

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.



Karen Harragon
Director
Social and Infrastructure Assessments

Sydney 28 August 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: <ul style="list-style-type: none">• 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 3: Amendment to signage on the exterior of the façade and alterations to the operational stormwater design.

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 the Western Sydney University Innovation Hub Statement of Environmental Effects Section 4.55(1A) Modification and accompanying documents, prepared by Ethos Urban, dated March 2020, **and the Western Sydney University Innovation Hub Statement of Environmental Effects Section 4.55(1A) Modification and accompanying documents prepared by Ethos Urban, dated July 2020; 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	M	Basement	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	M	Level 18 - Plant	24.03.2020
10.12	M	Level 19 - Plant	24.03.2020
10.13	M	Roof Plan	24.03.2020
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	M	Section A	24.03.2020

20.01	M	Section B	24.03.2020
20.10	L	Podium Section A	09.08.2019
20.11	L	Podium Section B	09.08.2019
30.00	M	North Elevation	24.03.2020
30.01	M	East Elevation	24.03.2020
30.02	M <u>N</u>	South Elevation	24.03.2020 <u>24.06.2020</u>
30.03	M <u>N</u>	West Elevation	24.03.2020 <u>24.06.2020</u>
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	M	Façade Section - Plant	24.03.2020
52.05	C	Typical Terrace Door Detail	09.08.2019
60.01	M	External Finishes Schedule	24.03.2020
80.00	B	Roof Parapet Comparison	24.03.2020
Landscape Drawings and Public Domain Plans prepared by Aspect Studios			
Dwg No.	Rev	Name of Plan	Date
6HS-ASP-L01.01	D	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	Plans – Hassall Street Public Domain	30.07.2019
6HS-ASP-L01.05	D	Plans – Ground Level and Level 1	30.07.2019
6HS-ASP-L01.06	D	Setout and Planting – Level 10 & 12	30.07.2019
6HS-ASP-L01.07	D	Details – Hassall Street Public Domain	30.07.2019
6HS-ASP-L01.08	D	Details – Ground Level	30.07.2019
6HS-ASP-L01.09	A	Details – Ground Level	30.07.2019

2. Part B – Condition B23 is amended by the deletion of struck-out words and the insertion of **bold and underlined** words as follows:

B23. Prior to the certification of Crown building work ~~or commencement of any construction work, whichever occurs first, relating to the ground floor (including slab pour, public domain works or any other above ground structure)~~ **relating to the public domain works**, 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 the 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 the *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines.

**End of modification
(SSD 9670 MOD 3)**