

Concept plan proposal

Development Precinct Controls

Development controls are outlined for each of the four proposed development precincts. The proposed controls will ensure high quality urban design outcomes, with buildings which respond to the existing built form of the campus and surrounding locality.

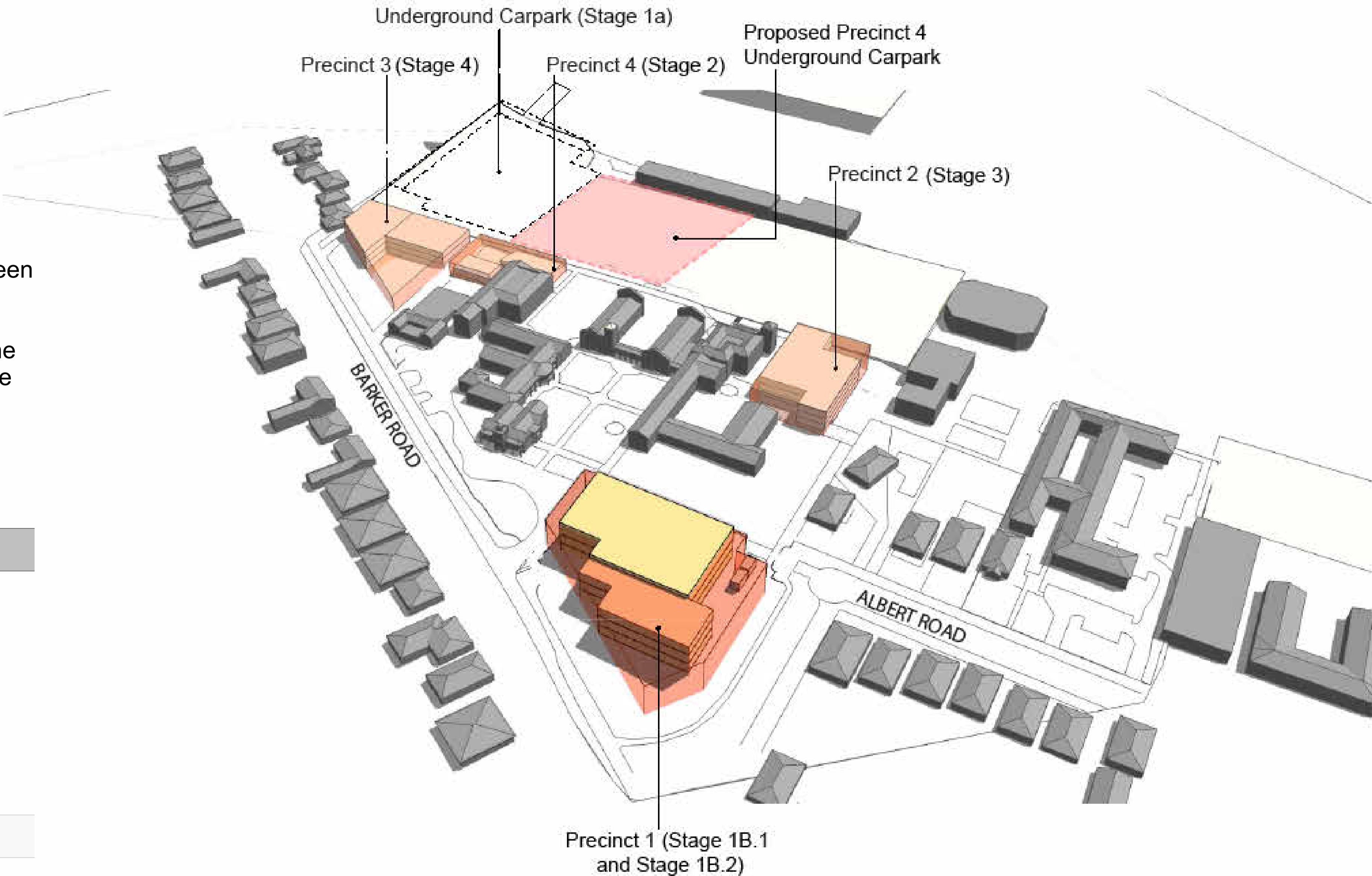
- The primary development controls identified are:
- _Maximum gross floor area (GFA) per- development precinct
 - _Building Envelopes
 - _Building Height
 - _Active Edges and Public Domain

Floor Area

A maximum GFA is identified for each development precinct. This will ensure an appropriate floor area for future buildings. The GFA will not be transferrable between development precincts.

The Concept Plan will yield approximately 13,490sqm of new floor space within the campus for educational activities. The distribution of this GFA is shown in the table below, and discussed in further detail within each of the proposed development precincts.

Primary Precinct Controls	
Precinct 1 - South Eastern Precinct	5,800 sq.m
Precinct 2 - Eastern Precinct	3,450 sq.m
Precinct 3 - Western Precinct	3,200 sq.m
Precinct 4 - Central Precinct	1,040 sq.m
Total	13,490 sq.m



Precinct 1

Character Statement

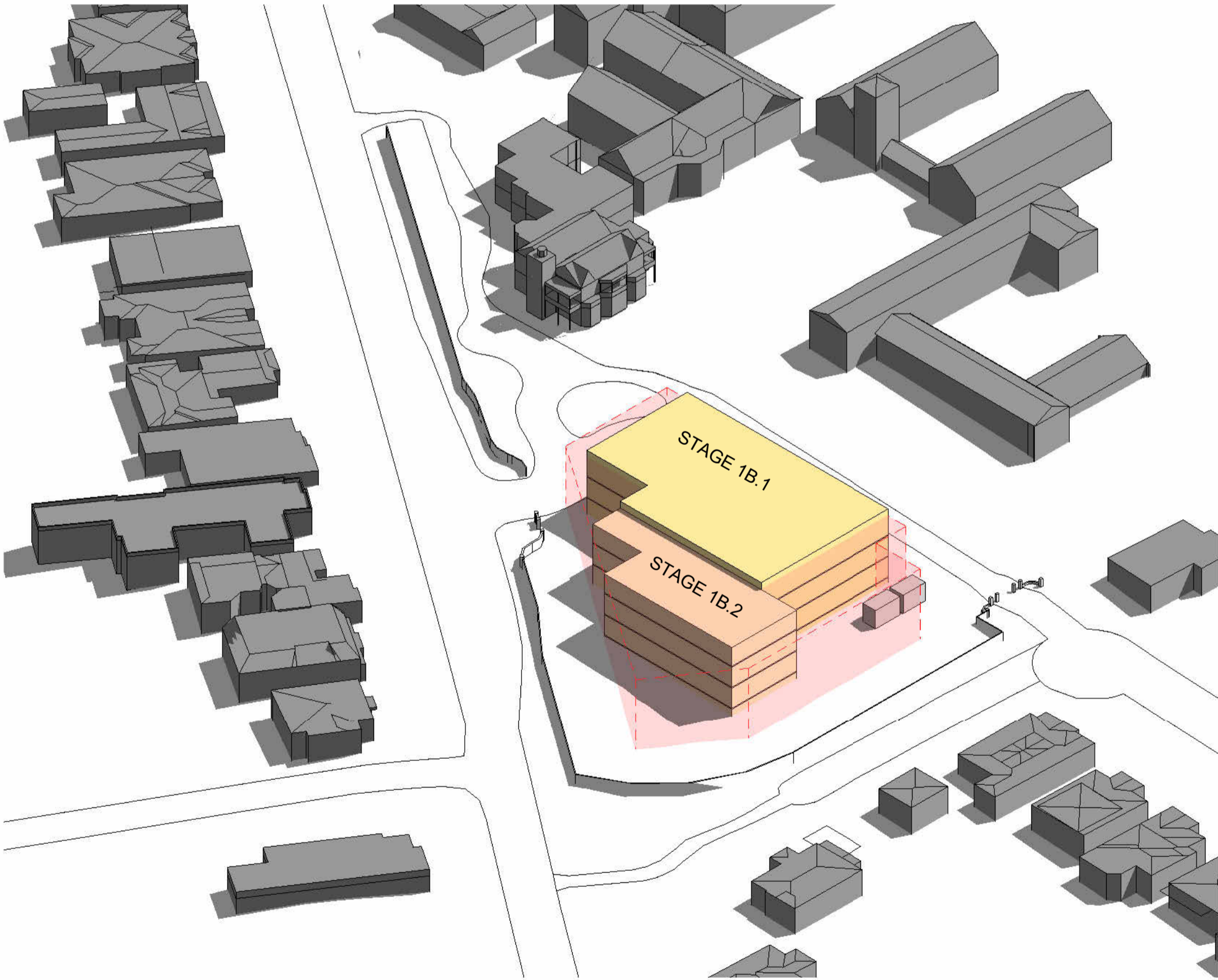
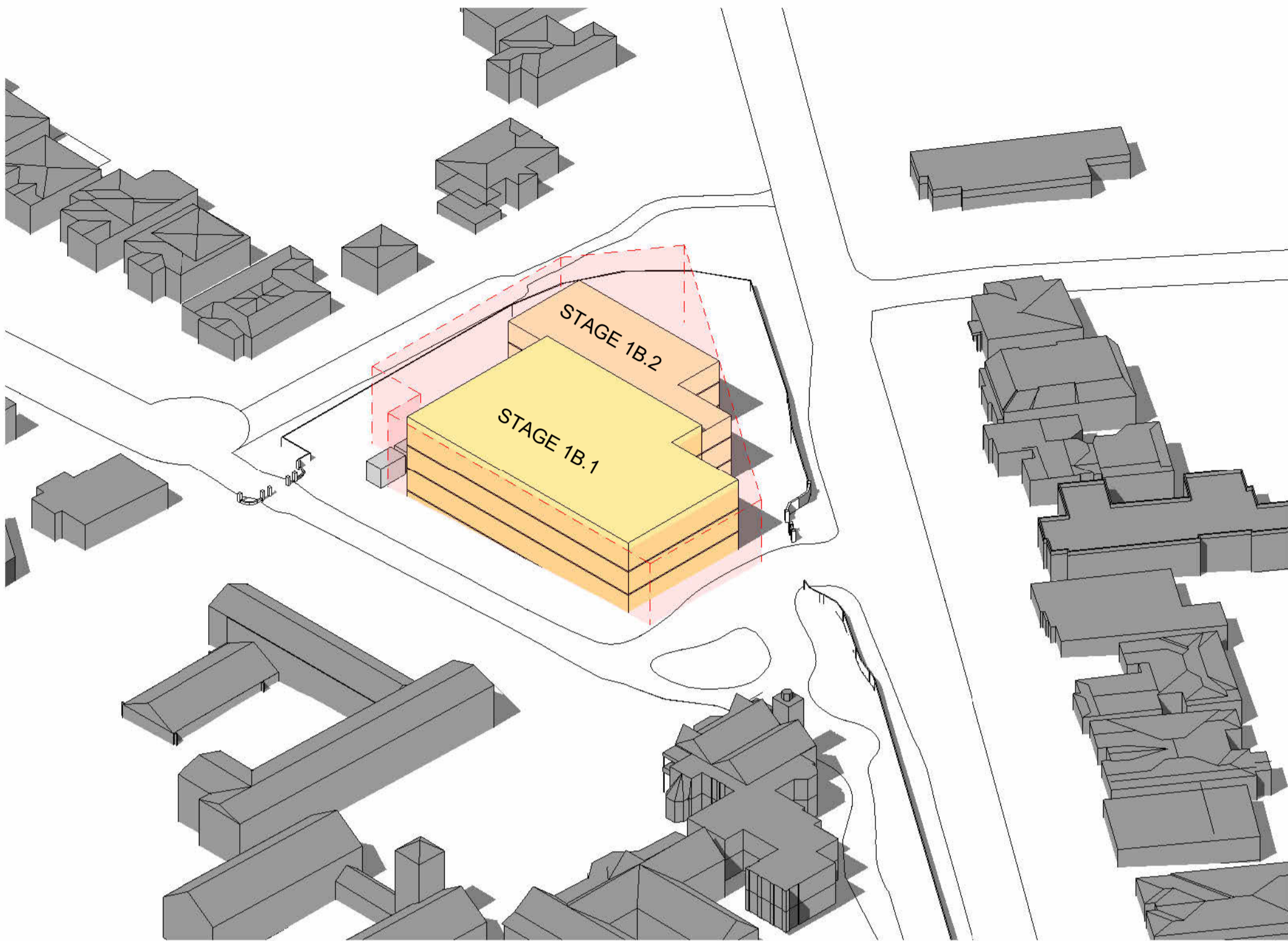
The southeastern precinct will be developed in two stages.

The first Stage (1B.1) will include a new STEM Centre of Education Excellence generating a figurehead building on campus. The building will serve as a contemporary counterpoint to the rich heritage character of the Edmund Rice Building.

The new building will be respectfully setback from the Edmund Rice Building and Barker Road residential properties whilst creating a distinctive address to the significant Campus Drive / Alfred Road axis. Learning activities will enrich this northern aspect and benefit from the presence of existing trees and the foregrounding lawn under. Seating will be provided to the edge of the space with a soft landscape arrival threshold complementing the campus’ character.

The new building will include a diversity of modern STEM spaces such as maker spaces, workshops, collaboration, lab, and immersive spaces. It is envisioned that the new building will also contain a small STEM Café.

Significant vegetation will be retained where possible to maintain a mature vegetated buffer to adjacent residences. Nominal trees are proposed for removal to enable delivery access.



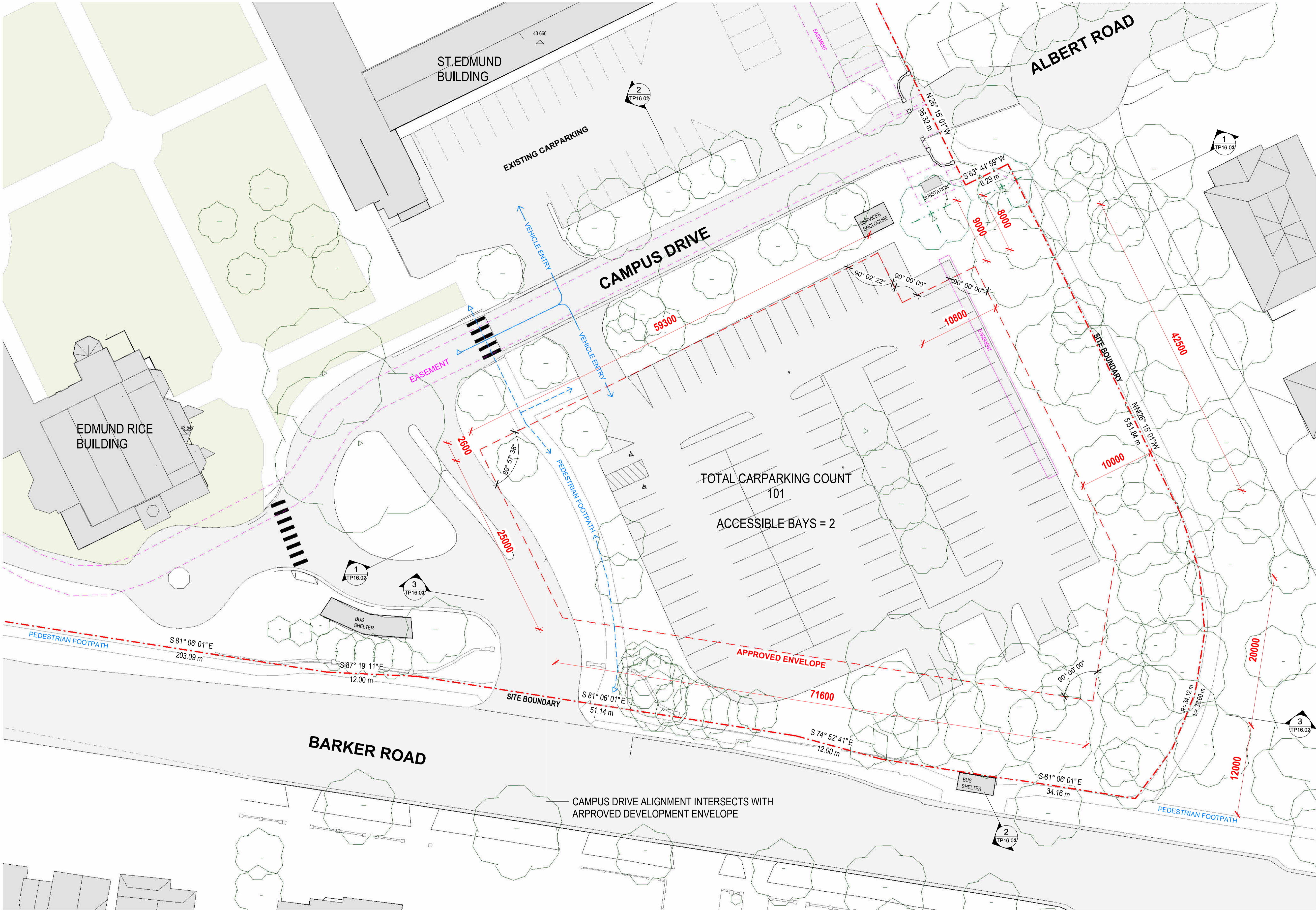
Primary Precinct Controls

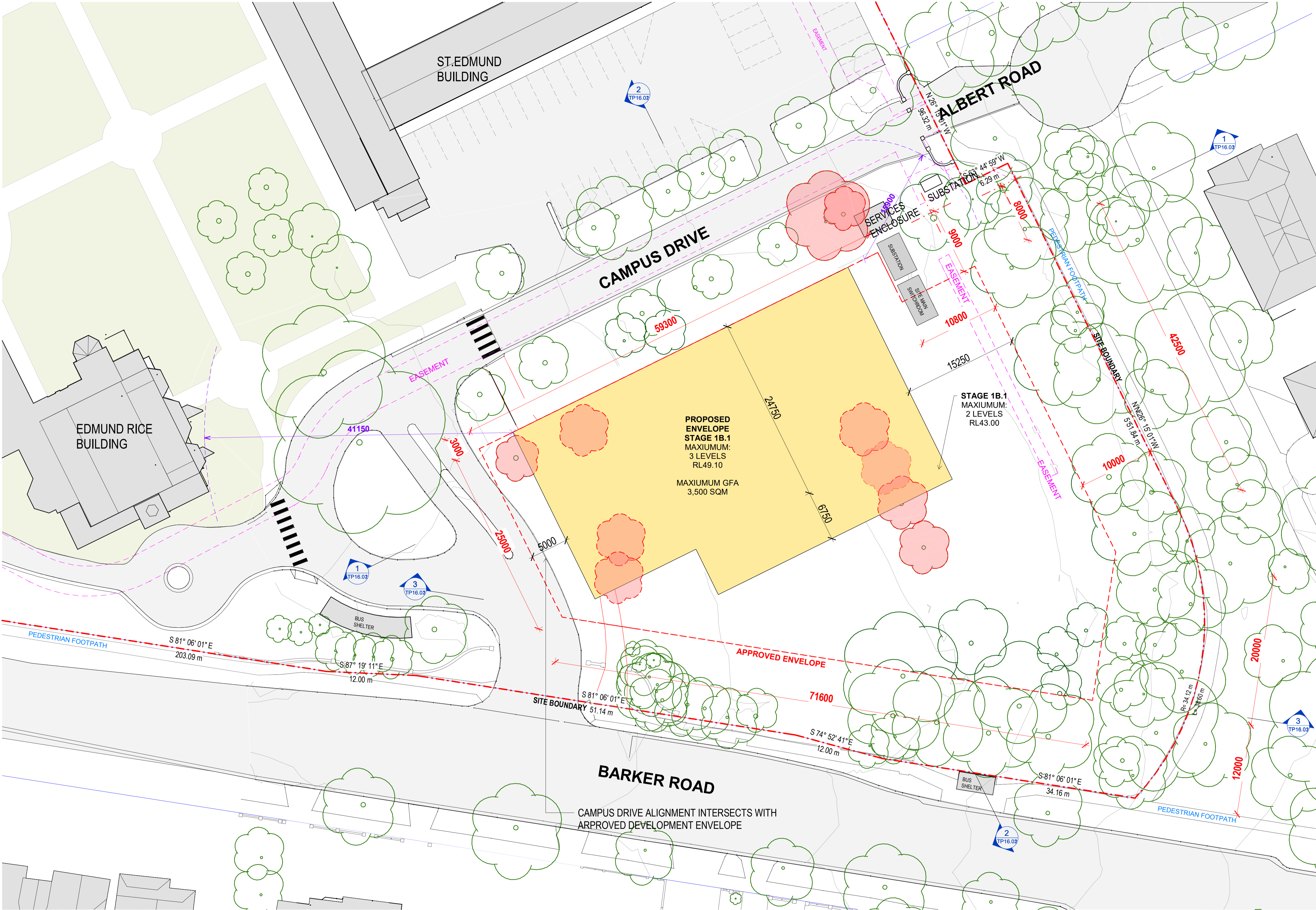
Maximum GFA 5,800sq.m (approximately 3,500sq.m in Stage 1B.1 and 2,300 sq.m in Stage 1B.2)

Maximum Height RL 49.1 - excludes plant, stair and lift overruns

Stage 1B.1 Building Uses _Education(STEM)
_Research spaces
_Food and drink premises

Stage 1B.2 Building Uses _Education
_Research spaces
_Food and drink premises
_Shop



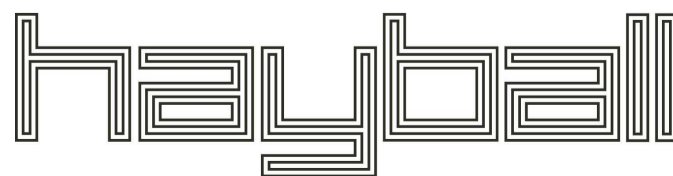


- IMPACTED TREES
- REMOVED TREES

Project Title

ACU STEM CEE - DA

25A Barker Road, Strathfield



Melbourne
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

Sydney
Ground Floor
11-17 Buckingham Street
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T +61 2 9660 9329

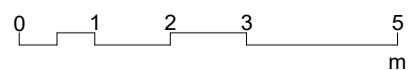
Brisbane
Level 5
283 Queen Street
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Canberra
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T +61 2 9660 9329

ABN: 84006394281 Nominated Architects ACT: David Toroff 2734,
NSW: David Toroff 8028 QLD: Chad Brown 4041, SA: Hayball 3259,
TAS: Hayball F307, VIC: Hayball 50070

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Rev	Date	Description
1	07.11.2024	Modification Application
2	17.03.2025	DPHI Requestst For Information
3	15.05.2025	Modification Clarification

Drawing Title

SITE PLAN - MODIFICATION
APPLICATION

Status

TOWN PLANNING

Project No

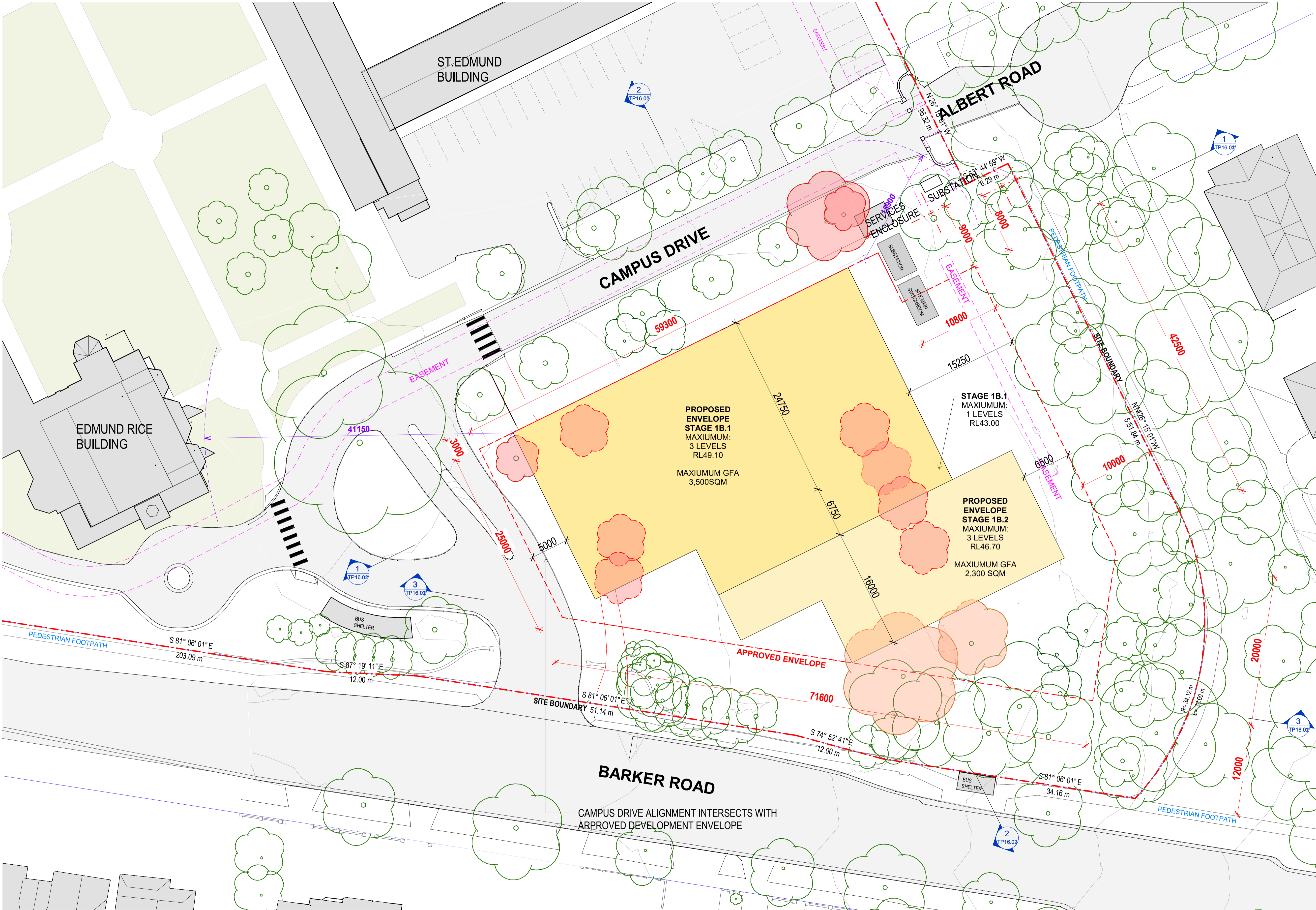
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Drawing No

TP11.01

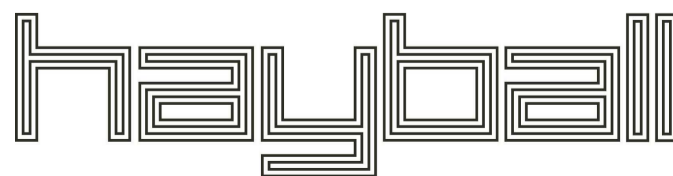
Revision

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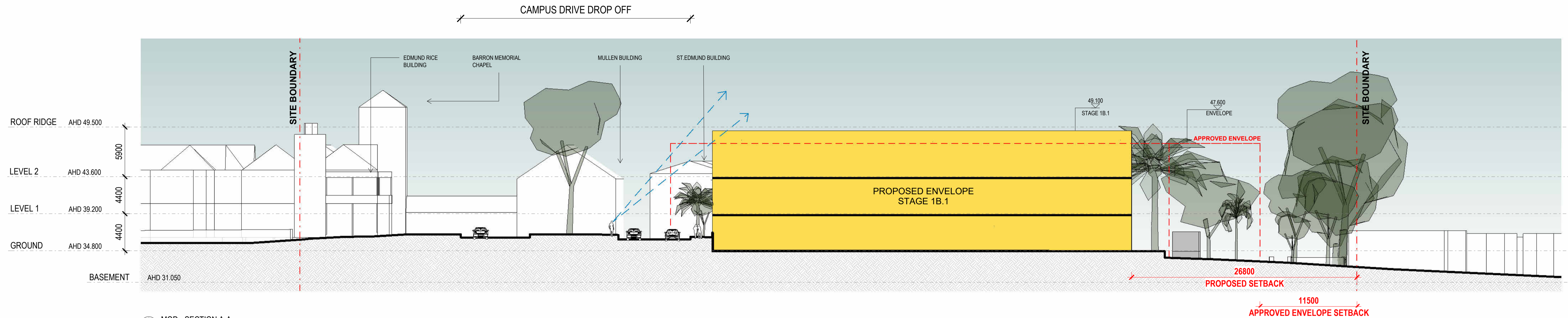
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SITE PLAN - MODIFICATION
APPLICATION 1B.2

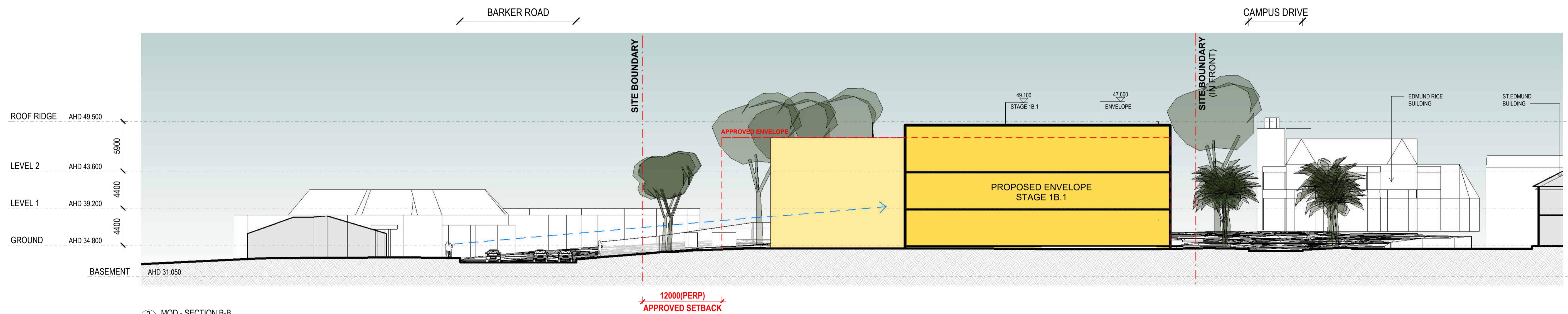
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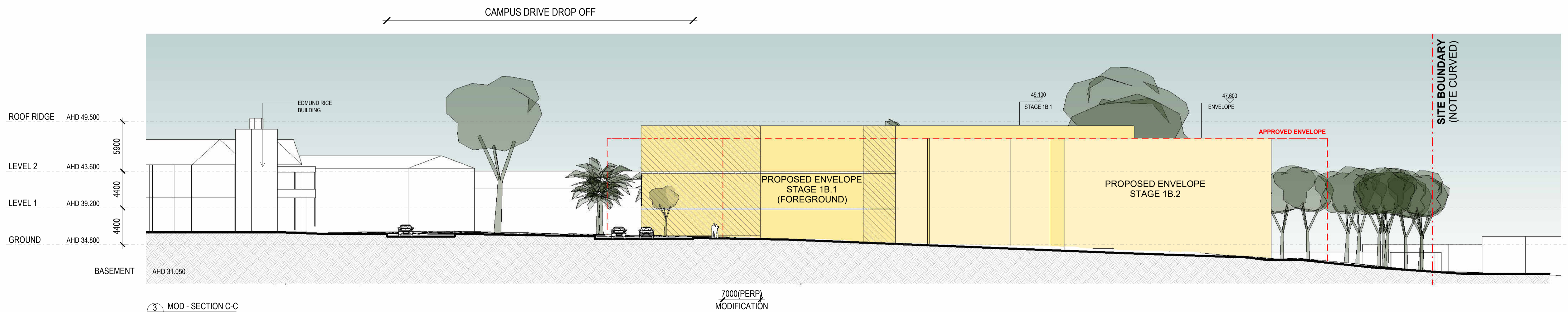
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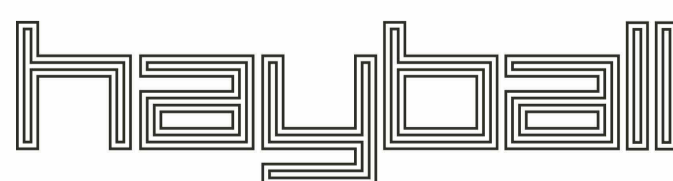


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3 MOD - SECTION C-C
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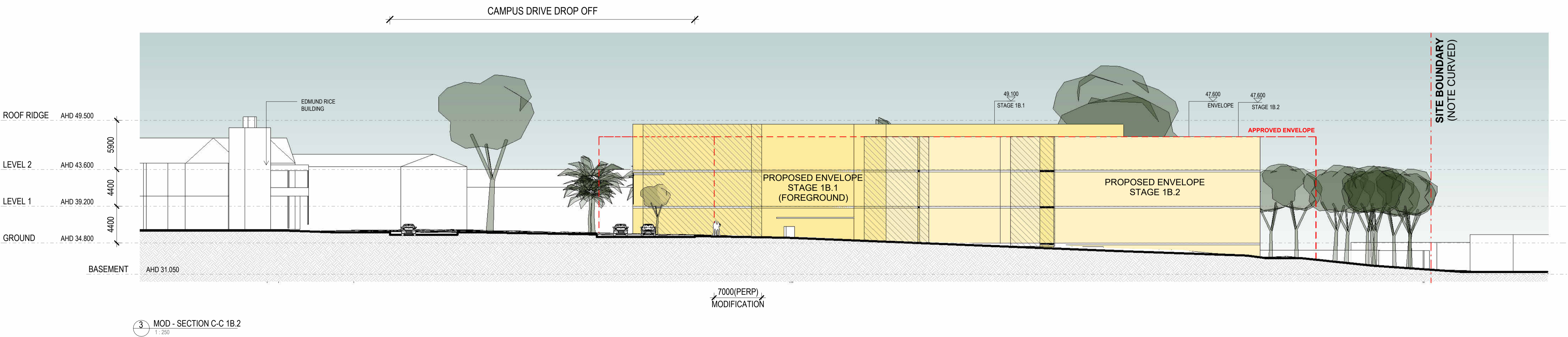
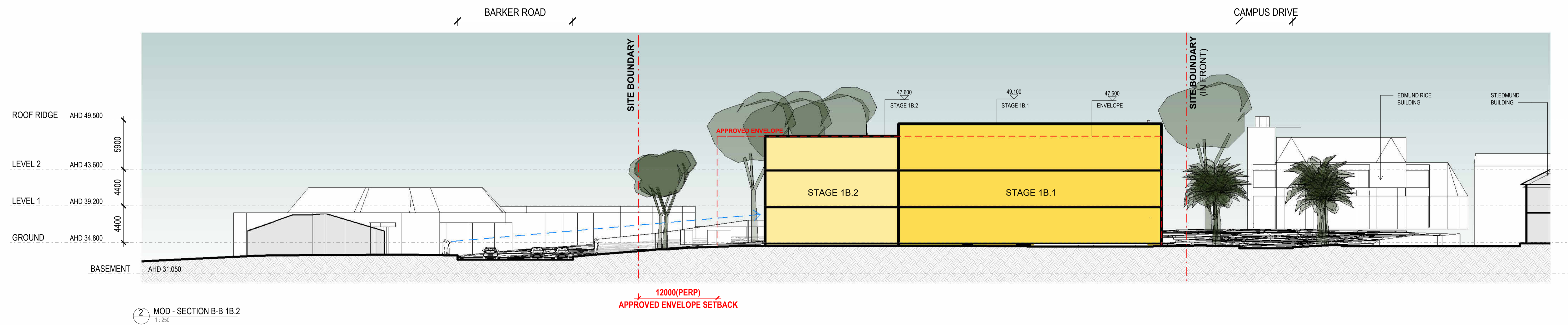
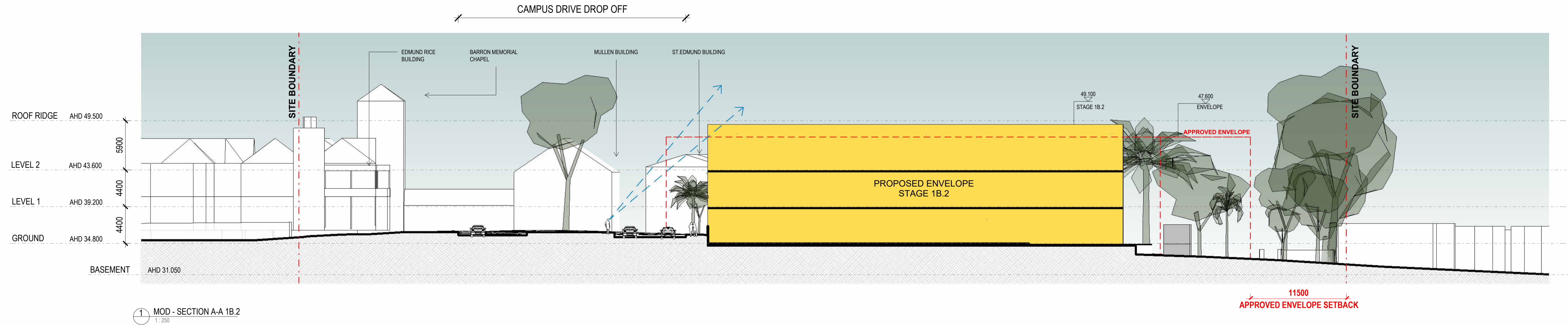
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SECTIONS - MODIFICATION
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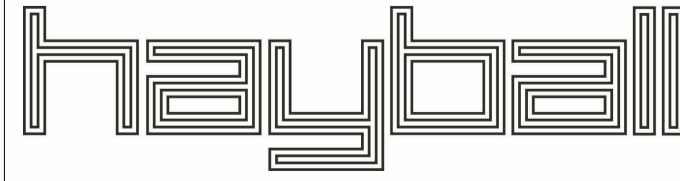
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SECTIONS - MODIFICATION
APPLICATION 1B.2

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Drawing No

TP16.02

Revision

2

Precinct 4

Character statement

The central precinct contains the existing handball court building which is presently used as a storage space. The surrounding area also comprises a number of existing portable structures utilised as classrooms.

These existing buildings will be removed and/or demolished to allow construction of new permanent buildings with associated landscaped courtyard space. It is anticipated that one building will be utilised for campus facilities and storage, including landscape maintenance equipment and furniture.

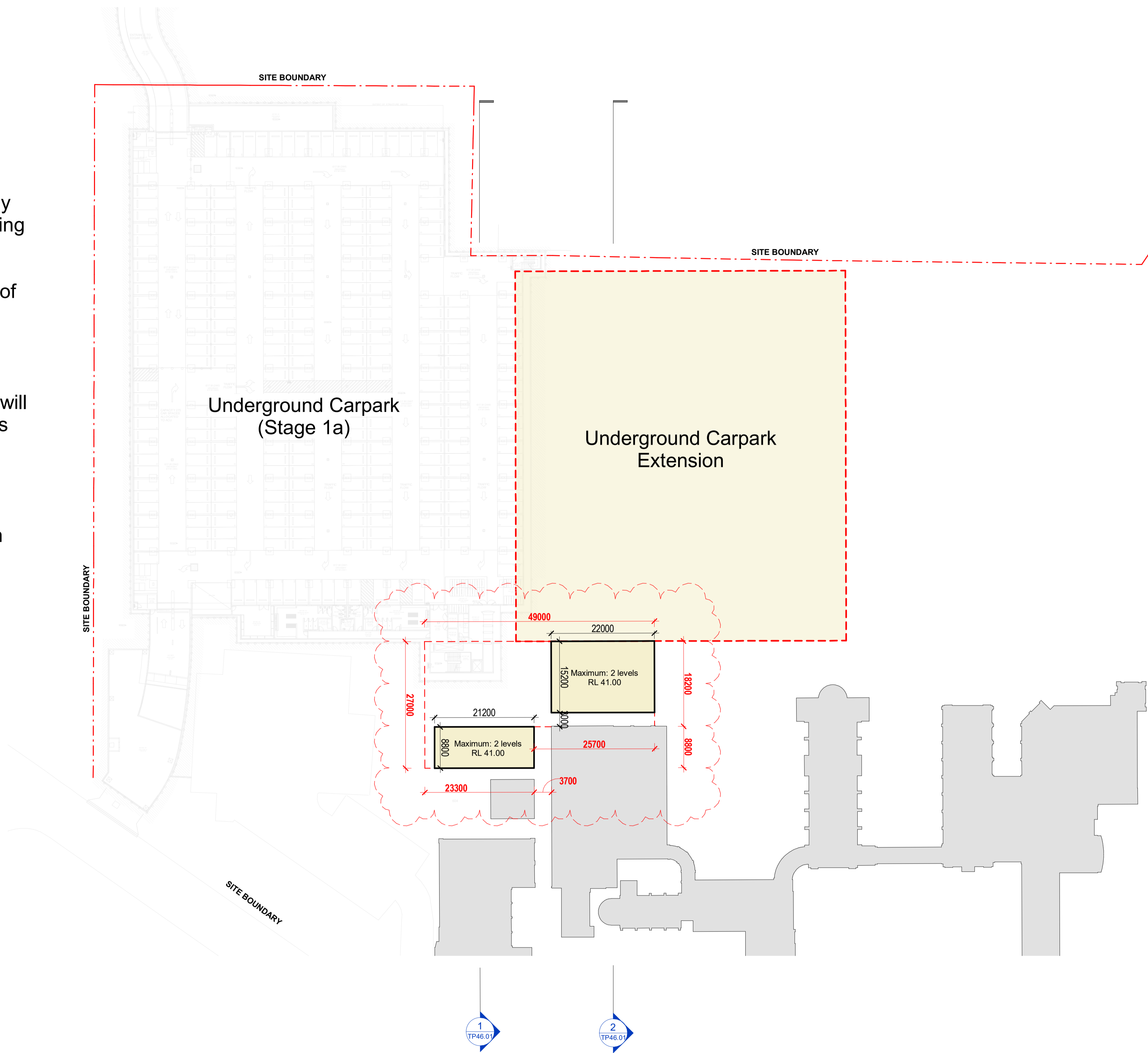
The other building will be constructed for educational uses. The specific activities will be determined under future detailed applications, however it is anticipated that this space may be used in association with the adjacent arts and sciences activities.

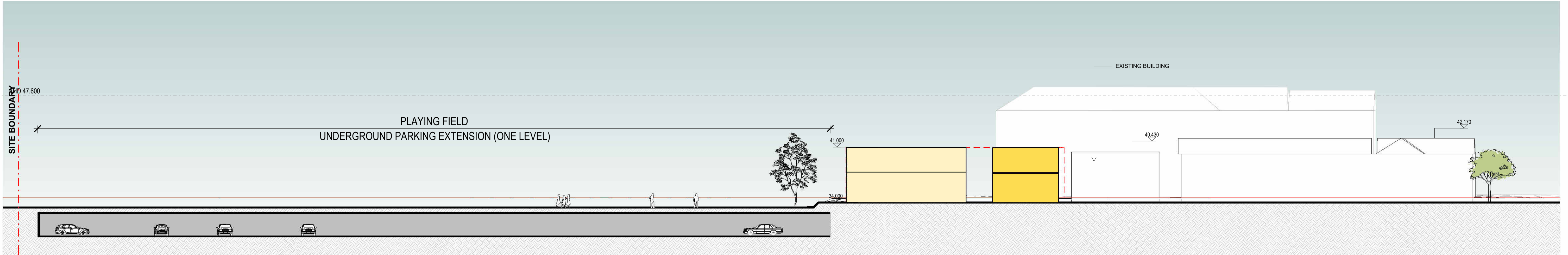
Work within this precinct will also include the reuse of the existing library.

An extension to the existing basement car park under the sports field (delivered in Stage 1A) will be extended to provide no less than 174 additional spaces.

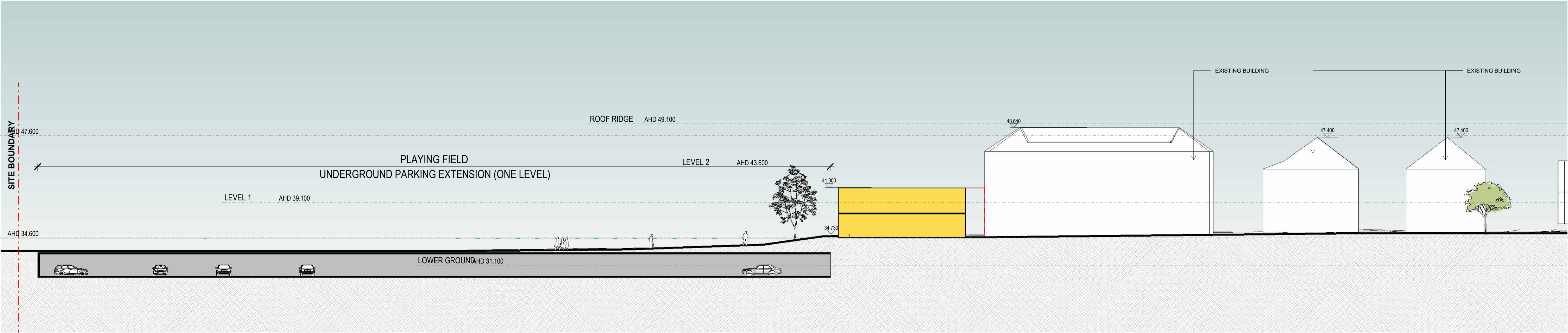
Primary Precinct Controls

Maximum GFA	1,040 sq.m (excluding car park)
Maximum Height	RL 41.00 - Excludes plant, stair and lift overruns
Building Uses	<div><div></div><div>Campus Facilities</div></div> <div><div></div><div>Storage</div></div> <div><div></div><div>Educational uses</div></div> <div><div></div><div>Reuse of existing Library</div></div> <div><div></div><div>Additional Basement Carparking</div></div> <div><div></div><div>Maintaining sportsfield at ground level</div></div>





1 Precinct 4 Section A
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2 Precinct 4 Section B
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