

Attachment C: Tables of Compliance

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2: Vegetation in non-rural areas

Chapter 2 applies to the site and seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of NSW.

A Flora and Fauna Assessment prepared by Biosis Research (December 2011) was prepared in association with the original Concept Plan application. The assessment found that no threatened fauna species were recorded on site. Potential habitat existed for four threatened fauna species, but the proposal is considered unlikely to result in negative impacts to any of these species.

No Endangered Ecological Communities (EECs) or threatened flora species were recorded in the study area. Further, the study area does not support potential habitat for any EECs. The study area does not support potential habitat for any threatened flora species, due to the largely modified nature of the Australian Catholic University grounds. Consequently the proposal will not result in significant impacts to any threatened flora species and/or population. Despite the above, Biosis did recommend that naturally occurring, remnant trees including Fine Leaved Ironbark and Turpentine should be retained where possible and adequate tree protection measures should be implemented to ensure retained trees are not impacted during construction.

An Arborist Report has been prepared by Civica ArborSafe. A total of 11 trees will be impacted by the proposal including 5 removal and 6 trees to be transplanted.

A total 16 new (native) trees are proposed to be planted on site, a net gain of five trees and result in a slight increase in canopy cover to just over 34% of the site.

The proposal has been considered acceptable by Council's Urban Forest Supervisor.

Chapter 6 Water Catchments

Chapter 6.1 (b) Water Catchments applies to the site as it is located within the Sydney Harbour Catchment. Council's Development Engineer assessed the application and raised no issues subject to conditions included in the consent.

State Environmental Planning Policy (Resilience and Hazards) 2021

(1) A consent authority must not consent to the carrying out of any development on land unless—

(a) it has considered whether the land is contaminated, and

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The site has historically been used as a private residential estate and then for Christian education. A Remediation Action Plan (Rev 1 dated 18 August 2025) was prepared and submitted to address the contamination issues identified in the Detailed Site Investigation Report (Rev 0 dated 10 June 2025).

The RAP establishes a remediation and management framework to address identified contamination and data gaps of the DSI, which identified exceedances of benzo(a)pyrene (TEQ), polycyclic aromatic hydrocarbons (PAHs) and lead in shallow soils across multiple Areas of Environmental Concern (AECs), as well as unresolved data gaps for asbestos in soils and the extent of fill in AEC08.

The consultant advises that the client's preferred remedial strategy is on-site containment of impacted soils beneath new building slabs and hardstand areas. This strategy is to be supported by a site-specific Environmental Management Plan (EMP) and secured through notation on the planning certificate or by covenant registered on the land title.

1. Supplementary Contamination Assessment (SCA)

- The RAP advises supplementary contamination assessment (SCA) works will be undertaken to address the data gaps previously identified. It is noted that some or all demolition works may need to be completed, before the proposed SCA works can be undertaken. It is required to:
 - Define the extent and risk significance of BaP(TEQ), PAHs and lead.
 - Investigate asbestos in soils (AEC01, 02, 04, 05) in accordance with NEPM and current asbestos-in-soil guidance.
 - Assess the full depth of fill at AEC08.

2. Interim Management Measures

- The RAP requires an Interim Management Plan (IMP) to manage risks from identified contaminants until remediation is complete (e.g., dust suppression, access controls, spoil handling).

3. Validation

- Remedial success will be demonstrated through a Site Remediation and Validation Report (SRVR), confirming compliance with RAP remediation criteria.
- A long-term EMP will document inspection, maintenance, and restrictions on intrusive works in containment areas.

4. Duty to Report

- The RAP acknowledges that duty to report obligations under s 60 of the Contaminated Land Management Act 1997 may be triggered by exceedances of BaP(TEQ) and lead. The landowner/occupier must seek legal advice and notify EPA if required.

5. Unexpected Finds Protocol

- Provisions are included for halting works and re-assessment if previously unidentified contamination is discovered (e.g., asbestos containing materials, buried contamination or underground structures, petroleum residues, potential groundwater over-excavation of contaminated soils etc).

Based on the assessment undertaken by Alliance of site history information, fieldwork observations and data, and laboratory analytical data, in the context of the proposed land use scenario and objectives of this project, the consultant considers that the remediation objective can be achieved, and the site made suitable for the proposed land use scenario, subject to the:

- Implementation of an interim management plan (IMP) for benzo(a)pyrene (TEQ), polycyclic aromatic hydrocarbons and lead in soils to address risks with those contaminants, prior to further assessment and management / remediation works;
- Implementation of the strategies, methodologies, plans and procedures set out in this remediation action plan, including the implementation of supplementary contamination assessment (SCA) presented in Section 8.
- Preparation of an addendum to the RAP to consider findings of the SCA; and
- Preparation of a site remediation and validation report.

Environmental health accepts the RAP and appropriate conditions of consent have been included.

State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3: Advertising and Signage

- Section 3.6 – granting consent to signage
- Section 3.11(1) – matters for consideration

The objectives of Chapter 3 of the SEPP are as follows:

- (1) *This Chapter aims—*
 - (a) *to ensure that signage (including advertising)—*
 - (i) *is compatible with the desired amenity and visual character of an area, and*
 - (ii) *provides effective communication in suitable locations, and*
 - (iii) *is of high quality design and finish, and*
 - (b) *to regulate signage (but not content) under Part 4 of the Act, and*
 - (c) *to provide time-limited consents for the display of certain advertisements, and*
 - (d) *to regulate the display of advertisements in transport corridors, and*
 - (e) *to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*
- (2) *This Chapter does not regulate the content of signage and does not require consent for a change in the content of signage.*

The proposal involves the following works:

Signage is proposed in the upper left corner of the western façade comprising the University emblem and name (see **Figure 1** and **Figure 2**). This signage will be laser cut back lit metal pieces affixed to the façade. The signage will occupy a space approximately 7m by 4m.

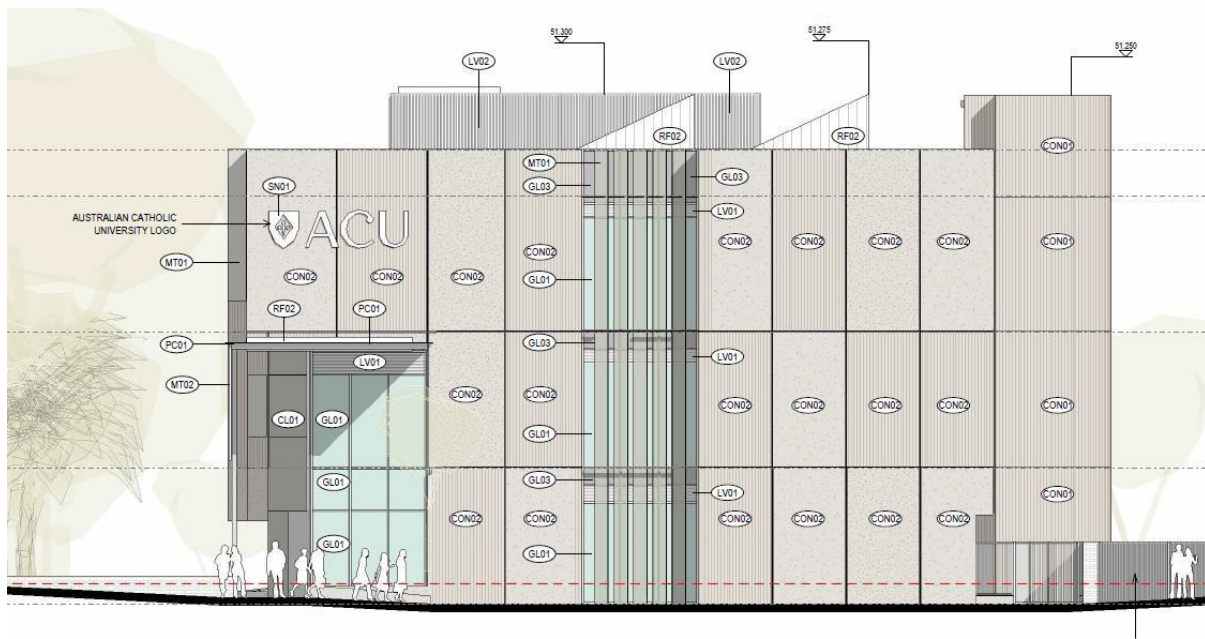


Figure 1: Western elevation with proposed signage in upper left corner.



Figure 2: Render of proposed signage on western façade.

The signs relate to the identification of the business. The signs have been assessed below under Schedule 5:

Schedule 5 Assessment Criteria:

Assessment Criteria	Development Proposal	Compliance/ Comment
1: Character of the area <i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i> <i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i>	The signage is keeping with surrounding development in the area.	Yes
2: Special Areas <i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i>	The signage does not distract from the amenity of the area and likely to improve upon it.	Yes
3: Views and Vistas <i>Does the proposal obscure or compromise important views?</i> <i>Does the proposal dominate the skyline and reduce the quality of vistas?</i> <i>Does the proposal respect the viewing rights of other advertisers?</i>	None of the signs will compromise important views or dominate the skyline. They will not impact on other advertisers.	Yes
4: Streetscape, setting or landscape <i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i> <i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i> <i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i> <i>Does the proposal screen unsightliness?</i> <i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i> <i>Does the proposal require ongoing vegetation management?</i>	The signs are of a scale and proportion suitable for the development. The designs are appropriate for this location.	Yes
5: Site and Building <i>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</i> <i>Does the proposal respect important features of the site or building, or both?</i> <i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i>	The signage is compatible with the existing building and does not impact important features of the site.	Yes
6: Associated devices and logos with advertisements and advertising structures	There are no associated safety devices,	N/A

Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	platforms or lighting devices proposed.	
7: Illumination - Would illumination result in unacceptable glare? - Would illumination affect safety for pedestrians, vehicles or aircraft? - Would illumination detract from the amenity of any residence or other form of accommodation? - Can the intensity of the illumination be adjusted, if necessary? - Is the illumination subject to a curfew?	The signage will be backlit but will not result in unacceptable glare or affect safety for pedestrians, vehicles or aircraft.	Yes
8: Safety - Would the proposal reduce the safety for any public road? - Would the proposal reduce the safety for pedestrians or bicyclists? - Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The signage is appropriate for the built form and unlikely to impact on safety of others.	Yes

The signage is considered acceptable for the area and provides clear communication, are of high-quality material and are in keeping with the visual character of the area.

The objectives outlined within Chapter 3 of the SEPP are considered to be satisfied.

State Environmental Planning Policy (Sustainable Buildings) 2021

Chapter 3 of the SEPP applies to the development as non-residential development involving the erection of a new building with an estimated development cost greater than \$5 million.

Section 3.2 of this SEPP outlines what the consent authority should consider when granting development consent for applicable non-residential development.

Comment

(1) In deciding whether to grant development consent to non-residential development, the consent authority must consider whether the development is designed to enable the following—

(a) the minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials,

The Construction Waste Management Plan outlines specific measures associated with the demolition and construction phases to maximise onsite reuse and recycling where possible, offsite reuse and recycling where necessary and disposal where absolutely necessary.

(b) a reduction in peak demand for electricity, including through the use of energy efficient technology,

Designed in line with the NCC 2022 Section J Energy Efficiency provisions, or the latest applicable version at the time of design development and will consider energy efficient building services and optimised façade performance.

The heating, ventilation, and air-conditioning systems have been developed with a view to minimise the operational energy consumption of the proposed development, whilst providing the building occupants with a thermally comfortable space.

Compliance will be achieved with the minimum NCC 2022 Deemed-to-Satisfy (DTS) provisions as follows: All window and insulation selections will meet DTS compliance with Parts J4 to J6, establishing the minimum performance requirements for the building fabric.

All building services will meet DTS compliance Parts J6-J9 and establish the minimum performance for mechanical and electrical systems (including fan and pump efficiency), lighting and ancillaries.

(c) a reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design,

Building orientation and form to be optimised for passive design (cooling in the summer and passive heating in the winter).

Provision of high levels of insulation to the external walls, roof, and exposed floorings that form part of the building envelope.

Optimisation of window to wall ratios to all facades of the regular occupied areas.

Provision of high-performing glazing systems to help reduce heat loss in winter and heat gain in summer.

The provision of glazing with a low solar heat gain coefficient to reduce unwanted heat gain from the morning (east) and evening (west) sun, optimising the thermal comfort levels and reducing the energy required to cool the space.

Glazing selections that allow for high levels of Visual Light Transmission (VLT) to allow for useful daylight levels of daylight throughout the day.

Provision of appropriately placed external shading devices to all façades providing protection from solar irradiance experienced from the high-angle summer sun.

Designing the building for airtightness to reduce drafts and increase energy efficiency.

- Selection of high-efficiency, air-cooled HVAC systems for conditioned spaces and configure for optimum performance for the individual space needs.
Incorporating operable windows for the ground floor community spaces to enable natural ventilation at a certain external temperature range.
A mixed mode ventilation approach for these spaces reduces the need for mechanical ventilation and air conditioning.
Incorporating louvres for relief air ventilation.
- (d) *the generation and storage of renewable energy,* PV energy generation and consumption is proposed. Approximately 20% of the building's roof area will be fitted with PV cells. The nominated PV system is proposed to be 46 kW, subject to destined design.
- (e) *the metering and monitoring of energy consumption,* Energy monitoring at the Campus level to identify any building components that are associated with energy leakage/wastage.
- Site-specific metering strategy to monitor and provide feedback on distinct energy use and water consumption within the building, based on CIBSE TM39 guideline.
- (f) *the minimisation of the consumption of potable water.* Metering for common areas: Lighting systems; heating, ventilation, and air conditioning systems.
Installing water-efficient water fixtures, fittings, and appliances – preference to higher WELS rating.
Water Sensitive Urban Design Techniques and principles, including increasing permeable surfaces with landscaping.
- Use of mulch in external landscaping to reduce soil evapotranspiration.
- (2) *Development consent must not be granted to non-residential development unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.*

An Embodied Emissions Statement has been prepared by ADC Consulting for the proposed development

Strathfield Local Environmental Plan 2012

The relevant local environmental plan applying to the site is the *Strathfield Local Environmental Plan 2012* ('the LEP'). The proposal is consistent with the aims of the LEP.

Zoning and Permissibility (Part 2)

The site is located within the SP2 – Infrastructure (Educational Establishment) zone pursuant to Clause 2.2 of the LEP. The Site adjoins land zoned R2 Low Density Residential

The development being for an educational establishment, is consistent with that shown on the Land Zoning Map and is therefore permitted with consent. The proposed development is also consistent with that approved under Concept Plan MP 02_0231, as modified.

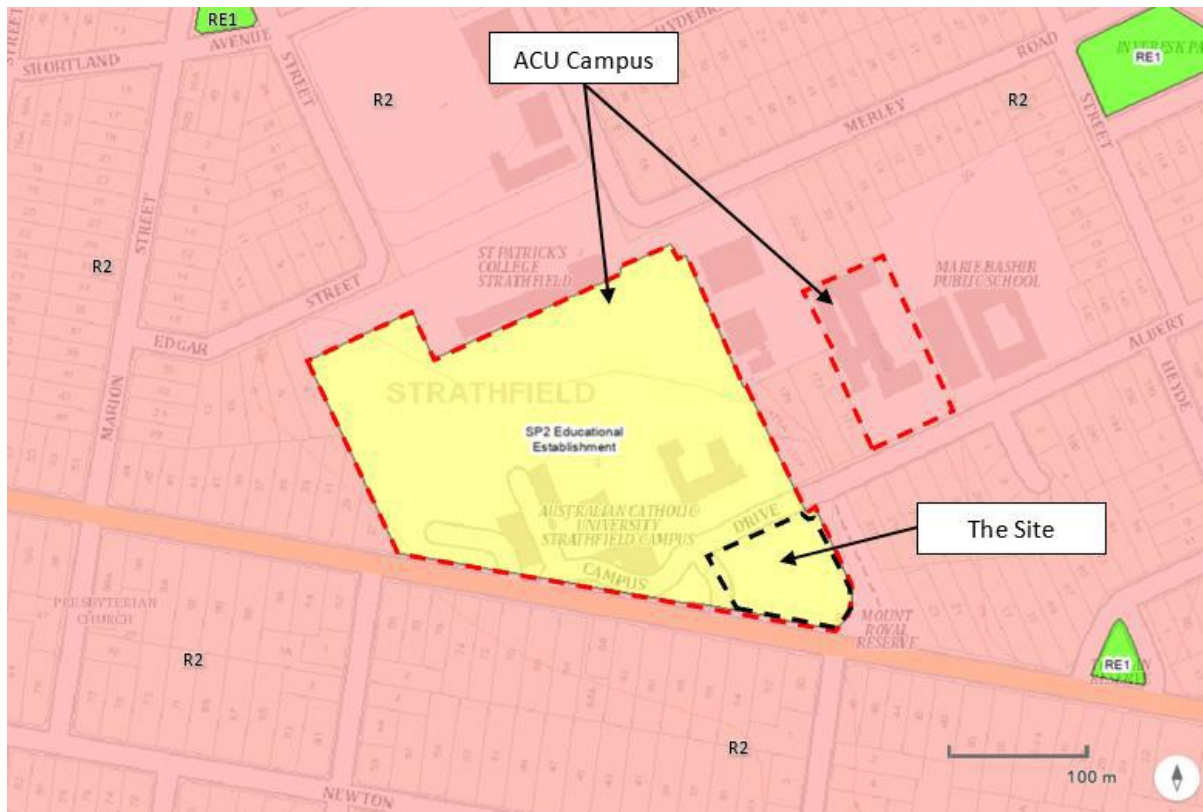


Figure 3: Land use zone (Site zoned SP2 Infrastructure (Educational Establishment))

The zone objectives include the following (pursuant to the Land Use Table in Clause 2.3):

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.
- To ensure that development does not have an adverse effect on adjoining land.

The proposal is considered to be consistent with these zone objectives for the following reasons:

- The proposal seeks to provide education infrastructure and related uses, consistent with the existing uses already on the site.
- The proposal does not compete with or detract from the provision of infrastructure.
- The proposed development complements the existing land uses on site and adjacent sites.

General Controls and Development Standards (Part 2, 4, 5 and 6)

The LEP also contains controls relating to development standards, miscellaneous provisions and local provisions. The controls relevant to the proposal are considered in **Table 4** below.

Table 1: Consideration of the LEP Controls

Standard	Requirement	Proposal	Comply
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Clause 2.7	Demolition requires development consent	The proposal includes the demolition of the existing at-grade car park.	Y
Clause 5.10	Heritage Conservation	The site contains a locally listed heritage item. This Crown DA is made under Concept Plan MP 10_0231, as modified. The application was referred to Heritage NSW for comment and the general terms of approval was provided.	Y
Clause 6.6	Erection or display of signage	See Schedule 5 Assessment under SEPP (Industry and Employment)	Y

The proposal is considered to be generally consistent with the LEP.

(a) Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

The following Development Control Plan is relevant to this application:

- *Strathfield Consolidated Development Control Plan 2005* ('the DCP')

Part M – Educational Establishments

4.5 Bulk, scale and site coverage		
Provision(s)	Proposal	Compliance
Façade treatments must integrate the visual components of the building into and enhance streetscape. Where sites are within or adjoining a Low Density Residential zone, maximum site coverage is 60%.	The building envelope is consistent with the approved Concept Plan, as modified and the total site coverage across the Campus will remain well below 60%	Y
4.6 Height		
Provision(s)	Proposal	Compliance
In non-residential zones height will be considered on merit.	No maximum height of buildings applies to the site under LEP 2012. The proposal is generally consistent with the Concept Plan, as modified.	Y
4.7 Setbacks		
Provision(s)	Proposal	Compliance
Minimum front wall setbacks in or adjoining residential zones is 9m to a main frontage and 5m to a	The proposed setbacks are 15m to Barker Road and 25m to Mount Royal Reserve.	Y

second frontage. Minimum side and rear setbacks are 4m.	The proposed setbacks comply with those required under the Concept Plan, as modified.	
4.8 Visual Privacy and Views		
Provision(s)	Proposal	Compliance
Educational establishment windows, doors, balconies, terraces, external elevated areas shall not overlook into internal rooms and external living areas within adjoining properties and properties in the vicinity. Educational Establishments shall have minimal impact on the existing outlook and views of adjoining properties and properties in the vicinity.	The STEM building is sited well within the Campus grounds, being setback 15m from Barker Road, 25m from Mt Royal Reserve frontages and 45m from the nearest residences. The building will be screened by significant trees at its east and southern approaches and will not be at all dominant in the streetscape. For these reasons, the STEM Centre will not have any unreasonable impact on the visual privacy of adjacent dwellings.	Y
4.9 Acoustic Privacy and Noise		
Provision(s)	Proposal	Compliance
Locate potential noise sources, such as public address systems, outdoor classrooms, external play and sporting areas etc, within a development away from adjoining and properties in the vicinity and provide design that minimises noise transmission to adjoining land-uses. All applications must be supported by a Noise Impact Assessment including an appropriate acoustic report.	An Acoustic Report was submitted by the applicant which was assessed by Council's Environmental Health Officer. The report was assessed as satisfactory subject to the inclusion of suitable conditions of consent.	Y
4.10 Overshadowing and Solar Access		
Provision(s)	Proposal	Compliance
Development must not overshadow adjoining and nearby existing dwellings so that less than 4 hours of solar access is received to the windows of habitable rooms and to the majority of private open space, and solar collectors a between the hours of 9am and 3pm at the winter solstice. Shadow diagrams must be submitted with an application.	The STEM Centre will not cast shadows on any adjacent residential properties or on Mt Royal reserve between 9am and 3pm on the winter solstice.	Y
4.11 ESD Principles		
Provision(s)	Proposal	Compliance
An applicant shall demonstrate incorporation of ESD principles. The design of buildings is to consider the orientation of building	The proposal is targeting a formal 5 star Green Star Rating and incorporates a variety of best-practice ESD initiatives. An ESD Report is submitted with the application and	Y

elements and open space areas, incorporating insulation, thermal mass, window placement, the use of landscaping, the use of eaves for solar access control, the use of solar energy collectors, suitable shading of open space and the use of deciduous trees. Maximise solar access into buildings and open space areas in winter and provide suitable shading to open space and internal building areas in summer. Minimise the need for artificial lighting, heating and cooling. Where possible and appropriate, provide cross-flow ventilation.	will be included as an approved document in the conditions of consent to ensure compliance.	
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4.14 Safety by Design

Provision(s)	Proposal	Compliance
Educational establishments shall satisfactorily incorporate principles of safety by design (CPTED).	An assessment of the proposal against CPTED key principles can be summarised as: Surveillance: The proposed new building is sited in a corner of the site fronting a public road (Barker Road) and a public space (Mt Royal Reserve) helping to improve passive surveillance. Being rectangular in shape, the STEM building allows long views along all four of its facades. The site is well served by internal and external lighting. The site will be under professional surveillance 24 hours a day, seven days a week with on-site security personnel on Campus. Access Control: The building will be secure outside of core hours with swipe card access to minimise opportunities for crime and increase the effort required to commit crime. The proposed footpaths channel pedestrians to intended access points. Territorial reinforcement: The existing metal railing fence will be maintained around the Campus boundary. Site signage and landscaping will clearly define the public/private threshold. The Campus has a strong community feeling that encourages staff and students to feel an ownership of the Campus, increasing look after it and quickly respond to anti-social behaviour if they witness it. Space management: Regular cleaning, landscape gardening and site maintenance will conserve an academic environment that	Y

	supports users' confidence and help prevent vandalism, crime and fear of crime.	
4.15 Traffic, Parking and Access		
Provision(s)	Proposal	Compliance
Traffic and Parking Impact Assessment Report should be prepared to detail how the parking and traffic measures proposed will not have an unacceptable impact	The Concept Plan, as modified will facilitate an increase of the maximum Campus population to 1,000 persons at any one time Monday to Friday (excluding public holidays) once the STEM building is operational. Accordingly, the traffic impact assessment for the proposal assesses the impact of 1,000 persons despite not anticipating this many people on Campus for the foreseeable future. The proposal will close the P1 car park with the loss of 103 on-site parking spaces. This will result in 476 on-site parking spaces being available for a maximum of 1,000 persons. With a private vehicle mode split of 43%, the Campus has sufficient on-site parking to accommodate the 430 persons that would be expected to drive to Campus at its peak permissible occupation. Accordingly, the decommissioning of the P1 car park can be undertaken without the need to provide any new additional parking on Campus, consistent with the approved Concept Plan, as modified. Active transport infrastructure With a walking and cycling travel mode split of 0.6% and 0.4% collectively, the Campus has sufficient on-site bicycle parking and end-of-trip facilities to accommodate the 10 people that would be expected to walk or cycle to Campus at its peak permissible occupation.	Y
4.16 External Impacts Management		
Provision(s)	Proposal	Compliance
Prepare an External Impacts Management Plan that details operational processes to fully address the objectives of the DCP including relevant safety and traffic procedure and a communications	An Operational Plan of Management has been prepared by ACU and will be included in the approved documents condition to ensure compliance.	Y

operational system for receiving and actioning complaints.		
4.18 Landscaping and Vegetation		
Provision(s)	Proposal	Compliance
A Detailed Landscape Plan prepared by a suitably qualified landscape professional will be required [at DA stage]. All development shall be in accordance with the Strathfield Landscaping Code.	The proposed landscaping results in a net increase in the number of trees and canopy cover across the site. Evergreen native species have been selected for their shade properties, ability to comeingle with existing species and reflect values of Country.	Y
4.20 Stormwater Drainage Re-Use		
Provision(s)	Proposal	Compliance
All development within educational establishments must be in accordance with the requirements of Council's Stormwater Management Code. Installation of stormwater collection tanks to enable the re-use of collected water for landscaping and where possible for toilets and laundries, in accordance with the NSW Code of Practice is required.	The proposed stormwater plans were assessed by Council's Development Engineer who was satisfied with the proposal subject to conditions of consent.	Y
4.23 Site Contamination		
Provision(s)	Proposal	Compliance
An Initial Contamination Evaluation (desktop evaluation) examining past land uses of the site etc is required to be submitted for all proposed educational establishments to establish if further investigations and mitigation are required.	A Remediation Action Plan was submitted with the application as required by the Detailed Site Investigation Report. Relevant conditions have been included in the consent to ensure adequate contamination management.	Y
4.25 Recycling and Waste Management		
Provision(s)	Proposal	Compliance
Preparation of a Waste Management Plan will be required.	A Waste Management Plan for construction and operation is provided.	Y

Part P – Heritage

Part P – Heritage		
2.2 Settings		
Provision(s)	Proposal	Compliance
New structures must be sensitively located to avoid adverse impacts	There will be no impact on the fabric of any existing buildings on the site. No works are	Yes

on the significance of the heritage item and its setting. Original garden elements and the natural landform of heritage sites should be preserved or reinstated, avoiding cut and fill where possible.	proposed to these buildings as part of this application. The proposed works are physically well removed from existing buildings.	
2.3 Scale		
Provision(s)	Proposal	Compliance
Development on the site of a heritage item must not dominate the item or detract from its significance. Development shall not obstruct significant views to and from the item of significance.	The proposed building envelope in terms of scale, siting and orientation is acceptable as it is appropriately setback from the Edmund Rice Building, maintaining view corridors from Barker Road and Campus Drive. The proposed building envelope is generally consistent with the Concept Plan, as modified which has been assessed under Section 75W of the EP&A Act and has been found to be acceptable.	Yes
2.5 Materials and colours		
Provision(s)	Proposal	Compliance
Materials and finishes for heritage items must be retained and conserved where possible, with original brick, stone, and detailing left unpainted or unrendered, and replacements closely matching original materials.	The proposal includes warm grey ones which are considered to be recessive to the strong brick tones of Mount Royal and the buildings erected by the Christian brothers on the site. A layer of indigenous interpretation has been incorporated in the design of the STEM building through the choice of façade colours and finishes and landscaping elements.	Yes
2.10- Landscape elements including paving and driveways		
Provision(s)	Proposal	Compliance
Original driveways, garden layouts, and established vegetation that contribute to the significance of a heritage item should be retained, with double crossings generally not permitted and tree removal only supported if justified by an arborist.	The nineteen century Brush Box Avenue associated with the former Albert Road alignment has been largely lost within Campus Drive. The avenue is now dominated by Canary Island Date Palm trees planted in the 1930s. The proposal has a minimal impact on the landscape heritage of the site except for the loss of two original Brush Box trees of the former Albert Road Avenue. Tree 57 is conditioned to be retained.	Yes

Part H – Waste Management

In accordance with Part H of Strathfield CDCP 2005, a waste management plan was submitted with the application. The plan details measures for waste during demolition and construction, and the on-going waste generated by the development during its use. The proposal has been reviewed by Council's Waste Officer and no issues were raised subject to conditions of consent. It is considered that this plan adequately addresses Part H and is considered satisfactory.

Part Q – Urban Design

In accordance with Part Q of the SCDP 2005, the relevant controls are addressed below:

Part Q – Urban Design		
2.3 Siting		
Provision(s)	Proposal	Compliance
Development must respond to the scale, form, and layout of surrounding buildings, reinforcing the area's existing and desired character. Buildings should address streets and public spaces, define street edges with pedestrian-scaled forms, and maintain adequate separation to protect privacy and solar access.	The stem building is appropriately setback from the Edmund Rice Building and Barker Road residential properties whilst creating a distinctive address to the Campus Drive and Alfred Road Axis.	Yes
2.4 Building envelope		
Provision(s)	Proposal	Compliance
Development must be designed within the building envelope as envisioned by the SLEP 2012 and at a bulk and scale that is compatible with the existing and future character and amenity of the surrounding locality.	The Concept Plan for the building envelope was approved under MP 10_0231 (SSD) on 18 June 2015. The proposed building is consistent with the building envelope approved.	Yes
2.6 Transition zones		
Provision(s)	Proposal	Compliance
Building height, setbacks, and form must respect surrounding character, minimise amenity impacts, and ensure a sensitive transition to heritage items and neighbouring uses.	The stem building is appropriately setback from the Edmund Rice Building and Barker Road residential properties. Shadow diagrams submitted demonstrate that the STEM Centre will not cast shadows on any adjacent residential properties or on Mt Royal reserve between 9am and 3pm during the winter solstice.	Yes