

JRPP No.	2011STH007
DA No.	DA-2011/163
Proposal	Two (2) storey research building encompassing exhibition space, education training, academic office, flexi research space and speciality high bay laboratories
Property	Innovation Campus, No.68 Squires Way, North Wollongong NSW 2500 - Lot 200 DP 1127540
Applicant	University of Wollongong
Responsible Team	City Planning – City Centre & Major Development Team

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.

Wollongong City Council seeks the Joint Regional Planning Panel's concurrence to permit Council to exercise its delegation to determine the application as enabled under section 23(1B) of the *Environmental Planning and Assessment Act 1979* via Schedules 1, 2 and 3 as the Wollongong Innovation Campus (iC) is an identified 'area' in accordance with the NSW Department of Planning letter dated 13 December 2010. In this regard Council has no identified 'interest' in the application, nil (0) submissions were received during the exhibition period and that the assessment report recommends conditional approval to the proposal.

Council's intention to seek the Joint Regional Planning Panel's concurrence to permit Council to exercise its delegation to determine the application was originally discussed with the Panel members at the application's briefing session conducted at Council on 5 April 2011. The matter was again further discussed with the Panel members at a subsequent Joint Regional Planning Panel briefing session held at Council on 10 June 2011.

Proposal

The application seeks approval for the construction of a Sustainable Building Research Centre (SBRC) consisting of a two (2) storey building encompassing exhibition space, education training, academic offices, flexi research space and speciality high bay laboratories to be located within the existing University of Wollongong Innovation Campus for which there is an approved Masterplan.

Permissibility

The site is zoned SP1 Special Activities – Innovation Campus pursuant to Wollongong Local Environmental Plan (WLEP) 2009 and the proposed development is permissible in the zone with development consent.

Consultation

The application was notified in accordance with Council's Notification Policy and nil (0) submissions were received.

Internal Council Divisions provided satisfactory referral advice subject to either conditions or with nil (0) conditions required.

External referrals were not required due to the background reports of the Masterplan.

Main Issues

Nil (0) issues identified

Conclusion

This application has been assessed having regard to the Heads of Consideration under Section 79C(1) of the Environmental Planning and Assessment Act 1979 and the provisions of all relevant controls and policies.

The proposed construction of a Sustainable Building Research Centre (SBRC) consisting of a two (2) storey research building encompassing exhibition space, education training, academic office, flexi research space and speciality high bay laboratories responds positively to the site topography and is of an appropriate scale, building orientation, massing and architectural form in relation to the existing University of Wollongong Innovation Campus development. The landscaping for the development will be consistent with the high quality of existing landscaping established on the Wollongong Innovation Campus and that the proposed development will further reinforce the Campus environment precinct.

The application was notified in accordance with Council's Notification Policy and nil (0) submissions were received.

In addition, all relevant referrals sent to internal Council divisions have responded by raising no significant concerns and have provided satisfactory comments including conditions of development consent.

RECOMMENDATION

It is recommended that approval be granted to DA-2011/163 subject to the draft conditions of consent attached to this report.

1. APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the development:

- State Environmental Planning Policies:
 - SEPP 64 – Advertising and Signage
 - SEPP 71 – Coastal Protection
 - SEPP (Major Development) 2005
 - SEPP 55 – Remediation of Land
- Local Environmental Planning Policies:
 - Wollongong Local Environmental Plan (WLEP) 2009
- Development Control Plans:
 - Wollongong Section 94A Development Contributions Plan 2010
 - Wollongong Development Control Plan 2009

1.2 PROPOSAL

The application seeks approval for the construction of a Sustainable Building Research Centre (SBRC) consisting of a two (2) storey research building encompassing exhibition space, education training,

academic offices, flexi research space and speciality high bay laboratories to be located at the existing University of Wollongong Innovation Campus for which there is an approved Masterplan.

Project Vision

The SBRC vision is to deliver evidence-based practice in sustainable building technologies and design for southern hemisphere environments, focusing on retro-fitting (as tackling the inefficiencies in existing building stock is a better use of resources than focusing on new buildings alone).

Building Elements

The SBRC elements contain 5 core components:

Public Lobby / Exhibition	A public entry space containing exhibits related to sustainability and research work undertaken within the facility
Education / Training	An education and training facility contiguous with the entry foyer
Academic Office	Shared and collaborative work space for academics, researchers, post grad student and parties partnering with the University on research projects
Flexi-space	Three flexible research spaces configured to facilitate collaborative research work environments
Specialty High Bays Laboratories	A series of spaces scaled appropriately to facilitate larger scale research/experimentation

Building Form

The 2,600 square metre facility is divided in to two distinct built-forms linked via a central circulation spine. They are orientated north/south and separated from one another to provide an abundance of natural light and ventilation, whilst also actively engaging a landscape corridor which links the wetlands immediately west of the site to Puckley's Estate in the east.

The southern 1700m² two storey building contains the entry to the facility and contains all uses other than the Specialty Laboratories. It is highly transparent and inviting to the campus public domain. Its predominant built-form is a cantilevered roof which provides extensive shading both to the east and west, as well as its long north facade.

The northern 900m² building is a single storey volume housing the Specialty Laboratories. It is serviced from an adjacent roadway immediately to its north. Its distinctive roof-profile creates identity to both the Campus and Squires way. It includes a significant energy generation 'armature' which including photovoltaic cells, wind turbines and research opportunities.

The proposal carefully integrates its surrounding substantial landscape amenity. Its character is responsive to this, and its broader coastal environment. The building is also characterised by its use as a research facility in building sustainability - passive, active and experimental sustainability strategies are all demonstrated on its envelope.

The form and scale is consistent with the objectives of the approved Master Plan and the buildings completed to date and currently under construction.

The palette of materials used is a selection of neutral colours and finishes that will suit the existing surrounding buildings, the Master Plan objectives and its immediate coastal environment.

1.3 BACKGROUND

The subject site has been conceptually approved as an Innovation Campus Masterplan for the University of Wollongong (Council and the Department of Planning 17 March 2004).

The Science Centre and Student Accommodation (in the northern extremity of the site) were in existence prior to the Master Plan.

Stage 1 and Stage 2 Infrastructure and four new buildings, iC Central, Australian Institute of Innovative Materials (AIIM), Digital Media Centre/Sydney Business School (DMC/SBS) and the Institute for Transnational & Maritime Security (ITAMS) have been constructed. The Australian Institute of Innovative Materials – Processing and Devices (AIIM-PD) and the Commercial Building 1 (CB1) have been approved and are presently under construction on the site.

The Masterplan enables staged development on the site with required reviews to be undertaken at intervals not exceeding five years. Reviews to the Masterplan are also required when total development reaches 45,000 square metres (Stage 1), 75,000 square metres (Stage 2) and 105,000 square metres (Stage 3). Total development for the site is restricted to 135,000 square metres only.

The first review of the Innovation Campus Master Plan Gross Floor Area (GFA) contained in the Master Plan for the Innovation Campus is due at 45,000m² GFA and both the applicant and Council are currently engaged in discussions for the Stage 1 review.

The applicant has indicated that development at the Innovation Campus is now at a GFA of 57,897m² (including the proposed Sustainable Building Research Centre (SBRC) = 2,600m²) however the following Gross Floor Area for the existing building are to be deducted from the overall calculation

- Campus East Student Accommodation = 10,843m²
- Science Centre = 2,010m²

The total GFA with this current proposal is now at 45,000m² GFA and therefore the first review is currently underway with negotiations between Wollongong City Council and the University of Wollongong.

1.4 SITE DESCRIPTION

The site is located at the University of Wollongong Innovation Campus, No.68 Squires Way, North Wollongong. The site is registered as Lot 200 DP 1127540 and has been progressively developed as an Innovation Campus since May 2005.

The proposed development site is located centrally within the campus and is bounded by Campus East to the north, Squires Way to the east, The Science Centre to the south and the campus's main pedestrian spine to the west.

Site constraints

Council records list the site as being affected by the following constraints:

- filled land
- acid sulphate soils
- flooding
- bushfire

- road widening proposals
- Heritage item
- 88b restrictions for various easements located within the Innovation Campus site
- an easement for electricity and access purposes is located to the north and adjacent to the proposed development site

Within the Masterplan for the site reports for Bushfire Hazard, Heritage matters (both European and Aboriginal), Geotechnical (Acid Sulphate soils, Site Remediation), Stormwater and Flood hazard, Flora and Fauna, Water Sensitive Design, Transport Study, SEPP 71 and DWE/DECC (riparian corridor restoration for Cabbage Tree Creek) matters have all been addressed.



Figure 1: Aerial photograph

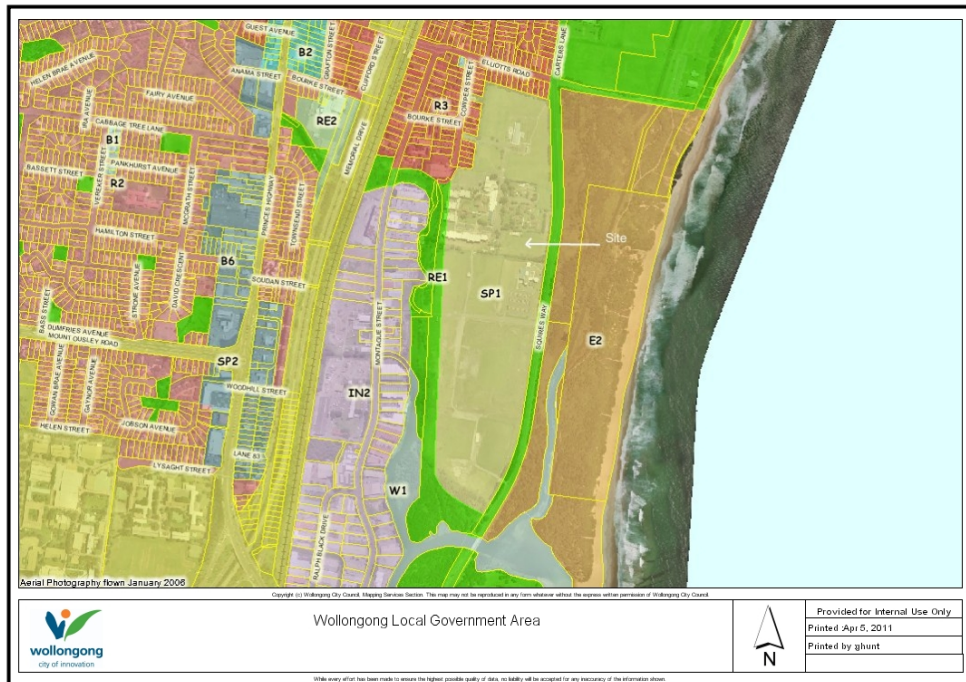


Figure 2: WLEP 2009 zoning map

1.5 CONSULTATION

1.5.1 INTERNAL CONSULTATION

Geotech

Council's Geotechnical Division provided satisfactory referral advice subject to conditions.

Stormwater

Council's Stormwater Drainage Division provided satisfactory referral advice subject to conditions.

Landscaping

Council's Landscape Division provided satisfactory referral advice subject to conditions.

Traffic

Council's Traffic Division provided satisfactory referral advice subject to conditions.

Strategic

Council's Strategic – Land Use Division provided satisfactory referral advice with nil (0) conditions required. Land Use Planning notes that work has commenced on the master plan and that the matter is being dealt with by the Director of Planning and Environment.

Heritage

Council's Heritage Division provided satisfactory referral advice with nil (0) conditions required.

Environment

Council's Environment Division provided satisfactory referral advice subject to conditions.

Safe Community Action Team (SCAT)

Council's Safe Community Action Team (SCAT) provided satisfactory referral advice subject to conditions.

1.5.2 EXTERNAL CONSULTATION

New South Wales Department of Planning and Infrastructure

Reporting to the Joint Regional Planning Panel (JRPP) is required due to the SEPP (Major Projects) 2005 Clause 13 B (1) (a).

New South Wales Rural Fire Service (RFS)

Referral not required due to the background reports of the Masterplan.

New South Wales Roads and Traffic Authority (RTA)

Referral not required due to the background reports of the Masterplan.

New South Wales Department of Primary Industries (Office of Water)

Referral not required due to the background reports of the Masterplan.

New South Wales Department of Premier and Cabinet (Department Environment and Climate Change)

Referral not required due to the background reports of the Masterplan.

2. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

SECTION 79C ASSESSMENT

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) *the provisions of:*
 - (i) *any environmental planning instrument, and*
 - (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) *any development control plan, and*
 - (iiia) *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, and*
 - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates, (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

These matters are addressed below.

2.2 SECTION 79C 1(A)(I) ANY ENVIRONMENTAL PLANNING INSTRUMENT

2.2.1 STATE ENVIRONMENTAL PLANNING POLICY NO. 64 – ADVERTISING AND SIGNAGE

Whilst the SEPP applies to the site there are no matters requested that would involve the SEPP as the current application does not propose any signage.

2.2.2 STATE ENVIRONMENTAL PLANNING POLICY NO. 71 – COASTAL PROTECTION

The development is not located on the coastal foreshore and does not involve substantial construction works. The land does not form part of the coastal foreshore or provide public access to recreation areas. No significant flora or fauna are affected by the proposal. No overshadowing or loss of views is anticipated.

2 Aims of Policy

- (a) *to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast, and*
- (b) *to protect and improve existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore, and*
- I *to ensure that new opportunities for public access to and along coastal foreshores are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore, and*

- (d) *to protect and preserve Aboriginal cultural heritage, and Aboriginal places, values, customs, beliefs and traditional knowledge, and*
- (e) *to ensure that the visual amenity of the coast is protected, and*
- (f) *to protect and preserve beach environments and beach amenity, and*
- (g) *to protect and preserve native coastal vegetation, and*
- (h) *to protect and preserve the marine environment of New South Wales, and*
- (i) *to protect and preserve rock platforms, and*
- (j) *to manage the coastal zone in accordance with the principles of ecologically sustainable development (within the meaning of section 6 (2) of the Protection of the Environment Administration Act 1991), and*
- (k) *to ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area, and*
- (l) *to encourage a strategic approach to coastal management.*

8. Matters for consideration

The matters for consideration are the following:

Matters for consideration	Comment
(a) the aims of this Policy set out in clause 2,	The proposal is not expected to have any negative impacts on the coastal environment and is consistent with the objectives outlined in Clause 2.
(b) existing public access to and along the coastal foreshore for pedestrians or persons with a disability should be retained and, where possible, public access to and along the coastal foreshore for pedestrians or persons with a disability should be improved,	The proposal will not affect access to the coastal foreshore.
(c) opportunities to provide new public access to and along the coastal foreshore for pedestrians or persons with a disability,	The site is not in close proximity to the coastal foreshore.
(d) the suitability of development given its type, location and design and its relationship with the surrounding area,	The proposal complies with Council's planning requirements and is consistent with the zone. There are not expected to be any negative impacts on the amenity of the locality and the proposal is considered to be suitable for the location.
(e) any detrimental impact that development may have on the amenity of the coastal foreshore, including any significant overshadowing of the coastal foreshore and any significant loss of views from a public place to the coastal foreshore,	The proposal is not expected to detrimentally affect the coastal foreshore.
(f) the scenic qualities of the New South Wales coast, and means to protect and improve these qualities,	The proposal is not expected to impact on the scenic values of the NSW coast.
(g) measures to conserve animals (within the meaning of the Threatened Species Conservation Act 1995) and plants (within the meaning of that Act), and their habitats,	No significant flora or fauna are affected by the proposal.
(h) measures to conserve fish (within the meaning of Part 7A of	There are not expected to be any

	the Fisheries Management Act 1994) and marine vegetation (within the meaning of that Part), and their habitats	negative impacts on fish or marine vegetation and their habitats.
(i)	existing wildlife corridors and the impact of development on these corridors,	No wildlife corridors are impacted by the proposal.
(j)	the likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards,	The proposal is not expected to impact on or be affected by any coastal processes or hazards.
(k)	measures to reduce the potential for conflict between land-based and water-based coastal activities,	The proposal is not expected to result in any conflicts between land and water based coastal activities.
(l)	measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals,	The proposal is not expected to impact on any items of cultural importance.
(m)	likely impacts of development on the water quality of coastal waterbodies,	The proposal is not expected to impact on the water quality of any coastal waterbodies.
(n)	the conservation and preservation of items of heritage, archaeological or historic significance,	No items of heritage, archaeological or historic significance are affected by the proposal.
(o)	only in cases in which a council prepares a draft local environmental plan that applies to land to which this Policy applies, the means to encourage compact towns and cities,	Not applicable.
(i)	the cumulative impacts of the proposed development on the environment, and	There are not expected to be any negative cumulative impacts from the proposal.
(ii)	measures to ensure that water and energy usage by the proposed development is efficient.	The proposal will not result in excessive energy or water usage.

Comment

The application is considered to be consistent with the aims of this policy and there are no significant issues identified in regards to the matters for consideration.

2.2.3 STATE ENVIRONMENTAL PLANNING POLICY (MAJOR DEVELOPMENT) 2005

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.

Wollongong City Council seeks the Joint Regional Planning Panel's concurrence to permit Council to exercise its delegation to determine the application as enabled under section 23(1B) of the *Environmental Planning and Assessment Act 1979* via Schedules 1, 2 and 3 as the Wollongong Innovation Campus (iC) is an identified 'area' in accordance with the NSW Department of Planning letter dated 13 December 2010. In this regard Council has no identified 'interest' in the application, nil (0) submissions were received during the exhibition period and that the assessment report recommends conditional approval to the proposal.

Council's intention to seek the Joint Regional Planning Panel's concurrence to permit Council to exercise its delegation to determine the application was originally discussed with the Panel members at the

application's briefing session conducted at Council on 5 April 2011. The matter was again further discussed with the Panel members at a subsequent Joint Regional Planning Panel briefing session held at Council on 10 June 2011.

2.2.4 STATE ENVIRONMENTAL PLANNING POLICY NO.55 – REMEDIATION OF LAND

7 Contamination and remediation to be considered in determining development application

- (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.*
- (2) *Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.*
- (3) *The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.*
- (4) *The land concerned is:*
 - (a) *land that is within an investigation area,*
 - (b) *land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,*
 - (c) *to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:*
 - (i) *in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and*
 - (ii) *on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).*

Comment

Council's records identify the land – Contaminated Land Management Act – Not Affected.

The land is considered to be in a satisfactory state for the proposed development due to the background reports of the Masterplan.

2.2.5 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Clause 1.8A Savings provision relating to pending development approvals

This matter is considered not applicable to this development.

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the land as being zoned SP1 Special Activities – Innovation Campus.

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

Zone SP1 Special Activities

1 Objectives of zone

- *To provide for special land uses that are not provided for in other zones.*
- *To provide for sites with special natural characteristics that are not provided for in other zones.*
- *To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.*

The proposal is satisfactory with regards to the above objectives.

The land use table permits the following uses in the zone.

2 Permitted without consent

Building identification signs; Business identification signs

3 Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Advertisements; Advertising structures; Child care centres; Community facilities; Information and education facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor)

4 Prohibited

Any development not specified in item 2 or 3

The site is zoned SP1 Special Activities – Innovation Campus pursuant to Wollongong Local Environmental Plan (WLEP) 2009 and the proposed development is permissible in the zone with development consent.

Clause 1.4 Definitions

Wollongong Local Environmental Plan 2009 identifies the “*The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose*” as land being within the Wollongong innovation campus on the Wollongong Innovation Campus Map.

Part 4 Principal development standards

Clause 4.3 Height of buildings

The proposed building height of 11.4 metres (i.e RL 16.8 metres) does not exceed the maximum of 24 metres permitted for the site.

Proposed building height

The building has three distinct volumes of varying heights. The floor to floor height is 3.9m from Ground to Level 1. The building has a ‘top of eave’ height at its highest point of is RL 16.8, 11.4m above natural ground level.

Proposed rooftop structures

Future roof top testing kit will be located on the high bay roof and will not exceed RL16.8.

Floor Level

Ground floor level is AHD5.4. This is equal to the approved Master Plan minimum habitable floor level. Adjacent finished ground levels will be in the range of AHD RL4.5 to RL5.4 and within the Master Plan requirement of maximum 1,500mm height difference between finished ground levels and the first habitable floor.

Clause 4.4 Floor space ratio

The Masterplan enables staged development on the site with required reviews to be undertaken at intervals not exceeding five years. Reviews to the Masterplan are also required when total development reaches 45,000 square metres (Stage 1), 75,000 square metres (Stage 2) and 105,000 square metres (Stage 3). Total development for the site is restricted to 135,000 square metres only.

The applicant has identified that development at the Innovation Campus is now at a GFA of 57,897m² (including the proposed Sustainable Building Research Centre (SBRC) = 2,600m²) however the following Gross Floor Area for the existing building are to be deducted from the overall calculation

- Campus East Student Accommodation = 10,843m²
- Science Centre = 2,010m²

The total GFA with this current proposal is now at 45,000m² GFA and therefore the first review is currently underway with negotiations between Council and the University of Wollongong.

Clause 4.6 Exceptions to development standards

This matter is considered not applicable to this development.

Miscellaneous provisions

Clause 5.5 Development within the coastal zone

Council's Ocean Inundation Extent maps up until the year 2100 indicate that the proposed development site is not impacted upon by Ocean Inundation.

(Also refer to Section 2.2.2 of this report above regarding the assessment of the State Environmental Planning Policy No.71 (SEPP 71) – Coastal Protection).

Clause 5.6 Architectural roof features

The architectural roof features for the proposed development complies with this clause.

Clause 5.9 Preservation of trees or vegetation

The application has been assessed by Council's Environment Division and Council's Landscape Division in relation to the preservation and the management of trees and vegetation and the suitability of the site for the development. Appropriate conditions have been recommended.

Clause 5.10 Heritage conservation

No heritage items will be impacted upon by the proposal which was referred to Council's Heritage Division for comment and found to be acceptable

Clause 5.11 Bush fire hazard reduction

The background reports regarding bushfire management matters were incorporated into the documentation of the Masterplan approval process which have been accepted.

Local provisions – general

Clause 7.1 Public utility infrastructure

Sufficient infrastructure is available to service the proposed development.

Clause 7.2 Natural resource sensitivity – biodiversity

The application has been assessed by Council's Environment Division in relation to natural resource sensitivity – biodiversity and the suitability of the site for the development. Appropriate conditions have been recommended.

Clause 7.3 Flood planning area

The development proposal has been assessed by Council's Environment Division in relation to riparian land management and Council's Stormwater Drainage Division in relation to floodplain management and stormwater management and the suitability of the site for the development. Appropriate conditions have been recommended.

Clause 7.4 Riparian lands

The development proposal has been assessed by Council's Environment Division in relation to riparian land management and Council's Stormwater Drainage Division in relation to floodplain management and stormwater management and the suitability of the site for the development. Appropriate conditions have been recommended.

Clause 7.5 Acid Sulphate Soils

The application has been assessed by Council's Environment Division in relation to Acid Sulphate Soils and the suitability of the site for the development. Appropriate conditions have been recommended.

Clause 7.6 Earthworks

The application has been assessed by Council's Environment Division in relation to earthworks (land reshaping works) and the suitability of the site for the development. Appropriate conditions have been recommended.

Clause 7.7 Foreshore building line

The proposed development is not located on or within the foreshore building line area.

Clause 7.15 Wollongong innovation campus

(1) The objectives of this clause are as follows:

- (a) to permit the establishment of a research and development campus that includes a hotel, student and campus related residential accommodation and necessary support services and facilities,*
- (b) to provide an area where enterprises that carry out research and development as an integral part of their operations can be located,*
- (c) to promote collaborative research and development between users of the land to which this clause applies and the University of Wollongong and other enterprises in the Illawarra region,*
- (d) to promote links between the University of Wollongong's research activities and the initiatives of the business community,*
- (e) to ensure that the development of the site is undertaken in a manner that demonstrates design of a high quality with respect to the context of the site, scale, built form and density of the development, resources, energy and water efficiency, landscape, amenity, safety and security, social dimensions and aesthetics,*
- (f) to ensure that development of the site is in harmony with the coastal and foreshore landscape,*
- (g) to permit the provision of university related facilities including student and campus related residential accommodation and support services, incidental or ancillary to research and development activities.*

(2) This clause applies to land shown as being within the Wollongong innovation campus on the Wollongong Innovation Campus Map.

(3) Development consent must not be granted for the subdivision of land to which this clause applies unless the consent authority is satisfied that the subdivision is for the purpose only of defining the boundaries of lots that are to be the subject of leases.

(4) Development consent must not be granted to development for the purposes of building on land to which this clause applies if the gross floor area of the building would be greater than 135,000 square metres.

The proposal is consistent with the objectives of Clause 7.15 Wollongong innovation campus. No subdivision is proposed as part of this application.

2.3 SECTION 79C 1(A)(II) ANY PROPOSED INSTRUMENT

This matter is considered not applicable to this development.

2.4 SECTION 79C 1(A)(III) ANY DEVELOPMENT CONTROL PLAN

2.4.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

CHAPTER D1 – CHARACTER STATEMENTS

North Wollongong

The proposal is considered to be consistent with the existing and desired future character for the locality within the University of Wollongong Innovation Campus.

Chapter D14: Wollongong Innovation Campus

The proposed development is consistent with the controls of the Wollongong Development Control Plan 2009 - Chapter D14 – Wollongong Innovation Campus objectives including:

- i) Will generate employment and promote economic growth in the Illawarra region;
- ii) Will promote and foster collaborative research and development initiatives involving tenants of the iC, University of Wollongong and other enterprises by providing a regional iconic and advanced research environment.

The following comments regarding the proposed development generally describes the applicant's statement of compliance with Wollongong Development Control Plan 2009 - Chapter D14 – Wollongong Innovation Campus which has been assessed by Council and is considered to be a satisfactory response to the Policy.

<u>Issue</u>	<u>Criteria</u>	<u>Compliance</u>
Building height and floor levels	Building is to have a max. of 4 levels	Complies
	Max. Parapet height permissible is RL 24.3	Max Ridge RL16.8 Complies
	Plant / lift motor rooms must be screened and setback 6m from all sides of the building.	Complies
	Basement or semi-basement parking must	No Basement - Complies

	be protected by flood proofing at RL 4.7.	
	Minimum habitable floor level is RL 5.4.	RL5.4 Complies
	Surface parking and roads are to be at minimum level at RL 4.2	Complies
	Buildings adjacent to the main pedestrian spine (nom. RL 6.0 AHD) must provide access at the level of the main pedestrian spine	At grade access at RL 5.4 provided - Complies
	First habitable floor level of all buildings should be as close as possible to finished ground levels and must not be more than 1500mm above finished ground levels.	Max. 900mm above FGL - Complies
	Building design must demonstrate positive relationship to the landscape, streets and adjoining pedestrian and public areas, also any effect on wind patterns, and any effect on views from adjoining areas.	Complies
Setbacks	Site coverage within individual leased sites should not exceed 60%. Buildings must address main pedestrian links and forecourts.	Building addresses Main pedestrian spine with 33% site coverage – Complies
	Buildings must address main pedestrian links and forecourts	Complies
	Buildings adjacent to the main pedestrian spine must have zero setback for at least 75% of the frontage	Building achieves 40% zero setback to pedestrian spine frontage. A demonstration area and courtyard address the remaining pedestrian spine edge
	Buildings sharing common leased site boundaries should be setback 10m to preserve solar access and environmental conditions	Maintains a minimum 10m setback the existing Science Centre - Complies
	Buildings adjacent to the main pedestrian spine must provide covered access in the form of undercrofts, covered walkways and the like for a min. width of 2500mm	Complies
Building character and appearance	Individual buildings should incorporate 'campus character' unifying elements such as common scale of buildings, use of landscape as a unifying feature, and linking of forecourts and landscaped areas, all sides	Complies

	of the building should have a positive relationship to the streetscape	
	Building design should incorporate following:- extensive use of glass, expressed steelwork and louvres; use of panelised materials for general external cladding; monochromatic colour scheme based on off-white, light greys, natural aluminium, stainless steel; feature elements should be organic in character e.g timber, stone, terracotta, bronze or other metals; use of strong colour restricted	Complies with the exception of photovoltaic cells to north elevation
	Façade treatment may include: use of podiums, forecourts at ground level; attached structures; setbacks and articulation of facades; modulation of sunshading	Complies
Parking strategy	Storage, shower and changing facilities must be provided within each building	Complies
	Parking should be provided on site at average rate of 1 space per 80 sqm of GFA.	6 spaces provided within the site including 1 accessible. Remaining spaces in accordance with iC Parking Strategy.
Floodplain management	Minimum habitable floor level is RL 5.4.	Complies
	Basement or semi-basement parking must be protected by flood proofing at RL 4.7.	Complies
	Surface parking and roads must be at minimum level of RL 4.2.	Complies
Ecologically Sustainable Development (ESD)	Development must achieve 4.0 stars (SEDA rating).	Complies
	Long elevations should face north-south. 'Mixed mode' ventilation should be promoted, both natural ventilation and airconditioning.	Building to be 100% natural ventilation with the exception of plant areas
	All non-residential developments should obtain a Commitment Agreement from the Sustainable Energy Development Authority (SEDA)	Complies
	A waste management plan must be prepared for each development, with a minimum 80% of waste to be recycled.	Complies

	All buildings must capture roof water and reuse it for non-potable purposes including toilet flushing.	Complies
	Building height to width ratio should be less than or equal to 1.	Office = 0.9:1 Highbay = 0.66:1 Complies

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

The proposed development was submitted with a specialist consultant's report which includes access provisions for people with physical and sensory disabilities that indicates compliance with the following:

- Building Code of Australia (BCA)
- Relevant Australian Standards on access for people with disabilities including AS1428.1, AS1428.2; AS 1735.12 and AS 2890.6
- The Disability Discrimination Act and Disability (Access to Premises - Buildings) Standards 2010.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is not expected to have any negative impact with regard to Safety, Security and Crime Prevention and was referred to Council's Safe Community Action Team (SCAT) for comment with regard to Crime Prevention Through Environmental Design (CPTED) matters and found to be acceptable.

CHAPTER E3: CAR PARKING, ACCESS, SERVICING/LOADING FACILITIES AND TRAFFIC MANAGEMENT

The main entrance to the Innovation Campus is traffic signalled (in conjunction with RTA requirements). The proposed development was referred to Council's Traffic Division for comments in relation to the Masterplan requirements and the Innovation Campus Parking and found to be acceptable.

CHAPTER E4: DEVELOPMENT NEAR RAILWAY CORRIDORS AND MAJOR (BUSY) ROADS

The proposed development is not expected to be adversely affected by or impact upon the proximity of the nearby South Coast Railway Corridor or the Memorial Drive / Northern Distributor located to the west of the Innovation Campus site.

CHAPTER E6: LANDSCAPING

The application has been assessed by Council's Landscape and Environment Divisions in relation to Landscaping and the suitability of the site for the development. Appropriate conditions have been recommended.

CHAPTER E7: WASTE MANAGEMENT

The application has been assessed by Council's Environment and Traffic Divisions in relation to waste management and servicing matters and the suitability of the site for the development. Appropriate conditions have been recommended.

CHAPTER E9 HOARDINGS AND CRANES

The matter of hoardings and cranes has been considered in relation the proposed development and appropriate conditions have been recommended.

CHAPTER E10 ABORIGINAL HERITAGE

No heritage items will be impacted upon by the proposal which was referred to Council's Heritage Division for comment and found to be acceptable as follows:

“The proposed development has been reviewed with respect to potential Aboriginal Heritage Impacts and is considered to be satisfactory.”

CHAPTER E11 HERITAGE CONSERVATION

No heritage items will be impacted upon by the proposal which was referred to Council’s Heritage Division for comment and found to be acceptable

CHAPTER E12 GEOTECHNICAL ASSESSMENT

The application has been assessed by Council’s Geotechnical Division in relation to site stability and the suitability of the site for the development. Appropriate conditions have been recommended.

CHAPTER E13 FLOODPLAIN MANAGEMENT

The background reports regarding floodplain management matters were incorporated into the documentation of the Masterplan which have been accepted. The development proposal has been assessed by Council’s Stormwater Drainage Division in relation to floodplain management and the suitability of the site for the development. Appropriate conditions have been recommended.

CHAPTER E14 STORMWATER MANAGEMENT

The development proposal has been assessed by Council’s Stormwater Drainage Division in relation to stormwater management and the suitability of the site for the development. Appropriate conditions have been recommended.

CHAPTER E15 WATER SENSITIVE URBAN DESIGN

The development proposal has been assessed by Council’s Environment Division in relation to water sensitive urban design and the suitability of the site for the development. Appropriate conditions have been recommended.

CHAPTER E16 BUSHFIRE MANAGEMENT

The background reports regarding bushfire management matters were incorporated into the documentation of the Masterplan which have been accepted.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

The application has been assessed by Council’s Environment and Landscape Divisions in relation to the preservation and the management of trees and vegetation and the suitability of the site for the development. Appropriate conditions have been recommended.

CHAPTER E18 THREATENED SPECIES

The application has been assessed by Council’s Environment Division in relation to threatened species and the suitability of the site for the development. Appropriate conditions have been recommended.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

The application has been assessed by Council’s Environment Division in relation to earthworks (land reshaping works) and the suitability of the site for the development. Appropriate conditions have been recommended.

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

The application has been assessed by Council’s Environment Division in relation to contaminated land management and the suitability of the site for the development. Appropriate conditions have been recommended.

CHAPTER E21 DEMOLITION AND ASBESTOS MANAGEMENT

The application does not involve demolition or asbestos management matters.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

The application has been assessed by Council's Environment Division in relation to soil erosion and sediment control and the suitability of the site for the development. Appropriate conditions have been recommended.

CHAPTER E23: RIPARIAN LAND MANAGEMENT

The background reports regarding riparian land management matters were incorporated into the documentation of the Masterplan which have been accepted. The development proposal has been assessed by Council's Environment Division in relation to riparian land management and Council's Stormwater Drainage Division in relation to floodplain management and stormwater management and the suitability of the site for the development. Appropriate conditions have been recommended.

2.4.2 WOLLONGONG SECTION 94A DEVELOPMENT CONTRIBUTIONS PLAN (2010)

The estimated cost of works is \$14,514,000 and a Section 94A levy is therefore applicable as the threshold figure is \$100,000. In this regard, the Section 94A levy calculated for this development totals \$145,140.00.

2.5 SECTION 79C 1(A)(IIIA) 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

There are no planning agreements entered into or any draft agreement offered to enter into under S93F which affect the development.

2.6 SECTION 79C 1(A)(IV) THE REGULATIONS (TO THE EXTENT THAT THEY PRESCRIBE MATTERS FOR THE PURPOSES OF THIS PARAGRAPH)

92 What additional matters must a consent authority take into consideration in determining a development application?

- (1) *For the purposes of section 79C (1) (a) (iv) of the Act, the following matters are prescribed as matters to be taken into consideration by a consent authority in determining a development application:*
 - (a) *in the case of a development application for the carrying out of development:*
 - (i) *in a local government area referred to in the Table to this clause, and*
 - (ii) *on land to which the Government Coastal Policy applies,*
the provisions of that Policy,
 - (b) *in the case of a development application for the demolition of a building, the provisions of AS 2601.*

The development application does not involve any demolition works.

The site is located on land to which the Government Coastal Policy applies since the NSW Coastal Policy 1997 applies to the seaward part of the LGA.

93 Fire safety and other considerations

- (1) *This clause applies to a development application for a change of building use for an existing building where the applicant does not seek the rebuilding, alteration, enlargement or extension of a building.*
- (2) *In determining the development application, the consent authority is to take into consideration whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use.*

- (3) *Consent to the change of building use sought by a development application to which this clause applies must not be granted unless the consent authority is satisfied that the building complies (or will, when completed, comply) with such of the Category 1 fire safety provisions as are applicable to the building's proposed use.*

Note. The obligation to comply with the Category 1 fire safety provisions may require building work to be carried out even though none is proposed or required in relation to the relevant development consent.

- (4) *Subclause (3) does not apply to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4).*
- (5) *The matters prescribed by this clause are prescribed for the purposes of section 79C (1) (a) (iv) of the Act.*

The development application does not involve a change of building use for an existing building where the applicant does not seek the rebuilding, alteration, enlargement or extension of a building.

94 Consent authority may require buildings to be upgraded

(cf clause 66B of EP&A Regulation 1994)

- (1) *This clause applies to a development application for development involving the rebuilding, alteration, enlargement or extension of an existing building where:*
- (a) *the proposed building work, together with any other building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls, or*
- (b) *the measures contained in the building are inadequate:*
- (i) *to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or*
- (ii) *to restrict the spread of fire from the building to other buildings nearby.*
- (c) *(Repealed)*
- (2) *In determining a development application to which this clause applies, a consent authority is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.*
- (2A), (2B) (Repealed)*
- (3) *The matters prescribed by this clause are prescribed for the purposes of section 79C (1) (a) (iv) of the Act.*

The development application does not involve development involving the rebuilding, alteration, enlargement or extension of an existing building.

115 What are the requirements for an application for modification of a development consent?

This matter is considered not applicable to this development.

2.7 SECTION 79C 1(A)(V) ANY COASTAL ZONE MANAGEMENT PLAN (WITHIN THE MEANING OF THE COASTAL PROTECTION ACT

(Please refer to Section 2.2.2 of this report above regarding the assessment of the State Environmental Planning Policy No.71 (SEPP 71) – Coastal Protection).

2.8 SECTION 79C 1(B) THE LIKELY IMPACTS OF DEVELOPMENT

Context and Setting:

The proposed development is to be constructed on appropriately zoned land in accordance with the requirements of the approved Masterplan and the Zone SP1 – ‘Special Activities’ objectives of Wollongong Local Environmental Plan 2009.

The proposal is considered to contribute to an orderly development of the site and is not envisaged to negatively impact upon the existing surrounding development.

Access, Transport and Traffic:

The main entrance to the Innovation Campus is traffic signalled (in conjunction with RTA requirements). The proposed development was referred to Council’s Traffic Division for comments in relation to the Masterplan requirements and the Innovation Campus Parking and found to be acceptable.

Public Domain:

The proposal is not envisaged to impact upon the public domain as the Masterplan for the site has been approved.

Utilities:

The proposal is not envisaged to place an unreasonable demand on utilities supply as the site is currently serviced.

Heritage:

No heritage items will be impacted upon by the proposal which was referred to Council’s Heritage Division for comment and found to be acceptable.

Other land resources:

The proposal is considered to contribute to orderly development of the site and is not envisaged to impact upon any valuable land resources.

Water:

The site is presently serviced by Sydney Water, which can be readily extended to meet the requirements of the proposed development.

The proposal is not envisaged to have unreasonable water consumption.

Soils:

The proposed development is not envisaged to impact upon soils or involve contamination matters and was referred to Council’s Environment and Geotechnical Divisions for comment and found to be acceptable.

Air and Microclimate:

The proposal is not expected to have any negative impact on air or microclimate matters and was referred to Council’s Environment Division for comment and found to be acceptable.

Flora and Fauna:

The proposal is not expected to have any negative impact on flora and fauna and was referred to Council’s Environment and Landscape Divisions for comment and found to be acceptable.

Waste:

The proposal is not expected to have any negative impact with regard to waste management and was referred to Council’s Environment and Traffic Divisions for comment and found to be acceptable.

Energy:

The proposal is not expected to have any negative impact with regard to energy consumption and was referred to Council's Environment Division for comment and found to be acceptable.

Noise and vibration:

The proposal is not expected to have any negative impact with regard to noise and vibration and was referred to Council's Environment Division for comment and found to be acceptable.

Natural hazards:

There are natural hazards affecting the site that must be considered which include flood hazard, bushfire hazard and acid sulphate soils, however, background reports associated with these property affectations were incorporated into the documentation of the Masterplan which have been accepted. All Council referral divisions are aware of the reports and have considered these matters in their individual assessment referral advice.

Technological hazards:

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

Safety, Security and Crime Prevention:

The proposal is not expected to have any negative impact with regard to Safety, Security and Crime Prevention and was referred to Council's Safe Community Action Team (SCAT) for comment and found to be acceptable.

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 proposal reasonably observes the design requirements of the approved Masterplan and does not result in any departures from Council's development standards.

Construction:

All construction works are required to be in compliance with the Building Code of Australia and WorkCover requirements.

Cumulative Impacts:

The proposal is not expected to create any negative cumulative impacts as the Masterplan for the development of the overall site has been previously approved.

2.9 SECTION 79C 1(C) THE SUITABILITY OF THE SITE FOR DEVELOPMENT

Does the proposal fit in the locality?

The proposal is considered appropriate with regards to the zoning of the site and is not expected to have any negative impacts on the amenity of the locality or adjoining developments.

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

2.10 SECTION 79C 1(D) ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS

The application was notified in accordance with WDCP 2009 Appendix 1: Public Notification and Advertising. Nil (0) submissions were received.

Submissions from public authorities

Nil (0) submissions were received from public authorities.

2.11 SECTION 79C 1(E) THE PUBLIC INTEREST

The application is not expected to have any negative impacts on the environment or the amenity of the locality. It is considered appropriate with consideration to the zoning and the character of the area and is therefore considered to be in the public interest.

3. CONCLUSION

This application has been assessed having regard to the Heads of Consideration under Section 79C(1) of the Environmental Planning and Assessment Act 1979 and the provisions of all relevant controls and policies.

The proposed construction of a Sustainable Building Research Centre (SBRC) consisting of a two (2) storey research building encompassing exhibition space, education training, academic office, flexi research space and speciality high bay laboratories responds positively to the site topography and is of an appropriate scale, building orientation, massing and architectural form in relation to the existing University of Wollongong Innovation Campus development. The landscaping for the development will be consistent with the high quality of existing landscaping established on the Wollongong Innovation Campus and that the proposed development will further reinforce the Campus environment precinct.

The application was notified in accordance with Council's Notification Policy and nil (0) submissions were received.

In addition, all relevant referrals sent to internal Council divisions have responded by raising no significant concerns and have provided satisfactory comments including conditions of development consent.

4. RECOMMENDATION

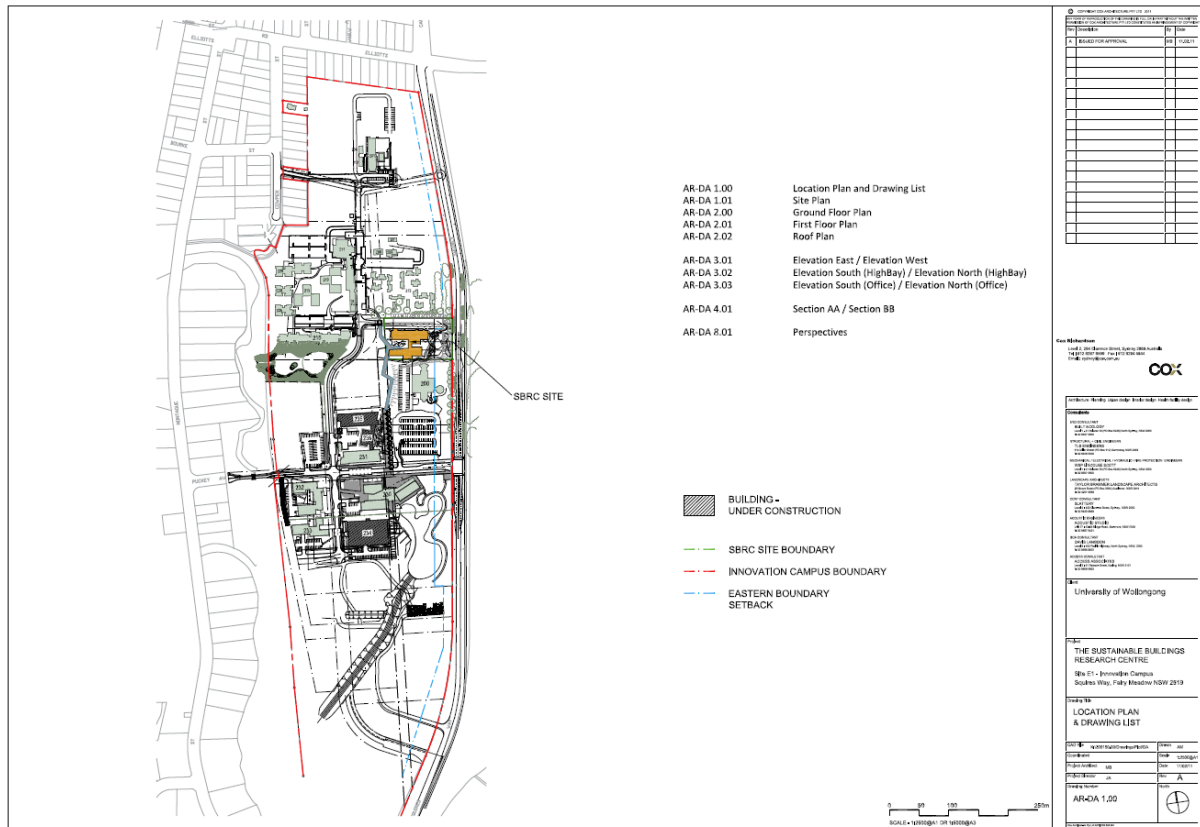
Having regard to the above information, the application is considered satisfactory and it is therefore recommended that approval be granted to DA-2011/163 subject to the draft conditions of consent attached to this report.

ATTACHMENTS

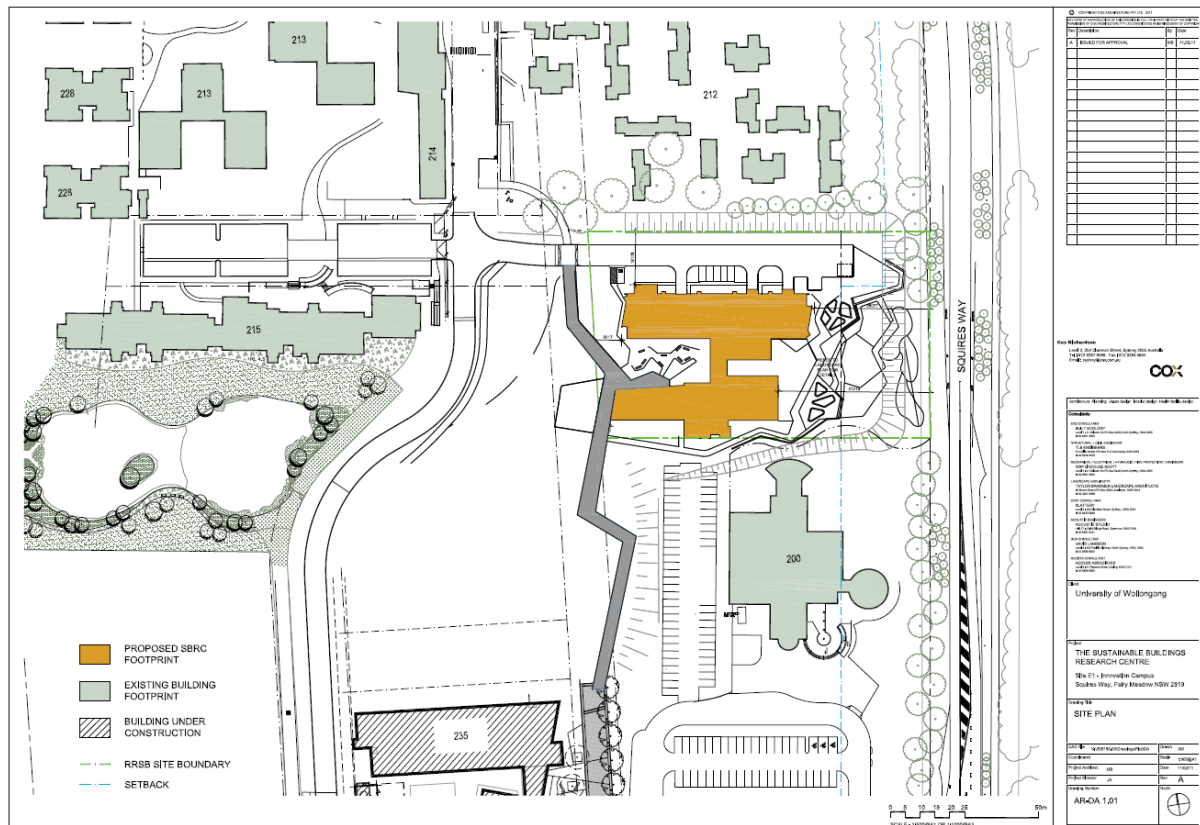
- 1 Location Plan
- 2 Site Plan
- 3 Ground Floor Plan
- 4 First Floor Plan
- 5 Roof Plan
- 6 Landscape Plan
- 7 Perspectives
- 8 Elevation East & Elevation West

9	Elevation North & Elevation South (Highbay)
10	Elevation North & Elevation South (Office)
11	Section AA & Section BB
12	Stormwater Drainage Plan
13	Draft Conditions

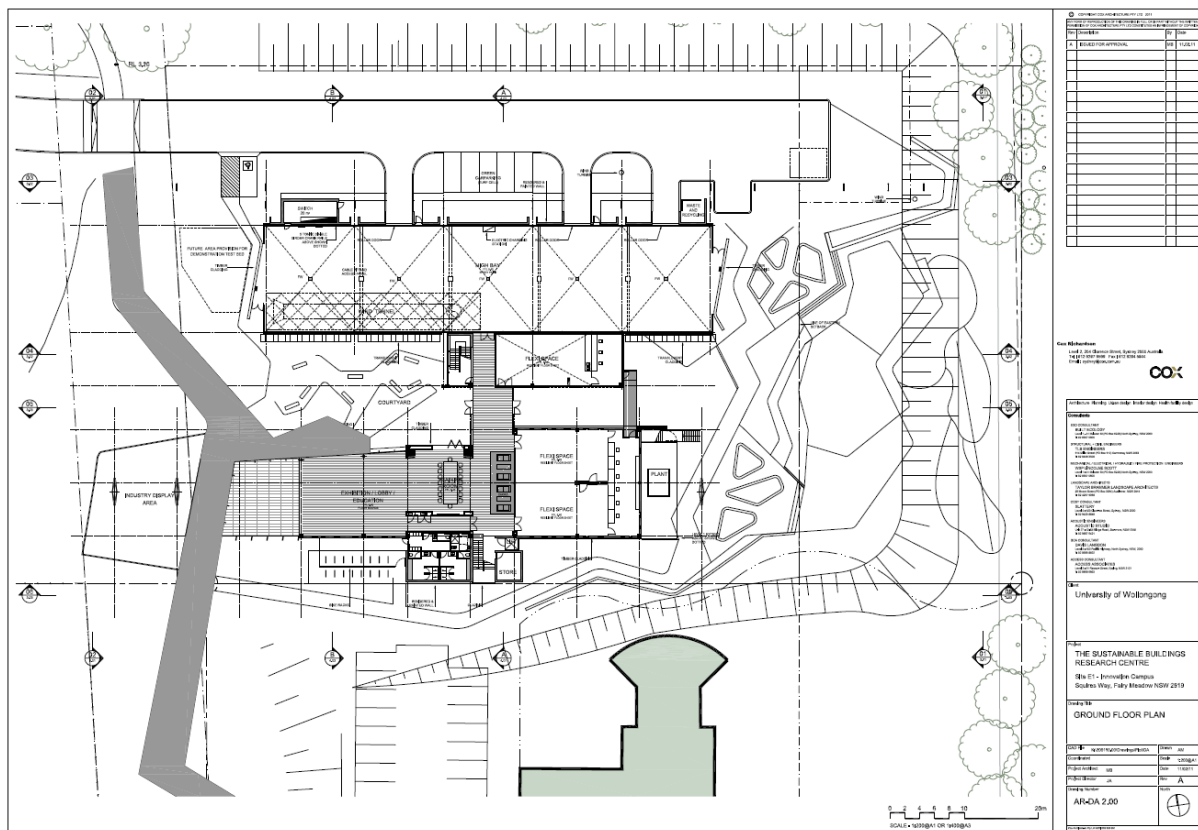
1. Location Plan



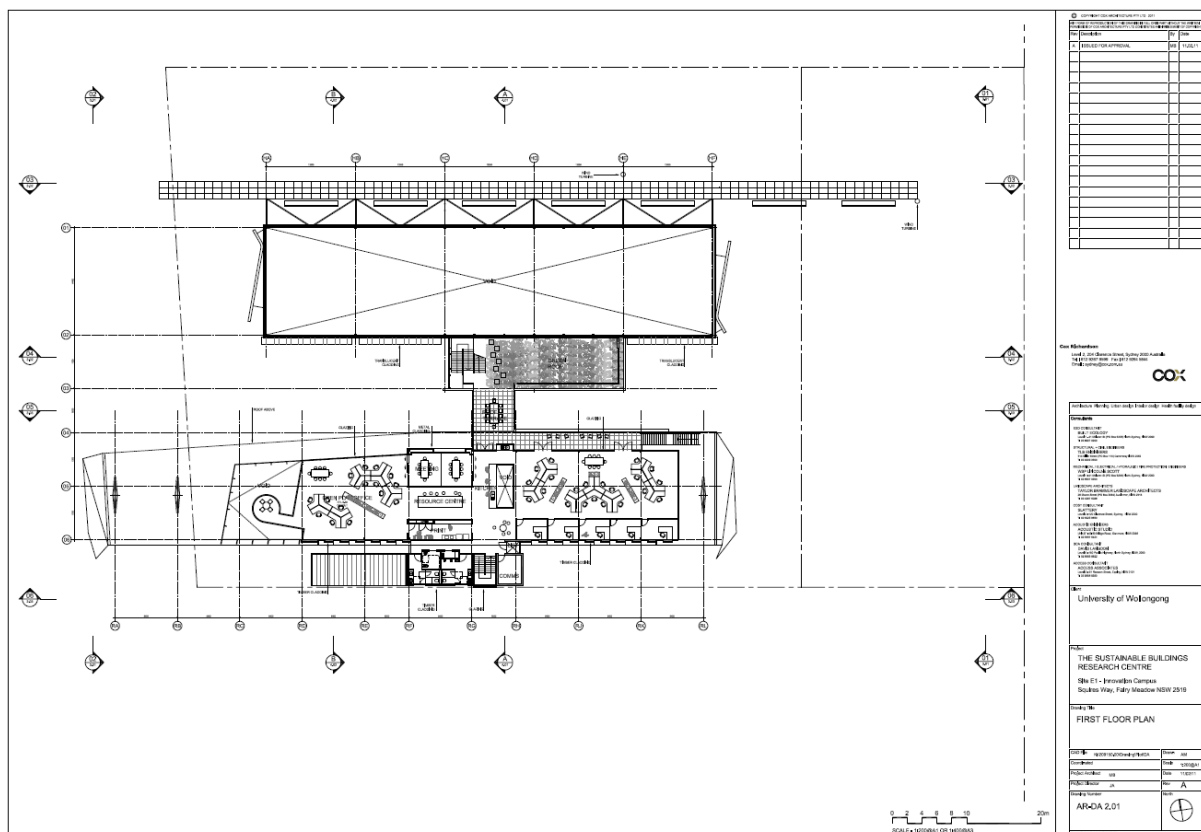
2. Site Plan



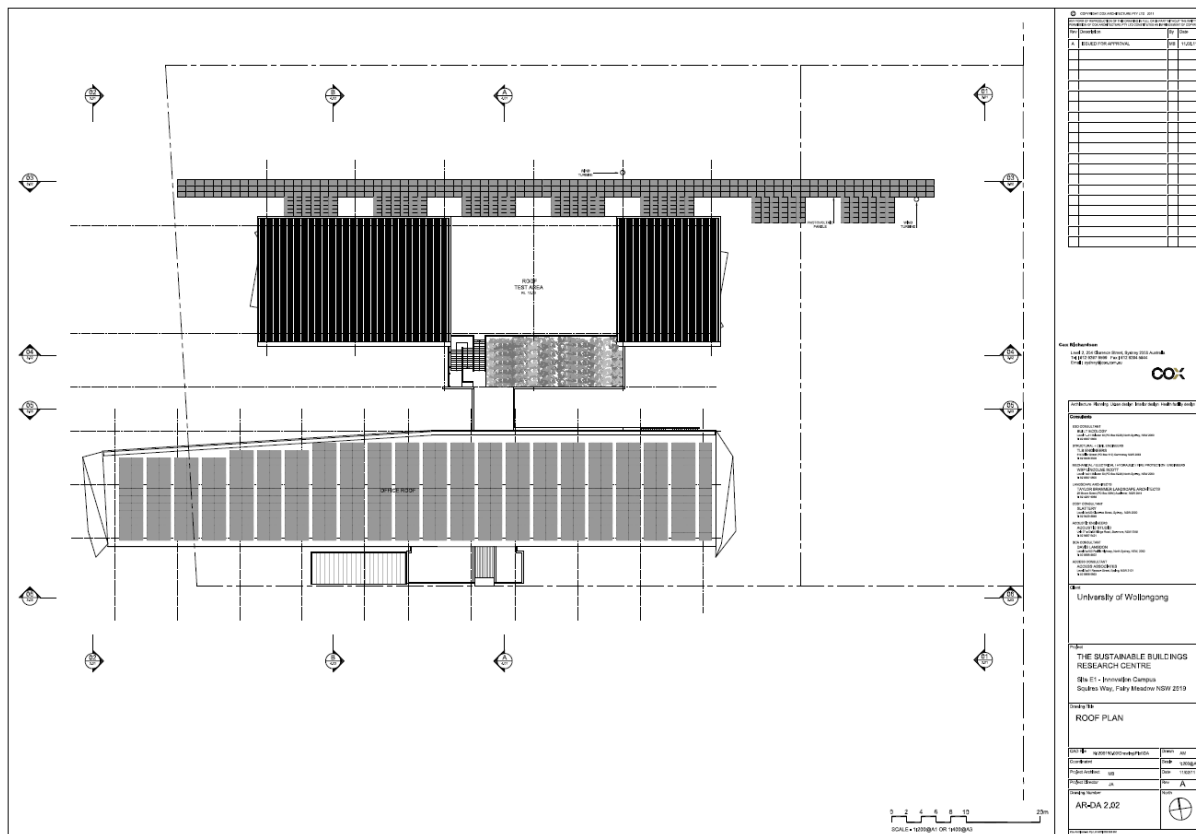
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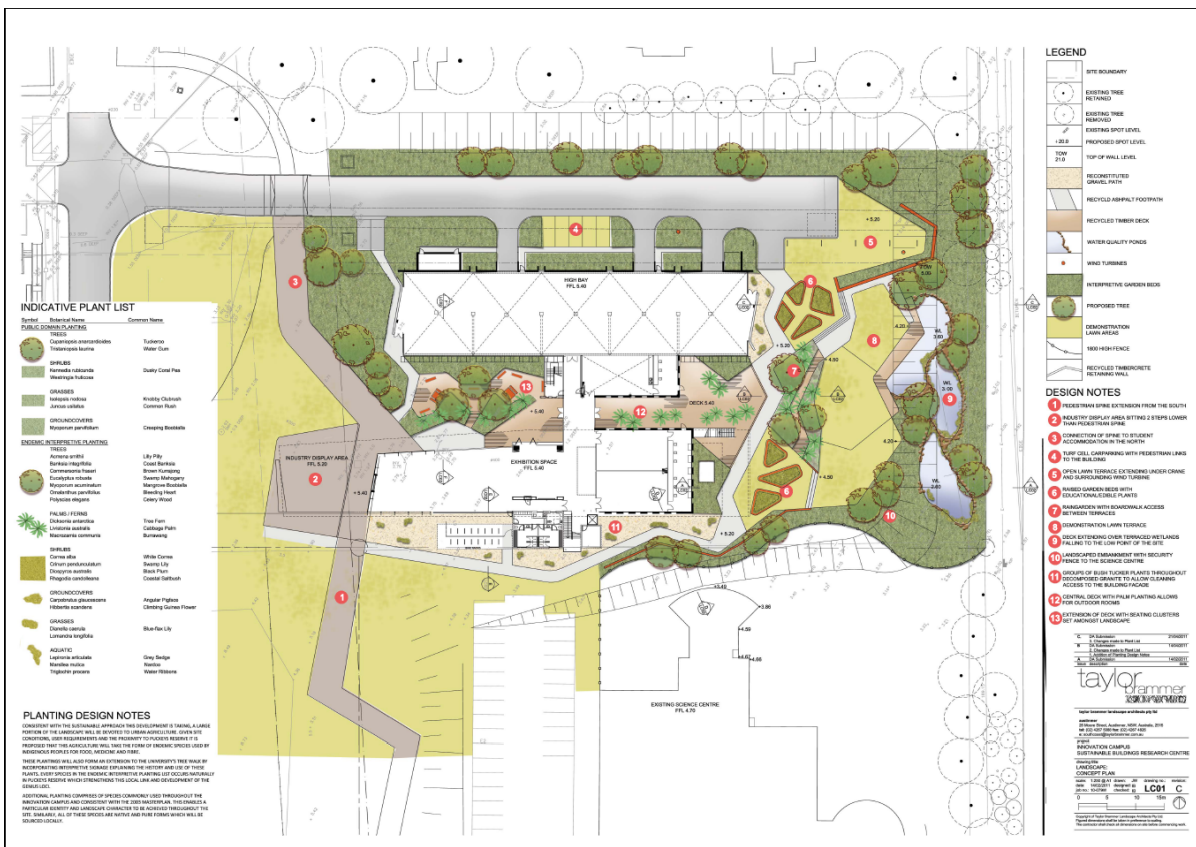
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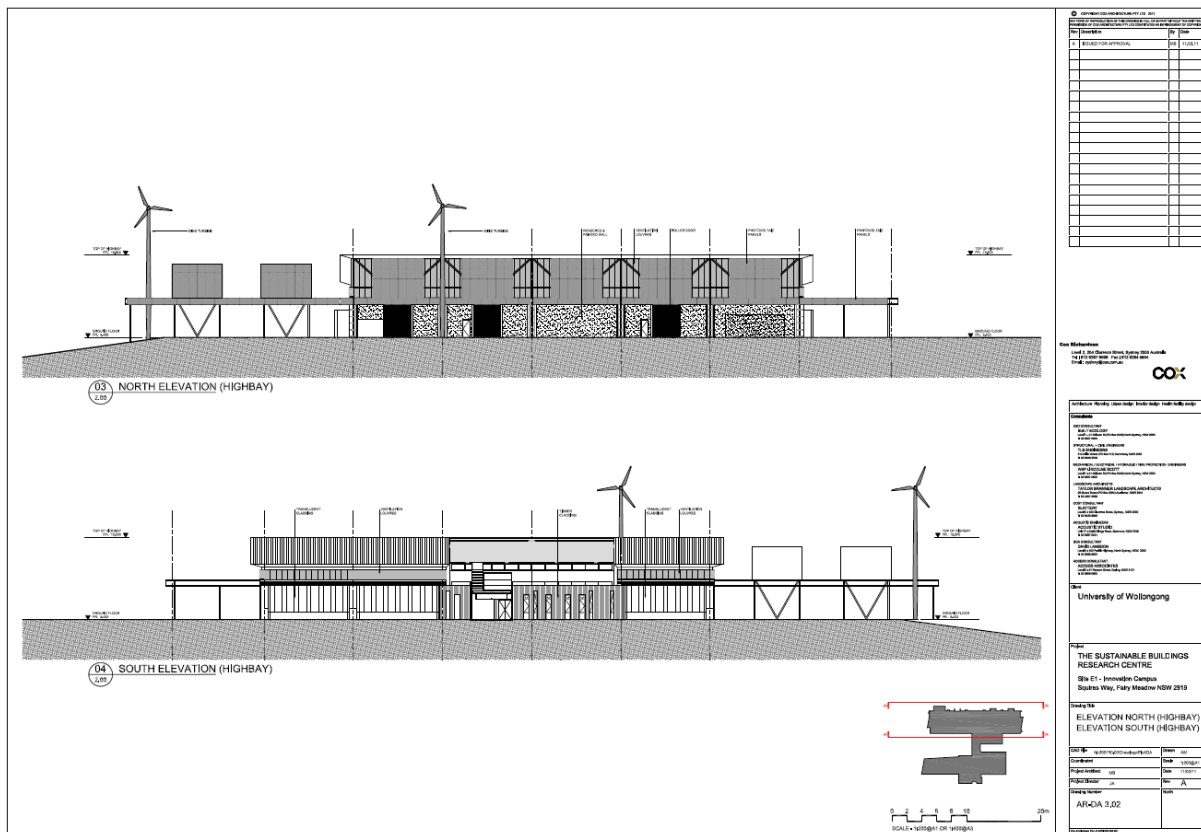
Roof Plan



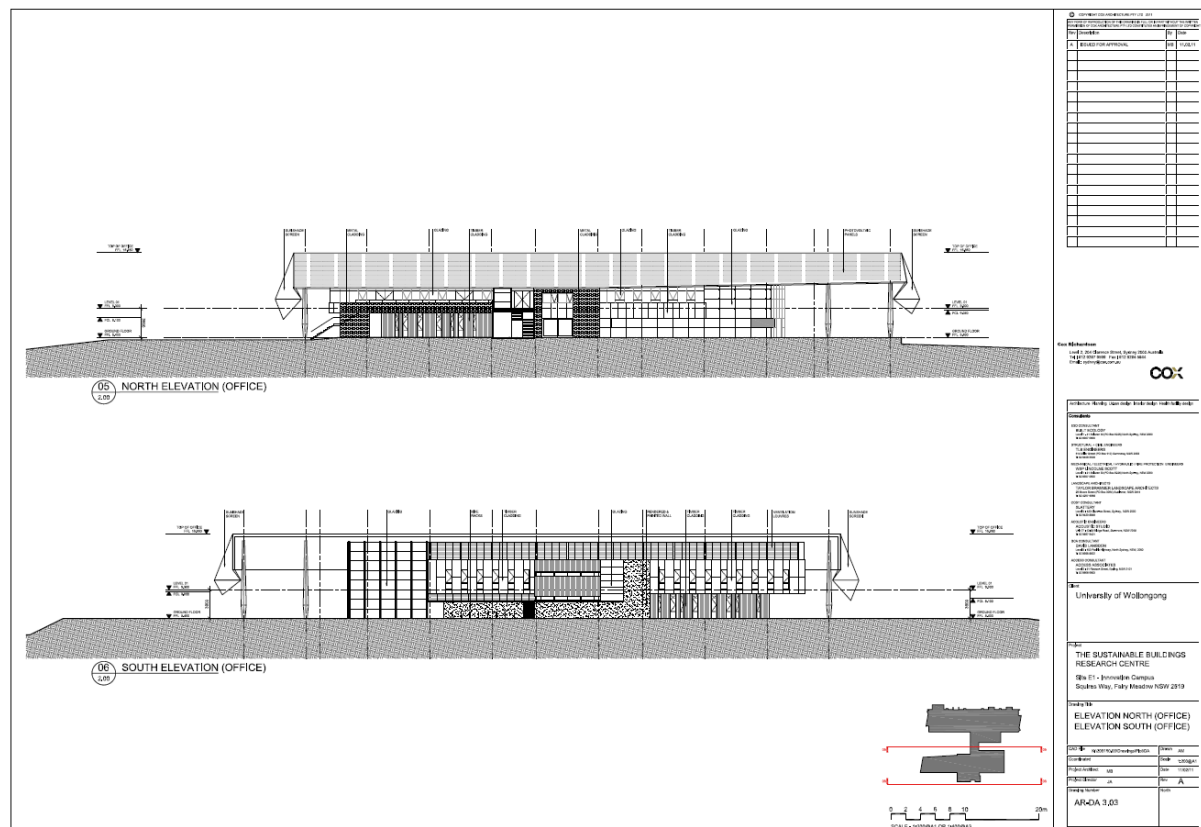
Landscape Plan



9 Elevation North & Elevation South (Highbay)



10 Elevation North & Elevation South (Office)



13 Draft Conditions

DRAFT CONDITIONS FOR : DA-2011/163

- 1 The development is to be carried out in compliance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

Plans and

To be inserted by Council

Specifications

General Matters

- 2 **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.
- 3 **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.
- 4 **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.
- 5 **Geotechnical**
- i) The structural designs for all foundations are to be based on geotechnical advice so that all site geotechnical constraints are accommodated in the designs.
 - ii) Unless the geotechnical advice determines that a high level foundation system can be designed for the filled site then foundation systems are to be designed for Class P soils with all footings to be founded within the underlying weathered bedrock in order to minimise differential settlements which may occur within the fill.
 - iii) Should any development be proposed over land with coalwash fill, a treatment plan is required setting out the work required with respect to the reengineering of the existing coalwash fill to comply with Council's policy for the use of coalwash fill in developments. This engineering work would need to be completed prior to commencing any development on this fill.

6 **Acid Sulphate Soils**

The proposed building envelop is located on Acid Sulphate Soil (ASS) and according to the environmental statement the buildings will be constructed on a 1.5 metre thick land fill with no interference with the underlying ASS. However, if trenching for the installation of services penetrate deeper than the landfill material and the excavation exposes ASS, then all ASS spoil must be treated in accordance with the ASS Management Plan.

7 **Restricted Vegetation Removal**

This consent permits the removal of trees and other vegetation from the site within three (3) metres of the approved buildings. This consent also permits the pruning of trees within three (3) metres of approved buildings in accordance with AS 4373-2007 Pruning of Amenity Trees. No other trees or vegetation shall be removed or pruned, without the prior written approval of Council.

8 **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 exempt development, under Schedule 2 of Wollongong Local Environmental Plan 2009/Wollongong (West Dapto) Local Environmental Plan 2010.

Any new application for advertising signage must be submitted to Council in accordance with Chapter C1 – Advertising and Signage Structure of Wollongong Development Control Plan 2009.

9 **Maintenance of Access to Adjoining Properties**

Access to all properties not the subject of this approval must be maintained at all times and any alteration to access to such properties, temporary or permanent, must not be commenced until such time as written evidence is submitted to Council or the Principal Certifying Authority indicating agreement by the affected property owners.

10 **Protection of Public Infrastructure**

Council must be notified in the event of any existing damage to any of its infrastructure such as the road, kerb and gutter, road shoulder, footpath, drainage structures and street trees fronting the development site, prior to commencement of any work.

Adequate protection must be provided for Council infrastructure prior to work commencing and during building operations.

Any damage to Council's assets shall be made good, prior to the issue of any Occupation Certificate or commencement of the operation.

11 **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.

Prior to the Issue of the Construction Certificate

12 **Scour Protection**

All stormwater outlets and 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 of Roof**
The proposed method of draining the roof of each building must be included in the detailed drainage design and provided to the Principal Certifying Authority for approval prior to the issue of the Construction Certificate.
- 14 **Permeable Paving**
Permeable paving shall be provided to the parking areas as shown on the landscape plans, using product type "Turf Cell" or equivalent. Installation of the nominated product shall be as per manufacturer's recommendation. Details of the nominated product including construction method and ultimate stormwater disposal point shall be reflected on the Construction Certificate plans and supporting documentation.
- 15 **Gross Pollutant Trap**
A gross pollutant trap shall be provided upslope of any connections to existing stormwater pits located adjacent to Squires Way. This shall be reflected on Construction Certificate plans.
- 16 **Filtration System**
Stormwater runoff from the car park must be treated through an appropriate filtration system to remove particulates, oil and grease and heavy metals prior to discharge into the Council drains or local waterways.
- 17 **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.
- 18 **Section 73 Compliance Certificate**
A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Coordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

Following application, a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

The Notice of Requirements must be submitted to the Principal Certifying Authority prior to issue of the construction certificate.
- 19 **Integral Energy Requirements**
The submission of documentary evidence from Integral Energy to the Principal Certifying Authority is required confirming that satisfactory arrangements have been made with Integral Energy for the provision of electricity supplies to the development, prior to the release of the Construction Certificate.

Note: Applications should be made to Customer Connections – South Coast, Integral Energy PO Box 6366, Blacktown 2148.
- 20 **Telecommunications**
The submission of documentary evidence from an approved telecommunications carrier to the Principal Certifying Authority confirming that underground telecommunication services are available for this development is required prior to the issue of the Construction Certificate.

- 21 **Crime Prevention through Environmental Design (CPTED) – Lighting – Public Space**
The area of the subject site which can be accessed by the public must have lighting provided in accordance with AS1158 (1999) or AS4360 (1999). This requirement shall be reflected on the Construction Certificate plans.
- 22 **CPTED - Design, Signage and Planting Measures**
The development shall incorporate appropriate design measures to minimise any crime risk to patrons or staff and motor vehicles within the car parking areas, including (but not limited to) the following:
- Landscape treatment and signage to allow clear visibility and easy way-finding to this building from all car park areas and entrance points. Clear signage at entrance points. (including security/intercom system if applicable);
 - Landscaping at ground level provided which is difficult or uncomfortable to hide in or traverse.
 - Small shrubs close to building no higher than 0.5m.
 - The type of trees proposed must have a sufficiently high canopy, when fully grown, so that pedestrian vision is not impeded. Avoid larger shrubs being placed adjacent to each to prevent growth of a green screen.
- This requirement shall be reflected on the Construction Certificate plans.
- 23 **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.
- 24 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.
- 25 Signs incorporating the international symbol of access for disabled persons must be provided to identify each accessible:
- 25.1 entrance;
 - 25.2 lift or bank of lifts; and
 - 25.3 sanitary facility.
- This requirement shall be reflected on the Construction Certificate plans and supporting documentation.
- 26 **Car parking and Access**
The development shall make provision for a total of 6 car parking spaces. This requirement shall be reflected on the Construction Certificate plans. Any change in car parking from the 6 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.
- 27 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 (2004), except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Construction Certificate plans.
- 28 **Wheel Stops**
Wheel stops must be provided within the standard car spaces in accordance with Australian Standard AS2890.1 (2004) to ensure that vehicles do not protrude over the pedestrian pathway.

- 29 Each disabled person's parking space must comply with AS2890.6 – Off-street parking for people with disabilities. This requirement shall be reflected on the Construction Certificate plans.
- 30 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.
- 31 The designated manoeuvring area shall be kept clear for that purpose at all times.

32 **Site Management, Pedestrian and Traffic Management Plan**

The submission of a Site Management, Pedestrian and Traffic Management Plan to the Principal Certifying Authority and Council (in the event that Council is not the Principal Certifying Authority) for approval of both the Principal Certifying Authority and Council is required, prior to the issue of the Construction Certificate. This plan shall address what measures will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and shall be in compliance with the requirements of the latest versions of Australian Standard AS1742 - Traffic Control Devices for Works on Roads and the RTA Traffic Control at Worksites Manual.

This plan is required to maintain public safety, minimise disruption to pedestrian and vehicular traffic within this locality and to protect services, during demolition, excavation and construction phases of the development. This plan shall include the following aspects:

- 32.1 proposed ingress and egress points for vehicles to/from the construction site;
- 32.2 proposed protection of pedestrians, adjacent to the construction site;
- 32.3 proposed pedestrian management whilst vehicles are entering/exiting the construction site;
- 32.4 proposed measures to be implemented for the protection of all roads and footpath areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;
- 32.5 proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;
- 32.6 proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;
- 32.7 proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc are required to be displayed where works are in progress in any road reserve and shall be in accordance the latest versions of the NSW Roads and Traffic Authority's Specification - "Traffic Control at Work Sites Manual" and the Australian Standard AS1742. – "Manual of Uniform Traffic Control Devices" and accompanying field handbooks (SAA HB81);
- 32.8 proposed method of support of any excavation, adjacent to adjoining buildings or the road reserve. The proposed method of support is to be certified by an accredited certifier in Civil Engineering; and
- 32.9 proposed measures to be implemented, in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the roadway.

The approved plan shall be implemented, prior to the commencement of any works upon the construction site.

Note: Any proposed works or placement of plant and equipment and/or materials within any road reserve will require the separate approval of Council, prior to the commencement of such works, pursuant to the provisions of the Roads Act 1993.

- 33 The arrangements and costs associated with any adjustment to a public utility service shall be borne by the applicant/developer. Any adjustment, deletion and/or creation of public utility

easements associated with the approved works are the responsibility of the applicant/developer. The submission of documentary evidence to the Principal Certifying Authority which confirms that satisfactory arrangements have been put in place regarding any adjustment to such services is required prior to the release of the Construction Certificate.

34 The edge of the accessway must be provided with a hob to prevent surface water flows from entering adjoining buildings. This requirement shall be reflected on the Construction Certificate plans, prior to the release of the Construction Certificate.

35 Habitable floor levels must be constructed at a minimum of RL 5.40 metres AHD. This requirement shall be reflected on the Construction Certificate plans, prior to the release of the Construction Certificate.

36 Overflow paths must be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land. 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.

37 The depth and location of all services (ie gas, water, sewer, electricity, telephone etc) must be ascertained and reflected on the Construction Certificate plans and supporting documentation.

38 Details of the proposed alterations to the existing pits and of the proposed pits shall be provided in conjunction with the detailed drainage design for the site. These requirements shall be reflected on the Construction Certificate plans and supporting documentation.

39 **Landscaping**

The submission of a final Landscape Plan in accordance with the requirements of Wollongong City Council Landscape DCP 2009 Chapter E6 Landscape 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.

40 The submission of a final Landscape Plan to the Principal Certifying Authority, prior to the release of the Construction Certificate. The final Landscape Plan must address the following requirements:

40.1 deletion of the following plant species *Cupaniopsis anacardioides* since it is unsuitable for this type of development *and* replace with *Guioa semiglauca* in the Landscape Plan.

The completion of the landscaping works as per the final approved Landscape Plan is required, prior to the issue of Occupation Certificate.

41 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.

42 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.

43 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.

- 44 **Dust Suppression Measures**
The submission of details of the proposed dust suppression measures for the demolition, excavation and construction phases of the development to the Principal Certifying Authority, prior to issue of the Construction Certificate.
- 45 **Dust Suppression Measures – Stockpile Management**
The preparation of suitable proposed dust suppression measures for stockpile management that will be implemented at times when weather conditions are conducive to dust generation impacts. The proposed dust suppression measures are required to be submitted to the Principal Certifying Authority, prior to the issue of the Construction Certificate.

Section 94A Levy Contribution

- 46 The following Section 94A Levy Contribution is required towards the provision of public amenities and services in accordance with the Wollongong City Council Section 94A Development Contributions Plan.

Pursuant to Section 80A(1) of the Environmental Planning and Assessment Act 1979, and the Wollongong City Council Section 94A Development Contributions Plan, a contribution of \$145,140.00 shall be paid to Council prior to the release of any associated Construction Certificate.

The amount to be paid will be adjusted at the time of actual payment, in accordance with the provisions of the Wollongong City Council Section 94A Development Contributions Plan. The Consumer Price Index All Group Index Number for Sydney at the time of the development application determination is 175.9.

The following formula for indexing contributions is to be used:

Contribution at time of payment = **\$C x (CP2/CP1)**

Where

\$C is the original contribution as set out in the Consent

CP1 is the Consumer Price Index (all groups index for Sydney) used in the proceeding indexation calculation

CP2 is the Consumer Price Index (all groups index for Sydney) at the time of indexation

Details of CP1 and CP2 can be found in the Australian Bureau of Statistics website Catalog No 6401.0 - Consumer Price Index, Australia.

Payment of the S94A levy must be by cash or bank cheque only. A copy of the Wollongong City Council Section 94A Development Contributions Plan and accompanying Fact Sheet may be inspected or obtained from the Wollongong City Council Administration Building, 41 Burelli Street, Wollongong during business hours or on Council's web site at www.wollongong.nsw.gov.au.

(Reason: To provide high quality and diverse public amenities and services to meet the expectations of the existing and new residents of Wollongong City Council).

Prior to the Commencement of Works

- 47 **Appointment of Principal Certifying Authority**
Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:
- 47.1 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
- 47.2 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.

48 **Sign – Supervisor Contact Details**

Before commencement of any work, a sign must be erected in a prominent, visible position:

- 48.1 stating that unauthorised entry to the work site is not permitted;
- 48.2 showing the name, address and telephone number of the Principal Certifying Authority for the work; and
- 48.3 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.

49 **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:

- 49.1 a standard flushing toilet; and
- 49.2 connected to either:
 - 49.2.1 the Sydney Water Corporation Ltd sewerage system or
 - 49.2.2 an accredited sewage management facility or
 - 49.2.3 an approved chemical closet.

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

50 **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.

51 **Hoardings (within any Public Road Reserve)**

The site must be enclosed with a suitable hoarding (type A or B) or security fence of a type in accordance with the Works and Services Division Design Standard, and must satisfy the requirements of the Occupational Health and Safety Act, the Occupational Health and Safety Regulations and Australian Standard AS 2601. This application must be submitted to Council's Works and Services Division, and a permit obtained, before the erection of any such hoarding or fence.

52 **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.

53 **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.

54 **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.

- 55 **Erosion and Sediment Control Measures**
Erosion and sediment control devices are to be installed prior to the commencement of any demolition, excavation or construction works upon the site. These devices are to be maintained throughout the entire demolition, excavation and construction phases of the development and for a minimum three (3) month period after the completion of the project, where necessary.
- 56 **All-weather Access**
An all-weather stabilised access point must be provided to the site to prevent sediment leaving the site as a result of vehicular movement. Vehicular movement should be limited to this single accessway.
- 57 **Sediment Control Measures**
The developer must ensure that sediment-laden runoff from the site is controlled at all times subsequent to commencement of construction works. Sediment control measures must be maintained at all times and checked for adequacy at the conclusion of each day's work.
- 58 **Notification to Council of any Damage to Council's Infrastructure**
Council must be notified in the event of any existing damage to any of Council's infrastructure including, but not limited to the road, kerb and gutter, road shoulder, footpath, drainage structures and street trees fronting the development prior to the commencement of work. Adequate protection must be provided to Council infrastructure prior to work commencing and during the construction period. Any damage to Council's assets shall be restored in a satisfactory manner prior to the issue of the Occupation Certificate.

During Demolition, Excavation or Construction

- 59 **Pipe Connection**
All 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.
- 60 **Connection to Stage 2.1 Infrastructure**
Stormwater from the proposed development must be disposed of into the stormwater drainage system detailed in the Innovation Campus Stage 2.1 Infrastructure Works and generally in accordance with the Innovation Campus Stage 2.1 plans by Jones Nicholson Consulting Engineers Pty Ltd issued for DA approval under DA-2009/781 and Section 96 Amendment plans 080695-SK25(2) and 080695-SK26(2) dated 10 September 2010.

Prior to any stormwater connection into the Stage 2.1 stormwater infrastructure, written verification must be provided by a suitably qualified and experienced civil engineer confirming that the stormwater infrastructure and related works for Stage 2.1 has been constructed generally in accordance with the approved plans and is therefore operational to accept stormwater from the subject development. This certification must be submitted to the Principal Certifying Authority.
- 61 **Survey Report for Floor Levels**
A Survey Report must be submitted to the Principal Certifying Authority verifying that each floor level accords with the floor levels as per the approved plans under this consent. The survey shall be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective level of the building (if the building involves more than one level). All levels shall relate to Australian Height Datum.
- 62 **Supervision of Engineering Works**
All engineering works associated with the development are to be carried out under the supervision of a practicing civil engineer.

- 63 **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 subject area 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.
- 64 **Re-direction or Treatment of Stormwater Run-off**
Allowance must be made for surface run-off from adjoining areas. Any redirection or treatment of that run-off must not adversely affect any other building.
- 65 **Protection of Public Places**
If the work involved in the erection or demolition of a building involves the enclosure of a public place or is likely to cause pedestrian/vehicular traffic in a public place to be obstructed or rendered inconvenient, or have the potential for conflict between pedestrians and vehicles:
- 65.1 A hoarding or fence must be erected between the work site and the public place;
 - 65.2 an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place;
 - 65.3 the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in a public place;
 - 65.4 safe pedestrian access must be maintained at all times;
 - 65.5 any such hoarding, fence or awning is to be removed when the work has been completed.
- 66 **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:
- 66.1 the variation in hours required;
 - 66.2 the reason for that variation;
 - 66.3 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.
- 67 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.
- 68 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.
- 69 **Site Management**
Stockpiles of sand, gravel, soil and the like must be located to ensure that the material:
- 69.1 Does not spill onto the road pavement and
 - 69.2 is not placed in drainage lines or watercourses and cannot be washed into these areas.
- 70 Should during construction any waste material or construction material be accidentally or otherwise spilled, tracked or placed on the road or footpath area without the prior approval of Council's Works Division this shall be removed immediately. Evidence that any approval to place material on the road or road reserve shall be available for inspection by Council officers on site at any time.

- 71 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.
- 72 **Dust Suppression Measures**
Activities occurring during the construction phase of the development must be carried out in a manner that will minimise the generation of dust.
- 73 Trucks which are entering and leaving the premises and carrying loads must be sealed or covered at all times, except during loading and unloading.
- 74 **Excavation/Filling/Retaining Wall Structures**
Any proposed filling on the site must not:
74.1 encroach onto the adjoining properties, and
74.2 adversely affect the adjoining properties with surface run-off.
- 75 **Provision of Waste Receptacle**
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 re-usable materials.
- 76 The building site must be kept free of rubbish at all times. All refuse capable of being wind blown must be kept in a suitable waste container.
- 77 **Compliance with Statutory Authorities / Government Departments**
Compliance with the requirements of any Statutory Authorities or Government Departments such as, but not limited to:
- NSW Workcover Authority;
 - NSW Roads & Traffic Authority;
 - NSW Environment Protection Authority;
 - NSW Police Service; and
 - NSW Fire Brigades.

Prior to the Issue of the Occupation Certificate

- 78 **Drainage Work-As-Executed**
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, overland flow paths and associated 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.
- 79 **Protection from Termites**
The building shall be protected from attack from subterranean termites in accordance with Australian Standard AS3660.1 (2000): Protection of Building from Subterranean Termites – New Buildings.
- On completion of the installation of the barrier, the Principal Certifying Authority shall be furnished with a certificate from the person responsible stating that the barrier complies with AS 3660.1.
- A durable notice shall be permanently fixed to the building in a prominent location, such as the meter box or the like indicating:
- 79.1 The method of protection;
- 79.2 the date of installation of the system;

- 79.3 where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label;
- 79.4 recommended advice by the installer as to the scope and frequency of future inspections of the system on a regular basis by a suitably qualified and experienced pest/pest eradication consultant.
- 80 **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:
- 80.1 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
- 80.2 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.
- 81 **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.

Operational Phases of the Development/Use of the Site

- 82 **Restricted Hours of Operation**
The hours of operation for the development shall be restricted to the following:
8.00am to 6.00pm - Monday to Friday,
9.00am to 1.00pm – Saturday, and
No work on Sunday and Public Holidays.
Any alteration to the approved hours of operation will require separate Council approval.
- 83 **Waste Disposal, Storage and Servicing**
The developer must make adequate provision for the disposal, storage and the servicing of all operational waste, green waste and recycled materials.
- 84 **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.
- 85 **Fire Safety Measures**
All new and existing fire safety measures shall be maintained in working condition, at all times.
- 86 **Loading/Unloading Operations/Activities**
All loading/unloading operations are to take place at all times wholly within the confines of the site.