
Statement of Environmental Effects

Temporary Sales Office
2 and 2A Bullecourt Avenue
Milperra

Client

Mirvac Residential (NSW)
Developments Pty Ltd

Issued

11/12/2024



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Asset Recording
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Town Planning
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B	Final for Pre-DA	30/08/2024	IC
C	Draft for Client Review	3/12/2024	IC
D	Final for DA Lodgement	11/12/2024	IC

Acknowledgment

Beveridge Williams acknowledges the Traditional Custodians of the land on which we live/work and recognise their continuing connection to Country. We pay our respect to Elders past, present and emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples.

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- **Appendix B** – Detailed Survey Plan
- **Appendix C** – Architectural Plans
- **Appendix D** – Service and Carpark Plan



Figure 1: Aerial Photograph showing site and locality
Source: Nearmap

1 INTRODUCTION

1.1 Overview

Beveridge Williams has been engaged by Mirvac Residential (NSW) Developments Pty Ltd (Mircvac) to prepare a Development Application (DA) for the installation and use of a temporary sales office at 2 Bullecourt Avenue Milperra (Lot 2 in DP1291984).

The site has until recently been used as the Milperra Campus of Western Sydney University (WSU). The existing campus is spread out, consisting of a range of buildings used for learning, student housing and office administration. In addition, the Campus also possesses ancillary parking, footpaths, open space and vegetation.

Over the past 24 months, students and staff have gradually transitioned to the WSU Liverpool CBD Campus with remaining faculties having moved to the recently completed Bankstown CBD campus developed as a key component of WSU's Western Growth Strategy, an ambitious program that is reshaping the University's campus network with hi-tech state of the art campuses and city centre placemaking.

The future redevelopment of the Milperra campus will build organisational capacity for the University, and develop funding streams for its teaching, learning and research to serve the needs of the western Sydney community.

To facilitate a redevelopment of the site, Mirvac and WSU have entered into an agreement to redevelop the site for residential, business, recreation and conservation uses. As a result, the existing Milperra campus

(except for the childcare centre) was fully vacated on 31 December 2023. The childcare centre will remain operational during the 2024 calendar year and refurbished and re-opened thereafter.

The site is currently being rezoned under Planning Proposal PP-2021-5837 to enable the proposed master planned community designed to provide optimum amenity for the existing and future residents within the neighbourhood. The Planning Proposal is anticipated to be gazetted by April 2024.

This Statement of Environmental Effects (SEE) details the necessary information for the proposed installation and use of the temporary sales office to be assessed by the consent authority, including a description of the site, its surrounds, and in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979* (The Act), an assessment of the proposal against the relevant matters for consideration and planning controls. It has been prepared in accordance with Section 24 of the *Environmental Planning & Assessment Regulation 2021* (EP&A Reg) for the purposes of:

- demonstrating that the environmental impacts of the development have been considered; and
- outlining steps to be undertaken to minimise impacts on the local amenity and environment.

The enclosed documentation identifies the extent of works proposed to be undertaken in order to facilitate this development. The DA is accompanied by architectural plans which detail the extent of the sales office including sizes and dimensions, and associated reports and plans.

1.2 Background

The Milperra College of Advanced Education occupied the site between 1975 and 1983 followed by the Macarthur Institute of Higher Education in 1989. In 1989 the Hawkesbury Agricultural College and the Nepean College of Advanced Education were amalgamated to form the University of Western Sydney. The WSU Milperra Campus is one of 11 WSU campus sites throughout western Sydney. In recent years all campuses have changed their name to Western Sydney University (WSU). The campus previously supported students, staff, and faculty by providing learning facilities, student accommodation, staff offices, childcare centre, recreational amenities, and car parking. In 2016 the campus supported approximately 8,166 students, 195 academic staff and 128 professional staff.

The site was recently rezoned to allow for reinvestment into the University's objects and functions under the *Western Sydney University Act 1997*. The Milperra Campus has relocated to the Bankstown CBD where increased access to public transport and other services are available. Approximately 3.7ha of land in the southeast portion of the site has recently been subdivided and transferred to the adjoining Mount St Joseph Catholic College to allow for expansion opportunities. This parcel of land being Lot 102 DP 874035 does not form part of the masterplan to redevelop the campus.

Mirvac and the WSU have entered into an agreement to redevelop the land for residential purposes. Mirvac are industry leaders in providing residential developments that focus on high quality open space and community centric facilities which not only creates an all-inclusive neighbourhood but will integrate seamlessly with the existing residential community.



Figure 2: Indicative Master Plan
Source: Mirvac

The demolition of the majority of structures on site has been approved via a separate DA DA-1512/2023 (PAN-381273), which was approved by Canterbury Bankstown Council on 31 May 2024. These works are currently occurring on site.

1.3 Supporting documentation

The following documents accompany, and should be read in conjunction with, this SEE:

- **Appendix A** – Deposited Plan 1291984
- **Appendix B** – Detailed Survey Plan by Beveridge Williams, dated 07.08.2020, Ver B
- **Appendix C** – Architectural Plans by Mirvac Design, dated 26.11.2024, Ver C
- **Appendix D** – Service and Carpark Plan by Beveridge Williams, Ref: 2301879-305 dated 3.12.2024, Ver G

2 SITE & DEVELOPMENT CONTEXT

2.1 Locality

The site is in Milperra which is a suburb located 24km southwest of the Sydney Central Business District and is in the local government area (LGA) of Canterbury Bankstown. Milperra is bordered by the Georges River and features several parks and reserves including Bankstown Golf Course. The local area consists of a mix of residential, commercial, educational, recreation and industrial land uses.

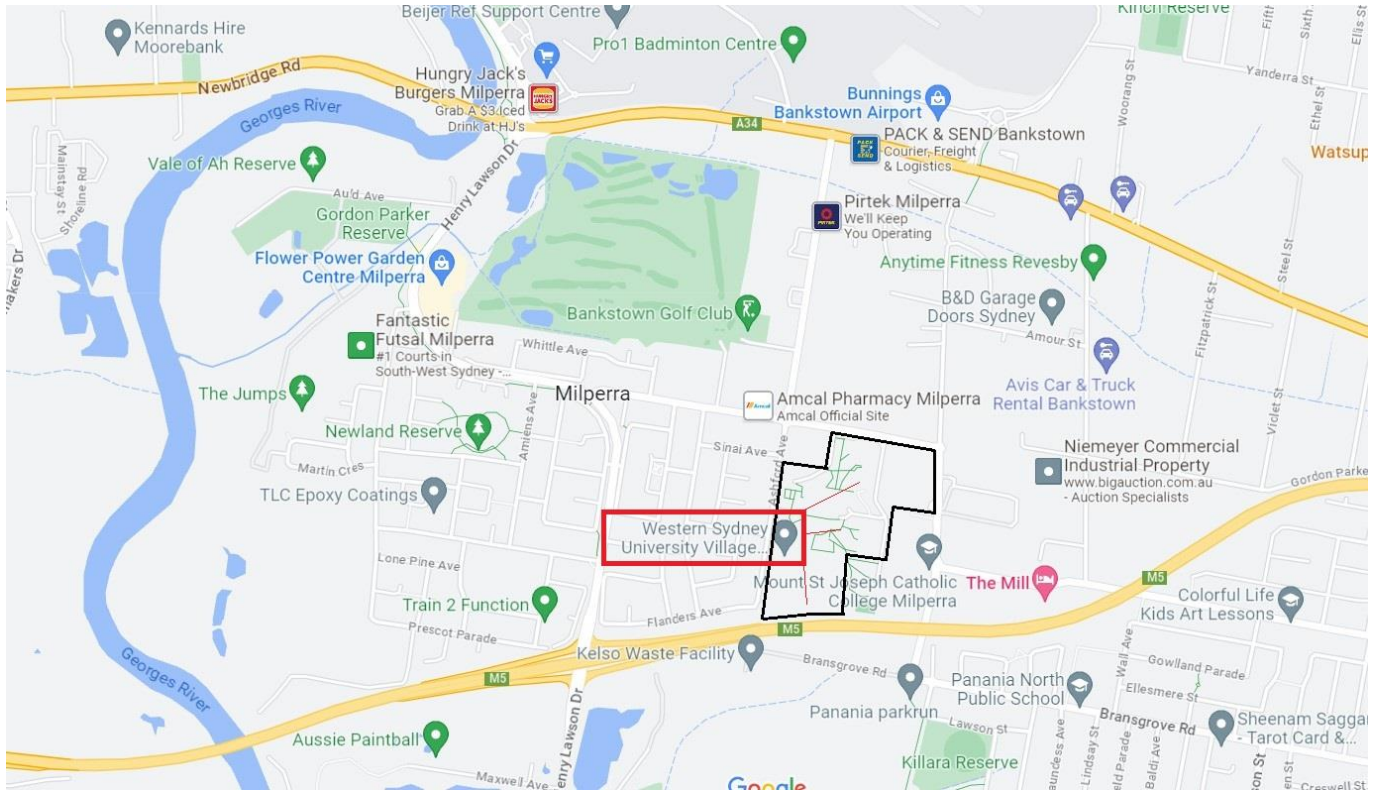


Figure 3: Locality Map
Source: Google Maps

2.2 Site Description

The site is identified as Lot 1 in DP101147 and Lot 2 in DP1291984 with a street address of 2 & 2A Bullecourt Avenue Milperra.

The site has an area of 19.62 ha and is bounded by Bullecourt Avenue to the north, Horsley Road to the east, M5 Motorway to the south and Ashford Avenue to the west. Adjoining the northwestern corner of the site is a council owned hockey/soccer field and the Mount St Joseph's Catholic School occupies a large area adjoining the eastern boundaries with frontage to Horsely Road. The northeastern corner of the site contains a large area of protected remnant Cumberland Plain Woodland (excluded from the development area). The site falls from the northeastern corner down to the southwestern corner.

The Milperra Campus currently has a total of 43 buildings ranging from single storey administration buildings and structures to three storey student housing buildings. Most buildings are constructed from bricks with aluminium windows and metal roofs. All existing buildings are proposed to be demolished via DA-1513/2023, which has been approved.

The site was formally Lot 103 in DP 874035 and originally contained buildings 17, 18 and 19. A two lot subdivision of Lot 103 under DA 350-2020 created Lot 104 DP1268911 and Lot 2 DP 1291984. Mount St Joseph's Catholic School has since purchased Lot 104 (approximately 3.7Ha) to be part of the school.

The northern side of Bullecourt Avenue is occupied by light industrial buildings and warehouses, the southern side is mostly lined with trees and an acoustic fence providing a buffer to the M5 Motorway. The western side of Ashford Avenue is residential development with some commercial opposite the hockey fields, while the eastern side of Horsley Road is mostly industrial units. The northwestern corner adjoins the council owned hockey fields.

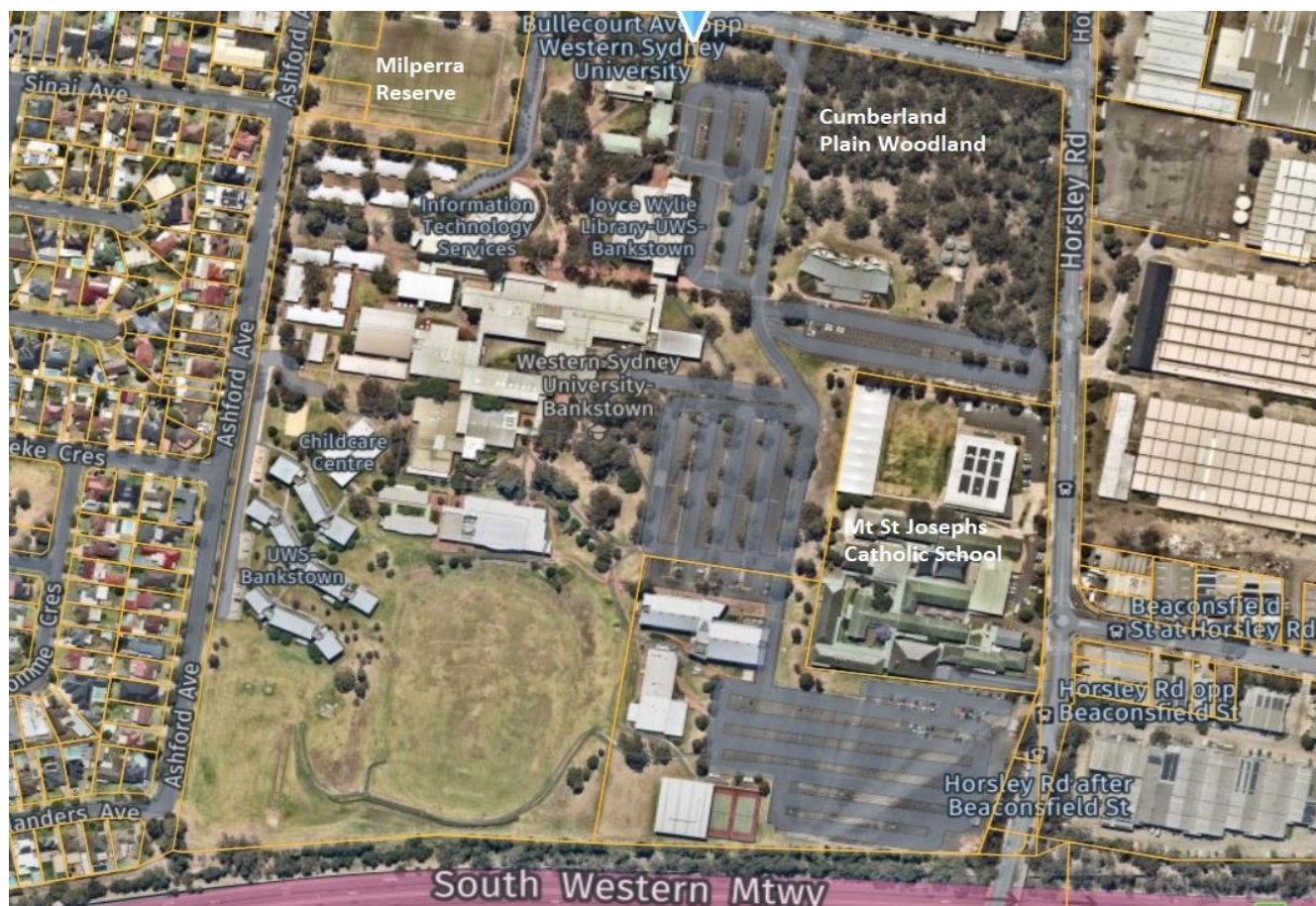


Figure 4: University Campus and Adjoining Sites
Source: Nearmap (24/10/2023)

2.3 History of the Site

The development site has subject to numerous applications recently, including;

- Development Consent 1512/2023 was issued on 31 May 2024 which permitted the demolition of buildings, roads and ancillary structures on the site, to facilitate future residential development. Demolition works are currently occurring on site.
- Planning Proposal 2021-5837 was gazetted on 14 June 2024 and approved the Western Sydney University Milperra Site to be rezoned to facilitate residential development.
- A Development Application (DA-1118/2024) has been lodged and is currently under assessment. This DA seeks consent for an 18-lot subdivision, with two residue lots proposed and 16 lots fronting Ashford Avenue. This is noted as Stage 1.
- A Development Application (DA-1119/2024) has been lodged and is currently under consideration. This DA seeks consent for the construction of 16 dwelling houses on the Stage 1 residential lots.
- A Development Application has been lodged (DA-1301/2024) and is currently under consideration. This DA seeks consent for a 12 lot subdivision, with a residue lot proposed and 11 lots fronting Ashford Avenue. This is noted as Stage 2.

2.4 Relationship with other Development Applications

This development application is located within the northern portion of the site, adjacent to Bullecourt Avenue and the main vehicular entry off Bullecourt Avenue. The sales office is located within the future Stage 5 area. The temporary sales office will cease operation by this time. Therefore, due to the temporary and isolated nature of the Temporary Sales Office, it can be assessed in isolation as the Stage 1 and 2 DAs are located on the Ashford Avenue frontage and will have no bearing or impact upon this Development Application

The temporary sales office is located within the P1 car park which has been approved for demolition under DA-1512-2023. It is noted that P1 is listed as part of zone 4 under the development consent. The section of car park in which this development is proposed over, will not be demolished as part of DA-1512-2023 till such a time as the sales office use ceases. It is noted that the development consent will still be complied with, with a portion of the carpark retained as hardstand to allow for the sales office and associated parking., to make economic use of existing assets on site and to minimise environmental impact.

3 THE PROPOSAL

This DA seeks consent for the installation and operation of a temporary sales office, which will be located in the northern portion of the site, within the existing car park accessed via the entryway from Bullecourt Avenue.

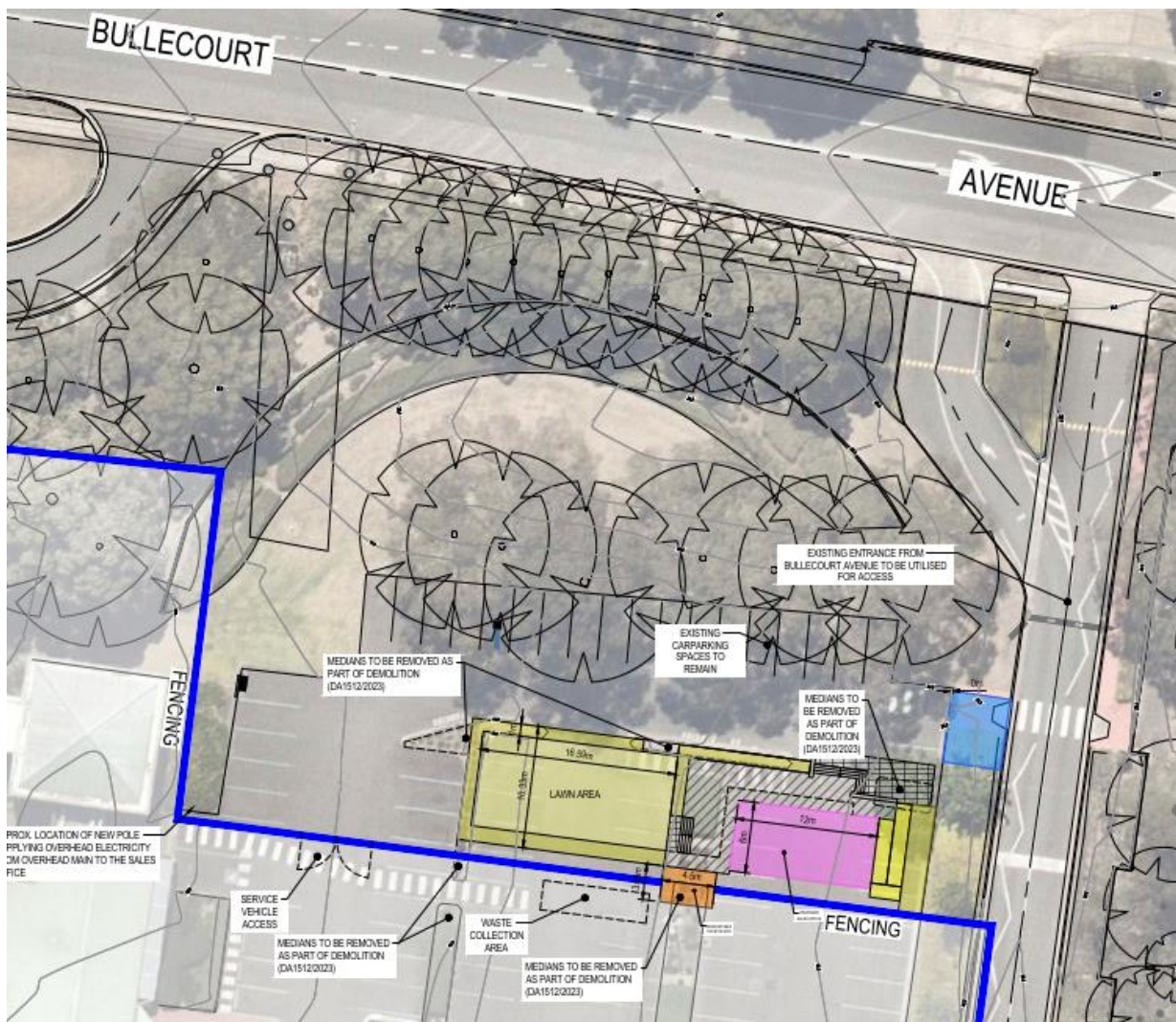


Figure 5: Proposed Site Plan

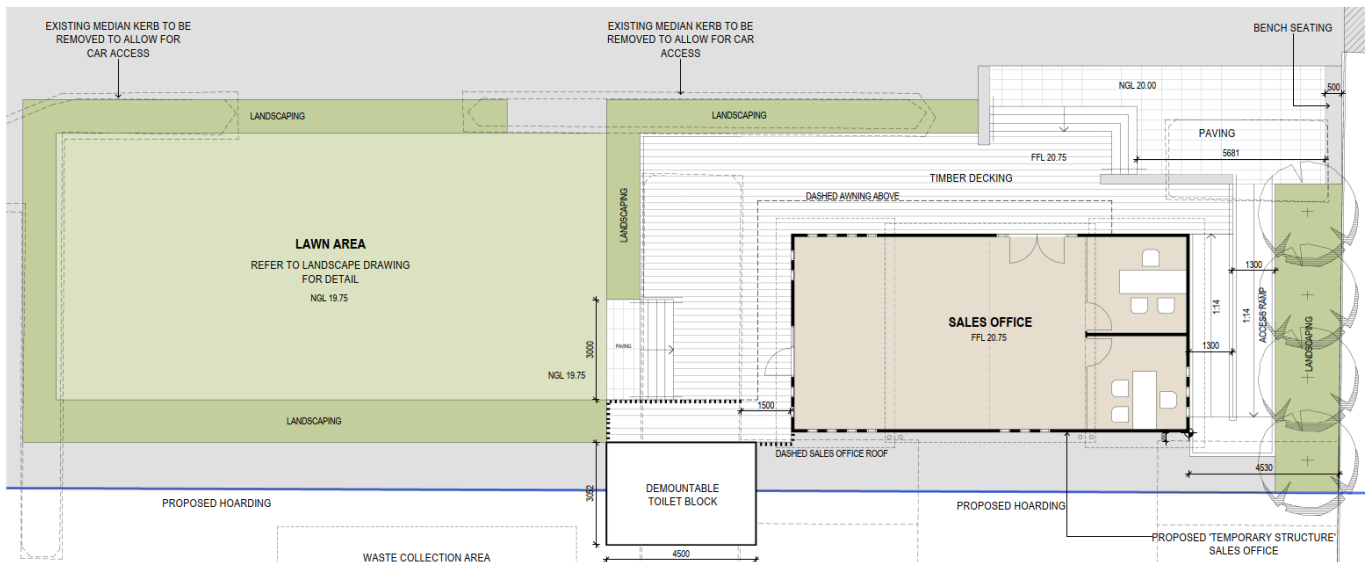


Figure 6: Proposed Layout Plan

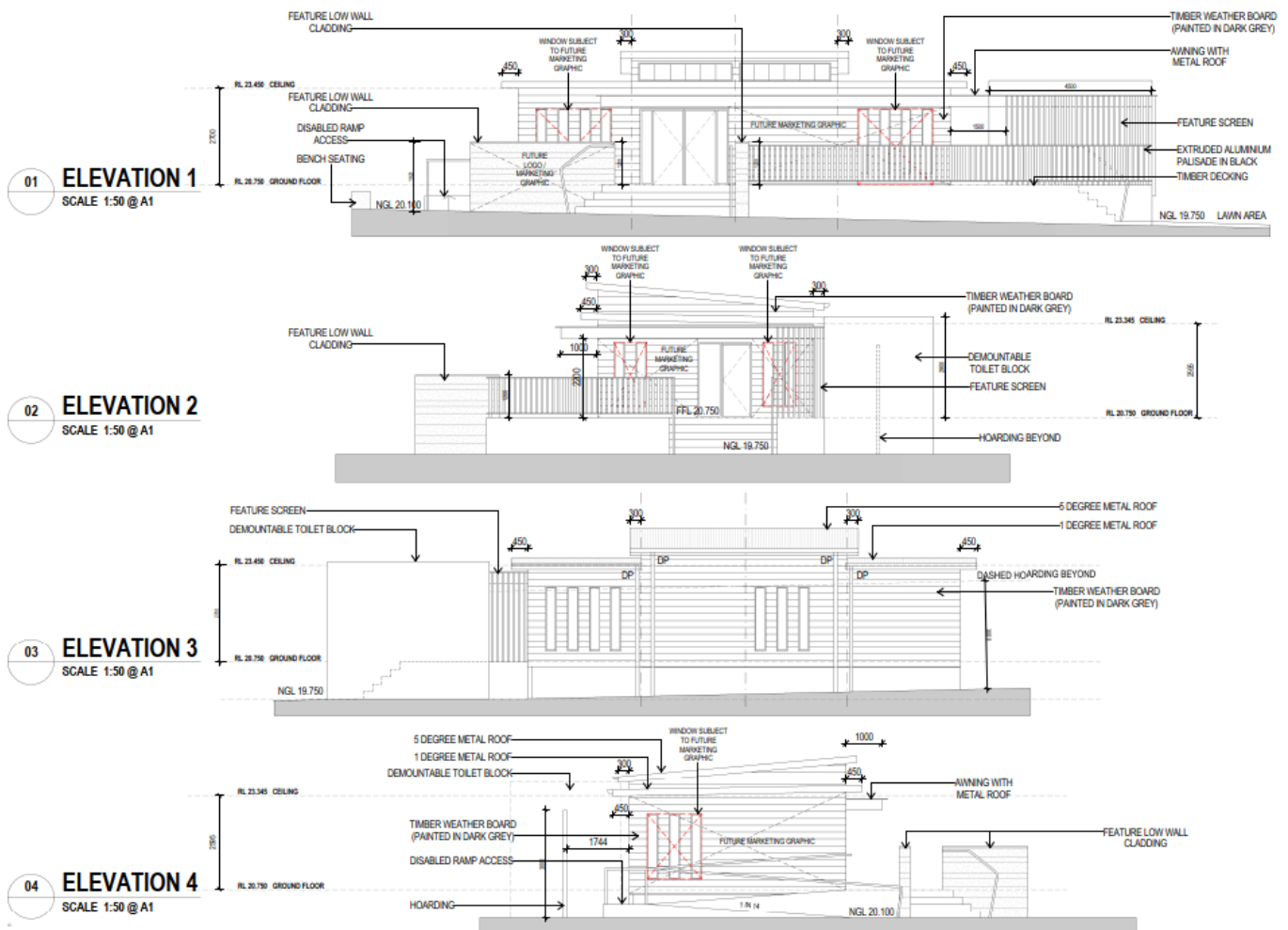


Figure 7: Proposed Elevations

Other works/operating parameters associated with the temporary sales office that form part of the application include;

Sales Office

The sales office will consist of a portable building which will be used as a sales office, it will have stairs and a ramp constructed to allow access to the building. Further, there will be a detached amenities block.

It is noted that this temporary Sales Office is being reused from a previous site and when no longer needed for this site, will be relocated in future.

Operating Details

The office will be used as a sales office to market and sell the house and land sales associated with the redevelopment of the former Western Sydney University site. A total of two employees will be present on site during operating hours, there will be limited circumstances where additional staff members will be required to work, however this will be intermittent. The operating hours will be 9:00am to 4:00pm, seven days a week, closed on public holidays.

Car Park Alterations

The carpark will be amended to remove the median strips, add a driveway from the main accessway off Bullecourt and add a hoarding to segregate this area from the remainder of the site.

The existing linework in the carpark will be maintained through the temporary sales office use and ensure circulation within the existing car park can function with the accessway to the remainder of the university removed. 18 car parking spaces are available based on the existing portion of carpark being retained, the location of the sales office/amenities block will have a fence separating the sales office from the remaining development site.

Timeframe for Operation

The temporary sales office will operate for a maximum period of three years (from commencing operation), or until a new sales office is constructed and operational, whichever is the lesser.

It is noted that the Temporary Sales Office is located in the future Stage 5. For clarity, Stage 5 is currently anticipated to commence construction in July 2026. This does not conflict with the intended removal of the sales office. For abundant caution, when the future Stage 5 DA is lodged/approved, no objection will be raised to the imposition of the following Condition;

"Prior to Works commencing for the Stage 5 civils, the temporary sales office and associated infrastructure must be removed"

Utilities

The temporary sales office will require services to operate. Existing services on site such as water, electricity and NBN will be temporarily extended to this sales office and will be removed upon cessation of the office. A portable toilet block will also be brought to site which will require pump out on an as needs basis.



Figure 8: Portable Toilet Block

4 STATUTORY CONSIDERATIONS

4.1 Legislative Framework and Permissibility

Proposed developments are assessed in accordance with various legislative requirements which includes Acts, regulations state policies and local environmental plans. The following legislation and policies apply to the proposed development.

4.2 Environmental Planning and Assessment Act 1979

The proposed development requires consent under Part 4 of the EP&A Act. The EP&A Act is the governing legislation for development assessment in New South Wales. It governs matters such as planning administration, planning instruments, development assessments, building certification, developer contributions and appeals. It outlines the development process and details different types of development applications.

The EP&A Act requires consideration of a proposal in relation to its impacts on the environment. Section 4.15 of the EP&A Act outlines matters for consideration that are to be addressed. This includes consideration of the relevant environmental planning instruments, development control plans, any planning agreements, regulations as well as the likely impacts of the development, suitability of the site, submissions, and the public interest. These have been summarised in the table below, along with consideration in relation to the proposed development.

Table 1: Section 4.15(1) Matters for Consideration

Section 4.15 (1) matter	Consideration
(a) The provisions of:	
i. any environmental planning instrument, and	Relevant environmental planning instruments (EPIs), include the SEPP Biodiversity and Conservation 2021, SEPP Resilience and Hazards 2021 and the Canterbury Bankstown LEP 2023.
ii. any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent	No draft planning instruments are applicable to the site.

<i>authority (unless the Director General has notified the consent authority that the making of the draft instrument has been deferred indefinitely or has not been approved), and</i>	
<i>iii. any development control plan, and</i>	The Canterbury Bankstown Development Control Plan 2023 (CBDCP) has been considered in detail in Section 4.4.2 , below.
<i>iiia. any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and</i>	An executed VPA applies to the site, which details certain public works to be delivered as part of the residential development. As this application is only for a temporary sales office, it has no relationship with the VPA.
<i>iv. the regulations (to the extent that they prescribe matters for the purposes of this paragraph),</i>	The regulations have been considered in relation to their respective Acts, as relevant to the proposal.
<i>(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i>	Potential impacts arising from the development have been considered in detail in Section 4.5 , below.
<i>(c) the suitability of the site for the development,</i>	The site is considered to be suitable for this development, being the use of the existing car park for a temporary sales office.
<i>(d) any submissions made in accordance with this Act or the regulations,</i>	To be considered by the consent authority following exhibition of the DA.
<i>(e) the public interest.</i>	The proposal is in the public interest as the proposal will have no undue impacts on adjoining properties and it is a supplementary use to the residential subdivision that will occur on site.

4.3 Provisions of Environmental Planning Instruments (EPIs)

The following EPIs are applicable to the site and have been considered in the preparation of this development application.

4.3.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

This chapter provides a statewide framework for the remediation of contaminated land throughout the state. The remediation of land is promoted where required to reduce risk to human health.

Clause 4.6(1)(a) of the SEPP requires the consent authority to consider whether the land is contaminated before they consent to the carrying out of any development on land. If the land is contaminated the consent authority is to be satisfied that the site is fit for the intended purpose in its contaminated state, or if it can become fit for its intended purpose after remediation.

As the proposal is for a temporary sales office which is located over an existing bitumen carpark, there is no need to consider contamination as part of this use given there will be minimal soil disturbance and the land use proposed being temporary and non residential in nature. Contamination issues (if any) on site will be dealt with during the subsequent subdivision works that occur on site, to be assessed under future Development Applications.

4.3.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (BC SEPP) consolidates many former State Environmental Planning Policies (SEPPs) and Regional Environmental Plans (REPs) related to the environment. The chapter relevant to this development is Chapter 6;

Chapter 6 – Water Catchments

The subject site is located within the catchment draining to the Georges River system and as such the provisions of the deemed SEPP apply. The broad aim of the deemed SEPP is to ensure the impact of urban development on the Georges River is minimised by considering catchment management, water quality and quantity, and protection and management of environmentally sensitive areas, flora and fauna and wetland habitats.

This DA seeks approval for a temporary sales office which will be located over an existing bitumen car park. As the amount of impervious area is not increasing, the impacts of stormwater runoff does not require further consideration.

4.3.3 Canterbury Bankstown Local Environmental Plan 2023 (CBLEP)

Under the provisions of the CBLEP, the site is zoned R1 General Residential.

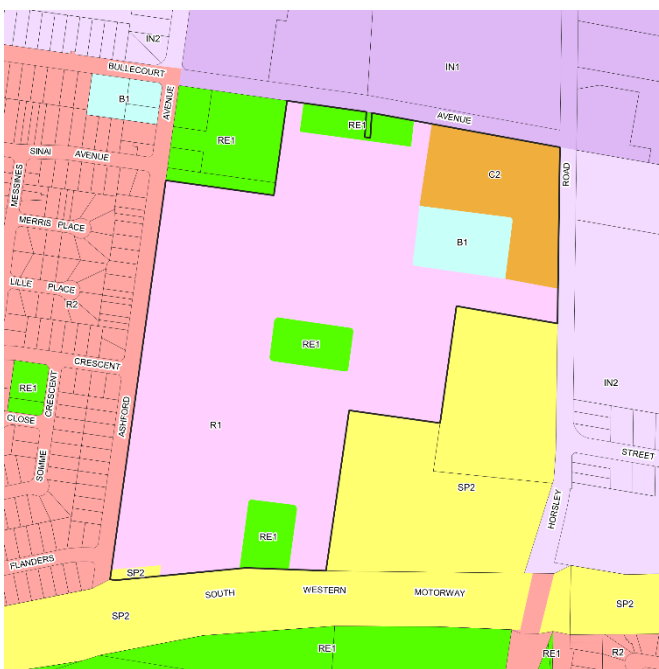


Figure 9: Land Zoning



Figure 10: Minimum Lot Size

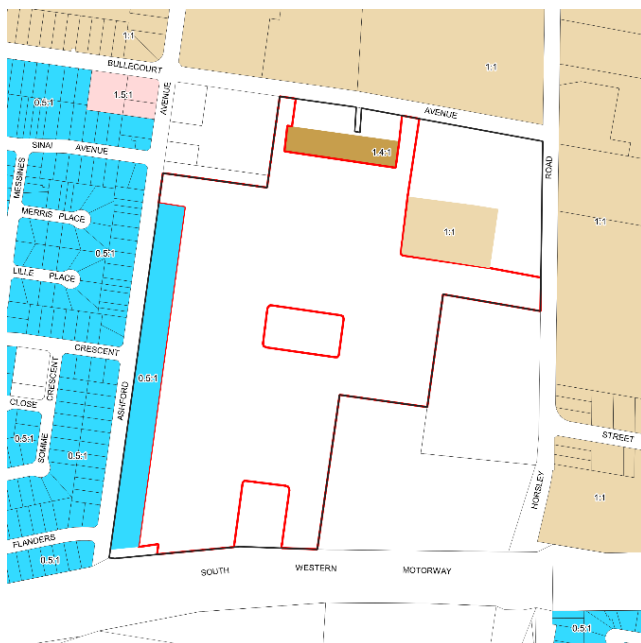




Figure 15: Terrestrial Biodiversity

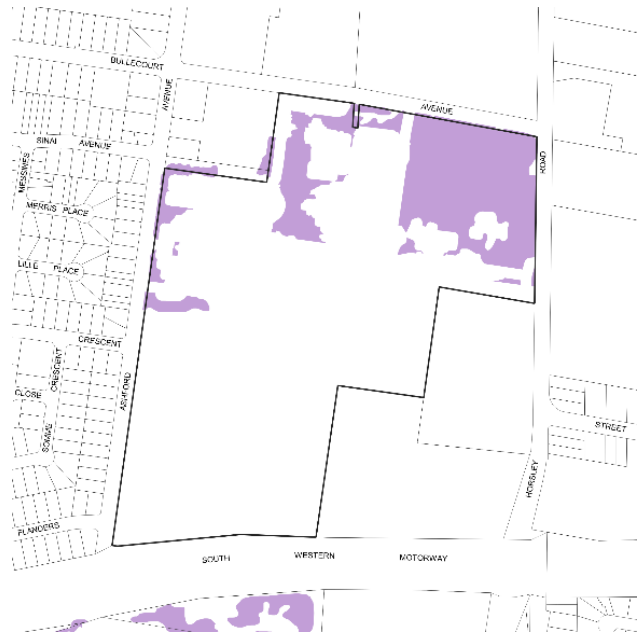


Figure 16: Biodiversity Values

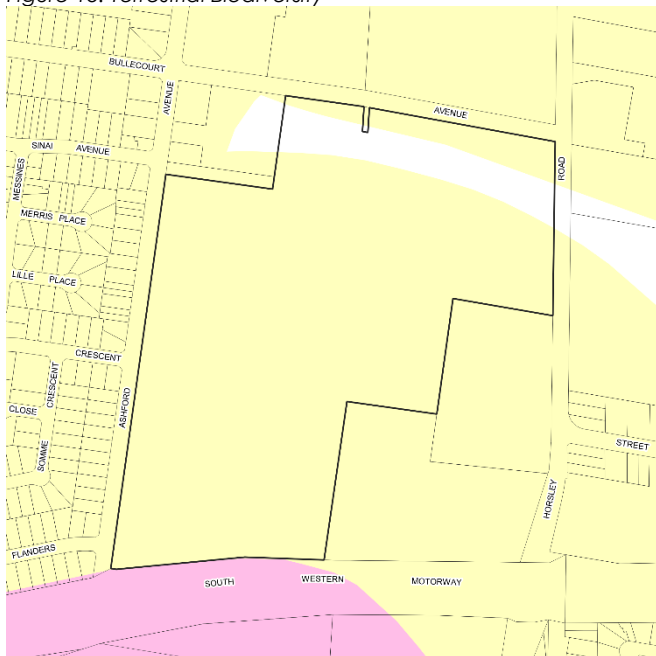


Figure 17: Acid Sulfate Soils

The following clauses of the CBLEP are relevant to the proposed temporary sales office.

Clause 2.3 Zone objectives and Land Use Table requires that a land use be permissible under a zone to be carried out on the site. It is noted that the site is zoned R1 General Residential. The proposal is ancillary to the subdivision and residential accommodation (dwelling houses, attached housing, etc) that is proposed/will be constructed on site.

Clause 4.4 Height of Building permits buildings to have a maximum height of 11m (noting the portion of the site subject to the application is listed as 11m HOB), all structures proposed through this development have a height of below 11m and is compliant.

Clause 5.10 Heritage conservation is required to be considered due to the proximity of nearby heritage listed items.

It is noted that Ashford Avenue and Bullecourt Avenue are listed as heritage items, however, the proposal is located on the Bullecourt Avenue frontage of the site over an existing car park. As there are no permanent works proposed and minimal site alteration is required, there will be minimal impact to the heritage items.

Clause 6.1 Acid sulphate soils applies as the site is identified as being Class 5 Acid Sulphate Soils. Class 5 refers to works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m Australian Height Datum (AHD) and by which the water table is likely to be lowered below 1m AHD on adjacent Class 1, 2, 3 or 4 land.

Minor earthworks are proposed through this development, however, this is unlikely to lower the water table on adjacent Class 1-4 land.

Clause 6.4 Biodiversity is required to be considered as the site is currently mapped as "Biodiversity" on the relevant map in the LEP. However, the proposal is located over an existing car park and no tree removal is required to facilitate this development.

Clause 6.9 Essential Services requires that development consent must not be granted unless the consent authority has considered whether adequate arrangements for servicing have been made. The temporary sales office will utilise the existing services on site that are connected to the University. There is sufficient capacity to service this small use for a temporary period.

4.4 Canterbury Bankstown Development Control Plan 2023

Canterbury Bankstown Development Control Plan 2023 (CBDPC) provides detailed guidelines for development on land in the Canterbury Bankstown Local Government Area. The following Parts of the CBDPC are relevant to the proposed development:

4.4.1 Chapter 3.2 Parking

The aims of the chapter are to ensure that suitable parking spaces and numbers are provided for their respective development, to ensure parking layouts prioritise efficient layout and safety.

The proposal is located within an existing car park, which will undergo minor renovations works to ensure the carpark is suitable for the temporary sales office use. These changes still ensure that the proposal is able to meet Australian Standards in relation to parking requirements.

The DCP has no parking rate for a Temporary Sales Office, given the operational details of the office having 2 staff and a potential of 2 to 4 clients being present at anytime, a parking rate of 6 spaces is considered appropriate. Further, there is an excess of car parking provided within the existing car park which can be used for overflow parking if required, such as on weekends, therefore if more staff/clients visit the site, they can be readily accommodated.

4.4.2 Chapter 11.13 Western Sydney University Milperra Former Campus Site

It is noted that the DCP does not contain any controls for a temporary sales office, therefore a merit assessment is required.

The proposal will utilise the existing car park located on site, which will be demolished as part of a future Development Application when required. The structure for the sales office itself is portable and temporary in nature, which will also be removed when required for the subdivision of the site or a future sales office is

constructed (subject to a future DA). The proposal is located opposite to the industrial land uses and will have minimal impact to these uses.

An approximate setback of 48m has been provided to Bullecourt Avenue, with side and rear setbacks exceeding 100m. These setbacks are deemed appropriate for a use of the proposed intensity and nature. It is noted that this setback area is already extensively landscaped and established, which screens it from the public domain and provides a seamless transition into the site.

4.5 Consideration of the Voluntary Planning Agreement

A Voluntary Planning Agreement has been executed between Canterbury-Bankstown Council, Mirvac Residential (NSW) Developments Pty Ltd and Western Sydney University. This document states all the development contributions, works in kind and land dedication that is required in association with the development of the broader WSU site.

The VPA has been reviewed and no commitments are required to be met under this development application as no residential dwellings or lots are proposed under this development application.

4.6 The Likely Impact of the Development

The area the subject of the development, only relates to a minor portion of the northern portion of the site, for a part of the Bullecourt Avenue frontage, as detailed in the architectural plans. The following matters are the likely impacts of the development:

4.6.1 Context and Setting

The proposed sales office is in association with the construction of residential accommodation which is sought under separate approvals to assist in the marketing and sales of the future house and land packages.

4.6.2 Access and Traffic

The site is surrounded by a network of local streets and is bounded by roads to all four boundaries. Bullecourt Avenue is located to the sites northern boundary, Horsely Avenue is adjacent to the sites eastern boundary, the M5 Motorway is adjacent to the southern boundary and Ashford Avenue is located on the sites western boundary.

For the purpose of this development, access to the proposed sales office will be via Horsley Avenue utilizing the existing accessway, noting that access to the remainder of the site will be blocked due to fencing, with this portion of the site isolated.

4.6.3 Utilities

All utilities will be provided to the sale offices to enable it to function. The augmentation of utilities will be temporary in nature and easily removed when the office use ceases. Please refer to the temporary servicing arrangement plan for full details of the servicing arrangements.

4.6.4 Heritage

Council's mapping shows no known items of heritage significance on the site; however, the adjoining street network is identified as an item of local heritage significance. The item is the *Milperra Soldier Settlement (former)* which relates to the street alignment of the former Milperra Soldiers Settlement. As previously

mentioned, as no works are proposed within Bullecourt Avenue no further assessment of the heritage item is required.

4.6.5 Visual Amenity

The sales office will have minimal impact upon the visual amenity of the local area noting it is opposite industrial zoned land, the southern boundary adjacent to the sales office has extensive existing landscaping which screens the sales office from view from the adjoining school.

4.6.6 Biodiversity

The site has a remnant patch of Cumberland Plain Woodland in the northeastern corner of the site. No work is required to that portion of the site under this Development Application, with all works confined to the existing car park accessed off Bullecourt Avenue. Further, no works are located over portions of the site that are mapped on the Biodiversity Values Map. Therefore, there will be no impact or clearing works to the Biodiversity Significant Land under this application and it will be retained.

4.7 The Suitability of the Site for the Development

The site is considered to be suitable for the temporary sales office given the current zoning of the site, no natural impediments or limitations arise that would hinder the development and the use can be reasonably serviced.

4.8 Any Submissions Made in Accordance with this Act or the Regulations

Public participation is addressed under Schedule 1 of the Act for advertised development and other notifiable development. The consent authority must ensure a development application is advertised/notified in accordance with this clause and any relevant development planning instrument and/or development control plan. Given the nature of the proposal it is considered that notification will be required in this instance. If any submissions are received, they will be addressed by Council, alternatively they can be provided to the applicant for a response.

4.9 The Public Interest

The temporary sales office is in the public's interest as it is consistent within the current planning controls, responds positively to the site, minimises environmental impact and will not detract from or diminish neighbouring properties.

5 CONCLUSION

This SEE has been prepared to support a DA for a temporary sales office at the former Bankstown WSU Milperra campus site. WSU and Mirvac have entered into an agreement to deliver a high quality, affordable residential community in accordance with the current planning controls. The proposed sales office is permissible in the zone.

The SEE concludes that the proposed sales office is consistent with the relevant planning controls and will be constructed in a way that reduces the environmental impacts. The sales office will have a positive impact upon the immediately locality and is within the public interest. Further, the sales office is temporary in nature and does not prejudice the future development of the land.

It is recommended that the temporary sales office is supported by Council by way of a favourable determination.

Your sincerely


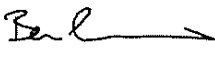





Isaac Camilleri
Senior Town Planner
BEVERIDGE WILLIAMS

APPENDIX A: DEPOSITED PLAN 1291984

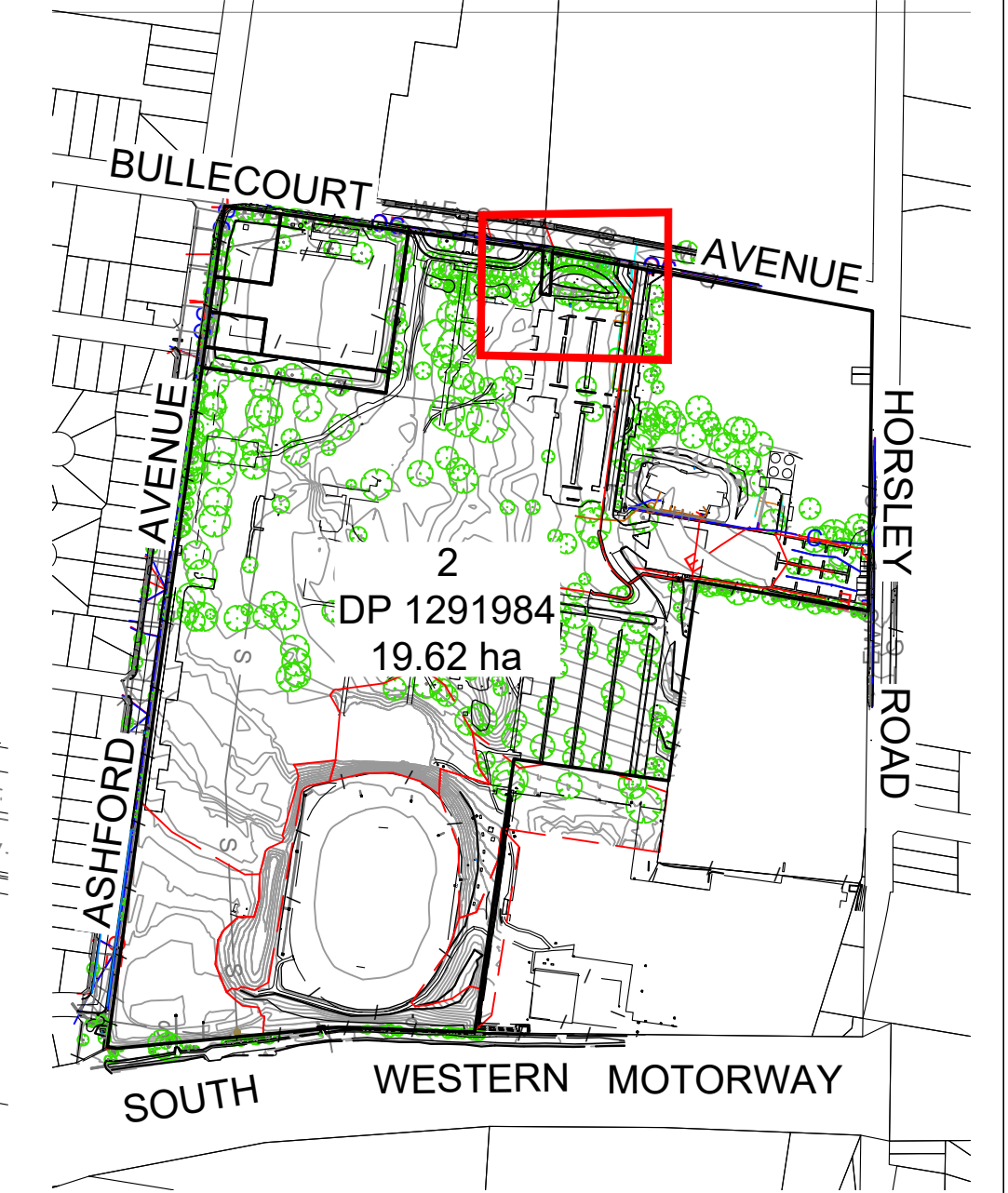
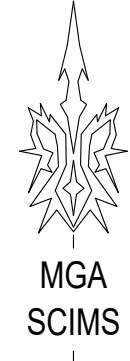
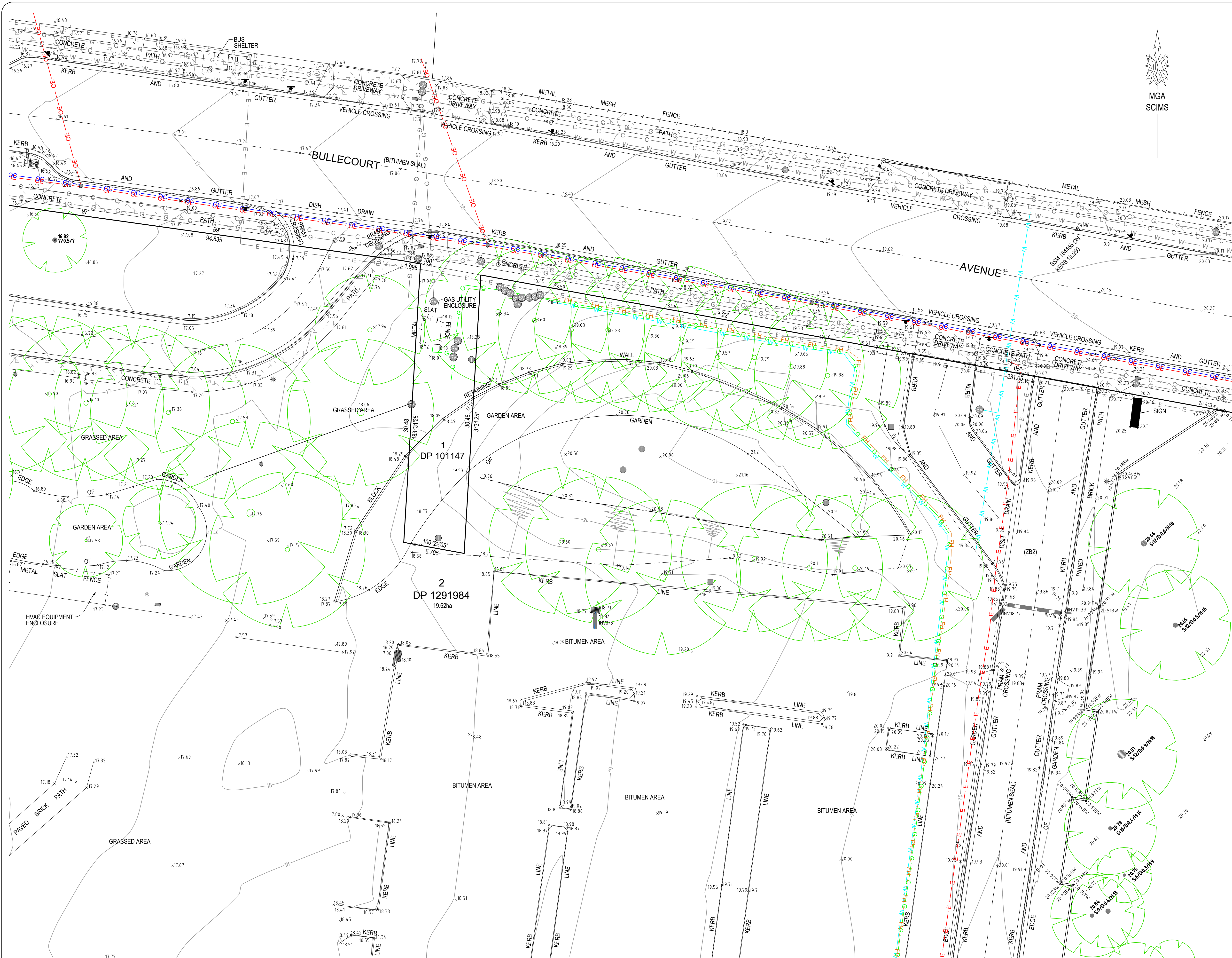




PLAN FORM 6_E (2020)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 3 sheet(s)	
Registered:  07/09/2023		Office Use Only		Office Use Only	
Title System: TORRENS		DP1291984			
PLAN OF REDEFINITION OF LOT 105 IN DP1268911		LGA: CANTERBURY-BANKSTOWN Locality: MILPERRA Parish: BANKSTOWN County: CUMBERLAND			
Survey Certificate I, BENJAMIN JOHN CUMMINS of BEVERIDGE WILLIAMS & CO PTY LTD 32 IOLANTHE STREET, CAMPBELLTOWN NSW 2560 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: (a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on 15-Aug-2022 (b) Partial Survey (c) Compilation Datum Line: 'X' - 'Y' Type: Urban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Signature:  Dated: 07-Nov-2022 Surveyor Identification No: 3301 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>		Crown Lands NSW/Western Lands Office Approval ----- (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: ----- Date: ----- File Number: ----- Office: ----- Subdivision Certificate ----- ----- certify that the provisions of section 6.15 of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: ----- Registration number: ----- Consent Authority: ----- Date of endorsement: ----- Subdivision Certificate number: ----- File number: -----			
Plans used in the preparation of survey. DP91953 DP269237 DP874035 DP1213775 DP101147 DP547874 DP1018354 DP1236474 DP201198 DP624503 DP1022835 DP1268911 DP228751 DP732013 DP1092293 DP1283423 DP229888 DP774309 DP1093355 C22783-3000 DP230101 DP832619 DP1096110 DP239008 DP859718 DP1144378		Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.			
Surveyor's Reference: 19164(105DEF)-DP		ISSUE A		Signatures, Seals and Section 88B Statements should appear on the following sheet(s)	

PLAN FORM 6_E (2020) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 3 of 3 sheet(s)
Registered:  07/09/2023	Office Use Only	Office Use Only
PLAN OF REDEFINITION OF LOT 105 IN DP1268911		DP1291984
Subdivision Certificate number: Date of Endorsement:		
		<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none">• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>• Signatures and seals- see 195D <i>Conveyancing Act 1919</i>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
<p>Execution by Western Sydney University Pursuant to Section 50(3) of the Interpretation Act 1987 (NSW) in the presence of:</p> <p> Signature of Authorised Officer</p> <p>Bill Parasiris Name of Authorised Officer</p> <p>I certify that the person signing above, with whom I am personally acquainted or as to whose identity I am otherwise satisfied signed this in my presence.</p> <p> Signature of Witness</p> <p>Katherine Stanton Name of Witness</p> <p>Building R1, Yarramundi Road, Richmond NSW 2753 Address of Witness</p> <p>If space is insufficient use additional annexure sheet</p>		
Surveyor's Reference: 19164(105DEF)-DP ISSUE A		

APPENDIX B: DETAIL SURVEY PLAN



LOCALITY SKETCH
NOT TO SCALE

- 1A THESE NOTES AND LEGEND (IF SHOWN) FORM PART OF THE PLAN AND SURVEY AND MUST REMAIN WITH THE PLAN IN ANY REPRODUCTION IN WHOLE OR PART.
- 1B THE CAD FILE USES METRES AS ITS BASE UNIT AND IS IN A GROUND COORDINATE SYSTEM. IF THE SURVEY IS STATED AS MGA, ANY POINT IN THE FILE WILL BE AN APPROXIMATE MGA COORDINATE.
- 1C SOME SYMBOLS REPRESENTING PHYSICAL STRUCTURES SUCH AS POWER POLES AND PITS ARE DIAGNOSTIC ONLY AND DO NOT NECESSARILY REPRESENT THE ACTUAL SIZE AND EXTENT OF THESE FEATURES.
- 1D THE SURVEY INFORMATION SHOWN HERE WAS PREPARED FOR A SPECIFIC PURPOSE FOR THE CLIENT SHOWN. THIS INFORMATION IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE OR BY ANYONE NOT AUTHORIZED BY THIS CLIENT.
- 2A BOUNDARY DIMENSIONS AND AREAS HAVE BEEN DETERMINED BY CURRENT CADASTRAL SURVEY AND THE BOUNDARY AND EASEMENT LINES IN THE ELECTRONIC FILE HAVE BEEN INCLUDED USING THOSE SURVEYED DIMENSIONS. THE TITLE DIMENSIONS SHOWN ON THE HAND COPY PLAN TAKE PRECEDENCE OVER THE LINES IN THE ELECTRONIC FILE.
- 3A THE TITLES TO THE SUBJECT LAND HAS BEEN REVIEWED AND THE POSITION OF ALL EASEMENTS AFFECTING THE LAND ARE SHOWN. THE TERMS OF ANY EASEMENT, RESTRICTION ON THE USE OF LAND OR COVENANT AFFECTING THE LAND HAVE NOT BEEN INVESTIGATED. LEASES AND OTHER NOTATIONS MAY ALSO EXIST WHICH AFFECT THE LAND.
- 4A UNDERGROUND SERVICES OTHER THAN THOSE SHOWN HAVE NOT BEEN INVESTIGATED PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION WORK ON THE SITE. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.
- 5A THIS SURVEY IS LIMITED TO IMPROVEMENTS AND OTHER DETAIL WHICH WERE VISIBLE AND ACCESSIBLE AT THE TIME OF SURVEY. THE LOCATION OF DETAIL, SUCH AS PRIVATE UNDERGROUND SERVICE LINES AND BUILDING FOUNDATIONS WITHIN THE SITE IS UNKNOWN.
- 5B THE COORDINATES WITHIN THIS DRAWING RELATE TO THE DATUM SHOWN IN THE TITLE BLOCK. REFER TO A REGISTERED LAND SURVEYOR FOR FURTHER CLARIFICATION. CAUTION SHOULD BE TAKEN WHEN IMPORTING INFORMATION OBTAINED FROM OTHER SUB-CONSULTANTS OR SOURCES TO ENSURE THAT THE DATA IS ON A MATCHING COORDINATE SYSTEM.
- 5C CONTOURS SHOWN HEREON DEPICT THE GENERAL TOPOGRAPHY ONLY EXCEPT AT SPOT LEVELS SHOWN. THEY DO NOT NECESSARILY REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.
- 5D ANY GUTTER, RIDGE, ROOF AND WINDOW DETAILS AND LEVELS SHOWN HAVE BEEN OBTAINED VIA INDIRECT SURVEY METHODS WHERE VISIBLE FROM GROUND LEVEL AND ARE SHOWN ON THIS PLAN IN THEIR APPROXIMATE LOCATION FOR THE PURPOSE OF GENERAL SITE ANALYSIS ONLY.
- 5E ANY TREE CANOPIES, TRUNK DIAMETERS AND HEIGHTS SHOWN ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY FURTHER SURVEY WORKS IF CRITICAL TO DESIGN OR SITE ANALYSIS.
- 5F SMALL TREES, SHRUBS, GARDEN FEATURES, PATHWAYS AND OTHER MINOR DETAIL MAY NOT BE SHOWN ON THIS PLAN FOR THE PURPOSES OF THIS SURVEY.
- 5G SOME UNDERGROUND SERVICE LINES IDENTIFIED ON THE PLAN IN GREY HAVE BEEN PLOTTED FROM THIRD PARTY DATA PROVIDED BY THE CLIENT AND ARE APPROXIMATE.
- LEGEND**
- BOLLARD
 - GATE
 - ELECTRICAL PILLAR
 - POWER POLE
 - LIGHT POST
 - COMMS JUNCTION PIT
 - MANHOLE
 - MAINTENANCE SHAFT
 - INSPECTION OPENING
 - TAP
 - HYDRANT
 - STOP VALVE
 - WATER METER
 - RECYCLED WATER HYDRANT
 - RECYCLED WATER STOP VALVE
 - GAS VALVE
 - GRATED PIT
 - PIT/INTEL
 - SAG PIT
 - BENCHMARK
 - TREE: SPREAD/DIAMETER/HEIGHT
 - BANK
- The symbols depicted are purely illustrative and should not be interpreted as exact representations. The scale and orientation of these symbols may not accurately reflect the actual size or orientation of the corresponding features.
- UNDERGROUND POWER**
- OVERHEAD POWER
 - UNDERGROUND POWER
 - COMMUNICATIONS
 - OVERHEAD COMMUNICATIONS
 - SEWER
 - WATER
 - RECYCLED WATER
 - GAS
 - SERVICE HYDRANT
 - DRAINAGE
 - CONTOUR
 - UNDERGROUND POWER
 - COMMUNICATIONS
 - SEWER
 - WATER
 - SEWER
 - STORM WATER
 - FIRE HYDRANT
- Servises shown in gray have been provided by others, location and connectivity not verified.
- All Overhead Comms and Electrical are approximate only.
- THIRD PARTY DATA FROM DWG FILE - 2301879-010-LAY

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	28-03-2024
B	BC	REVISED SURVEY AREA	07-08-2024

THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES.

SERVICE AUTHORITY PITS, MANHOLES, POLES, MARKER POSTS, ETC., WHERE SIGHTED AT TIME OF SURVEY, HAVE BEEN LOCATED. THE SURVEY DOES NOT INCLUDE INVESTIGATION OR LOCATION OF UNDERGROUND INFRASTRUCTURE.

SERVICES INFORMATION SHOWN ON THIS DRAWING HAS BEEN OBTAINED THROUGH A DIAL BEFORE YOU DIG SEARCH AND IS VALID FOR THE PERIOD OF TIME FROM THE DATE OF ISSUE NOTATED BY THE AUTHORITY.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON OR ADJACENT TO THE SITE IT IS THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTORS TO APPLY FOR AND OBTAIN UP TO DATE PLANS THROUGH A NEW DIAL BEFORE YOU DIG SEARCH AND TO CONTACT ALL THE RELEVANT AUTHORITIES TO ESTABLISH AND CONFIRM THE DETAILED LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES.

BEFORE YOU DIG
www.beyondyou.com.au

CLIENT:

mirvac

BW Beveridge Williams
Development and Infrastructure Consultants
Western Sydney (02) 4625 5055 www.beveridgewilliams.com.au

DETAILS:
PLAN OF DETAIL AND CONTOURS
OVER PART OF SITE OF
LOT 2 IN DP1291984
2A BULLECOURT AVE, MILPERRA

ORIGINAL SHEET SIZE
SCALE 1:200
CAD REFERENCE: 2301879(SALES)-DET
0 4 8 12
SCALE ON ORIGINAL DRAWING AT 1:200

SURVEYOR:	BC
DRAWN:	TR
CHECKED:	BC
SURVEY DATE:	N/A
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	MGA 2020

PROJECT No.	2301879
DRAWING REF.	2301879(SALES)-DET
VERSION	B
SHEET 2 OF 1	

APPENDIX C: ARCHITECTURAL PLANS

WESTERN SYDNEY UNIVERSITY - WSU

TEMPORARY SALES OFFICE

SHEET NO.	DRAWING TITLE	REV
S1-01-DA000	COVER SHEET	C
S1-01-DA001	SITE PLAN	D
S1-01-DA002	DETAILED LAYOUT SALES OFFICE	D
S1-01-DA003	SALES OFFICE ELEVATIONS	D



PROPOSED INDICATIVE ARTIST IMPRESSION. ALL LANDSCAPE FEATURES ARE INDICATIVE ONLY. REFER TO LANDSCAPE CONSULTANTS DOCUMENTATION PACKAGE FOR LANDSCAPE DESIGN AND PLANT SELECTION.

26.11.24	C	ISSUE FOR DEVELOPMENT APPLICATION
26.11.24	B	ISSUE FOR DEVELOPMENT APPLICATION
21.11.24	A	ISSUE FOR DEVELOPMENT APPLICATION
date	rev	amendment

MIRVAC DESIGN
Landscape Architecture
26/11/2024
26/11/2024
21/11/24
date

Mirvac Design Pty Ltd
ABN 70 057 959 753

Mirvac Design Nominates / Responsible Architects
Alicia Verma Michael Miller David Hirst Farmingby Strelanoh Andrew La
https://www.mirvacdesign.com/nominates-and-bids

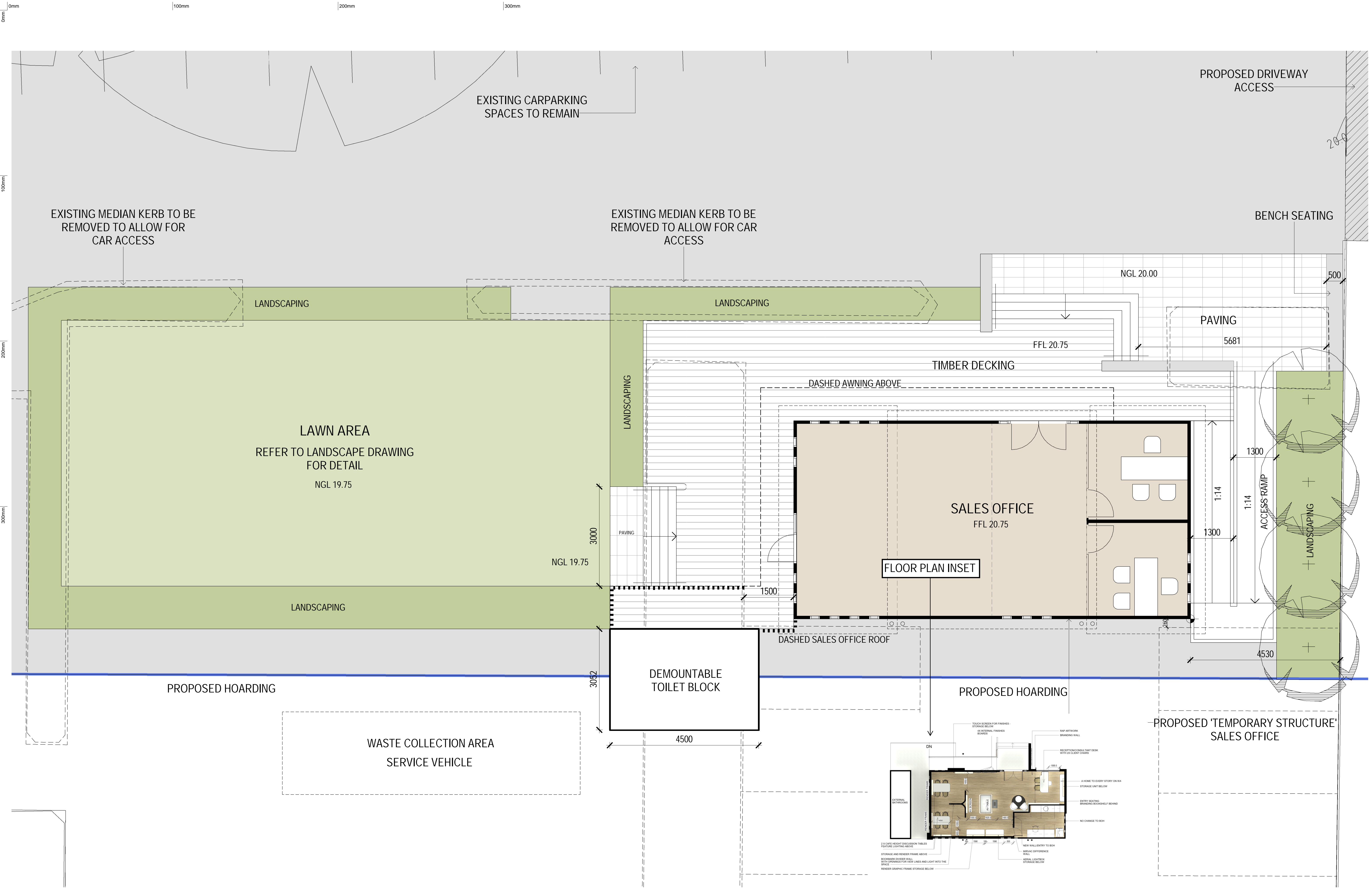


project:
TEMPORARY SALES OFFICE
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 01 Lot:

title:
COVER SHEET

job no: MB-10197
drawing no: S1-01-DA000
scale @ A1 : 1 : 3500
date: 26.11.24 rev: C





26.11.24	D	ISSUE FOR DEVELOPMENT APPLICATION
26.11.24	C	ISSUE FOR DEVELOPMENT APPLICATION
21.11.24	B	ISSUE FOR DEVELOPMENT APPLICATION
14.11.24	A	ISSUE FOR CONSULTANTS
08/	rev	amendment

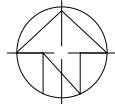
MIRVAC DESIGN
Level 28 200 George St
Sydney NSW 2000
Tel: 02 9257 9333
Mirvac Design Pty Ltd
ABN 70 007 997 933
Mircac Design Nominates / Responsible Architects
Alicia Verma Michael Wilmer David Hinch Paramany Srikanth Andrew Li
https://www.mirvacdesign.com/australia/australia



project:
TEMPORARY SALES OFFICE
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 01 Lot:

title:
DETAILED LAYOUT SALES OFFICE

job no: MB-10197
drawing no: S1-01-DA002
scale @ A1 : 1 : 50
date: 26.11.24 rev: D

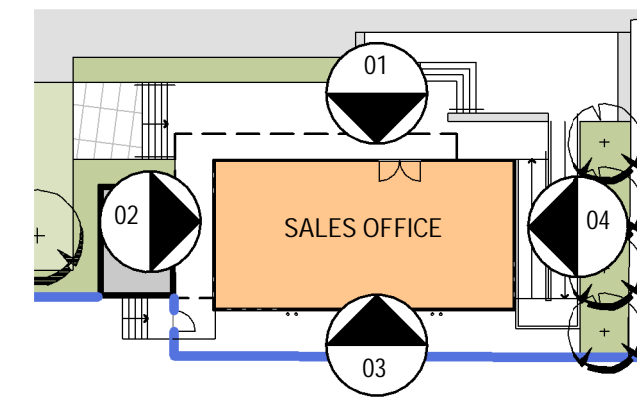


0mm

100mm

200mm

300mm

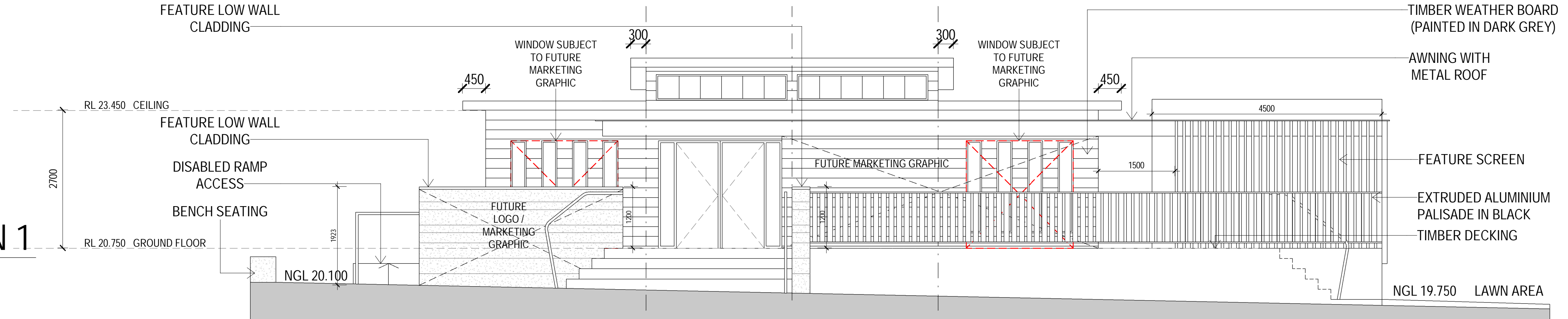


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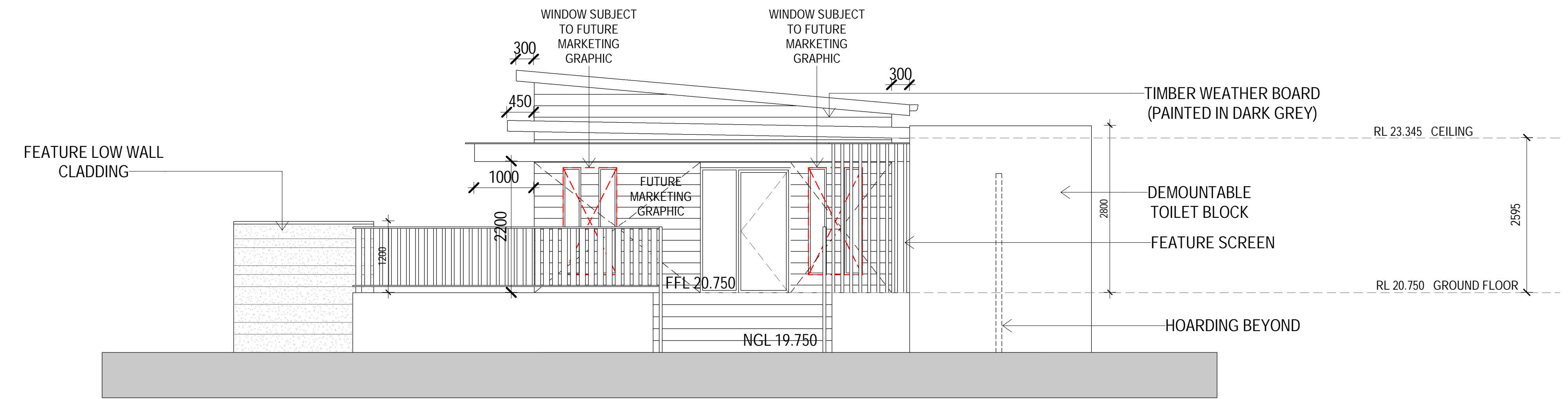
200mm

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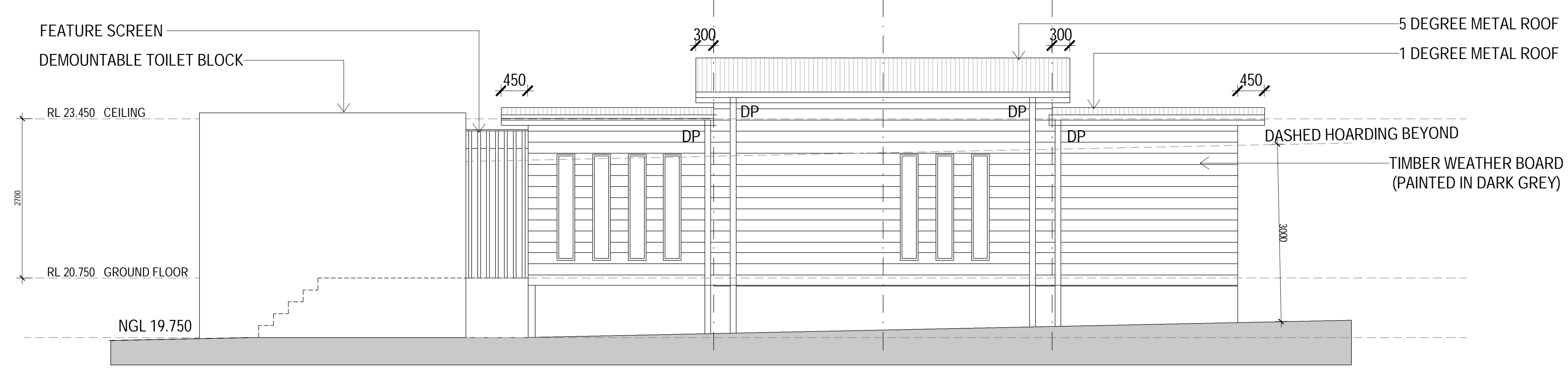
01 ELEVATION 1
SCALE 1:50 @ A1



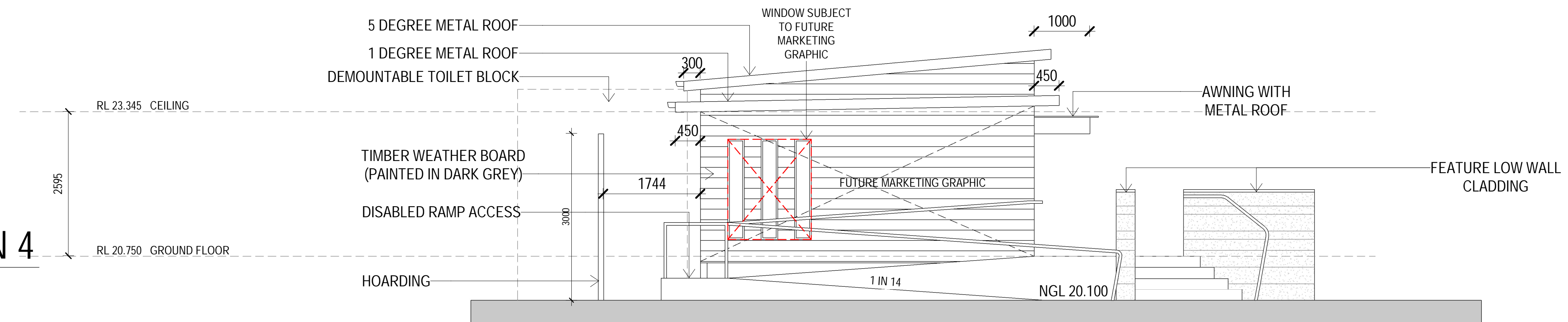
02 ELEVATION 2
SCALE 1:50 @ A1



03 ELEVATION 3
SCALE 1:50 @ A1



04 ELEVATION 4
SCALE 1:50 @ A1



26.11.24	D	ISSUE FOR DEVELOPMENT APPLICATION
26.11.24	C	ISSUE FOR DEVELOPMENT APPLICATION
21.11.24	B	ISSUE FOR DEVELOPMENT APPLICATION
14.11.24	A	ISSUE FOR CONSULTANTS
08/	rev	amendment

MIRVAC DESIGN
Level 28 288 George St
Sydney NSW 2000
Tel: 02 955 99 733
mirvacdesign.com.au
Mirvac Design Nominatee / Responsible Architects
Asha Verma, Michael Wilson, David Hinch, Paramany Srikanth, Andrew Li
https://www.mirvacdesign.com/nominatee-architects

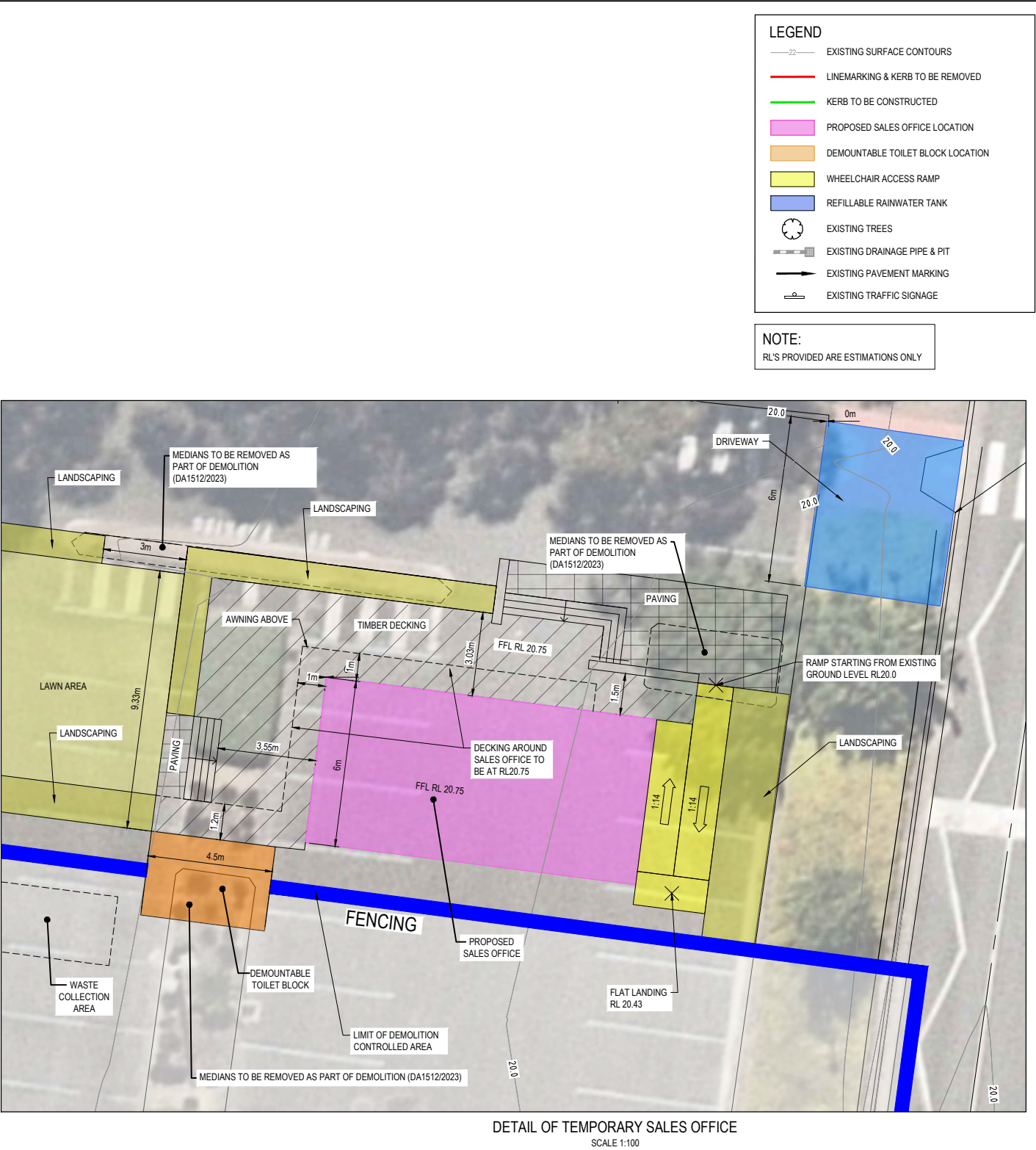
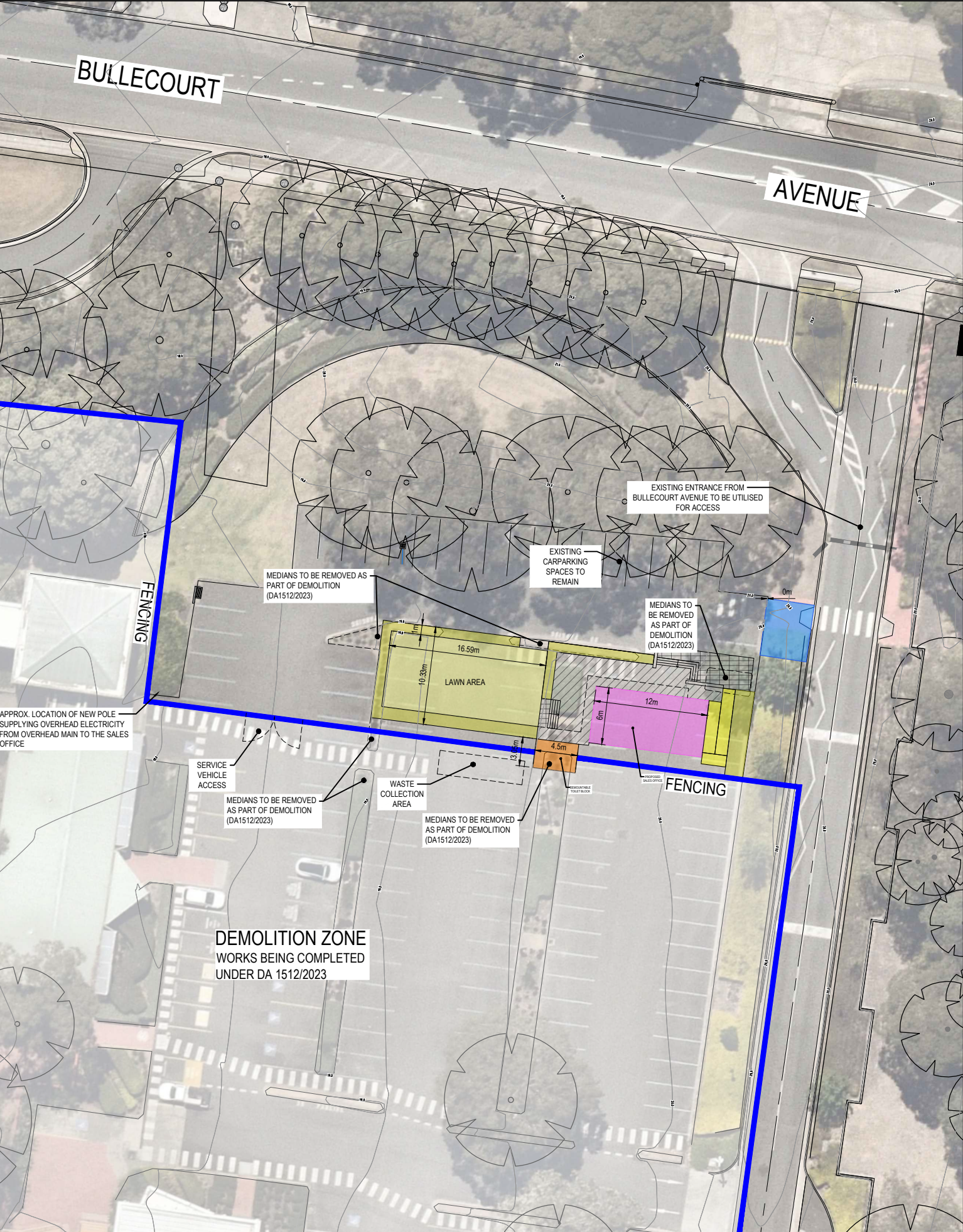


project:
TEMPORARY SALES OFFICE
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 01 Lot:

title:
SALES OFFICE ELEVATIONS

job no: MB-10197
drawing no: S1-01-DA003
scale @ A1 : As indicated
date: 26.11.24 rev: D

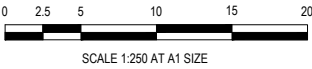
APPENDIX D: SERVICE AND CARPARK PLAN



WARNING
BWARE OF UNDERGROUND SERVICES
The locations of underground services are approximate only and their exact position should be proven on site.
No guarantee is given that all existing services are shown. Locate all underground services before commencement of works
DIAL 1100 BEFORE YOU DIG
www.1100.com.au

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E	BOLLARDS REMOVED	9.10.24	S.G.	S.G.					
D	NOTES & ELECTRICAL SERVICE AMENDED	08.10.24	S.G.	S.G.					
C	LOCATION OF SALES OFFICE AMENDED	30.09.24	T.R.	S.G.					
B	LOCATION OF SALES OFFICE AMENDED	09.08.24	T.R.	S.G.	G	UPDATES TO ELECTRICAL POLE	03.12.24	T.R.	J.G.
A	ISSUED FOR INFORMATION	01.05.24	A.P.	S.G.	F	LAWN AND LANDSCAPING AREA ADDED	29.11.24	T.R.	S.G.
REV	DESCRIPTION	DATE	DRN.	APP.	REV	DESCRIPTION	DATE	DRN.	APP.

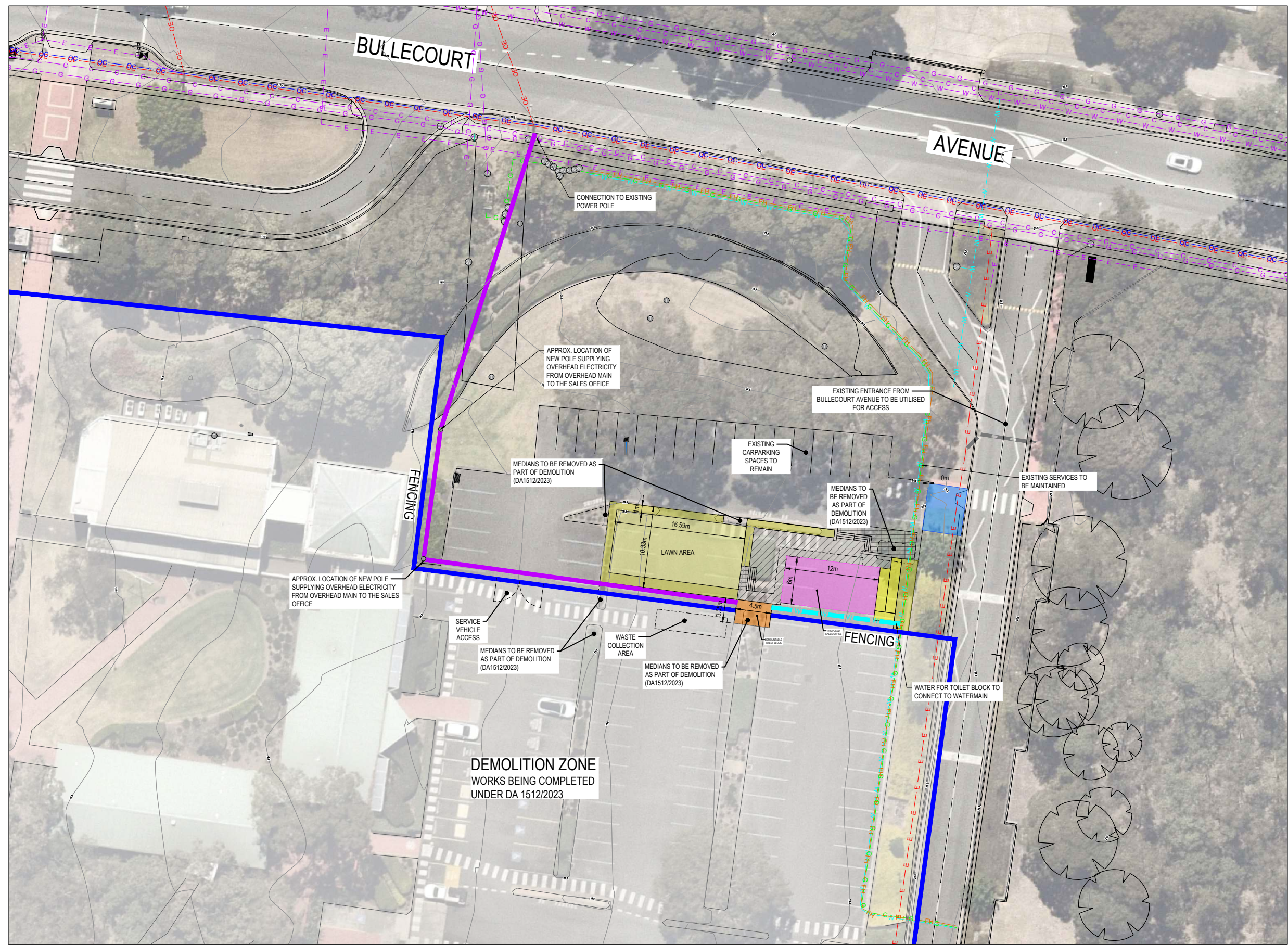


Designed	A.PERICH
Date	01.05.24
Drawn	A.PERICH
Approved	S.GRAY
Date	01.05.24
DA Number	N/A

BW Beveridge Williams
Development & Infrastructure Consultants
Tuggerah Business Park Unit 4, 5 Colony Ct
Tuggerah NSW 2259
ph: 02 43512233
www.beveridgewilliams.com.au

Project Details	WSU BANKSTOWN CAMPUS LOT 2 IN DP 1291984, 2A BULLECOURT AVENUE, MILPERRA
Drawing Title	PROPOSED SALES OFFICE PLAN

Sheet	01 of 03
Scale	1:250 @ A1
Project Number	2301879
Reference	305
Drawing No	010
Revision	G



LEGEND

- BOLLARD
- GATE
- ELECTRICAL PILLAR
- POWER POLE
- LIGHT POLE
- COMMS JUNCTION PIT
- MANHOLE
- MAINTENANCE SHAFT
- INSPECTION OPENING
- TAP
- HYDRANT
- STOP VALVE
- WATER METER
- RECYCLED WATER HYDRANT
- RECYCLED WATER STOP VALVE
- GAS VALVE
- GRATED PIT
- PIT/INTEL
- SAG PIT
- BENCHMARK
- TREE
- BANK
- PROPOSED SALES OFFICE LOCATION
- DEMOUNTABLE TOILET BLOCK LOCATION
- WHEELCHAIR ACCESS RAMP
- REFILLABLE RAINWATER TANK

THE SYMBOLS DEPICTED ARE PURELY ILLUSTRATIVE AND SHOULD NOT BE INTERPRETED AS EXACT REPRESENTATIONS. THE SCALE AND ORIENTATION OF THESE SYMBOLS MAY NOT ACCURATELY REFLECT THE ACTUAL SIZE OR ORIENTATION OF THE CORRESPONDING FEATURES.

- PROPOSED OVERHEAD POWER
- PROPOSED UNDERGROUND POWER
- UNDERGROUND POWER
- OVERHEAD POWER
- COMMUNICATIONS
- OVERHEAD COMMUNICATIONS
- SEWER
- WATER
- RECYCLED WATER
- GAS
- SERVICE HYDRANT
- EXISTING DRAINAGE & PIT
- CONTOUR
- UNDERGROUND POWER
- COMMUNICATIONS
- SEWER
- WATER
- SEWER
- STORM WATER
- FIRE HYDRANT

SERVICES SHOWN IN PURPLE HAVE BEEN PROVIDED BY OTHERS. LOCATION AND CONNECTIVITY NOT VERIFIED.

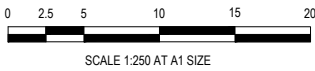
ALL OVERHEAD COMMS AND ELECTRICAL ARE APPROXIMATE ONLY.

THIRD PARTY DATA FROM DWG FILE - 2301879-010-LAY

WARNING
BEWARE OF UNDERGROUND SERVICES
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E	BOLLARDS REMOVED	9.10.24	S.G.	S.G.					
D	NOTES & ELECTRICAL SERVICE AMENDED	08.10.24	S.G.	S.G.					
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REV	DESCRIPTION	DATE	DRN.	APP.	REV	DESCRIPTION	DATE	DRN.	APP.

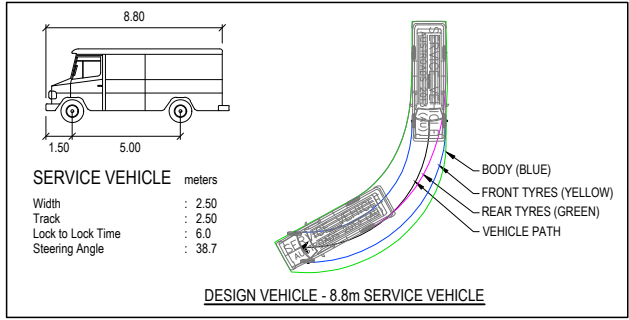
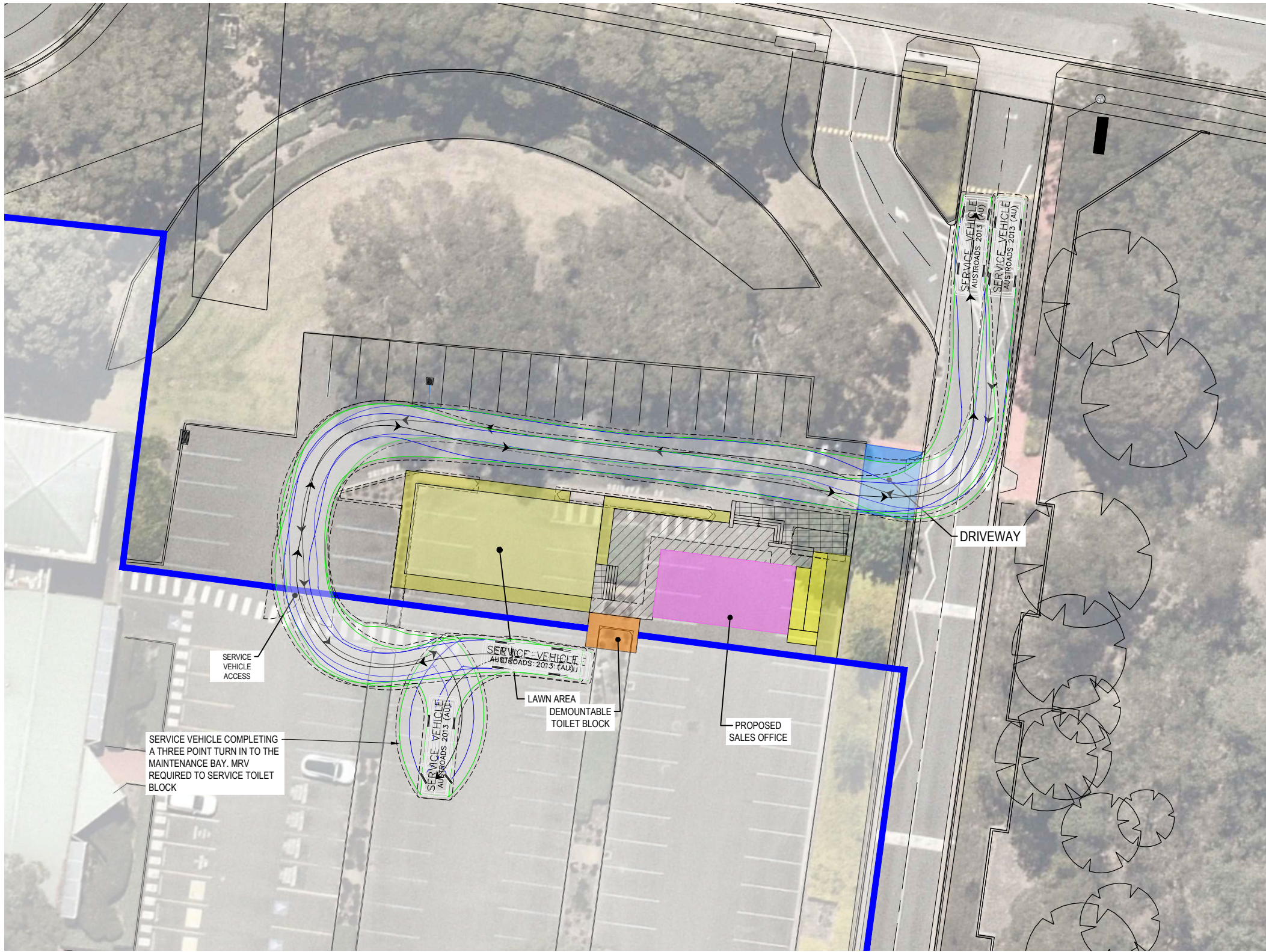


Designed: A.PERICH
Date: 01.05.24
Drawn: A.PERICH
Approved: S.GRAY
Date: 01.05.24
DA Number: N/A

BW Beveridge Williams
Development & Infrastructure Consultants
Tuggerah Business Park Unit 4, 5 Colony Ct
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ph: 02 43512233
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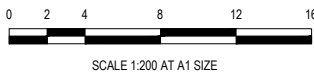
Project Details: WSU BANKSTOWN CAMPUS
LOT 2 IN DP 1291984,
2A BULLECOURT AVENUE, MILPERRA
Drawing Title: CONSOLIDATED SERVICES PLAN

Sheet 02 of 03
Scale: 1:250 @ A1
Project Number: 2301879
Reference: 305
Drawing No: 011
Revision: G



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Designed	A.PERICH
Date	01.05.24
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Approved	S.GRAY
Date	01.05.24
DA Number	N/A

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Project Details	WSU BANKSTOWN CAMPUS LOT 2 IN DP 1291984, 2A BULLECOURT AVENUE, MILPERRA
Drawing Title	SALES OFFICE CARPARK SWEEP PATHS

Sheet	03 of 03
Scale	1:200 @ A1
Project Number	2301879
Reference	305
Drawing No	940
Revision	G

