



HQ/JH
15151
2 December 2015

Mr Greg Dyer
General Manager
Parramatta City Council
126 Church Street
PARRAMATTA NSW 2124

Attn: Ms Claire Stephens – Team Leader, Development Advice Team

Dear Claire,

**SUBDIVISION DEVELOPMENT APPLICATION
148-164 HAWKESBURY ROAD, WESTMEAD**

JBA has prepared this Statement of Environmental Effects (SEE) on behalf of Western Sydney University (the University) in support of a Development Application (DA) for the paper subdivision of part of the property at 148-164 Hawkesbury Road and 2a Darcy Road, Westmead (the site). Specifically, the proposed subdivision applies 'Proposed Lot 4' within Lot 7 in DP1077852. Proposed Lot 4 is approved, but not yet registered, under DA571/2014 being the subdivision of Lot 7 in DP1077852 and part of Lot 8 in DP1077852 into five lots.

This application seeks consent for the subdivision of proposed Lot 4 into two lots, Proposed Lot 401 and Proposed Lot 402. No physical works are proposed under this application, further, no changes are proposed to the approved concept building envelopes.

This report describes the site, its environs, the proposed development, and provides an assessment of the proposal in terms of the relevant matters for consideration under Section 79C(1) of the *Environmental Planning and Assessment Act, 1979* (EP&A Act). It should be read in conjunction with the following supporting documentation appended to the report:

- Plan of Proposed Subdivision, prepared by RPS Australia Asia Pacific (**Attachment A**);
- Pre-DA Minutes, prepared by Parramatta City Council (**Attachment B**);
- Urban Design Report, prepared by Cox Richardson (**Attachment C**);
- Private Domain Guidelines, prepared by Cox Richardson (**Attachment D**);
- Traffic Impact and Access Report, prepared by ARUP (**Attachment E**);
- Heritage Statement, prepared by Graham Brooks and Associates (**Attachment F**); and
- Engineering Letter, prepared by Mott MacDonald (**Attachment G**).

1.0 BACKGROUND

1.1 DA/571/2014

Development Application 571/2014 was approved by the Joint Regional Planning Panel on 11 February 2015. Under this consent, approval was granted for:

- demolition of some existing structures;
- earthworks and remediation;

- infrastructure delivery, including roads, services and stormwater systems;
- landscaping;
- building envelopes; and
- subdivision of the site into five (5) development lots.

This DA seeks to further subdivide one of the abovementioned five lots into two, as discussed at **Section 3.0** below.

1.2 Pre-DA Meeting

A meeting was held with Council on 23 September 2015 to discuss the proposed development. The minutes of this meeting have been reproduced at **Attachment B**, and a summary table of the issues raised by Council has been provided at **Table 1** below.

Table 1 – Issues raised by Council at the Pre-DA stage

Issue	Comment
<p><i>It is noted that no changes are proposed to the approved public road – however access changes are proposed. Initially Lots 3 and 4 were to be accessed off the same portion of the newly created public road onto a right of way. The new re-subdivision has Lots 3a and 3b to be accessed off the same portion of the newly created public road onto a right of way and Lot 4 to be accessed off the newly created public road adjacent to the “roundabout / public reserve”.</i></p> <p><i>Some concern was raised at the meeting by Council’s Senior Development Engineer over this change in access – any changes in vehicle access needs to be addressed in the traffic report.</i></p>	<p>This has been addressed by way of the Traffic Statement at Attachment E, as well as at Section 4.4. We note that the lots have been renamed from Lots 3b and 4, to Lots 401 and 402 for clarity purposes to reflect that the current proposal only involved Proposed Lot 4 under the earlier approval.</p>
<p><i>As noted in the Pre-DA Statement by JBA, issues such as contamination, services, landscape and heritage were dealt with in the original application. These should still be referenced in the SEE.</i></p>	<p>These issues have been addressed at Section 4.0 of this SEE.</p>
<p><i>Note: An enquiry has been made with Council’s Land Use Planning team with regards to the status of the heritage listing once the property has been subdivided (i.e., the heritage item is to remain but will be located on Lot 1). This enquiry is yet to be answered.</i></p>	<p>Separate discussions have taken place between the University and Council in relation to the designation of Proposed Lot 1 as the only heritage lot at the site. A statement has been provided which confirms that the proposed development will not affect the heritage items located at Proposed Lot 1. This has been provided at Attachment F, and further discussed at Section 4.6.</p>

2.0 SITE ANALYSIS

2.1 Site Description

The site is located at 148-164 Hawkesbury Road, Westmead, approximately 1.5 km from the Parramatta City Centre and immediately to the north of Westmead railway station.

Within the context of the overall 148-164 Hawkesbury Road site, Proposed Lot 4 is located at the western boundary and has an approved area of 6,588m². A plan depicting the location of Proposed Lot 4 has been reproduced at **Figure 1** below. Once streets are constructed in accordance with DA571/2014, Proposed Lot 4 will benefit from road frontages to the east and south, as shown on the proposed Plan of Subdivision at **Figure 2**. A full copy of the Plan of Subdivision is available at **Attachment A**.



Figure 1 – Site Plan

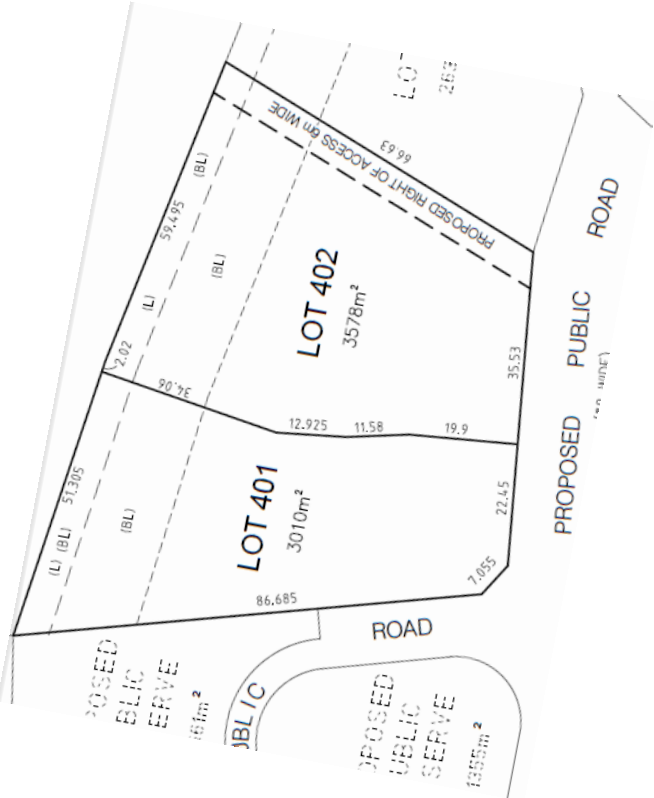


Figure 2 – Proposed Subdivision Plan
Source: RPS

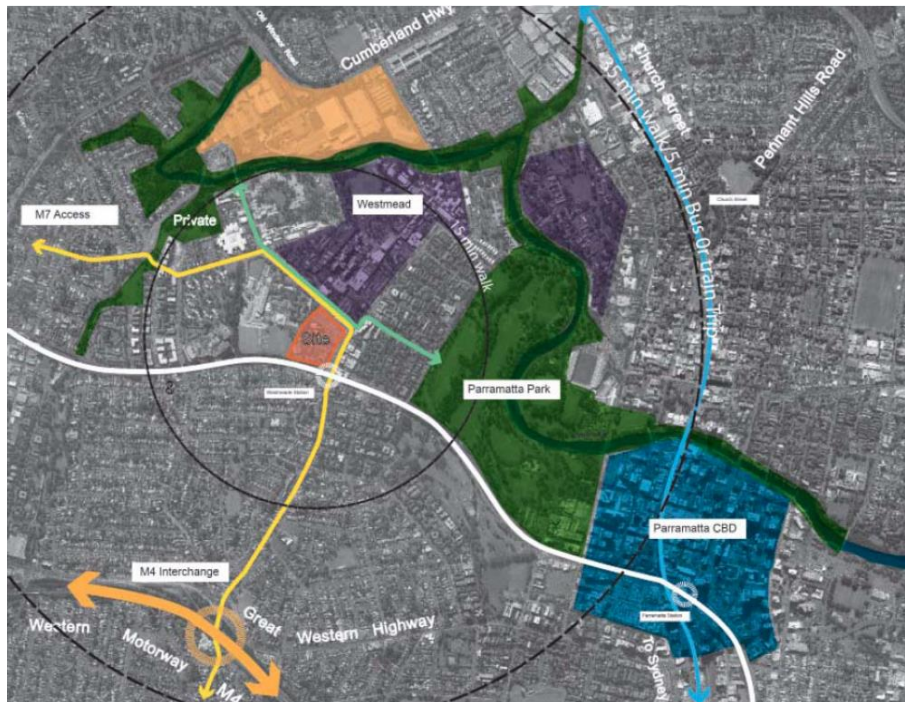


Figure 3 – Site Analysis, as submitted under previous DA 571/2014

Legal Description

The subdivision of the site to create Proposed Lot 4 has been approved by the JRPP, but not yet registered by Land and Property Information. As such, for the purposes of this DA the legal description of the site is Lot 7 in DP1077852 and part of Lot 8 in DP1077852 until such a time as the lots under the previously approved subdivision are registered.

3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

This DA seeks approval for the subdivision of Proposed Lot 4 into two lots. The existing building envelopes approved under DA571/2014 are not proposed to be changed under this application, and any future buildings at either of the proposed lots will be consistent with the approved building envelopes and will be subject to a separate future application. **Table 2** below provides a breakdown of the proposed subdivision.

Table 2 – Breakdown of proposed lots

Allotment	Area	Street Access
Lot 401	3,010m ²	Southern boundary access
Lot 402	3,578m ²	Eastern boundary access

A Plan of Subdivision has been prepared by RPS, and has been provided at **Attachment A**. An additional access point to service Lot 401 has been proposed under this DA.

4.0 ASSESSMENT OF PLANNING ISSUES

The following is our assessment of the environmental effects of the proposed development. The assessment includes only those matters under section 79C(1) of the EP&A Act that are relevant to the proposal.

The key planning issues associated with the proposed development are as follows:

- compliance with environmental planning instruments;
- consistency with the approved Stage 1 DA (DA571/2014);

- urban design;
- traffic impact;
- contamination;
- heritage impact;
- social and economic impacts; and
- site suitability / public interest.

4.1 Compliance with Environmental Planning Instruments

The following environmental planning instruments apply to the proposed development. The DA's compliance with the relevant controls is discussed below.

State Environmental Planning Policy No 55 – Remediation of Land

The proposed development does not comprise any change of use from that approved under DA571/2014. Contamination has been further discussed at **Section 4.5** below.

Parramatta Local Environmental Plan 2011

The proposed subdivision is located entirely within the B4 Mixed Use zone under the *Parramatta Local Environmental Plan (LEP) 2011*. As per the provisions of Clause 2.6 of the Parramatta LEP 2011, land may be subdivided with development consent.

The proposed subdivision meets the objectives of the B4 Mixed Use zone, as it supports the future development of the site as part of the Westmead mixed use precinct, and encourages development within close proximity to the nearby T-Way and Westmead Station.

Parramatta Development Control Plan 2011

2.1 Designing in the Context of Parramatta City

The proposed subdivision will not result in any alterations to the approved building envelopes. See **Section 4.3** below.

2.3 Site Analysis

A site analysis has been previously undertaken as part of DA571/2014. It has been reproduced at **Figure 3** for reference.

2.4 Site Considerations

The proposed subdivision does not include any changes to the water management of the site. As no physical development is proposed at the site, no additional assessment of views and vistas, soil management, contamination, air quality or biodiversity is required under this DA. Future buildings at the site will be subject to separate applications which will undertake an assessment of these issues.

Where necessary, further discussion has been provided at **Sections 4.3** to **4.7** below.

3.1 Preliminary Building Envelope

Building envelopes were established for Proposed Lot 4 under DA571/2014. As has been further discussed at **Section 4.3**, the proposed subdivision enables these building envelopes to continue to be used for the site.

4.3.4 Westmead Precinct

Subdivision:

The proposed development comprises the subdivision of Proposed Lot 4. As discussed at **Section 4.3** below, there will be no impact on public domain areas or solar access. No change is proposed to the road or public domain layout from that approved under DA571/2014. The impact of the proposed additional access point to Proposed Lot 401 is discussed in **Section 4.4**.

Building Form and Massing:

Although a slight increase in the total number of apartments is proposed under this application, no change is proposed in the building envelopes approved as DA571/2014. The proposed increase in the quantum of units is due to a reduction in the average unit size. However, the urban design qualities of the proposed subdivision have been assessed at **Section 4.3** below.

4.2 Consistency with Stage 1 DA

A Stage 1 DA was approved by the JRPP on 11 February 2015. This Stage 1 DA granted consent for demolition of some existing buildings and the construction of civil works including roads. It also granted consent for the subdivision of the site into five lots and established building envelopes for these proposed lots. The proposed development is consistent with the Stage 1 DA approved as DA571/2014.

4.3 Urban Design

One of the key issues raised by Council was whether there would be any significant changes to the ultimate built form at the site as a result of the proposed subdivision. In response to this, an Urban Design Report was prepared by Cox Richardson (**Attachment C**), which demonstrates that:

- the overall achievable floorspace quantum of the lots will be unchanged by the proposed subdivision;
- the total number of units has marginally increased when compared to that previously approved, this is due to a marginal reduction in average unit size;
- the provision of parking across the site will be unchanged by the proposed subdivision;
- concept built form controls can be achieved on each of the subdivided Lots 401 and 402;
- compliance with SEPP 65 is achievable for each of the proposed building envelopes at Lots 401 and 402;
- landscaping and deep soil planting across the site remains consistent with the current approval; and
- minimal change to solar access in the central open space is expected from the subdivided site.

Cox Richardson has also prepared an updated set of Private Domain Guidelines to reflect the proposed subdivision. These have been provided at **Attachment D**.

4.4 Traffic Impact

A Traffic Impact and Access Report has been prepared by ARUP to accompany this DA (see **Attachment E**). The report confirms the following:

- No changes are proposed in the vehicular access to the wider 148-164 Hawkesbury Road site, with Darcy Road remaining as the primary access, and Hawkesbury Road remaining as the secondary access.
- Internal vehicular access will not be changed for Proposed Lots 1, 2, 3 and 5. Internal access for Proposed Lot 402 will be along the access way currently designated for Proposed Lot 4. Access for Proposed Lot 401 will be from the loop road in the centre of the site.
- As there is no change in proposed GFA or land use, there will be no change in overall traffic generated by the site.

The report concludes that the changes to traffic flow at and around the site as a result of this DA will be negligible.

4.5 Contamination

Under the previously approved DA571/2014, a Site Audit was undertaken by JBS, dated November 2012. This assessment undertook a study of existing contamination conditions on the

site, and the potential for the site to be contaminated as a result of past uses. In short, this Site Audit found that:

- The site activities and the proposed remediation / validation activities were considered to have met the requirements of the Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd edition).
- Although there were some levels of identified contaminants of potential concern, the additional investigation, remediation and validation works detailed in the RAP prepared for the site were considered appropriate, and it was considered that the site could be made suitable for the development proposed under DA571/2014.

A further copy of the Site Audit Statement associated with the DA571/2014 can be made available if required. As this proposal comprises the subdivision of Proposed Lot 4 only, and does not constitute a change of use, no further assessment is required in this regard. The Site Audit Assessment and Remedial Action Plan were incorporated into the previous Development Consent, which will continue to operate over the site in addition to this DA.

4.6 Heritage Impact

The site is currently included within Schedule 5 of the Parramatta LEP 2011, under the following listings:

- Heritage Item I628 – “University of Western Sydney”; and
- Heritage Item I629 – “Victorian residence (in grounds of UWS)”.

Heritage items on the site are limited to within Proposed Lot 1. Discussions are ongoing with Council to have the LEP amended. Irrespective of this, a statement has been provided by Graham Brooks and Associates at **Attachment F**, which confirms that no further heritage assessment is required from the proposed subdivision, above and beyond that already undertaken in accordance with DA571/2014.

4.7 Stormwater and Drainage

Mott MacDonald, who were commissioned to prepare the Civil Engineering and Stormwater Report which accompanied DA571/2014, have confirmed that the proposed subdivision of Proposed Lot 4 is consistent with the development approved under the previous DA. A copy of this letter has been provided at **Attachment G**.

5.0 CONCLUSION

The proposed development comprises the subdivision of Proposed Lot 4 of the Westmead campus of Western Sydney University. Any future buildings on the site will be consistent with the approved DA571/2014 and will be subject to separate applications. The proposed subdivision will not affect the ability for the building envelopes established under DA571/2014 to be developed in the future.

In light of the merits of the proposal and in the absence of any significant adverse environmental, social or economic impacts, we recommend that the application be approved subject to standard conditions of consent. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or hquartermain@jbaurban.com.au.

Yours sincerely



Harry Quartermain
Urban Planner