



Western Sydney University Innovation Hub Modification 5

Minor amendment to signage zones and reference to
landscape plans
State Significant Development Modification Assessment
(SSD-9670-Mod-5)

March 2021

Published by the NSW Department of Planning, Industry and Environment

dpie.nsw.gov.au

Title: Western Sydney University Innovation Hub – Modification 5

Subtitle: Minor amendment to signage zones and reference to landscape plans

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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 to modify the size and location of the approved signage zones on the northern and western facades.

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 four 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
Mod-3	Signage and stormwater infrastructure amendments	Department	4.55(1A)	28 August 2020
Mod-4	Design amendments to public domain works and site accessibility	Department	4.55(1A)	23 December 2020

2 Proposed modification

On 22 December 2020, the Applicant lodged a fifth modification application to amend the approved project under section 4.55(1A) of the EP&A Act. The proposed modification seeks to alter the dimensions of the northern and western signage zones as a result of detailed design refinements. The modification seeks to update architectural plans listed in condition A2 to reflect these changes.

The Applicant is also seeking approval for minor administrative changes to the landscape plans listed under condition A2 (as modified in modification 4). The revised plans do not alter or change any physical design features but have been included to resolve an administrative error in modification 4, resolving incorrect revision numbers, names and dates.

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 although identified that the new signage zone on the Western Elevation is close to the parapet, noting that there should be adequate space provided between the parapet and the final design of any signage.

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 alter the approved signage zones on the northern and western facades. The proposed changes to the Northern Elevation zone are shown in **Figures 2** and **3**. The change slightly increases the width of the approved zone.

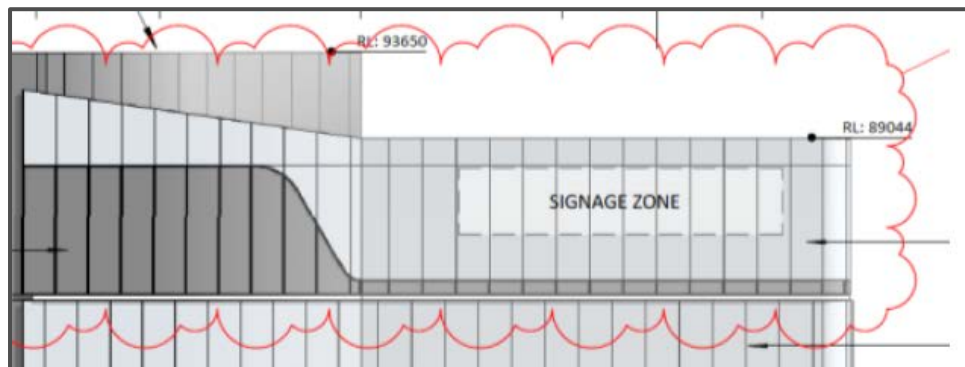


Figure 2 | Approved Signage Zone Northern Elevation (Source: Modification Report)

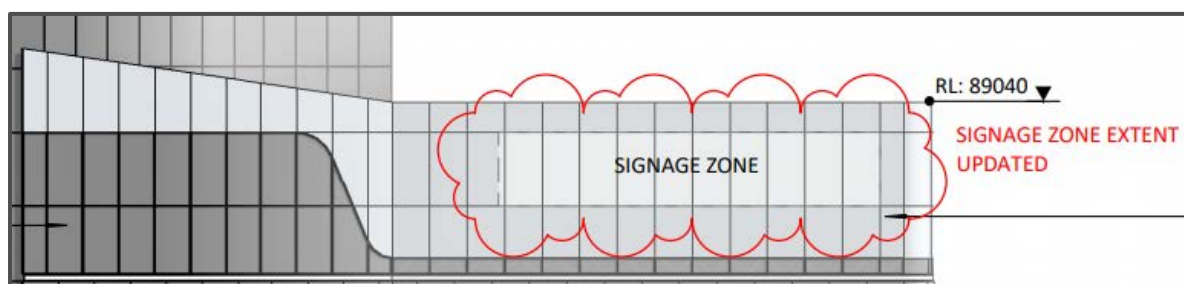


Figure 3 | Proposed Signage Zone Northern Elevation (Source: Modification Report)

Figures 4 and **5** show the proposed changes to the Western Elevation zone. The zone has been moved so that it only covers one façade material to increase visibility and improve visual amenity.

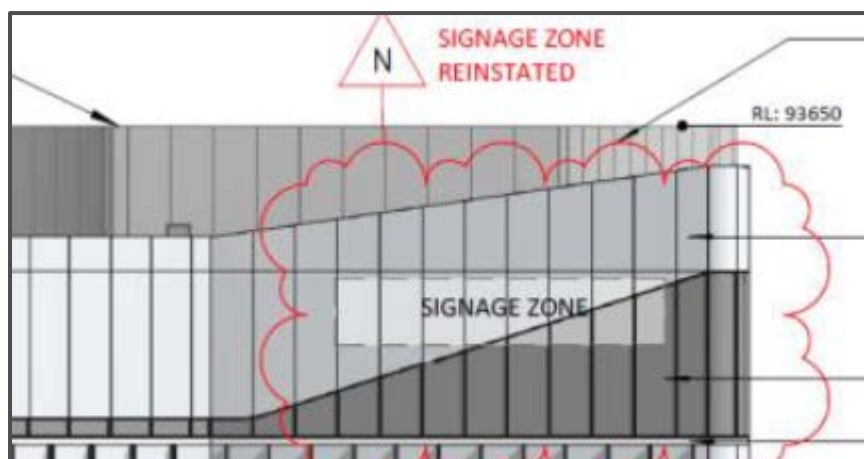


Figure 4 | Approved Signage Zone Western Elevation (Source: Modification Report)

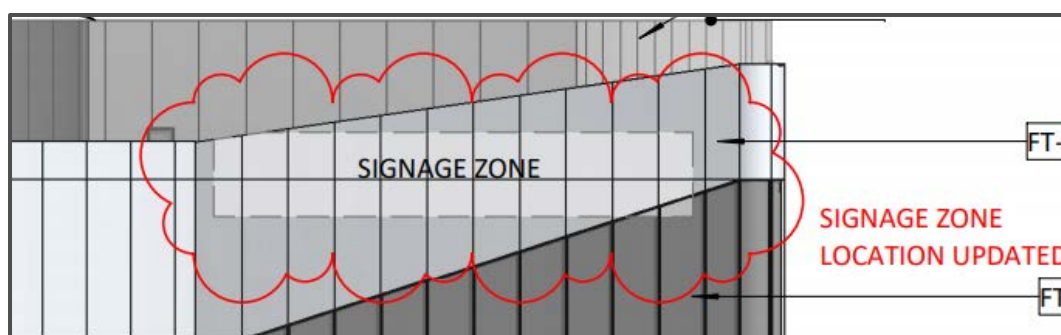


Figure 5 | Proposed Signage Zone Western Elevation (Source: Modification Report)

While Council identified that the signage zone connects to the top edge of the parapet, the final signage package is subject to Department review under condition A29 (prior to installation) and therefore the merits of any signs proposed within the signage zones will be assessed accordingly when the signage package is submitted for approval. Notwithstanding, condition A29 is recommended to be amended to ensure that the installed signage does not extend to the parapet.

The Department has reviewed the modification report and architectural plans detailing the justification for the proposed amendments to the signage zones. The Department is satisfied that the proposed design changes provide a better design outcome for the building's façades. The proposed design changes would not have any adverse visual impacts or change the bulk and scale of the development.

The modification will also correct an administrative error in the determination of modification 4 regarding the referencing of modified landscape plans (as assessed and approved in modification 4). The Department is satisfied that the changes are administrative in nature and will result in no subsequent impacts or further changes to the approved design.

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 improve the building façade and reflects the intent of the original design. 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-5 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 B**).

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 be 'KH', with a large circular flourish on the left and a long horizontal stroke extending to the right.

5 March 2020

Karen Harragon

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/40881>

Appendix B – Instrument of Modification

<https://www.planningportal.nsw.gov.au/major-projects/project/40881>

Appendix C – Consolidated Consent

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