

Concept Approval

Section 75O of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure, under delegation executed 14 September 2011, we the Planning Assessment Commission of New South Wales (the Commission) determine:

- (a) to approve the Concept Plan referred to in Schedule 1, subject to the terms of approval in Schedule 2 and the Proponent's Revised Statement of Commitments in Schedule 4, pursuant to Section 75O of the *Environmental Planning and Assessment Act 1979*;
- (b) pursuant to section 75P(1)(a) of the *Environmental Planning and Assessment Act 1979*, the further environmental assessment requirements for approval to carry out the development as set out in Schedule 3; and
- (c) pursuant to section 75P(1)(b) of the *Environmental Planning and Assessment Act 1979*, that all future stages of the Concept Plan approval are to be subject to Part 4 or Part 5 of the *Environmental Planning and Assessment Act 1979*.

Member of the Commission

Member of the Commission

Member of the Commission

Sydney

2013

SCHEDULE 1

PART A: PARTICULARS

Application No.:

MP 10_0231

Proponent:

Australian Catholic University Limited

Approval Authority:

Minister for Planning and Infrastructure

Land:

167-169 Albert Road and 179 Albert Road, Strathfield

Project:

Expansion to the Australian Catholic University, Strathfield including:

- increase in student and staff numbers;
- indicative building envelopes for educational facilities;
- basement and ground level car parking;
- road works to support the development;
- pedestrian linkages and landscaping throughout the site; and;
- staging of development into four stages.

PART B: NOTES RELATING TO THE DETERMINATION OF MP No. 10_0231

Responsibility for other approvals/ agreements

The Proponent is responsible for ensuring that all additional approvals and agreements are obtained from other authorities, as relevant.

Appeals

The Proponent has the right to appeal to the Land and Environment Court in the manner set out in the Act and the Regulation.

Legal notices

Any advice or notice to the approval authority shall be served on the Director General.

PART C: DEFINITIONS

Act	means the <i>Environmental Planning and Assessment Act, 1979</i> (as amended).
Advisory Notes	means advisory information in relation to the approved development.
Campus	means the sites consisting of the 'Main campus' at 179 Albert Road and the 'Edward Clancy Building campus' at 167-169 Albert Road.
Council	Strathfield Council.
Department	means the Department of Planning & Infrastructure or its successors.
Director General	means the Director General of the Department or his nominee.
Environmental Assessment (EA)	means the Environmental Assessment prepared by Hassell dated December 2011.
Minister	means the Minister for Planning & Infrastructure.
MP No. 10_0231	means the Major Project described in the Proponent's Environmental Assessment as amended by the Preferred Project Report.
Preferred Project Report (PPR)	means the Preferred Project Report and Response to Submissions prepared by Hassell dated July 2012.
Response to Preferred Project Report Submissions	means the Response to Preferred Project Report Submissions prepared by Hassell dated 23 October 2012.
Proponent	means Australian Catholic University Limited or any party acting upon this approval.
Regulation	means the <i>Environmental Planning and Assessment Regulation, 2000</i> (as amended).
Student	means a person enrolled in the Australian Catholic University, irrespective of whether they are in class or utilising other university facilities.

End of Schedule 1

SCHEDULE 2

PART A – TERMS OF APPROVAL

A1. DEVELOPMENT DESCRIPTION

Concept Plan approval is granted to the following development as described below:

- (a) 2,000 students on the Campus at any one time and 2,800 students across the day;
- (b) 260 Full Time Equivalent (FTE) teaching staff;
- (c) 6 new building envelopes to a maximum height of 4 storeys;
- (d) basement and ground car parking for 717 vehicles to be used by the Australian Catholic University and 30 spaces to be used by St Patrick's College;
- (e) road works to support the development;
- (f) pedestrian linkages and landscaping throughout the site; and
- (g) staging of the development in four stages.

subject to compliance with the terms and modifications of this approval.

A2. DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The approval shall be generally in accordance with MP 10_0231 and the Environmental Assessment prepared by Hassell dated December 2011, except where amended by the Preferred Project Report prepared by Hassell dated July 2012 and Response to Preferred Project Report Submissions prepared by Hassell dated 23 October 2012 and the following drawings:

Concept Plan Drawings prepared by Hassell	
Name of Plan	Date
Precinct 1 - South Eastern	July 2012
Precinct 1 - Elevation and Cross Section Diagrams	July 2012
Precinct 2 - Eastern	July 2012
Precinct 2 - Elevation and Cross Section Diagrams	July 2012
Precinct 3 - Western	July 2012
Precinct 3 - Elevation and Cross Section Diagrams	July 2012
Precinct 4 - General	July 2012
Precinct 4 - Elevation and Cross Section Diagrams	July 2012
Proposed Aerial View	July 2012
Illustrative Concept Plan	July 2012
Tree Removal Plan	July 2012

except for as modified by the following pursuant to Section 75O(4) of the Act.

A3. CAR PARKING

- (a) The number of car parking spaces to be provided for the development shall comprise:
 - (i) 717 spaces for the use of staff and students of the Australian Catholic University; and
 - (ii) 30 spaces for the use of staff of St Patrick's College.
- (b) Car parking is to be allocated in accordance with the information provided in the Response to Preferred Project Report Submissions prepared by Hassell, dated 23 October 2012.

A4. GREEN TRAVEL PLAN

Any future application submitted in accordance with this Concept Plan approval must demonstrate where relevant that the mode share targets identified within the Green Travel Plan, dated 17 October 2012 can be consistently complied with.

The Green Travel Plan is to be amended to provide sufficient changeover time between the morning and afternoon sessions to enable students attending the Campus in the morning to vacate the site prior to the arrival of students attending the Campus in the afternoon.

A5 STUDENT NUMBERS

Student numbers may be increased to a maximum of 2,000 on the Campus at any one time, subject to the following matters being addressed:

- (a) No increase in current student numbers on the Campus at any one time until the basement car parking area beneath the sports field is constructed and operational;
- (b) An increase to 1,600 students on the Campus at any one time once an occupation certificate has been issued for the basement car parking area. A copy of the occupation certificate as issued must be provided to the satisfaction of the Director-General prior to any increase to 1,600 students; and
- (c) An increase to 2,000 students on the Campus at any one time and 2,800 per day once the proponent has demonstrated to the satisfaction of the Director-General that the mode share targets and reduced on-street parking associated with the university are being consistently achieved in accordance with the requirements of the STCM as required in Term of Approval A6.

A6 STUDENT TRAVEL AND CAMPUS MONITORING PLAN

Prior to any development applications being submitted in accordance with this Concept Plan approval, the proponent must prepare and submit a Student Travel and Campus Monitoring Plan (STCM), in consultation with Strathfield Council, to the satisfaction of the Director-General.

The STCM, which must be prepared by suitably qualified person/s agreed to by the Director-General, must monitor the travel behaviour of students consistent with the objectives and mode share targets of the Green Travel Plan (Term of Approval A4) and secondly, monitor the number of students on the Campus at any one time consistent with the staged increase in student numbers recommended by the Department (Term of Approval A5).

The Plan must include but not be limited to the following:

- (a) clear mode share targets consistent with those set out in the Green Travel Plan;
- (b) a robust methodology and monitoring/auditing program to identify the travel behaviour of students to and from the Campus at appropriate times throughout the academic year, and to monitor the number of students on the Campus at any one time;
- (c) monitoring regimes for both student travel behaviour having regard to the mode share targets identified in the Green Travel Plan (A4) and number of students on the Campus at any one time having regard to the key milestones in A5;
- (d) details regarding frequency of monitoring for both student travel and student campus numbers with a particular emphasis on monitoring over the peak times of all semesters within the academic year and the need for at least 14 consecutive days of monitoring at any one time;
- (e) contingency measures to be adopted should the monitoring of student travel or individual campus milestones identify inconsistencies with the mode share targets and onsite student numbers; and
- (f) communication strategies regarding the dissemination of monitoring results to the Director-General, Strathfield Council, students and the wider community including publication on the university website.

A7 HOURS OF OPERATION

The hour of operation of the university is limited to:

- (a) 7.00am to 10.00pm on Monday to Friday;
- (b) 8.00am to 5.00pm on Saturday and Sunday.

Students and staff are not permitted on the site prior to 7.00am or after 10.00pm.

No classes are permitted to commence prior to 8.00am or finish later than 8.00pm.

The Campus is to be used on Saturday and Sunday only by post-graduate classes and other groups (notified to Strathfield Council).

Use of the library is permitted during the above hours.

A8 COMPLAINTS HANDLING REGISTER

A complaint handling register is to be provided, in consultation with Strathfield Council, where local residents can call to raise concerns to be actioned. Details of the complaint handling register, including investigation procedures and resolution procedures, are to be submitted to the Director-General for information. The complaint handling register, including records of any complaints and subsequent action taken, are to be made publicly available on the Australian Catholic University's website.

A10 LAPSING OF APPROVAL

Approval of the Concept Plan shall lapse 5 years after the determination date shown above in this Instrument of Approval, unless an application is submitted to carry out a project or development which concept approval has been given.

A11 INCONSISTENCY BETWEEN DOCUMENTATION

In the event of any inconsistency between Terms of approval or modifications of the Concept Plan approval identified in this approval and the drawings / documents including Statement of Commitments referred to above, the Terms of approval and modifications of the Concept Plan shall prevail.

PART B – MODIFICATIONS

B1. STUDENT NUMBERS

Deletion of the student enrolments cap of 4,800 students and reference to Equivalent Full Time Student Loads.

End of Schedule 2

SCHEDULE 3

FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS

BUILT FORM

1. Future applications shall demonstrate that the development achieves a high standard of architectural design having regard to the heritage significance and use of the site. Details are to be demonstrated that material and finishes are in keeping with the existing materials and finishes on-site.
2. Future applications are to ensure that the interface between the boundaries of the site and buildings are treated to ensure that the future buildings integrate into the streetscape and existing and proposed landscaping.
3. Future applications shall ensure that the privacy of adjoining properties is maintained with the layout of future buildings to be designed to reduce overlooking.

SHUTTLE BUS SERVICE

4. Each future application for development subsequent to the Concept Plan shall provide details of the use of the shuttle bus service between the site and Strathfield railway stations. Details are to be provided of discussions held with Transport for NSW and Strathfield Council in regards to the operation of the shuttle bus pickup from Strathfield railway station.
5. Each future application for development subsequent to the Concept Plan shall provide details demonstrating compliance with the mode share targets within the Green Travel Plan, dated 17 October 2012. This detail is to also include a program to increase services to match the service capacity to the anticipated increase in demand.

TRANSPORT AND TRAFFIC IMPACTS

6. The first application subsequent to the Concept Plan shall provide an updated analysis of the capacity of the access intersections onto Barker Road. Recommendations are to be provided where necessary to alleviate any impacts following this review.
7. Each future application for development subsequent to the Concept Plan is to identify where additional parking is available to cater for the loss of parking within each stage as a result of the construction of works associated with the Concept Plan on-site.
8. Each future application for development subsequent to the Concept Plan to construct car parking areas, loading docks and access driveways should be in accordance with AS 2890.1-2004 and AS 2890.2-2002 for heavy vehicle usage. Details of the swept path analysis of service vehicles moving into and out of the loading dock area is to be provided.
9. The initial stage of the development is to include the construction of the basement car parking area located beneath the existing sports fields. Details of the access arrangement and roadworks to Barker Road and Edgar Street are to be considered as part this application.

Each stage described shall provide full details of inclusions in respect of:

- (a) demolition;
- (b) earthworks;
- (c) buildings and all other structures;
- (d) any elements of the overall public domain plan to be dedicated or embellished;
- (e) any site remediation works;
- (f) stormwater management works;
- (g) any vehicular or pedestrian access to the site;
- (h) measures to mitigate and manage nuisance caused by stages under construction to completed stages and clashes between stages including vehicle access, noise, parking and safety; and

- (i) waste and construction management.

An access application shall be made to Council to obtain footpath crossing and boundary alignment levels before commencing the detailed design of internal driveways, paths and car park area.

CONSTRUCTION MANAGEMENT

- 10. A Construction Traffic Management Plan (CTMP) detailing construction vehicles routes, number of trucks, hours of operation, access arrangements and traffic control should be provided with each future application subsequent to the Concept Plan. The CTMP is to ensure that any impacts on pedestrian and bicycle access and on bus services and bus stops during construction are addressed, the later two in consultation with STA.

ECOLOGICALLY SUSTAINABLE DEVELOPMENT

- 11. Future applications shall demonstrate the incorporation of ESD principles in the design, construction and ongoing operation phases of the development, including the selection of fabric and materials, water conservation and management initiatives, and energy efficiency and renewable energy initiatives.

PUBLIC DOMAIN AND LANDSCAPING

- 12. Future applications shall provide public domain treatments and landscaping generally in accordance with the landscape concept plans submitted with the PPR. This shall include details of the function and use of each landscaped area.
- 13. Future applications shall demonstrate how the development provides pedestrian and cycle linkages through the development, suitable for use by persons with disabilities, and in accordance with relevant Australian Standards.

CONTAMINATION

- 14. Future applications shall address any potential contamination on the site and implement the recommendation of the Phase 1 Environmental Site Assessment, dated 13 December 2011.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- 15. Future applications shall demonstrate that the layout of the buildings and landscape treatments adopt the principles of Crime Prevention through Environmental Design.

DRAINAGE AND STORMWATER MANAGEMENT

- 16. All future applications shall identify drainage and stormwater management issues, on-site detention and drainage infrastructure. Details plans of the proposed erosion and sediment control measures during demolition, construction and operation shall also be provided.

UTILITIES

- 17. In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities.

CONSTRUCTION AND OPERATIONAL IMPACTS

- 18. Future applications shall demonstrate that acoustic and vibration treatments to be implemented have regard to the recommendations of the Concept Plan Acoustic Assessment prepared by Acoustic Studio, dated July 2012.

End of Schedule 3

Schedule 4

STATEMENT OF COMMITMENTS

(Source: Preferred Project Report)