



Western Sydney University Innovation Hub Modification 2

Minor Design Refinements
State Significant Development Modification Assessment
(SSD 9670 MOD 2)

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Glossary

Abbreviation	Definition
AHD	Australian Height Datum
BCA	Building Code of Australia
CIV	Capital Investment Value
Council	City of Parramatta
Department	Department of Planning, Industry and Environment
DIP	NSW Government Architect Design Integrity Panel
EESG	Environment, Energy and Science Group, DPIE
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
Heritage	Heritage NSW, Department of Premier and Cabinet
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
Planning Secretary	Secretary of the Department of Planning, Industry and Environment
RMS	Roads and Maritime Services, TfNSW
SEARs	Planning Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State Significant Development
SSI	State Significant Infrastructure
TfNSW	Transport for NSW

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1 Introduction

This report provides an assessment of an application to modify the State Significant Development (SSD consent for the Western Sydney University Innovation Hub (SSD 9670).

The proposed modification seeks to alter the approved design as a result of further design refinements in the detailed design process, which highlighted areas of opportunity to provide a better design outcome. The modification will alter architectural plans listed in condition A2 of the approved project.

The application has been lodged by Ethos Urban on behalf of Western Sydney University (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The proposed changes outlined in the modification report were reviewed by the NSW Government Architect's Design Integrity Panel (DIP) and have subsequently been endorsed (**Appendix B**)

1.1 Background

The Western Sydney University Innovation Hub is located at 2-6 Hassall Street, Parramatta at the south-eastern portion of the Parramatta CBD as depicted in **Figure 1**. The site is an amalgamation of three allotments legally described as Lot 22 in DP 608861, Lot 62 in DP 1006215 and Lot 7 in DP128820 with a combined area of 2,647sqm and a frontage of 62m along Hassall Street.



Figure 1 | Local Context Map (Source: Nearmaps)

1.2 Approval history

On 21 November 2019, development consent was granted by Executive Director, Infrastructure Assessments for the development of the Western Sydney University Innovation Hub (SSD 9670). The development consent permits the following works:

- construction of a new 19 storey mixed use development for 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.
- ancillary infrastructure and utilities installation.

The development consent has been modified on one occasion (see **Table 1**).

Table 1 | Summary of Modifications

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
MOD 1	Amendment to the design including updated wind assessment and bicycle parking	Department	4.55(1A)	4 March 2020

2 Proposed modification

On 24 March 2020, the Applicant lodged a second modification application to amend the approved project under section 4.55(1A) of the EP&A Act. The proposed modification seeks to amend architectural plans under condition A2 to reflect further design refinements, including changes to the roof parapet materials, a reduction of the parapet height and reduction of pre-cast building core panel height.

3 Statutory context

3.1 Scope of modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not significantly increase the environmental impacts of the project as approved.
- is substantially the same development as originally approved.
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

3.2 Consent authority

The Minister for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 9 March 2020, the Director, Social and Infrastructure Assessments may determine the application as:

- the relevant local council has not made an objection.
- a political disclosure statement has not been made.
- public exhibition of the application was not required and therefore no public submissions objecting to the proposal were received.

4 Engagement

4.1 Department's engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do not apply to State significant development. Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website, and was referred to the city of Parramatta (Council) for comment. The Council raised no concerns with the proposed modifications.

5 Assessment

5.1 Design Changes

The modification application proposes to amend the building's façade, particularly the roof parapet as shown in **Figures 2** and **3**. The design introduces glass to the roof parapet to replace portions of the steel mesh, which has led to a reduction in the parapet height from RL 92.00 to RL 89.04. The proposal also identifies that the pre-cast building core height panel will be reduced by a total of 800mm to RL 93.65. Other minor design clarifications regarding materials and graphical errors in the approved plans are also addressed in the modification application.

Under the original SSD approval, condition A32 stipulates that *“any changes to the design must be referred to the Design Integrity Panel for endorsement.”* Accordingly, the proposed design changes were referred to the DIP by the Applicant (chaired by a representative of the Government Architect of NSW) and were subsequently endorsed. The DIP's endorsement of the design changes is attached as **Appendix B**.

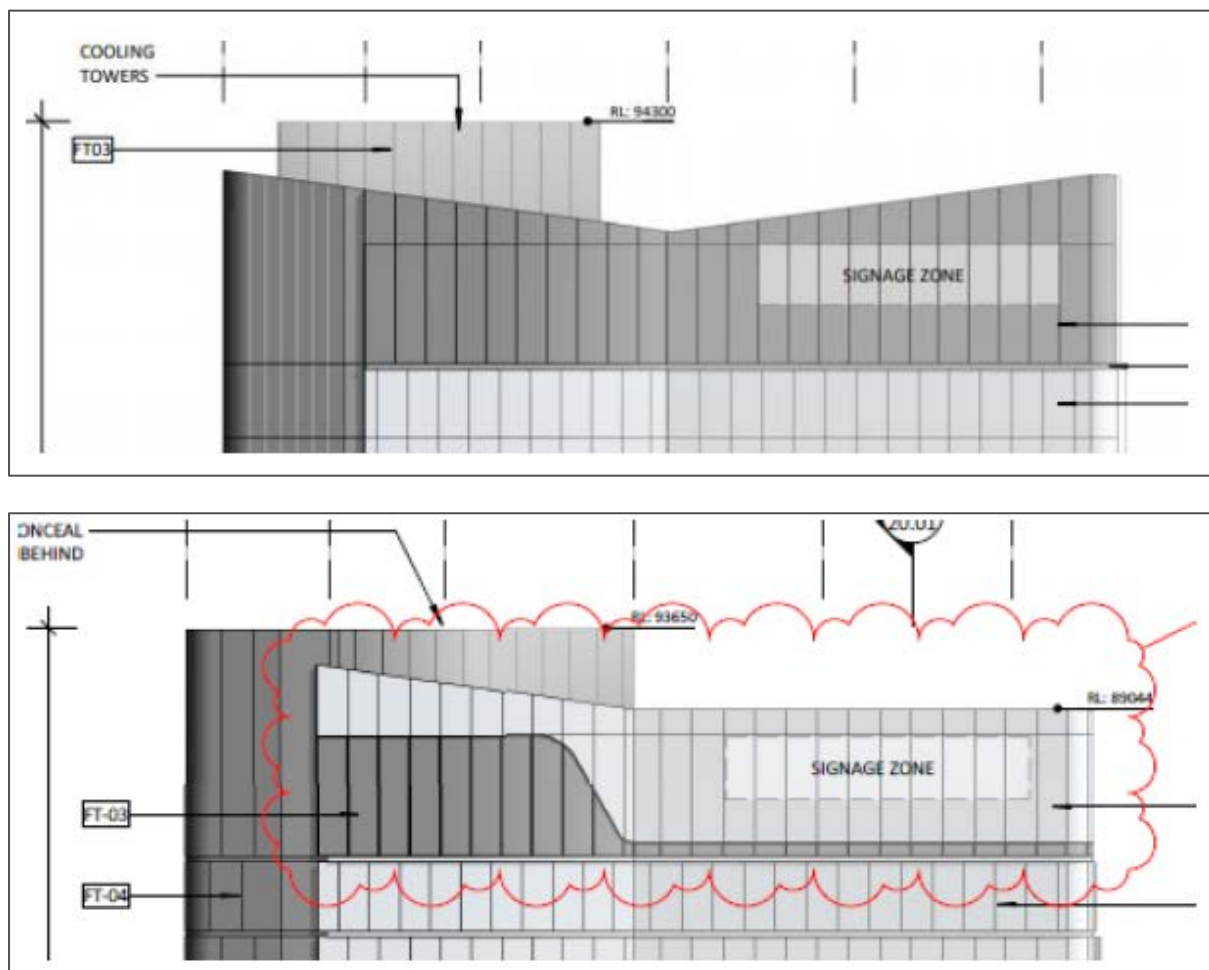


Figure 2 | Approved (top) and Proposed (bottom) Roof Parapet (Source: Modification Report)

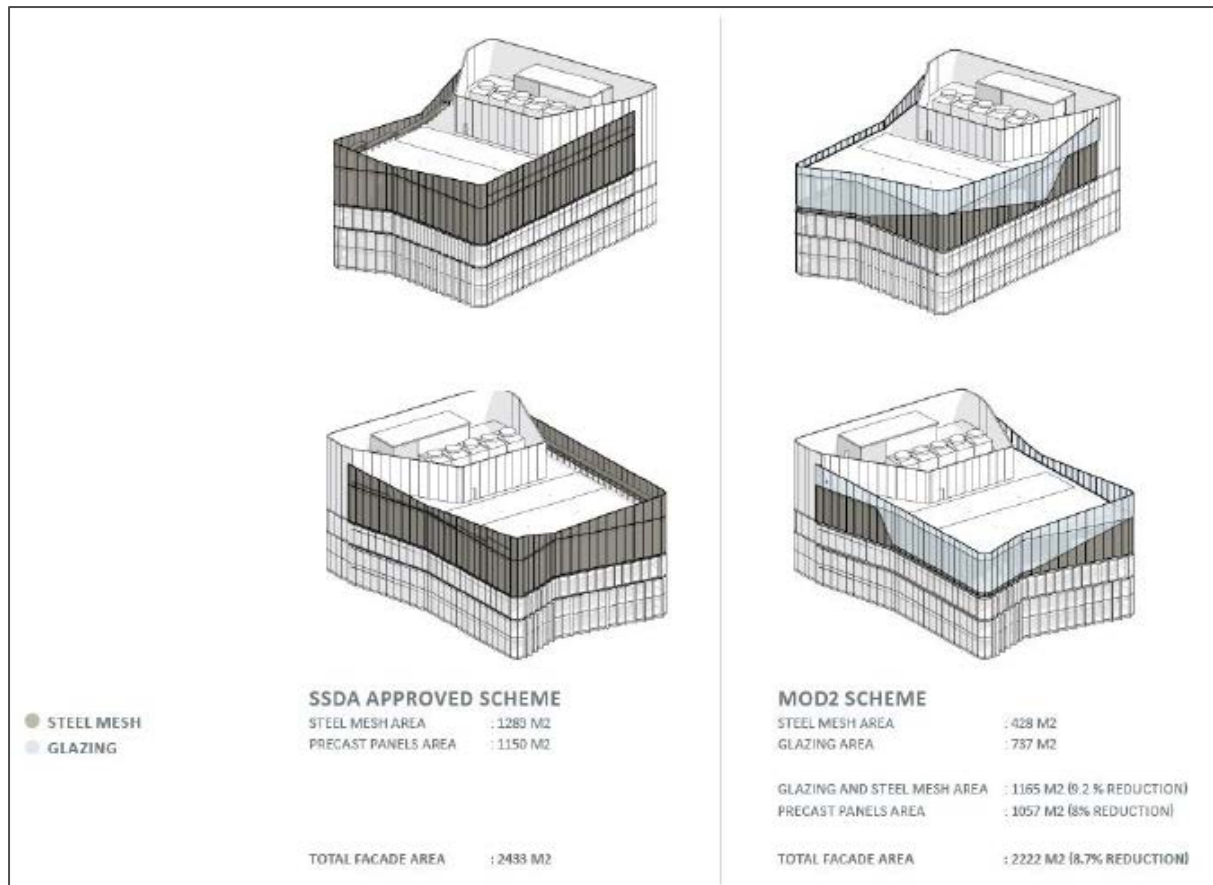


Figure 3 | Approved (left) and Proposed Parapet (right) (Source: Modification Report)

Figure 4 further illustrates the design changes and specifically shows the continuity of the glass from the lower levels up to the roof parapet.

A further reduction in the building core has been proposed due to updated specifications for the lift overrun.

The Department has reviewed the modification report and architectural plans detailing the justification for the proposed design amendments. The Department is satisfied that the proposed design changes provide a better design outcome and façade appearance, noting the DIP's endorsement of the proposed changes. The Department is also fully supportive of the minor decrease in building height.



Figure 4 | Northern Perspective of Modified Façade and Parapet (Source: Modification Report)

6 Evaluation

Department has reviewed the proposed modification, assessed the merits of the modified proposal, and all environmental issues associated with the proposal have been thoroughly addressed.

The Department's assessment concludes that the proposed changes to the building's façade have minimal impact and reduce the overall scale and height of the development. The DIP has also confirmed that the modified design is consistent with the design excellence achieved through the competition process for the original project. The Department is therefore satisfied that the proposed changes will result in a satisfactory design outcome for the site.

The Department considers that the application is consistent with the objects of the EP&A Act, State Priorities and Central District Plan. The development as modified would be substantially the same as that originally approved.

The Department concludes the impacts of the proposed modification are acceptable. Consequently, the Department considers the development is in the public interest, the modification application should be approved.

7 Recommendation

It is recommended that the Director, Social and Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report.
- **determines** that the application SSD 9670 MOD 2 falls within the scope of section 4.55(1A) of the EP&A Act.
- **forms the opinion** under section 7.17(2)(c) of the *Biodiversity Conservation Act 2016* that a biodiversity assessment report is not required to be submitted with this application as the modification will not increase the impact on biodiversity values of the site.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification.
- **modify** the consent SSD 9670.
- **signs** the attached approval of the modification (**Appendix C**).

Recommended by:



Caleb Ball
Planning Officer
Social Infrastructure

Recommended by:



David Gibson
Team Leader
Social Infrastructure

8 Determination

The recommendation is **Adopted** by:

A handwritten signature in black ink, appearing to read 'KH', with a long horizontal flourish extending to the right.

6 May 2020

Karen Harragon

Director

Social and Infrastructure Assessments

as delegate of the Minister for Planning and Public Spaces

Appendices

Appendix A – List of referenced documents

List of all the key documents relied on by the Department in its assessment

1. Modification Report and Appendices
<https://www.planningportal.nsw.gov.au/major-projects/project/27246>
2. Further Information
<https://www.planningportal.nsw.gov.au/major-projects/project/27246>

Appendix B – Design Integrity Panel Endorsement

<https://www.planningportal.nsw.gov.au/major-projects/project/27246>

Appendix C – Instrument of Modification

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