

JRPP NO.:	2011SYW006
DA No:	DA0886/10
Proposed Development:	Student Accommodation - Lot 2 DP 1051798, 2 College Street, Richmond
Applicant:	Charles Vella, c/- University of Western Sydney
Report by:	Colleen Haron, Senior Town Planner Hawkesbury City Council

Assessment Report and Recommendation

Executive Summary

A development application was received 22 December 2010 seeking approval for student accommodation at the Richmond Campus of the University of Western Sydney, Lot 2 DP 1051798, 2 College Street, Richmond.

The proposed new student accommodation will provide rooms for existing students currently accommodated within the old "Halls" accommodation on campus, and no increase in the number of residential students will result.

Assessment of the proposal highlights the following relevant issues for consideration in the determination of the application:

- Heritage
- Noise
- Carparking
- Design

The application is supported by:

- ❖ Statement of Environmental Effects, including
 - Stormwater Management Plan
 - Review of Access for People with Disabilities
 - BCA Design Assessment Report
 - Waste Management Plan

This matter is being reported to the Joint Regional Planning Panel due to the proposal being Crown development with a capital investment value of 9.5 million dollars.

The application was publicly notified from 10 January 2011 to 24 January 2011. No submissions were received.

It is recommended that the application be conditionally approved.

Description of Proposal

The application seeks approval for student accommodation comprising 21 units totalling 120 beds, student facilities, ancillary office building and managers' residence, as well as associated landscaping, stormwater management and utility infrastructure within the University of Western Sydney Hawkesbury Campus. The proposal includes the following:

Accommodation Units	No. of storeys	No. of units	Description
Type a	1 storey	4	5 bedrooms with ensuites
Type a1	1 storey	9	5 bedrooms with common bathrooms
Type b	2 storey	3	5 bedrooms with common bathrooms on each storey
Type c	2 storey	5	5 bedrooms with common bathrooms
Student common facilities	1 storey	1	Lounge room, TV room, games room, computer room, laundry, kitchen, study, toilets
Ancillary office	1 storey	1	Offices, meeting room, stores, reception, toilets
Managers residence	1 storey	1	3 bedroom self contained dwelling

The accommodation buildings will be of four different designs, however having elements within each design to unify the buildings. The buildings are to be constructed of a mixture of facebrick (dark grey), metal wall cladding and recycled timber cladding, with metal roof sheeting (light grey). Each building will have a consistent colour palette. Four colour palettes are proposed for the external metal cladding comprising of grey and orange, grey and yellow, grey and green, and grey and blue.

Description of the Site and Surrounds

The proposed development will be located on Lot 2 DP 1051798, 2 College Street, Richmond, which is 291.8 ha in area and contains buildings and infrastructure associated with the Hawkesbury Campus of the University of Western Sydney. The site is identified as a heritage item of local significance.

The proposed development will be situated on the southwest side of the campus adjacent to existing student accommodation. The development site is approximately 2.5 hectares in size, is relatively flat and contains no significant vegetation. Two drainage swales cross the development site.

The development will be located approximately 158m from Londonderry Road to the West and approximately 1.1km to the Driftway to the South. Approximately 300m to the north is the residential area bounded by Londonderry Road and Southee Road. The nearest development, not associated with the University, is a retirement village located approximately 60m away from the development site to the west.

Relevant Policies, Procedures and Codes

- ❖ State Environmental Planning Policy (Major Developments) 2005
- ❖ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- ❖ State Environmental Planning Policy (Infrastructure) 2007
- ❖ State Environmental Planning Policy No. 44 – Koala habitat
- ❖ State Environmental Planning Policy No. 55 – Remediation of Land
- ❖ Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River
- ❖ Hawkesbury Local Environmental Plan 1989
- ❖ Draft Hawkesbury Local Environmental Plan 2011
- ❖ Hawkesbury Development Control Plan
- ❖ S94A Development Contribution Plan

Section 79C Matters for Consideration

In determining the application, the following matters are relevant:

a. The provisions (where applicable) of any:

i. Environmental Planning Instrument:

The relevant environmental planning instruments are:

State Environmental Planning Policy (Major Developments) 2005

The application is referred to the Joint Regional Planning Panel for determination in accordance with Clause 13B(1)(c) of this Policy as the development is identified as being 'crown development' that has a capital investment value of more than \$5 million.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Clause 164A of the Environmental Planning and Assessment Regulations 2000 provides the circumstances under which a BASIX certificate is required and the information that must be contained within the certificate.

A BASIX Certificate has been issued for the proposed manager's residence. BASIX Certificates for the student accommodation buildings are not required as these building are Class 3 under the Building Code of Australia. The proposed development is consistent with the requirements of the Environmental Planning and Assessment Regulations 2000 and State Environmental Planning Policy (BASIX) 2004 in relation to the BASIX scheme.

State Environmental Planning Policy (Infrastructure) 2007

There are five (5) sheds located within the development area. Three (3) of these sheds are to be demolished to facilitate the proposed development. The demolition of these sheds can be carried out without consent in accordance with Clause 29 of SEPP (Infrastructure) 2007 and the applicant has advised that approval for the demolition of the sheds does not form part of this application.

State Environmental Planning Policy No. 44 - Koala Habitat Protection

State Planning Policy No. 44 - Koala Habitat applies to land within the Hawkesbury Local Government Area to which a development application has been made and has an area of more than 1 hectare.

Circular No. B35 was issued by the former Department of Planning (DIPNR) on 22 March 1995. The purpose of the Circular was to provide information relating to the implementation of SEPP 44 and to provide the Guidelines made by the Director for the purposes of the SEPP. Section 1.5 of the Circular states, inter alia, that:

"In relation to affected DAs it is the intention of the policy that investigations for "potential" and "core" koala habitats be limited to those areas in which it is proposed to disturb habitat".

The proposed development does not require the removal of native vegetation and will therefore not disturb habitat areas within the site. Consequently, the subject land is not considered to be 'potential koala habitat' or 'core koala habitat' as defined by this Plan.

Therefore the Panel is not prevented from granting consent to the proposal under the provisions of this Policy.

State Environmental Planning Policy No. 55 - Remediation of Land

This Policy states:

7 (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.*

Comment:

Two petrol pumps were observed on the site adjacent to the shed to be retained. The applicant advised that these will be decommissioned/removed, as well as any underground fuel tanks. However, in this regard no testing of the land for potential contaminants from fuel storage has been carried out.

It is considered reasonable that a Detailed Site Investigation, including soil sampling, be carried out, and, if contaminants are found, that a Remediation Action Plan be prepared and remediation of the land be carried to a standard suitable for the proposed end land use. i.e. student accommodation. To ensure that the development, including remediation, is done in an appropriate sequence and manner, conditions requiring a Detailed Site Investigation and Remedial Action Plan will be imposed as a requirement of a deferred commencement consent.

Therefore the application is considered to be consistent with the provisions of State Environmental Planning Policy No. 55 as the consent authority can be satisfied that remediation of the land can be carried out prior to any works associated with the development commencing, and that remediation will be to a standard suitable for residential use.

Sydney Regional Environmental Planning Policy 20. (No.2 - 1997) - Hawkesbury - Nepean River (SREP No. 20).

It is considered that the proposed development will not significantly impact on the environment of the Hawkesbury-Nepean River, either in a local or regional context and that the development is not inconsistent with the general or specific aims, planning considerations, planning policies, recommended strategies and development controls.

Hawkesbury Local Environmental Plan 1989 (HLEP 1989)

Clause 2 – Aims, objectives etc,

The proposed development is considered to be consistent with the general aims and objectives as outlined in Clause 2 of Hawkesbury Local Environmental Plan 1989.

Clause 6 – Adoption of 1980 Model Provisions

Clause 6 of Hawkesbury Local Environmental Plan 1989 adopts definitions from the Environmental Planning and Assessment Model Provisions 1980, including the definition of ‘educational establishment’.

‘Educational establishment’ means “*a building used as a school, college, technical college, academy, lecture hall, gallery or museum, but does not include a building used wholly or principally as an institution or child care centre,*”.

The land is currently used as a university which is best defined as an ‘educational establishment’ under the provisions of Hawkesbury Local Environmental Plan 1989. The proposed development is considered to be ancillary to ‘educational establishment’.

Clause 8 – Carrying out of development

The subject land is within the Special Uses 5(a) zone.

Clause 9 – Carrying out of development

The proposed development is considered to be ancillary to the use of the land as an 'educational establishment' and therefore is permissible with consent within the Special uses 5(a) zone.

Clause 9A – Zone objectives

Clause 9A states that consent shall not be granted for a development unless, in the opinion of Council, the carrying out of the development is consistent with the objectives of the zone.

The objectives of the Special Uses 5(a) zone are:

- (a) to recognise existing public and private land uses and to enable their continued operation, growth and expansion to accommodate associated, ancillary or otherwise related uses;
- (b) set aside certain land (being land that the Council or another public authority proposes to acquire) for a variety of purposes, as indicated on the map, for which development is to be carried out by the Council or other public authority, and
- (c) restrict development on land which will be required for future community facilities.

It is considered that the proposal is consistent with the objectives of the zone as the proposed accommodation buildings are ancillary to, and supports the use of the property as a university.

Clause 18 – Provision of water, sewerage etc services

Services are available to the site. It is considered that the available services are satisfactory for the proposed development.

Clause 25 – Development of flood liable land

Part of the subject land is affected by the 1 in 100 year flood level however the proposed development is located on land that is above this level.

Clause 27 – Heritage Items

The property is identified as a heritage item under Schedule 1 to HLEP 1989.

The applicant states:

"The development is of a sufficient distance and separation over 50m away from the nearest buildings of heritage significance on the UWS Hawkesbury Campus which are far away on the opposite side of Vines Drive as to not have any significant effect on the significance of any heritage building or its immediate setting."

The application was referred to Councils Heritage Advisor, who advised that *“this work would not have any adverse impacts on heritage values.”*

In addition, the distance between the proposed development and the heritage buildings located on the land provides visual separation between the development and the heritage buildings, given existing buildings and vegetation intervene. It is therefore considered that the proposed development will have no adverse impacts on the heritage significance of the site and that a heritage impact statement was not considered necessary in this case.

Clause 37A – Development on land identified on Acid Sulfate Soils Planning Map

The subject sites within the property falls within Class 5 as identified on the Acid Sulfate Soils Planning Map. The proposed development does not include any works as defined within this Clause and therefore no further investigations in respect to acid sulphate soils are required. The proposal is consistent with the requirements of this Clause.

ii. Draft Environmental Planning Instrument that is or has been placed on exhibition and details of which have been notified to Council:

Draft Hawkesbury Local Environmental Plan 2011 applies to the proposal. This draft Plan was exhibited 5 February 2010 to 12 April 2010. Under this Plan the subject land is proposed to be zoned part SP1 Special Activities and part E2 Environmental Conservation. The land is currently used as an ‘educational establishment’ (university). The proposed development is considered to be ancillary to ‘educational establishment’ and therefore is permissible with consent within the SP1 zone. The proposed development is considered to be consistent with the SP1 zone objectives. ‘Educational Establishment’ is prohibited within the E2 Environmental Conservation zone, however the proposed development will not be carried out on land within this zone.

iii. Development Control Plan applying to the land:

Hawkesbury Development Control Plan 2000

The Hawkesbury Development Control Plan applies to the proposal. An assessment of the proposal against the relevant provisions of this Plan follows:

Notification Chapter

The adjoining neighbours were notified in accordance with the requirements of this Chapter of the Development Control Plan. No submissions were received.

Erosion and Sediment Control Chapter

Erosion and sediment control will be enforced through conditions of consent in accordance with the provisions of this Chapter.

Landscaping Chapter

A concept landscaping plan has been submitted with the application and is considered satisfactory in identifying areas for landscaping and indicative plant

species, however, a detailed landscaping plan will be required. In this regard Condition C to Schedule 1 has been included in the Recommendation.

iv. 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 has been no planning agreement or draft planning agreement entered into under Section 93F of the environmental Planning and Assessment Act, 1979.

v. Matters prescribed by the Regulations:

A condition will be imposed relating to compliance with the Building Code of Australia.

b. The likely impacts of that development, including environmental impacts on both the natural and built environments and the social and economic impacts in the locality:

Context & Setting

The proposed development will have no unreasonable impact on visual or acoustic privacy of adjoining or nearby properties, or on loss of views or vistas. The proposed development will not overshadow adjoining properties or have an adverse impact on the streetscape of Londonderry Road.

Given the nature of the development, and its distance from nearby residential areas, and in particular the adjoining nursing home, it is considered that the proposal will have no adverse impact on the amenity of the locality, with particular regard to noise and traffic generation.

It is considered that the design of the proposed buildings is compatible with development in the general locality and, in particular, is consistent with the pattern of the existing student accommodation having regard to the clustering of buildings, pedestrian linkages between buildings and the orientation of the buildings.

Access, Transport & Traffic

The applicant states that:

“Vehicle access and parking is currently available for the proposed development off the following:

- ❖ *Vines Drive which runs along the northeast boundary of the site adjacent to the proposed student common facilities and ancillary office;*
- ❖ *Access driveway and car park off the northwest boundary of the site which contains 64 car parking spaces + 1 accessible parking space constructed previously to specifically support the proposed student accommodation and facilities in this DA; and*

- ❖ *Car park on the opposite side of Vines Drive which contains 128 car parking spaces including 4 accessible spaces.*

The proposed development includes 2 bicycle racks for each unit of 5 bedrooms.

The proposed development includes pedestrian and disabled access paths throughout the site and between buildings as shown in the architectural drawings and landscape plans submitted under separate cover.

The additional 120 rooms will not create any additional demand for motor vehicles. These new rooms will not be additional to the current student accommodation but the students will transfer over from the old 'Halls accommodation on campus. The total number of residential students at Hawkesbury will remain the same. Student vehicles from the residences will not alter the number of vehicles on the campus.

There is currently an oversupply of parking spaces at Hawkesbury Campus. At present, Campus Safety and security have sold 1776 parking permits for 2011 (this figure includes all UWS pool vehicles) and average parking demand at this point has not reached 75% capacity of the available parking areas."

It is considered that the proposed use will not result in a significant increase in traffic to the university, and that existing parking provisions within the vicinity of the development are adequate to cater for the proposal without interfering with the parking demands of the university as a whole.

Vehicular access, for emergency and maintenance purposes, to the residences can be achieved via grassed areas around the perimeter of the development or via the existing car park to the south west via the footpath and by crossing 'Bridge 2' which would be designed to accommodate appropriate vehicles.

Heritage

The site and surrounds are not listed as a site of Aboriginal Heritage significance. The Deerubbin Local Aboriginal Land Council was notified of the application and did not make any submissions with respect to aboriginal cultural heritage

A number of European heritage items are situated on the land, however the separation between the proposed development and these items will ensure that no adverse impact will result on the heritage significance of the items.

Water

A Stormwater Management Plan was submitted in support of the application and comprises:

- ❖ Roof runoff directed to rainwater tanks for reuse in toilet flushing with overflow to bioswales;
- ❖ Ground surface runoff into bioswales;
- ❖ Redesign and landscaping of the existing swales to cater for runoff volumes/rate for the full extent of the upstream catchment;
- ❖ Discharge into a water quality pond, and then over a weir into swale depression and vacant grass land paddock in to the southwest.

Councils Development Engineer advised:

“Existing drainage channels will be utilised to service stormwater drainage needs for the development. The as constructed system converges to a single channel flowing south and west from the site to Londonderry road and thence over vacant grass and native forested land.

The channels are to be redesigned to function as bioswales. The swales are to be regraded to a minimum of 1% (which is satisfactory) by grading to a proposed bio-retention basin to be constructed on line and immediately to the southwest of the proposed development.

Surcharge flows leaving the retention basin will pass over a weir to continue on the flowpath described above.

The following dot point comments are made in respect to the applicants proposed stormwater treatment:

- ❖ *The stormwater drainage concept shown on plan (ref C01) is satisfactory for development consent.*
- ❖ *More detailed design will be required. These details will include, but not be limited to:*
 1. *Vertical and horizontal alignment co-ordinates.*
 2. *Detention basin performance figures in respect to calculated inflows and outflows.*
 3. *Water quality objectives in respect to nominated pollutants and corresponding treatment standards (Guidelines may be sourced from the NSW EPA Managing Urban Stormwater Handbook Nov 1977).*
 4. *Where appropriate point source treatments for litter control.”*

In this respect Condition 7 has been included in the Recommendation to this Report.

Flora & Fauna

The proposed development will not involve the disturbance or removal of native vegetation. It is therefore considered that the requirements of Part 5A of the EP & A Act are satisfied in that the proposed development will have no significant impact on threatened species, populations, ecological communities or their habitats.

Waste

A Waste Management Plan has been submitted with the application for both construction waste and waste generated by the development. This Plan is considered satisfactory.

Noise & Vibration

The proposed development is located approximately 60m from a nearby nursing home located on an adjoining property. It is considered, given the residential nature of the proposed development and the distance between the development and the nursing home, that the proposal will have no adverse impact on this adjoining property with respect to offensive noise.

Natural Hazards

The land is not designated as being bushfire prone land. The development site has a level above the 1 in 100 year flood level of approximately 17.3m AHD.

Safety and Security

Safety and security will be ensured through the provision of critical incident escalation protocols, lighting, CCTV and the maintenance of the existing security building which is located adjacent to the development. The University has safety and security plans which have been developed in consultation with the NSW Police.

The applicant states:

“The current student residences were designed using universally acceptable CPTED (Crime Prevention through Environmental Design) planning, with lighting and pedestrian corridors of such quality that through all pedestrian walk ways on the campus – especially the residences – there are no dark areas/black spots. Safety and security measures were designed in consultation with the campus Residential Colleges (Management) team.

Additionally, UWS are installing 6 Emergency Contact Points (Help Points) and 65 CCTV cameras that cover the whole campus 24/7 to protect staff and students.

The university has guards on-site 24/7 and the University’s security control centre is also based at Hawkesbury.”

Economic Impact in the Locality

It is considered that the proposed development will have a positive impact on the economy of the locality.

Social Impact on the Locality

It is considered that the proposed development will have no negative social impact on the locality.

Site Design and Internal Design

The location of the proposed development is considered satisfactory with regard to:

- ❖ the utilisation of an area of land which has been previously cleared/disturbed,
- ❖ setbacks from public roads and adjoining development, and
- ❖ the clustering of the new student accommodation with existing accommodation within convenient distance to other university facilities.

Cumulative Impacts

The proposed development is compatible with the surrounding landuses and no negative cumulative impact is foreseen.

c. Suitability of the site for the development:

The development site has adequate setbacks from roads and adjoining properties so as to minimise visual, privacy and noise impacts on nearby properties. The application demonstrates that the proposed development will have no adverse

impacts on the locality. The development site has been previously cleared and the proposed development will not have an impact on any native vegetation. The land is not designated as being bushfire prone or flood prone. Appropriate stormwater drainage of the site and development can be achieved. It is therefore considered that the site is suitable for the proposed development.

d. Any submissions made in accordance with the Act or the Regulations:

The application was publicly notified from 10 January 2011 to 24 January 2011. No submissions were received.

e. The Public Interest:

The proposed development is considered to be in the public interest for the following reasons:

- ❖ will provide additional accommodation within the Hawkesbury Campus of the University of Western Sydney to meet student demand;
- ❖ the proposed development will have no adverse impact on the natural or built environment;
- ❖ the proposal incorporates measures for ecologically sustainable development including solar orientation of accommodation buildings, inclusion of bio-retention basin, and use of swales with riparian vegetation, and collection of rainwater for landscaping and toilet flushing.

Crown Development:

The proposal is Crown Development. The draft conditions of consent contained within the Recommendation to this Report were referred on 4 January 2001 to the applicant for acceptance in accordance with Section 89(1)(b) of the environmental Planning and Assessment Act, 1979.

In their letter of 27 June 2011, the applicant advised that they approve all conditions except the draft Condition relating to the payment of s.94 contributions.

Section 89(1)(b) states that a consent authority must not *impose a condition on its consent to a Crown development application, except with the approval of the applicant or the Minister*. As the applicant has not given their approval and has provided a satisfactory justification in this respect, no condition is proposed relating to s.94 contributions.

As Crown development there is no requirement for the issue of a Construction Certificate, however Section 109R of the Act specifies that Crown building work cannot be commenced unless the Crown building work is certified by or on behalf of the Crown to comply with the technical provisions of the State's building law in force at the time of inviting tenders or at the time of commencement of building works, whichever is applicable. Therefore, Condition 6 has been included within the Recommendation requiring the certification of the works prior to commencing.

Section 94A Development Contribution Plan

A contribution plan applies to the land under Section 94A of the Environmental Planning and Assessment Act, 1979 and requires a levy of 1% be imposed on this development. However, in accordance with the above, no condition of consent has been included in the recommendation.

Conclusion:

The proposed development is permissible on the land and will provide additional accommodation and associated facilities to cater for students at the Hawkesbury Campus of the University of Western Sydney. The proposal will have no adverse impact on the heritage significance of the property, and no negative impact on the locality in general.

RECOMMENDATION:

That development application DA0886/10 at Lot 2 DP 1051798, 2 College Street, Richmond for student accommodation associated with an existing 'Educational Establishment' (University of Western Sydney) be approved as a Deferred Commencement Consent subject to the following conditions:-

1. Upon compliance with the condition appearing in Schedule 1, and with the issue of confirmation to that effect in writing from Council, this "Deferred Commencement" consent shall commence to operate as a development consent inclusive of all conditions appearing in Schedule 2 pursuant to Section 80(3) of the Act.
2. The 'Deferred Commencement' consent will lapse in twelve months from the date of this consent unless all conditions appearing in Schedule 1 have been complied with.

Schedule 1

- A.** A Detailed Site Investigation, carried out in accordance with the Contaminated Land Planning Guidelines, is to be undertaken for the land and a Report, demonstrating whether or not the land is contaminated, and, if it is contaminated, detailing the location, extent, type and level of contamination, be submitted to Hawkesbury City Council for assessment.
- B.** If the land is found to be contaminated a Remediation Action Plan is to be prepared and submitted to Council for approval. The Plan is to ensure that the land can be remediated to a level suitable for the proposed development.
- C.** A landscape plan suitable for construction is to be submitted to Hawkesbury City Council for approval. The landscaping plan shall detail plant species and mature heights, the number and location of each species, the establishment and ongoing maintenance of plantings, paving and location of lighting. Landscaping of the development shall:

- ❖ Be a mixture of trees, shrubs and ground cover;
- ❖ Have regard to the principles of Crime Prevention through Environmental Design guidelines.

Schedule 2

General Conditions

1. The development shall take place in accordance with the stamped plans, specifications and accompanying documentation submitted with the application except as modified by these further conditions.
2. All vegetative debris (including felled trees) resulting from the approved clearing of the site for construction, is to be chipped or mulched. Tree trunks are to be recovered for posts, firewood or other appropriate use. No vegetative material is to be disposed of by burning.

Prior to Commencement of Works

3. All areas of the property identified as being contaminated shall be remediated in accordance with the approved Remediation Action Plan prior to the commencement of any building or civil works. Upon completion of remediation an appropriately qualified environmental consultant shall prepare a validation report. The validation report shall be carried out in accordance with:
 - a. *NSW EPA Guidelines for consultants reporting on contaminated sites and Contaminated Sites sampling design guidelines (1995).*
 - b. *Australian and New Zealand Environment and Conservation Councils and National Health and Research Councils Australian and NZ Guidelines for Assessment and Management of Contaminated Sites (1992).*

An EPA/DECC accredited site auditor shall review the validation report and submit to Council a Site Audit Statement. The Site Audit Statement shall verify that the investigation, remediation and validation was carried out in accordance with the aforementioned guidelines and that the land is suitable for residential use.

4. Building works shall be certified as being compliant with Building Code of Australia.
5. Submission of a full set of working construction plans to Hawkesbury City Council including building and civil works.

Civil works plans shall provide the following details:

- ❖ Vertical and horizontal alignment co-ordinates suitable for construction purposes.
- ❖ Detention basin performance figures in respect to calculated inflows and outflows. Predevelopment flowrates are to match the post

development flowrate for all recurrence intervals from the one year event to the 100 year event.

- ❖ Water quality objectives designed to ensure that there is no nett increase in the annual pollutant load leaving the site as detailed in the following table:

Water Quality Objectives	
Pollutant	Treatment standard
Suspended solids	80% retention of the average annual load
Total phosphorous	45% retention of the average annual load
Total nitrogen	45% retention of the average annual load
Litter	Retention of litter greater than 50mm for flows up to 25% of the 1 year ARI peak flow
Coarse sediment	Retention of sediment coarser than 0.125mm for flows up to 25% of the 1 year ARI peak flow
Oil and grease	In areas with concentrated hydrocarbon deposition, no visible oils for flows up to 25% of the 1 year ARI peak flow

6. An Environmental Management and Rehabilitation Plan for the development site shall be prepared by an appropriately qualified person. The Plan shall address (without being limited to) the clearing of vegetation, lopping and removal of trees, earthworks, erosion control, site rehabilitation and landscaping.

All site works shall be carried out in accordance with the Plan. Implementation of the Plan shall be supervised by an appropriately qualified person.

7. Erosion and sediment control devices are to be installed and maintained at all times during site works and construction.
8. Submission of the University of Western Sydney Richmond Campus Safety and Security plans to Hawkesbury City Council.
9. At least two days prior to commencement of works, notice is to be given to Hawkesbury City Council, in accordance with the Environmental Planning and Assessment Regulation.
10. Toilet facilities (to the satisfaction of Council) shall be provided for workers throughout the course of building operations. Such facility shall be located wholly within the property boundary.

11. A sign displaying the following information is to be erected adjacent to each access point and to be easily seen from the public road. The sign is to be maintained for the duration of works:
 - a. Unauthorised access to the site is prohibited.
 - b. The owner of the site.
 - c. The person/company carrying out the site works and telephone number (including 24 hour 7 days emergency numbers).
 - d. The name and contact number of the Principal Certifying Authority.
12. The approved plans must be submitted to a Sydney Water Quick Check agent or customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped. For quick Check agent details, please refer to the web site www.sydneywater.com.au, see Building Developing and Plumbing then Quick Check or telephone 13 20 92.

During Construction

13. No building or civil works shall commence until the site has been remediated to a residential standard verified in accordance with Condition 5 of this Consent.
14. Site and building works (including the delivery of materials to and from the property) shall be carried out only on Monday to Friday between 7:00am – 6:00pm and on Saturdays between 8:00am – 4:00pm.
15. During the demolition and construction period, the person responsible for the site is to retain records of waste disposal (waste receipts or dockets, recycling processor receipts etc.) in a Waste Data File. The Waste Data File must be provided to Council officers on request to demonstrate that the approved Waste Management Plan is being implemented.
16. The site shall be kept clean and tidy during the construction period and all unused building materials and rubbish shall be removed from the site upon completion of the project. The following restrictions apply during construction:
 - a. Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and shall have measures in place to prevent the movement of such material off site.
 - b. Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken only within the site.
 - c. Builders waste must not be burnt or buried on site. All waste (including felled trees) must be contained and removed to a Waste Disposal Depot.

17. The footings shall be pierced or shall penetrate through any fill or unstable foundation material to bear upon a structurally adequate foundation material of a uniform load-bearing value.
18. Disabled parking shall be provided in accordance with AS2890.1-1993.
19. Provision shall be made for access to the buildings with adequate aids provided for those with disabilities (i.e. mobility, hearing, site impaired) in accordance with the Discrimination Against People with Disabilities Act (DDA), Building Code of Australia and the Commonwealth Disability (Access to Premises – Buildings) Standards (Premises Standards).
20. The development shall be completed in accordance with the approved colours and finishes.
21. Landscaping shall be completed in accordance with the approved landscaping plan.
22. All civil construction works required by this consent shall be in accordance with Hawkesbury Development Control Plan appendix E Civil Works Specification.
23. Arrangements are to be made for the provision of common drainage and the disposal of storm water from the site.
24. Water quality control devices and energy dissipaters shall be constructed at the point of discharge of stormwater from the site.
25. Drainage swales shall be progressively stabilised and landscaped immediately after the completion of formational works.
26. The site shall be secured to prevent the depositing of any unauthorised material.
27. Dust control measures, eg vegetative cover, mulches, irrigation, barriers and stone shall be applied to reduce surface and airborne movement of sediment blown from exposed areas.
28. Measures shall be implemented to prevent vehicles tracking sediment, debris, soil and other pollutants onto any road.
29. All trucks entering or leaving the site shall have their trays suitably covered to prevent spillage from the truck onto the road.
30. Vehicle entrances and exits shall be clearly signposted, including street number, and visible from both the street and site at all times.
31. All necessary works being carried out to ensure that any natural water flow from adjoining campus properties is not impeded or diverted.

32. All natural and subsurface water-flow shall not be re-directed or concentrated to adjoining properties. Water flows shall follow the original flow direction without increased velocity.
33. Any sewer or stormwater main or manhole affected by the development, shall be repaired or altered in level as so directed at the applicant's expense.
34. A surcharge path sufficient to carry the 1 in 100 year storm flow to be provided across the site.
35. All necessary drainage works shall be constructed along the access strip and across the footway as required.
36. Any fencing across the overland flow path shall be constructed so as not to impede the 1 in 100 year storm water flow.
37. A Plan of Management for the Bio-retention Basin shall be submitted to and approved by Council on completion of the works. The Plan of Management shall set out all design and operational parameters for the detention facilities including design levels, hydrology and hydraulics, inspection and maintenance requirements and time intervals for such inspection and maintenance.
38. A works as executed plan shall be submitted to Council on completion of works.

Use of the Development

39. The development shall be limited to the area shown on the submitted plans.
 40. All fire safety equipment and fixtures shall be regularly serviced and maintained. The owner or their agent shall certify annually that each of the fire safety measures specified in this statement has:
 - a. been assessed by a properly qualified person, and
 - b. found, when it was assessed, to be capable of performing to at least the standard required by the current Fire Safety Schedule for the building for which the certificate is issued.
- A fire safety statement is to be submitted to Council annually after occupation.
41. The subject development, including landscaping, is to be maintained in a clean and tidy manner.
 42. All waste material shall be regularly removed from the property.
 43. Any external lighting shall be directed in such a manner so that no nuisance is caused to adjoining properties or to drivers on surrounding streets.

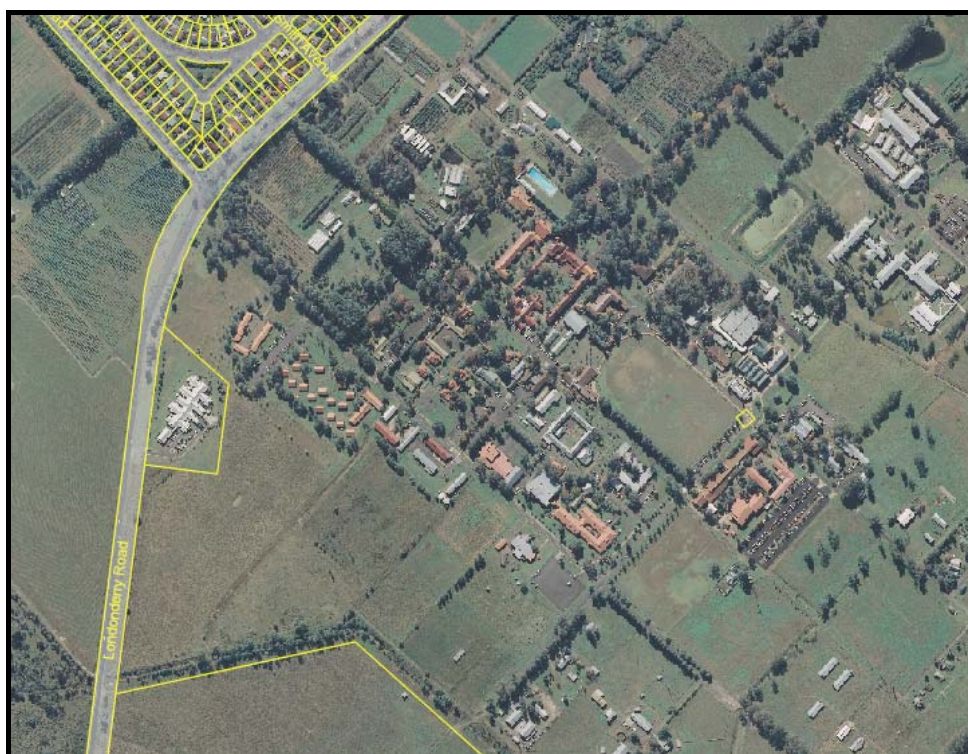
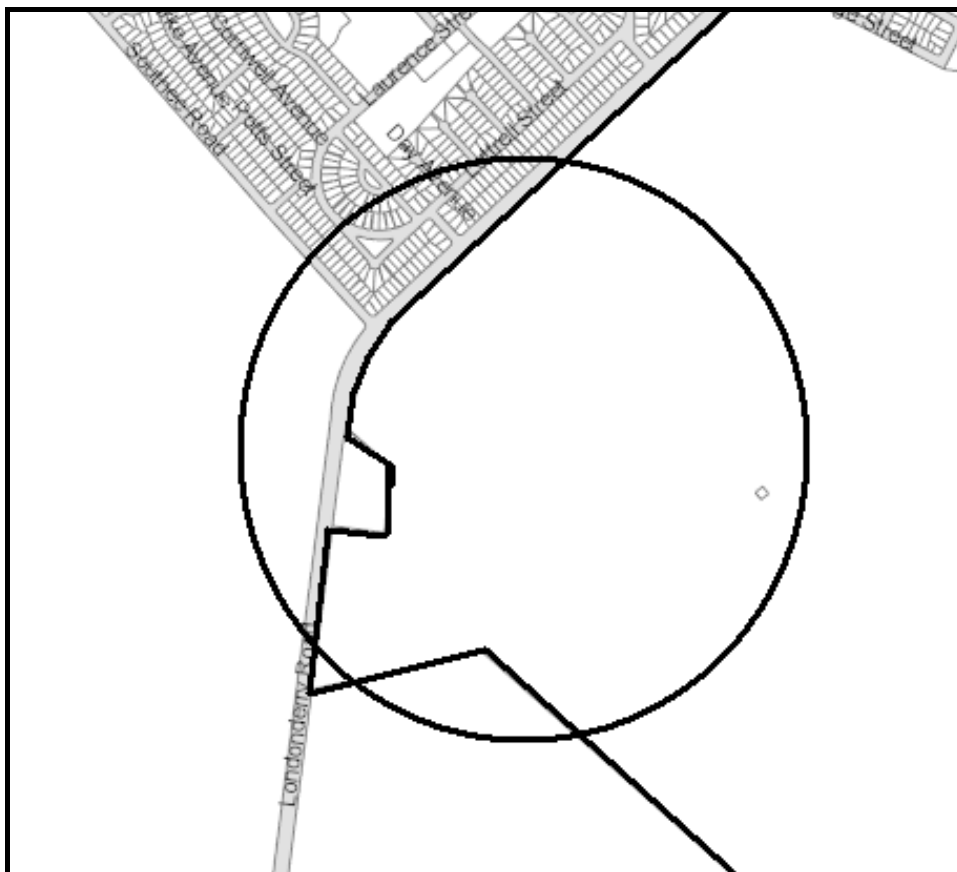
Advisory Notes

- *** The applicant shall make themselves aware of the Discrimination Against People with Disabilities Act (DDA) and assess their responsibilities and liabilities with regards to the provision of access for all people.
- *** Should any Aboriginal site or relic be disturbed or uncovered during the construction of this development, all work should cease and the National Parks and Wildlife Service consulted. Any person who knowingly disturbs an Aboriginal site or relic is liable to prosecution under the National Parks and Wildlife Act 1974.
- *** The applicant is advised to consult with:
- (a) Sydney Water Corporation Limited
 - (b) Integral Energy
 - (c) Natural Gas Company
 - (d) a local telecommunications carrier
- regarding their requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on site or on the adjacent public roads.
- *** The developer is responsible for all costs associated with any alteration, relocation or enlargement to public utilities whether caused directly or indirectly by this proposed subdivision. Such utilities include water, sewerage, drainage, power, communication, footways, kerb and gutter.
- *** The applicant shall make themselves aware of any User Restriction, Easements and Covenants to this property and shall comply with the requirements of any Section 88B Instrument relevant to the property in order to prevent the possibility of legal proceedings against them.

Attachments

- AT 1 – Locality Plan
- AT 2 – Site Plan
- AT 3 – Elevation Plan – Managers Residence
- AT 4 – Elevation Plan – Common Facilities
- AT 5 – Elevation Plan – Office
- AT 6 – Elevation Plan – Block A and B
- AT 7 – Elevation Plan – Block A
- AT 8 – Elevation Plan – Block A1 and B
- AT 9 – Elevation Plan – Block A1 and C
- AT 10 – Elevation Plan – Landscape Plan

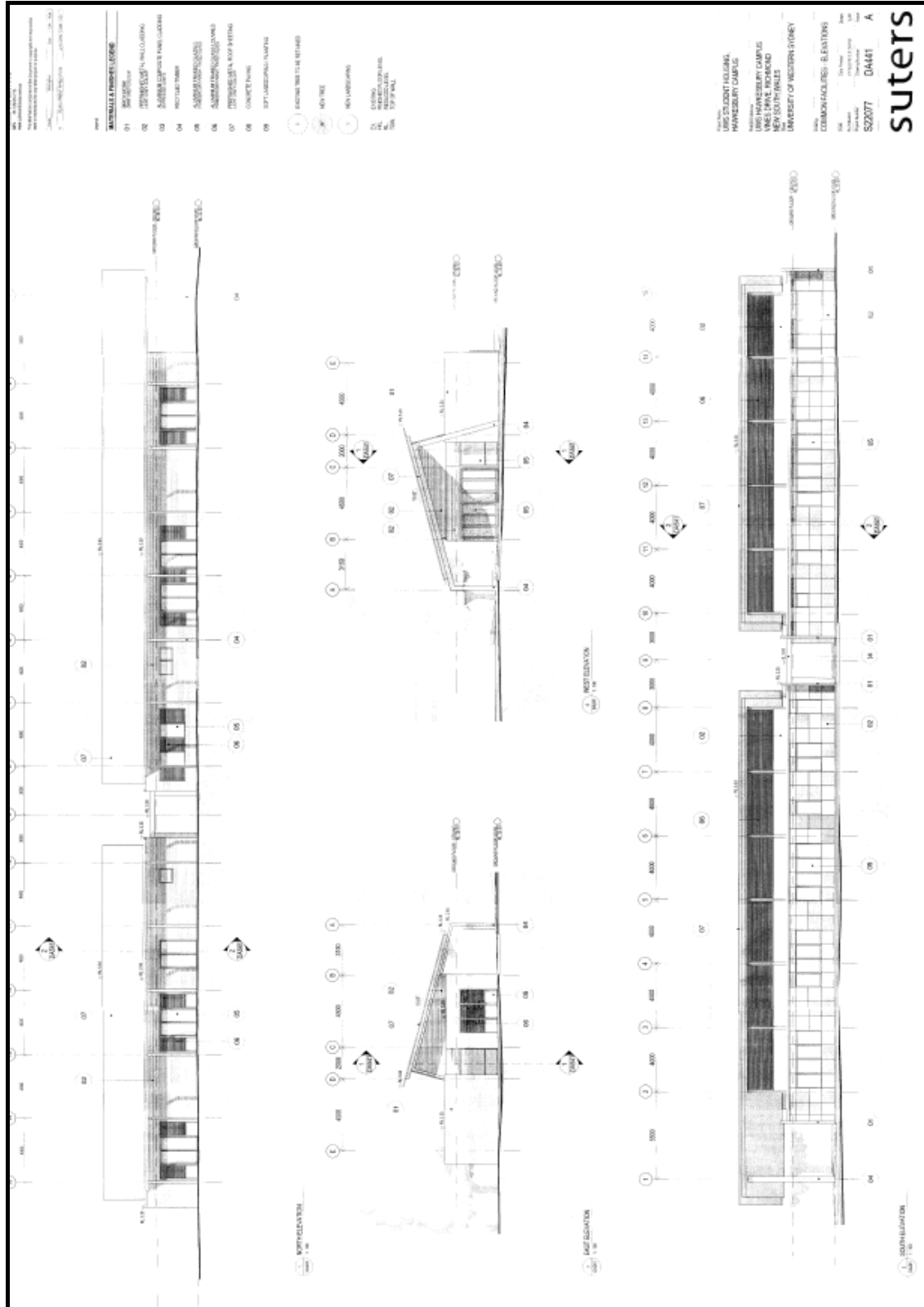
Appendix 1
Locality Plan and Aerial Photo
Lot 2 DP 2052798, 2 College Street, Richmond



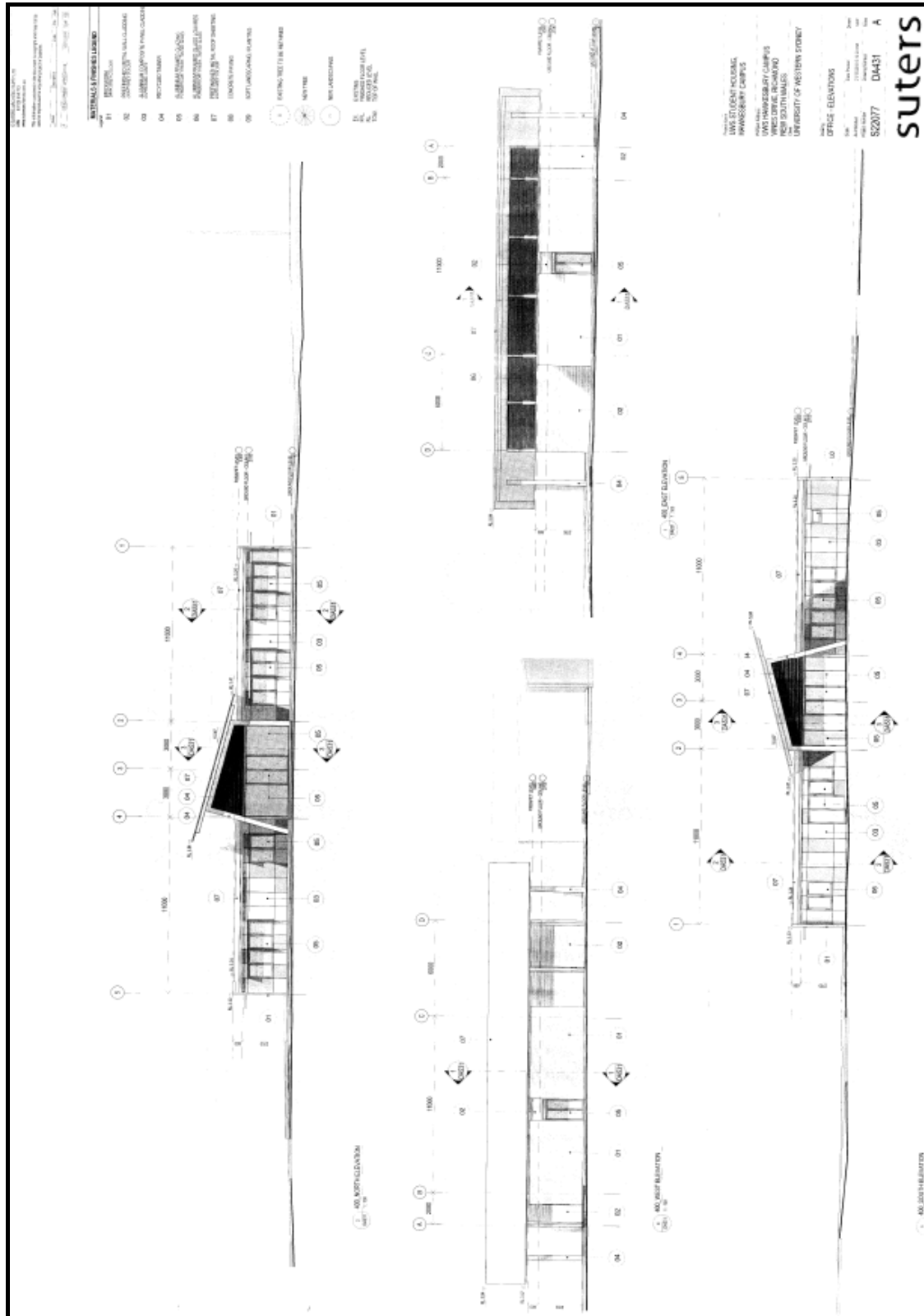
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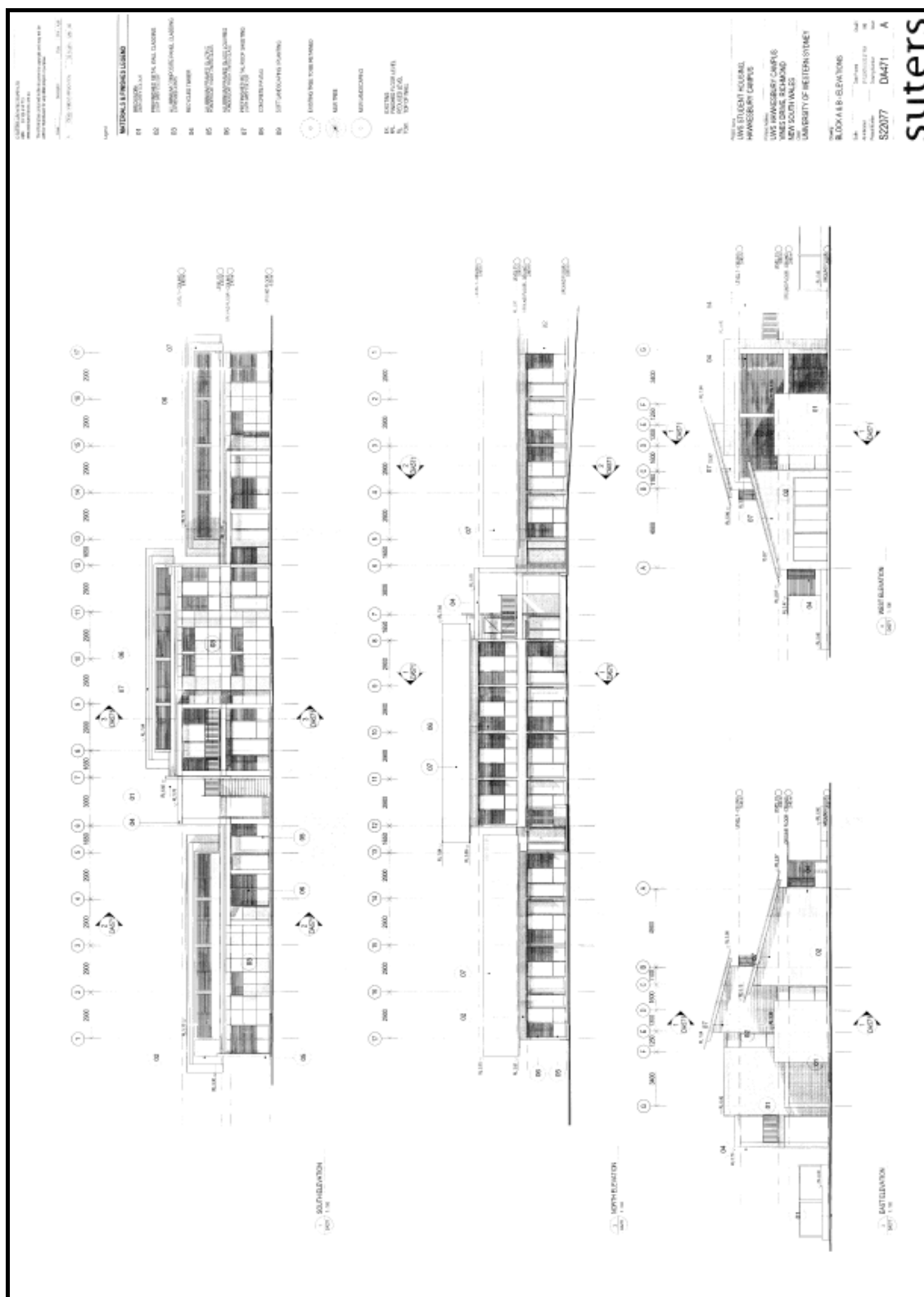
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Appendix 4 Elevation Plan – Common Facilities Lot 2 DP 2052798, 2 College Street, Richmond

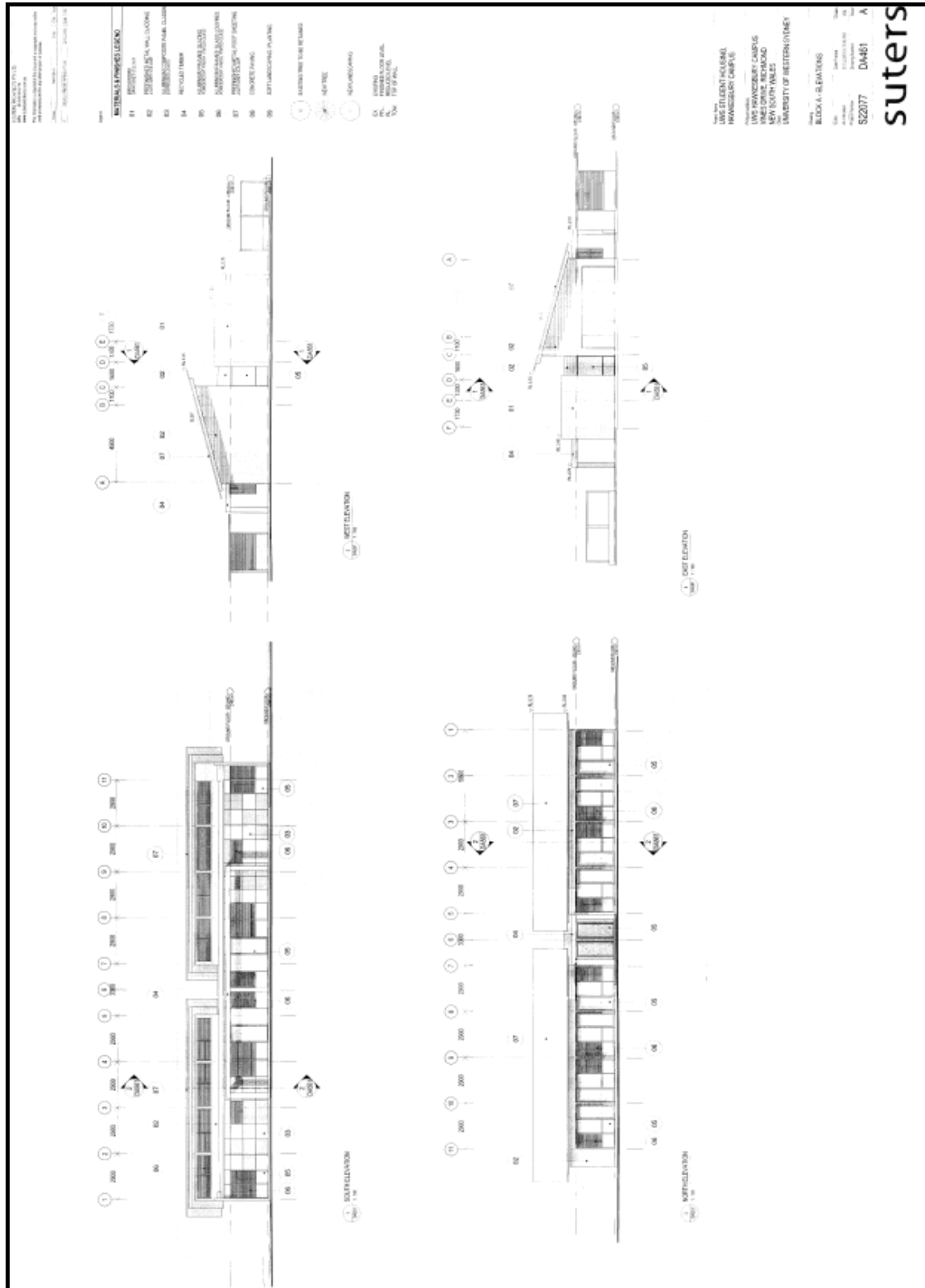


Appendix 5
Elevation Plan - Office
Lot 2 DP 2052798, 2 College Street, Richmond

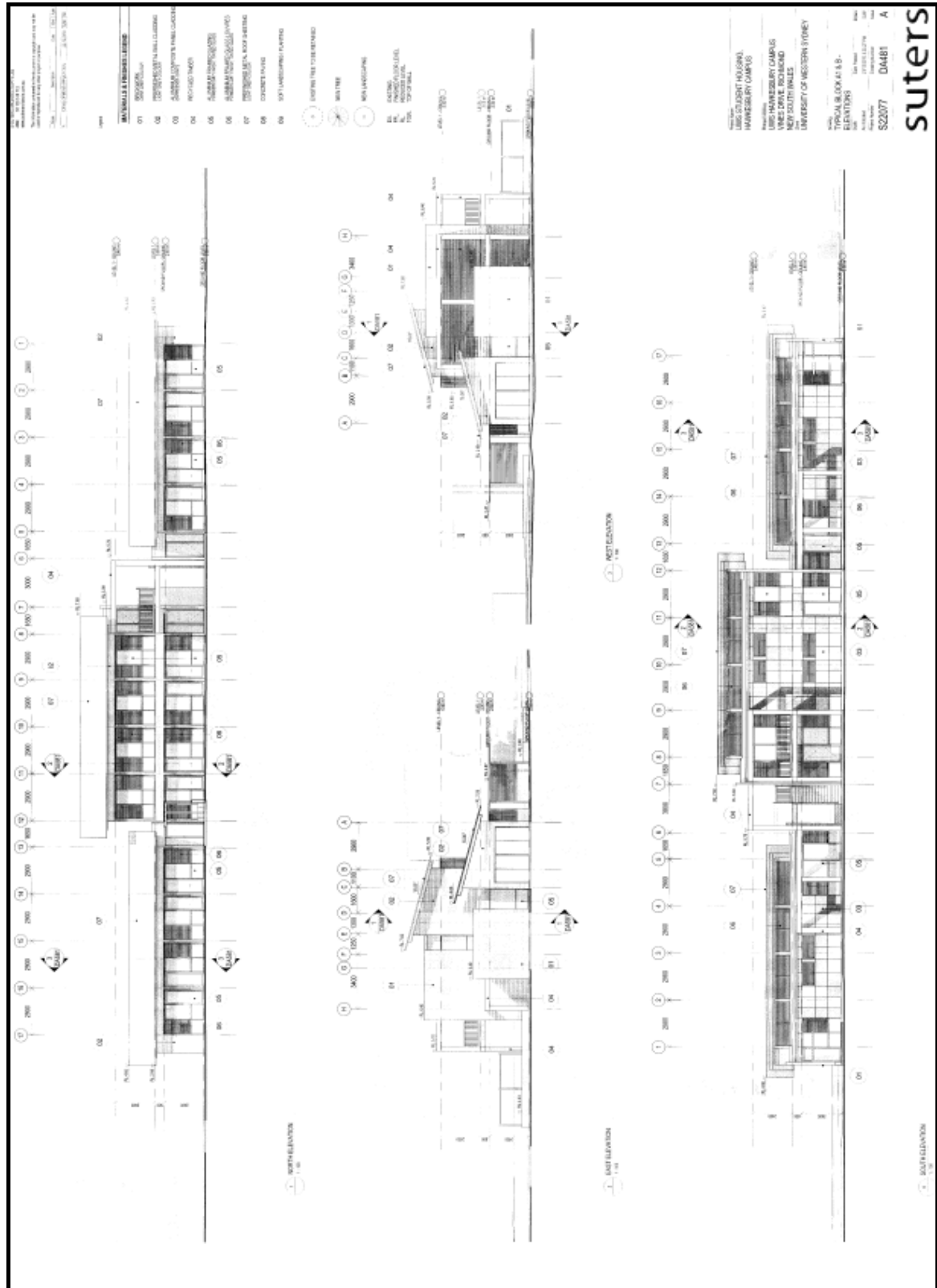




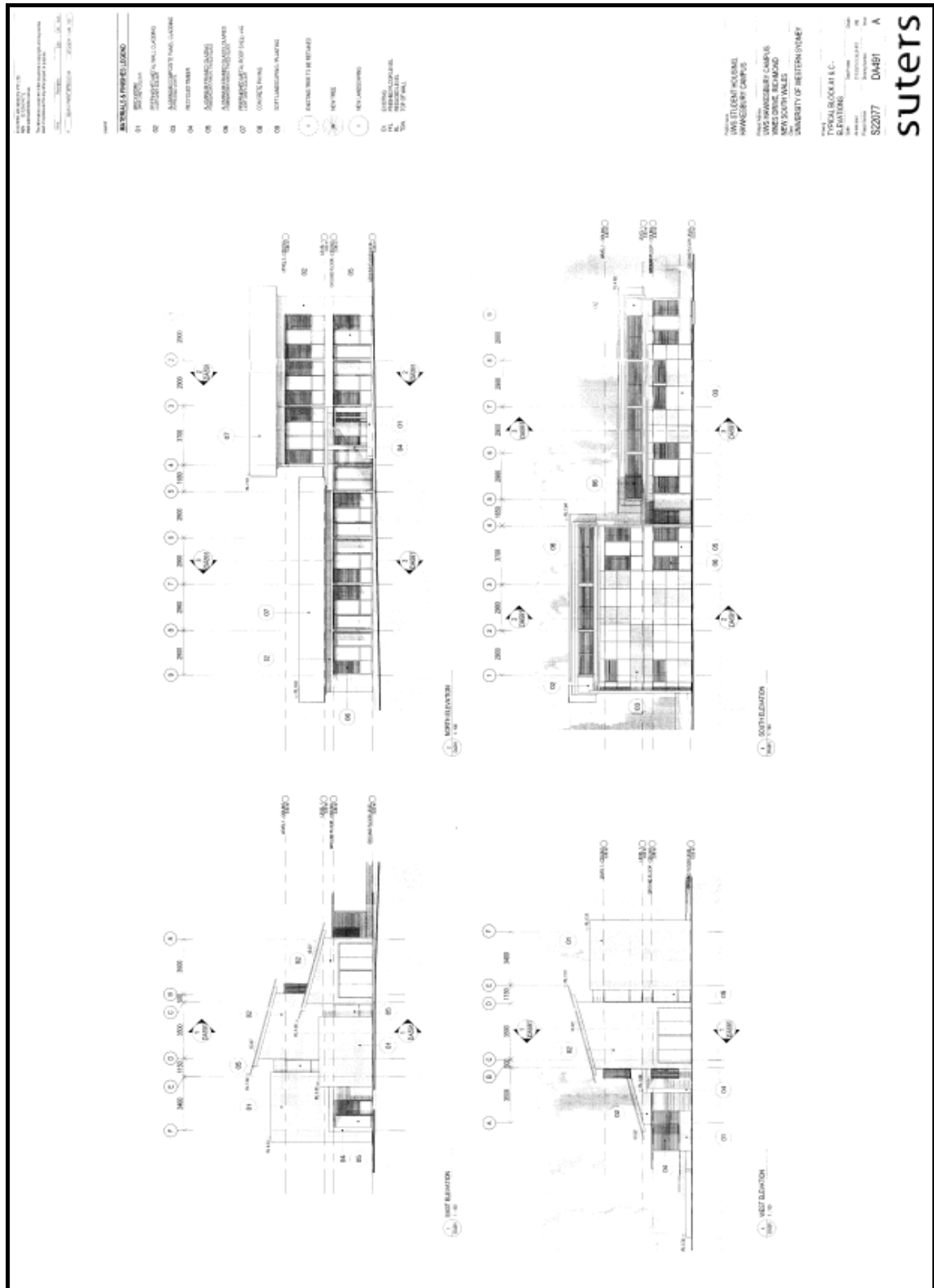
Appendix 7
Elevation Plan – Block A
Lot 2 DP 2052798, 2 College Street, Richmond



Appendix 8
Elevation Plan – Block A1 and B
Lot 2 DP 2052798, 2 College Street, Richmond



Appendix 9 Elevation Plan – Block A1 and C Lot 2 DP 2052798, 2 College Street, Richmond



**Appendix 10
Landscape Plan
Lot 2 DP 2052798, 2 College Street, Richmond**

