

JRPP No.	Item No. 2 (2009STH011)
DA No.	DA-2009/1128 - Demolition of Existing Buildings and Construction of an Academic and Research Buildings in Two Stages: Stage 1- Early Start Project Stage 2- Extension to Building 30
Property	University of Wollongong Northfields Avenue Wollongong NSW 2522 - Lot 6 DP 843929
Applicant	University of Wollongong
Report By	City Wide Development – Wollongong City Council

Assessment Report and Recommendation

EXECUTIVE SUMMARY

Reason for Consideration by Joint Regional Planning Panel

The application has been referred to the Joint Regional Planning Panel pursuant to clause 13 B (1) (a) of the State Environmental Planning Policy - Major Development as the capital investment value exceeds \$10 million. The proposal is not a Part 3A development under the Environmental Planning and Assessment Act 1979 as the capital investment value does not exceed \$30 million.

Proposal

The development application seeks approval for the Demolition of Existing Buildings and Construction of an Academic and Research Buildings in Two Stages:

Stage 1- Early Start Project.

Stage 2- Extension to Building 30 within the existing Campus.

Permissibility

The site is zoned 5(a) Special Uses Zone and 7(a) Special Environmental Protection Zone pursuant to Wollongong Local Environmental Plan 1990 (WLEP 1990). The proposal is located within the portion of the site zoned 5a Special Uses Zone – ‘Education’. The proposal falls within the definition of an educational establishment and is permissible in this zone with development consent.

Consultation

The application was notified and advertised in the local newspaper in accordance with Council’s Notification Policy. No submissions were received.

Main Issues

No significant issues identified

RECOMMENDATION

It is recommended that DA 2009/1128 be approved subject to the conditions contained in Attachment 9.

ASSESSMENT REPORT

1 Background

The subject site has been utilised as a University campus for many years under the current enabling zoning provisions of Zone 5a (Educational) of WLEP 1990. More recently the University has been undertaking redevelopment of existing buildings, either by significant upgrades or demolition and reconstruction, as an adaptive management strategy with changing tertiary and technological demands. The proposed Early Start Project is such an example.

2 Site description

The subject site is registered as Lot 6 DP 843929 and is occupied by the University of Wollongong. The proposed building works are located in the Arts/Education precinct of the University. Buildings in the precinct are generally 2 storeys in scale. The existing Building 21 to be demolished has a maximum height of approximately RL 41.5m. Building 30 to the south has a maximum height of RL 45.99m, Building 22 to the east has a maximum height of RL of 42.16m and Building 23 to the north-east has a maximum height of RL 42.17m.

Council records show that the overall site is affected by significant constraints including flood hazard, bushfire hazard, heritage item, unstable land and filled land. However, these property affectations do not apply to the whole of the University land holding. The development site itself is not located within a bushfire prone area or affected by geotechnical hazards or in the vicinity of any known heritage items. The flood affectation will be minimised through the proposed drainage works associated with the development.

3 Proposal

The proposal is for the demolition of existing buildings and construction of academic research building in two stages –

Stage 1- Early Start Project

Stage 2 – Extension to Building 30.

Scope of Works:

- Demolition of existing buildings:
 - Building 21;
 - Western bay of Building 38.
- Construction of academic and research building in two stages:
 - Stage 1: Early Start Project – GFA 6,620sqm + 485sqm of lower ground parking;
 - Stage 2: Extension to Building 30 – GFA 2,030sqm + 1,275sqm lower ground parking.
- Construction of new concrete stair to Building 22.
- Removal of existing trees.
- Associated site works and services.
- Maximum building height is 16.7m or RL 53.00 (car park, level 1, level 2 and plant level).
- Total 49 car parking spaces + 9 motorcycle spaces.

The Early Start Project:

The Early Start Project is a multi-disciplinary educational and research program focussing on the importance of early years of childhood. The facility will also co-ordinate activities in a number of Engagement Centres located in regional NSW. The on-campus facility will include:

- Lecture theatre
- Teleconference and Media Centre
- Media Hub
- Childcare Model Playgroup Facilities
- Early Learning Model Classrooms
- Multi-purpose area
- Resources/Library
- Administration
- Health Research Labs
- Early Intervention Labs
- Team Rooms
- IT Interaction Centre
- Nutrition Lifestyle Training
- Activity Rooms
- Consulting Rooms
- Engagement Centre Co-Ordination

Extension to Building 30:

The extension to Building 30 involves the construction of a mix of seminar rooms and classrooms to be occupied by a range of University activities.

Access Arrangements:

Vehicular access will be via the existing ring road.

Stage 1 will utilise the existing driveway, service road and parking.

Stage 2 will provide an additional undercroft parking area.

Pedestrian access will be via the lift access from the car park or via the proposed entrance on the western side of the building.

A bus bay will be provided on the ring road.

Occupancy:

The occupancy of the building would total 528 persons as follows:

Early Start Project - 464 persons.

Extension to Building 30 - 64 persons.

Many of the occupants will be academic staff based in other buildings on the campus and students in seminars and classes. This includes a 230 seat lecture theatre.

4 Environmental Planning and Assessment Act 1979

In determining a development application, the consent authority must take into consideration matters referred to in section 79C(1) of the EP&A Act 1979 as are of relevance to the development. The following table summarises the relevant matters of consideration under section 79C(1) and the significant matters are discussed in further detail further in the report.

Section 79C(1) of the Environmental Planning and Assessment Act 1979	
(a)(i) any Environmental Planning Instrument	
<p><u>State Environmental Planning Policies</u></p> <ul style="list-style-type: none"> • SEPP No. 1 - Development Standards • SEPP 55 Remediation of Land • SEPP 64 – Advertising and Signage • SEPP (Major Development) • SEPP (Infrastructure) • Illawarra REP No. 1 1986 (deemed SEPP 1 July 2009) <p><u>Local Environmental Planning Policies</u></p> <ul style="list-style-type: none"> • Wollongong Local Environmental Plan (WLEP) 1990 <p>Detailed assessment is provided below the table.</p>	
(a)(ii) any draft Environmental Planning Instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority	
<ul style="list-style-type: none"> • Draft Wollongong Local Environmental Plan 2009 • Draft Wollongong Development Control Plan 2009 	
(a)(iii) any Development Control Plan	
<ul style="list-style-type: none"> • DCP 6 Commercial and Industrial Development 	
(a)(iia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under Section 93F	
None applicable	
(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)	
AS 2601—1991: The Demolition of Structures	
b) the likely impacts of development	
<p><u>Context and Setting:</u></p> <p>The proposal is to be carried out on appropriately zoned land (Zone 5 –Special Uses) observing the objectives and the requirements of clause 15 of WLEP 1990.</p> <p><u>Access, Transport and Traffic:</u></p> <p>Vehicular access to Building 21, 38 and 30 is currently provided via a driveway from the University Ring Road. Parking is currently provided for 24 vehicles in a carpark adjacent to Building 30.</p> <p>Stage 1 proposes to utilise the existing access and parking and construct a new undercroft carpark with a further 16 car parking spaces. Stage 2 proposes to reconfigure and provide additional parking spaces to</p>	

Section 79C(1) of the Environmental Planning and Assessment Act 1979

total 49 car parking spaces and 9 motor cycle spaces. Bike storage and facilities are also provided.

The application was referred to Council's Traffic Section and an assessment undertaken in relation to DCP 6 requirements. Parking requirements are calculated at a rate of 1 space per 80sqm of floor space. The current proposal with a GFA of 8,650sqm would require 108 parking spaces. The proposal therefore has a shortfall of 59 parking spaces.

Council's Traffic Section initially assessed the proposal and the submitted Transport Strategy and Implementation Plan and found no evidence that the recommendations of the plan have been committed to in the current project. The Traffic Section considers that in lieu of the required parking the UoW should provide infrastructure to the equivalent value to improve sustainable forms of transport to and from the University. Details of such facilities were provided to Council for review. The UoW advised that over the past 12 months a total of \$1,082,900 has been spent on commitments to reduce reliance on private vehicles. On receipt of this additional information, the Traffic section was satisfied that the University has sufficiently invested in the implementation of alternate sustainable transport strategies in lieu of the required parking.

Public Domain:

The proposal is not envisaged to impact upon the public domain as the University site is established.

Utilities:

The proposal is not envisaged to place an unreasonable demand on utilities supply.

Heritage:

No heritage items will be impacted by the proposal. Council's Heritage Officer has no objections to the proposal.

Other land resources:

The proposal is not envisaged to impact upon any valuable land resources.

Water:

The proposal is not envisaged to have unreasonable water consumption.

Soils:

The proposal is not envisaged to impact upon soils or involve contamination issues. Geotechnical matters relate predominantly to the western extremity of the University land holding. The application has been referred to Council's Geotechnical Engineer and found to be satisfactory subject to conditions.

Air and Microclimate:

The proposal is not expected to have any negative impact on air or microclimate. The application has been referred to Council's Environment Division and found to be satisfactory subject to conditions.

Flora and Fauna:

The site contains various significant trees. The submitted Arborist Report identifies over 54 trees within the development site. A number of trees are to be removed as they are within the building zone of the development. Council's Landscape Officer has assessed the proposal and has no objections to the proposed tree removal subject to conditions. The tree removal is not anticipated to significantly impact on fauna and compensatory planting will be undertaken. Council's Environment Division has no objections to the tree removal.

Section 79C(1) of the Environmental Planning and Assessment Act 1979

Waste:

A condition will be attached to any consent granted that an appropriate receptacle be in place for any waste generated during the construction. Council's Environment Division has assessed the submitted Hazardous Building Materials report and has no objections subject to conditions.

Energy:

The proposal is not envisaged to have unreasonable energy consumption. The building has been designed to incorporate a range of Ecological Sustainable design initiatives as described in the Statement of Environmental Effects.

Noise and vibration:

The proposal is not expected to have any negative impact with regard to noise and/or vibration except for the construction period which would be subject to Council's standard conditions. Council's Environment Division has assessed the submitted Environmental Noise Impact Report and has no objections subject to conditions.

Natural hazards:

The site is known to be flood affected, bushfire prone, contains heritage items and geotechnical instability. However, the development site itself is not located within a bushfire prone area or affected by geological hazards or in the vicinity of any known heritage items. The flood affectation will be minimised through the proposed drainage works associated with the development.

Technological hazards:

There are no technological hazards affecting the site that would prevent the proposal.

Safety, Security and Crime Prevention:

This application has considered the minimisation of opportunities for criminal or antisocial behaviour. The application was referred to Council's SCAT Team for assessment on CPTED matters and was found to be satisfactory.

Social Impact:

The proposal is not expected to create any negative social impact.

Economic Impact:

The proposal is not expected to create any negative economic impact.

Site Design and Internal Design:

The application requests consideration for a departure from the requirements of clause 139 (2) (b) of IREP No. 1 (Deemed SEPP) for the general maximum height limitation of 11 metres. The application was referred to the Department of Planning and the Director General has granted concurrence to the proposed building height above 11 metres.

Construction:

A condition will be attached to any consent granted that WorkCover be contacted for any demolition or use of any crane, hoist, plant or scaffolding. A condition will be attached to any consent granted that all works are to be in compliance with the Building Code of Australia.

Cumulative Impacts:

The proposal is not expected to create any negative cumulative impacts.

Section 79C(1) of the Environmental Planning and Assessment Act 1979	
c) the suitability of the site for development	
<u>Does the proposal fit in the locality?</u>	The proposal is appropriate for the site and meets the objectives of the zone.
<u>Are the site attributes conducive to development?</u>	There are no site constraints that would prevent the proposal.
d) any submissions made in accordance with this Act or the regulations	
	The application was notified in accordance with Council “Development Assessment and Compliance Notification Policy”. No submissions were received.
<u>Submissions from public authorities</u>	
	The Director General of the Department of Planning has granted concurrence to the proposed building height over 11 metres.
e) the public interest	
	Public interest is served by approval of the application

5 State Environmental Planning Policy 1 - Development Standards

Whilst the SEPP applies to the site there are no matters requested that would involve the SEPP.

6 State Environmental Planning Policy 55 – Remediation of Land

The site is not considered to be land affected by contamination.

7 State Environmental Planning Policy 64 – Advertising and signage

Whilst SEPP 64 applies to the site, there are no matters within the proposal that would involve the SEPP.

8 State Environmental Planning Policy Major Development

The application has been referred to the Joint Regional Planning Panel pursuant to clause 13 B (1) (a) of the SEPP Major Development as the capital investment value exceeds \$10 million and is not a Part 3A development under the Environmental Planning and Assessment Act.

9 SEPP (Infrastructure)

Under the provisions of the SEPP (Infrastructure) an ‘educational establishment’ means a building or place used for education (including teaching), being:

- (a) a school, or
- (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

Clause 28

Development for any of the following purposes may be carried out by any person with consent on any of the following land:

- (a) development for the purpose of educational establishments—on land on which there is an existing educational establishment.
- (b) development for the purpose of the expansion of existing educational establishments—on land adjacent to the existing educational establishment.

The development is permissible with development consent as the development is for the purpose of an educational establishment on land on which there is an existing educational establishment.

10 Illawarra Regional Environmental Plan 1 1986 – (Deemed SEPP 1 July 2009)

The aim of this plan is to maximise the opportunities for the people of the region and the State to meet their individual and community economic and social needs with particular reference to the way in which these needs are related to the allocation, availability, accessibility and management of the region's land resources.

The proposal is consistent with provisions of the IREP.

11 Wollongong Local Environmental Plan 1990

The site is zoned 5(a) Special Uses Zone and 7(a) Special Environmental Protection pursuant to WLEP 1990. The proposal is located in the eastern portion of the site zoned 5(a) Special Uses 'Educational' and falls within the definition of an 'educational establishment'.

Clause 6 – Definitions

'Educational establishment' means a building or place used for education such as teaching, and includes the following:

- (a) a school
- (b) a tertiary institution, being a university, teachers college, technical college, TAFE establishment, or other tertiary college providing formal education which is constituted by or under an Act,
- (c) an art gallery or museum, not used to sell the items displayed in the art gallery or museum.

Clause 9 – Zoning Objectives and Zoning Control Table

An educational establishment is permissible in the 5(a) Special Uses Zone with development consent.

The objective of the 5 Special Uses Zone is:

to cater for the provision of community and public facilities and services.

The proposal is consistent with the objectives of the zone as the proposal will support services for the Wollongong University.

Clause 10 - Development requiring consent or for a temporary period

The development proposal requires consent.

Clause 15 - Development in Zone 5

Development may only be carried out with development consent on land within Zone 5 for the purpose specified on the map. The land is specified for 'educational' use. The proposal is therefore consistent with the clause 15.

Clause 26 - Development in flood prone land

The proposal has been referred to Council's Design section for comment and found to be acceptable.

Clause 27 - Protection of heritage items and heritage conservation areas

The site is located in proximity to the Illawarra Escarpment which is listed as a Heritage Item.

Draft Wollongong Local Environmental Plan 2009, exhibited 10 December 2008 identified the land as "Archaeological Site". The proposal has been referred to Council's Heritage officer for comment and found to be acceptable.

Clause 29A - Development affecting places or sites of known or potential Aboriginal heritage significance

The proposal has been referred to Council's Heritage officer for comment and found to be acceptable.

Clause 29B - Development affecting known or potential archaeological sites of relics of non-Aboriginal heritage significance

The proposal has been referred to Council's Heritage officer for comment and found to be acceptable.

Clause 29C - Development in the vicinity of a heritage items

The proposal has been referred to Council's Heritage officer for comment and found to be acceptable.

Clause 30 - Services

Servicing of the site has been taken into consideration in the application. Standard conditions would be imposed for a Section 73 Sydney Water Certificate, Integral Energy and Telecommunications service provider requirements to be satisfied prior to the issue of the Construction Certificate.

Clause 32 - Consideration of certain applications

This clause relates to the visual and traffic impact aspects of developments in relation to main roads and to roads generally within the vicinity of the development and it is considered the proposal is satisfactory in this regard.

Clause 34 - Tree preservation

There are trees proposed to be removed as part of this development proposal. Council's Landscape officer has assessed the proposed tree removal and has no objections subject to conditions and compensatory plantings.

Clause 40 - Suspension of certain laws etc.

This clause applies generally, but is not directly applicable to the proposal.

12 Wollongong Draft Local Environmental Plan 2009

The overall site is proposed to be zoned SP2 Infrastructure and E2 Special Activities pursuant to this plan. The proposal is located in the western portion of the site zoned SP2 Infrastructure and the purpose shown on the Land Zoning Map (Educational Establishment) is permitted with consent, including any development that is ordinarily incidental or ancillary to development for that purpose.

The objectives of the SP2 Zone are:

- *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 set aside land for the future provision of key infrastructure required to service development.*
- *To provide for key transport corridors.*

The proposal is consistent with the objectives of the zone as the proposal will support services for the Wollongong University.

13 Wollongong Development Control Plan 6 Commercial and Industrial Development

Development Control Plan No 6 - Commercial and Industrial Development applies to the proposal. The requirements of Part 2 have been considered and addressed under the assessment of the statutory requirements. The proposal complies with this part in so far as it relates to the development.

Part 3 contains the development standards which have been addressed below as they apply to the development.

Part 4 sets the context within which development is set and will be taken into account when assessing applications which have been addressed below as they apply to the development.

Part 1 – Statement of Environmental Effects (Commercial)

Criteria	Comment
Design and aesthetics	Satisfactory – complements existing buildings.
Relationship to adjoining development.	Satisfactory – complements existing buildings.
Orientation and energy conservation.	Satisfactory
Micro climate and weather protection.	Satisfactory
Overlooking and overshadowing.	Satisfactory
Landscape and paved areas.	Council's Landscape section has provided a satisfactory referral response in this regard.
Streetscape and visual interest.	Satisfactory
Pedestrian movement both to and through the site.	Council's Traffic section has provided a satisfactory referral response in this regard.
Traffic access and parking.	Access to the site is satisfactory however the proposal has a shortfall of parking. Council's Traffic section requested the Applicant to provide details of the provision of infrastructure for sustainable transport in lieu of the required parking. This information was satisfactorily provided as discussed above in section 4 of this report.
Waste removal.	Council's Traffic section has assessed the manoeuvrability of the site and provided a satisfactory referral response in this regard. A garbage truck would be able to enter and exit the site in a forward direction.
Collection, storage and disposal of recyclable materials.	The existing garbage/recycling facility adjacent to Building 30 would be utilised during Stage 1. An additional facility will be provided for Stage 2 as shown on the Site Plan (adjacent to the sub-station). The waste/recycling facilities are considered adequate to service the proposal.

Part 3 – Development Standards (Commercial)

Criteria	Comment
Design	Satisfactory – materials texture and colour complements existing buildings throughout the University.
Site areas	Satisfactory
Site coverage	Satisfactory
Floor space	Satisfactory
Transfer of development rights	N/A
Setbacks	Satisfactory
Higher buildings	Satisfactory – complements existing buildings within the campus. The Director General has granted concurrence to the building height over 11 metres.
Pedestrian paving	Council's Landscape sections have provided satisfactory referral responses in this regard.
Landscaping	Council's Landscape section has provided a satisfactory referral response in

	this regard.
Advertising structures	N/A

Planning for Traffic

Criteria	Comment
Site access	The site has adequate existing access for deliveries and waste vehicles and Council's Traffic section has provided a satisfactory referral response in this regard.
Parking	Council's Traffic section requested the Applicant provide details of the provision of infrastructure for sustainable transport in lieu of the required parking given there is a shortfall of parking. This information was satisfactorily provided as discussed above in section 4 of this report.
On-site circulation	Council's Traffic section has assessed the manoeuvrability of the site and provided a satisfactory referral response in this regard.
Dimensions	All car parking bays and internal aisle widths are to comply with Australian standards.

Land Constraints

Constraint	Comment
Flood	Council's Design section has provided a satisfactory referral response.
Landslip	N/A
Archaeology	The site is known to contain a heritage item - archaeology. Council's Heritage Officer has found the proposal to be acceptable.
Soil and Water	Council's Environment section has provided a satisfactory referral response in regards to erosion control and dust suppression methods.

Part 4 – Development Policies and Guidelines

Criteria	Comment
General Objectives	It is considered that the application complies with the objectives of planning for Wollongong City. In this regard the development will encourage economic diversification and growth of business and therefore increase employment within the designated area.
Retail Strategy	The objective of the retail strategy is to ensure that commercial centres are located and developed to a scale and standard which will suit the convenience of consumers, help optimise private and public investment, and provide a variety of employment opportunities. It is considered that the application satisfies the retail strategy component of the DCP. The subject site has been zoned for the subject use and complies with the planning controls. The exhibited Draft City Wide LEP 2009 proposes to retain the special use zoning enabling some commercial components provided there is a direct correlation with the activities of the University. The proposal is consistent with the desired future land use, built character and the objectives of the zone.
Employment Strategy	The subject site is appropriately zoned for the intended use and promotes employment opportunities within a highly accessible area. The proposed building is for research purposes therefore providing for employment within designated zone areas and satisfies this requirement.

Criteria	Comment
Objectives of zones	The proposal is consistent with the objectives of the 5(a) Special Uses Zone as discussed above.
Traffic objectives	Council's Traffic section has provided a satisfactory referral response.

14 Wollongong Combined City Wide and City Centre Section 94A Development Contributions Plan 2009

The proposal has been valued at \$24,884,000 and has been assessed against sections 7, 8 and 9 of the plan. Under Section 9(g) of the plan, 'an application for privately funded community infrastructure such as education facilities, universities and private hospitals' are exempt from the development contributions levy.

15 Wollongong Draft Development Control Plan 2009

There are no specific controls for the University contained within the Wollongong Draft Development Control Plan 2009.

16 Consultation

Notification Policy

The application was notified and advertised in the local newspaper in accordance with Council's "Development Assessment and Compliance Notification Policy". No submissions were received.

1.2 Referral to Independent Hearing and Assessment Panel (IHAP)

The application has been assessed against Council's IHAP Charter selection criteria and does not require referral to IHAP due to the required referral to the JRPP.

Internal Consultation

Stormwater /Design

This application has been assessed with respect to stormwater and flooding, and found to be unsatisfactory in its current form. However, further consideration will be given to this application subject to the following items being satisfactorily addressed:

- *A stormwater plan shall be provided which clearly indicates the drainage works required (including construction of new and decommissioning of existing drainage infrastructure) for each stage of the proposed development. Note all proposed retaining walls and drainage swales shall also be reflected on the plan(s).*
- *The stormwater plan shall clearly indicate how surface stormwater runoff will be prevented from entering the proposed basement car park and also how stormwater will be drained from the basement for each stage of the proposed development.*
- *Provision shall be made for an emergency stormwater overland flow path from both the existing driveway entry (servicing Building 30 car park) and the proposed driveway entry/ramp for each respective stage of the proposed development. The emergency stormwater overland flow path should not increase flooding impacts to any of the existing buildings on campus.*
- *Reference should be made to any flood mitigation measures undertaken in the vicinity of the proposed building since the storm damage encountered on campus in August 1998.*
- *Note the final draft of the UOW Stormwater Management Study – Masterplan Review has not been submitted to Council. It is suggested that this document is submitted for Council to undertake a detailed stormwater assessment.*

Following receipt of an amended Stormwater Concept Plan the application was found to be satisfactory subject to conditions.

Landscaping

Satisfactory subject to conditions.

Traffic

The Transport and Implementation Strategy completed by Cardno makes recommendations for actions. None of these actions have been committed to by the UoW. While it is noted that this plan is to be implemented within 5 years, a lot of the recommendations by Cardno are to investigate and monitor. In lieu of parking for increase GFA and students the UoW shall provide infrastructure to the equivalent value to improve sustainable transport to and from the university. Details of the facilities to be provided shall be submitted to Council for review.

Following receipt of additional information whereby the Applicant demonstrated that the University has spent over \$1 million over the last 12 months on sustainable transport implementation strategies. The proposal was found to be satisfactory subject to conditions.

Environment

Satisfactory subject to conditions.

Community Services

Satisfactory subject to the following:

- *The open playrooms with access to nappy change etc should be located on ground level.*
- *There should be direct access from parking area to the playgroup play area for parents.*
- *Further details should be submitted regarding the playgroup area and its functionality.*

A condition has been imposed for a detailed layout plan to be submitted to Council's Community Services for approval prior to the release of the Construction Certificate.

SCAT

Satisfactory subject to conditions.

Heritage

Satisfactory subject to conditions.

Geotechnical

Satisfactory subject to conditions.

External Consultation

Department of Planning

Reporting to Joint Regional Panel is required due to SEPP (Major Projects) 2005 cl. 13B (1) (a).

The Director General has granted concurrence to the proposed building height over 11 metres in relation to clause 139 (2) (b) of Illawarra Regional Environmental Plan 1986.

ATTACHMENTS

- 1 Recent Site Development History
- 2 Aerial Photographs/Maps
- 3 WLEP 1990 Zoning Map
- 4 Draft WLEP 2009 Zoning Map
- 5 Existing Site Plan
- 6 Proposed Site Plan
- 7 Elevations & Section Plan
- 8 Landscape Plan
- 9 Draft conditions
- 10 Site Photos

1. Recent Site Development History

App No.	App Description	Status	Decision
DA-2008/1266	Building 67 McKinnon building ground floor food area renovations and alterations	Complete	Sep 12 2008
DA-2008/557	Construction of stages 1 and 2 of the Illawarra Health and Medical Research Institute at the University of Wollongong	Complete	Jul 2 2008
DA-2008/929	Refurbishment of oval Number 1 - including floodlighting, grandstand and awning	Complete	Aug 22 2008
PC-2008/506	Stage 1 - Bulk excavation only	Complete	Jun 18 2008
PC-2008/685	Stage 2 - Multi purpose sports hall with basement carpark and mezzanine level inside sports hall	Complete	Aug 21 2008
PC-2008/863	Building 67 McKinnon building ground floor food area renovations and alterations	Complete	Oct 29 2008
PC-2008/933	Installation of front entrance sign	Complete	Nov 17 2008
PC-2008/966	Construction of stages 1 and 2 of the Illawarra Health and Medical Research Institute at the University of Wollongong - Stage 1a - early works package, including associated earth works, carpark construction and structural works up to first floor slab only.	Complete	Nov 28 2008
PL-2008/6	Illawarra Health and Medical Research Institute - Construction of a Clinical trials facilities and research labs/officers and support areas - three levels over parking - Stage 1 & 2	Complete	Mar 17 2008
TMO-2008/425	Remove 1x Tree	Complete	Mar 6 2008
CC-2009/124	Hope Theatre Internal Refurbishment	Complete	Nov 6 2009
CC-2009/83	Alterations and additions to building number 40 - University Of Wollongong	Complete	Oct 2 2009
DA-2007/1425/A	Multi purpose sports hall with basement carpark and mezzanine level inside sports hall - Modification A - modification to the wording of condition number 25 of development consent	Complete	Jul 13 2009
DA-2008/1649	Demolition of existing structure and construction of academic building at the University of Wollongong - Smart Infrastructure facility	Complete	Feb 18 2009
DA-2009/26	Retail tenancy and cafe refurbishment	Complete	Jan 30 2009
DA-2009/407	Alterations and additions to building number 40 - University Of Wollongong	Complete	May 14 2009
DA-2009/719	Hope Theatre Internal Refurbishment	Complete	Jun 30 2009
DE-2009/24	Liquor licence	Complete	Feb 6 2009

PC-2009/168	Construction of stages 1 and 2 of the Illawarra Health and Medical Research Institute at the University of Wollongong - Stage 1 b - Base building structure only	Complete	Apr 15 2009
PC-2009/343	Demolition of existing structure and construction of academic building at the University of Wollongong - Smart Infrastructure facility	Complete	May 14 2009
PC-2009/386	Construction of stages 1 and 2 of the Illawarra Health and Medical Research Institute at the University of Wollongong	Complete	Jul 2 2009
PC-2009/44	Inground concrete water tanks and associated reticulation only	Complete	Jan 22 2009
PC-2009/600	Construction of stages 1 and 2 of the Illawarra Health and Medical Research Institute at the University of Wollongong	Complete	Sep 14 2009
RO-2009/18	Occupy part of the road reserve for maintenance to Sydney Water man hole	Completed	Jan 29 2009
DA-2009/1128	Demolition of existing building and construction of academic and research building in two stages	Under Assessment	
DA-2009/1164	Provision of new vehicular and pedestrian access to University of Wollongong western carpark off Robsons Road	Under Assessment	
DA-2009/1189	Construction of student accommodation building with associated siteworks and services	Awaiting Information	
DA-2009/1236	Alterations and additions on the ground floor of the east wing of building 19 to accommodate the language centre and construct an adjacent and linked building (building 24) to provide common teaching areas, landscape upgrade and associated siteworks and services	Awaiting Information	
DA-2009/1424	Alterations and additions to Building 11 incorporating stage 1 & stage 2	Lodged	

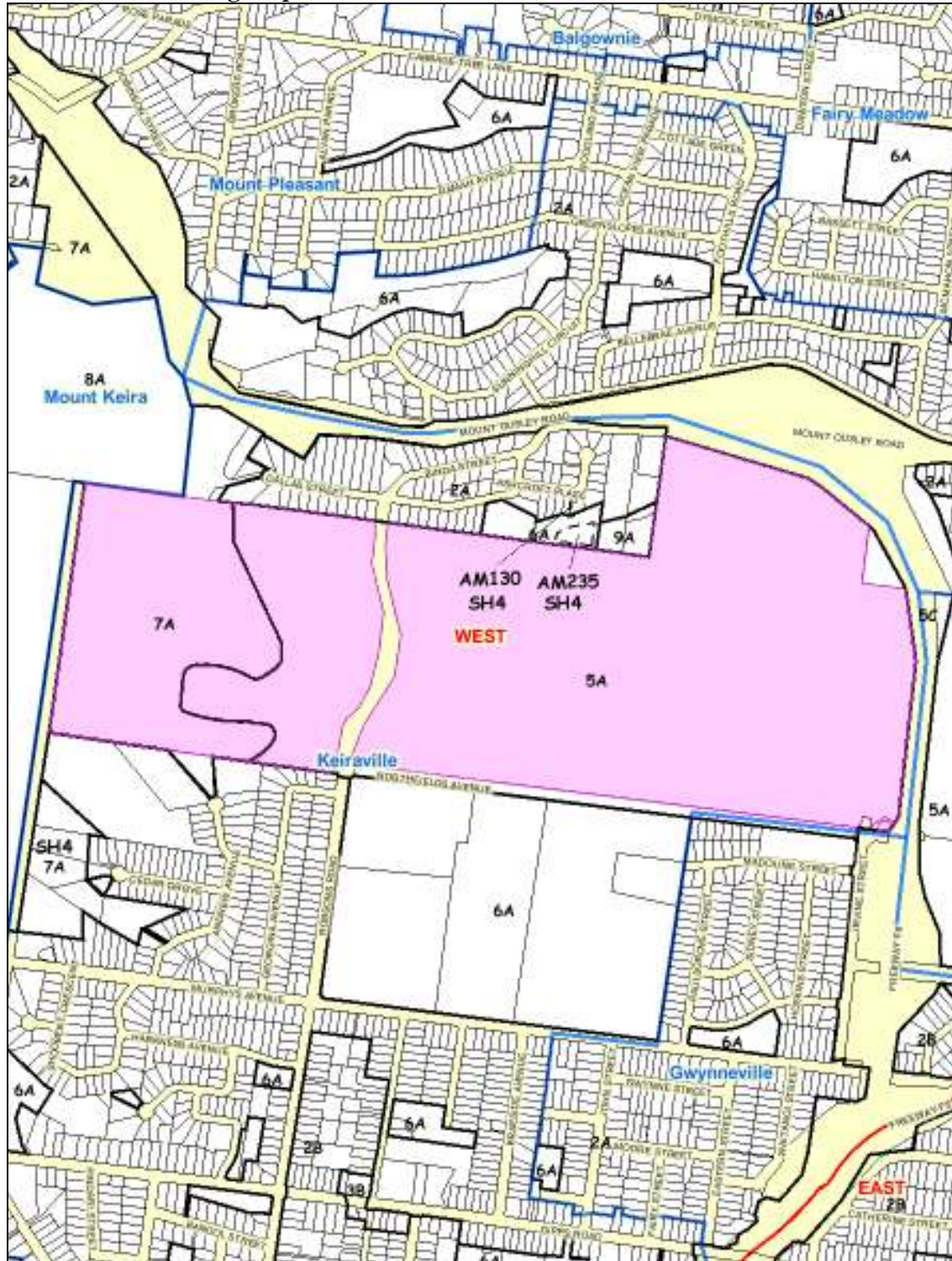
2. Aerial Map



2. Aerial Map of Development Site



3. WLEP 1990 Zoning Map



4. DWLEP 2009 Zoning Map



EXISTING AND PROPOSED 2000

EXISTING AND PROPOSED 1000

EXISTING AND PROPOSED 500

EXISTING AND PROPOSED 250

EXISTING AND PROPOSED 125

EXISTING AND PROPOSED 62.5

EXISTING AND PROPOSED 31.25

EXISTING AND PROPOSED 15.625

EXISTING AND PROPOSED 7.8125

EXISTING AND PROPOSED 3.90625

EXISTING AND PROPOSED 1.953125

EXISTING AND PROPOSED 0.9765625

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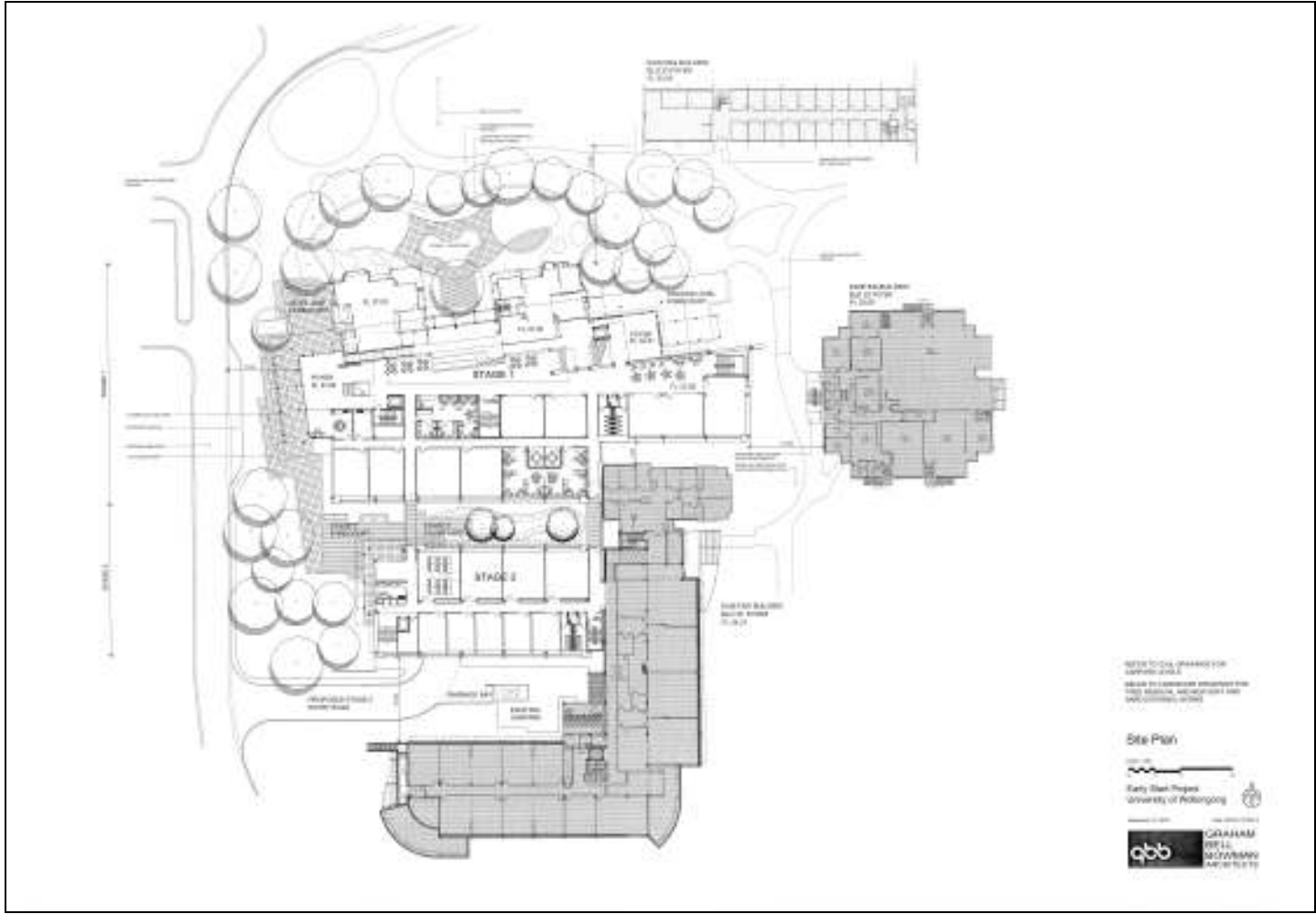
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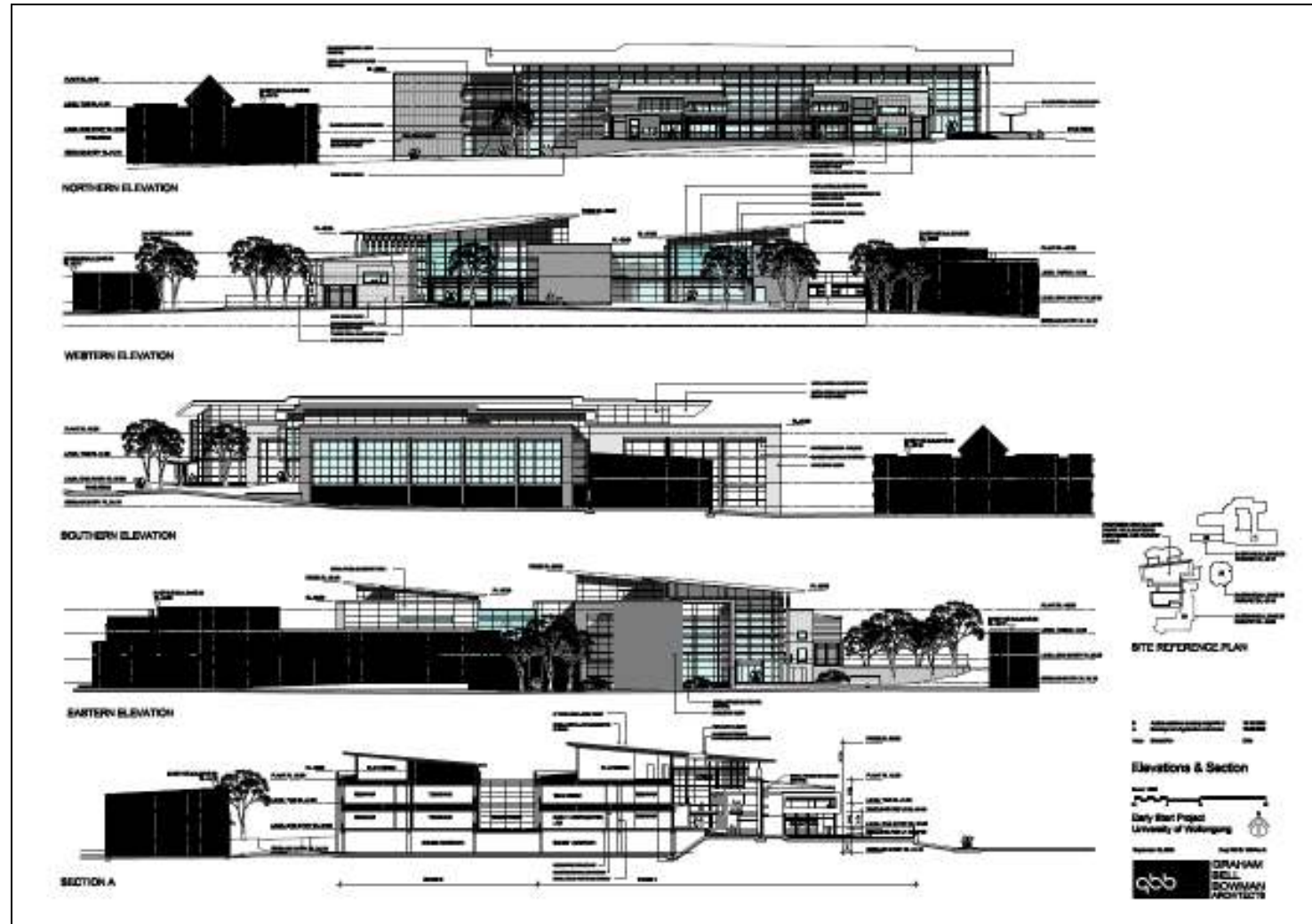
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EXISTING AND PRO

6. Proposed Site Plan



7.Elevations & Section



LANDSCAPE PLAN

LEGEND

PLANTING

TREES

SHRUBS

GROUND COVER

PAVING

WATER

IRRIGATION

PLANT SPECIES

1. *Platanus*

2. *Quercus*

3. *Pinus*

4. *Juniperus*

5. *Thuja*

6. *Yucca*

7. *Agave*

8. *Sansevieria*

9. *Dracaena*

10. *Philodendron*

11. *Monstera*

12. *Peperomia*

13. *Fittonia*

14. *Tradescantia*

15. *Aluminum Plant*

16. *Spider Plant*

17. *Boston Fern*

18. *Peace Lily*

19. *Calla Lily*

20. *Hydrangea*

21. *Rose*

22. *Camellia*

23. *Japanese Maple*

24. *Boxwood*

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9. Draft Conditions

General Matters

1) **Geotechnical**

- a) Foundation systems are to be designed for Class P soils with all footings pierced to underlying bedrock as recommended by the geotechnical consultant. Other foundation systems may be acceptable if supported by additional geotechnical advice.
- b) All work is to be in accordance with the geotechnical recommendations contained in the report dated 15 April 09 by Coffey Geotechnics and any subsequent geotechnical report required to address unanticipated conditions encountered during construction.
- c) All excavations need to be supported during and after construction particularly to protect adjoining property with nearby existing development.

2) **Trees to be Removed**

The developer has permission to remove Trees No., 20.7, 22.36, 22.37, 22.22 -25, 22.17 – 19, 22.21, 22.76, 22.76a, 22.71, 22.72, 22.75, 22.77, 22.80, 22.63, 22.62, 22.55, 22.94-98, 22.192 – 194, 22.117 - 118, 22.109, 22.134, 22.136, 22.113-115, 22.140, 22.160, 22.93, 22.206, as indicated on the submitted Arborist Report by Moore Trees, dated September 2009. No other trees or vegetation shall be removed without the prior written approval of council.

3) **Trees to be Retained**

The developer must retain Trees No. 19.75, 22.12, 22.14 – 22.16, 22.1, 22.2, 20.21, 22.35, 20.1 – 6, 20.8, 20.9, 22.186, 22.196, 22.176, 22.178, 22.180 - 182 as indicated on the submitted Arborist Report by Moore Trees, dated September 2009. The developer must carry out all recommendations as indicated on the submitted Arborist's Report, by Moore Trees, dated September 2009. In particular the Tree Protection Plan and specified Tree Protection Zones and Root Protection Zones shall be reflected on the Construction Certificate plans and any supporting documentation.

4) **Building Work - Compliance with the Building Code of Australia**

All building work must be carried out in compliance with the provisions of the Building Code of Australia.

5) **Construction Certificate**

A Construction Certificate must be obtained from Council or an Accredited Certifier prior to work commencing.

A Construction Certificate certifies that the provisions of Clauses 139-148 of the Environmental Planning and Assessment Amendment Regulations, 2000 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.

Note: The submission to Council of two (2) copies of all stamped Construction Certificate plans and supporting documentation is required within **two (2)** days from the date of issue of the Construction Certificate, in the event that the Construction Certificate is not issued by Council.

6) **Disability Discrimination Act 1992**

This consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992.

It is the responsibility of the applicant to guarantee compliance with the requirements of the Disability Discrimination Act 1992. The current Australian Standard AS1428.1 – Design for Access and Mobility is recommended to be referred for specific design and construction requirements, in order to provide appropriate access to all persons within the building.

7) **Separate Consent Required for Advertising Signage**

This consent does not authorise the erection of any advertising signage. Any such advertising signage will require separate Council approval, in the event that such signage is not “complying or

exempt development”, under Wollongong Development Control Plan No 1 – Complying Development or Wollongong Development Control Plan No 2. – Exempt Development.

8) **Occupation Certificate**

A final Occupation Certificate must be issued by the Principal Certifying Authority prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning and Assessment Act 1979, have been complied with as well as all of the conditions of the Development Consent.

9) Tree removal and protection must comply with Moore Trees Arborist Report submitted with the Development Application.

10) Separate Construction Certificates are to apply for each stage of the development.

Prior to the Issue of the Construction Certificate

11) **Internal Layout**

The Early Learning Model Area, Child Care Model Area and Playgroup Open Play area shall comply with Wollongong City Child Care Centres Development Control Plan 2006, DOCS Children Services Regulations 2004 and DOCS ‘Best Practice Guide’.

Detailed Floor Plans must to be submitted to Council’s Community Services Division for approval prior to the issue of the Construction Certificate.

12) **Scour Protection**

All stormwater overland flow paths must incorporate appropriate scour/erosion protection measures. The final details of the proposed scour protection measures shall be reflected on Construction Certificate plans.

13) **Drainage Design**

The developer must submit a detailed drainage design for each stage of the proposed development in accordance with Wollongong City Council’s Drainage Design Code (1994). This requirement shall be reflected on the Construction Certificate plans and supporting documentation.

14) **Existing/Proposed Levels**

Existing and proposed levels to Australian Height Datum (AHD), including floor, ground, grate, pipe inverts and pavement levels shall be shown on the detailed drainage design. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.

15) **Fire Safety Schedule**

When issuing a Construction Certificate, a certifying authority must attach a Fire Safety Schedule specifying all of the fire safety measures required for the building to ensure the safety of persons in the building in the event of fire.

16) **Disabled Access and Facilities**

The provision of disabled access throughout the development is required and shall be in compliance with the Building Code of Australia Part D3 “Access for People with Disabilities” and Australian Standard AS1428.1 (2001) - Design for Access and Mobility – Part 1 General Requirements for Access – Buildings. This requirement shall be reflected on the Construction Certificate plans.

17) The disabled access ramp(s) shall comply with Australian Standard AS1428.1 (2001) – Design for Access and Mobility – Part 1 General Requirements for Access – Buildings. This requirement shall be reflected on the Construction Certificate plans.

18) Signs incorporating the international symbol of access for disabled persons must be provided to identify each accessible:

- a) entrance;
- b) lift or bank of lifts;

- c) sanitary facility; and
- d) car space.

This requirement shall be reflected on the Construction Certificate plans and supporting documentation.

19) **Car Parking and Access**

The development shall make provision for a total of 49 car parking spaces. This requirement shall be reflected on the Construction Certificate plans. Any increase in car parking from the 49 spaces shown in the approved DA plans shall be dealt with via a section 96 modification to the development. The approved car parking spaces shall be maintained to the satisfaction of Council, at all times.

- 20) The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with Australian Standard AS2890.1 (1993), except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Construction Certificate plans.
- 21) Each disabled person's parking space must have a minimum dimension of 3.2 metres by 5.4 metres and be clearly marked and/or signposted, and be located to maximise accessibility to the building. A minimum 2.3 metres headroom height shall be provided throughout the car parking area to and from any proposed disabled parking space and a minimum headroom of 2.5m over the disabled space. This requirement shall be reflected on the Construction Certificate plans.
- 22) The main entry point to the building shall be in accordance with Australian Standard 1428.1 - 2001 Design for Access and Mobility - Part 1 General Requirements for Access - Buildings. The proposed pedestrian ramps within the car parking areas shall incorporate gradients (with suitable landing intervals) in accordance with the Australian Standard. The final design of the pedestrian ramps, including ramp gradients shall be reflected on the Construction Certificate plans.
- 23) The designated loading/unloading facility shall be kept clear for that purpose at all times. The designated loading/unloading facility shall be shown on the Construction Certificate plans.
- 24) Ramps for internal parking areas shall be designed in accordance with AS2890.1 - Parking Facilities - Off Street Car Parking. This requirement shall be reflected on the Construction Certificate plans.
- 25) A minimum headroom height shall be provided throughout the car parking and manoeuvring area in accordance with AS2890 series. The manoeuvring area for commercial vehicles shall comply with AS2890.2 and the general car parking and associated areas shall comply with AS2890.1. This requirement shall be reflected on the Construction Certificate plans.
- 26) Gradients of ramps and access driveways shall be provided in accordance with Australian Standard AS2890.1 (1993) - Off Street Car Parking. This requirement shall be reflected on the Construction Certificate plans.
- 27) Overflow paths must be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the University of Wollongong Campus and also the contributing upslope catchment. Blocked pipe situations with 1 in 100 year ARI events must be incorporated in the design. Overflow paths must also be provided in low points and depressions. This requirement shall be reflected on the Construction Certificate plans prior to the release of the Construction Certificate.
- 28) The depth and location of all services (ie gas, water, sewer, electricity, telephone, traffic lights, etc) must be ascertained and reflected on the Construction Certificate plans and supporting documentation.
- 29) Details of the proposed pits and the connecting pipeline to the existing on-site drainage system shall be provided in conjunction with the detailed drainage design for the site. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.

- 30) **Landscaping**
The submission of a final Landscape Plan in accordance with the requirements of Wollongong City Council Landscape Technical Policy No 98/4 and in accordance with the approved Landscape Plan (ie as part of this consent) for the approval by the Principal Certifying Authority, prior to the release of the Construction Certificate.
- 31) The provision of common tap(s) and/or an irrigation system is required to guarantee that all landscape works are adequately watered. The location of common taps and/or irrigation system must be indicated on the Landscape Plan for the Construction Certificate, as detailed in the Wollongong City Council Landscape Technical Policy No 98/4. This requirement shall be reflected on the Landscape Plan prior to the release of the Construction Certificate.
- 32) The submission of certification from a suitably qualified and experienced landscape designer and drainage consultant to the Principal Certifying Authority prior to the release of the Construction Certificate, confirming that the landscape plan and the drainage plan are compatible.
- 33) The implementation of a landscape maintenance program in accordance with the approved Landscape Plan for a minimum period of 12 months to ensure that all landscape work becomes well established by regular maintenance. Details of the program must be submitted with the Landscape Plan to the Principal Certifying Authority prior to release of the Construction Certificate.

Prior to the Commencement of Works

- 34) **Appointment of Principal Certifying Authority**
Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:
- a) Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment. irrespective of whether Council or an accredited private certifier is appointed (if Council is nominated as the PCA please use the attached form) and
 - b) notify Council in writing (on the attached form) of their intention to commence the erection of the building (at least two days notice is required).

The Principal Certifying Authority must determine when inspections and compliance certificates are required.

- 35) **Sign – Supervisor Contact Details**
Before commencement of any work, a sign must be erected in a prominent, visible position:
- a) stating that unauthorised entry to the work site is not permitted;
 - b) showing the name, address and telephone number of the Principal Certifying Authority for the work; and
 - c) showing the name and address of the principal contractor in charge of the work site and a telephone number at which that person can be contacted at any time for business purposes.

This sign shall be maintained while the work is being carried out and removed upon the completion of the construction works.

- 36) **Temporary Toilet/Closet Facilities**
Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must be:

- a) a standard flushing toilet; and
- b) connected to either:
 - i) the Sydney Water Corporation Ltd sewerage system or
 - ii) an accredited sewage management facility or
 - iii) an approved chemical closet.

The toilet facilities shall be provided on-site, prior to the commencement of any works.

37) **Structural Engineer's Details**

Structural engineer's details for all structurally designed building works such as reinforced concrete footings, reinforced concrete slabs and structural steelwork must be submitted to the Principal Certifying Authority, prior to the commencement of any works on the site.

38) **Enclosure of the Site**

The site must be enclosed with a suitable security fence to prohibit unauthorised access, to be approved by the Principal Certifying Authority. No building work is to commence until the fence is erected.

39) **Demolition Works**

The demolition of the existing buildings shall be carried out in accordance with Australian Standard AS2601 (2001): The Demolition of Structures or any other subsequent relevant Australian Standard and the requirements of the NSW WorkCover Authority.

No demolition materials shall be burnt or buried on-site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road. Any unforeseen hazardous and/or intractable wastes shall be disposed of to the satisfaction of the Principal Certifying Authority. In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

40) **Consultation with NSW WorkCover Authority**

Prior to any work commencing on the site it is the responsibility of the owner to contact NSW WorkCover Authority in writing in respect to any demolition or use of any crane, hoist, plant or scaffolding.

41) **Waste Management**

The developer must provide an adequate receptacle to store all waste generated by the development pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and reusable materials.

42) **Site Management Program – Sediment and Erosion Control Measures**

A site management program incorporating all sediment and erosion control measures (eg cleaning of sediment traps, fences, basins and maintenance of vegetative cover) is to be initiated prior to the commencement of any demolition, excavation or construction works and maintained throughout the demolition, excavation and construction phases of the development.

43) **Supervising Arborist – Tree Inspection and Installation of Tree Protection Measures**

Prior to the commencement of any demolition, excavation or construction works, the supervising arborist must certify in writing that tree protection measures have been inspected and installed in accordance with the arborist's recommendations and relevant conditions of this consent.

44) The depth and location of all services (ie stormwater, gas, water, sewer, electricity, telephone, etc) must be ascertained and reflected on the plans and supporting documentation issued for construction.

45) These plans should be presented to Sydney Water for their specific requirements.

During Demolition, Excavation or Construction

46) **Stormwater to Existing**

Stormwater from the development must be piped to the existing on-site stormwater drainage system.

- 47) **Pipe Connection**
All stormwater pipe connections to existing pits must be constructed flush with the pit wall in accordance with good engineering practice. The developer must ensure that the condition of the pit is not compromised and that the service life of the pit is not reduced as a result of the connection.
- 48) Prior or during the demolition of the existing structures all the contaminated materials including asbestos contaminated materials, roof dust, lead containing paints, PCBS to be removed and disposed of by an Accredited Hygienist, according to recommendations by Heggies Pty Ltd Report No 60-1762-HMR-R1
- 49) **Supervision of Engineering Works**
All engineering works associated with the development are to be carried out under the supervision of a practicing civil engineer.
- 50) **No Adverse Run-off Impacts on Adjoining Properties**
The design of the development shall ensure there are no adverse effects to adjoining buildings or upon the proposed building footprint as a result of flood or stormwater run-off. Attention must be paid to ensure adequate protection for buildings against the ingress of surface run-off.
- 51) **Re-direction or Treatment of Stormwater Run-off**
Allowance must be made for surface run-off from adjoining land. Any redirection or treatment of that run-off must not adversely affect any other building.
- 52) **Copy of Consent to be in Possession of Person carrying out Tree Removal**
The applicant/developer must ensure that any person carrying out tree removal/vegetation clearance is in possession of this development consent and/or the approved landscape plan, in respect to the trees/vegetation which have/has been given approval to be removed in accordance with this consent.
- 53) **Restricted Hours of Work (not domestic residential scale)**
The developer must not carry out any work other than emergency procedures to control dust or sediment laden runoff outside the hours of 7.00 am to 5.00 pm, Monday to Friday and 7 am to 1.00 pm Saturdays without the prior written consent of the Principal Certifying Authority and Council.
- No work is permitted on public holidays, Sundays or the Saturday adjacent to public holidays on Mondays or Fridays.
- Any request to vary these hours shall be submitted to the **Council** in writing detailing:
- a) the variation in hours required;
 - b) the reason for that variation;
 - c) the type of work and machinery to be used.
- Note:** The developer is advised that other legislation may control the activities for which Council has granted consent including but not limited to the Protection of the Environment Operations Act 1997. Developers must note that EPA Environmental Noise manual restricts use of power tools (electronic or pneumatic) to between the hours of 7.00 am to 5.00 pm Mondays to Fridays and 8.00 am to 4.00 pm on Saturdays.
- 54) The developer must carry out work at all times in a manner which will not cause a nuisance, by the generation of unreasonable noise, dust or other activity, to the owners and/or occupiers of adjoining and adjacent land.
- 55) The lighting of the premises must be directed so as not to cause nuisance to the owners or occupiers of adjoining premises or to motorists on adjoining or nearby roads.
- 56) Building operations such as brick cutting, the washing of tools or paint brushes, or other equipment and the mixing of mortar must not be carried out on the roadway or public footpath or any other locations which could lead to the discharge of materials into the stormwater drainage system or natural watercourse.

- 57) Trucks which are entering and leaving the premises and carrying loads must be sealed or covered at all times, except during loading and unloading.

Prior to the Issue of the Occupation Certificate

- 58) **Drainage - WAE**
The developer shall obtain written verification from a suitably qualified civil engineer, stating that all stormwater drainage and related work has been constructed in accordance with the approved plans. In addition, full works-as-executed plans, prepared and signed by a Registered Surveyor must be submitted. These plans must include levels and location for all drainage structures and works, buildings (including floor levels) and finished ground and pavement surface levels. This information must be submitted to the Principal Certifying Authority prior to the issue of the final occupation certificate and use of the development.
- 59) **Fire Safety Certificate**
A Fire Safety Certificate must be issued for the building prior to the issue of an Occupation Certificate. As soon as practicable after a Fire Safety Certificate is issued, the owner of the building to which it relates:
- a) Must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades, and
 - b) must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.
- 60) The developer must make compensatory provision for the trees required to be removed as a result of the development. In this regard, forty five 100 litre container mature plant stock shall be placed within the development proposal landscaped areas. The species are to be Illawarra endemic species.

Operational Phases of the Development/Use of the Site

- 61) **Waste Collection**
Waste collection at the designated waste collection point is to occur between the hours of 7pm and 7am.
- 62) **Storage of Goods and Materials**
All goods, materials and equipment shall be stored within the building and no part of the land shall be used for purposes of storage.
- 63) **Fire Safety Measures**
All new and existing fire safety measures shall be maintained in working condition, at all times.
- 64) **Loading/Unloading Operations/Activities**
All loading/unloading operations are to take place at all times wholly within the confines of the site.
- 65) Noise from the proposed development at fully functional stage must comply with recommendation of Day Design Pty Ltd Report No 4111.
- 66) Stormwater run-off from compounded car park lots must be treated to remove suspended solids, oil and grease and heavy metals prior to discharge into the Council drains or any natural receiving waterways.

Site Photos



Building 21 to be demolished



Western bay of Building 38 to be demolished



Western bay of Building 38 to be demolished



View to Building 30 and Stage 1 carpark



Building 30 to be retained



Building 30 to be retained