

19 February 2025

Department of Planning, Housing and Infrastructure
Infrastructure Assessments
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

To: Megan Fu
Principal Planner

**Australian Catholic University Strathfield Campus Concept Plan Modification 1
(MP10_0231-Mod-1)
Response to Submissions, Agency Advice and DPHI Requests**

This letter has been prepared by Architectus Australia Pty Ltd (Architectus) on behalf of the proponent, the Australian Catholic University Ltd (ACU), in response to a submission and agency advice received during the public notification of the abovementioned modification application.

This letter also provides clarification on queries raised by the Infrastructure Assessments team, Department of Planning, Housing and Infrastructure (DPHI).

Introduction

The proposed modification was exhibited from Friday 6 December 2024 to Friday 10 January 2025. A total of one submission and two letters of agency advice have been received. The letters of agency advice comprise one from Transport for NSW (TfNSW) and one from Strathfield Council. In addition, DPHI have sought clarification on various matters. The issues raised in these submissions/advice and the project team's response is summarised in this letter.

This letter is accompanied with the following updated reports:

- Itemised response to TfNSW comments (Architectus, 19 February 2025)
- Itemised response to DPHI queries (Architectus, 19 February 2025)
- Updated Green Travel Plan (Sydney Traffic Engineers, 13 February 2025)
- Shadow Analysis (Hayball, 17 February 2025)

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Summary and Response to Submissions and Agency Advice

A summary of the submissions/agency advice and project response is provided in **Table 1** below.

Table 1 Summary of submissions/agency advice and response

Author	Key issues	Response
Transport for NSW	<p>A submission was received from TfNSW's Travel Demand Team, dated 19 December 2024. The submission focused on a review of the submitted draft Green Travel Plan and raised matters relating to:</p> <ul style="list-style-type: none"> • Mode share targets – Clarification is sought regarding existing and proposed mode share split. • Parking quantum – Recommend that the number of parking spaces be decreased in future stages to discourage private vehicle use. • Parking management – Recommend staff parking be priorities for those who carpool. • Cycling – Recommend sufficient provision of bicycle parking and end-of-trip facilities be provided to encourage cycling as a travel mode for staff, students and visitors. • Implementation Plan – Request an Implementation Plan with committed actions ready for implementation from Day 1 of occupancy is included in the Green Travel Plan. • Travel Access Guide – Request a Travel Access Guide be prepared and adopted prior to occupation. • Monitoring and measuring - Request that an annual travel survey be undertaken with a focus to document travel patterns including mode share of trips to and from the site. • Travel survey – Request the survey be included in the Green Travel Plan and be undertaken three months post-occupancy (as an action specified in the Implementation Plan). The survey should capture the residential postcode of staff, students and visitors. • Governance - Recommend the appoint of a Travel Plan Coordinator to manage the implementation and monitoring of the Green Travel Plan from Day 1 onwards. • Funding – Demand that the Green Travel Plan and the travel initiatives outlined within it be appropriately funded and resourced by the applicant. TfNSW advise that they will not be funding any proposed initiatives. 	<p>An itemised response to each of the matters raised by TfNSW is provided at Attachment A to this letter.</p> <p>An updated Green Travel Plan now addressing these matters is provided at Attachment C to this letter.</p>
Strathfield Council	<p>A submission was received from Strathfield Council, dated 28 January 2025. The submission raised no objection to the proposed modification. Comments made by Council in their submission can be summarised as follows:</p>	<p>No response to Council's submission is required.</p>

- The proposed Campus population increase from 940 to 1,000 persons at Stage 1B.1 is not considered to result in an unreasonable impact.
- The physical works proposed in Precinct 1 to introduce a STEM Centre and relocate the new car park to Precinct 4 are supportable outcomes.
- The proposed reduction in building footprints and increase in maximum building height will achieve a more contained built space and improve views of heritage buildings on site and from Barker Street. Council raises no objection to the proposed built form subject to the changes not resulting in unreasonable overshadowing impacts to nearby land uses.
- The proposed deferred delivery of 174 basement car parking spaces from Stage 1B to Stage 2 (Precinct 4) and the deferred associated increase in the Campus population is supported.
- In relation to the future expansion of the basement car park in Stage 2, it is Council's position that standard archaeological find condition be included so that the certifying authority is aware of the potential for archaeological finds and evidence.

Public Submission

An objection was received from one local resident (not dated). The issues raised in the submission and an associated response is provided below.

Consultation process – Dissatisfied that the exhibition was scheduled over the holiday period and that submissions could only be made via the Department's online portal.

Formal notification has been undertaken by DPHI in accordance with legislative requirements. The exhibition period was appropriately extended to account for the Christmas/New Year holiday period.

Allocation of taxpayer's money – Believe there are more beneficial ways to spend public money such as postgraduate training for teachers in Mathematics, Physics and Chemistry.

The grant was awarded in November 2023 under the Western Sydney Infrastructure Grants Program. The grant application is not the subject of this exhibition.

The STEM Centre will provide STEM education, engagement and research to support students, educators, industry partners and local/regional residents to boost in-demand STEM skills.

Traffic and transport – The new STEM facility would operate during school holiday periods and on weekends, contributing to additional traffic and on-street parking during these otherwise quiet periods. Request ACU design traffic management to minimise disruption to residential amenity.

The STEM facility will primarily operate during university teaching periods but may also host event and research operations outside of this period. Traffic and transport impacts have been carefully considered as outlined in the Traffic and Parking Impact Assessment (Sydney Traffic Engineers, November 2024), and the amended Green Travel Plan (Sydney Traffic Engineers, February 2025).

		The proposed modification demonstrates that sufficient on-site parking will be provided to prevent any additional demand for on-street parking.
DPHI	Following public exhibition, DPHI have sought clarification on the following matters:	A summary is provided below.
	Car parking - Measures to be taken to encourage staff and students to park in the P4 car park once the P1 car park is closed.	A detailed response can be found at Attachment B .
	Setbacks - Confirmation that the modified building envelope is contained within the approved building envelopes.	It is anticipated that those currently parking in P1 will utilise available parking across the ACU campus, and not on-street parking for the reasons detailed in Attachment B .
	Overshadowing - Request for overshadowing analysis comparing the approved and modified building envelopes.	All building setbacks under the modified scheme are maintained or increased as compared to the approved Concept Plan.
	Trees - Confirmation of which trees would be removed and which trees would be transplanted.	Shadow diagrams demonstrated that the modified Concept Plan does not impact any residential properties and has an improved impact on Mt Royal Reserve between 9am and 3pm on the winter solstice.
		Shadow diagrams are provided at Attachment C .
		Ten trees are proposed to be removed in Precinct 1 as detailed in Attachment B .
		Seven of these trees are Canary Island Date Palms which have the potential to survive transplantation.
		Consent is sought for the removal of all ten trees without a commitment to transplant them.
		The Proposed Modification results in a reduction in the total number of trees impacted by the modified built form in Precinct 1 from 22 trees (11 removed and 11 transplanted) to 10.

Should there be any queries please contact Piers Hemphill, Associate, Planning, Architectus on (02) 8252 8629 or piers.hemphill@architectus.com.au.

Yours sincerely,



Jane Fielding
Associate Principal, Planning

Attachments

- A. Itemised Transport for NSW response table (Architectus, 19 February 2025)
- B. Itemised Department of Planning, Housing and Infrastructure response (Architectus, 19 February 2025)
- C. Updated Green Travel Plan (Sydney Traffic Engineers, 13 February 2025)
- D. Shadow Analysis (Hayball, 17 February 2025)