

28 January 2025
Contact: Stuart Reid

Minister for Planning and Public Spaces
Department of Planning and Environment
Attention: Megan Fu
By email: megan.fu@planning.nsw.gov.au

Application Number - MP10_0231-Mod-1

Project - Australian Catholic University Concept Plan Modification 1

Location - 167 - 169 Albert Road & 179 Albert Road Strathfield

Proponent - Australian Catholic University Ltd (ACU)

Dear Megan,

Thank you for the opportunity to provide a submission on the abovementioned modification application for the staging and envelope to Stage 1B for the Australian Catholic University Concept Plan. Council has reviewed the documentation and provides the following comments:

Planning Comments

Changes to Stage 1B

The proposed modifications seek to split Stage 1B (Precinct 1) which included into two separate stages being Stage 1B.1 and Stage 1B.2. Council raises no objection to the splitting of the stages to accommodate the construction works, student population change and parking arrangements as this is of negligible environmental impact.

With respect to the proposed increase to the maximum Campus population from 940 to 1,000 in Stage 1B.1, this is not considered to result in unreasonable impact, as the total student capacity is not increased beyond the approved limit by this change, and the findings of the Traffic and Parking Impact Assessment Report conclude that this change can be supported without any additional impacts to the existing traffic network.

The physical works proposed in this stage being the removal of the approved library, introduction of the STEM Centre, and reconfiguration of the car parking (within the site to the area Precinct 4) are also supportable outcomes.

This application seeks to amend the approved building footprint to reduce in width and depth on four of five elevations/ sides, and the elevations/sides would be variable along Barker Road. The proposed reduction in footprint for the two building envelopes with a reasonable increase in maximum building height (1.5m) will achieve a more contained built space (bulk, scale, placement of buildings, remove dead spaces) and improve views of heritage buildings centrally on-site and of the site from Barker Street (articulate elevation) in the streetscape.

Council raises no objections to the proposed building changes subject to the changes resulting in no unreasonable overshadowing impact to nearby land uses.

The visual analysis of views line improvements of the heritage buildings onsite with the modified building envelopes in the HIS is supported. Views and heritage setting will be improved through better design of buildings. This modification is an improvement on the approved concept plan.

Changes to Stage 2 – Extension of precinct boundary north and east for proposed basement car parking under sports field.

The proposed deferred delivery of 174 basement car parking spaces from Stage 1B to Stage 2 (Precinct 4), and the deferral of the associated increase in the Campus population to 1,800 from Stage 1B to Stage 2 is supported as part of this modification. It is considered that any significant increase in student numbers must be supported by the delivery of on-site parking in accordance with the approved Concept plans. As there is no significant increase in student numbers proposed, it is considered that there will be negligible traffic and parking impacts resulting from the modification.

Where the basement parking is proposed this part of the site is north-west of State Heritage item and is local heritage item. It is unknown what might be subsurface to the sport fields. Excavation for a basement carpark might reveal evidence of the use and occupation of the site in the past. It is Council's position that the standard archaeological find condition be included so that the certifying authority is aware of the potential for archaeological finds and evidence, and to guide next steps in that circumstance.

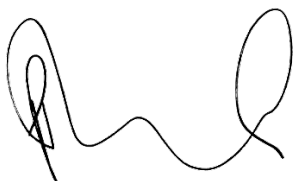
Tree Removal

The modification seeks to change approved tree removal plan to reflect site conditions and reduced building footprints. This part of the site is east of the State Heritage item and is a local heritage item.

The tree removal and planting plan will result in more trees being retained/provided on-site and better placed around the buildings, which will further improve the view of the site from Barker Road in the streetscape. This modification is an improvement on the approved concept plan.

Please do not hesitate to contact Council's Development Assessment Planner, Stuart Reid, via email stuart.reid@strathfield.nsw.gov.au or via phone (02) 9748 9999 should you require any clarification in relation to the content of this letter.

Yours sincerely,



Paul Reid
Acting Director, Planning and Environment