



Western Sydney University Innovation Hub Modification 3

Signage and stormwater infrastructure amendments
State Significant Development Modification Assessment
(SSD 9670 MOD 3)

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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
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
Planning Secretary	Secretary of the Department of Planning, Industry and Environment
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 replace approved architectural drawings under condition A2 to include signage zones that were unintentionally omitted from the plans submitted with the Response to Submissions (RtS) for the original SSD application. An adjustment to the stormwater infrastructure design is also proposed to connect to Hassall Street in a western direction rather than the approved eastern direction. The stormwater alternative would require condition B23 to be amended to reflect the change.

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).

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 two occasions (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
MOD 2	Minor design refinements	Department	4.55(1A)	6 May 2020

2 Proposed modification

On 1 July 2020, the Applicant lodged a third modification application to amend the approved project under section 4.55(1A) of the EP&A Act. The proposed modification seeks to reinstate three signage zones which were omitted from the plans included in the RtS for the original SSD application. The Applicant is also proposing to amend condition B23 to provide an alternative stormwater infrastructure design (with Council's endorsement).

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 review.

Council Submission

Council raised no comments on the proposed reinstatement of the signage zones.

Council reviewed the proposed wording for condition B23 in relation to the stormwater infrastructure design and provided some suggested minor refinements to the revised condition. The input included specific requirements for the connection points to the kerb inlet pits and the size of the spigot and socket pipe. Council also included additional wording to confirm the connection pit must connect to Council's drainage system and provide accessibility for future maintenance.

5 Assessment

5.1 Signage zones

The modification application proposes to amend the building façades to include three building identification signage zones (**Figure 2**). The signage zones were included in the original SSD plans but were omitted from refined architectural plans submitted with the RtS. Two signage zones are proposed for the western elevation including one that fits within the roof parapet, which was amended under Modification 2. The second signage zone is proposed on the western elevation in the mid-rise section. A third signage zone is proposed on the southern elevation in the mid-rise section. The approved architectural southern and western elevation are shown in **Figure 3** and **Figure 4**.

The original assessment acknowledged that building identification signage zones were intended to be mounted on the building façades, but the details of the signs themselves were not included in the architectural plans in the original SSD application. The signage zones were assessed and approved under the original application despite being omitted in the RtS plans. Therefore, the signage remains consistent with the original assessment and will improve building identification for future users. The signage on the southern elevation roof parapet has been relocated further south to align with the roof parapet changes which were approved under SSD 9670 Modification 2.

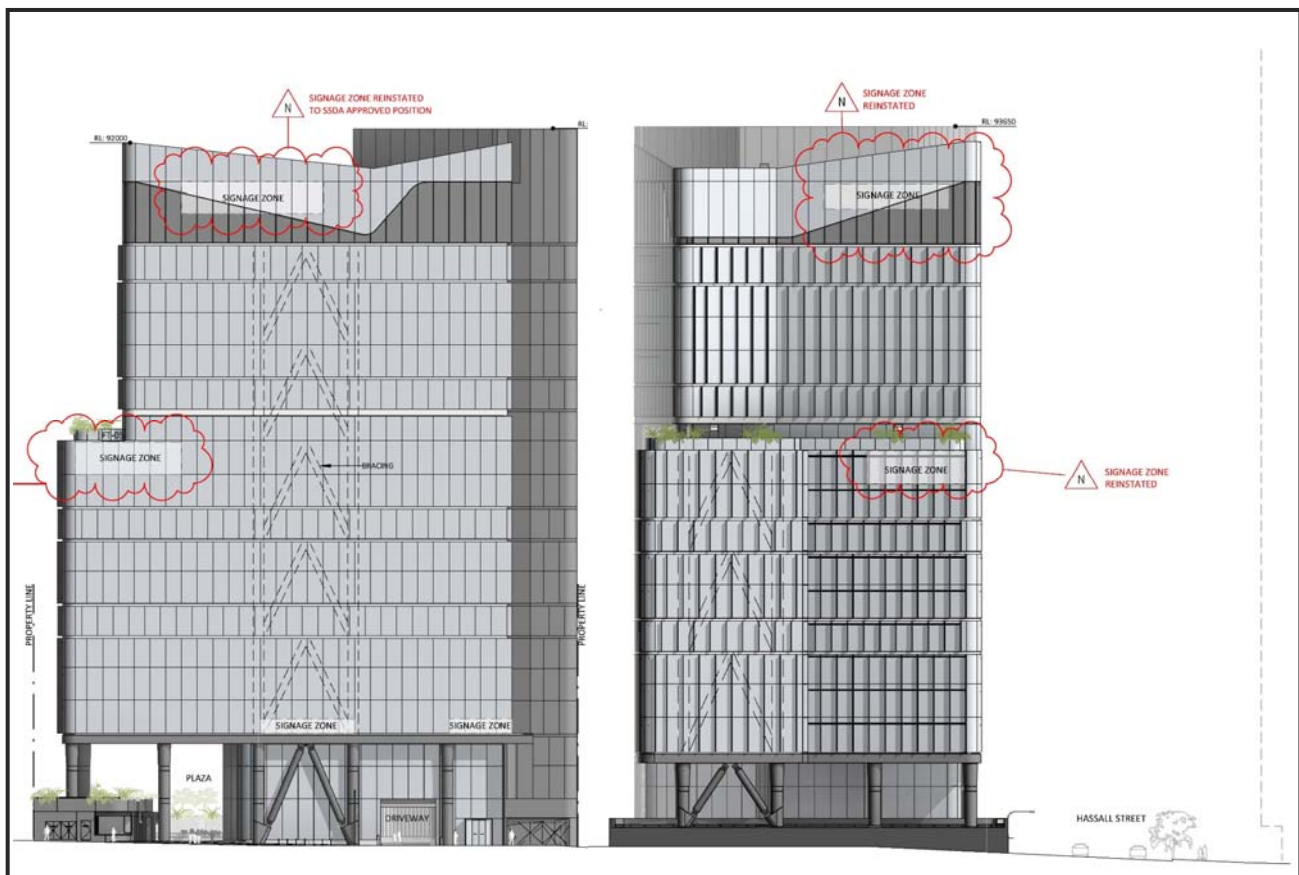


Figure 2 | Proposed Signage - South Elevation (left) and West Elevation (right) (Source: Modification Report)

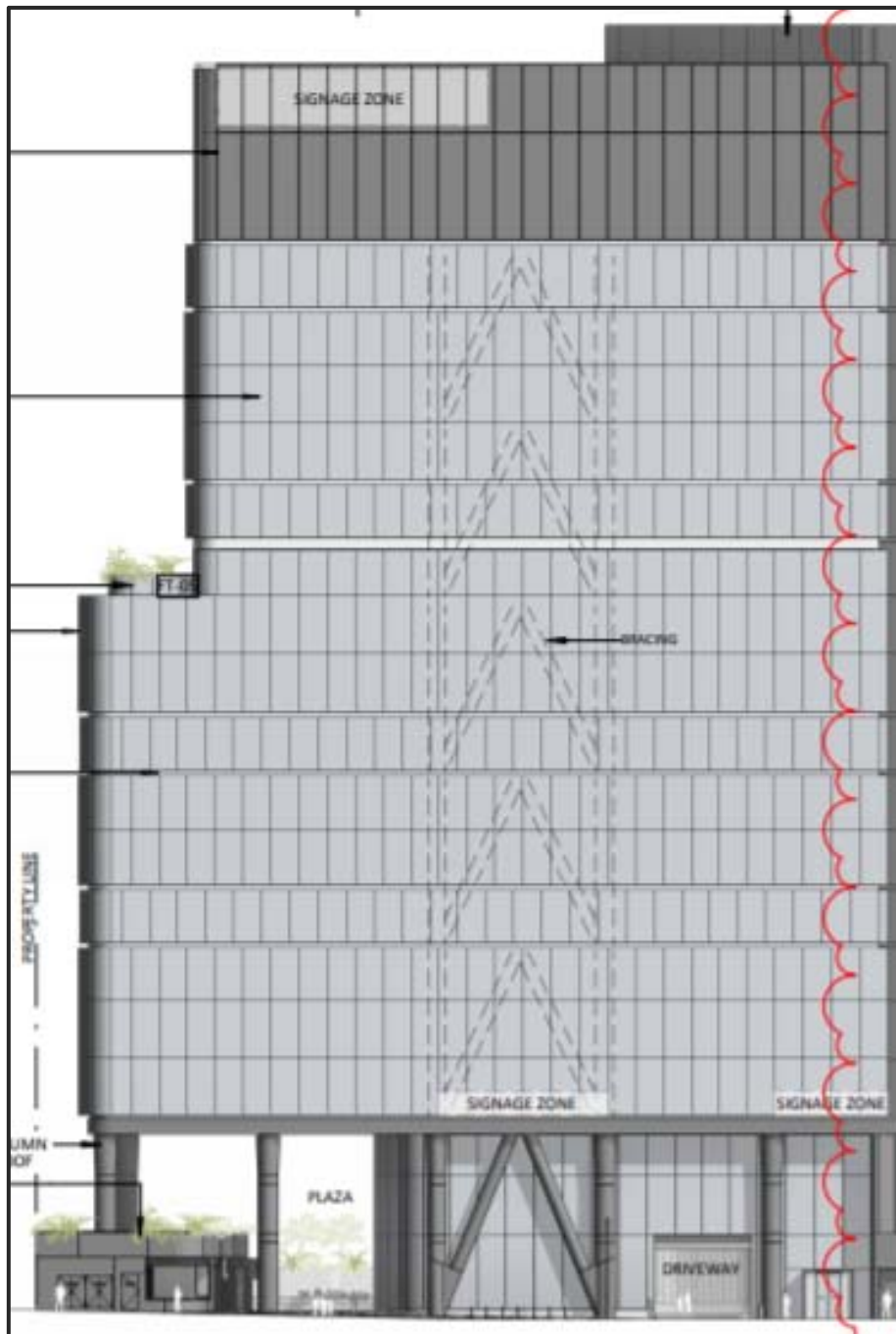


Figure 3 | Approved South Elevation (Source: EIS)

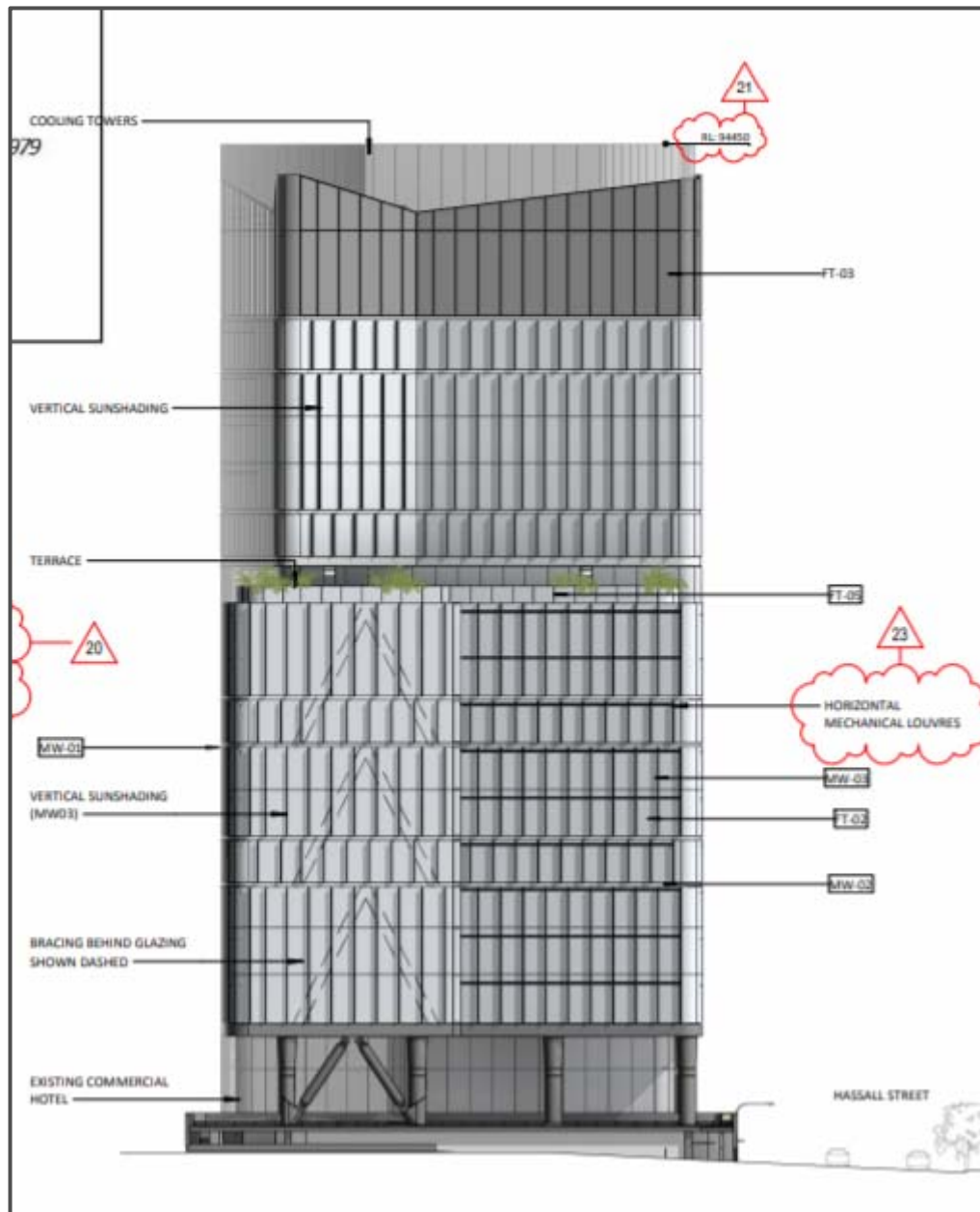


Figure 4 | Approved West Elevation (Source: EIS)

The Department has reviewed the modification report and architectural plans detailing the justification for the proposed inclusion of signage on the building façades. The Department is satisfied that the signage zones were assessed and approved under the original consent and will not detract from the building design, therefore the Department is fully supportive of the amended signage zone locations as shown in **Figure 2**.

5.2 Stormwater infrastructure design

The proposed modification includes an amendment to condition B23 so that it aligns with an updated stormwater infrastructure design. Construction has already commenced and as this process has continued further design changes have identified an alternative stormwater connection as being more efficient and less disruptive.

Council provided further refinements to condition B23 to retain essential information surrounding the specifications of the stormwater design, including timing of delivery, which was supported by the Applicant.

The modification report identified the western stormwater will reduce crossover points with existing utilities under Hassall Street and will provide greater flexibility. The location of the Council connection point to the west is deeper and so different piping can be utilised. Accordingly, the amended condition below reflects the changes proposed by the Applicant following consultation with Council:

- B23. *Prior to the certification of Crown building work ~~or commencement of any construction work, whichever occurs first~~, relating to the **public domain works** (including slab pour, public domain works or any other above ground structure), the Applicant must design an operational stormwater management system for the development and it be approved by Council's Group Manager Development and Traffic Services. The system must:*
- a) be designed by a suitably qualified and experienced person(s);*
 - b) include a stormwater drainage pipeline ~~with kerb inlet pits along the kerblines of Hassall Street from the site eastwards, then crossing Hassall Street to the point of connection near 13-15 Hassall Street with minimum 375mm diameter concrete spigot and socket pipe in accordance with Council's standards with an underground connection from the site to the kerb inlet~~ **from the site to a kerb inlet pit along the kerblines of Hassall Street adjacent to the site;***
 - c) **connect from this new kerb inlet pit to the Council approved point of connection to the west of the site by means of a 375mm concrete spigot and socket pipe beneath the kerb or pavement surface of Hassall Street;***
 - d) **construct a new connection pit or kerb inlet pit (as suitable) between the new 375mm pipeline and Council's drainage system which must be readily accessible for maintenance at an approved location and designed and constructed in accordance with Council's standards;***
 - e) be designed in accordance with On-site Detention and Water Sensitive Urban Design requirements in Parramatta Development Control Plan 2011;*
 - f) be in accordance with applicable Australian Standards; **and***
 - g) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.*

The modification does not alter the intent of the condition and the stormwater management system is subject to further Council approval. The stormwater design to the west of the site is more efficient than the eastern option and is less complex and will reduce impacts on Hassall Street during construction.

The Department is satisfied with the amendments to condition B23 as they facilitate a better outcome for the final stormwater infrastructure design. The Department acknowledges Council will still approve the final design to ensure it is designed in accordance with Council's standards and adequately manages stormwater capacity for the development.

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 reinstatement of signage zones to the building façades will have minimal visual impacts and reflect the intent of the original design. The amendment to condition B23 will provide a better stormwater disposal outcome for building and does not change the intent of the condition. 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 3 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 stylized flourish extending to the right.

28 August 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/37191>
2. Further Information
<https://www.planningportal.nsw.gov.au/major-projects/project/37191>

Appendix B – Instrument of Modification

<https://www.planningportal.nsw.gov.au/major-projects/project/37191>

Appendix C – Consolidated Consent

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