

18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam,

**RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10 0231**

We, being residents of Strathfield directly affected by the operation of the Australian Catholic University, object to this Concept Plan. We strongly urge the Minister to decline the proposal outright.

Our key reasons for objecting to the Concept Plan are as follows:

- The proposal detracts from the character of the surrounding residential precinct and diminishes the privacy of local residents by including new 3 and 4 storey buildings near the boundary of the university on Barker Road.
- The Neighbourhood Policy included in the proposal does not address sufficiently the parking, traffic and other amenity impacts on the neighbourhood. The university's lack of integration with the local community is highlighted by its wilful breaches of its original planning approvals, which have generated impacts on the neighbourhood contrary to the intentions underlying those approvals.
- The proposal contains invalid parking and traffic analyses due to an incorrect assumption in relation to the growth in student numbers. This flaw in the analysis completely invalidates the conclusions reached by the university and its consultants. The proposal will have substantial traffic, parking and other amenity-related impacts on the surrounding residential precinct. If allowed to occur, the expansion of the university would represent a breach of residents' rights to the quiet enjoyment of their properties and would interfere with their safety, peace and convenience.
- The university's consultation with the local community has been inadequate. The university originally provided information to local residents that was not comprehensive and was provided to a minority of affected residents. More recently, it appears that the university may undertake some further consultation with some residents but this will not provide those with an interest in the proposal enough opportunity to express their views.

Due to these and other reasons, we, the undersigned, do not support the proposal by ACU.

Should the Minister not be inclined to decline the proposal, the errors and deficiencies in the analysis presented by the university and its consultants mean that no reasonable decision maker could make a valid decision in support of the proposal. These errors and deficiencies would need to be remediated and substitute analyses undertaken before a reasonable assessment could be made of the proposal.

We confirm that we have made no reportable political donations in the previous two years.

Yours faithfully,

NAME:

Cathy Milford

ADDRESS:

10 Macaulay St  
Strathfield

18<sup>th</sup> February, 2012

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Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

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Yours faithfully,

NAME: Serg Petulo

ADDRESS: 14 Marion St

Strathfield

18<sup>th</sup> February, 2012

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NAME:

*Kare Refill*

ADDRESS:

*14 Bram St  
Strath*

18<sup>th</sup> February, 2012

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Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

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Yours faithfully,

NAME: P. Munn

ADDRESS: 23 Barker St Strathfield

MR MARK BROWN  
22-33 BRIDGE ST  
SYDNEY NSW 2000

DUCKMAN ALLEN YIP  
AND PATRICIA YIP  
22 WILSON STREET  
STRATHFIELD 2135

23RD FEB 2012

RE- MP 10\_0231  
AUSTRALIAN CATHOLIC UNIVERSITY  
WE HAVE BEEN LIVING AT THIS  
LOCATION FOR 36 YEARS  
WE OBJECT TO THIS DEVELOPMENT  
FOR ALL THE REASONS LISTED  
ON ONE PAGE ENCLOSED.  
WE ARE DEEPLY CONCERNED TO THE  
INADEQUATE PARKING FOR STUDENTS  
AND STAFF

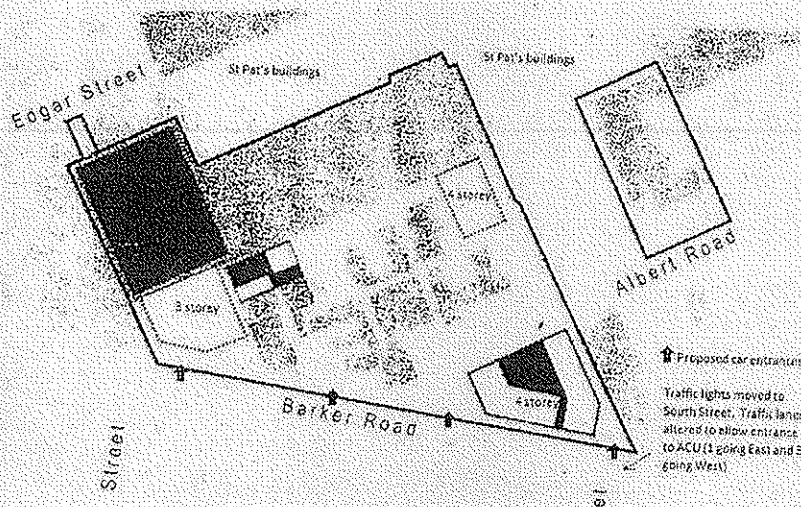
WE SUBMIT THAT FOR EACH THREE  
STUDENT AND STAFF -  
TWO (2) SPACES SHOULD BE PLANNED  
ESTIMATE 2016 STUDENT POPULATION 4800  
ESTIMATE 2022 STUDENT POPULATION 7000  
APPROXIMATE 2333 PARKING SPACES SHOULD BE  
ON THE PLAN ON UNIVERSITY GROUNDS.

YOURS SINCERELY

DUCKMAN ALLEN YIP  
AND PATRICIA YIP  
22 WILSON STREET  
STRATHFIELD 2135

*[Handwritten signature]*  
*[Handwritten signature]*

## objection to the expansion of the Australian Catholic University



### We don't want 3 & 4 storey buildings.

Because some idiot approved a 3 storey building in the centre of the campus back in 1994, the University now contends that it has the right to continue not only to build 3 storey buildings but to go one better and increase to 4 storeys. These buildings are going to be industrial style buildings with high ceilings so 3 and 4 storeys are going to be overpowering. The fact these buildings are now on the borders of the campus abutting our residential areas is of no concern to them.

### Why can't they use the library already established in Albert Road?

The new Library in the South East corner is to be a "Gateway" to the University. At 4 storeys it is not like any gateway I know, it is more like a barrier. There is already a library at the Catholic Institute of Sydney in Albert Road within a short walk which is currently used by theologians, so it can't be too crowded! Why are they duplicating library facilities in the area?

### Do they need all the extra teaching space or are they just building a monument to their own aggrandisement?

Haven't they heard of distance or online education? In the United States, the top universities are turning more and more to online education where students can log in to lectures from the top people in their fields. Face-to-face teaching at this level is on the decline.

### How many students will we eventually have foisted upon us?

They say they are satisfying their needs for the next 10 years. Since they are increasing student numbers to 4,800 as at 2016 (a mere 4 years away), how many students will they end up with by the end of the 10 year period, 7,000 perhaps?

### Our streets are not our own.

A lot of us can't park outside our homes now. Their "experts" have advised that most of us have adequate off street parking, so too bad. The only idea they can come up with is to make one side of our streets unrestricted parking and the other side restricted to 2 hours. This affects all streets in the vicinity of the university. This means that students will just look further afield for parking, south of Newton Road. Spreading the love!

### Community consultation was minimal.

In their submission they state they sent a flyer to 220 residences and held 2 community consultation sessions (a total of 3.5 hours viewing). I have spoken to residents who knew nothing about these sessions even though they are within spitting distance of the university. One resident found out the night after the last session closed and she contacted the university first thing the next day and was told community consultation was finished, end of story. One resident who complained at one of the sessions was told that she bought her house near the university so she had no right to complain about their expansion. Like I said before, they do not care about their impact on our residential area; they are just going through the motions.

### Why can't they build on one of the playing fields?

Between the university and St Patricks are three playing fields owned by the university. Why can't they build on the eastern one only, leaving two fields to be utilised by St Patricks who already have one of their own. Any complex on that site will not impact on the residences as it would be bordered by existing university buildings and buildings owned by St Patricks.



HAVE YOUR SAY:

# Driven mad over ACU parking

and to my everlasting regret I did not oppose it. I supported the university believing that, at the time, the naysayers belonged to the "not in my backyard" brigade, as the proponents had addressed nearby residents concerns. Would they deceive their proposed neighbours? You be the judge.

The ACU promised that there would be no appreciable increase in traffic. Mysteriously, traffic in and about Barker Road and nearby streets is closer to a Parramatta Road gridlock than a suburban street.

The university told us that they would have more than sufficient parking facilities to service its students and staff. It is now near-impossible to find street parking within a radius of 500 meters of the University

I HAD the good fortune to reside in Barker Road, Strathfield for over a decade prior to the creation of the Australian Catholic University Strathfield Campus. I was quite happy to be surrounded by schools like St Marlias at which my children had their primary education. St Patrick's where my son studied and Santa Sabina where my daughter studied, not to mention the many other schools including Homebush Boys, Strathfield Girls, Seventh Day Adventist, Meriden and more.

The ACU made application for its university at Barker Road

during its hours of operation. The university would have us believe that these cars (the majority of which bear P-plates) mysteriously appear in our suburb when the university opens in the morning and disappear when it closes in the afternoon.

The current ACU development consent (DA-0102/252) provides for a maximum enrolment of 1,100 students and a maximum of 750 students per day. By its own admission the University has more than three times that number of students.

The ACU proposes a new concept plan with the following features:-

An additional 228 carpaces. That will not go close to serving the University's current needs let alone its projected requirements.

by Mitchell Jordan

## Strathfield campus.

These plans are currently available to the public until 29 February at Strathfield Council, the department's information centre in Bridge St, Sydney and on the department's website.

According to a spokesperson from NSW Department of Planning and Infrastructure, the proposal includes six buildings ranging from two to four storeys in height, an increase in on-site car parking from 346 to at least

But there's more.

On my reading of a new application before the Department of Planning and Infrastructure (a supposedly defunct authority) the ACU seeks to increase its capacity by about 30% to at least 4,800 students.

The University also intends to spend \$55 million on the proposed TOWERS that will dwarf all other buildings of its neighbours in the residential area while destroying the heritage buildings.

The ACU has obtained permission from Strathfield Council to increase its student numbers whilst it waits for construction of its new buildings.

The ACU must start by complying with its current DA conditions before we consider let

that the area has already been "swamped" by student parking and fears that expanding the campus will only exacerbate the problem.

"The cars are taking all up the streets," Mrs Pistolesse said and lists Barker, Newton, Oxford, Todman and Albert, which she claims are now, "gone as far as parking is concerned" during the university semester.

Professor Maree Nicholson, associate Vice Chancellor Sydney at ACU told Burwood Scene that the development application will help to increase the amount of parking available at the Strathfield campus.

alone accept any new extended proposal.

The University has made blithe and illogical commitments to fix the projected traffic problems, such as prohibiting or limiting parking on suburban streets altogether. Two questions:

Why should the University oblige Council rangers to police the parking at ratepayers expense?

Fixing the parking problem by removing the parking. A failure of logic? Baby with the bathwater?

The introduction of a number of 4-storey buildings in a residential area substantially diminishes its residential character. It has already partly become a *University town* and the new proposal will complete the job.

"Taking away our right to park outside our homes is not a solution. The solution is for ACU to go to Parramatta Road and give us back our suburb."

Given the ACU's conduct after securing its original approval, would it be at all surprising to find the University stretching beyond the limits of this new extreme proposal?

Clearly the ACU has a philosophy of "we can do whatever we want", just don't tell the neighbours."

**PATRICK SATTOUT  
RESIDENT, BARKER ROAD,  
STRATHFIELD.**

**Editor's comment:** The ACU plans are on exhibition until February 29, 2012 at Strathfield Council.

only one side of the street between 8.30am - 3pm, Monday - Friday, during the university terms.

"The proposed parking restriction will ensure there will be some level of vacant parking spaces for the residents who need to park on-street for a maximum two-hour period during the peak university period," the report said.

Mrs Pistolesse is concerned that parking restrictions could push the problem back further, in turn affecting more streets in the area.

"Residents need to understand this parking nightmare," she said.

"We anticipate an increase in students of 30 per cent over the next few years, and our Development Application will increase the number of car spaces available by 100 per cent," she said.

However, the report still acknowledges that the car spaces on campus are a problem.

"Despite the significant increase in campus car parking supply, demand is forecast to exceed supply and hence overflow parking will continue to occur in the surrounding streets," said the report.

Two-hour parking restrictions are proposed in the report for

18 Wilson St,  
Strathfield NSW 2135  
25<sup>th</sup> February, 2012

Major Project Assessment,  
Department of Planning and Infrastructure  
GPO Box 39  
Sydney NSW 2001

Dear Sir:

**Re Concept Plan for Australian Catholic University (MP 10\_0231)**

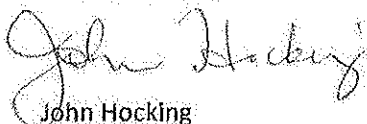
I oppose the plan for the following reasons:

1. Construction of buildings of greater than two stories in a residential area where two stories is the limit. This has an impact on the heritage aspects of current buildings on the site, as well as the residential character of nearby buildings.
2. There is grossly inadequate provision for parking on site for the existing number of students, and this will be much worse with the additional students proposed. Already students are parking in the adjacent streets well in excess of 500 meters from the University boundaries. More students will increase this distance. The University website clearly states that parking is available on site for students, but there is demonstrably not enough. Students have also been seen to park across driveways, blocking access to residents.
3. I am concerned about the design of the entrance at gate 4 to a major underground car park in Barker Road near Wilson St. This gate will generate considerable traffic, and make it hard to turn into Barker Rd from Wilson St. The gate appears to be situated at the current bus stop in Barker Road near Wilson St. What is happening to the bus stop?
4. In Wilson St, as well as other nearby streets, where there is parking both sides, there is only room for one lane of traffic at a time. It is hard to see to back out of driveways when parking is dense on both side of the road. In addition, Wilson St is often used as a through road when Centenary Drive is blocked.
5. Increased students will generate increased traffic, and peak traffic is currently already at saturation near the University. Pedestrian safety is also at increased risk.

I therefore urge you to decline the application.

I have not made any political donations in the last two years.

Yours faithfully,

  
John Hocking



18<sup>th</sup> February, 2012

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Yours faithfully,

Peter J. Scott  
27 Newton Road  
Strathfield N.S.W 2135  
Ph. 0418-463-172

NAME:  PETER JOHN SCOTT

ADDRESS: 27 NEWTON ROAD,  
STRATHFIELD, 2135. (tel. 0418-463-172)

Peter J. Scott  
27 Newton Road  
Strathfield N.S.W 2135  
Ph. 0418-463-172

56  
Further  
Submission

23 February 2012.

Department of Planning & Infrastructure,  
Major Projects Assessment,  
attention Mark Brown,  
GPO Box 39,  
Sydney, 2001.

Dear Sir,

Concept Plan for Australian Catholic University, Strathfield  
Application number MP 10 0231

I am making a submission about the above plan, as invited by your letter received on 19 January last. First, though, let me say that I have always been in favour of Strathfield as an education centre. However, the good will that I originally had for the Australian Catholic University (ACU) has been seriously eroded - and continues to be eroded on a daily basis through our streets being swamped by students parking their cars here.

My objections to the Concept Plan for ACU may be summarized under four headings:-

Poor Consultation by ACU: I object to the poor level of consultation by ACU with affected residents in the area, especially as regards the deluge of students parking in local streets but also other problems, including the deterioration in amenities.

I would ask that the Minister give consideration to establishing - as part of the approval process - an ongoing Consultative Committee, to give voice to community concerns with ACU generally. Such a committee might be chaired by the Mayor of Strathfield and have two representatives each from affected residents and the ACU, and ~~issue regular reports to the public~~.

Parking for Students and Staff: I object to the proposed Plan in three respects:-

- Inadequate on-campus parking: The proposed additional on-site parking places are barely sufficient to address existing problems of overflow into surrounding streets, let alone cope with the intended expansion of student and staff numbers.

I am firmly of the view that ACU should provide on campus sufficient parking for all needs. Additional parking facilities need to be included in the Plan, with underground excavation being increased as necessary.

- Insufficient encouragement to use public transport: While I note that ACU's shuttle bus service is to be increased in frequency, this does little to actively encourage students to use public transport. ACU might do well to consider allowing a rebate of fees to those students who opt to use public transport.

- Loss of amenities: I object to parking near my home no longer being available to those who come to see me. Newton Road, where I live, is chock-a-block with parked cars during university hours.

Because of recurrent health problems, I am no longer as active as I was and am longer able to go out and about as I once did. I need to have convenient parking for:  
• visitors, family and friends;  
• deliveries (parcels, groceries etc.);  
• (including lawnmowing and gardening);  
• repairs and maintenance etc.),  
• medical personnel;  
• domestic and yard workers  
• tradesmen (for household and so forth.

A number of the people who come to my home require parking for more than two (2) hours.

ref. AGU - MP 10\_0231

Parking for Students and Staff, contd.

The loss of amenities is seen daily in other respects, with some students appearing to have scant respect for residents and indeed for the law. Parked cars all too often pose difficulties for residents attempting to leave or to enter their driveways, and rubbish is emptied from cars into the street or on nature strips. Hardly a week goes by without cars being parked illegally in the 'no standing' sections of Newton Road adjacent to South Street. Strathfield Council's services conducted in daylight hours are also adversely affected, e.g. recycling collections, street-sweeping.

Street Widths, Parking and Traffic Flows: I object to the flawed plan of proposed parking in surrounding streets, which assumes that all streets are of the same width (they are not) and that the one solution fits all (it does NOT). While some streets are wide (e.g. Barker Road), other streets are narrower (e.g. parts of Newton Road, and South Street). Clogged by cars parked on both sides, such narrower streets are left with little more than one lane for traffic flow, leading to congestion and other problems in peak periods particularly.

South Street is of greater importance in this regard, as it is part of a major bus route between Strathfield and the City, one of the two public transport services for AGU.

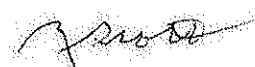
The whole of Figure 21 and relevant papers need to be thoroughly reviewed: back to the drawing board.

Building Height and Heritage: I object to the proposed library building on two counts:-

- . it detracts from the high heritage values of adjacent Mount Royal/ Mount St. Mary, the former prime ministerial residence and Christian Brothers college.
- . it exceeds the two-story height of buildings normally allowed by Council, in conformity with the residential nature of our ~~area~~ area. I would ask whether proper consideration has been given to placing two of the proposed four storeys underground. From reports I have seen, underground levels for libraries provide a more stable environmental ambience of temperature and relative humidity, thus reducing the demands on air-conditioning plant and with consequent reduction of greenhouse gases. An important factor in present times.

Submitted for your consideration.

Yours faithfully,



Peter John SCOTT.

Enrico Bucciarelli  
5 Wilson st.  
Strathfield NSW 2135

24 February 2012

RE: Concept Plan for ACU Strathfield. Application No. MP 10\_0231


As a owner/resident in the area affected by this development I would like to object to this application on the following grounds.

- On- street parking has always been an issue since I have lived at this location. Students park along my street daily on weekdays which does not allow me or my visitors to use the space outside my home as they are parked for most of the day.
- Traffic flow is noticeably heavier during mornings & afternoons especially when combined with the cars dropping students off at St Patricks and use my street as a short cut to access the 'drop-and-drive' section of the school.
- The area is residential and the surrounding streets which are all one lane each way, was never designed to have a development of this size catered for.

The current situation with ACU although not ideal, is bearable. I feel that any expansion in its facilities and student numbers would have a massive impact on the local residents. The concept plan technically shows that the development will not have any impact. Other past major developments around Sydney have also 'technically' shown that there would be none or minimal impact in the surrounding area. The reality is that this is rarely the outcome. Developers are very good at making the numbers add-up and spinning a positive outlook on their developments to appease residents and the governing bodies who are to decide whether the project is approved or not. Excuses after the fact are too late for the residents who will have live with the impact. Plain logic will tell you that this development will not fit in with the area.

I thank you for taking the time to read my submission and hope you make the right decision for our community.

Regards,



Enrico Bucciarelli

Name: KIM STAFF  
 Address: 129 ALBERT RD.  
 STRATHFIELD SYDNEY,  
 N.S.W. 2135

24<sup>th</sup> February, 2012

MAJOR PROJECTS ASSESSMENT

DEPT PLANNING AND INFRASTRUCTURE

GPO BOX 39

SYDNEY NSW 2001

Email: [Plan\\_comment@planning.nsw.gov.au](mailto:Plan_comment@planning.nsw.gov.au)

Submission of Objection Regarding

Expansion of Australian Catholic University Strathfield Campus, STRATHFIELD

Application No. MP 10\_0231

To Whom It May Concern,

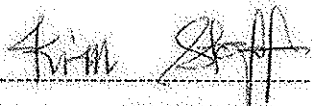
I wish to state my objection to the above Application MP10\_0231 because I believe that the residents of Albert Road and Allenby Crescent will be detrimentally affected. The following are my reasons:

- Increase of heavy vehicles in Albert Road during construction and demolition of the proposed buildings
- Increased student and staff cars in Albert Road and Allenby Cres
- Increased air pollution (with resulting poorer air quality) in the Albert Road area due to:
  - demolition dust
  - construction dust
  - exhaust fumes from increased traffic
  - students smoking at the proposed rooftop cafe
- Increased noise pollution in Albert Road from cars, trucks and the noisy students themselves as they socialise at the proposed 4 Storey high rooftop cafe and also as they enter/leave our street.
- Increased presence of smoking outside our houses associated with students
- Increased rubbish on Albert Road left by staff and students
- Increased visual pollution from the large, modern, four storey, imposing, industrial style buildings (with cafe on top) which will sit on the hill at the high western end of Albert Road and overlook our neighbourhood, potentially robbing us of privacy in our yards
- Possible increase in graffiti associated with such modern style buildings
- Safety concerns for the many young schoolchildren attending the Adventist College and St. Patricks College who walk Albert Road each day

- Safety concerns for elderly residents trying to use Albert Road and cross the street to post their letters at the post box
- Safety concerns for pedestrians due to visibility issues, trees and young drivers exceeding the speed limit as they desperately trawl for parking instead of looking out for the many pedestrians in Albert Road or Allenby Cres.
- Loss of resident parking in Albert Road and Allenby Cres
- Loss of parking for guests of residents in Albert Road and crossing Allenby Cres
- Loss of lifestyle for residents because of no guest parking, even on weekends
- Increased difficulties for council street-sweeping vehicles
- Increased blocking of driveways in Albert Road and Allenby Cres resulting in residents' children being placed at risk when they are unable to be collected
- The new buildings will mean increased hours of operation and a loss of quiet family hours for residents when they come home from work
- Loss of heritage value of heritage buildings, including the home of our 1904 Prime Minister
- Increased risk of more four storey buildings in Albert Road once a precedent has been set
- An unacceptable intensification of land use, (i.e. student/land ratio) which will result in public health issues
- Loss of flora when the many beautiful, heritage trees that have taken a lifetime to establish are removed
- Loss of fauna and habitat for the endangered tawny frogmouths which frequent the stand of five turpentine trees that are to be removed
- Decreased property values due to all of the above and due to the imposition of two hour parking along one side of Albert Road.

Yours faithfully,

(Signed): X



(Name):

KIM STAFF

24/02/2012



Mr Mark Brown  
NSW Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Sunday February 26<sup>th</sup> 2012

Mr Brown

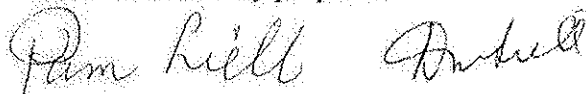
CONCEPT PLAN FOR ACU CAMPUS AT STRATHFIELD

I am writing about the proposed development for the Australian Catholic University at Strathfield. I live in Albert Road Strathfield. My specific interest is with the ACU shuttle bus service. The information sheet put in my letter box this week states that the shuttle bus service will be increased from two buses running every ten minutes in 2011 to three buses every ten minutes during peak periods from 2012.

From where I live, Albert Road Strathfield, there is a public bus route, the 407, to Strathfield Station south side. However, the service is hourly or even less frequent. I stand at the bus stop and watch the ACU shuttle buses going past to and from Strathfield Station every ten minutes.

There are a lot of seniors living around the campus of the ACU. I am 71 and my husband is 77. If we could catch the ACU shuttle bus outside the university and outside the station it would be a great boon to us and other elderly residents. We do not ask for the shuttle buses to stop at every Sydney Buses stop. We just ask that we be allowed to wait at the bus stand at the university and ride to the station. For the return journey we could wait at the Kiss and Ride stand at the station.

Please consider my proposal.



Pam & David Liell  
17/170 Albert Road  
STRATHFIELD NSW 2135

Unit 17  
170 Albert Road  
Strathfield NSW 2135

26 February 2012

Mr. Mark Brown,  
NSW Department of Planning,  
GPO Box 39,  
Sydney NSW 2001

RE: **Concept Plan for the ACU Campus at Strathfield. Application Number MP 10\_0231.**

Dear Sir,

We **OBJECT** to this project for the following reasons:

Students from the University currently park in our street outside our strata during term time. This leaves nowhere for our visitors and tradesmen to park. Frequently, large vehicles are parked close to our driveway making it extremely hazardous to exit. Our strata is for 'over 55s' and we have drivers in their 80s and one of 90 so it is a real problem.

Students also park both sides of Beresford Road alongside Inveresk Park. Whilst this is perfectly legal, it reduces the road to one lane, again making it hazardous for older drivers.

Although the Concept Plan talks of additional Campus parking, the proposed increase in the number of students will invariably create additional parking and traffic problems for us. Therefore we object to the project.

Yours sincerely,



David Liell and Pam Liell  
Joint Owners

Copy: Paul Barron, Mayor of Strathfield  
David Robinson, Chairman, Strata 35901

21<sup>st</sup> February 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39,  
Sydney NSW 2001

Dear Sir,

Re : Application Number MP10\_0231

Australian Catholic University Concept Plans

We live within 400 metres of the university and have to date not received any official communication about the proposed plans. We will be directly affected.

We attended a meeting on Saturday 18<sup>th</sup> February which was mentioned in The Western Suburbs Courier on 9<sup>th</sup> February.

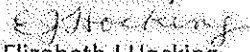
I strongly object to the proposal on the following grounds:

1. Strathfield is known for its trees- the proposed plan removes a large number of trees thus reducing the pleasant amenity of the area. The proposed 3 and 4 storey buildings do not fit the low rise residential character of the area or with the heritage buildings on site.
2. The increase in traffic will make movement from our home difficult. Even without the proposed expansion, university students are parking as far as our home in Wilson Street. This leaves nowhere for visitors, delivery and trades vehicles. When cars are parked on both sides of our driveway, visibility is so bad that I need assistance to safely exit. When cars are parked on both sides of Wilson St, there is only room for one-way traffic. When there are problems in Centenary Drive, Wilson St is used as an alternate route. In fact, The University's own website says that for those who drive "Parking is available on campus". Surely this means for all students, staff and visitors.
3. In the traffic plans no mention is made of provision for right- turning traffic to and from Wilson Street. In view of the close proximity to the car park entrance, plans for Wilson St traffic are not clear. This is important to us.
4. No mention is made of the 407 bus stops in Barker Road near Wilson St. The bus stop on the Northern side of Barker Rd is located where a car park entry is shown on the plans. We frequently use these bus stops.

I have not made any political donations.

Thus I strongly object to the concept plans and urge the minister to decline the proposal outright.

Yours Faithfully

  
Elizabeth J Hocking

18 Wilson St,

Strathfield 2135

18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam,

**RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10 0231**

We, being residents of Strathfield directly affected by the operation of the Australian Catholic University, object to this Concept Plan. We strongly urge the Minister to decline the proposal outright.

Our key reasons for objecting to the Concept Plan are as follows:

- The proposal detracts from the character of the surrounding residential precinct and diminishes the privacy of local residents by including new 3 and 4 storey buildings near the boundary of the university on Barker Road.
- The Neighbourhood Policy included in the proposal does not address sufficiently the parking, traffic and other amenity impacts on the neighbourhood. The university's lack of integration with the local community is highlighted by its wilful breaches of its original planning approvals, which have generated impacts on the neighbourhood contrary to the intentions underlying those approvals.
- The proposal contains invalid parking and traffic analyses due to an incorrect assumption in relation to the growth in student numbers. This flaw in the analysis completely invalidates the conclusions reached by the university and its consultants. The proposal will have substantial traffic, parking and other amenity-related impacts on the surrounding residential precinct. If allowed to occur, the expansion of the university would represent a breach of residents' rights to the quiet enjoyment of their properties and would interfere with their safety, peace and convenience.
- The university's consultation with the local community has been inadequate. The university originally provided information to local residents that was not comprehensive and was provided to a minority of affected residents. More recently, it appears that the university may undertake some further consultation with some residents but this will not provide those with an interest in the proposal enough opportunity to express their views.

Due to these and other reasons, we, the undersigned, do not support the proposal by ACU.

Should the Minister not be inclined to decline the proposal, the errors and deficiencies in the analysis presented by the university and its consultants mean that no reasonable decision maker could make a valid decision in support of the proposal. These errors and deficiencies would need to be remediated and substitute analyses undertaken before a reasonable assessment could be made of the proposal.

We confirm that we have made no reportable political donations in the previous two years.

Yours faithfully,

NAME: Joseph Podd Carol Podd + Mark Podd  
ADDRESS: 63 OXFORD RD  
STRATHFIELD

18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam,

**RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10 0231**

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We confirm that we have made no reportable political donations in the previous two years.

Yours faithfully,



NAME: ROSE MALOUF

ADDRESS: 53 NEWTON ROAD  
STRATHFIELD NSW 2135

18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam,

**RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10\_0231**

We, being residents of Strathfield directly affected by the operation of the Australian Catholic University, object to this Concept Plan. We strongly urge the Minister to decline the proposal outright.

Our key reasons for objecting to the Concept Plan are as follows:

- The proposal detracts from the character of the surrounding residential precinct and diminishes the privacy of local residents by including new 3 and 4 storey buildings near the boundary of the university on Barker Road.
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We confirm that we have made no reportable political donations in the previous two years.

Yours faithfully,

*Natalie Malouf*

NAME: NATALIE MALOUF

ADDRESS: 53 NEWTON RD

STRATHFIELD NSW 2135



18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam,

**RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10\_0231**

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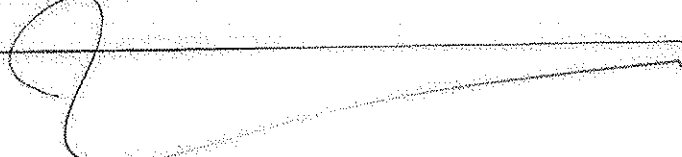
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We confirm that we have made no reportable political donations in the previous two years.

Yours faithfully,

NAME: JOSEPH MALOUF

ADDRESS: 53 NEWTON RD, STRATHFIELD 2135



18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam,

**RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10\_0231**

We, being residents of Strathfield directly affected by the operation of the Australian Catholic University, object to this Concept Plan. We strongly urge the Minister to decline the proposal outright.

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We confirm that we have made no reportable political donations in the previous two years.

Yours faithfully,

NAME:

*Amanda Malonf*

ADDRESS:

*53 Newton Rd, Strathfield 2135*

*[Signature]*

18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam,

**RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10 0231**

We, being residents of Strathfield directly affected by the operation of the Australian Catholic University, object to this Concept Plan. We strongly urge the Minister to decline the proposal outright.

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We confirm that we have made no reportable political donations in the previous two years.

Yours faithfully,

NAME:

MR & MRS A MURRAY

ADDRESS:

56 BARKER RD STRATHFIELD

18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam,

**RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10\_0231**

We, being residents of Strathfield directly affected by the operation of the Australian Catholic University, object to this Concept Plan. We strongly urge the Minister to decline the proposal outright.

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We confirm that we have made no reportable political donations in the previous two years.

Yours faithfully,

NAME: Mona Hero  
ADDRESS: 33 Newnes Rd Strathfield 2135  
Mona Hero

18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam,

**RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10\_0231**

We, being residents of Strathfield directly affected by the operation of the Australian Catholic University, object to this Concept Plan. We strongly urge the Minister to decline the proposal outright.

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We confirm that we have made no reportable political donations in the previous two years.

Yours faithfully,

NAME:

*Frank Harris*

ADDRESS:

*33 Newton Rd Strathfield 2135*

*[Signature]*

22 February 2012

Major Projects Assessment

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

Dear Sir/Madam,

**RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO MP10\_0231**

On behalf of my family, I strongly urge you to decline the above proposal.

The main reasons are as follows:

-I believe that the concept plan is full of mistakes and is deliberately trying to confuse the local residence. I live nearby and do not feel that I have been adequately informed of the details of the proposal. Though I have sought information myself, the university has not adequately consulted with the local community.

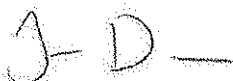
- Having 3 and 4 storey buildings within our residential area is not in keeping with the current character of Strathfield. It will be an eyesaw. The privacy of local residents will be compromised.

-The streets of Strathfield cannot cope with an increase in cars and parking. The streets of Strathfield do not cope now. I fear for my children's safety now when they walk home from schools nearby. This will only get worse if the University application is approved. A proposed additional 328 car spaces wouldn't even be acceptable to cope with current student numbers let alone the increase envisaged.

- The university as it stands now is already in breach of its original planning approvals. The university should not be rewarded for its past misconduct and ignorance to its neighbours basic right to enjoy their property and have safety, peace and convenience. Rewarding bad past behaviour is not acceptable.

I appeal to you to decline in its entirety the proposal of the Australian Catholic University, Strathfield.

Yours faithfully



Tanya Devine

7 Newton Road

STRATHFIELD NSW 2135



Charles Currenelli RED MP  
Member for Strathfield.  
7 Major Project Assessment of Planning & Infrastructure  
I Muriel Daphne Paymore of 42 Wilson St,  
Strathfield 2135, wish to advise you that  
I am strongly against Concept plan for RCU  
Strathfield (MP ID 0231) as the streets are  
already too overcrowded and parked out  
This was a nice quiet residential area but now  
it is difficult for a visitor to park outside  
my house as university student parking  
seems to take up any available spot for blocks  
around the university.  
Also the traffic signs and street markings  
seemed to have been changed, (probably because  
of other houses being built but it all adds up  
to the over parking in the area.  
Sincerely,  
Muriel Paymore Dec 18 4 1930. Please write  
above

18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam,

**RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10 0231**

We, being residents of Strathfield directly affected by the operation of the Australian Catholic University, object to this Concept Plan. We strongly urge the Minister to decline the proposal outright.

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We confirm that we have made no reportable political donations in the previous two years.

Yours faithfully,

NAME: Stephanie Kuiper SKuiper  
ADDRESS: 218 Albert Rd Strathfield NSW 2135  
02 97643516

Name: Liezel Kayer  
Address: 218 Albert Rd, Strathfield NSW 2135  
02 9764 5011

24<sup>th</sup> February, 2012

MAJOR PROJECTS ASSESSMENT

DEPT PLANNING AND INFRASTRUCTURE

GPO BOX 39

SYDNEY NSW 2001

Email: Plan\_comment@planning.nsw.gov.au

Submission of Objection Regarding

Expansion of Australian Catholic University Strathfield Campus, STRATHFIELD

Application No. MP 10 0231

To Whom It May Concern,

I wish to state my objection to the above Application MP10\_0231 because I believe that the residents of Albert Road and Allenby Crescent will be detrimentally affected. The following are my reasons:

- Increase of heavy vehicles in Albert Road during construction and demolition of the proposed buildings
- Increased student and staff cars in Albert Road and Allenby Cres
- Increased air pollution (with resulting poorer air quality) in the Albert Road area due to:
  - demolition dust
  - construction dust
  - exhaust fumes from increased traffic
  - students smoking at the proposed rooftop cafe
- Increased noise pollution in Albert Road from cars, trucks and the noisy students themselves as they socialise at the proposed 4 Storey high rooftop cafe and also as they enter/leave our street.
- Increased presence of smoking outside our houses associated with students
- Increased rubbish on Albert Road left by staff and students
- Increased visual pollution from the large, modern, four storey, imposing, industrial style buildings (with cafe on top) which will sit on the hill at the high western end of Albert Road and overlook our neighbourhood, potentially robbing us of privacy in our yards
- Possible increase in graffiti associated with such modern style buildings
- Safety concerns for the many young schoolchildren attending the Adventist College and St. Patricks College who walk Albert Road each day

- Safety concerns for elderly residents trying to use Albert Road and cross the street to post their letters at the post box
- Safety concerns for pedestrians due to visibility issues, trees and young drivers exceeding the speed limit as they desperately trawl for parking instead of looking out for the many pedestrians in Albert Road or Allenby Cres.
- Loss of resident parking in Albert Road and Allenby Cres
- Loss of parking for guests of residents in Albert Road and crossing Allenby Cres
- Loss of lifestyle for residents because of no guest parking, even on weekends
- Increased difficulties for council street-sweeping vehicles
- Increased blocking of driveways in Albert Road and Allenby Cres resulting in residents' children being placed at risk when they are unable to be collected
- The new buildings will mean increased hours of operation and a loss of quiet family hours for residents when they come home from work
- Loss of heritage value of heritage buildings, including the home of our 1904 Prime Minister
- Increased risk of more four storey buildings in Albert Road once a precedent has been set
- An unacceptable intensification of land use, (i.e. student/land ratio) which will result in public health issues
- Loss of flora when the many beautiful, heritage trees that have taken a lifetime to establish are removed
- Loss of fauna and habitat for the endangered tawny frogmouths which frequent the stand of five turpentine trees that are to be removed
- Decreased property values due to all of the above and due to the imposition of two hour parking along one side of Albert Road.

Yours faithfully,

(Signed): X MR Kaiser

(Name): Liesel Kaiser

18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam,

**RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10 0231**

We, being residents of Strathfield directly affected by the operation of the Australian Catholic University, object to this Concept Plan. We strongly urge the Minister to decline the proposal outright.

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Due to these and other reasons, we, the undersigned, do not support the proposal by ACU.

Should the Minister not be inclined to decline the proposal, the errors and deficiencies in the analysis presented by the university and its consultants mean that no reasonable decision maker could make a valid decision in support of the proposal. These errors and deficiencies would need to be remediated and substitute analyses undertaken before a reasonable assessment could be made of the proposal.

We confirm that we have made no reportable political donations in the previous two years.

Yours faithfully,

NAME:

MARK ANDERSON

ADDRESS:

56 OXFORD RD STRATHFIELD

Mark Anderson

18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

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Yours faithfully,

NAME:

HELEN ANDERSON



ADDRESS:

56 OXFORD ROAD

STRATHFIELD 2135



PHONE: 9642-1783

4 PALMER AVENUE  
STRATHFIELD 2135  
26-2-12

275

CONCEPT PLAN FOR ACU  
STRATHFIELD

APPLICATION NO. MP10-0231

- (1) I object to the proposal
- (2) The problem of cars parked outside residential homes in surrounding streets.  
Cars park too close to driveways making it very hard to back your car out or drive in.

Continuous noise as students leave or arrive for classes.

I wish to visit friends who live near university and I cannot get a car park near their homes & I have a "handicap parking sticker" so I cannot walk so I cannot visit during uni hours.

If the UNIVERSITY wants to double its students it should have to provide  
UNDERGROUND PARKING for all extra cars.  
(MRS) Jan M'PHEE

18<sup>th</sup> February, 2012

Mr Mark Brown  
Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

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Yours faithfully,

NAME: ANTHONY MICHAEL  
ADDRESS: 20a WILSON ST  
STRATHFIELD 2135

23 February 2011

Mr Mark Brown  
NSW Department of Planning  
GPO Box 39  
Sydney NSW 2001

RE: Australian Catholic University (ACU) Strathfield Campus, Strathfield

Application Number: MP 10\_0231

As a Strathfield resident, I am writing to you to express my objection to the proposed expansion of the Australian Catholic University (ACU) at Strathfield. We live close to the university and are already being negatively impacted on by the increased traffic in the area. There is currently significant congestion in the local area (which is a residential area) related to the university and it is evident that a further increase in student numbers will only compound an existing unsatisfactory and potentially dangerous situation.

I object to the expansion of the ACU and have highlighted some of my concerns below:

1. I would like to know what student numbers the ACU has approval for and how many attend ACU as there is confusion and inconsistencies in the limited information that is available. Over many years that we have lived in our current home at [REDACTED] Strathfield, we have noticed an increase in student numbers parking in and around the ACU. There has been no community consultation informing us of student numbers or increases in student numbers over the years.
2. The residential area of Strathfield has been zoned with a two storey limit and the proposed expansion of the ACU is for four storey and three storey buildings and not in keeping with the character of the local area.
3. Most universities are located on large areas of land and not in residential areas, the ACU site is located on a 5 hectare site that is located in the middle of a residential area and already has a negative impact on the local residents. An expansion of the ACU does not best meet the needs of the community.
4. The proposed parking restrictions will not address the parking issues and will negatively impact on local residents. There has been very little consultation with local residents and traffic surveys have been attended when students are not attending university, therefore, these traffic surveys do not provide a true reflection of the state of the traffic in and around ACU.
5. The proposed changes to Barker Rd, Wilson Rd and South St are of concern and there has been limited time for community consultation and as previously mentioned, traffic surveys have not been undertaken during university semesters.
6. Overall the community impression is that there has been inadequate consultation and lack of clarity in the limited information that is available to local residents.
7. Currently, due to student/staff vehicles, there is frequently no parking available for ourselves or visitors on the street from 8am until 9pm.
8. There is increased congestion around the university, including the transformation of streets, such as Wilson Street, into a single lane thoroughfare as a result of parking along both sides.

of the street. There is increased traffic in South Street, which impacts on our ability to cross South Street when travelling along Newton Road and stopping at the Stop sign.

9. A large number of students park illegally around ACU, including partially or totally obstructing residential driveways, parking in Australia Post mail box zones and bus zones, etc.
10. We have witnessed many episodes of unsafe driving techniques from the ACU students and while I acknowledge that ACU has very little control over individual student driving behaviour, these behaviours are very unsafe and do not help promote community collaboration with the university. The majority of students are provisional licence holders and statistically have higher rates of accidents and have less experience making them more prone to inexperienced decisions while driving, such as illegal three point turns in very narrow streets, overtaking over unbroken lines and exceeding the speed limit of 50 kph.

Thank you for taking the time to consider my reasons for objecting to the expansion of the ACU and requests that the current issues of traffic and parking congestion be addressed. I would be more than happy to discuss these issues further with you if needed.



CC: Strathfield Council, Mr Charles Casuscelli (RED MP), Mr Brad Hazzard (MP) and Mr Barry O'Farrell (MP)

I request that my personal information is not disclosed to any person, body or agency, other than to the individual addressed in this letter.

18<sup>th</sup> February, 2012Second  
Submission

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam,

**RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10 0231**

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We confirm that we have made no reportable political donations in the previous two years.

Yours faithfully,

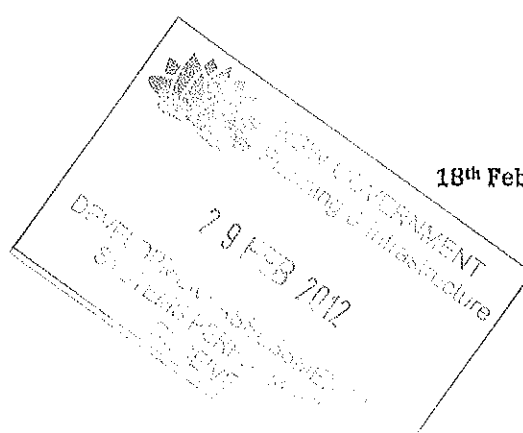
NAME:

ADDRESS:

*Alexander Woney*  
*55 Newton Rd Strathfield*

18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001



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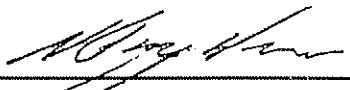
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We confirm that we have made no reportable political donations in the previous two years.

Yours faithfully,

NAME: Nicholas Jago - Warne 

ADDRESS: 95 Redmyre Rd, Strathfield NSW 2135

18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001



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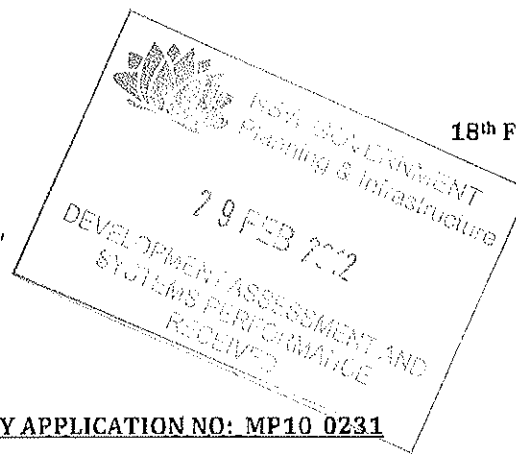
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Yours faithfully,

NAME: Sandra Jago-Warne S Jago-Warne  
ADDRESS: 95 Radmyre Road, Strathfield 2135

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

18<sup>th</sup> February, 2012



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Yours faithfully,

NAME:

RODNEY JAGO

*Rodney Jago*

ADDRESS:

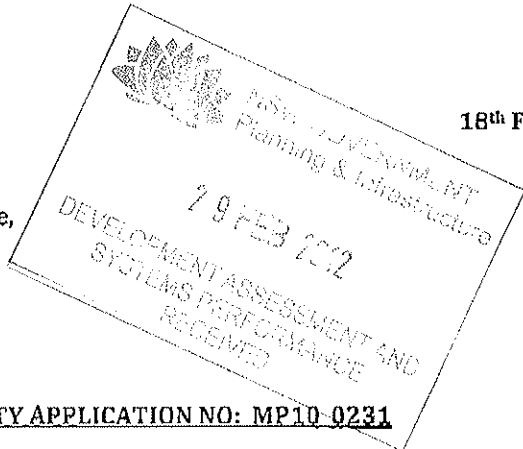
95 REDMYRE RD STRATHFIELD 2135



281

18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001



Dear Sir/Madam,

**RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10-0231**

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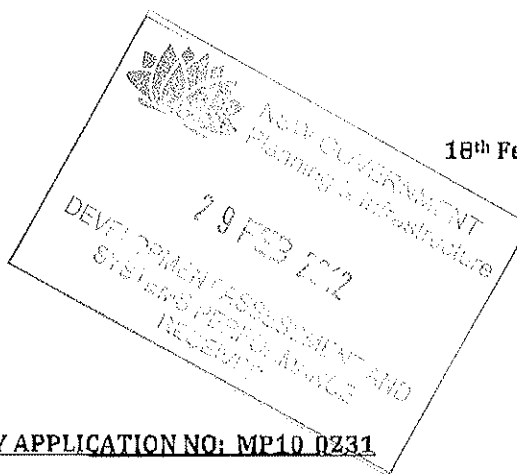
Yours faithfully,

NAME: Mr John Amey

ADDRESS: 80 Redmyre Road,  
Strathfield, 2135

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

18<sup>th</sup> February, 2012



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Yours faithfully,

NAME:

*Janet Armar*

*J.R. Armar*

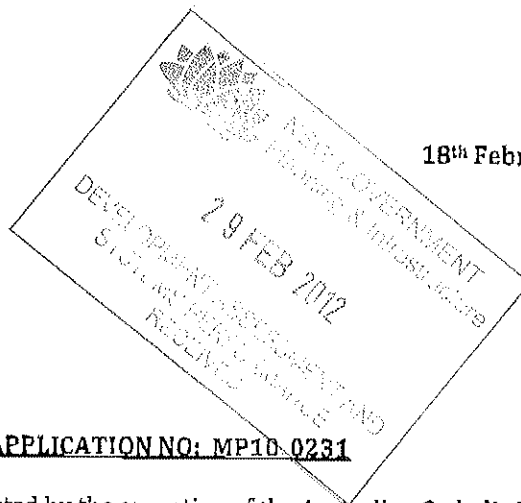
ADDRESS:

*80 Redmyre Rd*

*Strathfield 2135*

18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001



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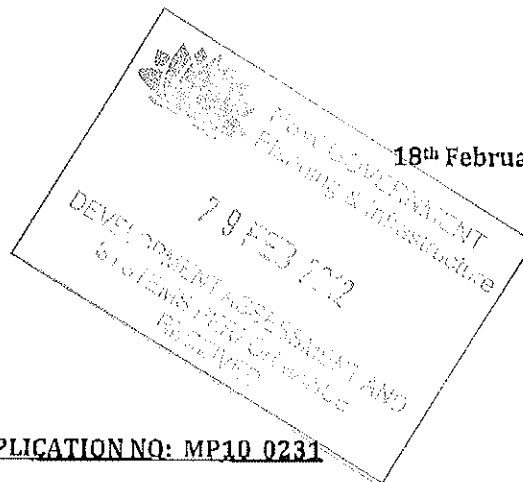
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Yours faithfully,

NAME: Malcolm Knight M. Knight

ADDRESS: 80 Redmyre Rd, Strathfield NSW 2135

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001



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Yours faithfully,

NAME: Victoria Knight  
ADDRESS: 80 Redmyre Rd, Strathfield.

## Mark Brown - Submission Details for Jennifer Anne Inglis

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**From:** Jennifer Anne Inglis <merriwash@gmail.com>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 29/02/2012 2:37 PM  
**Subject:** Submission Details for Jennifer Anne Inglis  
**CC:** <assessments@planning.nsw.gov.au>

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Disclosable Political Donation: no

Name: Jennifer Anne Inglis  
 Email: merriwash@gmail.com

Address:  
 74 Churchill Avenue Strathfield

Strathfield, NSW  
 2135

### Content:

I am a long time resident and homeowner of Strathfield. I have noticed with concern the great increase in road congestion around the large area surrounding the ACU site. Barker Road in particular has become very effected by parking and traffic. Although Barker Rd is relatively wide it is still a suburban street under the control of Strathfield Council. The side streets running by it and Newton Rd all are narrow and become fully parked out most days, leaving only a single lane available for all traffic.

Also students who park in these streets (we know they are students from observation and P plates) are very often totally

inconsiderate to the local homeowners and often partially or completely block the homes' driveways.

This is a serious present plight and could be improved at the moment by the introduction of a residential parking scheme giving

access to long term parking by residents but only 2 hours parking for everyone else.

Students for the University can take a shuttle bus from the station or walk from the station. There is no need for the bulk of them to come in cars.

SO on the traffic problems that would be caused by increased traffic I object.

I ALSO object to other aspects of the Concept Plan.

The site is small and in an urban environment cannot provide for such an intensive injection of Student numbers.

NUMBERS are vague. The University would not clarify. 750 on campus becomes 900 under tuition every hour. This could of course mean 4000 + ..... How many students are under tuition is only

a portion of the numbers who might be on site studying, walking eating etc., at any particular time.

The new buildings that are planned have been placed around the edges of the property and not the centre. This means the surrounding community would have to tolerate building up to 4 storeys high right next to their home boundary. There is no building in the vicinity so high and near a neighbour.

There is a feeling in the community that the University authorities have not been open about all these matters. The student numbers have been allowed to snowball and the parking problem grow regardless of upset locals. Therefore we feel that these plans will contain hidden bad aspects.

The heritage aspect of the buildings will be diminished by the proposed buildings, they don't specify how these buildings can be

sympathetic to the old ones.

So, to conclude, I submit that the University should not be allowed to have more than their present enrolment - must

be 2,500. These students should be contained on site and not park nearby.

Also new buildings should be no higher than 2 storeys and no where near the old buildings. They must not interfere with the views of the old buildings.

New buildings could go at the back or centre of the property and not overpower the community boundaries.

IP Address: cpe-121-217-15-117.inse1.clt.bigpond.net.au - 121.217.15.117

Submission: Online Submission from Jennifer Anne Inglis (object)

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Submission for Job: #4471 MP 10\_0231 - Australian Catholic University - Strathfield Campus Concept Plan

[https://majorprojects.affinitylive.com?action=view\\_job&id=4471](https://majorprojects.affinitylive.com?action=view_job&id=4471)

Site: #2434 Australian Catholic University - Strathfield Campus

[https://majorprojects.affinitylive.com?action=view\\_site&id=2434](https://majorprojects.affinitylive.com?action=view_site&id=2434)

**Jennifer Anne Inglis**

E : merriwash@gmail.com

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**Mark Brown - Objection To The Austrlian Catholic University, Strathfield Campus Concept Plan MP10-0231**

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**From:** "H & P Hasbani" <hhasbani1@bigpond.com>  
**To:** <Mark.Brown@planning.nsw.gov.au>  
**Date:** 29/02/2012 10:47 PM  
**Subject:** Objection To The Austrlian Catholic University, Strathfield Campus Concept Plan MP10-0231  
**CC:** "H" <hhasbani1@bigpond.com>

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Attention: Mr Mark Brown  
Director General  
NSW Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2000

Dear Mr Brown

I refer to the Concept Plan application for the Australian Catholic University (ACU) Strathfield Campus and **wish to object to the development**. I am a resident on the corner of Newton Road and Wilson Street and am affected by what is being planned. I object to the development on the following grounds:

1. Transport:
  - o Increase in traffic due to the additional
2. Safety:
  - o South Street traffic flow already unsafe with difficulty for cars and buses to turn out of and into Barker Road
  - o Safety concerns for school children as this is a major through area for St. Patrick's college with children crossing Barker, South and Wilson Streets. It is already considered dangerous and will just become more so.
  - o Increase incidents due to students exceeding speed levels in the area i.e. 50 km
  - o Undercover parking may potentially increase criminal rates due to the size and isolation of the underground car park after hours. Security cameras are ineffective once the crime has occurred. It must be noted that ACU is located in the heart of a residential and highest rated zoned area in Sydney.
3. Security:
  - o Increase in violence/threats to residence as recently evidenced with the Albert Road incident where a mother and child were threatened by a student after asking him to move his vehicle from her driveway.
  - o Undercover parking will increase the number of homeless residing in these areas at night causing increased stress levels as Strathfield is considered relatively safe, hence the reason for paying a premium to live here.
  - o Increase in break-ins as it draws increased people traffic making it difficult for neighbourhood watch to be effective.
4. Traffic:
  - o Traffic Statistics Flawed - ACU commissioned assessment taken during non-University peak periods (i.e. during Friday on the last day of the last week of the University of semester as well as during the examination break). This may have been a deliberate tactic to produce a benign impact report as I have children that go to university and have been myself. It is fairly common knowledge that particularly at those times, the amount of people at

- university cannot be compared to during peak time (e.g. Week 1 or 2 of semester Monday – Wednesday).
- Barker Road traffic congestion already exceeds guidelines.
  - Wilson Street will become a major thoroughfare with the entrance to a new parking station in a tight suburban street.
  - Additional parking will increase traffic flow into the area as more students will use cars rather than public transport. This is encouraged as classes are scattered throughout the day, hence the need to leave ACU during the day on regular intervals.
5. Economic:
- Devalue of property due to limits placed on car parking; limited car parking during weekday and potentially weekend; increased waste due to littering (already an issue and must stop).
  - It's important to note that the homes are currently valued anywhere between \$1.4 million to \$4 million dollars plus. ACU will be made liable for the devalue of these properties should current and future concerns due to proposed plans eventuate.
  - \*Refer to Noise and Vibration issue causing economic issues.
  - Residential Zone 1A – non commercial zone. The expansion of ACU will devalue properties in the catchment area as interested buyers may be confused on the zoning.
  - ACU's increase revenue at the expense of local Strathfield community – hard working citizens who paid a premium to live in the area.
6. Waste:
- Increase in pollution due to littering. Note that current levels are unacceptable and action needs to be taken by ACU to address this. This was evidenced when an elderly resident had to resort to proving the amount of litter he collected each day of the week, including the behaviour of one of the students who continued to litter in front of his home after he repeatedly (in a gentlemen manner) asked him to remove his litter.
7. Car Parking:
- Issues with parking during University hours now and in the plan i.e. 2 hour zones on Wilson will cause issues as follows:
    - Additional parking will not reduce impact to residential parking, and likely increase it. This is supported by the recommendation to broaden council parking restrictions into Newton Road.
    - Mothers in the community are unable to entertain other mothers in activities such as mothers groups, charity events, family, etc.
    - Grandparents and other carers no longer able to park in front of the homes of the children they are caring for – note: not everyone has access to residential driveways.
    - Ad-hoc events such as: visiting and caring for the ill; wakes for the deceased; helping mothers of newborns; etc. restricted by the limited parking and restrictions on parking hours.
8. Social:
9. Resident Accessibility:
- Opposed to the underground parking access as the home owner on Wilson Street side will experience an increase in noise, traffic, invasion of privacy due to attracting homeless.
10. Heritage:
- Breach of heritage code by blocking the view of the views to Mount St Mary building and down Barker Road, due to additional buildings.
11. Noise and Vibration:
- Increase in noise levels due to cars and students traffic.
  - \*Damages to homes which built on clay base. Increase in traffic will cause an increase in



building movements resulting in cracks, instability of foundations and more importantly additional costs to residence – also an economic issue.

12. Lack of respectful consultation: I was asked by a neighbour to attend the meeting held by ACU on Thursday, 23<sup>rd</sup> February, 2012 to witness the severity of the issues associated with the plan and to my surprise was shocked at the manner in which the community were treated and spoken to during this briefing. At no time did the people of Strathfield community feel listened to, respected in the tone addressed not taken seriously as no notes were minuted. When asked if anyone took notes, confirmation was given that no notes were taken by the presenting panel. I found this extremely disrespectful and unprofessional. Note: the people of Strathfield consist of high profile individuals who have earned their positions and status in community as a whole. It was unnecessary to be treated in this manner, particularly from representatives of ACU. It should not be forgotten that ACU is actually a business as evidenced by their decision to expand and particularly to focus on building a law school when it is difficult to argue that there is any further need for law graduates in a country that is vastly oversupplied with lawyers. Consequently, it is unsettling as the expansion has been framed as a community service that will provide a net benefit to the community.
13. Lack of adequate knowledge about the effects on the community: During the aforementioned meeting, representatives of ACU seemed to have inadequate knowledge of the effects on the number of students per hour on campus and how this would increase in the future and when asked to clarify this, were unable and refused to do so. Given the extent of the proposed ACU changes and the effect that it has on my community, it is extremely distressing to see that the leaders of the organization cannot answer simple questions regarding the effects on the community. Further, simply dropping fliers in letter boxes stating that my house will be in an effected zone and saying what changes will be made without any explanation of the effects on the community makes it extremely difficult to oppose these changes as there has not as of yet been any explanation of the effects of the expansion.
14. Environmental and Residential Amenity:
  - Inability to access our properties due to difficulty in entering/exiting our driveways when parked cars by students have provided little room to move and/or block our line of site. This is a current problem which will only exacerbate with the new plan.
15. Catchment Impact:
  - Increase in student levels beyond allowable limits. This is evident in the increased amount of traffic and lack of parking experienced since I moved into the area in 1996.
  - Inability for bike tracks to be utilised due to increased road traffic and unsafe access as parking spots are taken up in small streets e.g. Wilson Road.
16. Incorrect address supplied on the application. See extract from the ACU website on all locations: [http://www.acu.edu.au/more\\_information/contact/](http://www.acu.edu.au/more_information/contact/). Strathfield campus street address is noted as 25A Barker Road, not 167 – 169 & 179 Albert Road, Strathfield as noted on the application. This may have created confusion for those reviewing the application and its effects on the Community around Barker Road.

In summary:

The expansion of ACU is unique and cannot be compared to past and potential expansions by any other university, such as University of Sydney, University of Technology, Sydney, Notre Dame (all in Broadway/Central), or UNSW located in Kensington and let's not forget Macquarie University, which has essentially created its own suburb to house it, given the geographic location of ACU.

Potential Outcome should the submission process:

1. Claims against the university for emotional issues caused to the Community due to:
  1. Increased violence including potential deaths
  2. Increased noise levels
  3. Increased pollution
  4. Increased inconvenience due to lack of access to and exiting driveways
2. Claims against ACU for the devaluing of homes in the surrounding areas.

Suggested solution:

ACU to close the Strathfield Campus. The mandate of the ACU site has evolved significantly since it was a seminary over a century ago. The creation of the Australian Catholic University was based on a need in the community for teaching and nursing education. Approval was provided with the express limitation to size and impact to the local community. This has clearly been exceeded and the ACU has become a commercial enterprise like other major universities. The ambition to grow across Australia as the only truly national university and expanding to become a full service university is clearly obvious. It is therefore time for the University to vacate the Strathfield campus and invest in a new campus or continue to expand its other sites. Options available include:

- a) Build in Olympic Park, only 5.4 km from ACU, Strathfield. Reasons why include:
  - a. Availability of land.
  - b. It's what other Universities are doing with multiple campuses to avoid disrupting communities.
  - c. Correct zoning to accommodate ACU's expansion.
  - d. Convenience of transportation.
  - e. Less disruptive to the Strathfield Community as people have paid a premium to have the convenience of living in the city in a non commercial environment.
  - f. Easy of access to other facilities which attract the greater intake of students e.g. Olympic swimming facilities, Bi-Centennial Park.
  - g. Access to bike tracks.
  - h. Less Community backlash as limited or in most cases is not a residential area.
- b) Expand other sites such as the North Sydney Campus,

In conclusion, the ACU has shown blatant disregard for its charter and the local community. It has gradually evolved and expanded the use of the site which is clearly in a residential zone. The community has been very patient with a religious organisation that has consistently communicated its commitment to help the broader community by training teachers and nurses. This latest development application has shown the ACU to be a commercial enterprise which is no longer fit to occupy its position in Strathfield. Not only must this development application be rejected in its entirety but the ACU must also have its permission to operate as a university in Strathfield immediately withdrawn.

Giuseppina Hasbani  
0404858052

## Mark Brown - Submission Details for Nenad Mihalic

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**From:** Nenad Mihalic <nmihalic@bigpond.net.au>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 29/02/2012 10:08 PM  
**Subject:** Submission Details for Nenad Mihalic  
**CC:** <assessments@planning.nsw.gov.au>

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Disclosable Political Donation: no

Name: Nenad Mihalic  
 Email: nmihalic@bigpond.net.au

Address:  
 8 Bareena st

Strathfield, NSW  
 2135

Content:  
 I write to express my opposition to the proposed development.

The scale of the development is grossly exaggerated compared to the local residential community in which the proposed development is located. The erection of 4 storey education buildings is totally out of keeping with local amenity and the historic buildings currently on site.

The area is a residential poorly serviced by public transport and retail services. It is populated by families with school aged children and elderly residents. It is not an appropriate location for the proposed development nor does it have the capacity to support the influx of students that will be realized as a result of the universities expansion.

The community has not been adequately informed of the proposed development and as such has not had the opportunity to consider the impact on the local community.

The ACU has failed to adequately inform the local community affected by the proposed plan. Few residents were informed of the proposal via information from the ACU. Instead residents found out about the proposed development through other means such as neighbors, local media and letterbox drops from other concerned locals.

Communication and community engagement from the ACU has been appalling. The ACU has made little to no attempt to listen to community concerns or address the issues raised by the community. Communication materials from the ACU fail to adequately communicate the importance of the information to residents. Published information did not promote the availability of information in languages other than English or for those with visual/hearing impairments.

There are numerous traffic, transport and child safety issues the plan does not address. The proposed development also fails to adequately provide infrastructure and services to support the increased student cohort. This has been a long standing problem with the students at attending the university. This problem will be greatly compounded by the proposed plan as it fails to adequately address student transport issues.

IP Address: cpe-144-136-80-188.pfcz2.clt.bigpond.net.au - 144.136.80.188  
 Submission: Online Submission from Nenad Mihalic (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=26796](https://majorprojects.affinitylive.com?action=view_diary&id=26796)

Submission for Job: #4471 MP 10\_0231 - Australian Catholic University - Strathfield Campus Concept Plan  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4471](https://majorprojects.affinitylive.com?action=view_job&id=4471)

Site: #2434 Australian Catholic University - Strathfield Campus  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2434](https://majorprojects.affinitylive.com?action=view_site&id=2434)

**Nenad Mihalic**

E : nmihalic@bigpond.net.au

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## Mark Brown - Submission Details for Bozana Mihalic

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**From:** Bozana Mihalic <bozana@alert.net.au>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 29/02/2012 10:03 PM  
**Subject:** Submission Details for Bozana Mihalic  
**CC:** <assessments@planning.nsw.gov.au>

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Disclosable Political Donation: no

Name: Bozana Mihalic  
 Email: bozana@alert.net.au

Address:  
 8 Bareena Street

Strathfield, NSW  
 2135

Content:  
 I write to express my opposition to the proposed development.

The scale of the development is grossly exaggerated compared to the local residential community in which the proposed development is located. The erection of 4 storey education buildings is totally out of keeping with local amenity and the historic buildings currently on site.

The area is a residential poorly serviced by public transport and retail services. It is populated by families with school aged children and elderly residents. It is not an appropriate location for the proposed development nor does it have the capacity to support the influx of students that will be realized as a result of the universities expansion.

The community has not been adequately informed of the proposed development and as such has not had the opportunity to consider the impact on the local community.

The ACU has failed to adequately inform the local community affected by the proposed plan. Few residents were informed of the proposal via information from the ACU. Instead residents found out about the proposed development through other means such as neighbors, local media and letterbox drops from other concerned locals.

Communication and community engagement from the ACU has been appalling. The ACU has made little to no attempt to listen to community concerns or address the issues raised by the community. Communication materials from the ACU fail to adequately communicate the importance of the information to residents. Published information did not promote the availability of information in languages other than English or for those with visual/hearing impairments.

There are numerous traffic, transport and child safety issues the plan does not address. The proposed development also fails to adequately provide infrastructure and services to support the increased student cohort. This has been a long standing problem with the students at attending the university. This problem will be greatly compounded by the proposed plan as it fails to adequately address student transport issues.

IP Address: cpe-144-136-80-188.pfcz2.clt.bigpond.net.au - 144.136.80.188  
 Submission: Online Submission from Bozana Mihalic (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=26794](https://majorprojects.affinitylive.com?action=view_diary&id=26794)

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Site: #2434 Australian Catholic University - Strathfield Campus  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2434](https://majorprojects.affinitylive.com?action=view_site&id=2434)

**Bozana Mihalic**

E : [bozana@alert.net.au](mailto:bozana@alert.net.au)

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## Mark Brown - Submission Details for David Davies

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**From:** David Davies <dndavies@gmail.com>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 29/02/2012 9:38 PM  
**Subject:** Submission Details for David Davies  
**CC:** <assessments@planning.nsw.gov.au>

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Disclosable Political Donation: no

Name: David Davies  
Email: dndavies@gmail.com

Address:  
75 Barker Rd

Strathfield, NSW  
2135

**Content:**

I am very concerned about the increase in traffic flow on Barker Rd and the lack of adequate parking facilities to accommodate the extra students envisaged. The traffic and parking are already overstretched and increasing student number will make this worse, even with the slight increase in parking. Much more attention needs to be given to public transport options, both government and private.

My other big concern is the height of the development planned for the Barker Rd facing building. These buildings are planned to be 4 storeys high and will be very imposing on this residential district. No buildings in the area have been allowed to be more than 2 levels above ground level, other than the historic home which was the seminary on the top of the hill. The area would be adversely affected by the imposition of 2 large modern boxes which neither complement the existing historic house nor the surrounding houses.

IP Address: c114-77-197-132.rivrw3.nsw.optusnet.com.au - 114.77.197.132

Submission: Online Submission from David Davies (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=26790](https://majorprojects.affinitylive.com?action=view_diary&id=26790)

Submission for Job: #4471 MP 10\_0231 - Australian Catholic University - Strathfield Campus Concept Plan  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4471](https://majorprojects.affinitylive.com?action=view_job&id=4471)

Site: #2434 Australian Catholic University - Strathfield Campus  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2434](https://majorprojects.affinitylive.com?action=view_site&id=2434)

**David Davies**

E : dndavies@gmail.com

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and  
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LEGAL

29 February 2012

Our Ref: SS0064

Mr. Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
23-33 Bridge Street  
SYDNEY NSW 2000

**Attention:** Mr. Mark Brown



Dear Sirs

**RE: AUSTRALIAN CATHOLIC UNIVERSITY CAMPUS CONCEPT PLAN  
25A BARKER RD STRATHFIELD  
APPLICATION NO. MP10\_0231**

We act for Dr. and Mrs. A Pistolese and Mr. Joseph Bains of No. 20 Barker Road and No. 48 Barker Rd, respectively, Strathfield. With their homes opposite, in Mr. Bains's case, directly, the campus of the Australian Catholic University's ("ACU"), our clients' environmental amenity will be detrimentally affected by the proposed development.

This submission is made pursuant to Section 75H(4) of the Environmental Planning & Assessment Act 1979 ("EP&A Act") and constitutes our clients objection to the proposal and to the adequacy of the Environmental Assessment ("EA").

**1. THE EA IS FUNDAMENTALLY FLAWED AND REQUIRES SUBSTANTIAL REVISION**

Whilst our clients' position is that the Application should be refused by the Minister as constituting an overdevelopment of an educational establishment in a residential area, in the first instance our clients urge that the Director-General require, pursuant to Section 75H(2) of the EP&A Act, that the proponent submit a revised EA as the Director-General's Requirements of 17 February 2011, insofar as they pertain to student and employee numbers, traffic generation, transport and parking, especially, have not been adequately addressed.

The overwhelming flaw in the EA is that rather than inform the public of the conditions of the current development consent governing maximum numbers of students permissible on campus at any one time, maximum number of students permitted to be enrolled, maximum number of teachers permitted to be employed and the permitted hours of operation and then describe what is proposed by reference to the same criteria, thus enabling the public (and the Department of Planning & Infrastructure "DPI") to evaluate what is proposed over what is

494 Liverpool Road, Strathfield South NSW 2136  
PO Box 56 Strathfield South NSW 2136  
DX 23826 Strathfield

**P: (02) 9742 3553**

**F: (02) 9742 3554**

**M: 0404 028 431**

ABN 52 783 078 288

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currently approved in relation to these historically - on this particular site - fundamental criteria, the EA undertakes no such comparative analysis. Rather, in terms of current and proposed student numbers especially, the EA engages in what can be fairly characterised as an elaborate exercise in obfuscation and misrepresentation. This is clearly inimical to the public participation objects of the EP&A Act.

The EA as constituted by the Hassell Report (December 2011) and its Appendix E, the Arup Transport and Accessibility Study (December 2011), is grossly deficient as it fails to adequately examine the environmental impact of the proposed expansion of the ACU - involving the addition of 14,850 sq.m of new floor space, that is, Gross Floor Area ("GFA") - especially in relation to increased student numbers, increased staff numbers and the increased hours of operation,

In doing so the EA fails to properly evaluate the consequences of both hugely increased student numbers (based on what is permitted, not what is currently taking place – see below), substantially increased staff numbers (37% - see below) and substantially extended hours (and days) of operation in terms of the resulting increased traffic generation and the resulting increased demand for on-street parking by students and staff in the residential streets surrounding the ACU.

The adverse amenity impacts on the residential locality have not been properly identified (and therefore cannot be properly assessed by the DPI) due to the misrepresentation of the proposed increase in student numbers found in the EA.

The EA fails completely to assess the ACU's Application for a very substantial expansion and intensification of its facilities against the existing development consent that the ACU is currently obliged to operate under: development consent 93/164 of 16 December 1994 granted by the Land and Environment Court per Talbot J. It is this starting point for environmental assessment of the Application that the EA wholly avoids addressing, rendering the EA fundamentally flawed and thus of little utility in assisting the DPI undertake its statutory task.

Development consent 93/164:

- (a) through Condition 32, places specific maximum limits on the number of students present on campus at any one time day and night, 510 and 274 students, respectively, as well as the maximum number of students enrolled day and night, 1,100 and 700 students, respectively, as well as imposing a maximum number of teaching staff at 190;
- (b) through Condition 30, the 1994 consent restricted the ACU's hours of operation to Monday to Friday 8.00am to 9.00pm only, with the library - only - also open on Saturdays between 8.00am and 5.00pm. The 1994 consent proscribes the ACU from any operation on Sundays;
- (c) through Condition 31, the 1994 consent imposes a mandatory gap of 30 minutes between the conclusion of day classes and the commencement of night classes.

Condition 31 was specifically imposed to ensure that the limited on-site parking facilities would be used by, sequentially, day then night students – the day students would vacate the parking spaces they had occupied making them available for the night students – and thereby lessen the demand for and use of the local residential streets as a de facto free parking lot for the ACU's student body. Such use was recognised by the Court in 1994 to be problematic and part of the application then before the Court for increased student numbers was an increase in on-site parking provision to try and address the problem.

The EA instead, disingenuously, measures the Application against the numbers of students *currently* attending/enrolled at the university in breach of Condition 32 of the 1994 consent, hence in breach of the EP&A Act; see Section 3.8.2 of the Arup Report (Appendix E of the EA) where it is plainly, but untruthfully, claimed (without citing the basis for the claim or referencing the applicable development consent) in the first paragraph at lines 3-4 that:

*"Currently Strathfield campus is allowed to hold a maximum of 2,200 students at any one time".*

This ostensibly permissible figure of 2,200 then becomes the threshold from which the proposed expansion of student numbers to 2,400 at any one time is assessed by Arup to be a modest 9% expansion. The purported 9% increase is then applied to determine matters such as the increase on street parking demand and increase traffic generation resulting in a fundamentally flawed document in its methodology, findings and conclusion.

The EA also stresses the Application's "100%" expansion in the number of parking spaces provided for students and juxtaposes that against the purported 9% increase (according to the Arup report) in student numbers so that on a superficial examination the percentage increase in the number of parking spaces - 100% - compares very favourably with the increase in the number of students - 9% - encouraging the conclusion that on-street parking by students is thus likely to diminish.

In the Hassell Report, however, at page 50 the *current* number of students - no distinction is made between present on campus at any one time and enrolled - is stated to be 3,600 (not 2,200 per its companion report, Appendix E) and the *proposed* number of students is stated to be 4,800 (not 2,400 per Appendix E). The Hassell Report thus states the increase in student numbers will be 1,200 and refers to this as a "30%" increase, not a 33% increase.

It is difficult for a Strathfield resident to place reliance on either the 2,200 currently enrolled figure from the Arup report or the 3,600 figure from the Hassell report, when the ACU's own website states that the Strathfield campus currently has enrolled "4,043....including 105 international students".

The residents of Strathfield are thus confronted with an EA which, in one of its components, the Arup report, claims a 9% increase in student numbers whilst the other component, the Hassell report, claims a proposed increase of 30% in student numbers, yet the ACU's own website undermines both of these figures by stating a different and higher figure for current enrolment than that in the Arup report and the Hassell report.

Whilst the discrepancy between the two reports is problematic (and could be *partially* explicable through the statement at page 50 of the Hassell report that there is "*predicted*" to

be 4,800 students “with an upper limit of 2,400 students (50%) on the campus at any one time”) the bigger issue is that both are wrong as they both inaccurately set the base figure for student numbers too highly. The current number of students permitted on the campus at any one time under the law of New South Wales is not 2,200 or 3,600, but 510 by day and 274 by night, that is, 784 in total. The current number of students permitted to be enrolled is not 2,200 or 3,600, but 1,100 by day and 700 by night, that is, 1,800 in total. The percentage increases referred to in the Hassell and Arup reports are thus meaningless.

It is noteworthy that a reader also finds on page 50 of the Hassell report that the number of “staff” proposed as part of this Application is 260. As the 1994 development consent per Condition 32 stipulates a maximum of 190 “teachers employed” this means the Application involves an increase in “staff” of 70, ie, a 37% increase. It is this figure of a 37% increase in “staff” in an educational institution that provides a truer picture of the scope of the expansion of the ACU that this Application involves. As the EA elects not to distinguish between “teachers employed” and “administrative/ancillary employees”, and does not define what it means by “staff”, it is open to the ACU to claim that the 260 “staff” includes only teachers. This leaves open the unanswered question: how many employees in total does the ACU propose under this Application?

*The critical flaw in the EA is that rather than accurately inform the reader of the conditions of the current development consent governing maximum numbers of students permissible on campus at any one time, maximum number of students allowed to be enrolled and maximum number of teachers permitted to be employed and then describe what is proposed by reference to the same criteria thus enabling the public (and the DPI) to evaluate what is proposed over what is currently approved, the EA can be fairly characterized as an elaborate exercise in obfuscation intended to obscure and confuse rather than plainly inform.*

Should the end of the preceding sentence be regarded as objector hyperbole, take for example Section 3.9 of the Arup report where instead of referring to the terms of the 1994 development consent on the question of what is permissible (the Arup report makes *no* reference to the conditions of the 1994 development consent), it adopts instead irrelevant and highly misleading criteria such “room utilization ratio” and concludes (second paragraph, lines 5-6):

*“Therefore in Strathfield campus the maximum utilization of students [sic] is only 55-60% of its **permissible** capacity.”* [emphasis supplied]

Two of our clients, misled by this above reference to permissible and the preceding statement at line 1-2 of the first paragraph of Section 3.9 of the Arup report, that is:

*“In 2008 Semester 1, the peak student capacity [sic] reached 884 students attending lectures and tutorials where room capacity being [sic] 1585 at that time.”*

were, for a short time, operating under the mistaken belief that the development consent granted by Justice Talbot must have been superseded by a later consent which amended or deleted Conditions 30-32 and put in their place conditions of consent which set maximum student numbers by reference to the physical capacity of the ACU’s lecture and tutorial rooms or something of that nature.

Accordingly our clients sought a meeting with Strathfield Council's General Manager to ascertain whether Conditions 30-32 were the current conditions of consent and, if so, address the issue of Council inaction on the ongoing breach of Condition 32 by the Applicant. Annexed to this submission as 'Annexure A' is a copy of our letter to Council dated 16 February 2012. At the time of writing no reply has been received.

## 2. THE 1994 DEVELOPMENT CONSENT

It is for good reason that Justice Talbot explicitly identified the key issues in the appeal before him in 1994 as: "Traffic", "Access" and "Parking". They remain the key issues in the current Application for the simple reason that the ACU is located in a residential neighbourhood some two kilometres distant from Strathfield Railway Station and the primary means of transport to the ACU being private motor vehicle.

*The then "existing development consent provided limits to the numbers of students attending the University at any time to 320 during the day time and 247 during the night time and the number of teachers and administrative staff to 78 and 21 respectively" (pp 1-2 judgment).*

It is noteworthy for the purposes of the Director-General's consideration of the ACU's current Part 3A Application, in terms of the extent that the ACU pays any heed to conditions of development consent, that at the time of the 1994 Court hearing the ACU had:

*"...total enrolment for 1994 of 687 day time students and 600 night time students and actual enrolments of in December 1994 of 618 and 548 respectively" (Judgment, p.2 lines 2-4)*

That is, the numbers enrolled and attending the ACU, especially at night time, substantially exceeded the numbers permitted under the then-applicable development consent.

It is evident from the judgement that Justice Talbot devoted a great deal of attention and effort to attempting to balance the university's expansion ambitions against the adverse impact on the amenity of residents from the additional traffic and the additional demand for on-street parking generated by increased student numbers. In the Court's decision to determine the development application by way of conditioned approval it is noteworthy that Justice Talbot:

- (a) allowed an increase (over the-then applicable development consent) only of 190 students during the day time, that is, from 320 to 510;
- (b) refused any increase in night time student numbers (over the-then applicable development consent), that is, they remained fixed at a maximum of 274 students;
- (c) refused to permit any classes to be conducted on weekends; and
- (d) restricted the library's weekend operating hours to Saturdays only between 8.00am and 5.00pm.

It is apparent from the Court's judgement and the conditions of consent that the total prohibition of university operation on Sundays and the Saturday operational restriction to

“library only” and then only during the daytime. The Court was mindful that the ACU was located in a residential area and the residents of that area were entitled to have the educational establishment in their midst not functioning fully over the weekend. In other words, the residents were entitled to have a break from the adverse amenity impacts generated by the ACU. The current Application disregards such considerations entirely.

### 3. THE ACU’S CURRENT OPERATION

It has been apparent to our clients, especially Mr. Bains, that the ACU has not been complying with Conditions 30-32 of the 1994 development consent for many years. Until very recently (and *subsequent* to this firm being instructed in mid-February 2012) it was beyond the resources of our clients to prove this ongoing breach of the EP&A Act.

The EA per the Hassell Report and its Appendix E, the Arup Report, omit, understandably from the perspective of their client’s interests, to address, by reference to any hard data, actual current student attendance/enrolment numbers day and/or night.

Extraordinarily it is now apparent (from correspondence that has very recently come into our clients’ possession and after our letter of 16 February 2012 “Annexure A” was sent to Council) that not only is the ACU disregarding Conditions 30-32 of the 1994 development consent as regards maximum student numbers and weekend operation, it is doing so with, initially, the acquiescence and, latterly, the written “approval” of Strathfield Council, dating back to February 2009.

Annexed to this submission as “Annexure B” is a letter from Strathfield Council to Ms Teresa Le Strange (of 2 Francis St, Strathfield) dated 9 February 2009 wherein the following is stated in reply to Ms Le Strange’s concerns as regards student numbers at the ACU and the ACU’s compliance with the 1994 development consent:

**“Number of students attending the Australian [sic] University**

*[An abridged, though accurate, re-statement of Condition 32]*

*Council has been in contact with Patricia Resini, Communications Officer at the Australian Catholic University at North Sydney. Patricia advised that there are approximately 750 students attending the [Strathfield] college during the day and 300 during the evening. There are currently 3,400 students enrolled, 1000 being government funded.*

*Council will continue to investigate and take appropriate action to manage this issue.”*

No action in relation to this breach was taken under S121B of the EP&A Act by the Council and no proceedings in the Land and Environment Court were commenced by Council; either under Section 123 of the EP &A Act to obtain an injunction in Class 4 of that Court’s jurisdiction to restrain or prevent the continuance of that breach or under Section 127 of the EP&A Act to prosecute the ACU in Class 5 of that Court’s jurisdiction for committing the offence under the EP& A Act that the breach constituted.

Annexed to this submission as “Annexure C” is a letter from Strathfield Council to Ms Teresa Le Strange dated 9 July 2009 wherein the following is stated in response to Ms Le Strange’s continued efforts to have the Council enforce the environmental laws of New South Wales upon the ACU:

*“At the public forum of Council on 7 July 2009, you queried the status of the breach of Land and Environment Court Order [sic] by the Australian Catholic University.*

*Legal Counsel has been sought in regards to the Australian Catholic University and is currently in proceedings [sic]. Council will provide further information when it becomes available.”*

It is noteworthy that the Council’s letter does not speak of an *alleged* breach of the 1994 development consent by the ACU, but of the status of *the* breach. Again the Council took no action under S121 of the EP&A Act or commenced any Court proceedings under S123 or S127 of the EP&A Act.

Annexed to this submission as “Annexure D” is a Statement made by the Australian Catholic University on 24 February 2012. It is entitled “...**Re, council letter enquiry**”, apparently in response to a persistent claim made by the ACU to our clients (and other Strathfield residents objecting to the expansion of the ACU) that the ACU had received written authority from Strathfield Council permitting the ACU to exceed the student numbers and hours of operation set forth in the 1994 development consent.

We note that the ACU has been unwilling to provide our clients with a copy of such written authority from the Council.

*“In February 2010, ACU sought and obtained from Council permission to pilot a number of strategies to inform its master planning process. The strategies consisted of the following:*

- (i) Conducting small post-graduate classes on Saturdays and Sundays;*
- (ii) Opening the library between 9.00am and 4.00pm Saturdays and Sundays;*
- (iii) Adjusting the maximum student numbers to 900 at any one time between 8.00am and 8.00pm Monday to Friday combined across the two precincts (ie Barker Road and Albert Road) ... ”*

We wish to draw to the Department of Planning and Infrastructure’s attention the obvious legal facts that the Council has no power under the EP&A Act 1979 to authorise any of the matters referred in items (i) to (iii) above without a modification to the 1994 development consent or a fresh development consent being firstly obtained. Further the ACU in carrying out the use of its land in the manner set out in items (i) to (iii) above, is committing an offence under the law of New South Wales.

It is noteworthy that even the ACU’s own town planning consultants, Hassell, acknowledge in the EA (at page 30) that the current legal authorisation governing the use of the land that comprises ACU’s Strathfield campus is the 1994 development consent. Prudently, the Hassell Report makes no reference to the “permission” purportedly sought and obtained by the ACU from Strathfield Council in February 2010.

Regrettably, the transport and traffic sub-consultants, Arup, appear to rely on the instructions of their clients as to what is permitted in terms of student and staff numbers rather than the 1994 development consent.

We note that the current development consent for the “Albert Road” “precinct” that is, the Edmund Clancy Building, DA 0102/ 252 as amended by DA 2011/165, provides for a maximum number of students on site at any one time during the day to be 240. Thus even if it were legally open to the ACU to “adjust” and “combine” maximum student numbers across two geographically separate sites, and it most certainly is not, the 900 students at any one time referred to in the ACU’s press release still exceeds what is legally permissible under the two different consents applying to the two sites: 510 plus 240 equals 750 students.

#### 4. THE CONCEPT PLAN AS DESCRIBED IN THE EA – HASSELL REPORT

An Executive Summary as required under the DGRs of 17 February 2011 should encapsulate what the proposed development involves in order that a member of public may assess what is proposed as against what is currently approved under the EP&A Act. The Executive Summary of Hassell Report is notably unhelpful in identifying what in precise terms the subject Part 3A Application seeks approval for: numbers of students, numbers of employees, hours of operation, etc.

##### 4.1 PROPOSED HOURS OF OPERATION

Only at page 44 “environmental assessment” of the Hassell Report does a reader find what the ACU’s proposed hours of operation in this Application are. Given the importance attributed to the issue by the Land and Environment Court in 1994, the hours of operation of the establishment as sought by the proponent are found on page 44 in these terms:

*“The campus will operate within the **normal** hours of 7.00am to 10.00pm during weekdays....*

*On weekends the campus will operate from 8.00am to 5.00pm. ...”*

*(Emphasis supplied)*

In the context of the current consent, which is the only legitimate or meaningful context, there is nothing “normal” about the university operating for a fifteen hour day on weekdays and the term obfuscation becomes pertinent again. Nor is it unremarkable that it is now also proposed to operate the ACU seven days a week.

Both represent a major extension of operating hours from that which has been approved by the Land and Environment Court with enormous potential to adversely impact upon the lives of local residents. If the Concept Plan is approved, residents within a several hundred metre radius can anticipate students parking their cars outside their houses as early as 7.00am and leaving as late as 10.00pm five days a week, with no reprieve on Sundays.

	1994 Consent	2012 Proposal
Days operating	Monday to Friday (Saturday, Library Only)	Seven days a week
Hours per day	8.00am to 9.00pm	7.00am to 10.00pm

Astonishingly, no “environmental assessment” of this major extension of operating hours is undertaken in the Section of the EA entitled “04\_\_\_ Environmental Assessment”.

Accordingly the Director General’s Requirements of 17 February 2011 cannot possibly have been complied with.

#### 4.2 PROPOSED NUMBERS OF STUDENTS AND EMPLOYEES

The extended hours of operation are especially significant if the numbers of students and staff are to be increased. The latter will increase by at least 37% and it is plain that the former are going to be substantially, but it is exceedingly difficult to establish because as demonstrated earlier in this submission the Hassell report and Arup report are not consistent with each other, wrongly state the base figures of what is currently permitted and in doing so go to great trouble to obfuscate the proposed increase over that which has been approved.

The DPI should require the ACU to particularise what it is seeking in terms of maximum numbers of students enrolled, maximum numbers of students by day and by night, maximum numbers of teachers employed and maximum numbers of non-teaching employees. Then set those figures against the figures in Conditions 30-32 of the 1994 consent, so that the nature and extent of the proposed expansion can be properly understood beyond the addition 14,850 square metres of additional gross floor area.

#### 4.3 TRANSPORT AND ACCESSIBILITY STUDY

The adverse impact on local residents of the combination of increased student numbers, staff numbers and lengthened operating hours is hugely exacerbated if the students rely overwhelmingly on private motor vehicles to travel to the ACU. Especially if the students then use the kerbside parking of the local street system as their all day free parking lot - which they do in proportions the Arup study makes no attempt to quantify.

Objective No. 12 of “Strathfield Consolidated Development Control Plan 2005 - Part M - Educational Establishments” states the following, rather obvious, town planning proposition:

*“To provide sufficient on-site car parking for peak parking needs including those of students, teachers, visitors and others so as not to adversely impact on the neighbourhood and the local road network”*

The Arup report crucially fails to undertake any survey of where the ACU’s students and staff\employees reside and how they make their journey to the ACU. To undertake such would be an easy task.

This omission of any modal split for the journey to university/work means that any predictions of demand for on-site and off-site car parking and the adequacy of existing and proposed on-site parking provision lack the essential quantifiable base data. This is a defect which must be remedied if the environmental assessment of the Application by the DPI is to have any methodological integrity.

The Arup report contains no data on public and private bus patronage by students or staff to the ACU. At Section 5.1.1 of the Arup report, based on incorrect numbers of existing



students as particularized above, it is stated in an attempt to estimate the existing traffic generation by the ACU:

*“assuming 40% of students and staff [\*see below] park on street during the university term”*

there is no basis provided for that assumption. It is with a degree of surprise and alarm that we learn that 40% of the ACU's staff are assumed to park their vehicles in the local streets instead of in the 90 car parking spaces currently and specifically allocated to staff – see page 50 Hassell report. It is noted that the Application proposes an additional 40 staff car parking spaces from the existing 90 up to 130. If 40% of staff are currently parking on the street and the staff numbers are being increased from 190 to 260, then it would appear that increased car park allocation for staff may well be utilised by those employees or teachers currently parking on the street rather than be available for the use of the 70 new staff members proposed. In this regard, it is noted that the number of new staff (70) is significantly more than the number of additional staff car parking spaces (40).

What can be inferred from the Arup report is that a very high proportion of students, not to mention staff, drive to the ACU in a private motor vehicle as opposed to taking public bus or university provided bus transport from Strathfield railway station or elsewhere, walking or cycling. The Arup report notes that:

*“During the site visits **very few** students were observed to walk to the campus” s 3.5 (emphasis supplied)*

*“During the site visit **very few** students were observed to ride to campus by bike” s 3.6 (emphasis supplied)*

At 3.7.1 of the Arup report the public bus routes servicing the campus are identified, routes 407 and 483, but there is no comment whatsoever on the level of usage of such bus services by students and no bus patronage data provided.

Again at 3.7.1.1 in discussing the ACU's provision of a free shuttle bus service between the campus and Strathfield railway station, there is no comment whatsoever on the level of usage of this shuttle bus service. We are informed there is presently one bus operating, but we are not informed of its capacity.

The clear inference to be drawn is that the level of usage of both public and shuttle bus services is very low; if it were otherwise the ACU's consultants would surely highlight the fact given that traffic generation/parking demand and supply is a dominant theme in both the Arup report and the Hassell Report.

The Arup report is more telling in what it does not say. If students are not walking, cycling or catching public or shuttle bus to the campus in any significant proportions that leaves only one mode of transport left: private motor vehicle. The Arup report claims that the current ratio is one parking space for every nine students and the proposed ratio is one for every five, but the student numbers fed into such calculations are wrong as stated above. What is clear however is that close to eight out of every current nine students drive to the campus and park in the local street network.

The Arup report in dealing with parking impact states at Section 5.4 that its on-street parking survey based on three individual days of survey “shows that the parking occupancy in the nearby residential streets is 76%”, ie 3 out of 4 kerbside car parking spaces in a selection of local streets were occupied. It then states that such an: “occupancy rate is *acceptable* considering the majority of the residential properties have more than one off-street parking space” (emphasis supplied).

The Arup report then goes on to make the astonishing and unsubstantiated claim in the next sentence that: “Residents can still obtain a parking space within reasonable walking distance if they wish to park on-street for a short period of time”. It does not explain how a 76% kerbside occupancy rate provides this doubly-conditioned, that is, reasonable walking distance and for a short period of time, opportunity for residents.

There is no data on the rate of parking space turnover provided. It is reasonable to assume that students parking in the local residential streets will do so in the same space for a period of several hours, that is, for the duration of their daily attendance at campus. No effort has been made by Arup to establish by survey of the students how long the average student street parker occupies a space on any day.

The inescapable inference to be drawn is that:

- (a) the authors of the Arup report comprehend that the local street network provides the parking spaces for a very high proportion of the students attending the ACU as well as 40% of the staff; and
- (b) the local residents can fairly be deprived of the opportunity for themselves and their visitors to park on the street outside their homes because the ACU does not wish to expend the money constructing sufficient on-site parking spaces to accommodate the demand for parking spaces that the ACU generates.

#### 4.4 PROPOSED BUILDING HEIGHT AND SITE COVERAGE

The Application proposes the additional 14,850 sq.m of GFA to be developed in buildings ranging from 2-4 storeys in height, with several four storey buildings aligned along the Barker Road frontage. The ACU characterises this as - Section 4.5.2 Hassell Report - being consistent with and responsive to both:

- (i) the built forms of existing university buildings which are 2-3 storeys in maximum height; and
- (ii) the built form of the surrounding residential locality, which have a maximum height of 2-3 storeys, “however are pre-dominantly single storey”.

That the proposed building heights respond to and are consistent with the existing campus and the surrounding locality is self-evidently an absurd contention and should be rejected by the DPI. It is noted that the proposed site coverage, that is, the proportion of the site covered by the footprint of buildings, is 55%.

This is a high site coverage for any development and very high for a tertiary educational institution. Our clients urge the DPI to require the ACU to obtain comparative figures from, for example, the University of New South Wales, Macquarie University, the various campuses of the University of Western Sydney. Once obtained it will be fair to conclude that the ACU's Application constitutes an overdevelopment of its site.

We would be most grateful if our clients were given an opportunity over the forthcoming weeks to meet with you and further discuss the matters raised in this submission.

Yours faithfully

**SS LEGAL**

A stylized, handwritten signature in black ink, appearing to be 'S' followed by a flourish.

**Sarah Sattout**

Solicitor

sarah@sattouts.com.au

## 1. ANNEXURE A

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20 February 2012

Our Ref: SS0064

**URGENT**

Mr David Backhouse  
General Manager  
Strathfield Municipal Council  
PO Box 120  
Strathfield NSW 2135

**BY FACSIMILE AND POST: (02) 9764 1034**

Dear Sir

**RE: AUSTRALIAN CATHOLIC UNIVERSITY - BARKER ROAD STRATHFIELD**

We act for Dr and Mrs A Pistolese and Mr Joseph Bains of Barker Road, Strathfield.

We refer to the meeting of 16 February 2012 at Council's chambers wherein on behalf of Council you:

1. acknowledged that the Australian Catholic University ("ACU") was known by Council to be operating in breach of the current development consent (granted by Talbot J of the Land & Environment Court in December 1994), specifically Condition 32 of that consent which provides that the maximum number of students on campus at any one time was limited to 510 and the maximum number of daytime students enrolled was to be limited to 1,100;
2. that the ACU had not provided Council with an explanation as to why the documentation supporting the ACU's current application under Part 3A of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") per the Arup transport and traffic study is explicitly but erroneously premised on the maximum number of student on campus at any one time to be 2,200; and
3. undertook to commence action under s121 of the EP&A Act against the ACU for the ongoing breach of Condition 32 of their 1994 development consent.

Our clients appreciate that under S121 of EP&A Act the Council must first issue to the ACU a "Notice of Intention to make a Section 121B Order" and then give the ACU a statutory period of time to respond and explain their breach before issuing the Order itself.

In the circumstances of the pending Part 3A Application, with the closing date for submissions being 29 February 2012, our clients quite reasonably regard prompt action by the Council under S121 to be essential.

494 Liverpool Road, Strathfield South NSW 2136  
PO Box 56 Strathfield South NSW 2136  
DX 23826 Strathfield

**P: (02) 9742 3553**

**F: (02) 9742 3554**

**M: 0404 028 431**

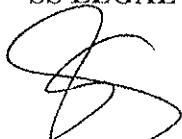
ABN 52 783 078 288

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We would appreciate a reply within the earliest practical time confirming that the Council has issued the "Notice of Intention to make a S121B Order" and providing my clients with a copy of that notice.

Yours faithfully

**SS LEGAL**

A handwritten signature in black ink, appearing to be 'S' followed by a stylized flourish.

**Sarah Sattout**

Solicitor

sarah@sattouts.com.au

# DocuCentre-IV C5570

## Transmission Report

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Date & Time : 20/02/2012 14:32  
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LEGAL

20 February 2012

Our Ref: SS0064

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Mr David Backhouse  
General Manager  
Strathfield Municipal Council  
PO Box 120  
Strathfield NSW 2135

BY FACSIMILE AND POST: (02) 9764 1034

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2. that the ACU had not provided Council with an explanation as to why the documentation supporting the ACU's current application under Part 3A of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") per the Arup transport and traffic study is explicitly but erroneously premised on the maximum number of student on campus at any one time to be 2,200; and
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In the circumstances of the pending Part 3A Application, with the closing date for submissions being 29 February 2012, our clients quite reasonably regard prompt action by the Council under S121 to be essential.

494 Liverpool Road, Strathfield South NSW 2136  
PO Box 55 Strathfield South NSW 2136  
DX 23826 Strathfield  
P: (02) 9742 3553 F: (02) 9742 3554 M: 0404 028 431  
ABN 52 763 078 788  
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#	Job	Remote Station	Start Date & Time	Duration	Pages	Protocol	Contents	Status
1	8879	Strathfield Council	2-20; 14:31	56 Secs	2/2	G3		Completed

## 2. ANNEXURE B

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65 Homebush Road, Strathfield NSW 2135  
PO Box 120, Strathfield NSW 2135  
Telephone 02 9748 9999 | Facsimile 02 9764 1034

Email [council@strathfield.nsw.gov.au](mailto:council@strathfield.nsw.gov.au)  
Web [www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au)  
ABN 52 719 940 263

9 February 2009

Rob Bourke

Teresa Le Strange  
2 Francis Street  
STRATHFIELD NSW 2135

*1 month 13/3  
15<sup>th</sup> April*

Dear Ms Le Strange

**RE: AUSTRALIAN CATHOLIC UNIVERSITY AND FLOOD STUDY**

Further to our previous meeting on 15<sup>th</sup> January 2009 I have undertaken investigation of the issues you have raised and obtained the following information for your perusal –

- Number of students attending the Australian University

The conditions of consent in accordance with The Land and Environment Court advises:

"The number of student enrolled at the University at any one time shall not exceed 1,100 during the day and 700 at night".

"The number of students in attendance on the site at any one time shall not exceed 510 between the hours of 8.00am and 5.00pm Monday to Friday and 247 between 5.00pm and 9.00pm Monday to Friday".

Council has been in contact with Patricia Resini, Communications Officer at the Australian Catholic University in North Sydney. Patricia advised there are approximately 750 students attending the college during the day and 300 during the evening. There are currently 3400 students enrolled, 1000 being Government funded.

Council will continue to investigate and take appropriate action to manage this issue.

- Flood Study at 2 -4 Francis Street

Following your meeting with Council Officers on 17<sup>th</sup> December 2008, it was recommended to commission WMAwater (former Webb, McKeown) to carry out an investigation of the flood behavior in the vicinity of 2-4 Francis Street.

A copy of the Consultant's report was received by Council on 5<sup>th</sup> February 2009 and is attached for your information.

As indicated in the Consultant's report, the flood study for Powells Creek was based on limited survey data and therefore does not provide an exact flood extent through each

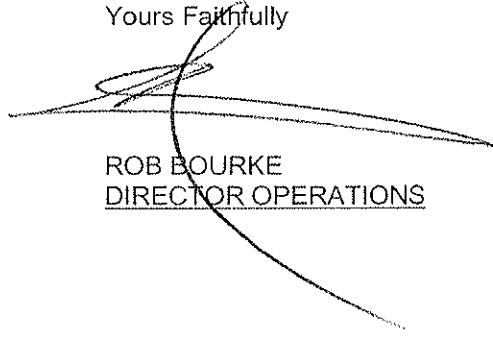
property. Additional survey data from Airborne Laser Scanning (ALS) would improve the accuracy though it is impossible to determine 100% accurate map.

Council has requested a quotation from AAMHATCH for ALS data. This is required for flood modeling of its catchment in future flood studies.

Also a quotation has been submitted to Council from WMAwater for review flood levels within the Powells Creek and Saleyards Creek catchments. Council will proceed with the task once the ALS data becomes available.

Council will be in contact with you in the progression of the matters which have been raised. If you have any questions me on 02 9748 9969.

Yours Faithfully

A handwritten signature in black ink, appearing to be 'Rob Bourke', written over a horizontal line. The signature is stylized with a large loop and a long horizontal stroke.

ROB BOURKE  
DIRECTOR OPERATIONS

### 3. ANNEXURE C

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65 Homebush Road, Strathfield NSW 2135  
PO Box 120, Strathfield NSW 2135  
Telephone 02 9748 9999 | Facsimile 02 9764 1034

Email [council@strathfield.nsw.gov.au](mailto:council@strathfield.nsw.gov.au)  
Web [www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au)  
ABN 52 719 940 263

9 July 2009

Patrick Wong

Ms Teresa Le Strange  
2 Francis Street  
STRATHFIELD NSW 2135

Dear Ms Le Strange

**RE: AUSTRALIAN CATHOLIC UNIVERSITY**

At the public forum of Council on 7 July 2009, you queried the status of the breach of Land and Environment Court order by the Australian Catholic University.

Legal Counsel has been sought in regards to the Australian Catholic University and is currently in proceedings. Council will provide further information when it becomes available.

Should you have any future questions, please do not hesitate to contact Patrick Wong, Director Technical Services, on Phone: 9748 9933.

Yours sincerely,



PATRICK WONG  
DIRECTOR TECHNICAL SERVICES

#### **4. ANNEXURE D**

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Statement

Friday, 24 February 2012

**Burwood Scene statement  
Re, council letter enquiry**

Australian Catholic University (ACU) and Strathfield Council have engaged in communications over a number of years in relation to the Strathfield Campus site and these communications have included discussions concerning permitted student numbers.

In February 2010, ACU sought and obtained from Council permission to pilot a number of strategies to inform its master planning process. The strategies consisted of the following:

- (i) Conducting small postgraduate classes on Saturdays and Sundays.
- (ii) Opening the library between 9:00 am and 4:00 pm on Saturdays and Sundays.
- (iii) Adjusting the maximum student numbers to 900 at any one time between 8:00 am and 8:00 pm Monday to Friday combined across the two precincts (i.e. Barker Road and Albert Road).
- (iv) Provision of a shuttle bus service from 7:30 am to 8:30 pm Monday to Friday during semester to assist with the reduction of on street parking.

**Ends**

Media Contact:

Caitlin Ganter  
Communications Officer  
Australian Catholic University  
Tel. 07 3623 7491  
Mob. 0407 495 299

[caitlin.ganter@acu.edu.au](mailto:caitlin.ganter@acu.edu.au)

90 Newton Rd  
Strathfield 2135

NSW Planning & Infrastructure  
33 Bridge St, Sydney 2000

29<sup>th</sup> February 2012

**ATTN: MARK BROWN**



**CONCEPT PLAN FOR AUSTRALIAN CATHOLIC UNIVERSITY CAMPUS,  
STRATHFIELD (MP 10\_0231)**

We strongly object to the abovementioned development application, as it will significantly diminish the residential quality of much of the Strathfield area. Specifically:

1. **Substantial increase to the volume of traffic in Barker Rd** (now designated to become a four lane highway) and adjacent streets, resulting in unnecessary congestion, increased pollution from vehicle exhaust and subsequent reduction of air quality, reduced vehicular and pedestrian safety in streets surrounding the university. Streets are currently unable to cope with vehicles associated with the existing level ACU clientele.
2. **Contingent to the increased volume of traffic is the issue of parking.** Vehicles belonging to students have already taken over all residential street parking in the vicinity, creating substantial inconvenience for residents in these areas. This proposal makes no provision to provide adequate parking for the increased student population and makes no apology for its attempt to continue to burden the residents of Strathfield with this task, the expectation being that residents must sacrifice the general ambience of their suburb to accommodate this organisation's appetite for expansion.
3. **Destruction of the visual ambience of the local area.** Strathfield is a long established, quiet, leafy residential suburb, with an architectural heritage dating back well over one hundred and fifty years, with many homes heritage listed. This particular part of Strathfield is in no way compatible with the erection of any multi- storey building, let alone of six them. Once again the contingent problems of the increased daily population will also impact on the residential quality of the area, including noise, privacy and public transport issues.
4. **Failure to acknowledge the aesthetics of existing ACU buildings.** The proposed complex appears to be cramped and poorly planned, with little consideration being given to the significant architectural heritage of the existing ACU buildings.
5. **The proposal appears ill-considered and generally reflects the lack of consultation with the local community, as evidenced above.**

- 6. Apparent failure to recognise the impact of the e-learning component in current and future tertiary education.** Recent trends in tertiary education include on a high proportion of courses and course content being delivered off-site. The traditional 'bricks and mortar' approach to education is becoming less relevant in favour of on-line options which guarantee accessibility to all.

This proposal and its associated lack of community consultation, demonstrates The Australian Catholic University has no regard for its neighbours, the Strathfield community or indeed, its own heritage.

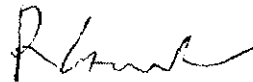
The adverse consequences of this proposal to the residential amenity of the area are obvious and unacceptable.

We are therefore requesting that planning permission not be granted.

Sincerely



Virginia Combe

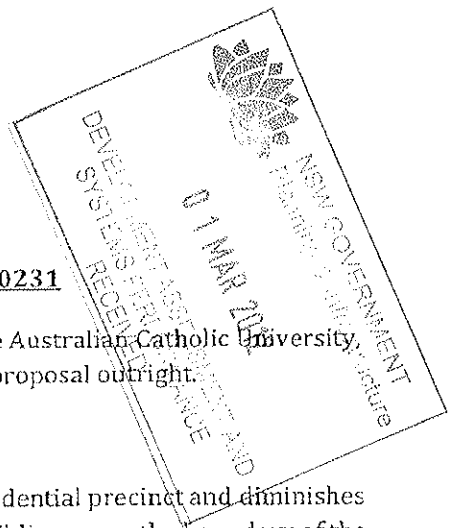


Richard Combe



18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001



Dear Sir/Madam,

**RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10 0231**

We, being residents of Strathfield directly affected by the operation of the Australian Catholic University object to this Concept Plan. We strongly urge the Minister to decline the proposal outright.

Our key reasons for objecting to the Concept Plan are as follows:

- The proposal detracts from the character of the surrounding residential precinct and diminishes the privacy of local residents by including new 3 and 4 storey buildings near the boundary of the university on Barker Road.
- The Neighbourhood Policy included in the proposal does not address sufficiently the parking, traffic and other amenity impacts on the neighbourhood. The university's lack of integration with the local community is highlighted by its wilful breaches of its original planning approvals, which have generated impacts on the neighbourhood contrary to the intentions underlying those approvals.
- The proposal contains invalid parking and traffic analyses due to an incorrect assumption in relation to the growth in student numbers. This flaw in the analysis completely invalidates the conclusions reached by the university and its consultants. The proposal will have substantial traffic, parking and other amenity-related impacts on the surrounding residential precinct. If allowed to occur, the expansion of the university would represent a breach of residents' rights to the quiet enjoyment of their properties and would interfere with their safety, peace and convenience.
- The university's consultation with the local community has been inadequate. The university originally provided information to local residents that was not comprehensive and was provided to a minority of affected residents. More recently, it appears that the university may undertake some further consultation with some residents but this will not provide those with an interest in the proposal enough opportunity to express their views.

Due to these and other reasons, we, the undersigned, do not support the proposal by ACU.

Should the Minister not be inclined to decline the proposal, the errors and deficiencies in the analysis presented by the university and its consultants mean that no reasonable decision maker could make a valid decision in support of the proposal. These errors and deficiencies would need to be remediated and substitute analyses undertaken before a reasonable assessment could be made of the proposal.

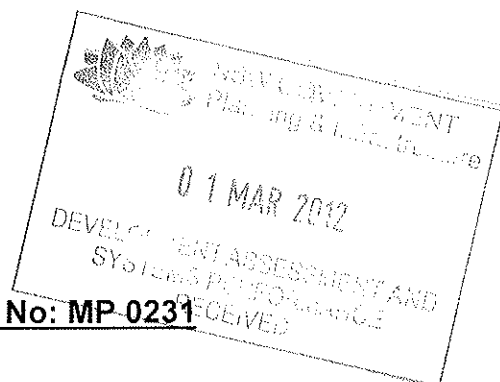
We confirm that we have made no reportable political donations in the previous two years.

Yours faithfully,

NAME: SUSAN & HARVEY BELL  
ADDRESS: 11 RAVENNA ST, STRATHFIELD 2135

Major projects Assessment,  
Department of Planning and Infrastructure,  
23-33 Bridge Street  
Sydney NSW 2000

Dear Mark Brown



**RE: Australian Catholic University Application No: MP-0231**

I reside at 1 Todman Place Strathfield. I object to the Australian Catholic University (ACU) concept plan referred to above for the following reasons:

- At present when the university is in session **traffic** congestion is intolerable. Therefore extensive delays getting out of my driveway in the morning and evening.
- Students do not observe the 50 km per hour speed limit.
- There is inadequate **parking** within the ACU campus as a consequence majority of the student's park on the streets, most students park illegally across driveways, close to intersections and bus holts. Most days' we cannot park in front of our homes.
- The proposed number of in-house campus car parking spaces is totally inadequate for the projected increase in students (650 extra spaces for an increase of 4800 students). The streets surrounding ACU in Strathfield are inadequate for the current traffic load, how will they handle the increase in traffic. Any further increase will endanger the students and residents of the area.
- The Strathfield campus is too small for the proposed development. Four storey buildings are out of character for this area and will dwarf most of the adjoining residents.
- The proposal will also increase noise & other pollution in a residential area, especially during the construction phase.

Please consider the impact of this development on the residents of Strathfield in your decision making.

Yours Faithfully

  
Sashie Sekaram

1 Todman Place  
Strathfield NSW 2135  
Sashie\_s@bigpond.net.au

TO WHOM IT MAY CONCERN

Australian Catholic University Application # MP 10\_0231

I wish to state my Strongest Objection to the ACU's EXCESSIVE EXPANSION plan.

Effectively the University is telling us in their handout that they will be spending \$55,000,000 to attract a further 200 new students only. If you believed this, as the saying goes.

This proposed development includes four storey buildings, destruction of native fauna and trees, new road ways, new traffic lights, 2 hour parking and no standing areas on our peaceful streets. All this in what is currently classified as a "low residential area" this is totally unacceptable, and must be stopped.

It has been common knowledge that the University has been operating outside of its guidelines for years. Unfortunately for one reason or another, Strathfield Council has not taken any steps to rein them in. at a recent meeting on the 23<sup>rd</sup> February 2012. Vice-Chancellor Professor Greg Craven stated that the University had a letter from Strathfield Council allowing increased students, since this meeting Strathfield Council's General Manager, David Backhouse stated that Strathfield Council "Never Gave Any Authority" to the ACU to adjust the maximum number of students, but did confirm that council wrote back on 1<sup>st</sup> April 2010, acknowledging its pilot program for a period of 6 months. It would appear that neither the ACU nor Strathfield Council bothered to follow any of this up again. Someone is being economical with the truth. It would prove invaluable to Vice-Chancellor Professor Greg Craven to produce this letter.

The operation of the University for what appears to be a proposed 7 days and 5 nights is unacceptable.

The belligerent attitude of the University is totally at odds with this peaceful suburb. The number of additional cars on our roads will turn this place into a train wreck. Noise will be heard from 6:00 am to 11:00 pm Monday to Friday. And week-ends won't be much better. As for the rubbish that will be left behind, that is sure to increase also. I continually pick up empty drink containers and fast food wrappers from the nature strip in front of my house, I was of the belief it was my house only that was being targeted but after talking to my neighbors it appears we were not the only ones. The students treat this suburb as their own dumping ground.

I call upon Mayor Paul Barron to finally get the Council to support its Rate Payers and Object to the Australian Catholic Universities proposed plan for expansion.

The Bradley report states that Universities will be free to determine their own student numbers in the future, again I point you to the amount of \$55,000,000 that the University is about to spend. If this proposal goes ahead, Strathfield will be more like a commercial area not residential anymore.

I have not made any donations political or otherwise to anyone involved with this matter.

Bosiljka Bardella

24 South Street Strathfield 2135

29<sup>th</sup> February 2012

18<sup>th</sup> February, 2012

Major Projects Assessment,  
Department of Planning and Infrastructure,  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam,

**RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10 0231**

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We confirm that we have made no reportable political donations in the previous two years.

Yours faithfully,



NAME: David Li Wang

ADDRESS: 21 Dickson St Strathfield

**Mark Brown - Mr. Mark Brown, Senior Planner, Metropolitan & Regional Projects South**

---

**From:** "Chantal Bardella" <cbardella@bmfinancial.com.au>  
**To:** <Mark.Brown@planning.nsw.gov.au>  
**Date:** 2/03/2012 12:58 PM  
**Subject:** Mr. Mark Brown, Senior Planner, Metropolitan & Regional Projects South  
**CC:** <plan\_comment@planning.nsw.gov.au>  
**Attachments:** ACU.docx

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Dear Mr. Brown,

Please find the attached letter.

Many thanks  
Chantal Bardella

TO WHOM IT MAY CONCERN

Australian Catholic University Application # MP 10\_0231

I wish to state my Strongest Objection to the ACU's EXCESSIVE EXPANSION plan.

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I have not made any donations political or otherwise to anyone involved with this matter.

Chantal Bardella

24 South Street Strathfield 2135

29<sup>th</sup> February 2012

## Mark Brown - Submission Details for Vadim Leonov

---

**From:** Vadim Leonov <vleonov@virginbroadband.com.au>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 3/03/2012 11:44 PM  
**Subject:** Submission Details for Vadim Leonov  
**CC:** <assessments@planning.nsw.gov.au>

---



Planning &  
Infrastructure

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Disclosable Political Donation: no

Name: Vadim Leonov  
Email: vleonov@virginbroadband.com.au

Address:  
10 Myrna Road

Strathfield, NSW  
2135

Content:  
Traffic congestion and parking already a problem due to increasing student numbers. This project will seriously aggravate this situation, also raising issues of safety.

IP Address: - 119.12.230.44  
Submission: Online Submission from Vadim Leonov (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=26994](https://majorprojects.affinitylive.com?action=view_diary&id=26994)

Submission for Job: #4471 MP 10\_0231 - Australian Catholic University - Strathfield Campus Concept Plan  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4471](https://majorprojects.affinitylive.com?action=view_job&id=4471)

Site: #2434 Australian Catholic University - Strathfield Campus  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2434](https://majorprojects.affinitylive.com?action=view_site&id=2434)

**Vadim Leonov**

E : vleonov@virginbroadband.com.au

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## Mark Brown - Submission Details for Stephen Kuo

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**From:** Stephen Kuo <stephenkuo@hotmail.com>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 4/03/2012 4:21 PM  
**Subject:** Submission Details for Stephen Kuo  
**CC:** <assessments@planning.nsw.gov.au>

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Planning &  
Infrastructure

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Disclosable Political Donation: no

Name: Stephen Kuo  
Email: stephenkuo@hotmail.com

Address:  
6 Newton Rd,

Strathfield, NSW  
2135

Content:  
10\_0231

I am unhappy with the plans. It will increase traffic congestion and cause parking difficulties outside our home.

IP Address: c122-106-53-202.rivrw1.nsw.optusnet.com.au - 122.106.53.202  
Submission: Online Submission from Stephen Kuo (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=27000](https://majorprojects.affinitylive.com?action=view_diary&id=27000)

Submission for Job: #4471 MP 10\_0231 - Australian Catholic University - Strathfield Campus Concept Plan  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4471](https://majorprojects.affinitylive.com?action=view_job&id=4471)

Site: #2434 Australian Catholic University - Strathfield Campus  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2434](https://majorprojects.affinitylive.com?action=view_site&id=2434)

**Stephen Kuo**

E : stephenkuo@hotmail.com

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