Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.

4/3/20

Karen Harragon
Director
Social and Infrastructure Assessments

Sydney 2020

SCHEDULE 1

Development consent:	**SSD 9670** granted by the Executive Director, Infrastructure Assessments on 21 November 2019
For the following:	Construction of a 19-storey mixed use development, including: • tertiary education, commercial and retail uses. • a single level basement containing car and bicycle parking vehicular servicing areas and waste storage areas. • amphitheatre/exhibition space. • landscaping and public domain works. • plant and equipment. • installation of utilities and infrastructure works.
Applicant:	Western Sydney University
Consent Authority:	Minister for Planning and Public Spaces
The Land:	2-6 Hassall Street, Parramatta (Lot 22 in DP 608861, Lot 62 in DP 1006215 and Lot 7 in DP128820)
Modification:	**SSD 9670 MOD 1:** • amend the number of approved bicycle parking spaces. • minor refinements to approved architectural plans. • extension of approved Saturday construction hours. • updated wind mitigation measures.

SCHEDULE 2

The consent is modified as follows:

1. Part A – Administrative Conditions – Condition A2 is amended by the deletion of ~~struck out~~ words and the insertion of **bold and underlined** words as follows:

Terms of Consent

A2. The development may only be carried out:
(a) in compliance with the conditions of this consent;
(b) in accordance with all written directions of the Planning Secretary;
(c) generally in accordance with the EIS and Response to Submissions**, and the Western Sydney University Innovation Hub Statement of Environmental Effects Section 4.55(1A) Modification and accompanying documents, prepared by Ethos Urban, dated December 2019;** and
(d) in accordance with the approved plans in the table below:

Architectural Plans prepared by Tzannes Blight Rayner			
Dwg No.	**Rev**	**Name of Plan**	**Date**
03.10	M	Site Plan	23.08.2019
03.50	L	Proposed Setback diagram	09.08.2019
10.00	~~L~~ **M**	Basement	~~09.08.2019~~ **27.11.2019**
10.01	L	Ground Level	09.08.2019
10.02	L	Level 01	09.08.2019
10.03	L	Level 02	09.08.2019
10.04	L	Level 03	09.08.2019
10.05	L	Level 04-06	09.08.2019
10.06	L	Level 07-09	09.08.2019
10.07	L	Level 10	09.08.2019
10.08	L	Level 11	09.08.2019
10.09	L	Level 12 - Terrace	09.08.2019
10.10	L	Level 13 -17	09.08.2019
10.11	L	Level 18 - Plant	09.08.2019
10.12	L	Level 19 - Plant	09.08.2019
10.13	L	Roof Plan	09.08.2019
11.03	L	Reflective Ceiling Plan – Level 02	09.08.2019
18.00	L	GFA Diagrams - Midrise	09.08.2019
18.01	L	GFA Diagrams - Highrise	09.08.2019
20.00	L	Section A	09.08.2019
20.01	L	Section B	09.08.2019
20.10	L	~~Podium Section B~~ **Podium Section A**	09.08.2019
20.11	L	~~Podium Section A~~ **Podium Section B**	09.08.2019
30.00	L	North Elevation	09.08.2019
30.01	L	East Elevation	09.08.2019

30.02	L	South Elevation	09.08.2019
30.03	L	West Elevation	09.08.2019
52.01	L	Façade Section – North Facade	09.08.2019
52.02	L	Façade Section – West Facade	09.08.2019
52.03	L	Façade Section – South Facade	09.08.2019
52.04	L	Façade Section - Plant	09.08.2019
52.05	C	Typical Terrace Door Detail	09.08.2019
60.01	L	External Finishes Schedule	09.08.2019
80.00	A	Cooling Tower Enclosure Comparison	09.08.2019
Landscape Drawings and Public Domain Plans prepared by Aspect Studios			
Dwg No.	**Rev**	**Name of Plan**	**Date**
6HS-ASP-L01.01	D	~~Cover Sheet and General Arrangement Plans~~ **Cover Sheet**	30.07.2019
6HS-ASP-L01.02	D	Legend	30.07.2019
6HS-ASP-L01.03	D	Reference Plans	30.07.2019
6HS-ASP-L01.04	D	~~Ground Level Plans~~ **Plans – Hassall Street Public Domain**	30.07.2019
6HS-ASP-L01.05	D	~~Ground Level Plans~~ **Plans – Ground Level and Level 1**	30.07.2019
6HS-ASP-L01.06	D	~~Upper Levels Plan~~ **Setout and Planting – Level 10 & 12**	30.07.2019
6HS-ASP-L01.07	D	~~Details~~ **Details – Hassall Street Public Domain**	30.07.2019
6HS-ASP-L01.08	D	~~Details~~ **Details – Ground Level**	30.07.2019
6HS-ASP-L01.09	A	~~Details~~ **Details – Ground Level**	30.07.2019

2. Part B – Condition B12 Wind Mitigation is amended by the deletion of ~~struck out~~ words and the insertion of **bold and underlined** words as follows:

Wind Mitigation

B12. Prior to the commencement of construction, the Applicant must submit amended documentation demonstrating the design includes the wind mitigation measures recommended in the ~~Wind Impact Assessment WE531- 01F02(REV3)- WS~~ **Pedestrian Wind Environment Study WE531-01F04(rev1)-WE** prepared by Windtech dated ~~11 April 2019~~ **31 October 2019** including ~~horizontal screening elevated above ground level through the plaza, planting or localised screening throughout the plaza and 1.5m high impermeable balustrades around the Level 12 terraces~~ **trees at the southern entrance to the through site link,** to the satisfaction of the Certifying Authority.

3. Part B – Condition B30 Bicycle Parking and End-of-Trip Facilities is amended by the deletion of ~~struck out~~ words and the insertion of **bold and underlined** words as follows:

Bicycle Parking and End-of-Trip Facilities

B30. Prior to the commencement of construction, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority:

a) the provision of a minimum ~~196~~ **177** bicycle parking spaces **(including a minimum of 163 bicycle parking spaces at the basement level and 14 bicycle spaces at ground level)**;
b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;
c) the provision of end-of-trip facilities for staff;
d) appropriate pedestrian and cyclist advisory signs are to be provided; and
e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.

4. Part C – Condition C4 Construction Hours is amended by the deletion of ~~struck out~~ words and the insertion of **bold and underlined** words as follows:

Construction Hours

C4. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:

(a) Between 7:00am and 6:00pm, Mondays to Fridays inclusive; and
(b) Between 8:00am and ~~1:00pm~~ **5:00pm**, Saturdays.

End of modification

(SSD 9670 MOD 1)