
Statement of Environmental Effects

Temporary Sales Office
2 and 2A Bullecourt Avenue
Milperra

Client

Mirvac Residential (NSW)
Developments Pty Ltd

Issued

14/05/2025



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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** – Service and Carpark Plan
- **Appendix D** – Traffic and Parking Impact Assessment



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 a temporary sales office at 2 & 2A 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 was 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 was gazetted in June 2024.

This Statement of Environmental Effects (SEE) details the necessary information for 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.

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.

Mirvac (as the builder) have installed a temporary builders structure which is being used as a site office via the exempt development pathway on the 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** – Service and Carpark Plan by Beveridge Williams, Ref: 2301879-305 dated 07.05.2025, Ver H
- **Appendix D** – Traffic and Parking Impact Assessment by The Transport Planning Partnership, dated 7 May 2025

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.

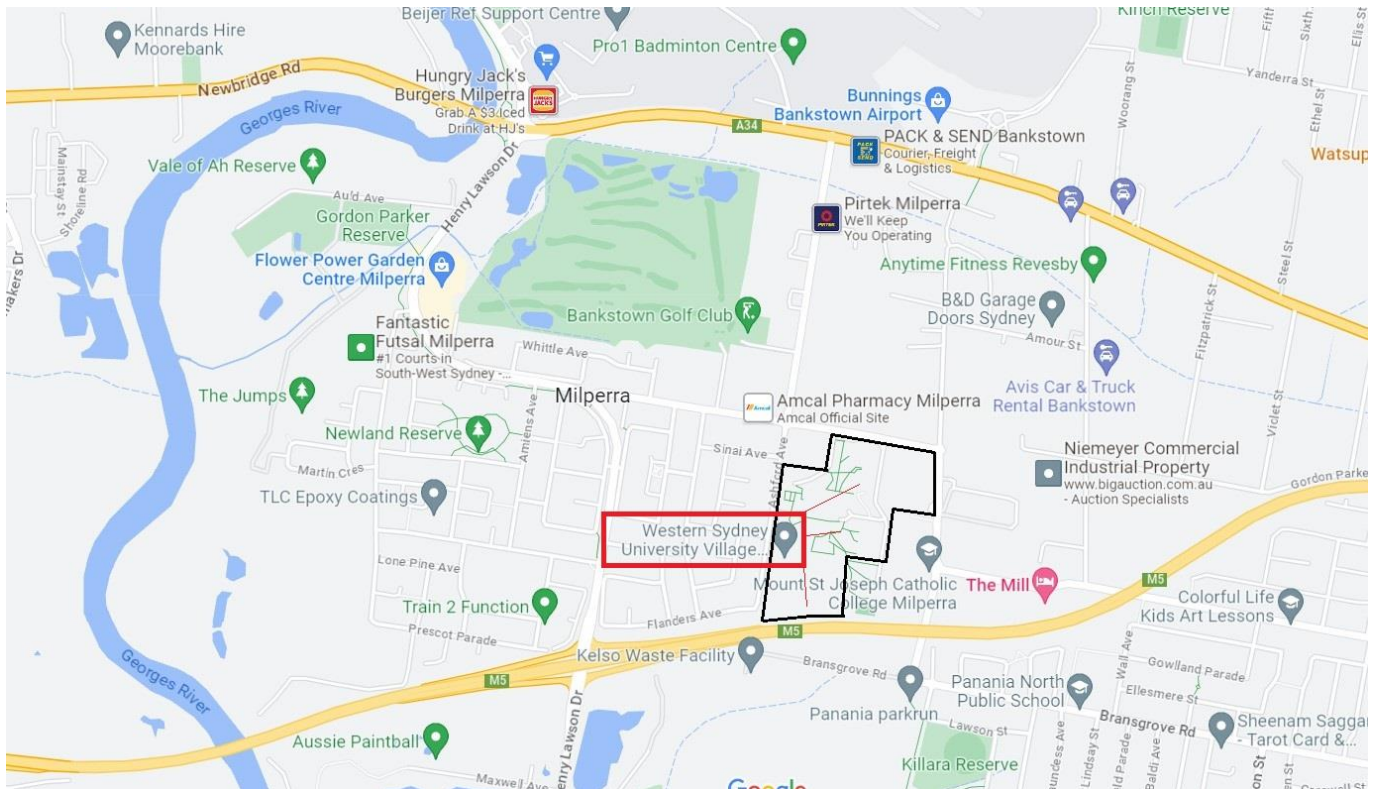


Figure 2: Locality Map
Source: Google Maps

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.

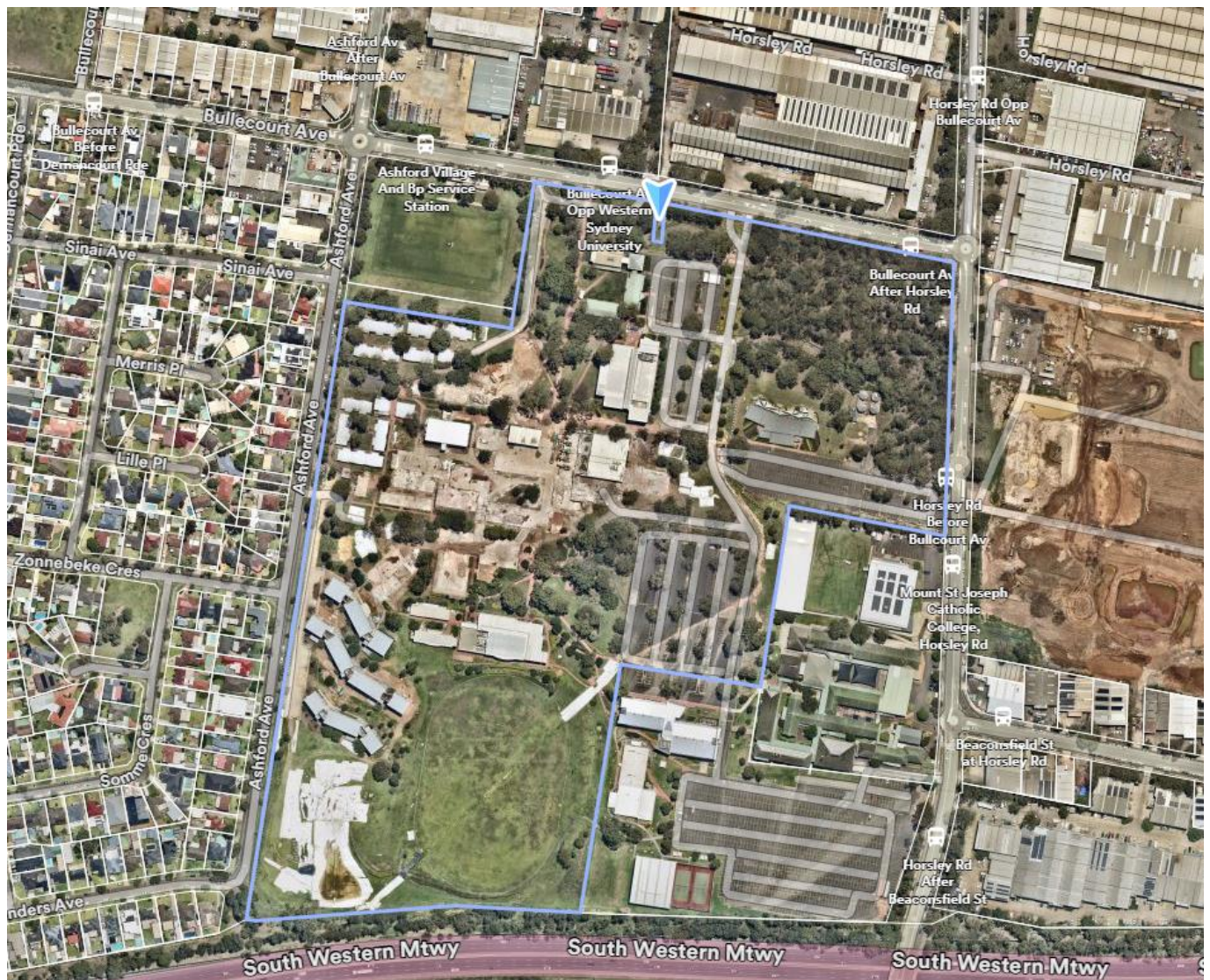


Figure 3: University Campus and Adjoining Sites
Source: Nearmap (28/01/2025)

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. Due to the isolated nature of the development, it can be assessed in isolation of the current DAs that are lodged and currently under assessment as they are located on the Ashford Avenue frontage and will have no bearing or impact upon this Development Application.

The proposed development 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 development ceases use. 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

The proposal seeks consent for a temporary sales office. The temporary sales office will utilise an existing Temporary Builders' Structure which has been installed on site, this structure is being used by the builder in association with the Demolition works that are currently occurring on site via DA/1512/2023.

No physical works are required or proposed beyond minor carparking/driveway works to ensure the carpark is suitable for use. This is due to the Temporary Builders Structure and associated amenities being installed via the exempt pathway provisions (cl2.111 & 2.112 of SEPP E&CDC 2008).

on Saturday (closed other days). For all the other days in the week, the Temporary Builders' Structure will remain as a site office for on-site works. Once the sales office use ceases, it will be reverted back to be used as a Temporary Builders' Structure.

Car Park Alterations

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

The existing line-marking in the carpark will be adjusted through the temporary sales office use and ensure circulation within the car park can function with the accessway to the remainder of the university removed. 24 car parking spaces are available based on the existing portion of carpark being retained, the location of the sales office/amenities block will have Class A hoarding separating the sales office from the remaining development site.

Timeframe for Operation

The sales office will operate for a period of three years. It is acknowledged that under Clause 2.8 Temporary Use of Land, the use is permitted to operate for a maximum of 52 days in any 12-month period. In this instance, the builders shed will be used as a sales office once a week, every Saturday, which equates to 52 days a year.

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 (EPs), 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 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	No draft planning instruments are applicable to the site.
iii. any development control plan, and	The Canterbury Bankstown Development Control Plan 2023 (CBDCP) has been considered in detail in Section 4.3.3 , below.
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	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.
iv. the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The regulations have been considered in relation to their respective Acts, as relevant to the proposal.
(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,	Potential impacts arising from the development have been considered in detail in Section 4.5 , below.
(c) the suitability of the site for the development,	The site is considered to be suitable for this development, being a temporary sales office.
(d) any submissions made in accordance with this Act or the regulations,	To be considered by the consent authority following exhibition of the DA.
(e) the public interest.	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, the site in its current state is considered suitable and safe for the proposed use.

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 SEPP apply. The broad aim of the SEPP is to ensure the impact of urban development on the critical river catchments 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 within an exempt Temporary Builders' Structure. 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.

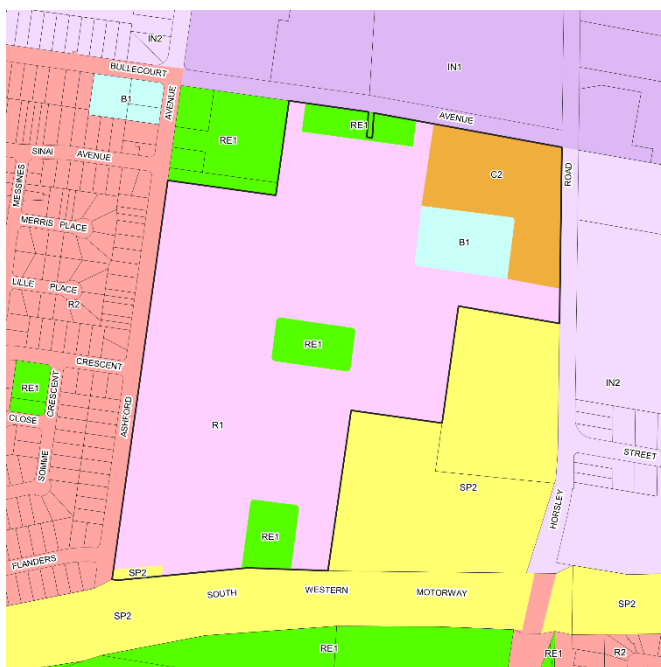


Figure 5: Land Zoning



Figure 6: Minimum Lot Size

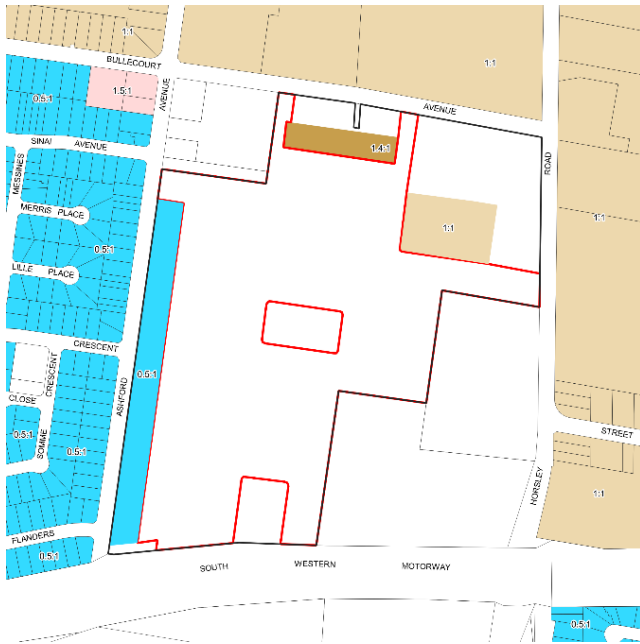


Figure 7: Floor Space Ratio



Figure 8: Height of Building



Figure 9: Heritage Items



Figure 10: Land Reservation Acquisition



Figure 11: Terrestrial Biodiversity



Figure 12: Biodiversity Values

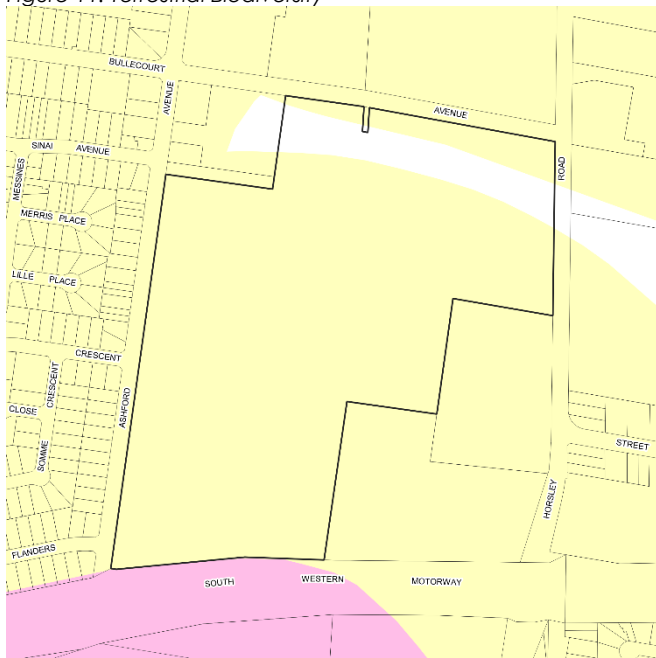


Figure 13: Acid Sulfate Soils

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 Clause 2.8 below is relied upon for permissibility.

Clause 2.8 Temporary Use of Land requires that development consent can be granted for a temporary use of land, despite any other provision of the LEP (namely the land use table which prohibits certain uses), to be used for a maximum of 52 days in a 12-month period subject to Subclause (3) being satisfied. In this instance, the temporary builders structure will be used as a sales office once a week on Saturdays. It is noted that the wording is "in any period of 12 months" which would permit the use to be approved over consecutive 12-month periods (being consecutive years), so as long as the 52 days in any 12-month period is not breached. This would allow consent to be issued for a three-year period, restricting the use to every Saturday.

The proposal seeks consent for the temporary use for a sales office. This is best defined as a business premise, which is prohibited in the zone. The proposal can satisfy Clause 2.8 (3), which must be satisfied prior to granting consent, as;

- (a) The proposed development, being the use as a temporary sales office will not prejudice the subsequent carrying out of development on the land, being residential development, as;
 - o Only minor works such as altering an existing car park and minor structures are required to facilitate the works, which can be reverted if required.
 - o The use will occur in an existing structure which is permitted via exempt development which is temporary in nature and can be readily reverted to its original state.
- (b) The temporary use, being a sales office will not adversely impact adjoining land or the amenity of the neighborhood. The proposed sales office is a minor use, noting it will only operate from 7:00am to 5:00pm, every Saturday. The use will generate minimal noise and traffic, with there being minimal visual and noise impact onto the adjoining neighbours as the site is buffered by existing vegetation, structure and physical distance from adjoining neighbours. Further, it is noted that;
 - o Northern Boundary: The temporary structure is located approximately 45m from the northern boundary and is screened by existing vegetation and a berm which limits the visual impact. The proposal will utilize the existing driveway access from Bullecourt Avenue.
 - o Eastern Boundary: The temporary structure is not visible from the eastern boundary, being screened by the remnant bushland and existing buildings.
 - o Southern Boundary: The southern boundary adjoins the M5 Motorway and will have no impact upon the motorway.
 - o Western Boundary: The temporary structure is located approximately 270m from Ashford Avenue in which there are parks, trees and landscaping in between which results in almost no visual impact.
- (c) The temporary use will not adversely impact the environmental attributes or features of the land, the proposal is located within an existing exempt temporary structure. Therefore, the risk from nature hazards on the site will not be increased.
- (d) At the end of the use, the land can readily be reverted back to its original state, noting it is using a temporary builders structure.

Therefore, despite the land use table prohibiting this use, council can grant consent under cl2.8 which applies despite any other provision of the plan.

Potential wording for a condition could be;

"This development consent only permits the Temporary Builders Structure to be used as a Sales Office every Saturday, to a maximum of 52 times a year, for a period of three consecutive years."

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 (noting it was installed via exempt pathway) utilised 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 within an existing car park. As there are no

permanent works proposed and minimal site alteration is required, there will be no 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.

No earthworks are proposed through this development, therefore, will not lower the water table on adjacent Class 1-4 land, noting that no works will occur below 1m AHD.

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 or vegetation is proposed for removal is required to facilitate this development. Therefore, there is no impact upon the biodiversity values of the site.

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 is located within an existing temporary builders' structure which has connection to services.

4.4 Canterbury Bankstown Development Control Plan 2023

Canterbury Bankstown Development Control Plan 2023 (CBDCP) provides detailed guidelines for development on land in the Canterbury Bankstown Local Government Area. The following Parts of the CBDCP 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, as such a Traffic and Parking Impact Assessment was prepared (**Appendix D**). The Traffic and Parking Impact Assessment has been prepared by The Transport Planning Partnership which addresses the parking demand and traffic generation associated with this development. The report concludes that the *"proposed provision of 24 car parking spaces is acceptable based on the proposed operation of the site"* and *"the low traffic generation is not expected to have any noticeable impact on the surrounding road network"*. Therefore, the proposal provides a suitable number of parking and will have negligible impact on the operation of the road network.

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 and be located within an existing exempt development, which is temporary in nature. The structure and parking are located away from boundaries and are not dominating or have a large visual impact when viewed from the streetscape. The proposal is located directly opposite to the industrial land uses and will have minimal impact to these uses.

An approximate setback of 45m 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, being a temporary sales office. 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 dwelling and sales office will be located over an existing bitumen carpark.

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 dwelling and sales office will be via Bullecourt 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

The temporary sales office is located within an existing temporary builders' structure which has connection to services.

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

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 use as temporary sales office given that no natural impediments or limitations arise that would hinder the development, the use can be reasonably serviced and the uses will be temporary and is permitted by the LEP.

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. The sales office also contributes to the sale of house and land, assisting in combating the housing crisis.

5 CONCLUSION

This SEE has been prepared to support a DA for a temporary dwelling and 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 temporary 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's 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


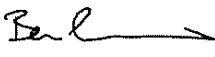





Isaac Camilleri
Senior Town Planner
BEVERIDGE WILLIAMS

APPENDIX A: DEPOSITED PLAN 1291984

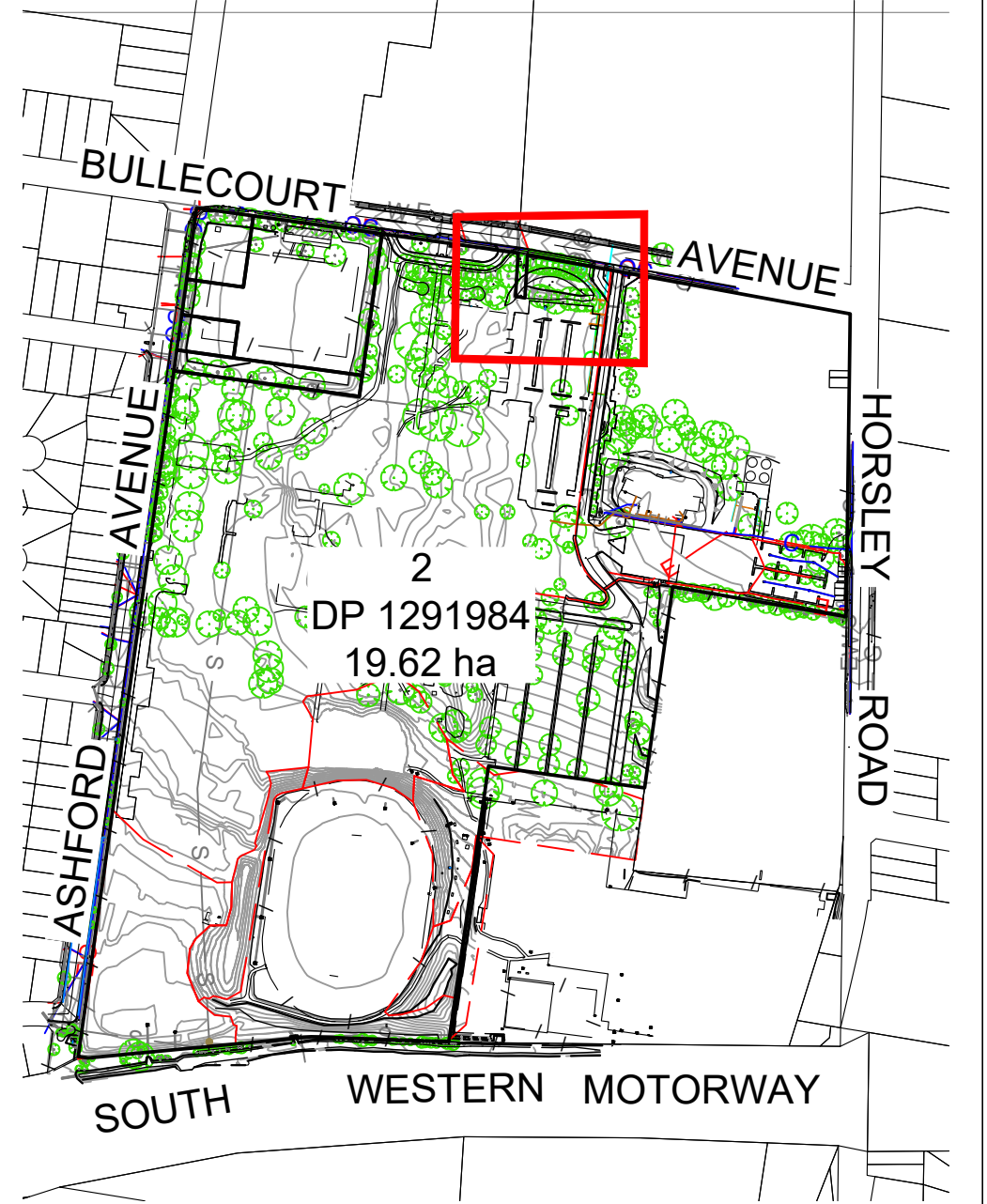
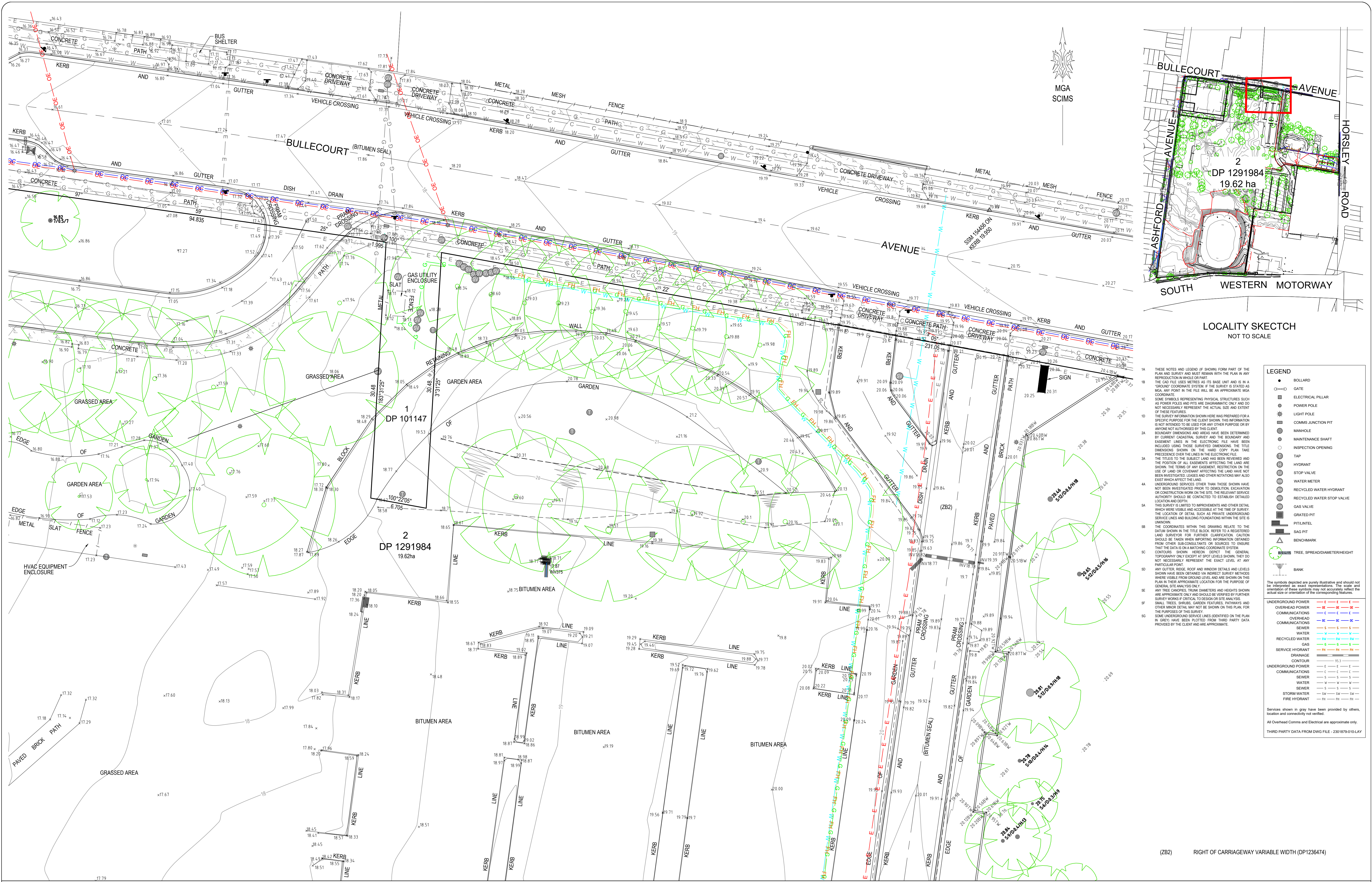




PLAN FORM 6_E (2020)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 3 sheet(s)	
Registered:  07/09/2023		Office Use Only		Office Use Only	
Title System: TORRENS		DP1291984			
PLAN OF REDEFINITION OF LOT 105 IN DP1268911		LGA: CANTERBURY-BANKSTOWN Locality: MILPERRA Parish: BANKSTOWN County: CUMBERLAND			
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 THE 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 HARD 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 MARKETING INFORMATION OBTAINED FROM OTHER SUB-CONSULTANTS OR SOURCES TO ENSURE THAT THE DATA IS 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 GUTTERS, 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 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: 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
- 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 - 2301879-010-1AY

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	28-03-2024
B	BC	REVISED SURVEY AREA	07-08-2024
C	BC	UPDATE SURVEY PLAN	15-11-2024

- 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.

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 A1

SCALE DET-1:200-1

CAD REFERENCE: 2301879(SALES)-DET

SCALE ON ORIGINAL DRAWING AT 1:200

SURVEYOR:	BC
DRAWN:	TR
CHECKED:	BC
SURVEY DATE:	15-11-2024
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	MGA 2020

PROJECT No. 2301879

DRAWING REF. 2301879(SALES)-DET

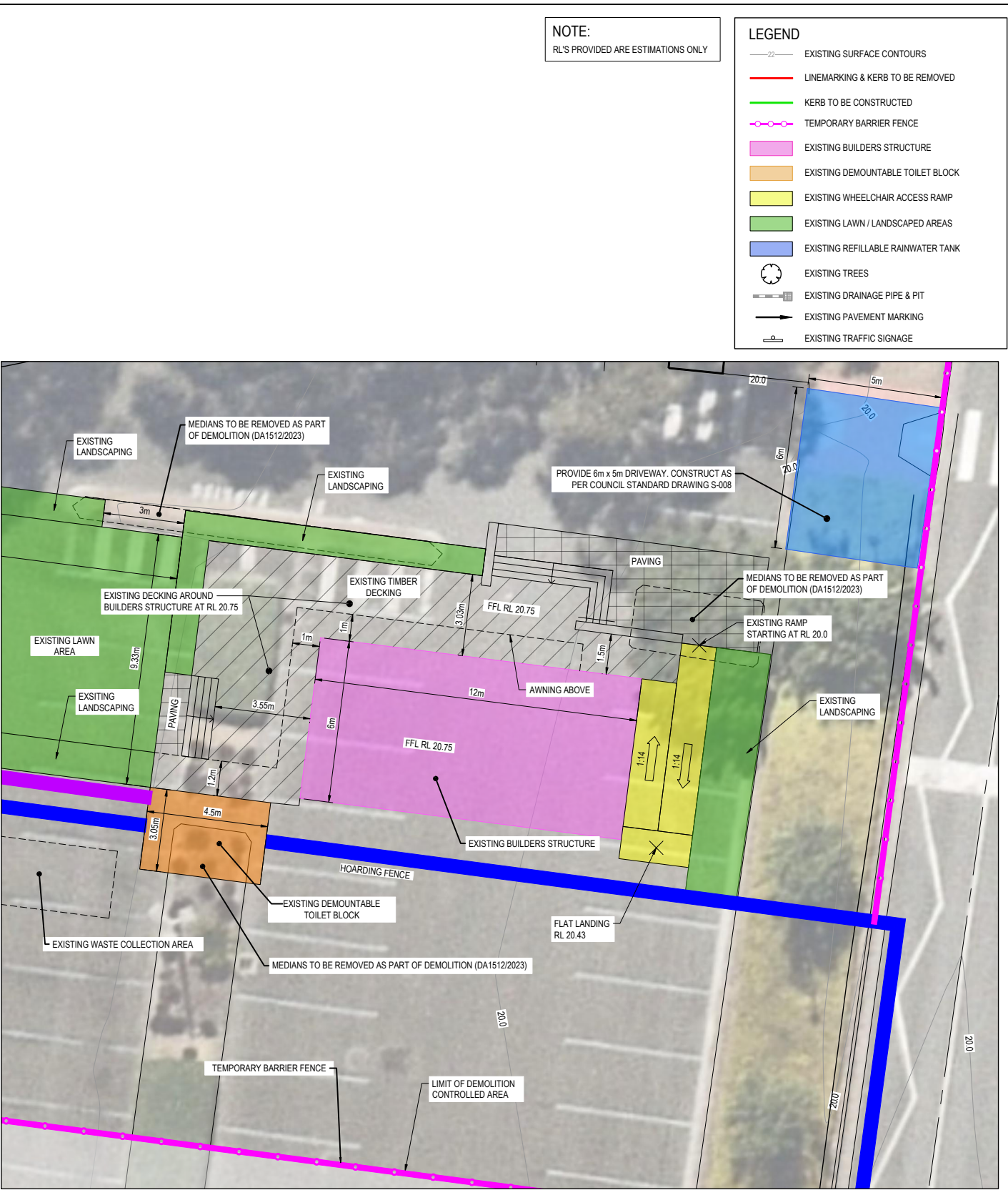
VERSION C

SHEET 1 OF 1

APPENDIX C: SERVICE AND CARPARK PLAN



OVERALL PLAN
SCALE 1:250



DETAIL OF EXISTING BUILDERS STRUCTURE
SCALE 1:100

NOTE:
RL'S PROVIDED ARE ESTIMATIONS ONLY

- LEGEND
- EXISTING SURFACE CONTOURS
 - LINEMARKING & KERB TO BE REMOVED
 - KERB TO BE CONSTRUCTED
 - TEMPORARY BARRIER FENCE
 - EXISTING BUILDERS STRUCTURE
 - EXISTING DEMOUNTABLE TOILET BLOCK
 - EXISTING WHEELCHAIR ACCESS RAMP
 - EXISTING LAWN / LANDSCAPED AREAS
 - EXISTING REFILLABLE RAINWATER TANK
 - EXISTING TREES
 - EXISTING DRAINAGE PIPE & PIT
 - EXISTING PAVEMENT MARKING
 - EXISTING TRAFFIC SIGNAGE

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
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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.	H	UPDATES AS PER TRAFFIC CONSULTANT COMMENTS	13.05.25	R.M.	J.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
EXISTING BUILDERS STRUCTURE PLAN

Sheet 01 of 03

Scale
1:250 @ A1

Project Number
2301879

Reference
305

Drawing No
010

Revision
H



LEGEND

- BOLLARD
- GATE
- ELECTRICAL PILLAR
- POWER POLE
- LIGHT POLE
- COMMS JUNCTION PIT
- MANHOLE
- MAINTENANCE SHAFT
- INSPECTION OPENING
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- WATER METER
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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

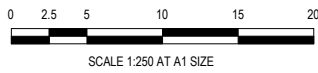
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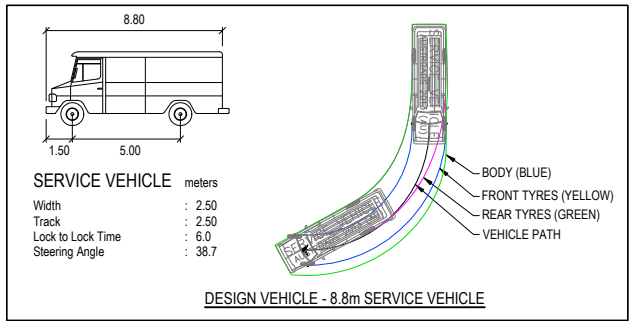
Project Details: WSU BANKSTOWN CAMPUS
LOT 2 IN DP 1291984,
2A BULLECCOURT AVENUE, MILPERRA

Drawing Title: CONSOLIDATED SERVICES PLAN

Sheet 02 of 03

Scale: 1:250 @ A1

Project Number: 2301879
Reference: 305
Drawing No: 011
Revision: H



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Approved	S.GRAY
Date	01.05.24
DA Number	N/A

BW


Beveridge Williams

Development & Infrastructure Consultants

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Tuggerah NSW 2259

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

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



APPENDIX D: TRAFFIC AND PARKING IMPACT ASSESSMENT

Our Ref: 19334

7 May 2025

Mirvac Residential (NSW) Development Pty Ltd
Level 28, 200 George Street
SYDNEY NSW 2000

Attention: Nibraas Ahmad

Dear Nibraas,

**RE: WSU MILPERRA – TEMPORARY SALES OFFICE
TRAFFIC AND PARKING IMPACT ASSESSMENT**

As requested, please find herein The Transport Planning Partnership (TTPP)'s traffic and parking assessment for the above proposed development.

Background

A Gateway determination was issued by the Department of Planning, Housing and Infrastructure (DPHI) on 1 June 2022 to endorse the planning proposal for rezoning the former Western Sydney University (WSU) Milperra site at 2 Bullecourt Avenue, Milperra to provide residential dwellings, a new commercial centre and public open spaces (Ref: PP-2021-5837). The approved concept masterplan of the WSU Milperra rezoning site is shown in Figure 1.

Mirvac Residential (NSW) Development has lodged a development application (DA-1492/2024) with Canterbury Bankstown Council (Council) for the installation and operation of a temporary sales office in the northern side of the former WSU Milperra site. Council issued a Request for Information (RFI) on 18 March 2025 requiring a traffic and parking assessment to accompany the DA submission.

TTPP has prepared this traffic and parking assessment on behalf of Mirvac Residential (NSW) Developments to address Council's requirements.

Figure 1: Approved Concept Masterplan



Source: Canterbury-Bankstown Development Control Plan 2023

Proposed Development

The proposed temporary sales office will be located within the existing car park on the northern side of the WSU Milperra site, near Bullecourt Avenue. The proposed works will involve the demolition of part of the existing car park and construction of a temporary sales office, and utilise the existing car parking spaces for visitor and staff parking. The proposed sales office will have a gross floor area (GFA) of 72m².

A total of 24 car parking spaces will be provided for the sales office in the existing at grade car park. A new access driveway, off the existing internal access road off Bullecourt Avenue, will be constructed for the car park. Vehicular access to the sales office will be provided via the existing Bullecourt Avenue/Access Road intersection only.

The proposed sales office will operate between 7am and 5pm, every Saturday. Customers will visit the sales office by appointment only. It is anticipated that there will be a maximum of 12 customers in the sales office at any one time.

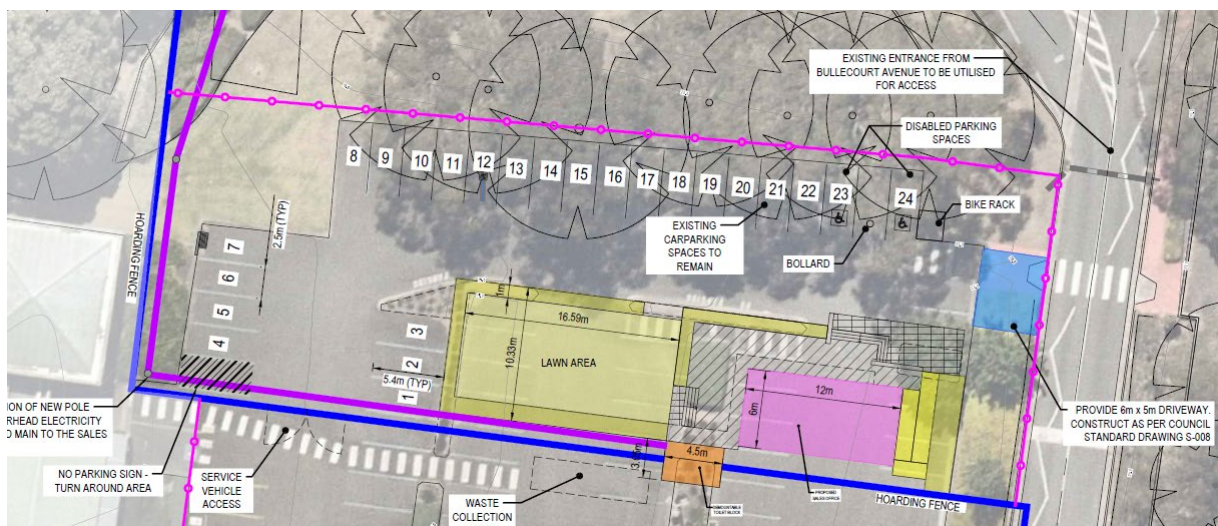
The location of the subject site is shown in Figure 2.

Figure 2: Subject Site Location



A site plan of the temporary sales office and the associated car park is shown in Figure 3.

Figure 3: Proposed Site Plan



Parking Assessment

DCP Car Parking Requirement

The parking requirement associated with the temporary sales office has been assessed with reference to the Canterbury-Bankstown Development Control Plan (DCP) 2023. It is noted that the DCP does not provide a specific car parking rate for sales office/exhibition homes, therefore, the parking rate for an office premises development has been used as a reference which is commonly used in the absence of a DCP rate for a sales office:

Office premises: 1 per 40m² GFA

Table 1 provides the car parking requirement for an office premises, as shown in Figure 3.

Table 1: DCP Car Parking Rate – Office Premises

Land Use	DCP Parking Rate	Proposed Yield	Car Parking for Office Premise
Office Premises	1 per 40m ²	72m ² GFA	2

Nonetheless, the sales office will have more visitors than typical office uses thus generates a higher parking demand. It is expected that the sales office will have a maximum of 12 visitors and 2 staff at any one time. Under the conservative assumption that the majority of customers would arrive by a separate vehicle each, the proposed provision of 24 car spaces is sufficient to accommodate the parking demand of the site, including overlapping of some customers who might arrive earlier than their appointment before the departure of the previous customers.

Therefore, the proposed on-site car parking provision is satisfactory.

Accessible Parking Requirement

The DCP stipulates that accessible parking is to be provided at a rate of 1 accessible car space per 50 car spaces for staff, and 1 accessible car space for visitors per 50 car spaces where a car park has less than 500 car spaces. The proposed provision of 24 car spaces requires a provision of two accessible car spaces. Two accessible parking spaces will be provided on site in accordance with the DCP Requirements.

Bicycle Parking Requirement

The DCP stipulates that bicycle parking is to be provided at 1 space per 300m² for staff and 1 space per 500m² gross floor area over 1,000m² for office premises. Given the proposed yield of 72m² GFA of office space, a bike rack will be provided adjacent car space no. 24.

Car Park Layout

It is proposed that the site will utilise the existing car park for staff and visitor parking.

In general, the car parking spaces and car park layout have been designed in accordance with AS2890.1.

The car parking spaces have been designed as Class 2 car parking spaces with a width of 2.5m and a length of 5.4m. The proposed car park aisle is about 5.9m wide on the northern side and 8.8m wide on the western side. Two accessible parking spaces have been designed in accordance with AS2890.6 with a 2.4m width and 5.4m length, and adjacent shared area of the same dimensions. A bollard will be placed in the shared area as per AS2890.6.

An 800mm aisle extension is provided for the last car parking space (Car Space #1) in the blind aisle in the western side of the car park. This does not strictly comply with AS2890.1 which requires a 1m aisle extension for the last car parking space in a blind aisle. Notwithstanding that, a turning bay is provided opposite to Car Space #1 and extra width is provided for the parking aisle (8.8m wide) to assist vehicle manoeuvring in/out of the car space. A "No Parking" sign and supplementary line-marking will be installed for the turning bay to prevent drivers from parking in this area. A swept path analysis has been conducted demonstrating that a B85 vehicle is able to enter and exit Car Space #1.

The car park layout review and swept path analysis are provided in Attachment One.

Traffic Assessment

Customers generally visit the sales office to purchase land lots. Duration of the visit typically ranges between 15 to 45 minutes. It has been assumed the average duration of stay is 30 minutes for each group of customers.

The sales office will operate between 7am and 5pm every Saturday only. The peak traffic volume is expected to occur around midday on Saturday being the typical busiest period. TPP's traffic survey undertaken at Oran Park display village indicates the peak hour occurred between 11am and 12pm on Saturday.

The sale office would be staffed by a sale team of two employees. Therefore, there would be a maximum of two staff vehicles in the car park at a given time.

As customers will visit the sales office by appointment only and it is expected that there will be a maximum of 12 customers in the sales office at any one time. Assuming the 12 customers will have an average stay of 30 minutes, there will be a maximum of 24 customers visiting the sale office per hour. Under the conservative assumption that each individual arrives by a separate vehicle, the estimated traffic generation would be in the order of 24 vehicles, i.e. 24 inbound and 24 outbound movements with a total of 48 movements in the Saturday peak hour. This equates to an average of 0.8 vehicle movements per minute. This level of traffic generation is considered low and is not expected to impose any adverse traffic impacts on the surrounding road network.

Summary and Conclusion

Based on the assessment and discussions presented in this traffic and parking statement for the temporary sales office, the following conclusions are made:

- The proposed provision of 24 car parking spaces (including two accessible spaces) complies with Council's DCP parking requirements for office premises, and is considered acceptable based on the proposed operation of the site.
- The car park layout in general complies with the requirements set out in AS2890.1 and AS2890.6, and can accommodate the use of the temporary sales office.
- Access to the site will be provided off Bullecourt Avenue via the existing internal access road. A new driveway will be constructed off the internal access road to provide direct access to the car park.
- The temporary sales office is expected to generate 48 vehicle trips (two-way movements) during the peak hour on Saturday. This low traffic generation is not expected to have any noticeable impact on the surrounding road network.

We trust the above is to your satisfaction. Should you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 8437 7800.

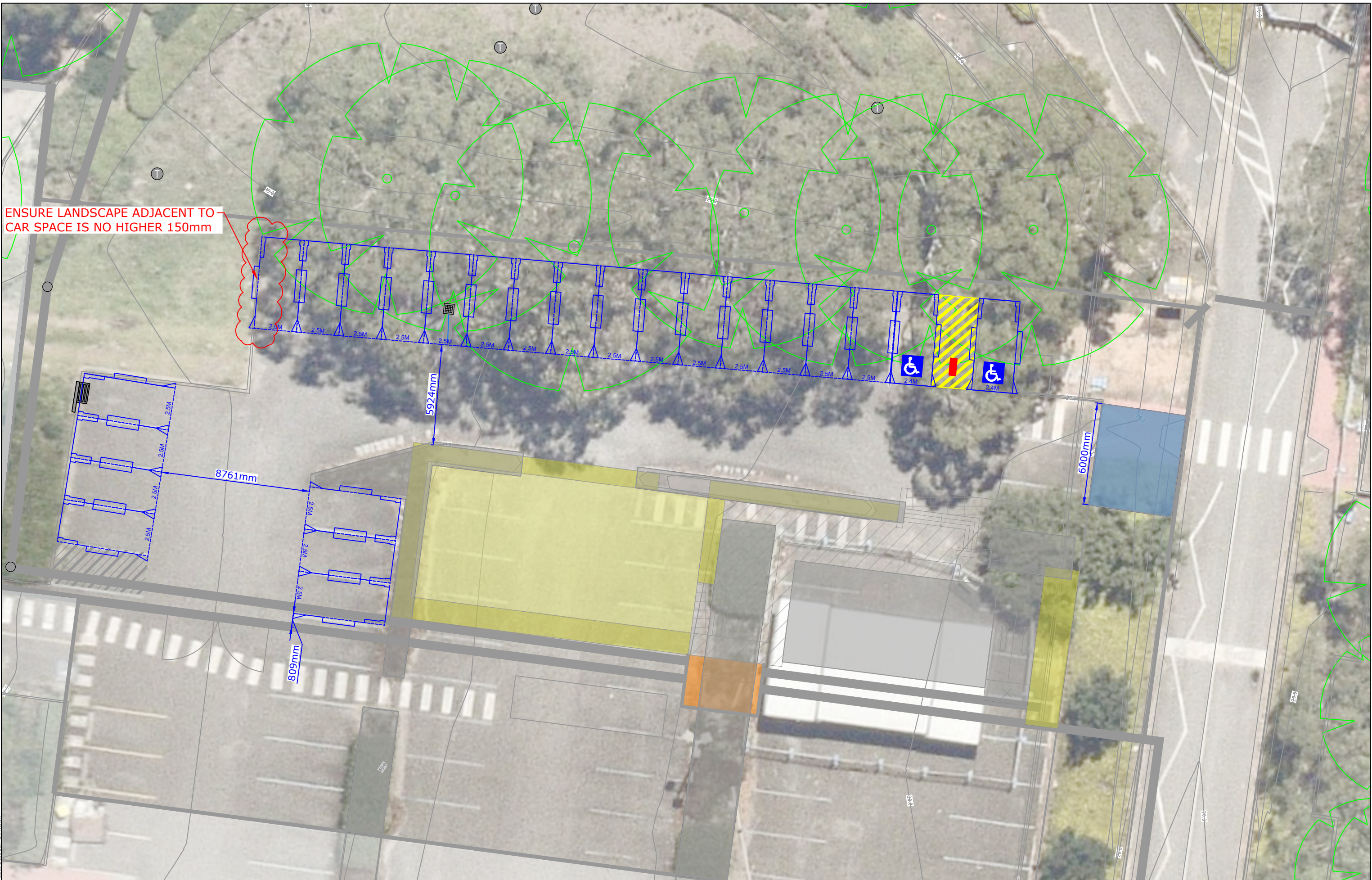
Yours sincerely,



Wayne Johnson
Director

Attachment One

Car Park Review



ENSURE LANDSCAPE ADJACENT TO
CAR SPACE IS NO HIGHER 150mm

REV.	DESCRIPTION	DRAWN	CHECK	APP'D	DATE
A	ISSUE FOR DISCUSSION	TZ	PC	PC	28/04/25

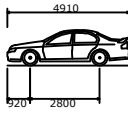


PROJECT	WESTERN SYDNEY UNIVERSITY MILPERRA SALES OFFICE		
TITLE	CAR PARK REVIEW		

DWG No.	19334CAD005 FIGURE 1		
DATE STAMP	28 April 2025		
PROJECT No.	SCALE	REV.	
19334	1:200 @A3	A	



KEY:		
	Forward	Reverse
Wheel path	—	—
Body envelope	▨	▨
300mm clearance	---	---



B85 Vehicle (Realistic min radius) (2004)	
Overall Length	4910mm
Overall Width	1870mm
Overall Body Height	1421mm
Min Body Ground Clearance	159mm
Track Width	1770mm
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5750mm

REV.	DESCRIPTION	DRAWN	CHECK	APP'D	DATE
A	ISSUE FOR DISCUSSION	TZ	PC	PC	28/04/25



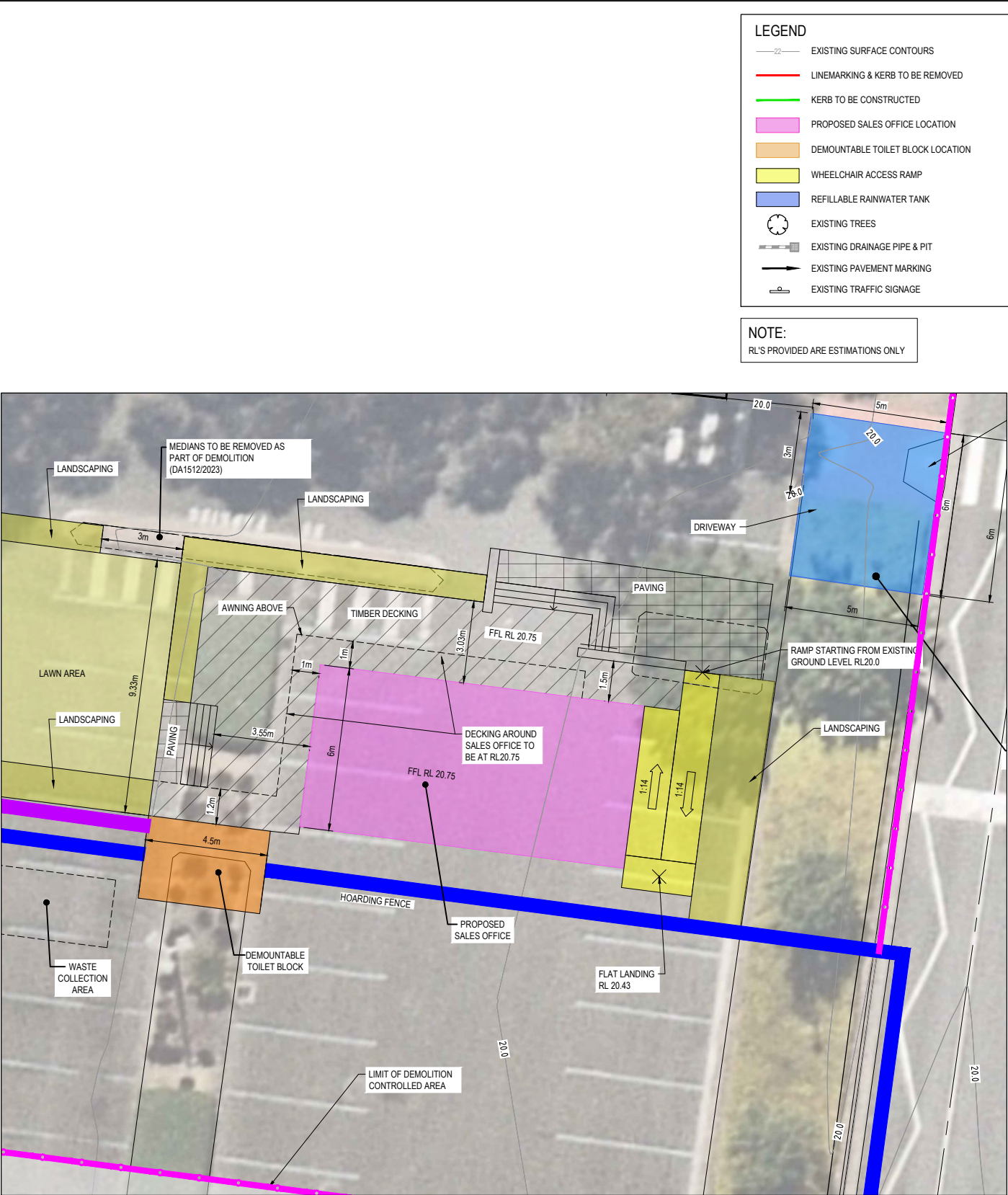
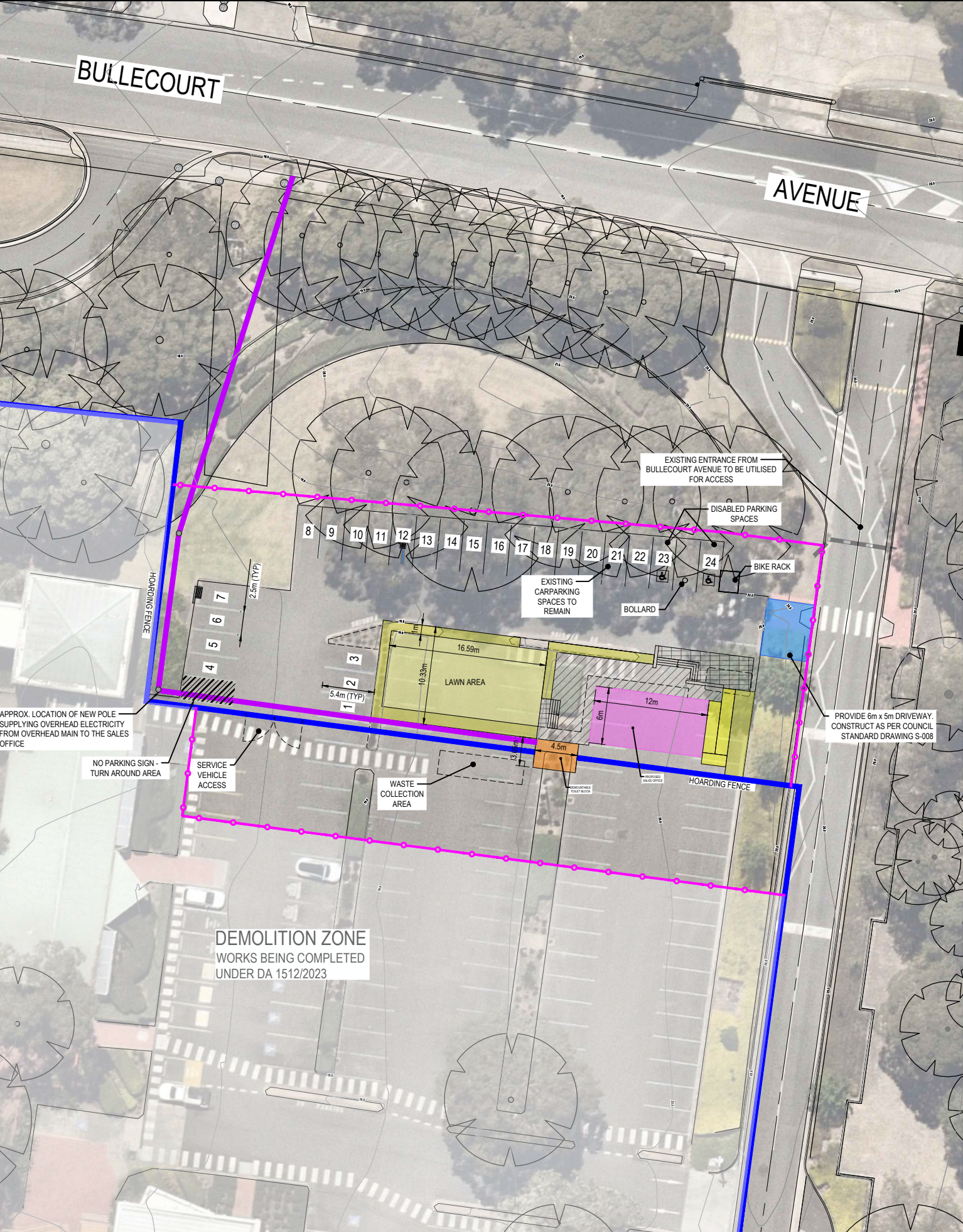
PROJECT		WESTERN SYDNEY UNIVERSITY MILPERRA SALES OFFICE	
TITLE		SWEPT PATH ANALYSIS AS2890.1 4.91m B85 VEHICLE	

DWG No. 19334CAD005 FIGURE 2	
DATE STAMP 28 April 2025	
PROJECT No. 19334	SCALE 1:200 @A3
REV. A	

Filename: 19334CAD005-280425-Turn Sales Office Car Park Review

Attachment Two

Proposed Site Layout

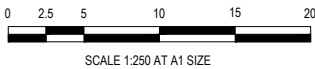


DETAIL OF TEMPORARY SALES OFFICE
SCALE 1:100

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.	H	UPDATES AS PER TRAFFIC CONSULTANT COMMENTS	07.05.25	R.M.	J.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

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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: H