

PH 9764 1424

20 SOUTH ST

MOB 040 9764 000

STRATHFIELD

2135

To Major Projects Assessment
 Dept of Planning and Infrastructure
 Dear Sir/Madam

27/2/12

SUBJECT Australian Catholic University

REPRESENTATION AGAINST-MP 10 0231

I refer to the Concept Plan exhibition and particularly to my earlier letter dated 24/1/12 to which there has been no reply. You will note that I requested examination of my submission and information needed for submission of my representations before 29/2/12. I now make my submission after having examined the exhibited documents at the Council on 3 occasions, attended meetings at the ACU and 3 meetings with Council as arranged, also a Public Meeting on Saturday 18TH FEB 2012.

My family have been residents of Strathfield for over 40 years and at the above address for 31 years. I am therefore fully aware of the site history and have carefully researched the valid development consents issued by the L & E Council and Strathfield Council.

These Consents are very restrictive particularly in respect of Student Numbers and student numbers on the site at any one time. The details of these are:-

- ① DA 93/164 issued 16 December 1984 for
 No. 179 Albion Rd. (NOTE THIS IS THE MAIN SITE)

Condition 32 of this Consent states

"The number of students enrolled at the University at any one time shall not exceed

(2)

1100 by day and 700 by night and the number of teachers shall not exceed 190 without the prior approval of Council.

The number of students in attendance on the site at any one time shall not exceed 510 between the hours of 8am - 5pm Monday - Friday and 247 between 5pm - 9pm Monday - Friday "

DAO 102/252 issued 15/10/2002 For N° 163/167 Albert Rd. (This is the former LORETTO NURSING HOME now known as the EDWARD CLANCY Building.) This contains a CONDN (d) which states "The student numbers are not to exceed a maximum of 240 Students at any given time."

DA 2011/165 issued 21/12/2010 for N° 167/169 This is also in respect of the above EDWARD CLANCY BUILDING and includes N° 169 being the house immediately to the west of former nursing home.

Please note that the Associate Vice Chancellor MAREE NICHOLSON stated at the ACU public information meeting ^{23/2/12} that the university had approval in a letter from the Council approving 900 Students per hour. Initially ~~the~~ M. Nicholson said she would later that evening supply a copy of that letter. This was later withdrawn and no letter was supplied.

At a public meeting on 24/2/12, arranged by Strathfield Council the matter was raised and the General Manager MR DAVID BACKHOUSE advised that there was no letter agreeing to 900 Students at the site. Regardless

(3)

of the reference to a letter it is abundantly clear that the only documents that legally bind the University on student numbers are the legitimate consents as issued.

These numbers are 510 Students at any time (DAY) on the MAIN SITE - N^o. 179 Albert Rd and 240 at any given time on the secondary site - 163-169 Albert Rd. The University has clearly not complied with its consents as evidenced by firstly,

- Reference 4.5 in the ARUP Traffic Report (States existing students at any one time is 2200

- The Associate Vice Chancellor advised an ACU Public Meeting the university had 900 Students per hour. This is almost double the permitted 510

- my parking survey details below show that the on street "university" car parking is 804 cars plus on site university parking 251 for students i.e. TOTAL 1055 cars.

- The University management has apparently used student numbers who are in lectures in any given hour. This is totally incorrect as the consents issued refer to students on site at any given time. These would include students with lectures or staggered lectures, lunch recesses, library, research students and possibly a host of other reasons why students would be on site but not actually in lectures.

I submit that if the ACU is not complying with existing consents, is causing vast overflow of on street parking, then it would be intenable to expand by approx 230%.

~~in lecture session~~

CAR PARKING ON SURROUNDING STREETS.

Firstly the ARUP Report parking surveys were conducted ^{IN 2008/09.} during the last week of VNI Term and on a day during the examinations. These would provide grossly inaccurate figures on the very low side.

I conducted my own parking on street survey on MONDAY 20/2/12 and TUESDAY 21/2/12. I did not count buildings notes etc and allowed for a normal number of cars outside VNI Term. For example in SOUTH ST (allowed for normal 7) I counted 78 extra cars on the above day. I surveyed SOUTH ST, NEWTON RD, BARKER RD, FIRTH AV, MYRNARD WILSON ST, MARION ST, BAREEN ST, OXFORD RD, TODMAN ST, ALBERT RD, HEYDE ST, DICKSON ST, ALLENBY CRE, MERLEY RD, BERESFORD RD, SHORTLAND AV.

The total of on street cars (UNIVERSITY RELATED) is 804 on the above day(s). Although I believe the 900 is incorrect I accept this as a base; the traffic report says the proposal is for 2400 students "(at any one time)". 2400 is $2\frac{1}{2}$ times 900 (APPROX). The report advises that on site for students parking 251 existing + 253 = 504. Proposed therefore the on street parking at the same proportions $2\frac{1}{2}$ Times is

$$804 \times 2\frac{1}{2} = 2010 \text{ CARS}$$

EXISTING

OR 1206 MORE ON STREET Than at present.

(5)

Such a vast number of cars would spread into the FULL LENGTHS of the above streets PLUS many others eg ADA AV, WALLIS AV, HOWARD ST, CHALMERS RD MYEE AV, BODEN AV, HYDEBRAE AV COVENTRY RD.

Quite apart from parking adjacent to driveways making exit difficult and dangerous, South St has a bus route Strathfield to City. There are only 2 parking lanes (parked out) and one moving lane - See photo to demonstrate the issue.

The other "smaller" issue is the dumping of rubbish. At the ACU meeting 23/2/12 I publicly presented three plastic bags of rubbish none from when I returned (1 Bag ^{Collected} 20/21-2, 1 bag 22/2, 1 bag 23/2). This is an ongoing and important issue. The locality is a high quality residential area eg. House for demolition sold in South St November 2010 \$2.18M House about 5 years ago BOUCHT \$3.45M. The low price range is about \$1.5M with houses up to about \$3.5 - \$4M.

What is happening outside the Consent provisions is destroying the amenity and values.

You are aware that the site contains an iconic heritage building (MOUNT ROYAL) (now known as the EDMUND RICE BUILDING). In the Heritage Report the conclusion states "The location of new buildings

(6)

will have no or a limited impact on significant view corridors to or from the heritage buildings within the site or within the public domain."

This statement is not correct for the following reason. The proposed building, Precinct 1 is a large 3 and 4 storey building on the south east corner of the main site. It will obstruct the view of the heritage building from the approaches along

Barker Rd. This statement is reinforced by the study itself where it describes the proposed Precinct 1 building as the "figurehead" building gateway to the Campus.

Precinct 1 building also obscures the view of the heritage building from Mount Royal Reserve (South St Closed)

In conclusion my representations against the proposed university expansion is based on all of the above including -

- my evidence as stated is proof that the university is NOT complying with the existing limit of student numbers.

- the on street university parking of 804 cars is creating traffic hazards, difficulty of gaining access to and from residential properties. *SEE NOTE ON P (7)

- the surrounding streets being used by vast numbers of vehicles has and will continue to cause loss of value to residential properties, loss of residential amenity

- the behaviour of persons parking cars and throwing of rubbish (drink containers, food

(7)

packaging, sweet pockets etc) is a destruction of a high quality single dwelling area.

- The site is completely inadequate in size and location even now for example

Macquarie UNI	190 Students	/ 1 HECTARE
UNI of Western Sydney	19 "	/ 1 HECTARE
ACU Proposal (4800)	960 STUDENTS	/ 1 HECTARE

- The exhibited material indicates student increase at any one time from 2200 - 2400 ie 200 MORE WITH expenditure of \$ 55 Million

OR \$ 275,000 per new student, I submit that these figures flaw the proposal

- The proposal is totally out of character with the neighbourhood in building scale and road traffic capacity.

- The submitted reports make no reference to the student residence location. The ARUP report has some suggestions that walking and bicycles should be encouraged to overcome traffic problems. These are just words as the student catchment area is Sydney Metropolitan wide, with car travel (1 per car) the preferred choice.

PS I have never observed a single student on a bicycle in any locality.

NOTE → In reference to the parking in street see

* Photos showing the single lane for 2 way traffic - difficult exiting driveways etc NOTE PHOTOS MARCH 09 POSITION WORSE TODAY

I have not ever made any donation to a political party - I do not have internet access and assume this statement is satisfactory.

I do understand that Education

(8)

is an integral part of our society however any major establishment should be required to establish with minimal impact on surrounding developments, houses, roads and other infrastructure. It is very evident that this site cannot even come near to this objective with the current operation - expansion is impractical and should not be further considered.

In an attempt to be positive I suggest that negotiations between the State Govt and ACU be undertaken in respect of a possible site in the Hamelush Olympic Precinct. This area has ~~an~~ an under utilised electric rail system, low noise levels, playing fields and parking stations, very central geographic location in Sydney, excellent major road system, etc. I submit that this possibility should be fully explored and the possible financial gains to ACU from residential subdivision of its current Albert Rd site could fund a properly planned future development.

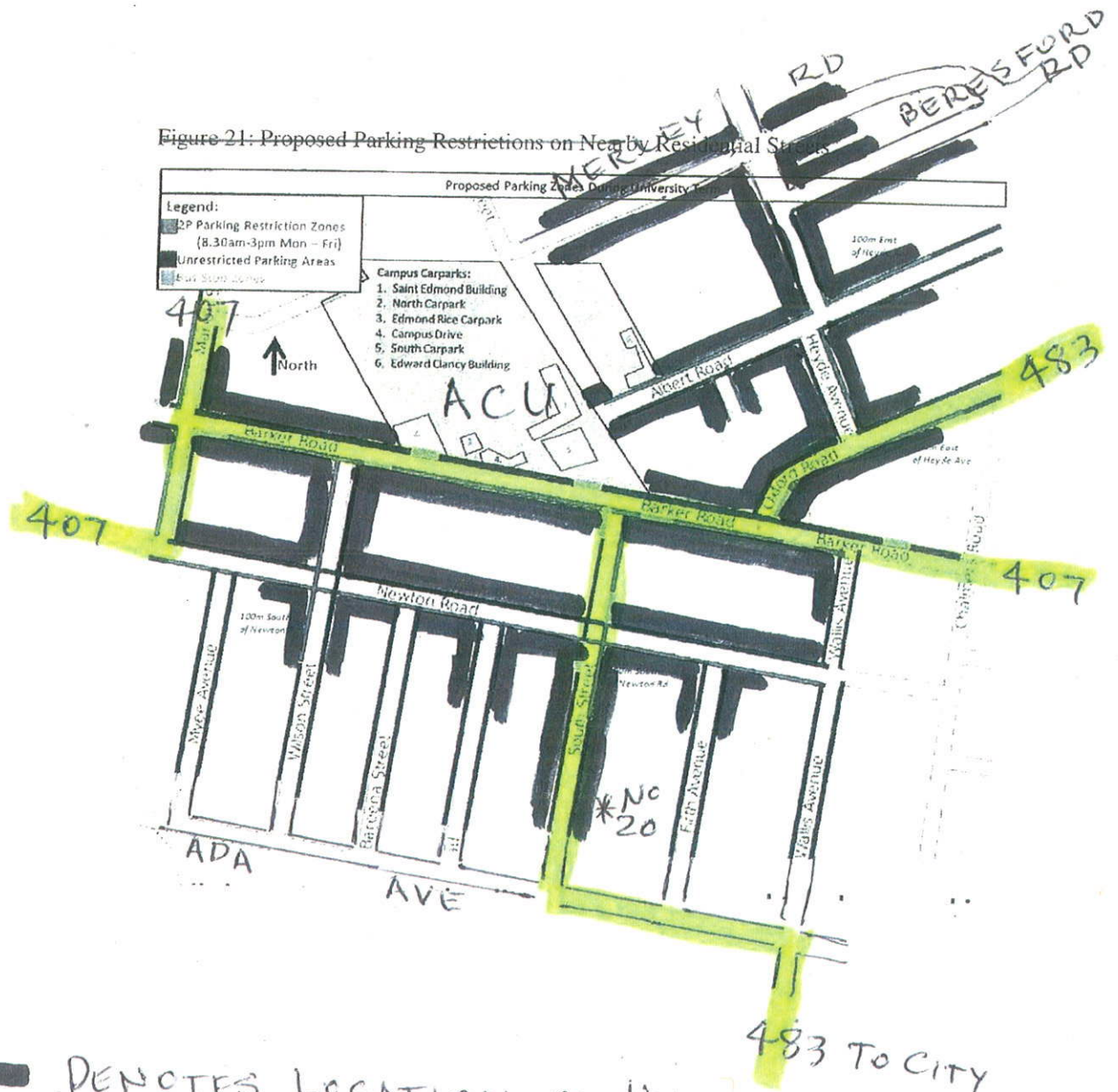
Please note that should a Public Hearing on this proposal eventuate I request to be advised and possibly given the opportunity to address the hearing.

Your response in due course is requested.

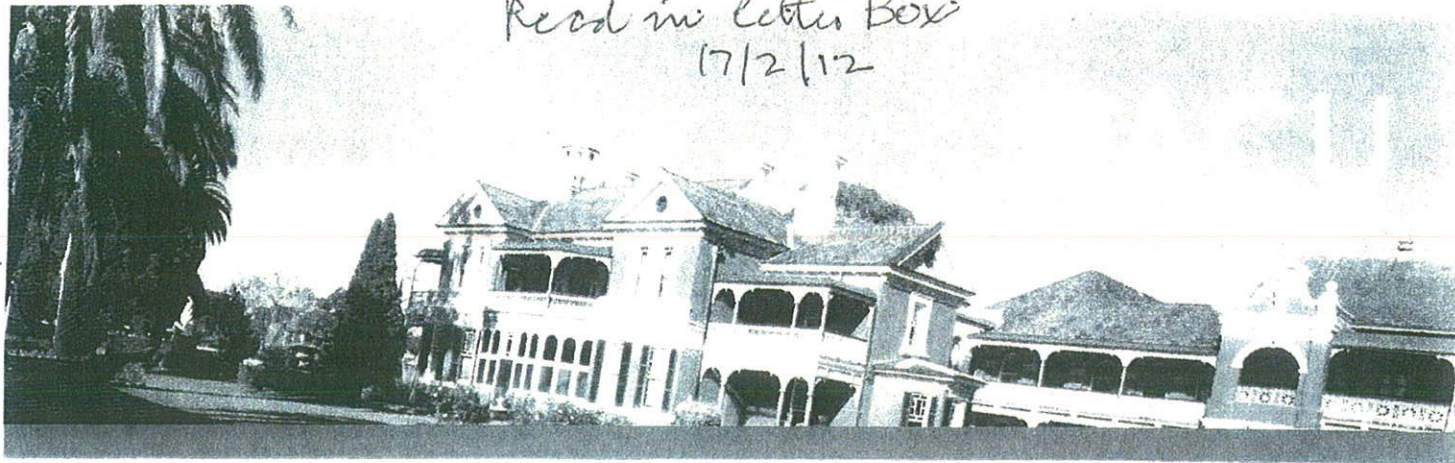
Yours Faithfully
John Crawford

ROUTE 483 BUS ROUTE STRATHFIELD
TO CITY SHOWN 483

ROUTE 407 BUS ROUTE HOMEBUSH
STRATHFIELD BURWOOD SHOWN 407



DENOTES LOCATION OF UNIVERSITY RELATED
CAR PARKING ON MON 20/2/2012
AND TUES 21/2/2012
SURVEY BY JOHN CRAWFORD
PH. 9764 1424
NOTE CAR NUMBERS IN EACH STREET
AVAILABLE IF REQUIRED



Read in Letter Box
17/2/12

Australian Catholic University (ACU) has been reviewing the long-term function of its NSW campuses and identified the need to expand the Strathfield Campus to accommodate new teaching and learning spaces.

A Concept Plan has been prepared to guide the new development – and accommodate an estimated 30 per cent increase in student numbers over the next 10 years, while improving parking and traffic conditions and promoting the heritage significance of existing buildings.

Key features



Three new development precincts to provide new library and education buildings – at a height and floor space appropriate to the existing built form and character of the locality.



The ACU shuttle bus service, which had two buses running every 10 minutes during peak periods in 2011, will increase to three buses every 10 minutes during peak periods from 2012.

Community consultation

In August last year, 220 properties surrounding the Strathfield Campus were letter-box-dropped about the proposed development, and residents invited to the two community consultation sessions to review the plans in full.

A third community consultation session will now be held on:

Thursday February 23 at 7pm
Murray Hall, ACU Strathfield Campus
25A Barker Road
Strathfield NSW 2135

The Concept Plan will be advertised by the Department of Planning and Infrastructure until 29th February 2012, providing an opportunity for formal comment. Comments can be made using the online response form or via a written response to the Department of Planning and Infrastructure and can be viewed in full at the following locations:

THIS IS COMPLETELY FALSE.
CONSENT APPROVED STUDENTS
1100 + 240
= 1340

1340 → 4800 IS APPROX

New underground parking area in the north west of the campus and two basement parking areas with a total minimum of 674 spaces – a 100 per cent increase.

Consolidation of main site access and egress into four gates along Barker Road, and establishment of a new internal circulation area to reduce impact to traffic flow and parking along Barker Road.

228% INCREASE

Upgrade to the landscape and public domain of the campus to include new pedestrian paths, public open space and landscape improvements.

New pedestrian links throughout the campus.

NSW Department of Planning and Infrastructure website

<http://majorprojects.planning.nsw.gov.au/>

Department of Planning and Infrastructure Information Centre

23-33 Bridge Street, Sydney

Strathfield Municipal Council Customer Service Centre

65 Homebush Road, Strathfield

Written submissions can also be addressed to the following:

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

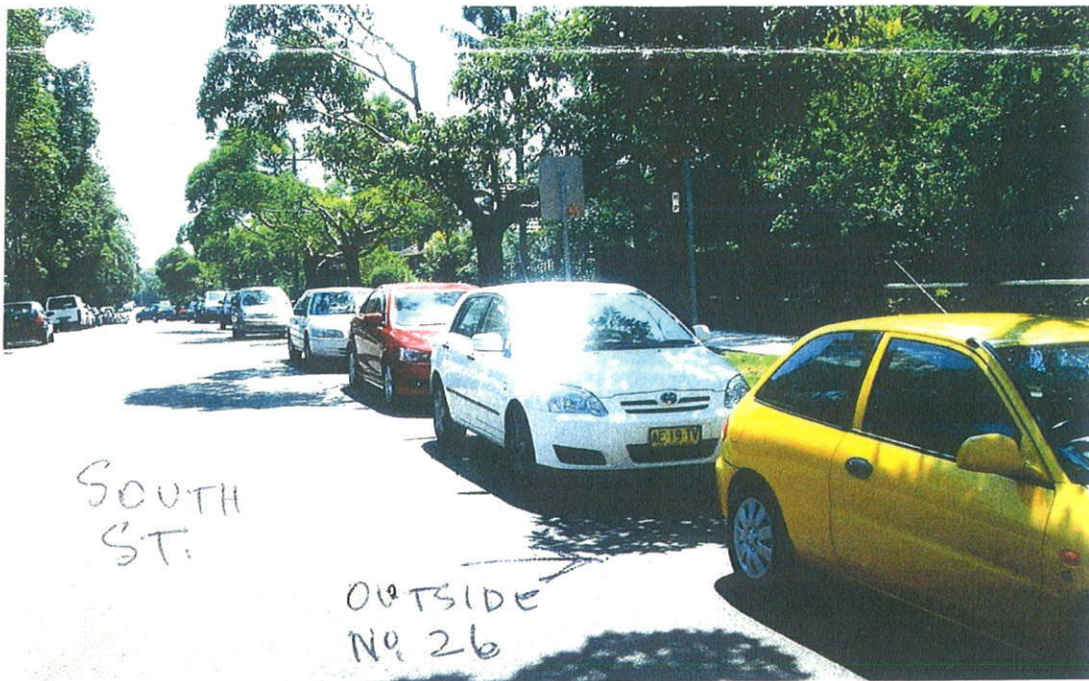
4/3/09

BRICK
FENCE
No 20



No 20

SOUTH ST



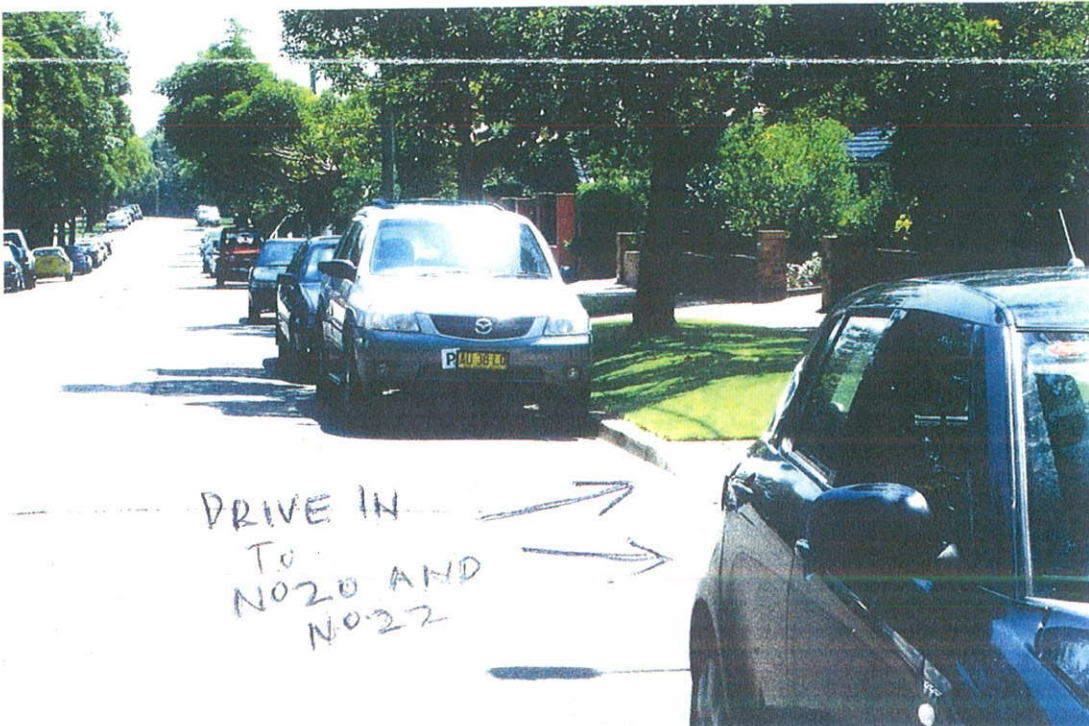
SOUTH
ST.

OUTSIDE
No 26

3/3/09

FENCE
OF
No 26

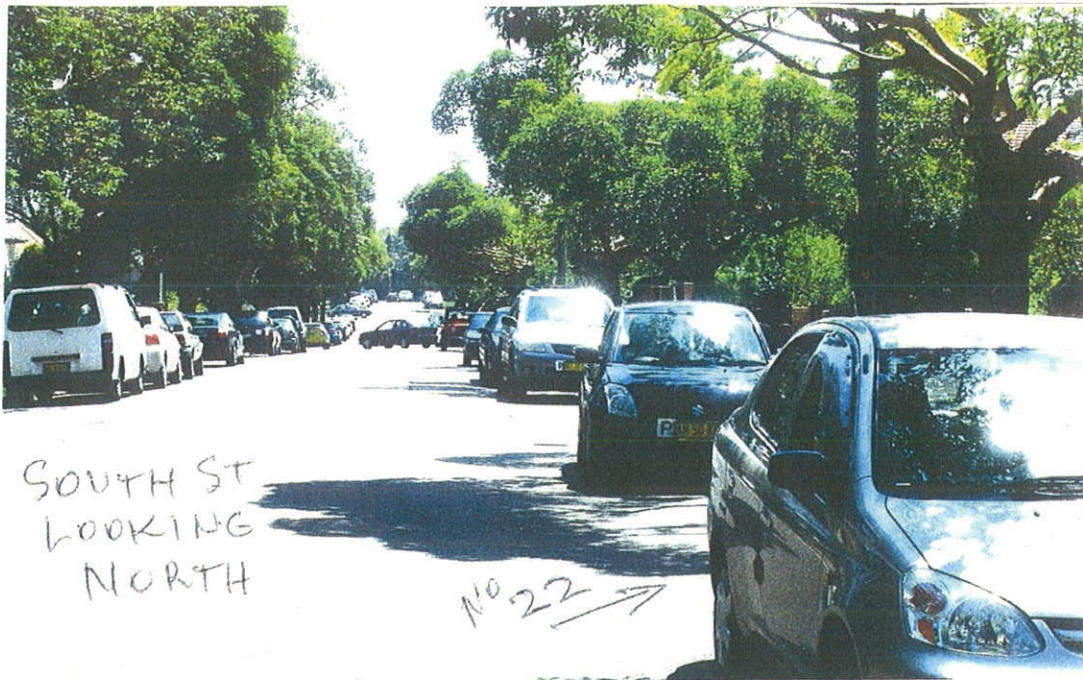
RED CAR
OUTSIDE
No 24



DRIVE IN
TO
No 20 AND
No 22

3/3/09

NOTE CARS
PARKED
EITHER SIDE
OF DRIVE IN
TO No 20
AND
No 22
ACCESS
DIFFICULT

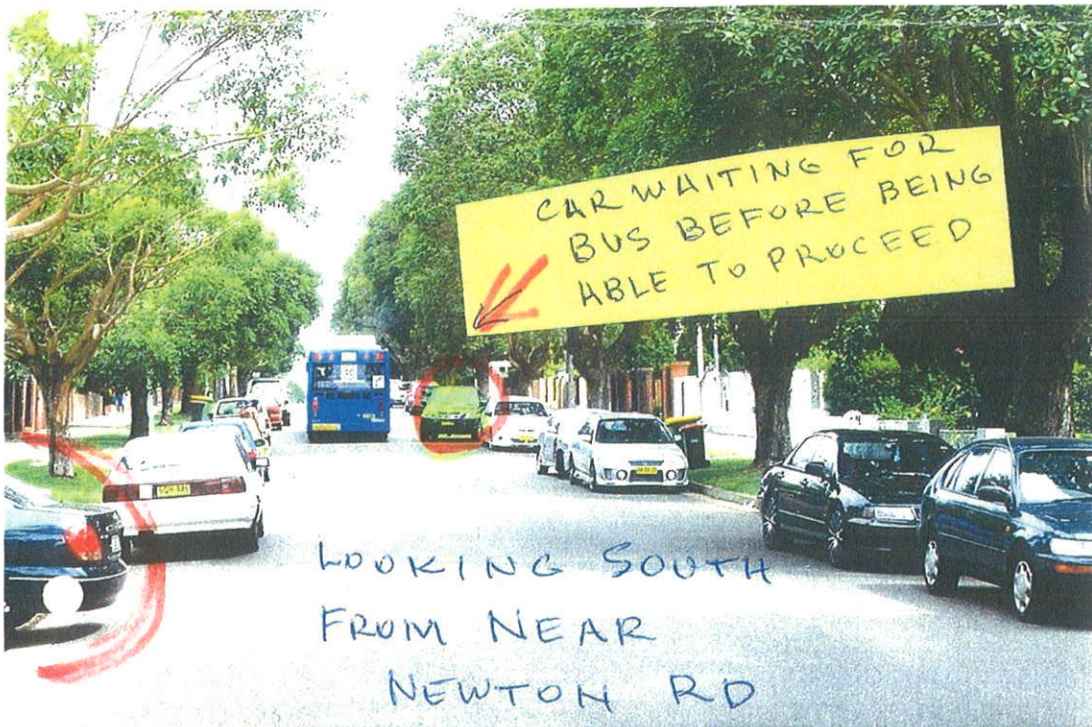


3/3/09

← TREE AT
FRONT OF
NO 22

SOUTH ST
LOOKING
NORTH

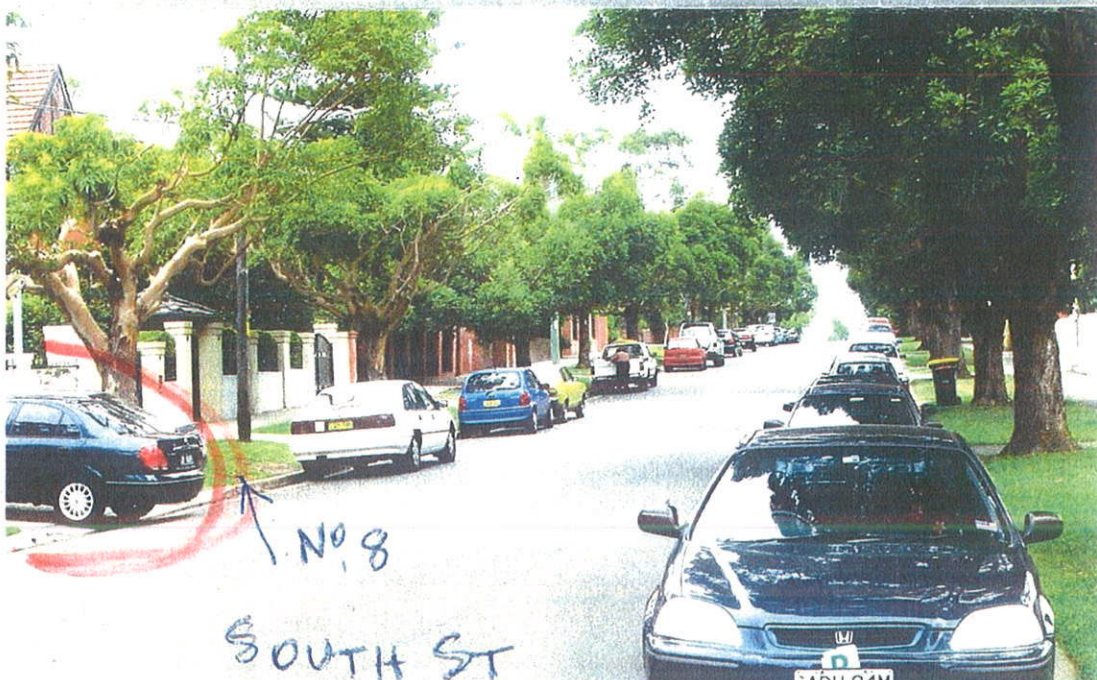
NO 22 →



4/3/09

WEEKDAY
STREET
PARKING

LOOKING SOUTH
FROM NEAR
NEWTON RD



4/3/09

← WEST
SIDE
OF
STREET

NO 8
SOUTH ST

30 South Street
STRATHFIELD
NSW 2135

Resident's Address

Date 28.2.12

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

Dear Sir

RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10_0231

As residents of Strathfield and residents directly affected by the operation of the Australian Catholic University (ACU) expansion proposal, we write to lodge our objection to the above Concept Plan. We strongly urge the Department and Minister to decline the proposal.

Key reasons for objecting to the Concept Plan are as follows:

- The proposal detracts from the character of the surrounding residential precinct
- It diminishes the privacy of local residents by including new 3 and 4 storey buildings near the boundary of the ACU on Barker Road.
- The Neighbourhood Policy included in the proposal fails to address the parking, traffic and other amenity impacts on the neighbourhood.
- The ACU's lack of integration with the local community is highlighted by its wilful breaches of its original planning approvals and Order of the Land and Environment Court. The ACU's actions have impacted negatively on the neighbourhood contrary to the intentions underlying the approval.
- 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. The expansion of the ACU represents a breach of residents' rights to the quiet enjoyment of their properties and will further interfere with their safety, peace and convenience.
- The ACU's consultation with the local community has been inadequate. The ACU's selective provision of information to a handful of residents was not comprehensive. More recently, the ACU's attempt at consultation via the distribution of a Flyer and the holding of a meeting at short notice does not reflect on the ACU's bona fides in seeking to consult with affected residents and in providing an opportunity for

residents to express and have their views and concerns addressed and considered. At best, the ACU's consultation is merely an exercise of ticking the boxes.

- Information in the ARUP report analyses out of date data relating to student numbers in 2008 and 2009. This is 2012. The report was prepared 14 December 2011 yet there is no analysis of student numbers in either 2010 or 2011. Why and how can a plan with such significant and negative impact on residents not be subject of up to date student information.
- The ACU is sited on 5 hectares of land in a residential area. The current land is totally inadequate for the expansion objectives of the ACU and it does not provide equitable student to land ratio, say between the University of Western Sydney and Macquarie University.
- Barker Road is a local road – the Council states that the volume of traffic should not exceed 4,000 per day. What the ACU proposals will see further intolerable and dangerous traffic conditions in that street and the local streets of Strathfield.
- ARUP acknowledges the positive decision of the ACU not to provide adequate on site parking and notes that while the parking increase proposed appears substantial it is inadequate.
- The concept plan by the ACU will not minimise the impact on traffic and parking or residents.
- The concept plan also fails to maintain and enhance the character of the existing built environment and will not be a sympathetic treatment of the historical site – in fact such over development will destroy the heritage character.

The Department and Minister should reject the ACU proposal. The misinformation, use of out of date student information, the errors and deficiencies in the analysis presented by the ACU and its consultants mean that no reasonable decision maker could make a valid decision in support of the proposal. If these reasons alone are not sufficient for the proposal to be declined, it should be declined on the fact that the ACU is situated on a mere 5 hectares, has buildings of historical significance and will see an erosion of open-green space and not have comparable or adequate student: land ratio and because the ACU has failed to adequately engaged with the community.

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

Yours faithfully

(MRS) *Beth Crawford*

Name: SOPHA LAM

Address: 180 Albert Rd

Strathfield 2155

24th 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

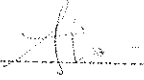
To Whom It May Concern,

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 

(Name): SCARLA LAM

Name: Terence Lan

Address: 188 Albert Rd
Strathfield NSW 2135

24th 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

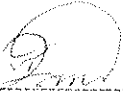
To Whom It May Concern,

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-  _____

(Name): Terence Lam

18th 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:

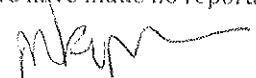
- The proposal detracts from the character of the surrounding residential precinct and diminishes the privacy of local residents by including new 3 and 4 storey buildings near the boundary of the university on Barker Road.
- The Neighbourhood Policy included in the proposal does not address sufficiently 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:

MICHELE KIM

ADDRESS:

55 OXFORD RD

STRATHFIELD NSW 2135



15th February 2012.

Mr. Mark Brown,
Department of Planning,
22 – 33 Bridge Street,
Sydney. 2001.

Dear Mr. Brown,

Re: **Application No. MP 10_0231**
Australian Catholic University, Strathfield Campus, Strathfield.

With my greatest concern regarding the proposal of the increase in student numbers to the Catholic University Campus in the Strathfield vicinity.

I am submitting my objection to this planning for a number of reasons :-

- 1) There is already congestion in road traffic in and around the Strathfield area especially in the peak period within the school time.
- 2) Strathfield is already struggling with traffic getting to the primary schools, high schools, kindergartens, hospital, old-age homes, churches, shopping centre, the station, etc.
- 3) With the operation of Port Enfield, our roads will soon be **busier** as traffic will use Wallis Avenue and other streets as a deviation to Parramatta Road.
- 4) University students are already parking outside our homes in Barker Street and nearby surrounding streets, and will no doubt fill into **other** adjoining streets nearby.
- 5) Parking outside of our homes would continue over week-ends and after dark. Visitors and tradesmen would be disadvantaged over a parking spot in close proximity of our homes.

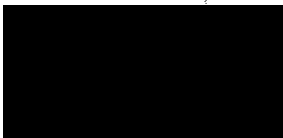
- 6) Finding parking to drop off and pick up children from school is already a nightmare.
- 7) Strafield is renowned for its beautiful surroundings as a respected quiet family suburb.
- 8) Our property will devalue enormously should this proposal be granted.

The university wants to expand, but not at our expense, the residents of Strathfield.

With these concerns I strongly object to this Proposal by the Catholic University.

Kindly respect my wish as to the anonymity of this letter.

Yours truly,

A black rectangular box redacting the signature of the sender.

Name: Mrs Leisa Hart
Address: 135 Albert Rd
Strathfield. NSW. 2135

24th 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

(Name):

Phil Hart
Kevin Hart

18th 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,

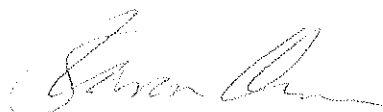
NAME:

Sharon Oliver

ADDRESS:

8 Karuah St

Strathfield NSW 2135



18th 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: THOMAS SPERRY

ADDRESS: 8 KARUWA STREET, STRATHFIELD NSW 2135

18th 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: Maurice Brunick
ADDRESS: 52 Barker Rd
Strathfield N.S.W. 2135

788
327

Maureen Burnie
52 Barker Rd
Strathfield N.S.W. 2135

27th February, 2012

Mr. Mark Brown
N.S.W. Department of Planning
G.P.O. Box 39
Sydney N.S.W. 2001

Dear Sir,

Re: Application A.C.U. Strathfield campus MP10-0231

I object strongly to the A.C.U. aggressive expansion in my area. Over the years since the A.C.U. opened its doors residents have had to endure increased traffic & parking. There doesn't seem to have been any consideration to the ratepayers who have lived 30 years or more in the area. With the proposed increase in numbers the problems are only going to get worse and the parking spaces being provided won't give any relief to us as a community. Also the large 3-4 story buildings proposed are definitely not in keeping with the residential & heritage buildings surrounding the A.C.U. I definitely do not want a 4 story library across the road from my home of 32 years, as I'm sure anyone in Dept of Planning wouldn't accept in their area.

Unfortunately the initial application to open a University in Strathfield was not thoroughly addressed leaving headaches for Planning authorities & residents alike.

Instead of spending \$55 million on development
to an area that cannot hold the proposed expansion
without serious impact on the community, The A.C.U.
should be encouraged to move to more spacious
premises - over the Olympic site. Plenty of parking
plenty of land, strains etc. It might just work!

I'm sure there is a lot more involved than I
realise but I am very concerned about our great
residential area and would prefer it to stay that
way instead of being commercialised.

Thanking you,

Mauden Burnick.

I have not contributed any money to political
parties in the last two years.

Mauden Burnick

PAUL AUSTIN VALUATION

AAPI, AAREI, JP, Registered Valuer 2040

P J AUSTIN
ABN 87 270 017 210
66 Newton Road
Strathfield NSW 2135

Tel: 02 9746 8100
Fax: 02 9746 7610
Mob: 0418 215 392
EMAIL: oakbeach@bigpond.net.au

24 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

I, being residents of STRATHFIELD am directly affected by the operation of the Australian Catholic University and strongly object to the Concept Plan. I strongly urge the Minister to decline the proposal outright.

Key reasons are.

A. TRUST.

1. The Australian Catholic University STRATHFIELD campus is a bad corporate Citizen not complying with Court ruling.
2. The Australian Catholic University STRATHFIELD campus is a bad neighbour amplifying student numbers with no regard how student numbers are cluttering the streets and placing our lives at risk at many intersections.

The University was approved in 1994 by Judge Talbot to have student numbers of 1100 in total and 750 students over both campuses at any one time. Both campuses include:

- 25A Barker Road – 179 Albert Road STRATHFIELD and the
- 163 Albert Road STRATHFIELD campus.

In the proposal the University mentions student numbers though a precise number of students now attending both campuses will not be verified by the University.

Judging from our blocked streets and driveways, student numbers are now far in excess of those approved in the Judge Talbot ruling.

Any approval to increase the on site building development and endorse this ongoing breach of student numbers assessed in Judge Talbot's ruling will only condemn our community to living with a neighbour insensible of the impact the University has on our community.

As the University has proved in the past it has no regard to a Court Ruling. A State Government Minister granting this University permission to proceed with this proposal will simply ratify the University's past disregard to a lawful ruling and encourage them to open a new page of grow into the future heedless to the damage caused to us and our surrounding neighbours.

B. TRAFFIC CREDIBILITY.

The Catholic University STRATHFIELD campus had presented a traffic survey in their proposal which is flawed in many areas and I believe to be misinformation.

The traffic study included in the AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10 0231 may have been better received if accurate road width information was included.

If road width information was included many conclusions reach in the survey would be different.

A more simple way of understand the community problem is to walk the streets after 10 am for about 750 metres at all points around the campus when the University is functioning. Surrounding roads are now blocked with between 800 and 1000 student cars.

Should the AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10 0231 be approved by the Minister our neighbourhood will be blocked during University functioning times from student cars parking from the STRATHFIELD Golf Course in the south to Arthur Street in the north.

C. OVER DEVELOPMENT.

The AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10 0231 intends to construct four storey commercial buildings on the site within a Residential 2(a) zone area surrounded by one and two storey residential dwellings.

When Judge Talbot initially approved the Catholic University to operate on the site with student numbers restricted to a maximum of 750 students over both campus at any one time it would be fair to believe he considered the size of the site and location situated in the midst of a quiet residential precincts of one and two storey freestanding dwellings.

One of the proposed four storey buildings is intended to be at the intersection of Barker Road and Mount Royal Reserve.

If approved by the Minister this building will be a stand out commercial blot on the streetscape and landscape, out of keeping with the surrounding environment.

D. HERITAGE ISSUES.

The existing heritage buildings on the site are of significant consequence as well as being attractive and should the Minister approve AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10 0231 the existing building lose their curtilage, visibility and significance.

E. EMERGENCY ACCESS.

With student parking now swarming the area it is difficult for cars to pass on many of our streets with student kerb side parking on both sides of our streets. One car must pull over to allow an oncoming car, truck or bus to pass.

It has become more serious as some students appear to have no regard to local home owners and park across driveways, up to corners, in front of post boxes and just wherever they like particularly if they arrive late for a lecture.

There are elderly, sick and infirmed neighbours in our midst and the on time arrival of an ambulance may be a matter of life or death.

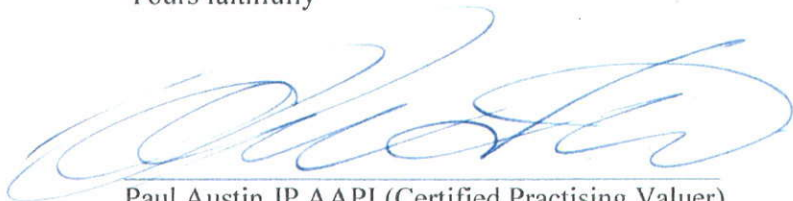
Our streets are blocked with over 800 student cars a day now when no approval for over 750 students over both campuses has ever been approved.

We fear what may happen to those student numbers if the Minister doesn't simply reject the **AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10 0231** in full and retune the application back to where it came.

In closing, a good educator will lead by example. It appears this new generation of students at the Catholic University Strathfield campus follow the example of the administration having no regard to rules set by an authority.

We respectfully request the Minister to deny approval to this mischievous, dangerous, overdevelopment of the still attractive site and that no Government State or Local ever grants any permission to increase student numbers at the CATHOLIC UNIVERSITY STRATHFIELD CAMPUS.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Paul Austin', is written over a horizontal line.

Paul Austin JP AAPI (Certified Practising Valuer)
Registered Valuer 2040

18th 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:

MARION LI

ADDRESS:

40 NEWTON ROAD STRATHFIELD NSW 2135

Marion Li

18th 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:


LISA JEE

ADDRESS:

55 OXFORD RD

STRATHFIELD NSW 2135

18th 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:

DANIEL JEE

ADDRESS:

55 OXFORD RD

STRATHFIELD NSW 2135

18th 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:

ANNE KIRK

ADDRESS:

55 OXFORD RD.

STRATHFIELD, N.S.W. 2135

18th 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 Klam

ADDRESS: 55 Oxford Rd

STRATHFIELD NSW 2135

Name: H. Brawley
Address: 147 Albert Rd
Strathfield 2135

24th 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 H Brawley

(Name): HELEN BRAWLEY

Over the last few years the increase in the volume of traffic and associated inconveniences in what was once a quiet residential area has already become intolerable. All due to the expansion of the Catholic University I heartily add my voice to those raising objections to any more proposed expansion.

Sincerely H Brawley

Bradley and Anne McGann
13 Edgar Street
Strathfield NSW 2135
info@mcgann.id.au

28 February, 2012

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

Dear Mr Brown,

Re: Concept Plan for the Australian Catholic University (ACU) ref: MP 10_0231

We wish to lodge a strong objection to the plan to extend student numbers and hours for the Australian Catholic University (ACU) at Strathfield.

We live in Edgar Street which runs behind the Ovals at the Northern end of the ACU. After spending 10 years battling to retain our property's amenity from the expansion of St Patrick's college, we now find we have another long battle ahead with the ACU trying to expand its infrastructure and students in the area as well.

The increase in opening hours, students, traffic and parking in the area will severely impact the dwindling amenity of our property, reduce our property values and complete the transformation of this part of Strathfield from a peaceful family haven to a busy congested area that should be avoided.

The following issues relating to the areas to the North of the ACU campus should be seriously considered when evaluating this proposal:

- a. Traffic congestion around St Patrick's college, particularly in Edgar, Marion and Francis streets is already at breaking point. This area should not be ignored when looking at the traffic management plan, the plan can only increase the traffic woes on this side of Barker road.
- b. Parking in Edgar Street is already at capacity, parking in Shortland Avenue has been increasing in recent years to the point where it is already close to being parked out. I understand that a lot of this parking is overflow from the University. Edgar Street, Marion Street and Shortland Avenue are now quite dangerous to navigate during St Patrick's college peak drop off and pick up times. Increasing ACU student numbers and introducing restricted parking on the other side of Barker road will have a devastating impact on parking around St Patrick's college.
- c. Any parking in Marion Street increases the traffic congestion around the St Patrick's Francis Street drop off zone and rapidly leads to gridlock.
- d. The original traffic management plan presented for the St Patrick's college work promised residential parking but never delivered. We are highly dubious about the state governments', council's or ACU's ability to deliver a satisfactory parking solution to the residents in light of the huge increase in student numbers sought.
- e. Currently, during peak pickup/dropoff times at St Patrick's college Shortland Avenue is impassable due to cars lined up to get into the drop off zone.
- f. We are particularly disturbed at the proposal to extend the functioning of the University into the weekends. Currently we enjoy full amenity of our properties and the surrounding area on weekends, with occasional interruptions from sporting events at St Patrick's college. It

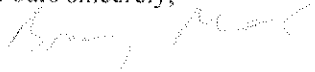
appears this proposal will see an unrestricted, bustling 24x7 Campus at our doorstep. This is not acceptable. Strict controls would need to be implemented on any weekend usage, such as limiting student numbers so that all weekend students can fit in the provided university carpark, and that any such car park would be free for students on the weekend to keep students cars away from resident's properties.

- g. Massive increase in visual and aural pollution. Our property is diagonally opposite the extremely large above ground car park planned to replace the western oval. We will also have clear view of the new towers proposed.
- h. This is a quiet suburban area, and should remain that way. Developments of this sort should be planned in non-residential areas.
- i. Strathfield is already oversubscribed with educational institutions, enough is enough.

It is not appropriate to allow this increase in usage in the middle of this quiet suburban area, we have already taken our fair share of public infrastructure. We implore you, please do not further transform this residential area in this fashion.

Thanking you for your consideration.

Yours sincerely,



Bradley and Anne McGann

cc.

Charles Casuscelli RFD MP

Councillor Paul Baron, Mayor of Strathfield Council

Cardinal George Pell

18th 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: Stamatia Karantalis
ADDRESS: 6x OXFORD R I
Strathfield N.S.W 2135

18th 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: GREGORY KARIATLIS
ADDRESS: 64 OXFORD RD
Strathfield NSW 2135

18th 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:

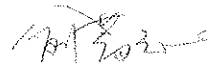
- The proposal detracts from the character of the surrounding residential precinct and diminishes the privacy of local residents by including new 3 and 4 storey buildings near the boundary of the university on Barker Road.
- The Neighbourhood Policy included in the proposal does not address sufficiently 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: QIANBIN YU

ADDRESS: 16 SOUTH ST STRATHFIELD NSW 2135

Bob Reberger

R.W. Reberger
41 Newton Road
STRATHFIELD NSW 2135
25th February, 2012.

To Major Projects Assessment
Dept. of Planning & Infrastructure
GPO Box 39
SYDNEY.

REFERENCE: AUSTRALIAN CATHOLIC UNIVERSITY (A.C.U.)
STRATHFIELD CAMPUS
STRATHFIELD NO. M.P. 10_0231

OBJECTION: I wish to lodge my strong objection to the above project.

REASONS: My reasons are summarized below:

i. Unreasonable increase in road traffic resulting in safety issues and loss of residents amenities.

A.C.U. states that it presently has 3600 student numbers (i.e. 7200 traffic movements) and wishes to increase these numbers by 30% to 4800 students.

The streets in proximity to the A.C.U. are experiencing heavy traffic density and in recent years it has become dangerous to reverse one's car from my residence onto Newton Road.

The street is already saturated with midweek parking from 8.30 am to 5.30 pm. Please especially note that many of these modern cars are S.U.V. (Sports Utility Vehicles) and they do restrict one's view of the oncoming traffic.

The proposal to provide some four points of access and egress to the University from Barker Road will make that street extremely busy and, I suggest, dangerous. A significant number of these young students hold red or green provisional licences. By definition they are less experienced than more senior drivers.

ii The proposal to build 2x 4 storey buildings along the border of Barker Rd!

What an eyesore these will be!

Presently the residents have a view of the beautiful Mt. Royal building and several groves of trees bordering Barker Road.

The proposal is to remove the trees (Precinct A), diminish the view of Mt. Royal and replace this with a four storey building, new car entrance and a set of traffic lights! This is not progress!

SUMMARY:

I am opposed to any proposal to increase the student numbers at A.C.U. The university campus totals only 5 hectares and is set amidst a residential area with a residential 2A Zoning.

The university might contend that they already have existing three storey buildings on site but these are set back from Barker Road. This contrasts markedly with the proposal to erect two x four storey buildings virtually on the Barker Road Boundary!

Strathfield should be seen as a relatively small mainly residential area hemmed in by Centenary Road to the West, Parramatta Rd to the North, Liverpool Rd to the South and the Strathfield shopping area to the East.
Apart from residential units that have been constructed near Strathfield and Homebush stations there are **no other buildings higher than 2 storeys in this residential area!**

There are many other adverse features of this A.C.U. proposal but the above aspects definitely require deep consideration.

Thank you



R.W. REBERGER.

18th 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: R. W. REBERGER

ADDRESS: 41 NEWTON RD
STRATHFIELD NSW 2135

HOWARD WARWICK LAWSON
18 SOUTH STREET
STRATHFIELD
NSW 2135 AUSTRALIA

28th February 2012

RE: ACU Concept Plan (MP10 0231)

Dear Sir,

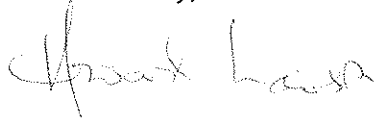
I object to the concept plan by ACU.

Attached is a photo illustrating typical traffic congestion and parking problems inherent during University hours, taken on Tuesday the 20th February at 11.05am.

It depicts my wife attempting to enter South Street from our place of residence aided by a passing motorist giving way. Cars are parked both sides of the street, notably is one car in particular (identified by its attached 'P' plate) parked over the edge of our driveway making it impossible for her to turn left and obstructing her view of oncoming traffic.

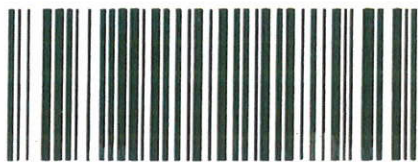
All this and the University plans to increase its student numbers by 30% over the next ten years with no real answer to residential concerns.

Yours Sincerely,



Howard Lawson.





PCU031354

28th February 2012

Re: Australian Catholic University Application No: MP10 0231

Dear Sir/Madam,

As a resident of [REDACTED] South Street Strathfield since 1976, I have lived and raised a family here with great contentment. However in the last few years I have noticed dramatic changes in the area due to the ever-expanding nature of the Australian Catholic University located at the end of our street on Barker Road.

During University operating hours, cars are parked all along South Street outside our house on both sides of the road, right up to (and even across) driveways. This not only causes great difficulty in entering and leaving our own properties, but it creates extremely dangerous conditions in our ability to see oncoming traffic. My husband has even taken to monitoring the front of our house in an attempt to prevent such behaviour. There are also incidents of cars parked in no-stopping zones, litter is often dumped on our nature strip, and the ability to navigate the local streets surrounding the campus have become more and more difficult with time. And so I am writing to strongly **object to the ACU Concept Plan (MP10 0231)** as I believe it would ultimately devastate the status of this once peaceful area. Outlined below are just some of my general concerns:

- The anti-social behaviour by some of the ACU students (parking across driveways, littering) already **curtails our lifestyle** and raises serious **safety concerns**, so any further increase in student numbers will likely only result in an increase of this behaviour.
- The planned expansion of the ACU **will irrevocably change the make-up of our neighbourhood**
- The concept plan will likely **devalue surrounding property values**

Concerns and issues within the plan:

• *Environmental Assessment 4.9.2*: Providing shuttle-buses, extending cycling routes, and targeting students living within close proximity to walk are all appealing alternatives to decrease traffic, but even with such incentives in place **the ease at which to travel by car will always be the most viable option given that the campus is located in a residential area**. Indeed it may also be argued that by providing more on-site parking this will only serve to encourage more students to drive, again only exacerbating current problems.

• *Transport and Accessibility Study 3.10*: At the time of writing this objection the ACU website **still does not discourage car driving** to the campus, nor does it encourage walking or cycling. Is this any indication of how the University will approach its own recommendations?

www.acu.edu.au/about_acu/our_campuses/strathfield_campus/get_to_know_your_campus/travel_to_the_strathfield_campus/

• *Environmental Assessment 4.9.3:* There is no real consideration in the plans for streets adjoining the ACU that are potentially affected by the development. Only Barker Road is taken into account, with any suggestion of increased traffic concerns elsewhere ignored or disregarded. **How can the development seriously contend there will be no increase in traffic affecting these surrounding areas?** I can personally attest to the added congestion present at Wilson, Newton and South Street (to name but a few) as a result of an increase in student numbers these last few years. Consequently **are any potential safety measures also being ignored** in light of this rather disappointing oversight?

• *Transport and Accessibility Study 3.9* "The student classroom attendance for ACU Strathfield was collected during **2008 and 2009.**" **Why is there no survey available reflecting current University student numbers for 2011 or 2012?** This seems disingenuous.

• *Transport and Accessibility Study 4.5:* There will be a 9 per cent increase in on-site student enrolments from 2200 to 2400 students, with the total on site parking increased by 86 per cent to 644 parking spots (not 100% as claimed by ACU advertising). Confusingly however, it is also claimed this ACU development will "accommodate an estimated 30 per cent increase in student numbers over the next 10 years." **So what is the true nature of this development?** If it is the intention of this development alone to accommodate such an increase, I do not see how the ACU will not ultimately engulf the surrounding residential area. On the other hand if this is but the first stage of subsequent developments, how will the aesthetic make-up and integrity of the area realistically be maintained? It is also my understanding there is some dispute between the ACU and Strathfield Council regarding its regulation of student numbers - could you please look into this?

• While the claim that a 30% increase in student numbers with a 100% increase in parking might sound impressive (as claimed by ACU advertising), there are a number of issues this completely ignores or misrepresents. Firstly **it cherry picks its numbers to make them sound more impressive**, with the total number of parking spots only increased by 86%. Secondly, **this is not a percentage-based issue, but a figure-based issue** concerning the number of people congregating in a particular area at a given time. The percentages become redundant if the actual increase in numbers acts to overwhelm said area. And lastly such a claim **ignores the current crisis regarding parking and traffic**, and only concerns itself with future growth, (which, as I outline below, results in an increased negative impact for residents).

• *Transport and Accessibility Study 5.4:* The report freely admits that an overflow will occur and **demand for residential parking will increase. While it acknowledges that residents should be favoured first, the report goes on to deny this as a possibility**, only to ensure their recommendations will allow residents to enjoy a maximum two hour parking period during university terms; the same as any visitor to the area. To add insult, the effectiveness of the proposed parking changes are suggested to be monitored for 3 to 5 years; so at best will adversely impact the lifestyles of the residents for that timeframe. The proposal does not even accommodate the possibility that other such visitors to the area (such as invited guests or trades people) will have any long term or convenient places to park.

• *Environmental Assessment 4.4:* How does the Concept Plan seek to uphold the integrity of the residential area when it freely admits it is **already in excess of the maximum allowed height for a area adjoining land zoned residential?** While the issue of having 3-storey buildings in a 2-storey area may already be of concern, to refer to the planning of yet another additional storey (i.e. 4-storey buildings) as "not substantially greater" is troubling to say the least. **It is a 100% increase above the maximum allowed height.** All this while the ACU Pamphlet advocates the new buildings are planned "at a height and floor space appropriate to the existing built form and character of the locality." So will any inquiry be undertaken to look into this admitted violation, and will any punitive action be taking place?

• It is also my understanding the operating hours of the University are to be increased, so are we to expect our current problems and future concerns with the University to now extend throughout the whole day?



• *Environmental Assessment 4.22.5*: claims the surrounding community was consulted, with meetings held in August of last year. Although we are directly affected by the actions of the ACU development (living but a block away from the campus), **we did not receive one of the rare 220 information flyers, nor were we even informed of the open on-campus consultations.**

CONCLUSION:

Despite the lack of communication of this planned development by the ACU, as a concerned resident I believe I have done my best to understand the current proposal. In the last fortnight I have managed to attend three of the public meetings, consult the concept plans exhibited at Strathfield Council, visit the ACU website, and read through the various local newspapers and distributed pamphlets. And even with all this information I still cannot say with any great certainty what the true nature of the development is, given all the discrepancies, misrepresentations of numbers, and oversights missing from the proposal. Consequently I cannot even begin to comprehend the ultimately adverse effects the development could have upon our neighbourhood. What I can say is based upon current conditions (at least in respect to parking and traffic), there are serious issues which have simply not been addressed, with the concept plan either taking them for granted or ignoring them completely. It also came up at meetings that the ACU is in breach of certain regulations, or is currently in dispute with Strathfield Council over them (regarding building height restrictions, maximum allowed student numbers and parking).

For the majority of my working life I have been a teacher, working both locally and abroad, so I believe I know something first hand about the impact a quality education can have on one's life. So please understand I am in no way wanting to deny someone a right to a quality education. This is in fact not even an issue about education; it is an issue about an institution wishing to expand in an area that is already under strains to accommodate its growth.

Unfortunately I had little time to prepare this objection, so have not been able to go into as much detail nor cover as many issues as I had originally intended (e.g. concerns with heritage listings and changes to local amenities etc). So perhaps this objection can be viewed as but a mere glimpse into the multifaceted concerns and issues many local residents seem to hold in respect to this development.

Yours sincerely,

342

Mark Brown - Submission Details for Maria Tsitovitch

From: Maria Tsitovitch <m.yachmennikova@hotmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 6/03/2012 10:10 PM
Subject: Submission Details for Maria Tsitovitch
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: Maria Tsitovitch
Email: m.yachmennikova@hotmail.com

Address:
11 Wilson Street

Strathfield, NSW
2135

Content:

I am against this proposed development as it will significantly add to the local traffic volumes and increase already crowded parking in the surrounding streets.

I am also against proposed limitations on local residents street parking as I consider that this is unfair to residents.

The above plus the scale of the proposed developments is not in accordance with the residential streetscape and will result in a devaluation of resident's properties.

IP Address: cpe-144-136-80-253.pfcz2.clt.bigpond.net.au - 144.136.80.253

Submission: Online Submission from Maria Tsitovitch (object)
http://majorprojects.affinitylive.com?action=view_diary&id=27058

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

Maria Tsitovitch

E : m.yachmennikova@hotmail.com

Powered by [AffinityLive](#): Work. Smarter.

343

Mark Brown - Fwd: ACU Objection letter

From: [REDACTED]
To: <mark.brown@planning.nsw.gov.au>
Date: 6/03/2012 9:46 PM
Subject: Fwd: ACU Objection letter
CC: <chancery@sydneycatholic.org>, <council@strathfield.nsw.gov.au>, <strathfield@parliament.nsw.gov.au>, [REDACTED]
Attachments: Objection Letter to ACU Proposal.docx

Dear Mr Mark Brown,

Please find attached my ACU objection letter .

Objection letter attached.

STRATHFIELD NSW 2135

February 28, 2012

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

Dear Mr Brown,

**RE: AUSTRALIAN CATHOLIC UNIVERSITY (ACU) APPLICATION NO: MP 10_0231
OBJECTION AGAINST CONCEPT PLAN FOR ACU STRATHFIELD CAMPUS**

As residents of Strathfield and residents directly affected by the proposed expansion plans of the Australian Catholic University (ACU) for a World Class Precinct, we hereby lodge our objection to the Applicant's Concept Plan for the ACU Strathfield Campus.

We strongly urge the Minister to reject the proposal for the following reasons:

- The proposal reduces the heritage appeal and character of the surrounding low density residential area.
- The total bulk and scale of the proposed building mass directly impacts on US, to our "rights to privacy both visually and aurally" and the "preferred neighbourhood character" *Cl. 8.1 of Strathfield DCP 2005 Part A (DCP2005)*. The proposed building mass includes 2 multi storey developments on the boundary of Barker Road including one 4-storey building opposite South Street and one 3-storey building opposite Wilson Street. It not only spoils the streetscape but will be an invasion of our privacy, and in time, detracts and reduces the property values of the surrounding neighbourhood suburb.
- The Neighbourhood Policy included in the proposal substantially fails to address the issues of parking, traffic and other amenity impacts on the neighbourhood.
- The ACU's lack of integration with the local community is highlighted by its wilful breaches of its original planning approvals and Order of the Land and Environment Court. The ACU's actions have impacted negatively on the neighbourhood, contrary to the intentions underlying the approval.
- The proposal contains invalid parking and traffic analysis data based on 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. The expansion of the ACU represents a breach of resident's rights to the quiet enjoyment of their properties and will further interfere with their safety, peace and convenience.
- The Transport & Accessibility Study restricts our rights to visit family and friends. The Strathfield area has a unique community. Each family member, friend or acquaintance is separated by only 1 or 2 degrees. Facebook has helped us to stay connected. Almost everyone knows someone on each street or each block.
- The ACU's consultation with the local community has been lacking and inadequate. The ACU's selective provision of information to only a handful of residents was not comprehensive enough. More recently, the ACU's attempt at consultation via the distribution of a Flyer and the holding of a meeting at short notice does not reflect on the ACU's bona fide in seeking to consult with affected residents and in providing an opportunity for residents to express and have their concerns addressed and considered. At best, the ACU's consultation is merely an exercise of political pretence. There was no sincerity or good faith in their actions.
- The ARUP report analysis was based on out-of-date data relating to student numbers in 2008 and 2009. This is 2012. Notwithstanding this, the report was prepared on 14 December 2011 and yet there is no analysis of student numbers in either 2010 or 2011.

Why and how can a Concept Plan with such a significant and negative impact on local residents, not be the subject of up-to-date student information?

- The ACU is sited on 5 hectares of land in the midst of a Low Density Residential Area. That Low Density Residential Area within the ACU's immediate vicinity, bordered by Parramatta Road to the north, The Boulevard to the east, Cooks River to the south and Centenary Drive to the west, is approximately 300 hectares, i.e. the ACU site takes up approximately 1.67% of the total Low Density Residential Area that is our home. Why should 1.67% dictate the living standards of the rest of the 98.33% of Strathfield Residents?
- The current land holding by the ACU is totally inadequate for the expansion objectives of the ACU. The site will become an unattractive area of large dominant buildings, paved or concrete footpaths, covered walkways integrating pedestrian linkages throughout the campus and a mini city within its gated walls.
- It does not provide equitable student to land ratio with say, the University of Western Sydney or Macquarie University.

	No. of Students	Hectares	No. of Students Per Hectare
UWS Campbelltown Campus	4,830	166h	29
Macquarie University	30,000	130h	230
Australian Catholic University	4,800	5h	960

The student-to-area ratio is dense and inadequate, and unsuitable for the chosen environment.

- Barker Road is a local road. The Council has stipulated that the volume of traffic should not exceed 4,000 vehicles per day. The ACU proposal will see further intolerable and dangerous traffic conditions on Barker Road, as well as an increase in speed and traffic in the surrounding local streets of Strathfield.
- The ARUP report has acknowledged the ACU's decision not to provide adequate on-site parking and is content to accept this decision. It further notes that whilst the on-site parking increase proposal appears substantial, it is inadequate to meet the needs of the University.
- The Concept Plan by the ACU will NOT minimise the substantial impact on traffic and parking problems of the residents.
- Furthermore, the Concept Plan fails to maintain and enhance the character of the existing built environment and will not be sympathetic to its surrounding environment, to its surrounding historical heritage nor will it do any justice to the site left by the Christian Bros in 1993. In fact, such a development will destroy the heritage character of Mount St. Mary and the aesthetics of Mount Royal Reserve.


The Department and the Minister of Planning should reject the ACU proposal wholeheartedly. The misinformation, the use of outdated student data and the errors and deficiencies in the analysis presented by the ACU and its consultants, mean that no reasonable decision maker can make a valid decision in support of this proposal.

If these reasons alone, are not sufficient for the proposal to be refused, then the proposal should be refused on the fact that the ACU is situated on a mere 5 hectares in the midst of a 300 hectare low density residential area, has buildings of historical significance, will see an erosion of open green space and will not have comparable or adequate student:land area ratios, not to mention that the ACU has failed to adequately engage in consultations with the local community.

We hereby declare that we have made no reportable political donations in the previous two years nor up until the application is determined.

Please do not release my personal details to the ACU.

Yours Faithfully,


c.c. Cardinal George Pell, Polding Centre, 133 Liverpool Street, Sydney NSW 2000.
Ph. 9390-5100. Email: Chancery@sydneycatholic.org

Mr David Backhouse, General Manager, Strathfield Council, 65 Homebush Road, Strathfield 2135. Email: council@strathfield.nsw.gov.au

Mr Charles Casuscelli, Shop 1, 54 Burwood Rd, Burwood 2134. Ph. 9747-1711

Email: Strathfield@parliament.nsw.gov.au

From: Simeon Votier <simeon_oz@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 6:58 pm 6/03/2012
Subject: Objection to Application No. MP 10_0231
Attachments: Letter on MP 10_0231.pdf

Please see our objection to this application. Simeon Votier 13 Melville Avenue Strathfield NSW 2135

13 Melville Ave
Strathfield NSW 2135

Resident's Address

Date 6 March 2012

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

Dear Sir

RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10_0231

As residents of Strathfield and residents directly affected by the operation of the Australian Catholic University (ACU) expansion proposal, we write to lodge our objection to the above Concept Plan. We strongly urge the Department and Minister to decline the proposal.

Key reasons for objecting to the Concept Plan are as follows:

- The proposal detracts from the character of the surrounding residential precinct
- It diminishes the privacy of local residents by including new 3 and 4 storey buildings near the boundary of the ACU on Barker Road.
- The Neighbourhood Policy included in the proposal fails to address the parking, traffic and other amenity impacts on the neighbourhood.
- The ACU's lack of integration with the local community is highlighted by its wilful breaches of its original planning approvals and Order of the Land and Environment Court. The ACU's actions have impacted negatively on the neighbourhood contrary to the intentions underlying the approval.
- 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. The expansion of the ACU represents a breach of residents' rights to the quiet enjoyment of their properties and will further interfere with their safety, peace and convenience.
- The ACU's consultation with the local community has been inadequate. The ACU's selective provision of information to a handful of residents was not comprehensive. More recently, the ACU's attempt at consultation via the distribution of a Flyer and the holding of a meeting at short notice does not reflect on the ACU's bona fides in seeking to consult with affected residents and in providing an opportunity for

residents to express and have their views and concerns addressed and considered. At best, the ACU's consultation is merely an exercise of ticking the boxes.

- Information in the ARUP report analyses out of date data relating to student numbers in 2008 and 2009. This is 2012. The report was prepared 14 December 2011 yet there is no analysis of student numbers in either 2010 or 2011. Why and how can a plan with such significant and negative impact on residents not be subject of up to date student information.
- The ACU is sited on 5 hectares of land in a residential area. The current land is totally inadequate for the expansion objectives of the ACU and it does not provide equitable student to land ratio, say between the University of Western Sydney and Macquarie University.
- Barker Road is a local road – the Council states that the volume of traffic should not exceed 4,000 per day. What the ACU proposals will see further intolerable and dangerous traffic conditions in that street and the local streets of Strathfield.
- ARUP acknowledges the positive decision of the ACU not to provide adequate on site parking and notes that while the parking increase proposed appears substantial it is inadequate.
- The concept plan by the ACU will not minimise the impact on traffic and parking or residents.
- The concept plan also fails to maintain and enhance the character of the existing built environment and will not be a sympathetic treatment of the historical site – in fact such over development will destroy the heritage character.

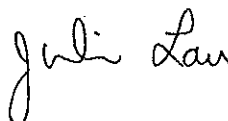
The Department and Minister should reject the ACU proposal. The misinformation, use of out of date student information, the errors and deficiencies in the analysis presented by the ACU and its consultants mean that no reasonable decision maker could make a valid decision in support of the proposal. If these reasons alone are not sufficient for the proposal to be declined, it should be declined on the fact that the ACU is situated on a mere 5 hectares, has buildings of historical significance and will see an erosion of open-green space and not have comparable or adequate student: land ratio and because the ACU has failed to adequately engaged with the community.

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

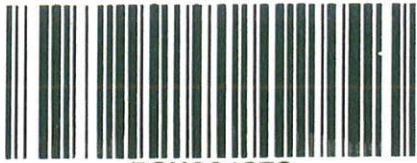
Yours faithfully



Simeon Votier



JULIE LAU.



PCU031373

28 South Street
Strathfield
NSW 2135

28 February 2012

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

Dear Sirs

APPLICATION: NO MP_0231
LOCATION: AUSTRALIAN CATHOLIC UNIVERSITY,
STRATHFIELD CAMPUS, STRATHFIELD

Attached is our submission on this project.

Yours sincerely

Mark and Jane Phillips
Mark and Jane Phillips



Submission In Relation To Concept Plan For Expansion of the Strathfield Campus of Australian Catholic University: Part 3A Assessment, Application Number 10_0231

Summary

This submission addresses five of the Director-General's Requirements for this application. The conclusions of this submission are as follows:

- The proposal fails, to a material extent, provisions for educational establishments contained in the Strathfield Consolidated Development Control Plan (DCP) 2005. In particular, it fails those provisions related to the built environment, neighbourhood amenity, building height and setbacks, traffic and parking.
- The proposal detracts from the character of the surrounding residential precinct by including new 3 and 4 storey buildings near the boundary of the University on Barker Road and, therefore, does not satisfy the DG Requirement in relation to the Built Form and Urban Design.
- The proposal does not address sufficiently the parking, traffic and other impacts on the neighbourhood and, thus, does not satisfy the Localised Impact and Integration requirement. 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. The principal assumption used is that student numbers will increase by 9%, when they are actually forecast to increase by 170%. This flaw in the analysis completely invalidates the conclusions reached by the University and its consultants. The proposal will have enormous 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. Accordingly, the DG's Requirements in terms of Transport and Accessibility Impacts are not satisfied by the University's proposal.
- The University has provided information to local residents that was not comprehensive, was provided to a minority of affected residents and has not given those with an interest in the proposal enough opportunity to express their views. As a result, the DG's Requirement for Consultation has not been satisfied.

Due to the failure to satisfy these requirements, we object in the strongest terms to the proposal by ACU.

The University is located on a small amount of land in the middle of a traditional, low-rise residential area. There are minimal buffer zones between the University and the surrounding houses. The campus is on 5 hectares. This is equivalent in size to 50 to 60 of the local residential blocks. If the University was able to have over 2,500 students, staff and visitors on the campus at any one time or on any one day, this would be equivalent to allowing households each to have, say, 50 occupants. Given that the majority of students, staff and visitors travel to the campus by car, the impact of the University on the surrounding roads and precinct is obvious. The area was not built for anything like this daily population level.

The growth of student numbers at the campus, which we believe is outside of what has been previously approved, has already imposed untenable impacts on the local community. Any growth would exacerbate this.

We strongly urge, therefore, that the proposal be rejected outright.

At the very least, the errors and deficiencies contained in the Environmental Assessment for this proposal mean that no reasonable decision-maker could make a valid decision in support of the proposal. The submission below provides details of these errors and deficiencies, and these would need to be remediated and substitute analysis 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.

Background

The Director-General's Requirements for this application, which were issued on 17 February 2011, include the following key issues which the proposal must address:

- No. 1: Relevant EPIs, Policies and Guidelines:** Amongst other planning provisions, the proposal is required to address the Strathfield Development Control Plan 2005.
- No.2: Built Form and Urban Design:** The height, bulk and scale of the proposed development within the context of the locality and surrounding residential development; and an analysis of architectural form and character of the subject site and surrounding precinct and the contribution the proposal has on this character.
- No. 5: Localised Impact and Integration:** Preparation of an 'ACU Neighbourhood Policy' that outlines the initiatives that ACU will action to improve the integration of the proposed intensified University campus with the surrounding residential area and the wider Strathfield area.
- No.7: Transport and Accessibility Impacts:** Daily and peak traffic movements likely to be generated by the proposed development, including the impact on nearby intersections; and minimal levels of on-site car parking for the proposed development having regard to the proposed intensification of student/staff levels without further impacting on the surrounding residential precinct.

No. 20: Consultation: Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007, in particular surrounding residences and Strathfield Municipal Council.

Strathfield Development Control Plan (DCP) 2005

Part M of this DCP for educational establishments requires that any proposal from the University should:

- Maintain and enhance the character of the existing built environment;
- Minimise the adverse impact upon the residential amenity of adjoining sites in terms of privacy and views;
- Ensure the height and scale of any developments integrate with adjacent land-uses and does not negatively impact on nearby streetscapes;
- Have maximum heights adjoining residential land uses of two stories;
- Maintain adequate separation between adjoining sites to retain a feeling of openness;
- Provide sufficient levels of car parking on-site for staff, students and visitors;
- Minimise the impact on nearby properties from parking and traffic; and
- Minimise the impact of traffic generated on the local and regional road network.

The proposal by the University fails, by a material extent, all of these provisions of the DCP. The proposal involves the construction of 3 and 4 storey buildings on, or near to, the University's boundaries and adjacent to residential areas. This will detract from the character of the existing built environment, impact adversely on the residential amenity of adjoining residents in terms of privacy and views, affect negatively the surrounding streetscape and reduce substantially the feeling of openness around the University.

The proposal does not provide sufficient on-site car parking for staff, students and visitors. The shortfall in on-campus parking will add to the influx of cars into surrounding streets and will detract significantly from the amenity of local residents.

With the growth in student numbers, and with the motor vehicle being the preferred mode of transport for users of the University, the number of cars driving to the University will create significant traffic problems for the broad area around the campus.

Built Form and Urban Design

The proposal by ACU includes 3 and 4 story buildings being constructed near to the boundary of the University adjacent to Barker Road. These buildings will be taller than buildings currently on the site, and taller than any other building in the surrounding area. By being on Barker Road, the new taller buildings will readily be observable by residents around the University and by people passing through the area.

The precinct surrounding the University is a well established residential area with low-scale, well-maintained residences, tree-lined streets and with most houses having large, well-kept gardens. The construction of 3 and 4 story buildings will change fundamentally the character of the precinct.

Having buildings of this height overlooking residential houses will also impact adversely the privacy of residents.

Furthermore, the construction of such bulky buildings near to the front boundary of the University will detract significantly from the heritage landscape of the property. This landscape has been a landmark feature of Strathfield for decades.

It is also proposed that a car park entrance be built at the south-eastern corner of the University. This will inevitably impact on an existing park in that vicinity, Mt Royal Reserve. This too will alter negatively the streetscape and character of the local area.

On this basis, it should be concluded that the proposal fails to satisfy the DG's Requirement that it contribute to the character of the surrounding precinct.

Localised Impact and Integration

The ACU Neighbourhood Policy included in the Concept Plan and dated October 2011 has almost nothing to say about how the University will avoid further impact on the surrounding residential precinct from overflow car parking and the resultant noise, disturbance and litter, as well as from increased traffic levels.

All the Policy says on these matters is that the University will "inform staff, students, visitors to, and tenants of, ACU of their responsibilities when they park with and around ACU" and will "provide end-of-journey facilities to support forms of transport other than single occupant motor vehicles".

It is presumed that the University already informs its users of their responsibilities. This has not prevented significant amounts of litter being left behind in residential streets. Nor has it prevented students parking across driveways and parking in other ways that prevent residents from moving their own vehicles.

Also, there are many examples of residents bringing concerns regarding litter, noise and inappropriate parking to the knowledge of the University and being rebuffed. It appears that the concerns of local residents are not of interest to the University.

In terms of community responsibility, it should also be pointed out that it would appear that the University has wilfully exceeded the terms of its original planning approvals with respect to student numbers. Approvals from the Land and Environment Court in 1994 and Strathfield Council in 2002 allowed the University to have a limit of 1,100 students enrolled by day and 700 enrolled by night. The University now claims to have in excess of 4,000 enrolled students.

These same planning approvals set a limit of 750 students to be on the campus at any one time. According to information in the University's application, during the first semester of 2008, there were 884 students on the campus at one time. The application goes on to say (without verifying the claim) that the University is entitled to have up to 2,200 students on the campus at any one time.

The University stated on 23 February 2012 that it had a letter from Strathfield Council consenting to an increase in student numbers at any one time to 900. The Council has challenged this claim but, in any case, the Council is not entitled to vary a planning approval in any material respect merely by issuing a letter. In making the claim as to its right to have 900 students at any one time, the University stated that it measured its compliance with this limit by counting the students who are actually "in class". That is, it appears to ignore students on-campus that are in the library or waiting for a lecture or tutorial. It would appear, therefore, that the University is understating materially the number of students that are on-campus at any one time.

Local residents have noticed, in recent years, substantial increases in traffic levels and in the number of students parking in residential streets. It is now clear why this has occurred: The University has wilfully expanded beyond its original planning approvals.

These very sizeable expansions of student numbers outside of the original approvals suggest that the University does not take its responsibilities to the surrounding residential area seriously.

It goes without saying that, if the University increased in size even further, there inevitably will be impacts on the surrounding residential precinct and the wider Strathfield area from increased parking, traffic, noise and litter. Simply informing users of the University of their responsibilities will not prevent these impacts from occurring.

These impacts will only be made worse by the suggested changes to the operating hours of the University from 8.00am-9.00pm presently to 7.00am-10.00pm, and by the suggestion to open the University library on a Sunday when it is currently closed.

In terms of the University providing "end-of-journey facilities to support forms of transport other than single occupant motor vehicles", presumably again the University is providing such now and it is not preventing significant impacts on the surrounding residential and wider Strathfield areas. The ACU's submission clearly states that the preferred mode of transport for students to the campus is by motor vehicle. It is difficult to see why this will change.

One initiative introduced by the University has been the use of shuttle buses to transport students between Strathfield Station and the University. These buses may reduce the number of cars travelling to the University but there is still an inundation across the precinct of University related motor vehicles. Moreover, the shuttle buses are causing congestion issues at Strathfield Station. Parents are finding it difficult to find space at the Station to pick up their children arriving on trains due to the continual presence of the shuttle buses around the pick-up areas. The simple fact is that the University has already grown beyond the size appropriate for its positioning in the middle of a residential precinct and is generating too many student movements in total, be they arriving by car or requiring transport from the train station.

Should the University be given approval to expand, the loss of amenity for local homes would cause the values of residences to fall significantly. This is in contravention of item 7 of the University's Neighbourhood Policy, which, in part, requires it to "ensure the activities of the University will not have a negative impact on the economic value of the surrounding neighbourhood and its land uses."

In summary, therefore, the DG's Requirement that ACU's Neighbourhood Policy provide initiatives to improve the integration of the University into the surrounding residential area and the wider Strathfield area is not met because the Policy proposed by the University is so clearly deficient as it relates to parking, traffic and overall amenity impacts on the surrounding area. This deficiency is exacerbated by the University's practice in recent years of wilfully growing beyond the scope of its original planning approvals.

Transport and Accessibility Impacts

Parking

As outlined above, the original planning approvals limited ACU's enrolled students to 1,100 by day and 700 by night, and limited students to a maximum of 750 on-campus at any one time (AAOT). According to Arup, the University was required to provide 363 car parking spaces on the campus.

From details within the Transport and Accessibility Study undertaken for the Australian Catholic University by Arup, we are aware of the following information:

Students on campus AAOT, 1st semester 2008: 884 (18% in excess of original approval)

Students enrolled at ACU currently: 4,000 (122% in excess of original approval)

Car parking spaces on campus: 346 (5% less than required)

We are also aware from the same Study that during the first week of the University term on 26 July 2011 between 1.30 pm and 2.30 pm, there were 787 vehicles parked either on the University campus or in immediately surrounding streets. It is assumed that most of these vehicles (say 90%) relate to users of the University. Thus, the University is currently providing less than half the number of car parking spaces required by the students, staff and visitors to the campus.

In the University's application for its expansion, Arup and Hassell have drawn conclusions about the impact of the expansion on the surrounding residential precinct. Arup base their conclusions on a 9% increase in student numbers from 2,200 at any one time (AAOT) to 2,400 AAOT; Hassell base their conclusions on a 30% increase in student numbers from 3,600 enrolled to 4,800 enrolled.

Let us look at the Arup analysis first. Their starting point of 2,200 students AAOT must be a mistake. It is three times the University's originally approved limit and, therefore, is an unbelievable number. What is more believable is that the University is looking to expand student numbers on the campus to 2,400 AAOT by 2016.

If we use a more believable figure of 900 students on the campus AAOT currently, the expansion to 2,400 students AAOT represents an increase in student numbers of 170%. This is so far in excess of the assumption made by Arup of a 9% increase as to completely invalidate their conclusions.

Of course, if we use the limit contained in the University's planning approvals of 750 students AAOT, the proposed increase in student numbers is 220%.

Let us now look at the Hassell analysis. It would appear that they have relied totally on the Arup work for their conclusions. Thus, Hassell's conclusions are invalidated as well. For good order, though, we point out that Hassell quote a 30% increase in student numbers by focussing on enrolments. It is self-evident that, in assessing the impact on the surrounding residential area, the number of students actually on-campus is more crucial than enrolments. As a result, Hassell also substantially underplays the expansion of the University by using a 30% increase in student numbers when the number of students on the campus AAOT will be increasing by 170%.

Based on data collected by Arup, there was a shortfall in 2011 of approximately 360 car parking spaces for users of the University. (This shortfall is calculated by taking the 787 vehicles parked on or around the University on 26 July 2011, assuming 10% (i.e. 79) do not relate to the University, and then subtracting the car parking spaces on-campus of 346.) This is why the surrounding residential streets have been inundated by vehicles parking during the University terms.

A resident of the area around the University has estimated, by counting individual vehicles, that in the first week of the first semester in 2012, there were upwards of 1,000 University-related cars parked on residential streets. This suggests that the impact from growing student numbers is increasing materially.

It is important to note that the stated objective of the Land and Environment Court in approving the University's application in 1994 was that the University should provide sufficient parking for the University on-campus and that traffic and on-street parking impacts from the University should be alleviated. The University's decision to breach its original planning approvals has contributed to these requirements not being met.

The University is proposing to increase the number of car parking spaces on the campus by 298 by 2016. This number appears significant but does not even overcome the shortfall calculated in 2011 of around 360 spaces. If that shortfall is now much higher, say as high as 1,000 spaces, the increase by the University of on-campus parking represents less than half of the current shortfall.

If student numbers are increasing by 170%, it is clear that the shortfall in car parking spaces by 2016 will be extremely large, even after allowing for the proposed increase in the parking on-campus.

All of this car parking shortfall will need to be accommodated on local streets. Not only is there not sufficient capacity for this shortfall, it clearly and profoundly means that the University's application fails the DG's Requirement of there being no further impact on the surrounding residential precinct.

Hassell claims that there is a second volume of the Transport and Accessibility Study that has analysed a number of comparable planning controls and that ratios of one car parking space per six students and one space per two staff members are considered reasonable parking rates for the Strathfield Campus. This analysis does not appear to be provided in the publicly available material

and, therefore, cannot be critically assessed. However, it challenges commonsense that these parking rates can be judged reasonable when the original planning approval for the campus required one car parking space for every two students when there is already a very sizeable shortfall in parking spaces, and it can readily be forecast that the Concept Plan will result in a massive shortfall of parking spaces and will cause local streets to be saturated completely with cars.

The impact on surrounding streets would be exacerbated if the University began charging students a fee to park on-campus, which it claims it is entitled to do. Parking on local streets is, of course, free.

In addition to the very large error in student growth assumptions contained in the Transport and Accessibility Report prepared by Arup, which invalidates the Report's conclusions, the Report also presumes that the character of the surrounding residential precinct should be altered forever. The following are direct quotes from the Arup report:

"The Arup on-street parking survey during the University term shows that the parking occupancy in the nearby residential streets is 76%. This occupancy rate is acceptable considering the majority of the residential properties have more than one off-street parking space. 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 is therefore recommended that these on-street parking spaces should be well utilized while still retaining some free spaces; e.g. achieving peak occupancy rates about 80-90% in streets close to ACU."

"There should still be a reasonably equitable distribution of all the parking spaces between the residents, visitors and employees in the area."

"Demand is forecast to exceed supply and hence overflow parking will continue to occur in the surrounding streets. Therefore, parking restrictions in the residential street will be required. Two hour parking restrictions are proposed for only one side of the street between 8.30 am and 3 pm, Monday to 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 effectiveness of the proposed parking restriction could be monitored for a period of between 3 and 5 years and if warranted another parking occupancy survey could be undertaken at that time. However, it is imperative that the recommended modifications to the current parking restrictions in the area must be accompanied by regular parking enforcement by the Strathfield Council parking officers and rangers."

These quotes indicate that Arup (and, therefore, Hassell and ACU) are not concerned that the University, by breaching its original planning approvals, has already had a substantial impact on the local area and that any growth of the University will change forever the character of what is a traditional, low-rise, garden residential suburb. It is not reasonable that parking occupancies of up to 90% are imposed on neighbouring streets. Nor is it reasonable that the nature of these streets would be allowed to be changed fundamentally by traffic generated by the University. This was never the intention behind the planning approvals for the University. If these things were allowed to occur by

the NSW Government, it would represent a breach of residents' rights to the quiet enjoyment of their properties and would interfere with the safety, peace and convenience of local residents.

Should the University be given approval to expand as it is currently proposing, the values of local residences will fall materially. It would be unjust if a University were able to extract value from the surrounding community in this way.

Traffic Levels

The traffic analysis included in the Concept Plan was undertaken by Arup. Similarly to its parking analysis, Arup have assumed erroneously that student numbers will increase by 9% from 2,200 AAOT to 2,400 AAOT.

Based on this small increase in student numbers, Arup's conclusion is that the increases in traffic levels are acceptable.

This includes, for example, the number of vehicles travelling along Barker Road. Arup assumes that, based on a 9% increase in student numbers, University-related traffic movements will increase by 10%.

On this analysis, traffic levels along Barker Road increase somewhat from 7,500 to 8,250 vehicles per day. If the correct increase in student numbers of 170% is assumed, it is almost certain that Barker Road would fall outside the RTA's upper limit for this road.

Similarly, the traffic analysis for all other intersections and streets in the area will be negatively affected if the correct assumption is used for the growth in student numbers. In short, the traffic generated by University-related motor vehicles is already a major problem for the broad area around the campus. This would become significantly worse if the University were permitted to grow further.

There are a number of other traffic-related issues that mean the proposal by the University inevitably must have substantial adverse impacts on the surrounding residential area.

For example, most of the streets in the surrounding area are not sufficiently wide to accommodate continuous parking conditions and still allow the normal functioning of the street. Examples of the problems created are as follows:

- (i) Because most of the streets are substantially tree-lined, the Council is required to utilise street cleaning vehicles to ensure that stormwater gutters and drains do not become clogged and ineffective. These vehicles cannot operate effectively with significant numbers of cars parked in the streets.
- (ii) Already, residents are having difficulty, due to the width of the streets, backing out of their driveways when cars are parked continuously directly opposite their driveways. As well, some residents have experienced being parked-in by students who park across driveways or park too close to residents' vehicles when they are also parked on the street. These issues would only get worse with any growth of the University.

- (iii) Buses run along some of the residential streets around the University. One example is South Street, Strathfield. With cars parked on both sides of this street, there is barely room for a bus to get along the street. If there is another vehicle coming the other way, it can be dangerous and difficult for that vehicle to move to one side, and this is exacerbated if the spaces in which to pull over are limited because of the occupancy of most of the car spots along the street. See enclosed photographs numbered 1 and 2 which were taken on Thursday 23 February 2012 at around 11.30 am in South Street. These photographs show clearly that, with University-related cars parked along the street, the passage of a bus along the street creates a dangerous situation for a car, or another bus, that may be approaching from the other direction.
- (iv) With cars parked continuously along a street and adjacent to residents' driveways, it is very dangerous for residents to back out of these driveways as they do not have a clear line of site along the street. See enclosed photographs numbered 3 and 4 which were taken on the same day and at the same approximate time as the photographs mentioned in (iii) above. They were taken in South Street and Albert Road, Strathfield, both near to the University. The photographs show clearly the potential danger for a local resident backing out of the relevant driveways.

Unfortunately, the University's Transport and Accessibility Report, undertaken by Arup, does not address any of these issues whatsoever.

Another traffic-related issue with the University's growth proposal arises from changes to the positioning of the driveway entrances into the University. One entrance is to be on Barker Road, near the end of Wilson Street. It would appear that, if this were to become a new entrance, Wilson Street will become a major vehicle thoroughfare for students, staff and visitors to the University. This will have significantly negative impacts on the residents of Wilson Street, which is not a street designed to be a major thoroughfare. Again, this issue is not addressed in the Arup report.

Similarly, there is to be a new car park entrance into the University on Barker Road near the end of South Street. Arup, Hassell and the University seem to accept that this positioning will have a negative impact on the residents of South Street. The Arup Report states that "a signalled intersection is considered to be the most appropriate response to address new access arrangements at this location given the expected traffic generation".

In terms of traffic consequences, therefore, the University's growth proposal fails completely the DG's Requirement that there should be no further impact on the surrounding residential precinct.

Consultation

According to the Hassell Report dated December 2011, consultation by the University with the local community on this proposal was restricted to information flyers to approximately 220 properties, which invited people to two consultation sessions in August 2011.

We calculate that there are at least 2,500 houses in the vicinity of the University impacted by traffic, parking and other amenity issues created by the University. Thus, the flyers were distributed to less than 10% of affected houses.

Also, the flyer did not mention that the University was looking to grow its student numbers. Thus, many residents that received flyers were not on notice of the need to attend the consultation meetings.

As a result of this lack of early consultation, residents in general only became aware of the University's proposed expansion in mid to late January 2012. Much of the information flow to residents since then has been due to the efforts of local residents, not the University.

On 23 February 2012, the University undertook a further information session for local residents. This, of course, was very late in the process. Also, at that information session, the Vice Chancellor of the University, Chancellor Greg Craven, threatened the local residents present at that meeting with legal action should they make statements concerning the University that the Vice Chancellor deemed to be inappropriate. Also at that meeting, the University claimed to have the support of Strathfield Council for their application. We understand this to be a misstatement.

It is plain that information concerning the proposal was not accurately or widely distributed by the University. As a result, and when combined with the complexity of the proposal, the vast majority of those likely to have an interest in the proposal have not had nearly enough opportunity to express their views. This conclusion is not altered by the University holding a further information session in late February 2012.

Accordingly, the DG's Consultation requirement has also not been satisfied.

Mark and Jane Phillips
28 South Street Strathfield
28 February 2012

Photo 1



Photo 2



Photo 3



Photo 4



Resident's Address 15 WILSON ST
STRATHFIELD

Date 7-3-2012

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



Dear Sir

RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10_0231

As residents of Strathfield and residents directly affected by the operation of the Australian Catholic University (ACU) expansion proposal, we write to lodge our objection to the above Concept Plan. We strongly urge the Department and Minister to decline the proposal.

Key reasons for objecting to the Concept Plan are as follows:

- The proposal detracts from the character of the surrounding residential precinct
- It diminishes the privacy of local residents by including new 3 and 4 storey buildings near the boundary of the ACU on Barker Road.
- The Neighbourhood Policy included in the proposal fails to address the parking, traffic and other amenity impacts on the neighbourhood.
- The ACU's lack of integration with the local community is highlighted by its wilful breaches of its original planning approvals and Order of the Land and Environment Court. The ACU's actions have impacted negatively on the neighbourhood contrary to the intentions underlying the approval.
- 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. The expansion of the ACU represents a breach of residents' rights to the quiet enjoyment of their properties and will further interfere with their safety, peace and convenience.
- The ACU's consultation with the local community has been inadequate. The ACU's selective provision of information to a handful of residents was not comprehensive. More recently, the ACU's attempt at consultation via the distribution of a Flyer and the holding of a meeting at short notice does not reflect on the ACU's bona fides in seeking to consult with affected residents and in providing an opportunity for

residents to express and have their views and concerns addressed and considered. At best, the ACU's consultation is merely an exercise of ticking the boxes.

Information in the ARUP report analyses out of date data relating to student numbers in 2008 and 2009. This is 2012. The report was prepared 14 December 2011 yet there is no analysis of student numbers in either 2010 or 2011. Why and how can a plan with such significant and negative impact on residents not be subject of up to date student information.

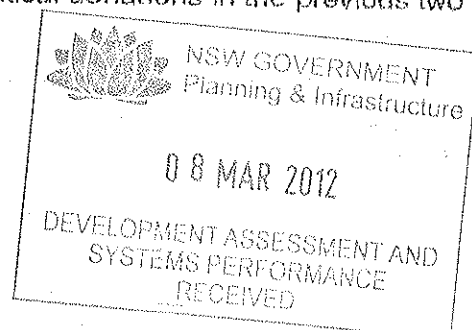
- The ACU is sited on 5 hectares of land in a residential area. The current land is totally inadequate for the expansion objectives of the ACU and it does not provide equitable student to land ratio, say between the University of Western Sydney and Macquarie University.
- Barker Road is a local road – the Council states that the volume of traffic should not exceed 4,000 per day. What the ACU proposals will see further intolerable and dangerous traffic conditions in that street and the local streets of Strathfield.
- ARUP acknowledges the positive decision of the ACU not to provide adequate on site parking and notes that while the parking increase proposed appears substantial it is inadequate.
- The concept plan by the ACU will not minimise the impact on traffic and parking on residents.
- The concept plan also fails to maintain and enhance the character of the existing built environment and will not be a sympathetic treatment of the historical site – in fact such over development will destroy the heritage character.

The Department and Minister should reject the ACU proposal. The misinformation, use of out of date student information, the errors and deficiencies in the analysis presented by the ACU and its consultants mean that no reasonable decision maker could make a valid decision in support of the proposal. If these reasons alone are not sufficient for the proposal to be declined, it should be declined on the fact that the ACU is situated on a mere 5 hectares, has buildings of historical significance and will see an erosion of open-green space and not have comparable or adequate student: land ratio and because the ACU has failed to adequately engaged with the community.

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

Yours faithfully

R. Blayney
R. BLAYNEY



Resident's Address 36 BARKER RD
STRATHFIELD, 2135.

Date

6/3/12.

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



Dear Sir

RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10_0231

As residents of Strathfield and residents directly affected by the operation of the Australian Catholic University (ACU) expansion proposal, we write to lodge our objection to the above Concept Plan. We strongly urge the Department and Minister to decline the proposal.

Key reasons for objecting to the Concept Plan are as follows:

- The proposal detracts from the character of the surrounding residential precinct
- It diminishes the privacy of local residents by including new 3 and 4 storey buildings near the boundary of the ACU on Barker Road.
- The Neighbourhood Policy included in the proposal fails to address the parking, traffic and other amenity impacts on the neighbourhood.
- The ACU's lack of integration with the local community is highlighted by its wilful breaches of its original planning approvals and Order of the Land and Environment Court. The ACU's actions have impacted negatively on the neighbourhood contrary to the intentions underlying the approval.
- 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. The expansion of the ACU represents a breach of residents' rights to the quiet enjoyment of their properties and will further interfere with their safety, peace and convenience.
- The ACU's consultation with the local community has been inadequate. The ACU's selective provision of information to a handful of residents was not comprehensive. More recently, the ACU's attempt at consultation via the distribution of a Flyer and the holding of a meeting at short notice does not reflect on the ACU's bona fides in seeking to consult with affected residents and in providing an opportunity for

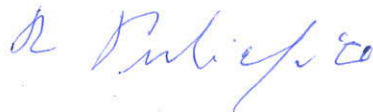
residents to express and have their views and concerns addressed and considered. At best, the ACU's consultation is merely an exercise of ticking the boxes.

- Information in the ARUP report analyses out of date data relating to student numbers in 2008 and 2009. This is 2012. The report was prepared 14 December 2011 yet there is no analysis of student numbers in either 2010 or 2011. Why and how can a plan with such significant and negative impact on residents not be subject of up to date student information.
- The ACU is sited on 5 hectares of land in a residential area. The current land is totally inadequate for the expansion objectives of the ACU and it does not provide equitable student to land ratio, say between the University of Western Sydney and Macquarie University.
- Barker Road is a local road – the Council states that the volume of traffic should not exceed 4,000 per day. What the ACU proposals will see further intolerable and dangerous traffic conditions in that street and the local streets of Strathfield.
- ARUP acknowledges the positive decision of the ACU not to provide adequate on site parking and notes that while the parking increase proposed appears substantial it is inadequate.
- The concept plan by the ACU will not minimise the impact on traffic and parking or residents.
- The concept plan also fails to maintain and enhance the character of the existing built environment and will not be a sympathetic treatment of the historical site – in fact such over development will destroy the heritage character.

The Department and Minister should reject the ACU proposal. The misinformation, use of out of date student information, the errors and deficiencies in the analysis presented by the ACU and its consultants mean that no reasonable decision maker could make a valid decision in support of the proposal. If these reasons alone are not sufficient for the proposal to be declined, it should be declined on the fact that the ACU is situated on a mere 5 hectares, has buildings of historical significance and will see an erosion of open-green space and not have comparable or adequate student: land ratio and because the ACU has failed to adequately engaged with the community.

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

Yours faithfully



MR. STAN & MRS. MARGARET
KONTOMINAS

348

Resident's Address 5 MELVILLE AVE
Date 6-3-2012 STRATHFIELD. 2135

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



Dear Sir

RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10_0231

As residents of Strathfield and residents directly affected by the operation of the Australian Catholic University (ACU) expansion proposal, we write to lodge our objection to the above Concept Plan. We strongly urge the Department and Minister to decline the proposal.

Key reasons for objecting to the Concept Plan are as follows:

- The proposal detracts from the character of the surrounding residential precinct
- It diminishes the privacy of local residents by including new 3 and 4 storey buildings near the boundary of the ACU on Barker Road.
- The Neighbourhood Policy included in the proposal fails to address the parking, traffic and other amenity impacts on the neighbourhood.
- The ACU's lack of integration with the local community is highlighted by its wilful breaches of its original planning approvals and Order of the Land and Environment Court. The ACU's actions have impacted negatively on the neighbourhood contrary to the intentions underlying the approval.
- 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. The expansion of the ACU represents a breach of residents' rights to the quiet enjoyment of their properties and will further interfere with their safety, peace and convenience.
- The ACU's consultation with the local community has been inadequate. The ACU's selective provision of information to a handful of residents was not comprehensive. More recently, the ACU's attempt at consultation via the distribution of a Flyer and the holding of a meeting at short notice does not reflect on the ACU's bona fides in seeking to consult with affected residents and in providing an opportunity for

residents to express and have their views and concerns addressed and considered. At best, the ACU's consultation is merely an exercise of ticking the boxes.

- Information in the ARUP report analyses out of date data relating to student numbers in 2008 and 2009. This is 2012. The report was prepared 14 December 2011 yet there is no analysis of student numbers in either 2010 or 2011. Why and how can a plan with such significant and negative impact on residents not be subject of up to date student information.
- The ACU is sited on 5 hectares of land in a residential area. The current land is totally inadequate for the expansion objectives of the ACU and it does not provide equitable student to land ratio, say between the University of Western Sydney and Macquarie University.
- Barker Road is a local road – the Council states that the volume of traffic should not exceed 4,000 per day. What the ACU proposals will see further intolerable and dangerous traffic conditions in that street and the local streets of Strathfield.
- ARUP acknowledges the positive decision of the ACU not to provide adequate on site parking and notes that while the parking increase proposed appears substantial it is inadequate.
- The concept plan by the ACU will not minimise the impact on traffic and parking or residents.
- The concept plan also fails to maintain and enhance the character of the existing built environment and will not be a sympathetic treatment of the historical site – in fact such over development will destroy the heritage character.

The Department and Minister should reject the ACU proposal. The misinformation, use of out of date student information, the errors and deficiencies in the analysis presented by the ACU and its consultants mean that no reasonable decision maker could make a valid decision in support of the proposal. If these reasons alone are not sufficient for the proposal to be declined, it should be declined on the fact that the ACU is situated on a mere 5 hectares, has buildings of historical significance and will see an erosion of open-green space and not have comparable or adequate student: land ratio and because the ACU has failed to adequately engaged with the community.

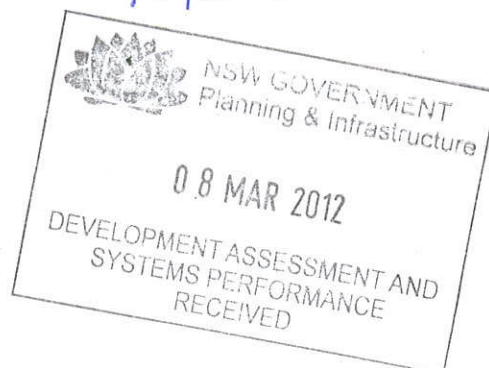
We confirm that we have made no reportable political donations in the previous two years.

Yours faithfully



*Antonina Tzortzis***Resident's Address****Date** *6/3/2012*

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



Dear Sir

RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10_0231

As residents of Strathfield and residents directly affected by the operation of the Australian Catholic University (ACU) expansion proposal, we write to lodge our objection to the above Concept Plan. We strongly urge the Department and Minister to decline the proposal.

Key reasons for objecting to the Concept Plan are as follows:

- The proposal detracts from the character of the surrounding residential precinct
- It diminishes the privacy of local residents by including new 3 and 4 storey buildings near the boundary of the ACU on Barker Road.
- The Neighbourhood Policy included in the proposal fails to address the parking, traffic and other amenity impacts on the neighbourhood.
- The ACU's lack of integration with the local community is highlighted by its wilful breaches of its original planning approvals and Order of the Land and Environment Court. The ACU's actions have impacted negatively on the neighbourhood contrary to the intentions underlying the approval.
- 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. The expansion of the ACU represents a breach of residents' rights to the quiet enjoyment of their properties and will further interfere with their safety, peace and convenience.
- The ACU's consultation with the local community has been inadequate. The ACU's selective provision of information to a handful of residents was not comprehensive. More recently, the ACU's attempt at consultation via the distribution of a Flyer and the holding of a meeting at short notice does not reflect on the ACU's bona fides in seeking to consult with affected residents and in providing an opportunity for

residents to express and have their views and concerns addressed and considered. At best, the ACU's consultation is merely an exercise of ticking the boxes.

- Information in the ARUP report analyses out of date data relating to student numbers in 2008 and 2009. This is 2012. The report was prepared 14 December 2011 yet there is no analysis of student numbers in either 2010 or 2011. Why and how can a plan with such significant and negative impact on residents not be subject of up to date student information.
- The ACU is sited on 5 hectares of land in a residential area. The current land is totally inadequate for the expansion objectives of the ACU and it does not provide equitable student to land ratio, say between the University of Western Sydney and Macquarie University.
- Barker Road is a local road – the Council states that the volume of traffic should not exceed 4,000 per day. What the ACU proposals will see further intolerable and dangerous traffic conditions in that street and the local streets of Strathfield.
- ARUP acknowledges the positive decision of the ACU not to provide adequate on site parking and notes that while the parking increase proposed appears substantial it is inadequate.
- The concept plan by the ACU will not minimise the impact on traffic and parking or residents.
- The concept plan also fails to maintain and enhance the character of the existing built environment and will not be a sympathetic treatment of the historical site – in fact such over development will destroy the heritage character.

The Department and Minister should reject the ACU proposal. The misinformation, use of out of date student information, the errors and deficiencies in the analysis presented by the ACU and its consultants mean that no reasonable decision maker could make a valid decision in support of the proposal. If these reasons alone are not sufficient for the proposal to be declined, it should be declined on the fact that the ACU is situated on a mere 5 hectares, has buildings of historical significance and will see an erosion of open-green space and not have comparable or adequate student: land ratio and because the ACU has failed to adequately engaged with the community.

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

Yours faithfully



2 Melville Ave
Strathfield NSW
2135

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

Resident's Address

Date *6th March 2012*

*MRS JUNE FETHERSTON
18 BARKER RD
STRATHFIELD 2135*



Dear Sir

RE: AUSTRALIAN CATHOLIC UNIVERSITY APPLICATION NO: MP10_0231

As residents of Strathfield and residents directly affected by the operation of the Australian Catholic University (ACU) expansion proposal, we write to lodge our objection to the above Concept Plan. We strongly urge the Department and Minister to decline the proposal.

Key reasons for objecting to the Concept Plan are as follows:

- The proposal detracts from the character of the surrounding residential precinct
- It diminishes the privacy of local residents by including new 3 and 4 storey buildings near the boundary of the ACU on Barker Road.
- The Neighbourhood Policy included in the proposal fails to address the parking, traffic and other amenity impacts on the neighbourhood.
- The ACU's lack of integration with the local community is highlighted by its wilful breaches of its original planning approvals and Order of the Land and Environment Court. The ACU's actions have impacted negatively on the neighbourhood contrary to the intentions underlying the approval.
- 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. The expansion of the ACU represents a breach of residents' rights to the quiet enjoyment of their properties and will further interfere with their safety, peace and convenience.
- The ACU's consultation with the local community has been inadequate. The ACU's selective provision of information to a handful of residents was not comprehensive. More recently, the ACU's attempt at consultation via the distribution of a Flyer and the holding of a meeting at short notice does not reflect on the ACU's bona fides in seeking to consult with affected residents and in providing an opportunity for

residents to express and have their views and concerns addressed and considered. At best, the ACU's consultation is merely an exercise of ticking the boxes.

- Information in the ARUP report analyses out of date data relating to student numbers in 2008 and 2009. This is 2012. The report was prepared 14 December 2011 yet there is no analysis of student numbers in either 2010 or 2011. Why and how can a plan with such significant and negative impact on residents not be subject of up to date student information.
- The ACU is sited on 5 hectares of land in a residential area. The current land is totally inadequate for the expansion objectives of the ACU and it does not provide equitable student to land ratio, say between the University of Western Sydney and Macquarie University.
- Barker Road is a local road – the Council states that the volume of traffic should not exceed 4,000 per day. What the ACU proposals will see further intolerable and dangerous traffic conditions in that street and the local streets of Strathfield.
- ARUP acknowledges the positive decision of the ACU not to provide adequate on site parking and notes that while the parking increase proposed appears substantial it is inadequate.
- The concept plan by the ACU will not minimise the impact on traffic and parking or residents.
- The concept plan also fails to maintain and enhance the character of the existing built environment and will not be a sympathetic treatment of the historical site – in fact such over development will destroy the heritage character.

The Department and Minister should reject the ACU proposal. The misinformation, use of out of date student information, the errors and deficiencies in the analysis presented by the ACU and its consultants mean that no reasonable decision maker could make a valid decision in support of the proposal. If these reasons alone are not sufficient for the proposal to be declined, it should be declined on the fact that the ACU is situated on a mere 5 hectares, has buildings of historical significance and will see an erosion of open-green space and not have comparable or adequate student: land ratio and because the ACU has failed to adequately engaged with the community.

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

Yours faithfully

JE Detmerston