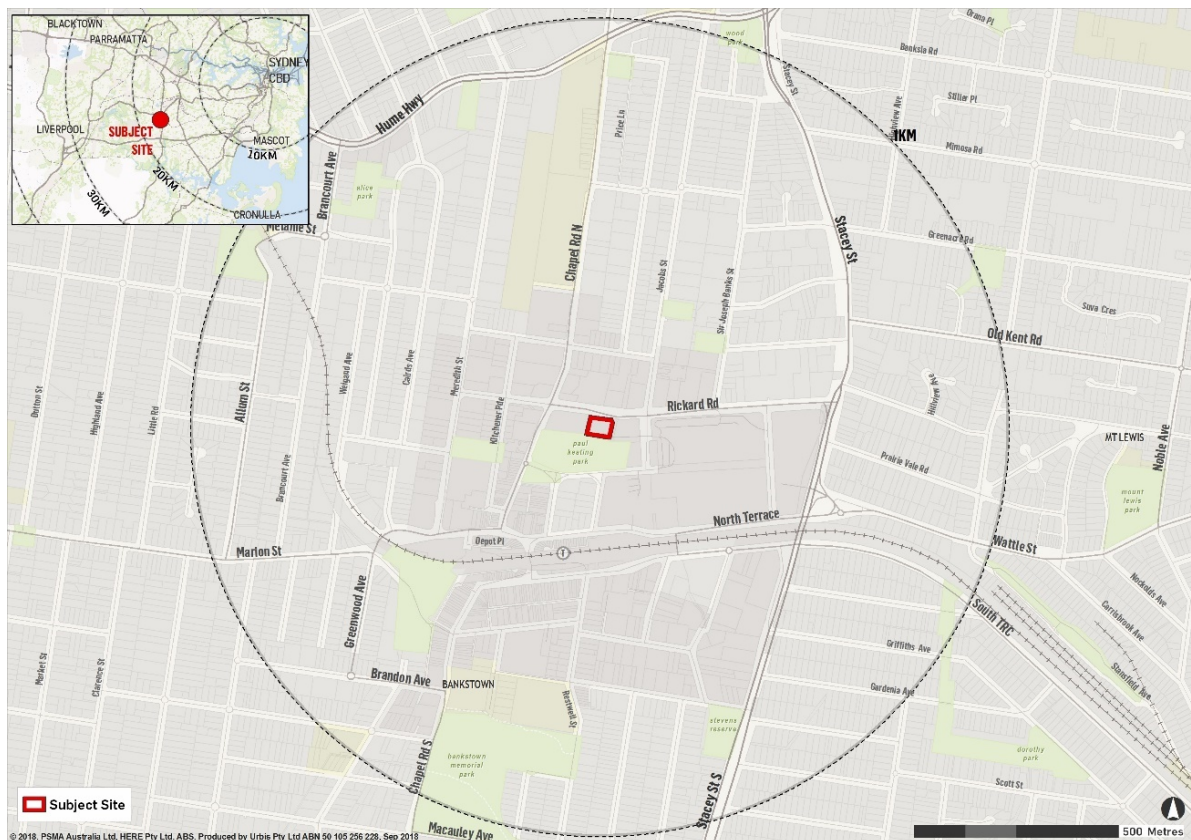
transport. The new flagship campus will offer world class cutting edge facilities and opportunities for collaborative enterprise partnerships and strong industry, community and business linkages.

The site, located at 74 Rickard Road, Bankstown, is owned by Canterbury - Bankstown Council (Council), and subject to long term lease agreement between the Council and WSU. It is proposed to progress a Site Specific Planning Proposal concurrently with the SSDA. The Planning Proposal will support a site specific amendment to the *Bankstown Local Environmental Plan 2015 (Bankstown LEP 2015)*, to increase the maximum permissible height and FSR controls on the site to facilitate the proposed development.

3. SITE DESCRIPTION

The site is located in the Canterbury-Bankstown Local Government Area within the Bankstown CBD, approximately 17km south-west of the Sydney CBD (refer **Figure 1**). Bankstown is a major district centre providing extensive retail, community and civic services. The CBD precinct is focused on the northern and southern sides of Bankstown Station with the site located in the northern precinct.

Figure 1 – Site Location



Source: Google Maps

The site is referred to as 74 Rickard Road, Bankstown, includes a small portion of 375 Chapel Street and is legally known as Lot 5 on DP777510 and part Lot 6 on DP777510. The site boundaries are defined by Rickard Road (to the north), proposed continuation of Appian Way and Bankstown Civic Tower (to the east), Paul Keating Park (to the south) and Chapel Road colloquially referred to as 'Library Road' (to the west) and has an area of 3678 sqm.

The site is currently utilised in part as a public car park with 59 car parking spaces and in part as landscaped open space (refer to aerial photograph at **Figure 2**).

Figure 2 – Site boundaries



Source: Lyons Architects

4. PROPOSED DEVELOPMENT

The WSU Bankstown City Campus will provide a flexible and adaptable vertical campus to support the delivery of a variety of university programs. The Bankstown City Campus will feature adaptable, flexible and reconfigurable spaces, with a minimum of specialised facilities.

Key aspects of the proposal include:

- Active ground level interfaces addressing Appian Way, Paul Keating Park, Chapel Road (and the public library beyond) and Rickard Road in the form of:
 - A highly connected and permeable ground level pedestrian environment;
 - Opportunities for retail spaces supporting the future 'Eat Street' of Appian Way;
 - Flexible spaces to showcase industry partnerships and innovations; and

- Carefully considered vehicular servicing and entrance points to the basement.
- Formal academic spaces to support a multi-discipline curriculum, aligned with key research themes and partnership opportunities.
- Informal learning spaces including a variety of different sized rooms for group study, peer-to peer interactions, study booths, projects rooms and indoor outdoor learning areas.
- Workplace spaces for faculty staff including activity based workplace (hot desks, open plan project spaces, meeting rooms and quiet booths);
- Enterprise spaces collocated and integrated into teaching spaces;
- Public domain works; and
- Operating hours: 8am to 10pm Monday to Friday and 8am to 5pm on Saturday.

4.1. ACADEMIC PROGRAM

The academic program proposed for the Bankstown City Campus will reflect the programs and disciplines currently offered at Milperra Campus, broadened by the inclusion of specialisations that support and reflect the defining characteristic of Canterbury-Bankstown. The education and research programs to be established at the Bankstown City Campus will be focused around three core themes. These themes are:

- Health, Aging and Healthy Living;
- Advances Manufacturing with an SME focus; and
- Education.

The emphasis on working in partnership will be exemplified by multi-disciplinary curriculum, integrated research and teaching, teaching and research practised in collaboration with industry, the community and the university's Government and NGO partners.

Programs will include offerings in teacher education, psychology, arts and humanities, business (with focus on SME's), accounting, IT and non-clinical health areas. Post-graduate courses will be offered in teacher education, arts, humanities, non-clinical nursing and ICT. Higher degree by research students associated with the schools and research themes will be co-located in the campus.

In addition to core programs the University College will also be integrated into the Bankstown City campus. It is anticipated that academic and professional staff of the Schools of Social Sciences and Psychology, Education, Humanities and Communication Arts and the College will be located in the new campus.

Further work is to be done collaboratively between the University and local community to develop programs and ensure the new Bankstown City Campus is adaptable to the changing needs of the community.

Load capacity for the University space in the building, based on a timetable of 8am to 10pm Monday to Friday, is estimated to service 10,000 students, with 2,000 on campus at any one time.

Operations and staffing will include 230 permanent academic staff and there will be extensive hot desking opportunities for casual and visiting staff and partners (130). It is intended that a number of industry partners will be integrated through the University's spaces.

4.2. CONCEPT DESIGN

A Concept Design has been prepared by Lyons and relevant extracts are shown below in Figures 3 – 8. This Concept Design will form the basis for the detailed design solution for the proposal.

Key drivers of the concept design included:

- Creation of a landmark building that positively responds to the desire future character for the Bankstown City Centre, a strategic centre;
- WSU space requirements to facilitate the function of the campus, including floor plate size and configuration, internal circulation requirements and outdoor learning spaces;
- Maintaining solar access to adjoining public places, in particular Paul Keating Park and the future Eat Street of Appian Way;
- Maintaining the alignment of Appian Way;
- Design response to overland flow paths and flood affectation;
- Developing a scalar relationship to adjoining civic buildings (Library and Knowledge Centre and Bankstown Council building).
- Ensuring the bulk and scale of the building is not overbearing when viewed from within Paul Keating Park;
- Ensure natural sunlight reaches a large proportion of floor plates; and
- Ensuring an active interface with Paul Keating Park and surrounding public domain.

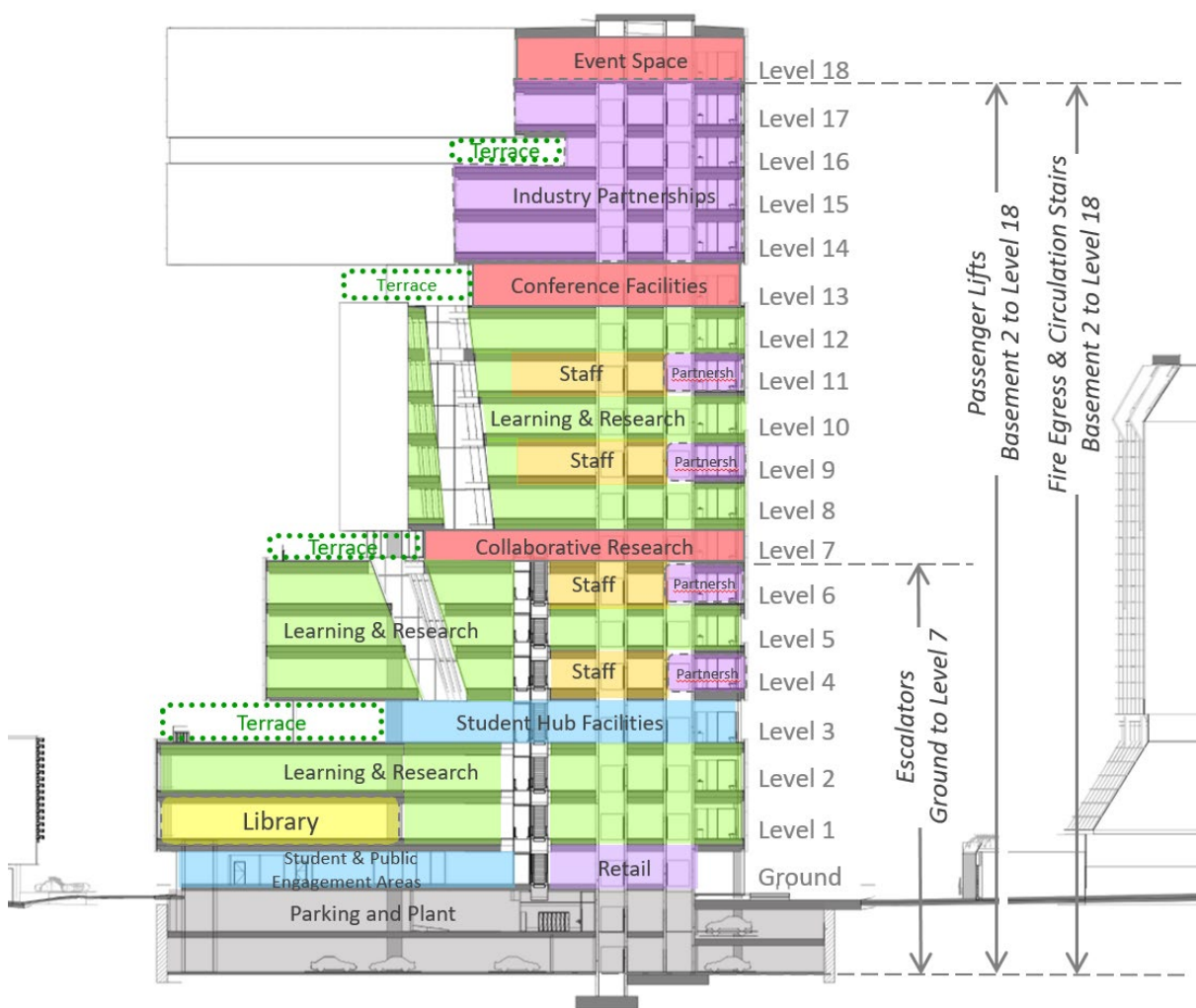
The Concept Design has a gross floor area (GFA) of approximately 29,266sqm of gross floor area and a nett lettable area (NLA) of 26,275sqm. The Concept Design consists of:

- Basement carpark including 3 loading spaces, 95 car parking spaces for staff and industry partners and 86 bicycle parking spaces along with associated 'End of Trip Facilities'.
- Ground floor servicing including four '15 minute drop off' parking bays on Appian Way plus two Small Rigid Vehicle loading zone bays on Rickard Road.
- Ground floor retail/ engagement spaces to activate street frontages and a pedestrian through site link linking Rickard Road, Paul Keating Park and Appian Way. The ground floor is envisaged as being an environment which invites the general public in and through the building increasing the permeability of the space.
- A ground floor tiered multipurpose space at the junction of Paul Keating Park and the Bankstown Library and Knowledge Centre is proposed. This space will be framed with floor to ceiling glazing

to allow the general public to view events and sessions held. This space will be available as a function space and will showcase the universities achievements.

- A side lift core will provide workable floor plates and give flexibility to the internal configuration.
- Core shafts provide natural sunlight through to the centre of large floor plates, as well as provide a visual connection between levels.
- Landscaped podium roof tops provide active social spaces for students, staff and visitors to interact.
- Industry partnership spaces are both integrated through the campus and also grouped on the upper floors.
- A large leasable event space on the upper most floor will make the most of the expansive views.

Figure 3 – Concept Design Vertical Movement



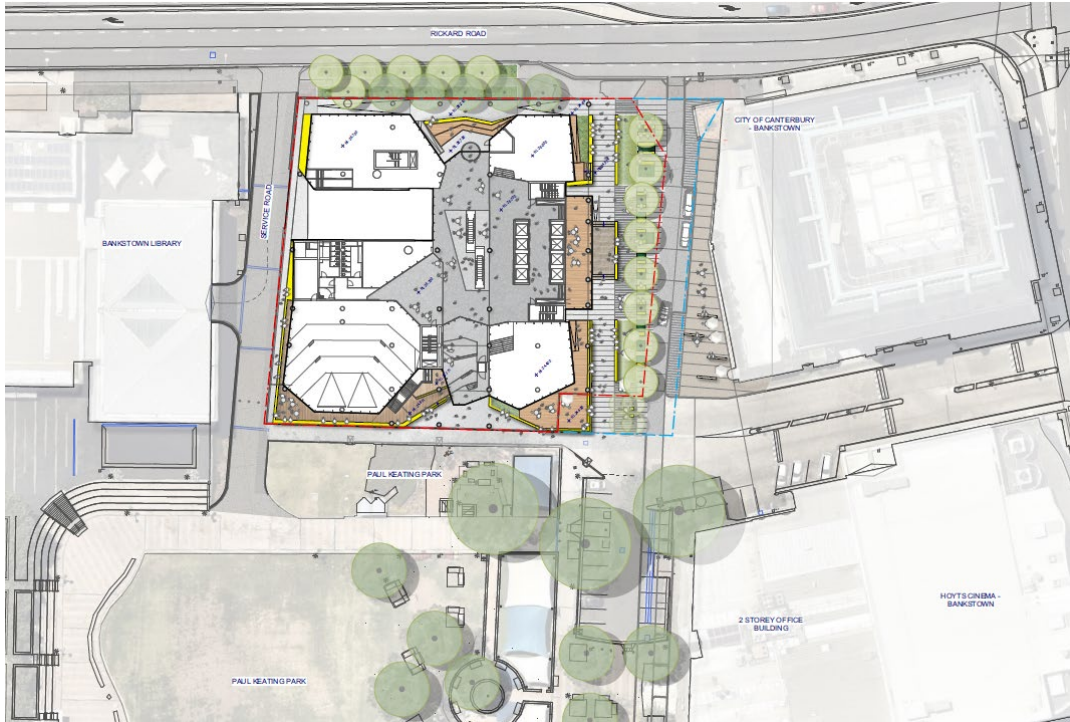
Source: Lyons Architects

Figure 4 – 3D building massing view



Source: Lyons Architects

Figure 5 – Landscape Concept Plan in context



Source: Aspect Studios

5. STATUTORY PLANNING FRAMEWORK

The following legislation and environmental planning instruments will apply to the proposed development:

- Environmental Planning and Assessment Act 1979 (EP&A Act)
- Environmental Planning and Assessment Regulation 2000 (EP&A Reg)
- State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)
- State Environmental Planning Policy 64 – Signage (SEPP 64)
- State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)
- Biodiversity Conservation Act 2016 (BC Act)
- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP)
- Bankstown Local Environmental Plan 2015 (BLEP)

5.1. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) sets the assessment framework for State Significant Development (SSD). Under Section 4.38 of the EP&A Act the Minister for Planning (or his delegate) is the consent authority for SSD. Section 4.12(8) requires that a development application (DA) for SSD is to be supported by an Environmental Impact Statement (EIS).

5.2. ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

In accordance with Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A REG) WSU requests the issue of SEARs for a new WSU Bankstown City Campus at 74 Rickard Road, Bankstown as detailed in **Section 4** above.

5.3. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

In accordance with Schedule 1 (Clause 15) of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), the Project qualifies as SSD as the CIV of the project is in excess of the requisite SSD threshold of \$30 million for Educational Establishment projects (refer to **Appendix B**).

Pursuant to Clause 11 of SEPP SRD, development control plans (whether made before or after the commencement of the SEPP) do not apply to SSD.

5.4. STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) provides the legislative planning framework for infrastructure and the provision of services across NSW. Schedule 3 states that if a development will contain 50 or more car parking spaces and has with frontage to a classified road (pursuant to Clause 101) it must be referred to the Roads and Maritime Services (RMS). Accordingly, as Rickard Road is a Classified Road (regional) the RMS will be consulted during the preparation of the EIS.

5.5. BIODIVERSITY CONSERVATION ACT 2016

Section 7.2 of the *Biodiversity Conservation Act 2016* (BC Act) provides that development under the *Environmental Planning and Assessment Act 1979* (EP&A) is likely to significantly affect threatened species if:

(a) *it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or*

(b) *the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or*

(c) *it is carried out in a declared area of outstanding biodiversity value.*

In the case of SSD, an application must be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the Secretary of the Department of Planning and Environment (DPE) and Chief

Executive of the Office of Environment and Heritage (OEHL) determine that it is not likely to have any significant impact on biodiversity values.

The project area is a modified urban environment with very minimal areas of planted landscaping. Appropriate ecological assessment or the preparation of a BDAR waiver will be undertaken as part of the SSDA.

5.6. STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55) aims to promote remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

A detailed assessment of site contamination and any proposed remediation in accordance with SEPP 55 will be provided within the EIS.

5.7. STATE ENVIRONMENTAL PLANNING POLICY NO. 64 – SIGNAGE

State Environmental Planning Policy No.64 – Signage (SEPP 64) sets out planning controls for advertising and signage in NSW. The SEPP requires signage to be compatible with:

- the future character of an area;
- provide effective communication in suitable locations; and
- be of high quality design and finish.

Further the SEPP regulates signage, provides time-limited consents, regulates the display of advertising in transport corridors, and ensures that public benefits may be derived from advertising in and adjacent to transport corridors.

A detailed assessment of the proposed signage in accordance with SEPP 64 will be undertaken within the EIS.

5.8. STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (ESEPP) has provisions that support child-care providers, schools, TAFEs and universities to build new facilities and improve existing ones by streamlining approval processes to save time and money and deliver greater consistency across NSW.

In accordance with Clause 45(1), development for the purpose of a university may be carried out by any person with development consent on land in a prescribed zone. The B4 Mixed Use Zone within which the site is located is a prescribed zone for the purposes of the ESEPP. Development for the purposes of a University Campus is therefore able to be undertaken with consent.

5.9. DRAFT STATE ENVIRONMENTAL PLANNING POLICY (ENVIRONMENT) 2017

Draft State Environmental Planning Policy (Environment) 2017 provides for the protection and management of the natural environment. These areas are important to communities in delivering opportunities for physical health, economic security and cultural identity.

This draft Environment SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property by consolidating the following seven SEPPs:

- State Environmental Planning Policy No. 19 – Bushland in Urban Areas;
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011;
- State Environmental Planning Policy No. 50 – Canal Estate Development;
- Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment;
- Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997);
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and
- Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.

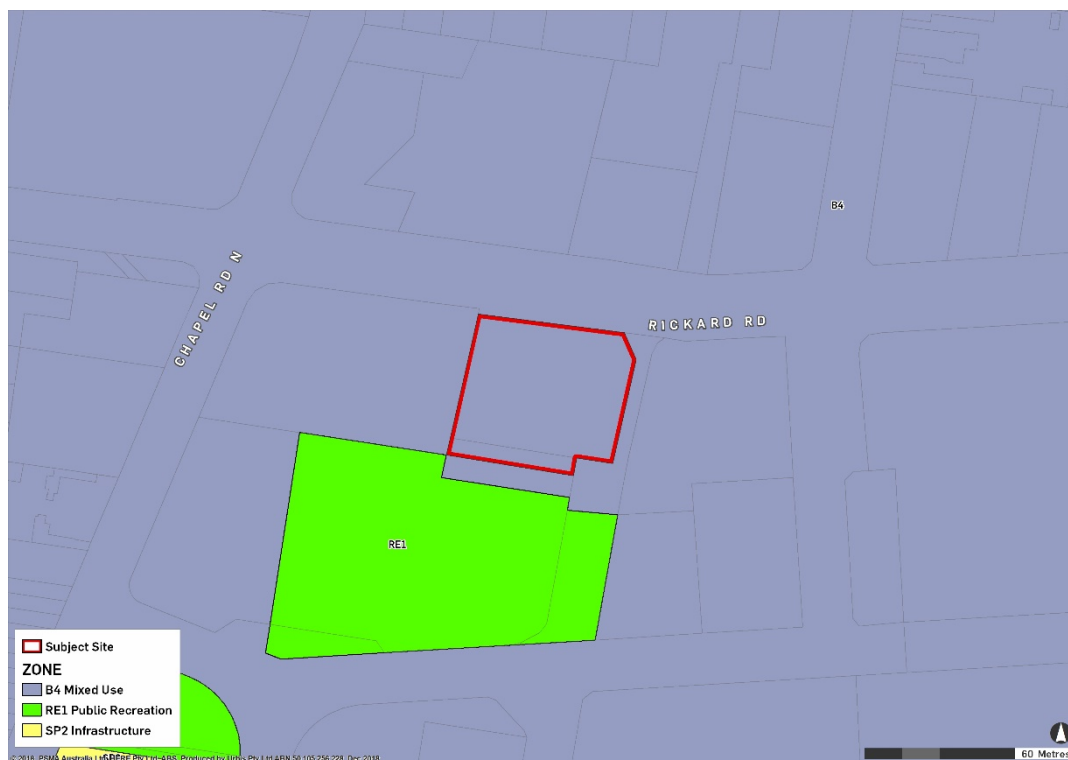
The site is not subject to any of the above SEPPs and as such is unlikely to be subject to the SEPP Environment when it is gazetted.

5.10. BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015

The site lies within the City of Canterbury Bankstown LGA and is subject to the *Bankstown Local Environment Plan 2015* (BLEP). Relevant controls include:

The subject site is zoned B4 (Mixed Use) under the BLEP as illustrated in **Figure 6** below, the surrounding area is predominately zoned B4 with the exception of land to the south which is zoned RE1 (Public Recreation). Clause 2.2 Land Use Table states that both educational establishments and commercial premises are permitted with consent in the B4 zone.

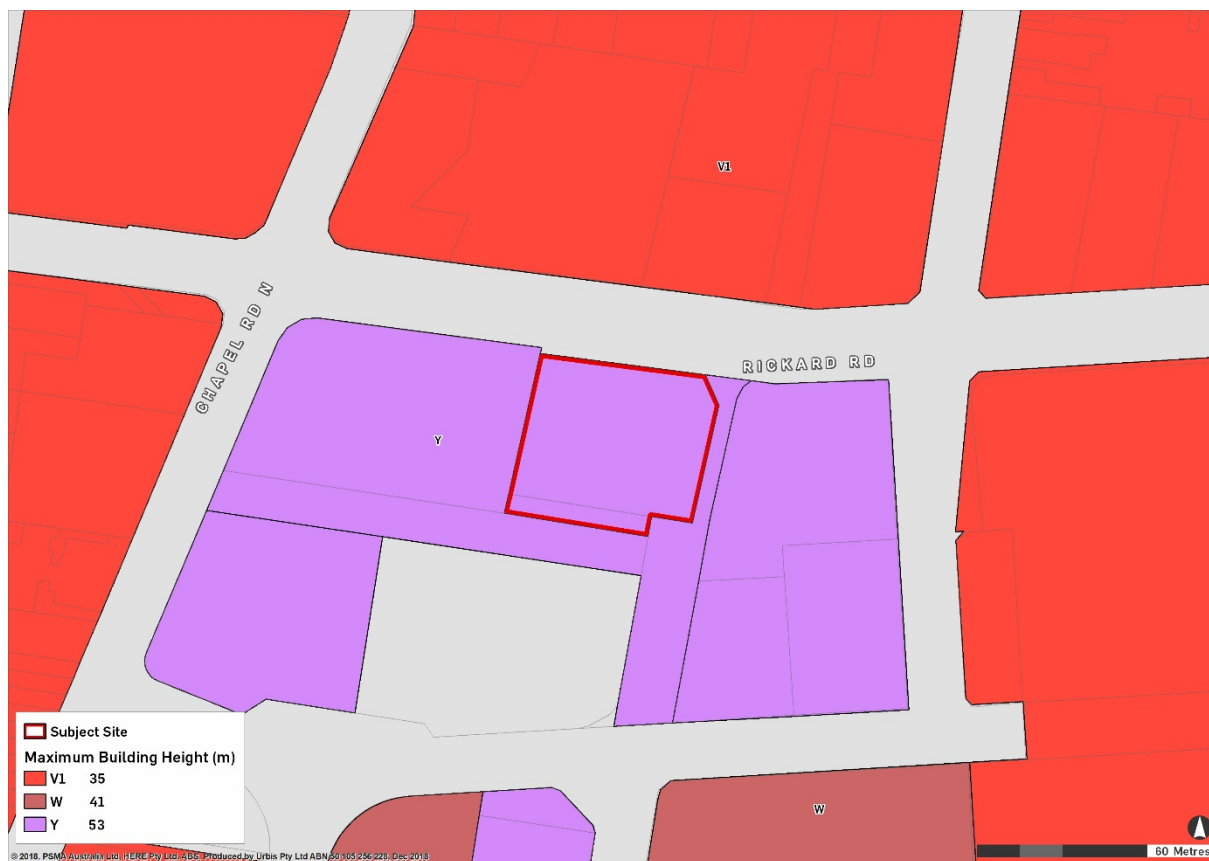
Figure 6 – Extract from BLEP Zoning Map



Source: BLEP

Clause 4.3 - Maximum building height, establishes the maximum permissible building height for development on certain land. The *Height of Buildings Map* identifies a maximum height limit for the site of 53m (**Figure 7**). A concurrent Planning Proposal has been prepared which proposes a maximum permissible height on the site of 83m. The concept plans accompanying this SEARS request propose a maximum height of 83m in line with the planning proposal.

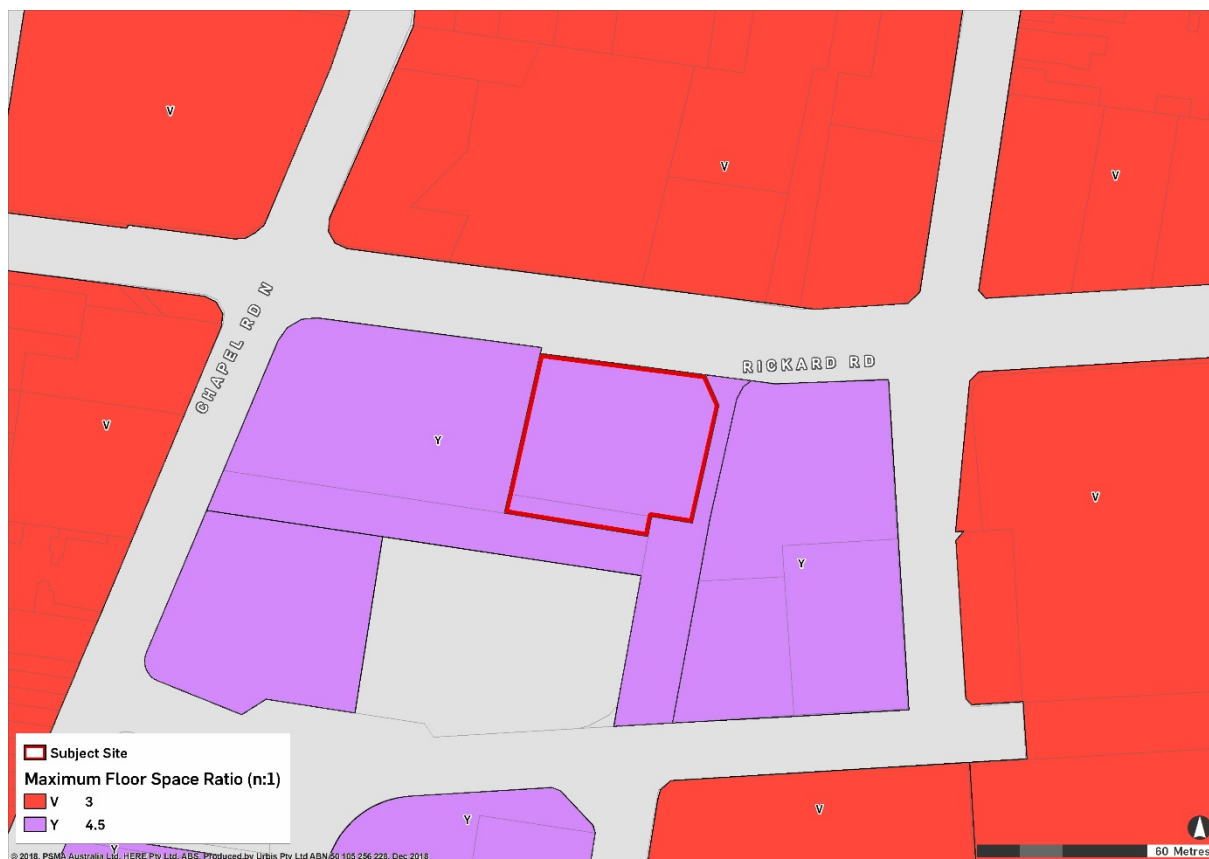
Figure 7 – Extract from BLEP Height of Buildings Map



Source: BLEP

Clause 4.4 - Floor space ratio (FSR), establishes the maximum FSR for development on certain land. The *Floor Space Ratio Map* identifies a maximum FSR of 4.5 on the site. A concurrent Planning Proposal has been prepared which proposes a maximum permissible FSR of 8:1 on the site. The concept plans accompanying this SEARS request propose a maximum FSR in line with the planning proposal.

Figure 8 – Extract from BLEP FSR Map



Source: BLEP

Clause 5.10 - Heritage conservation applies to land on which a heritage item is located, land that is within a heritage conservation area (HCA) or land in the vicinity of a heritage item or HCA. The site does not contain any heritage items and is not identified as within a HCA.

Council Chambers (375 Chapel Road, Bankstown) is identified as a local heritage item and is located to the south west of the site with Paul Keating Park (shown in Figure 9) as such the provisions of Clause 5.10 will need to be addressed within the EIS.

Figure 9 – Extract from BLEP Heritage Map



Source: BLEP

5.11. BANKSTOWN DEVELOPMENT CONTROL PLAN 2015

The *Bankstown Development Control Plan 2015* (BDCP), contains detailed provisions to support the *Bankstown LEP 2012*. However, in accordance with Clause 11 of the SEPP SRD, the requirements of Development Control Plans (DCPs) do not apply to this proposal, which qualifies as SSD.

5.12. SECTION 94A DEVELOPMENT CONTRIBUTION PLAN – BANKSTOWN

Section 7.11 (formerly Section 94) of the EPA Act allows Council to charge development contributions for public infrastructure necessary as a consequence of new development. Contributions are generally monetary payments but can also be made by the way of land dedications and works in kind in specific circumstances.

The *Section 94A Development Contributions Plan - Bankstown* became effective 8 June 2009 and was most recently amended in July 2017. The plan applies to the former Bankstown Local Government Area.

A 1% levy on the total CIV of the proposed development is payable unless it is exempt, as per Table 3 of the *Section 94A Development Contribution Plan - Bankstown*. Whilst the proposed development is not automatically exempt from the levies of the *Section 94A Development Contribution Plan - Bankstown* there is merit for the proposal to be exempt from contribution payments, for the following reasons:

- The proposal involves the provision of an education establishment; and
- The proposal is in the public interest.

In addition, WSU:

- Is a not-for-profit educational institution;
- Is a registered charity with the Australian Tax Office;
- Has Crown and Public Authority status;
- Will provide functions that are inherently of a public nature; and
- Will provide numerous facilities and services that will be available to the community.

6. STRATEGIC PLANNING FRAMEWORK

6.1. GREATER SYDNEY REGION PLAN 2018 – A METROPOLIS OF THREE CITIES

The *Greater Sydney Region Plan, A Metropolis of Three Cities* (the Plan) was released by the Greater Sydney Commission (GSC) in March 2018. The Plan sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney. The Plan establishes a strategic framework informing district and local plans and the assessment of planning proposals.

The Plan is built on a vision of three cities (the Western Parkland City, the Central River City and the Eastern Harbour City) where most residents live within 30 minutes of their jobs, education and health facilities, services and recreational spaces. Each of the three cities will be supported by metropolitan and strategic centres. Located at the junction between the Central River City and the Eastern Harbour City, in the geographic centre of Greater Sydney Bankstown is identified within the Plan as a 'Strategic Centre' and a 'Health and Education Precinct'.

The Plan identifies that as Greater Sydney's population grows, there will be a need to grow existing centres, particularly strategic centres, and attract health and education activities into centres. The Plan identifies that expansion options for existing centres will need to consider building heights and outward growth. New tertiary education facilities should be located within or directly adjacent to centres, and ideally co-located with supporting transport infrastructure.

The education and research programs to be established at the Bankstown City Campus will be focused around three core themes. These themes are:

- Health, Aging and Healthy Living;
- Advances Manufacturing with an SME focus; and
- Education.

The emphasis on working in partnership will be exemplified by multi-disciplinary curriculum, integrated research and teaching, teaching and research practised in collaboration with industry, the community and the university's Government and NGO partners.

The Bankstown City Campus will have a variety of spaces for enterprise partnerships with related industries. It is envisaged that these spaces will attract companies with a focus on health, education and innovation.

The proposal is consistent with the strategic aims of the *Greater Sydney Region plan – A Metropolis of Three Cities*.

6.2. SOUTH DISTRICT PLAN

The *South District Plan (SD Plan)* was prepared by the GSC and came into effect in March 2018. The SD Plan is a 20-year plan to manage growth within the South District to achieve the 40-year vision for Greater Sydney as set out in the *Greater Sydney Regional Plan – A Metropolis of Three Cities*. The South District includes the LGAs of Canterbury-Bankstown, Georges River and Sutherland.

The SD Plan will inform: future local strategic planning statements; local environmental plans; the assessment of planning proposals; and the preparation community strategic plans and policies.

The SD Plan states Western Sydney University are to establish a world-class teaching and research campus in the Bankstown strategic centre.

Action 33 of the SD Plan seeks to:

- Support links to tertiary education and research facilities to grow an emerging Bankstown-Lidcombe health and education precinct;
- Facilitate the attraction of office and commercial floor space and allow commercial and retail activities to innovate;
- Encourage activation of secondary streets; and
- Enhance the quality of Paul Keating Park.

The proposed Bankstown City Campus will provide a flagship campus for a world renowned university within an identified education and health precinct. The proposal provides enterprise partnership spaces (including commercial office space) which will attract industry partners focused on research and education.

The proposed built form has been designed with a key focus on enhancing Paul Keating Park. Detailed analysis of solar impact, views, bulk and scale and pedestrian permeability have been undertaken to inform the proposed design.

The proposal is consistent with the SD Plan.

6.3. DRAFT SYDENHAM TO BANKSTOWN URBAN RENEWAL CORRIDOR STRATEGY

The site is located in the Bankstown Precinct of the Sydenham to Bankstown Corridor Area, identified by the Department of Planning & Environment. Key aspects of the *Sydenham to Bankstown Urban Renewal Corridor Strategy* in relation to the Bankstown CBD include:

- Transport for NSW plan to deliver a new metro rail system and to upgrade 11 stations on the Bankstown Line.
- Bankstown has been identified as one of the centres for delivering more housing, jobs, public spaces, shops and cafes that are within walking distance of railway stations.
- Building heights are to be increased to accommodate high rise housing and mixed-use developments within 600m of Bankstown Train Station.
- There is substantial potential to redevelop sites and improve the public spaces at street level.
- The site is located at the heart of the Bankstown Precinct, where high-rise housing and mixed-use development have been identified as part of the future precinct character in the 'Land Use and Infrastructure Analysis' of the Draft Strategy.
- The Strategy indicates that high-rise housing would typically have a building height ranging from 9 to 25 storeys, depending on the scale of the centre. Bankstown CBD is a Strategic Centre, and it is anticipated it would have building heights in the higher end of the range.
- The level of infrastructure investment by the State Government on the Sydenham to Bankstown Urban Renewal Corridor needs to be justified by a substantial increase in the density around the upgraded stations in order to provide the required levels of patronage to the railway line.

The proposal is consistent with the key aspects of the *draft Sydenham to Bankstown Urban Renewal Corridor*, which is currently under review by the DPE and local Councils.

6.4. OTHER

Other relevant strategic policies that apply to the proposal include (but not limited to):

- NSW State priorities;
- Future Transport Strategy 2056;
- State Infrastructure Strategy 2018 – 2038 Building the Momentum
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013;
- Crime Prevention Through Environmental Design (CPTED) Principles;
- Healthy Urban Development Checklist, NSW Health; and
- Better Placed – An integrated design policy for the built environment of NSW 2017.

The EIS will assess the proposal against these relevant strategic planning policies.

7. KEY ISSUES FOR CONSIDERATION

7.1. ARCHITECTURAL DESIGN QUALITY AND URBAN DESIGN

The proposed WSU Bankstown City Campus will be located on a key site within the Bankstown CBD. The project Architect Lyons have worked closely with WSU, Council and the GANSW (including the State Design Review Panel) to ensure the proposed built form is of a high architectural standard. The form of the proposed vertical campus has evolved considerably throughout the life of project and the resultant built form responds to the brief of being an architectural distinct form with strong public domain interfaces and activation.

An Architectural Design Report will be prepared and accompany the EIS. The assessment of the architectural quality and built form will focus on the height, bulk and scale and public domain interface of the proposed development within the context of surrounding built and natural environment. It will demonstrate how the proposal integrates with its context and how the built form and site layout achieves good design and amenity outcomes for future users of the site and users of the public domain.

7.2. OVERSHADOWING

The sites location to the north of Paul Keating Park will result in some overshadowing of this public space. Benchmarks taken from other significant public open spaces in adjoining LGAs suggest that a minimum of 50% of the public open space should receive between 1-3 hours of solar access during midwinter.

Extensive shadow impact studies have been undertaken and the built form has been designed to maximise solar access to Paul Keating Park and Appian Way. The impact of the proposal is anticipated to be acceptable and will remain a key consideration throughout the detailed design process.

7.3. STORMWATER MANAGEMENT AND FLOODING

The site has been identified as flood prone area as illustrated in **Figure 10** below. A preliminary flood assessment has been undertaken to guide the concept design and a detailed assessment will be undertaken to inform the final design of the proposal. A Stormwater Management Plan and Erosion Control Plan will accompany the Flood Study and EIS, detailing a comprehensive management process.

Figure 10 – Illustration of approximate flood affectation



Source: Lyons Architects

7.4. HERITAGE

A search of the Office of the Environment and Heritage Aboriginal Heritage Information Management System (AHIMS) has indicated that no Aboriginal sites or artefacts are recorded within proximity of the site (**Appendix A**).

In regards to heritage items, the site does not contain any listed heritage items, nor is it within a heritage conservation area (HCA). However, to the south west of the site is the locally listed item 'Council Chambers' at 375 Chapel Road, Bankstown. Although a preliminary assessment has indicated the proposal will have no impact on this item, a Heritage Impact Statement will be prepared and further assessment will be undertaken as part of the EIS.

7.5. TRAFFIC, PARKING AND ACCESS

A preliminary Traffic and Parking assessment undertaken at the early planning phase to inform the concept design analysed parking requirements, expected traffic impacts and the design of the proposed vehicular access points across the site. The report recommended the promotion of Green Travel Plans aiming to encourage staff and students to access the site by walking, cycling and public transport where possible.

The site is highly accessible by public transport being 350 meters north of Bankstown Station. The EIS will include a detailed analysis of traffic and parking impacts of the proposal.

7.6. PEDESTRIAN WIND IMPACT

The site is located in a highly pedestrianised area and as such an assessment of the impact on the wind environment will be carried out within the EIS. The assessment will also have regard to the wind impact on proposed accessible roof terraces.

7.7. ECOLOGICALLY SUSTAINABLE DEVELOPMENT

The EIS will detail how the ESD principles will be incorporated into the design and ongoing operation phases of the development. The proposal is targeting a 5 star Greenstar rating.

7.8. CONSTRUCTION AND OPERATION IMPACTS

As the site is located within the centre of the CBD a comprehensive Construction and Environmental Management Plan will be prepared to ensure minimal impacts to adjoining properties and the ongoing operation of the precinct.

In particular, the EIS will address and consider construction and operation impacts including:

- Staging and timing of construction works to be undertaken;
- Construction hours;
- Construction traffic, noise, soil erosion, dust control and stormwater management;
- Acoustics and vibration;
- Construction waste management;
- Waste management; and
- Traffic management outlining proposed traffic control plans and truck routes.

7.9. CONSULTATION

WSU has undertaken extensive consultation with Canterbury-Bankstown Council (Council) and the NSW Government Architect (GANSW).

Consultation will continue throughout the preparation of the SSD development application and associated EIS. Key stakeholders include:

- Canterbury-Bankstown Council;
- GANSW and the State Design Review Panel;
- RMS and Transport for NSW;
- Office of Environment and Heritage;
- Sydney Water and other service providers; and
- Surrounding residents and community stakeholders

8. ANTICIPATED SEARS

To facilitate the thorough assessment of the proposal the following will accompany the EIS and SSDA:

- EIS to address the statutory provisions contained in all relevant environmental planning instruments (see **Section 5**);
- EIS to address the relevant planning provisions, goals and strategic planning objectives (see **Section 6**);
- EIS to assess amenity impacts on surrounding locality including solar access, visual privacy, overshadowing, acoustic impacts, wind impacts and lighting strategy;
- Architectural Plans including Site Survey, site analysis plans, shadow diagrams, view analysis and photomontages, schedule of material and finishes and details of proposed signage.
- Urban Design Report;
- Transport and Accessibility Impact Assessment including Green Travel Plan and Workplace Travel Plan;
- Construction and Traffic Management Plan;
- Ecologically Sustainable Development Report;
- Aboriginal Cultural Heritage Assessment;
- Acoustic and Vibration Report;
- Contamination Reporting in accordance with SEPP 55 (see **Section 5.6**);
- Infrastructure Management Plan and Integrated Water Management Plan;
- Stormwater Management Plan and Flood Assessment Report;
- Biodiversity Reporting in accordance with the Biodiversity Conservation Act; (see **Section 5.5**)
- Sediment and Erosion Control Plans;
- Waste Management Plan;
- Geotechnical Investigation and Acid Sulfate Soils Management Plan (if required);
- Structural Report;
- BCA and Access Report;
- Arborist Report;
- Draft Construction Traffic and Pedestrian Management Plan; and
- Details of consultation with relevant Local, State or Commonwealth Government authorities, service providers, community groups, special interest groups including local Aboriginal land councils and registered Aboriginal stakeholders, and affected landowners.

9. CONCLUSION

Western Sydney University are proposing a flagship vertical campus in the heart of Bankstown CBD. The proposed Bankstown City Campus at 74 Rickards Road, Bankstown will bring together disciplines focused around three key themes: health, ageing and healthy living; advanced manufacturing (science, medicine and engineering focus); and education. The Bankstown City Campus will have a variety of spaces for enterprise partnerships with related industries attracting companies with a focus on health, education and innovation.

The new campus will fit neatly into the Northern CBD Civic Precinct activating Paul Keating Park and creating an extension of the Appian Way Eat Street.

This request has provided an outline of the indicative concept plan for the site and identified the key environmental issues to assist the DPE in the preparation of the SEARs.

We would welcome the opportunity to meet with the Department (and other key stakeholders, as required) to provide a detailed briefing regarding the project.

If you have any questions please don't hesitate to contact either Murray Donaldson, Director at mdonaldson@urbis.com.au or Genevieve Beard at gbeard@urbis.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "M Donaldson", with a stylized, flowing script.

Murray Donaldson
Director, Planning

A handwritten signature in black ink, appearing to read "Genevieve Beard", with a stylized, flowing script.

Genevieve Beard
Senior Consultant, Planning



Attachment A: Preliminary Architectural Drawings, prepared by Lyons Architecture