

Western Sydney University
c/- Murray Donaldson
Director
Urbis
Level 8, 123 Pitt Street
Sydney NSW 2000

04/11/2020

Dear Mr Donaldson

**Western Sydney University Bankstown City Campus (SSD-9831)
Request for Additional Information**

I refer to the Amended Development Application (DA) and Response to Submissions (RtS) for the Western Sydney University Bankstown City Campus (SSD-9831). After careful consideration, the Department is requesting that you provide additional information.

The Department requires that you provide a response to the issues raised in Council and agency comments received regarding the Amended DA and RtS. You are also requested to submit additional information that effectively addresses the issues identified in **Attachment 1**.

You are requested to provide the information, or notification that the information will not be provided, to the Department by Monday 30 November 2020. If you are unable to provide the requested information within this timeframe, you are requested to provide a timeframe detailing the provision of this information.

If you have any questions, please contact Megan Fu, who can be contacted on 9274 6531 or via email at megan.fu@planning.nsw.gov.au.

Yours sincerely,



David Gibson
Team Leader, Social Infrastructure
Social & Infrastructure Assessments

ATTACHMENT 1

Flooding

- Provide an updated flooding assessment to address the matters raised by Council (attached). The Department strongly recommends liaison with Council technical staff to clarify the parameters and details of the required assessment.
- The updated assessment should:
 - describe in clear language the interim stormwater management upgrade works.
 - only include in the interim model stormwater management upgrade works that are recently completed, currently underway or scheduled to be carried out imminently (and completed prior to occupation of the development).
 - describe clearly and provide modelling to demonstrate what specific additional works, following the interim upgrades, would be required to mitigate the remaining impacts of the development.
- Provide further advice, based on consultation with Council, on the likely timing for completion of these additional works and clarify funding arrangements for these works having regard to the letter of offer.
- Address risks to the basement as identified by Council, and provide additional information on finished floor levels and basement entry levels to address the matters raised by Council. Should revised modelling results permit, lower ground floor levels where possible.

DCP

- Provide an assessment against the Draft DCP, which has been designed to guide development on the site.
- The Department considers more information and amended plans are required to address the following requirements of the DCP:
 - *A minimum of 100 bicycle spaces for student and visitors are to be provided. A maximum of 20 bicycle spaces are permitted within the public domain footprint.* Plans should be amended to address this requirement and demonstrate how 80 student / visitor spaces can be accommodated on the site.
 - *Parking is to be provided in accordance with the rates specified in Table 1. Any shortfall in parking provision may be addressed through a Planning Agreement in accordance with Section 7.4 of the Environmental Planning and Assessment Act 1979.* The Department notes that under Table 1, the proposal generates a requirement for 200 spaces, provides only 87 spaces and the letter of offer only makes provision of funding for funding of 50 spaces.
 - *Where services such as fire escapes, service doors and equipment hatches / fire boosters cannot be avoided on ground level facades, elements of visual interest, such as display cases, or creative use of materials must be incorporated into the design.* Advise how this is achieved and include on the elevations.
 - *Active street frontages are to be provided along the site frontage to The Appian Way, Rickard Road and Paul Keating Park to the extent identified in Figure 2.* Labelled elevations are required in order to assess this (see below).

- *Tree selection must not be suitable for Australian White Ibis birds. Other Ibis management techniques must be implemented, utilising Council's Australian White Ibis Management Plan as a guide.*
- *A Loading Dock Management Plan is to be submitted with any development application that demonstrates that deliveries and pick-ups will be properly managed without impacting on Rickard Road, access into the Bankstown Library and Knowledge Centre and the university basement driveway. The Plan must specify the times when deliveries or pick-ups can be made, and require advance bookings to be made with the loading dock manager.*

Building Design and Public Domain Interface

- Noting Council advice that consent is not given for protrusions onto Council land, updated plans are to be provided demonstrating the building (other than awnings) is located wholly within the property boundary without removing or reducing the architectural façade features. As this is likely to affect the position of columns and therefore the interface of the development with the public domain, updated plans are required for assessment.
- Provide further information and details of colonnade design. Colonnades should be a unifying feature at the integration with the public domain and therefore consideration should be given to ensuring a more uniform approach in column size and spacing, noting in particular the wide variety of columns on Rickard Road.
- Address the requirements of 'Bankstown Complete Streets' for Rickard Road Central, in particular the requirement to provide a 1.8m wide pedestrian footpath inside the site boundary, unimpeded by columns or ramped building entries.
- Update the elevations to label all elements and materials used in the ground floor facades. The Department notes the Appian Way elevation does not label the proposed materials and finishes at the ground level and therefore the extent of visual permeability is unclear having regard to the active street frontage controls of the proposed DCP.

Access

- Provide updated information to address medium rigid vehicle (MRV) access to the basement loading dock via the adjoining driveway, including:
 - all turning path diagrams should be updated to correctly show all kerbs and travel lanes as well as any proposed median islands or infrastructure.
 - address the potential for vehicular conflicts between exiting and entering vehicles, particularly MRVs.
 - demonstrate adequate clearance is provided for MRV access in accordance with AS2890.2.
- Provide updated information to address access to The Appian Way, including:
 - all turning path diagrams should be updated to correctly show all kerbs and travel lanes.
 - address access to Council's loading bay.
 - address Council's requirement for heavy rigid vehicle access and egress.

Other

- The Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment applies to the site. As such, the Draft Environment SEPP also applies. Provide an assessment against the relevant matters for consideration.
- Provide additional background noise monitoring to address the concerns raised by the EPA (attached) and update the acoustic assessment accordingly.
- The EIS refers to an Arborist Report and the need for tree protection for two trees in Paul Keating Park during the construction works. Provide a copy of the Arborist Report which identifies the trees and the tree protection measures.
- Amend or clarify how the waste generation rates have been calculated noting the significant deviation from EPA figures / Council expectations.
- Include a bar scale on the updated plans to enable accurate measurement and assessment.