

DATE OF DETERMINATION	27 November 2025
DATE OF PANEL DECISION	27 November 2025
DATE OF PANEL BRIEFING	20 November 2025
PANEL MEMBERS	Carl Scully (Chair), Alice Spizzo, Susan Budd, Susan Francis and Michael Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 12 November 2025.

MATTER DETERMINED

PPSSEC-372 - Strathfield - DA2025.48 - 179 Albert Road, Strathfield - Demolition of existing at grade carpark, tree removal and construction of a 3-storey education and research building, Science, Technology, Engineering and Mathematics (STEM) Centre of Education Excellence, waste storage enclosure and associate landscaping and business identification signage (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at the site inspection listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel generally agreed with the balance of considerations and recommendations in the Council officer's assessment report and determined to approve the application for the reasons outlined in the Council Assessment Report.

The application is consistent with the Concept Approval MP 10_0231 (approved on 18 June 2015 as modified on 19 August 2025). The Panel considers the detailed application for the development of a new Science Technology Engineering and Mathematics (STEM) building within the grounds of the Strathfield campus of the Australian Catholic University is acceptable; that any impacts will be appropriately managed through the conditions of consent and that approval is in the public interest.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendments.

- Insert the following at the end of Condition 3:
 - r) Remedial Action Plan – Interim Management Plan, prepared by Alliance Geotechnical & Environmental Solutions, dated 26 September 2025.
- Insert new Condition 31 and renumber the remaining conditions accordingly, which reads as follows:

31. Remedial Action Plan – Interim Management Plan

The recommendations of the interim management plan prepared by *Alliance Geotechnical and Environmental Solutions* dated 26 September 2025 shall be implemented.

Condition Reason: To ensure appropriate site remediation and validation.

- Insert new Condition 38 and renumber the remaining conditions accordingly, which reads as follows:

38. Beautification of the substation and fire hydrant

Details of the materials, finishes, and screening for the substation and fire hydrant coverage must be consistent with the main building design and comply with:

- AS 2419.1 – Fire Hydrant Installations
- AS 2067:2016 – Substations and High Voltage Installations Exceeding 1 kV a.c.

The design must ensure:

- Screening integrates with the architectural character of the development.
- Safety signage and operational access are maintained.
- No interference with mandatory colour coding or functional requirements.

Condition Reason: To ensure the design and screening of essential infrastructure (fire hydrants and substations) is visually integrated with the development while maintaining compliance with relevant Australian Standards (AS 2419.1 for fire hydrant installations and AS 2067 for substations) to safeguard operational functionality, emergency access, and public safety.

- Insert new Condition 59 and renumber the remaining conditions accordingly, which reads as follows:

59. Restriction to User and Positive Covenant for Long-Term Environmental Management

Prior to the issue of any Occupation Certificate, the applicant must register a Positive Covenant and a Restriction as to User under section 88E and or section 88B of the Conveyancing Act as appropriate in favour of Council for any containment cell required by the Long-Term Environmental Plan. The Positive Covenant and Restriction as to User are to publicly document the location of any containment cell and the nature of the contaminants and to require that successors in title comply with the terms of the Long-Term Environmental Management Plan.

Condition Reason: To ensure subsequent land owners are aware of and bound by the terms of any Long-Term Environmental Management Plan and to mitigate risk of any containment cell being inadvertently breached by future work.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition. The Panel notes that issue of concern related to traffic management.

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report. The Panel notes that in addressing these issues, appropriate conditions have been imposed.

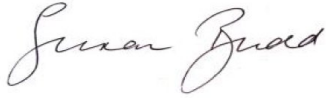
PANEL MEMBERS



Carl Scully (Chair)



Alice Spizzo



Susan Budd



Susan Francis



Michael Ryan

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-372 - Strathfield - DA2025.48 -
2	PROPOSED DEVELOPMENT	Demolition of existing at grade carpark, tree removal and construction of a 3-storey education and research building, Science, Technology, Engineering and Mathematics (STEM) Centre of Education Excellence, waste storage enclosure and associate landscaping and business identification signage
3	STREET ADDRESS	179 Albert Road, Strathfield
4	APPLICANT/OWNER	M Tracey (on behalf of Australian Catholic University Limited) The Trustee of the Roman Catholic Church for the Archdiocese of Sydney
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - State Environmental Planning Policy (Industry and Employment) 2021 - Strathfield Local Environmental Plan 2012 - Draft environmental planning instruments: Nil - Development control plans: - Strathfield Consolidated Development Control Plan - Planning agreements: Nil - Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council Assessment Report: 12 November 2025 - Written submissions during public exhibition: 1 - Total number of unique submissions received by way of objection: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing: 24 July 2025 <u>Panel members</u>: Carl Scully (Chair), Susan Budd, Susan Francis and Michael Ryan <u>Council assessment staff</u>: Apoorva Chikkerur <u>Department Staff</u>: Carolyn Hunt and Ilona Ter-Stepanova - Site inspection: 20 November 2025 <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Susan Budd and Michael Ryan <u>Council assessment staff</u>: Apoorva Chikkerur and Lourdes Azzi - Applicant Briefing: 20 November 2025

		○ <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Susan Budd, Susan Francis and Michael Ryan ○ <u>Council assessment staff</u>: Apoorva Chikkerur and Lourdes Azzi ○ <u>Applicant representatives</u>: Angela Siciliano Jennifer Kay ○ <u>Department Staff</u>: Carolyn Hunt and Ilona Ter-Stepanova ● Final briefing to discuss Council's recommendation: 20 November 2025 ○ <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Susan Budd, Susan Francis and Michael Ryan ○ <u>Council assessment staff</u>: Apoorva Chikkerur and Lourdes Azzi ○ <u>Department Staff</u>: Carolyn Hunt and Ilona Ter-Stepanova
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report