



Western Sydney University Innovation Hub Modification 4

Minor design amendments
State Significant Development Modification Assessment
(SSD-9670-Mod-4)

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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
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
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 approval for amendments to the retail building design on the ground floor and level 1. An accessible retail roof is proposed to enhance the public domain whilst future proofing a potential access ramp to the Lancer Barracks to the north of the site. As such, the installation of an additional shuttle lift connecting the ground floor and level 1 is also proposed.

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 three occasions (see **Table 1**) and a further modification (Mod-5) for amendments to signage zones is currently under consideration.

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
Mod-3	Signage and stormwater infrastructure amendments	Department	4.55(1A)	28 August 2020

2 Proposed modification

On 15 October 2020, the Applicant lodged a fourth modification application to amend the approved project under section 4.55(1A) of the EP&A Act. The proposed modification seeks to alter the design for site accessibility and public domain improvements. The proposed changes are outlined in **Table 2**. Modification is also sought to update architectural plans listed in condition A2 to reflect these changes.

Table 2 | Design refinements

Level	Proposed Changes
Basement Level	<p>Removal of 1 car parking space for mechanical plant required for future fit-out.</p> <p>Amendments to the shuttle lift connecting the Basement to Ground Floor.</p> <p>Amendments to the layout and additional amenities for basement users.</p>
Ground Floor	<p>Amendment to retail tenancies layout, associated amenities and end-of-trip facilities.</p> <p>Addition of lift and stairs from the public domain to a new trafficable level 1 retail rooftop.</p> <p>Amendments to the public domain design, including alterations to the rear landscape planters to accommodate the proposed stairs.</p> <p>Amendments to the proposed main entry doors, including the provision of one revolving door to Hassall Street commercial lobby.</p> <p>Minor layout amendments to the internal amphitheatre stairs to the basement.</p>
Level 1	<p>Revisions to the retail building rooftop to make it accessible from the public domain at the Ground Floor.</p> <p>Expansion to the landscaped planter areas within the rooftop area.</p> <p>New lift and stair access connecting to the Ground Floor.</p> <p>Provision of future capability to connect with the Lancer Barracks by way of a conceptual ramp to the north.</p>

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 modification 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.

3.3 Mandatory matters for consideration

The Department conducted a comprehensive assessment of the project against the mandatory matters for consideration as part of the original assessment of SSD-9670. The Department considers this modification application does not result in significant changes that would alter the mandatory matters for consideration under section 4.15 of the EP&A Act and conclusions made as part of the original assessment.

The Department has considered the findings and recommendations in the Department's Assessment Report for SSD-9670, including the key reasons for granting consent outlined in the Notice of Decision. The Department is satisfied that the key reasons for the granting of consent continue to be applicable to the development, as modified.

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 raised no objections to the proposed modification.

5 Assessment

In assessing the merits of the proposal, the Department has considered:

- the modification application and associated documents.
- the environmental assessment and conditions of approval for the original project and subsequent modifications.
- relevant environmental planning instruments, policies and guidelines.
- the requirements of the EP&A Act.

The key issue associated with the proposal is considered to be the design changes, as discussed in detail below.

The modification application proposes to amend the layout of the retail, amenities and end-of-trip facilities components at the Ground Floor. A new retail roof on Level 1 is proposed, which would provide trafficable space with landscaping and a new lift and stair access (**Figure 2**). Subsequently the proposal includes a reduction of one car parking space to make space for mechanical plant and a minor change to the shuttle lift that connects the basement and the ground floor shown in **Figure 3**. The Applicant has identified that the development as modified would provide 15 car spaces for use during operation.

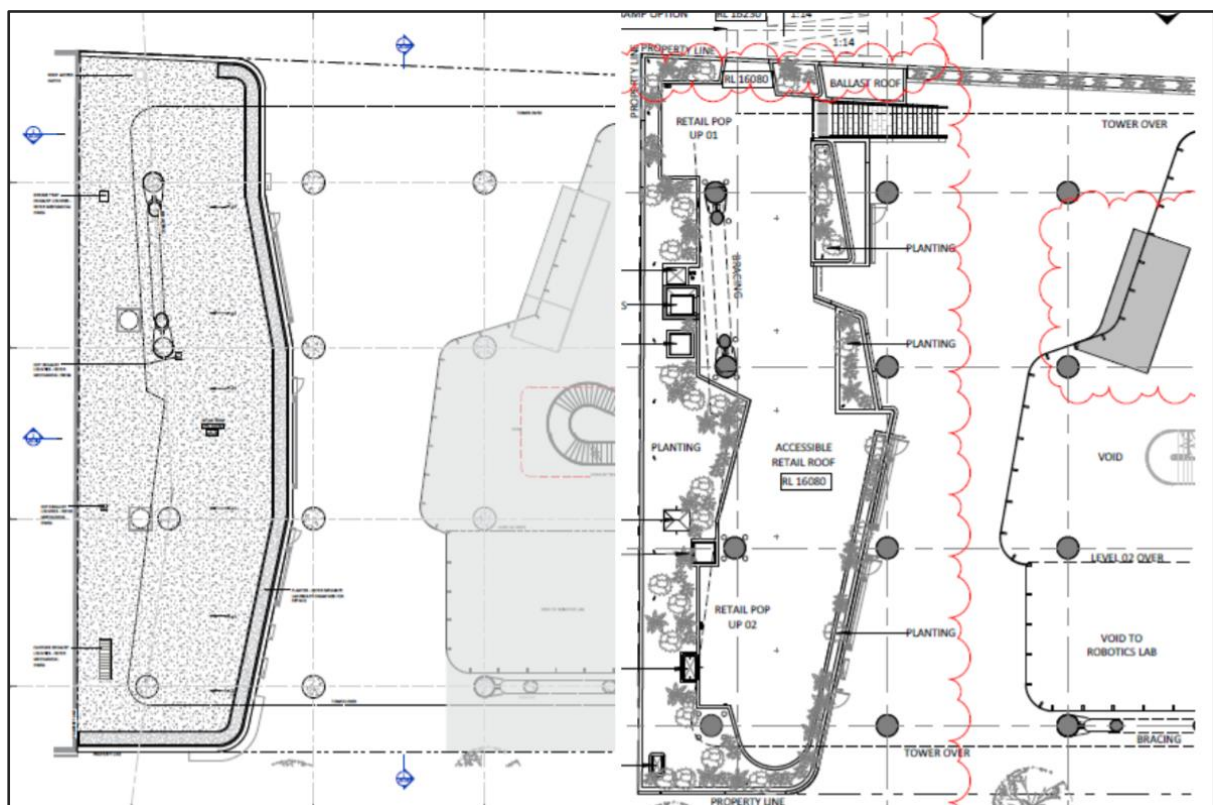


Figure 2 | Approved (Left) and Proposed (Right) Level 1 Plan (Source: Modification Report)

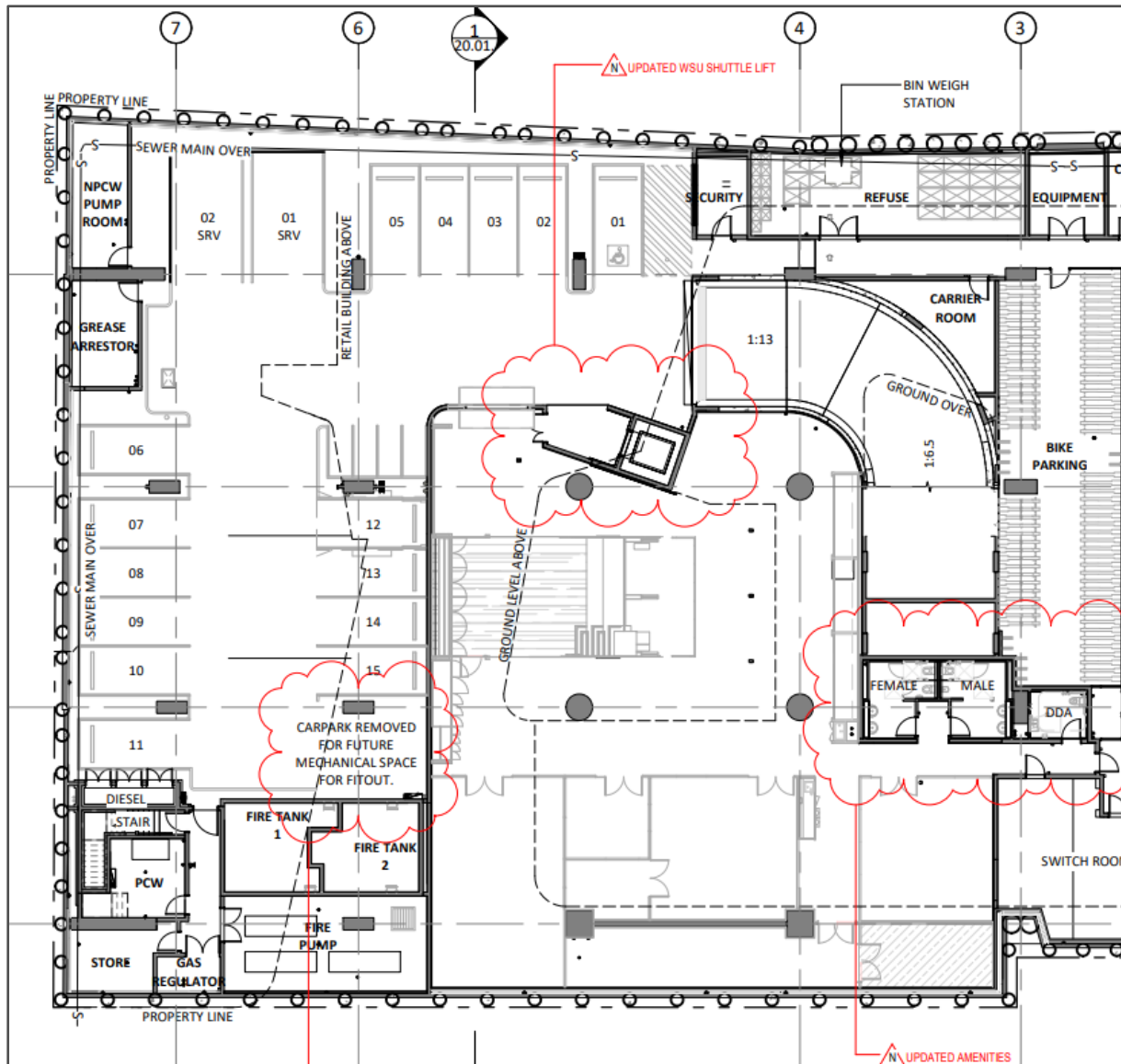


Figure 3 | Proposed changes to Basement level and end of trip facilities (Source: Modification Report)

A proposed change to the layout of the retail space on the ground floor is proposed and is shown in **Figure 4**. The Applicant identified that changes would facilitate better access to the rooftop retail space with the provision of a lift and stairwell. The Applicant identified that the space above the retail shops will ensure adequate high-amenity civic style spaces are available for the expected demand.

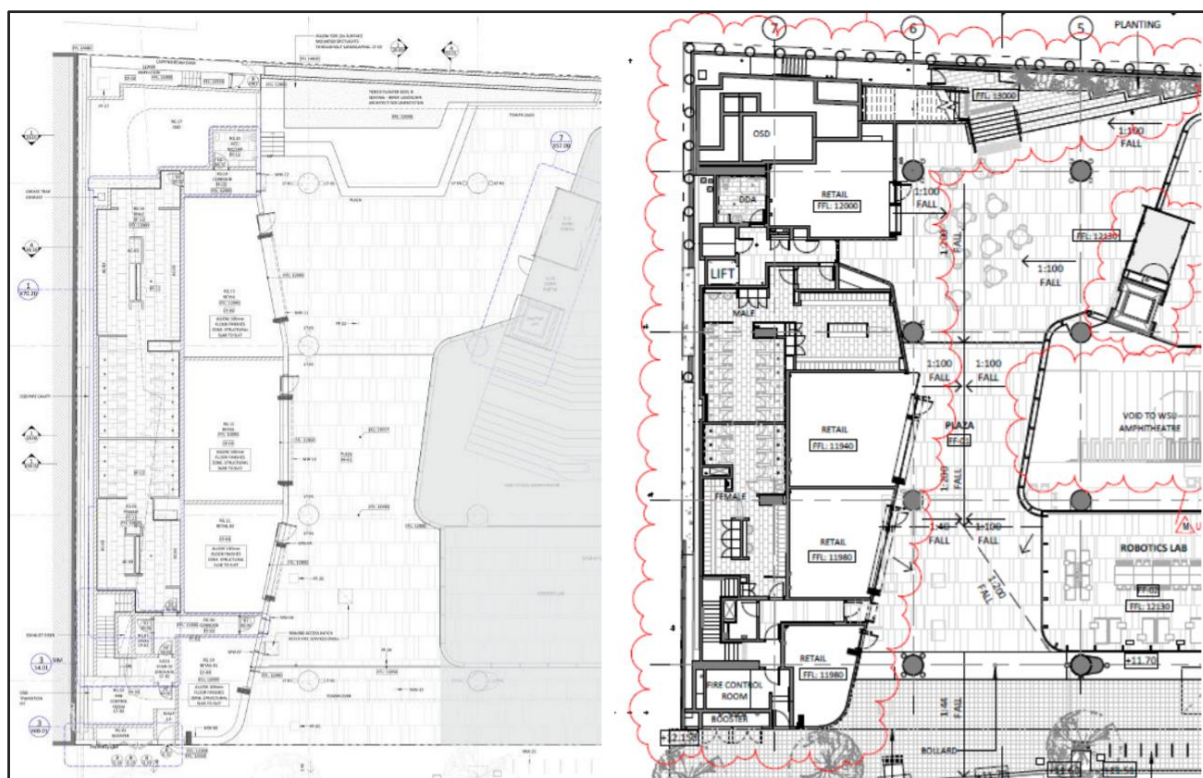


Figure 4 | Approved (Left) and Proposed (Right) Ground Floor Plan (Source: Modification Report)

The Applicant has identified the potential future connection through the retail roof to the Lancer Barracks to the north of the site and so the proposed layout changes would allow for that option at some stage in the future. The proposed design changes results in a reduction in GFA for the retail portion of the site and increase in GFA for circulation and a minor overall reduction in GFA as detailed in **Figure 5**.

Type	Approved GFA	Proposed GFA
Retail	192 m ²	171.7 m ²
End of Trip	139 m ²	140.4 m ²
WC	7 m ²	8.9 m ²
Circulation	20 m ²	31.8 m ²
Total	358 m²	352.8 m²

Figure 5 | Approved and proposed GFA (Source: Modification Report)

The retail rooftop has been designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED) with a focus on passive surveillance on entryways and stairs. The retail rooftop is viewable from Level 1 of the main building and surrounding properties. The height of the landscaping would be limited to ensure passive surveillance is maintained from the main building and Hassall Street (**Figure 6**).



Figure 6 | Proposed Public Domain Level 1 and Accessible retail roof looking South (Source: Modification Report)

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 (chaired by a representative of the Government Architect of NSW) by the Applicant and were subsequently endorsed. The DIPs endorsement of the design changes is attached as **Appendix B**.

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 for the public domain, noting the DIPs endorsement of the proposed changes. The proposed design changes would not change the bulk and scale of the development and would increase activation along the site boundary and allow for future connection with Lancer Barracks. The Department also considers that the proposed design changes would allow for improved connectivity in the future to the public domain to the north and is therefore supported. The Department is also supportive of the removal of one car parking space for a mechanical plant that is required for the shuttle lift from Ground Floor to the retail rooftop given the accessibility of the site and continued compliance with the Parramatta Local Environmental Plan 2011 controls, which sets a maximum amount for car parking of 23 car spaces for commercial and education uses on the site (recognising the available public and active transport connections within the Parramatta CBD).

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 design amendments will provide an improved user experience and reflects the intent of the original design. The proposed changes were endorsed by the Design Integrity Panel under condition A32. The Department is satisfied that the proposed changes will result in a positive 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 City 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 and 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-4 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:



Megan Fu
A/Team Leader
Social Infrastructure

8 Determination

The recommendation is **adopted** by:



23 December 2020

David Gibson

Acting Director

Social and Infrastructure Assessments

as delegate of the Minister for Planning and Public Spaces

Appendices

Appendix A – Modification Report and Appendices

<https://www.planningportal.nsw.gov.au/major-projects/project/39861>

Appendix B – DIP Endorsement

<https://www.planningportal.nsw.gov.au/major-projects/project/39861>

Appendix C – Instrument of Modification

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