

**JOINT REGIONAL PLANNING PANEL  
(Northern Region)**

<b>JRPP No</b>	<b>JRPP Reference Number 2013NTH006</b>
<b>DA Number</b>	<b>2013/101</b>
<b>Local Government Area</b>	<b>Lismore City Council</b>
<b>Proposed Development</b>	<b>Construction of a new Student Learning Centre and associated Earthworks, Civil Works and Tree Removal within the Goodman Plaza precinct at Southern Cross University (SCU)</b>
<b>Street Address</b>	<b>1A Military Road, EAST LISMORE</b>
<b>Applicant &amp; Owner</b>	<b>Newton Denny Chapelle / Southern Cross University</b>
<b>Number of Submissions</b>	<b>Nil</b>
<b>Recommendation</b>	<b>Approval with Conditions</b>
<b>Report by</b>	<b>Mr Rodney Mallam – Snr Development Assessment / Heritage Planner</b>

## Report

### L I S M O R E C I T Y C O U N C I L D E V E L O P M E N T A S S E S S M E N T R E P O R T

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## DETERMINATION REPORT

### REPORT TO THE NORTHERN REGION JOINT REGIONAL PLANNING PANEL

**ADDRESS/LOCALITY:** DP 802344 lot 12, 1A Military Road EAST LISMORE

**APPLICATION No:** 5.2013.101.1

**PROPOSAL:** The DA proposes the construction of a new Student Learning Centre and associated Earthworks, Civil Works and Tree Removal within the Goodman Plaza precinct at Southern Cross University (SCU).

#### PLANS REF:

Drawing Number	Title	Drawn by	Revision	Date
SB20214-00LC-ECA-DG-0001	Site Plan	SKM	1	12/9/2013
SB20214-LC-ECA-1051	Level 1 Fitout / FF&E Plan	SKM	3	12/9/2013
SB20214-LC-ECA-1052	Level 2 Fitout / FF&E Plan	SKM	3	12/9/2013
SB20214-LC-ECA-1053	Level 3 Fitout / FF&E Plan	SKM	3	12/9/2013
SB20214-00LC-ECA-DG-1024	Level 4 Plant Room & Level 3 Roof Plan	SKM	1	12/9/2013
SB20214-TPLC-ECA-DG-4001	Elevations – 1	SKM	3	12/9/2013
SB20214-TPLC-ECA-DG-4002	Elevations – 2	SKM	3	12/9/2013
Ref No. 13/024	Plan of Trees proposed to be removed for proposed learning centre building	NDC	-	10/10/2013

**OWNER:** Southern Cross University (SCU)

**APPLICANT:** Newton Denny Chapelle

**AUTHOR:** Mr R C Mallam

**DATE OF REPORT:** 17/10/2013

**DATE LODGED:** 3/5/2013

**AMENDED:** 20/8/2013, 6/9/2013 and 16/9/2013.

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#### SUMMARY

**ISSUES/VARIATIONS:** Bulk, Scale, Design and Appearance of the building, Crime Prevention (Safety and Security), Stormwater Management, Traffic and Parking.

**SUBMISSIONS:** Nil.

**RECOMMENDATION:** Approved subject to conditions.

## **Background**

### **Project Background and Pre-lodgement Discussions**

The DA makes the following comments in relation to the background to the proposed development and pre-lodgement discussions with Council:

*SCU engaged Sinclair Knight Mertz (SKM) in 2011 to undertake a master planning process. The Master Plan will align with and reinforce the vision, mission and goals of the University's Strategic Plan.*

*SCU's Strategic Plan 2011–2015 aims to respond to global educational shifts as well as regional and contextual demands. This will result in changes to faculty programs, focused precincts of knowledge transfer and new facilities that accommodate leading edge technologies. Further, it will set new objectives for greater connection with the wider community and encourage a closer integration with current commercial relationships. This will confirm SCU's position as a leading regional university, highly regarded for its commitment to scholarship and require world class research facilities to further advance its position in academic excellence.*

*The master planning process has identified the need for SCU to more clearly define a central gathering place which is the recognised activity centre for the campus. Currently, the student support facilities and Goodman Plaza act as a primary gathering place but there is no obvious activity centre for the Campus. By redefining and consolidating the precinct around the Student Learning Centre there is a great opportunity to establish a strong central student hub.*

*During preparation of the Development Application a pre-lodgement meeting was held between representatives of the client (Tony Guihot – Director, Facilities Management and Services Southern Cross University and Damian Chapelle – NDC) and Lismore City Council on 5 February 2013. The primary elements raised during the meeting in relation to the development included:*

- *Draft Lismore LEP 2012 (now gazetted);*
- *Car Parking;*
- *Traffic Movements;*
- *Stormwater Management;*
- *Infrastructure Services;*
- *Preliminary Contaminated Lands Assessment.*

### **Amendments to DA**

The submitted DA originally sought consent for the following components:

- the demolition of existing buildings within the northern portion of the Goodman Plaza precinct;
- the construction of a Learning Centre within the northern portion of the Goodman Plaza precinct to provide a more contemporary facility for Southern Cross University students; and
- the re-development of the existing library into a Science and Engineering school building.

**During the course of the assessment however the DA was amended so as to seek development consent only for the construction of the Student Learning Centre within the northern portion of the Goodman Plaza precinct.** The size and design of the Student Learning Centre building has also been amended by the applicant during the assessment period.

Approval for the demolition of existing buildings within the Goodman Plaza and the re-development of the existing library into a Science and Engineering school building has been alternatively sought under SEPP (Infrastructure) 2007 as development permitted without consent.

### **Crown DA**

The proposal on behalf of SCU is lodged as a Crown development application under the provisions of Part 4 Division 4 of the Environmental Planning & Assessment Act 1979 (Clause 89).

## **Joint Regional Planning Panel**

The capital improvement value of the Crown and Community Facility development exceeds five (5) million dollars, resulting in the Development Application being referred to the Joint Regional Planning Panel for determination in accordance with Schedule 4A of the Environmental Planning & Assessment Act 1979.

## **Description of Proposal**

The DA proposes the construction of a new Student Learning Centre and associated Earthworks, Civil Works and Tree Removal within the Goodman Plaza precinct of the SCU.

The DA states that new Student Learning Centre will:

- *Provide student support spaces interspersed with informal spaces for students to relax, study and interact.*
- *Provide modern and contemporary facilities that will showcase best practice in design and construction.*
- *Complement and integrate with the surroundings.*

It is proposed to construct the purpose built Student Learning Centre extending northwards from the northern end of the SCU Goodman Plaza. The building will extend approximately 32 metres to the north and has an east-west length of approximately 50 metres.

The site location for the Learning Centre is relatively level for approximately 80% of its footprint as it will occupy an existing car parking area and existing building areas. However, the site does have up to 5m of sloping landforms to its west which will require substantial retaining wall works along the western elevation of the building site.

The built form technically includes four stories (4), which comprises:

- three (3) levels for student learning; and
- a smaller fourth level being a plant room as part of the roof.

The proposed building has a total height of 17.35 metres when measured from an average existing ground level of RL27.5m AHD to the roof line of the plant room at RL44.85m AHD.

Access to the ground floor (Level 1) of the Learning Centre is attained via three (3) airlock access points that are all accessible from the internal pedestrian network. One access point is located on the southern elevation (Goodman Plaza) and the other two are located on the northern façade. An internal stair network and centrally located lift provide access to the upper three levels.

The various spaces / uses of the Learning Centre are outlined below.

- Library – reception, shelves of books, meeting room, staff room, office, archives and print areas;
- Specialist Student Support Services – leisure reading / informal areas, worktables, study areas, meeting / study rooms, presentation nodes, consultation rooms, mentor rooms, a student community room and e-space;
- Administration desk areas;
- Commercial Space – Coffee shop;
- Outdoor terrace; and
- Amenities and service plant rooms.

The student common/group areas will be utilised by students who book the rooms for group discussion, tele-conferencing, seminar presentations, meetings with lecturers and SCU presentations.

There will be no increase in library staff to service the proposed development with the 30 EFTS relocating from the current library and there will be no additional lecturers teaching on the campus associated with the operation of the Learning Centre.

The coffee shop is for making and selling of coffee/tea etc. with potential food sales (i.e. pies/sandwiches). All food will be made off-site with no food preparation to occur as part of the development. The terrace seating area is not restricted to patrons of the coffee shop and is to be used by all students etc. within the learning centre.

The ground floor (Level 1) of the Student Learning Centre, with the exception of the coffee shop, will be accessible 24 hours per day, 7 days per week. The coffee shop will operate 8am-6pm Monday to Friday and 1pm-5pm Saturday/Sunday.

The hours of operation for Levels 2 and 3 and the hours when the Student Learning Centre will be staffed are:

- 8am-9pm Monday-Thursday;
- 8am-6pm Friday; and
- 1pm-5pm Saturday/Sunday.

Access to Levels 2 & 3 will be physically closed to students outside the above referenced hours and during these times access to the ground floor (Level 1) will be achieved via security swipe card.

As illustrated on the site plan, the existing internal road is proposed to be widened to create a new designated loading bay for a small rigid vehicle to the west of the proposed building. A link bridge is proposed to connect the loading bay to level 2 of the proposed building where access is achieved through the nominated fire passage. The proposed link bridge will also provide access to the bin storage area for waste removal.

The submitted architectural plans illustrate: the site layout, the relationship between the proposed building and the existing topography, the internal layouts / uses of each floor and the four elevations of the proposed building. The architectural plans are attached to this report as **Attachment 2**.

To facilitate the new Student Learning Centre building the proposed development nominates the removal of 10 – 12 trees, comprising the following species: *Caesalpinia ferrea* (Leopard wood tree), *Grevillea robusta* (Silky oak). The DA may also require the further removal of an *Elaeocarpus reticulatus* (Blue berry ash) and a *Barklya syringifolia* (Barklya tree) on the north east corner of the proposed building.

## **Statutory Controls**

Lismore LEP 2012

- Zoning – SP2 Infrastructure (Educational Establishment)
- Item of Heritage – No
- In vicinity of Heritage Item – No
- Conservation Area – No

S94 Contributions Plan

Environmental Planning & Assessment Act 1979

SEPP No. 44 – Koala Habitat Protection

SEPP No. 55 – Remediation of Land

SEPP (Infrastructure) 2007

Local Development

## **Policy Controls**

Lismore DCP

5.17.8 Sustainability, Viability & Amenity of Rural & Urban Land

5.2.10 Equity in Access and Provision of Facilities to Public Spaces

5.2.29 Development Application Determination



### Locality Aerial Photos



### Description of Locality

The land subject of the proposed development is located on Lot 12 DP802344, which has an area of approximately 25 hectares. The subject lot (Lot 12 DP802344) along with a number of other adjoining allotments form the much larger SCU Campus.

Adjoining and surrounding development consists of other SCU buildings, roads, car parks and vegetation. The nearest non-related SCU land in the locality is approximately 280m in a southern direction.

The topography of the land subject of the proposed development is relatively level for approximately 80% of its footprint as it will occupy an existing car parking area and existing building areas. However, the site does have up to 5m of sloping landforms to its west which will require substantial retaining wall works along the western elevation of the building site.

Access to the subject land and the broader SCU campus is obtained off Military Road and Rifle Range Road to the south and Allamanda Place to the north.

## Internal Referrals

### Building

The application has been reviewed and comments provided, with no objections raised subject to the imposition of appropriate conditions which have been included in the draft conditions attached to this report.

### Environmental Health

The application has been reviewed and comments provided, with no objections raised subject to the imposition of appropriate conditions which have been included in the draft conditions attached to this report.

### Water and Sewer

The application has been reviewed and comments provided, with no objections raised subject to the imposition of appropriate conditions which have been included in the draft conditions attached to this report.

### Engineering/Traffic/Stormwater Drainage

The application has been reviewed and comments provided, with no objections raised subject to the imposition of appropriate conditions which have been included in the draft conditions attached to this report.

### Ecology

The application has been reviewed and comments provided, with no objections raised subject to the imposition of appropriate conditions which have been included in the draft conditions attached to this report.

## External Referrals

### NSW Police

The application was referred to the NSW Police's Crime Prevention Officer and comments were received on 6/6/2013, raising the following areas of concerns (in italics) and below each point is the proposed action to address each concern:

- *Only one entrance to be used after hours. This entrance should be at the northern end as it has more casual surveillance.*

**Response Action** – apply requirement as a draft condition of consent.

- *The use of CCTV is recommended to cover the interior and exterior of the learning centre. This surveillance allows all users a level of crime protection and allows for capture of any incident within and outside staffed hours. This could be monitored by university security. Signage to be placed at the entrances and inside the learning centre.*

**Response Action** – apply requirement as a draft condition of consent.

- *Sufficient lighting of the entrance and surrounding paths to assist pedestrians who use the premises after hours.*

**Response Action** – apply requirement as a draft condition of consent.

- *Beside the northern entrance and to the right (when looking south), there appears to be a concrete wall. This wall provides an area of concealment and entrapment. This walkway should be blocked off with a high gate/s to prevent pedestrian access after hours. It should also have adequate lighting.*

**Response Action** – amended plans were submitted and referred to the NSW Police Crime Prevention Officer, who after a review advised that the amended plans eliminated this concern.

- *Stairwell leading up to level 2 be blocked off/secured when premises unstaffed. A sensor alarm could also be installed to respond to illegal access to level 2 and level 3.*

**Response Action** – Amended plans show a drop down security shutter at the top the stairs on Level 2. A condition will be applied confirming this requirement.

- *Duress button with direct connection to onsite security.*

**Response Action** – Following discussions with the NSW Police Crime Prevention Officer it was agreed that this action be applied as an advisory note only.

- *After hours access cards should identify user.*

**Response Action** – apply requirement as a draft condition of consent.

- *Monitored alarm installed*

**Response Action** – apply requirement as a draft condition of consent.

### **Rural Fire Service (RFS)**

The application was referred to the NSW RFS under section 79BA of the EP&A Act and comments were received on 4/6/13, 16/9/13 and 14/10/13 raising no objection and recommending conditions to be placed on the Development Consent, which have been included within the draft conditions of consent.

### **Notification/ Submissions**

The application was advertised in the Northern Rivers Echo in accordance with the provisions of the Lismore DCP for the Notification and Advertising of Development Applications. As a result of the notification and advertising, no submissions were received.

### **Consideration**

The relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, are assessed under the following headings:

#### **Lismore LEP 2012**

The proposed development is permitted with consent as an 'educational establishment' within the SP2 Infrastructure Zone under the provisions of the Lismore LEP 2012.

Under the Lismore LEP 2012 an 'educational establishment' means:

*"a building or place used for education (including teaching), being:*

*(a) a school, or*

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



## **Zone objectives and Zoning Control Tables**

Having regard to the provisions of Lismore LEP 2012, it is considered that:

- (a) The development is in accordance with and promotes the specific aims of this plan, the objectives of the zone and the objectives of the controls, and
- (b) The development, in particular, is in accordance with and promotes the character of the locality within which the development is carried out.

As such, consent to the development may be granted.

## **Part 4 Principal development standards**

None directly applicable.

## **Part 5 Miscellaneous provisions**

### **5.9 Preservation of trees or vegetation**

Council's Ecologist has reviewed the proposed development and tree removal and raises no objection to the impact upon flora and fauna.

### **5.12 Infrastructure development and use of existing buildings of the crown**

As mentioned above in this report, the approval for the demolition of existing buildings within the Goodman Plaza and the re-development of the existing library into a Science and Engineering school building has been sought under SEPP (Infrastructure) 2007 as development permitted without consent.

It is noted that the function of this clause does not restrict or prohibit such approvals under SEPP (Infrastructure) 2007.

## **Part 6 Additional Local Provisions**

### **6.2 Earthworks**

Given the context of the site it is considered that provided erosion and sediment controls are in place that the earthworks associated with the proposed development will not have a detrimental impact on environmental functions and processes, adjoining land uses or surrounding land.

### **6.5 Airspace Operations**

The proposed building with a maximum building height of RL 44.85 will not penetrate the Limitation or Operations Surface for the airport. For the subject land the obstacle limitation surface is between RL70 and RL80.

### **6.9 Essential Services**

Council is satisfied that the proposed development is either already serviced or able (as required by conditions) to be serviced by all the necessary essential services (water, sewer, electricity, stormwater and vehicular access).

## **SEPP 44 – Koala Habitat Protection**

The site is over 1ha in area, and there may be potential koala habitat on the site.

Potential koala habitat means areas of native vegetation where the trees of the types listed in Schedule 2 constitute at least 15% of the total number of trees in the upper or lower strata of the tree component. However the Department of Planning's Circular B35 states that "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 will not disturb any areas of potential habitat. On this basis it was concluded that further investigation into core koala habitat, or an individual koala plan of management, is not required for this development under the terms of SEPP 44.

## SEPP 55 & Contaminated Land Management Issues

Following a review of available information, Council is unaware of any contamination affecting the site. The subject site has been considered in the context of Clause 7 of State Environmental Planning Policy 55 and the Contaminated Lands Management Act and is considered unlikely the subject site presents contamination issues such that remediation would be required for the development to proceed.

Council's EHO made the following comments in relation to contamination:

*The proposed development footprint substantially overlays existing building and car park areas. As this footprint forms part of the developed site of the University the commentary within the Statement of Environmental Effects (SEE) is considered adequate. No further reporting is required for this matter.*

## SEPP (Infrastructure) 2007

### Educational Establishments

Division 3, Clause 28 of the SEPP identifies development for the purpose of educational establishments may be carried out by any person with consent on land in a prescribed zone. The proposal is located on land which is zoned SP2 which is a listed prescribed zone and thus is identified as being a permissible land use under the SEPP.

### Traffic Generating Development

With respect to Division 17, Subdivision 2, Clause 104 of the SEPP, it is noted that the proposed development does not trigger referral requirements to the Roads and Maritime Services as:

- it does not result in an increase of the total number of students at the SCU; and
- the subject allotment does not have access to classified road or to road that connects to classified road (if access within 90m of connection, measured along alignment of connecting road).

## Lismore Development Control Plan

The application has been assessed against the relevant controls in the Lismore DCP as indicated in the following compliance table, and comments are provided where the proposal does not strictly comply with the applicable provisions or conditions are required to address certain matters.

### 1. DCP 2002 Compliance Table

LISMORE DEVELOPMENT CONTROL PLAN		
	Complies Yes/No	Relevant Comments
<b>Off-street Parking</b>		
Car Parking Spaces Required	Yes	<p>The DA states that the SCU currently has 5,078 enrolments and 880 equivalent full time staff positions.</p> <p>The parking rate for tertiary educational establishments under this chapter is:</p> <ul style="list-style-type: none"><li>• 1 space per 2 employees; and</li><li>• 1 space per 5 students.</li></ul> <p>Using the above parking rate the current university requires 1,456 on-site car spaces (880 @ 1 space per 2 employees and 5,078 @ 1 space per 5 students).</p> <p>The DA states that the SCU currently has 2,132 on-site car spaces, which is therefore a substantial surplus.</p>

## LISMORE DEVELOPMENT CONTROL PLAN

	Complies Yes/No	Relevant Comments
		<p>The proposal nominates the erection of a new Student Learning Centre building, which comprises:</p> <ul style="list-style-type: none"> <li>• Library – reception, shelves of books, meeting room, staff room, office, archives and print areas;</li> <li>• Specialist Student Support Services – leisure reading / informal areas, worktables, study areas, meeting / study rooms, presentation nodes, consultation rooms, mentor rooms, a student community room and e-space;</li> <li>• Administration desk areas;</li> <li>• Commercial Space – Coffee shop;</li> <li>• Outdoor terrace; and</li> <li>• Amenities and service plant rooms.</li> </ul> <p>In relation to the proposed use the applicant makes the following comments:</p> <ul style="list-style-type: none"> <li>• There will be no increase in library staff to service the proposed development with the 30 EFTS relocating from the current library;</li> <li>• there will be no additional lecturers teaching on the campus associated with the operation of the Learning Centre.</li> <li>• given the nature of the proposed building that it does not increase staff or student numbers and therefore does not generate the demand for any additional car parking.</li> </ul> <p>Given the nature of the proposed use, Council accepts the applicant's submission that the proposed development will not increase the existing number of staff or students at the campus.</p> <p>The siting of the proposed building over an existing car park however does result in the loss of 23 car spaces. No objections are raised to this loss of on-site parking given the substantial surplus of parking that exists on the site. In this regard, the loss of the 23 existing car spaces reduces the available on-site parking from 2,132 to 2,109 spaces, which remains substantially more than the 1,456 on-site car spaces that are required by the university.</p>
<b>Buffers</b>		
Recommended Buffers	No***	<p>There is a mapped watercourse (Stream order 1) located within approximately 15m of the north-east corner of the proposed new building. The mapped watercourse is intermittent, only flowing following rain events.</p> <p>In relation to watercourses, this chapter states:</p> <p><i>Urban development (sewered) is to be located 30 metres from the nearest boundary of urban allotments to the top of the bank of any watercourse watercourse. This buffer may be reduced in width where effective stormwater control and a landscaped buffer is provided.</i></p>

## LISMORE DEVELOPMENT CONTROL PLAN

	Complies Yes/No	Relevant Comments
		<p>The proposed building does not comply with the recommended buffer of 30m, however the non-compliance is assessed as being acceptable in the circumstances, given:</p> <ul style="list-style-type: none"> <li>the stormwater run-off generated by the proposed building will be of a better quality than the stormwater run-off currently generated from the existing site, particularly from the existing car park.</li> <li>The proposed development is not considered to increase the stormwater run-off from the site and in actual fact it is likely that a reduced stormwater run-off from the site will result given it is proposed the roof water will be connected to rainwater tanks; and</li> <li>as can be seen from the aerial photograph (above in this report, the banks of the existing watercourse are well vegetated.</li> </ul>
<b>Crime Prevention Through Environmental Design</b>		
Surveillance (i.e. site and design of buildings, subdivision design, landscaping and lighting)	Yes	<p>The proposed development is considered to result in acceptable levels of surveillance for a development of this kind. In particular:</p> <ul style="list-style-type: none"> <li>the proposed building has been designed with extensive areas of transparent glazing that facilitates good levels of surveillance from the inside of the building to the surrounding parts of the site, particularly from the ground floor (Level 1).</li> <li>The proposed 24 hours, 7 days a week use of the ground floor (Level 1) of the proposed building further enhances the casual surveillance of the surrounds of the building.</li> <li>With the exception of the entrance to the fire stairs on the ground floor (Level 1), the building has been designed so as not to create any concealment / entrapment areas. A condition is proposed that requires the redesign of the entrance to the fire stairs on the ground floor so as to remove any potential concealment / entrapment areas.</li> <li>A condition will be applied that the landscaping on the site is to be established in a manner that is consistent with CPTED principles, particularly to facilitate surveillance of the site and so as not to create concealment areas.</li> <li>A condition will be applied that the common areas of the site, particularly the pathways and car park areas are provided with security lighting to facilitate surveillance at night.</li> </ul>
Access Control and Target Hardening	Yes	<p>The proposal nominates acceptable access control and target hardening, in particular:</p> <ul style="list-style-type: none"> <li>The three proposed air lock entries provide clear access control to the building.</li> <li>The changes in level (via stairs and ramps) to access the ground floor (Level 1) helps provide clear cues about the appropriate use of the site and provides legible access to entrance of the development;</li> </ul>



<b>LISMORE DEVELOPMENT CONTROL PLAN</b>		
	<b>Complies Yes/No</b>	<b>Relevant Comments</b>
		<ul style="list-style-type: none"> <li>The building is constructed using materials which are appear to appropriately target harden the premises. A condition that the final materials and finishes be submitted to Council for approval.</li> <li>The following measures are proposed and/or proposed to be conditioned to help access control and target harden the building and site:               <ol style="list-style-type: none"> <li>1. The installation of CCTV, with associated signage;</li> <li>2. The installation of a monitored alarm system;</li> <li>3. The installation of a security card system (able to identify users) to enable students and staff after-hours access to the building.</li> <li>4. Requiring Levels 2 and 3 to be blocked off (security shutter) when not staffed.</li> </ol> </li> </ul>
Territorial Reinforcement	Yes	The stairs down and up to the proposed ground floor (changes in level), the columns and the air lock entries provide a the transition from the areas external to the building (i.e. plaza area) into the building and are all considered to reinforce the use of the proposed building and make the space on the site clear and legible to users.
Defensive Space	Yes	The SCU have maintenance staff that are responsible for keeping the development (buildings and landscaping) well maintained. In this regard, there is every confidence that the development will be well cared for and maintained and therefore appear as a defended space.
<b>Tree Preservation Order</b>		
Tree Removal requiring Consent from Council	Yes	As the trees are proposed to be removed as part of this DA the provisions of this chapter are not particularly relevant. Notwithstanding this, Council's Ecologist has reviewed the trees proposed to be removed as part of the DA and raises no objection to the proposed tree removal.
<b>Waste Minimisation</b>		
Development and Construction Certificate Application	Yes	Council's EHO has reviewed the DA and proposes a condition requiring that a Waste Management Plan in accordance with the provisions of this chapter be submitted to and approved by Council.

### **Part B, Chapter 1 – Urban Area**

The proposed development is considered to be generally consistent with the objectives and requirements of this chapter of the DCP.

### **Section 94 Contributions Plan**

The proposed development will not result in any increased demand for public services and amenities, because as the proponent advises, the proposal will not increase the staff or student numbers of the university. In this regard, no s94 levies are applicable to this application.

## **Applicable Regulations**

Satisfactory.

## **Relevant Council Policies**

**5.2.10 Equity in Access and Provision of Facilities to Public Spaces** – Proposed development is satisfactorily in accordance with the provisions of this Policy.

**5.2.29 Development Application Determination** – Proposed development is satisfactorily in accordance with the provisions of this Policy.

**5.17.8 Sustainability, Viability & Amenity of Rural & Urban Land** – Proposed development is satisfactorily in accordance with the provisions of this Policy.

The provisions of these policies are considered to have been properly addressed and satisfied by the application.

## **Design & Appearance**

The proposal nominates an architecturally designed three (3) and in part four (4) storey building at the northern end of the Goodman Plaza area of the SCU. The building is considered to be well designed and will result in a quality visual appearance that will have a positive impact upon the mostly ageing built form of the SCU Campus and will become a feature / landmark building of the Goodman Plaza. In particular,

- The proposed building has both good vertical and horizontal articulation. Such articulation of the elevations / facades has the effect of breaking up the massing of the building, reducing its perceived bulk and scale and enhancing its visual interest; and
- The proposed building nominates a variety of materials and finishes, which also helps break up the bulk and scale of the building and adds to the visual interest of the building.

A condition will be applied that a detailed schedule of colours, finishes and materials for the building be submitted to and approved by Council prior to the commencement of works. In this regard, the use of a range of colours and quality finishes will further enhance the visual appearance of the proposed building.

The design of the building relates well with the existing landform and is sited well within the existing landscape. In this regard,

- the building is partly excavated into the western bank, which allows the link bridge from the existing road to be provided at grade to Level 2 of the building to facilitate loading and unloading; and
- the building has existing mature vegetation in its vicinity to the north, east and west, which provides a green backdrop to the building and will minimise its dominance from the rest of the campus and the surrounding locality.

The height, bulk and scale of the proposed building is considered to be compatible with the existing built form of the overall SCU campus, which is characterised by one, two and three storey buildings and in this regard will not have an adverse visual impact when viewed from the surrounding locality or result in an unreasonable loss of views.

Notwithstanding the above, it is important to note that the proposed building will be substantially higher and larger than the directly adjacent buildings that define the Goodman Plaza, which are all one storey, and as a consequence will stand out and dominate the plaza space. This physical dominance is satisfactory, given:

- it is the stated need of the SCU's master planning process that the campus have a *"more clearly define a central gathering place which is the recognised activity centre for the campus. Currently, the student support facilities and Goodman Plaza act as a primary gathering place but there is no obvious activity centre for the Campus. By redefining and consolidating the precinct around the Student Learning Centre there is a great opportunity to establish a strong central student hub"*. The siting, size and design of the proposed building is considered to achieve the SCU's objective in becoming a recognised activity centre and student hub; and
- the proposed building is well designed and is considered to have a quality visual appearance.

As abovementioned in this report, the design of the building (subject to conditions) is considered to have had adequate regard to CPTED principles.

## **Materials**

The proposed materials as illustrated on the submitted plans include: aluminium framed glazing, lightweight metal cladding, metal fascia, metal roof cladding and concrete columns. A condition will be applied that a full schedule of colours, finishes and materials for the building be submitted to and approved by Council prior to the commencement of works. The reason for this condition is to ensure Council approves the final materials as they have a considerable impact upon the final appearance of the building.

## **Amenity**

The proposal is considered to provide a high level of amenity to users through the provision of

- an accessible building (entries, lift and toilets);
- high level of natural light resulting from the extensive use of glazing; and
- the provision of sun shading devices and awnings to assist with temperature control and energy efficiency.

## **Roads Act Approvals**

The proposal does not require works within the public road reserve, and as such, a permit under the provisions of s.138 of the Roads Act is not required to be obtained.

## **Local Government Act Approvals**

The proposal requires approval under the provisions of s.68 of the Local Government Act 1993 for the water supply and sewerage works required for this development, which must be obtained prior to those works being undertaken. This requirement is addressed in relevant conditions of consent.

## **All Likely Impacts of the Development**

All likely impacts of the proposed development have been considered within the context of this report, however particular comment is made in relation to the following:

### **TRAFFIC / ACCESS / PARKING / PEDESTRIANS**

Council's Development Engineer made the following comments in relation to traffic, access, parking and pedestrians:

#### **VEHICULAR ACCESS/SITE DISTANCE**

*The only modification on site for vehicle movement is a loading / unloading area on the north western corner of the Learning Centre. In the original submission the applicant demonstrated the ability of a SRV and a MRV to enter and leave in a forward direction. The layout has since been amended to only have a parallel loading area on street adjacent the link bridge into Level 2 of the learning centre. Although the applicant states a SRV will be the vehicle used, the size of the parking bay proposed caters for a MRV and would seem a likely style of vehicle that could be used on occasions. Details need to be provided setting out levels / signage and details of walls that maybe required as well as link bridge details.*

#### **SITE DISTANCE (Visibility)**

*Acceptable – a low speed environment with only minimal change to the existing complex.*

#### **TRAFFIC IMPACT**

*As the development is a relocation of existing students with no increase in student and / or full time teachers no increase in traffic movements is envisaged. The existing surrounding road network has the capacity for the university.*

#### **PEDESTRIAN SAFETY**

*No real change to the current situation however will be an important issue to be addressed under the Traffic and Pedestrian Management Plan.*

#### **PARKING MANOEUVRING**

*No change to current situation apart from the loading / unloading area for the vehicles servicing the learning centre that will require a circulation type of route around through the complex to ensure approaching the loading bay on the correct side.*

#### **STORMWATER**

Council's Development Engineer made the following comments in relation to stormwater quantity:

*As the library is an internal refurbishment and the Learning Centre is an extension over an existing impervious area (car park) no increase in runoff is anticipated.*

Council's Environmental Health Officer made the following comments in relation to stormwater quality:

*Commentary within the SEE adequately addresses the matter of stormwater quality management in response to Chapter 22 of the Lismore DCP. No additional treatment devices are proposed.*

#### **NOISE IMPACT**

Council's Environmental Health Officer made the following comments in relation to noise impact:

*The proposed development is within the University grounds and is of a use that is not anticipated to adversely impact on non-associated properties.*

*The SEE identifies construction times to manage potential noise impacts. A standard condition nominating construction times is recommended.*

#### **ENVIRONMENTAL IMPACTS (Amenity)**

Council's Environmental Health Officer made the following comments in relation to environmental / amenity impacts:

*The commentary within the SEE is considered satisfactory. The proposed development is not considered to adversely impact on the amenity of the area.*

*Standard conditions are recommended for demolition and construction waste management, soil and water management during construction, food safety and importation of fill.*

#### **FLORA & FAUNA**

Council's Ecologist made the following comments in relation to the proposals impact upon flora and fauna and made the following conclusions:

- A number of small trees are likely to be cleared as part of the proposal;
- No significant trees or koala food trees are likely to be impacted by the proposal;
- A threatened species assessment is not required;
- A koala plan of management is not required.
- A landscaping plan is required.



## ENVIRONMENTAL APPRAISAL

## CONSIDERED

1. Statutory Controls	Yes
2. Policy Controls	Yes
3. Design in relation to existing building and natural environment	Yes
4. Landscaping	Yes
5. Traffic generation and Car parking provision	Yes
6. Loading and Servicing facilities	Yes
7. Physical relationship to and impact upon adjoining development (Views, privacy, overshadowing, etc.)	Yes
8. Site Management Issues	Yes
9. ESD Principles and Climate Change	Yes
10. All relevant S79C considerations of Environmental Planning and Assessment (Amendment) Act 1979	Yes

## CONCLUSION

The proposal nominates the erection of a new Student Learning Centre at the northern end of the Goodman Plaza on the SCU campus.

The proposed building is substantially higher and larger than the directly adjacent buildings that define the Goodman Plaza and as a result will stand out and dominate the plaza space. This is satisfactory given the SCU's objective of the building becoming a recognised and clearly defined gathering space, activity centre and student hub and also given that the buildings architectural design and appearance will have a positive impact upon the mostly ageing built form of the Goodman Plaza and become a feature / landmark building of the SCU.

The size and scale of the proposed building is compatible with the built form of other existing buildings on the SCU campus (outside the Goodman Plaza) and is sited well within the surrounding topography and landscape.

The proposed Student Learning Centre is well removed from other non-related land uses and therefore will not result in any unreasonable land use conflicts.

Given the nature of the proposed use and the nominated hours of operation (ground floor being 24/7), safety and security of the building is an important consideration. In this regard the building is designed and the proposal includes other measures that combine so as to:

- facilitate good casual surveillance,
- minimise potential concealment / entrapment areas; and
- provide good access control and territorial re-enforcement.

The proposed building results in the removal of a small number of existing trees that are not assessed as having any ecological significance.

The proposed building will not increase student or staff numbers at the SCU and therefore will not increase traffic generation or the demand for additional on-site parking.

Stormwater quality and quantity can be managed to achieve improved outcomes given the building is proposed largely over existing hard stand areas, part of which is an existing car park.

Overall, the proposed development is assessed as meeting all legislative requirements and is considered to be strongly in the public interest. Consequently, there is no planning objection to approval of the proposed development subject to the imposition of appropriate conditions on development consent.

## **RECOMMENDATION**

PURSUANT TO THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)

THAT:

- A. The Northern Region Joint Regional Planning Panel, as the consent authority, grant consent to Development Application No. 5.2012.280.1, subject to the conditions as specified in **Appendix 1** attached to this report.



Mr R C Mallam  
**ASSESSING OFFICER**



Mr P Jeuken  
**MANAGER – DEVELOPMENT & COMPLIANCE**

# **ATTACHMENT 1**

## Appendix 1 – Conditions of Consent

**DA No. 5.2013.101.1**  
**1A Military Road, East LISMORE**  
**Student Learning Centre Building for the Southern Cross University**

### **A. Conditions that Identify Approved Development**

#### **Development in Accordance with Plans**

A1. The development being carried out in accordance with following drawings:

Drawing Number	Title	Revision	Date
SB20214-00LC-ECA-DG-0001	Site Plan	1	12/9/2013
SB20214-LC-ECA-1051	Level 1 Fitout / FF&E Plan	3	12/9/2013
SB20214-LC-ECA-1052	Level 2 Fitout / FF&E Plan	3	12/9/2013
SB20214-LC-ECA-1053	Level 3 Fitout / FF&E Plan	3	12/9/2013
SB20214-00LC-ECA-DG-1024	Level 4 Plant Room & Level 3 Roof Plan	1	12/9/2013
SB20214-TPLC-ECA-DG-4001	Elevations – 1	3	12/9/2013
SB20214-TPLC-ECA-DG-4002	Elevations – 2	3	12/9/2013

as endorsed with Council's approval stamp, and the supporting documents submitted with the application, except where amended by the following conditions.

**Reason:** To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information

#### **Plans on Site**

A2. A copy of all stamped approved plans, specifications and documents shall be kept on site at all times so as to be readily available for perusal by any officer of Council.

**Reason:** To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information and to ensure ongoing compliance

### **B. Conditions that require matters to be Completed to the Satisfaction of Council or another Nominated Person Prior to the commencement of work**

#### **Colours, Finishes and Materials**

B1. A schedule of the external colours, finishes and materials is to be submitted to Council for written approval **prior to commencement of works.**

**Reason:** to approve the final colours, finishes and materials of the development.

#### **Engineering General**

B2. **Prior to the commencement of works**, the principal contractor / consultant must contact Council's Development Engineering Assessment Officer to arrange a pre-start meeting. The developer shall appoint a site manager and advise the Council of his/her name and after hours phone contact. The manager shall be the point of contact for Council and the public. The all hours contact number should be clearly displayed at the site access.

The following matters will be discussed at the pre start meeting:

- a) Confirmation that the engineering drawings for the development have been approved.
- b) Confirmation that pedestrian safety has been considered during construction and a pedestrian management plan is to be submitted for approval.



- c) Confirmation that an Erosion and Sediment Control Plan has been prepared for the site.
- d) Confirmation that appropriate arrangements have been made for the parking by employees and subcontractors.
- e) Confirmation that a Construction Management Plan has been approved by the principal.

**Reason:** *To ensure construction of the development adequately addresses pedestrians safety and is carried out in accordance with adopted standards.*

### **Construction Management Plan**

B3. A Construction Management Plan shall be submitted to and approved by the principal, with a copy submitted to Council, **prior to the commencement of works**. Any use of Council property shall require appropriate approvals prior to such work commencing. The plan shall specifically address the following matters:

- a) Provide a Safe Work Method Statement;
- b) Construction Traffic Management, including: the proposed method of access to and egress from the site for construction vehicles, proposed method of loading and unloading excavation and construction machinery, excavation and building materials, details of haulage routes for delivery and removal of material from the site, details of haulage routes to be utilised, traffic control plans prepared by an RMS accredited person for any works that impact upon the movement of vehicles or pedestrians upon the public road (including the proposed method of traffic control) and provision for vehicles leaving the site in a forwards direction.
- c) The proposed method of pedestrian management to comply with AS1742.3 and AS1742.10, including pram ramp details;
- d) The proposed phases of construction works on the site, the expected duration of each construction phase and the method statements on how various stages of construction will be undertaken;
- e) The location and operation of any on site crane (if required). Mobile cranes if used shall be located wholly within the site or only utilised during the excavation phase, and in association with the establishment and removal of a site crane, removal of excavation equipment and the like;
- f) The proposed areas within the site to be used for the storage of excavated materials, construction materials and waste containers during the construction period;
- g) The proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve, any run-off from the washing down of vehicles shall be directed to the sediment control system within the site; and

All traffic control work and excavation, construction activities shall be undertaken in accordance with the approved Construction Management Plan and any conditions attached to the approved plan. A copy of the approved Construction Management Plan, and any conditions imposed on that plan, shall be kept on the site at all times and made available to any officer of Council upon request.

**Reason:** *To ensure appropriate measures have been considered for site access, storage and the operation of the site during all phases of the construction process in a manner that respects adjoining owner's property rights and residential amenity in the locality, without unreasonable inconvenience to the community.*

### **Loading Area**

B4. **Prior to the commencement of works** a fully dimensioned plan of the proposed loading area, with levels, is to be submitted to and approved in writing by Council. the proposed loading bay suitable for a medium rigid vehicle is to be designed with a bitumen sealed / paved or equivalent surface and in accordance with the requirements of the Council's Development Control Plan No. 1, Part A, Chapter 7 - Off Street Car parking Requirements, Australian Standard AS2890.1 Parking Facilities – Off street Parking and Council's

Development, Design and Construction Manuals (as amended). In particular, the plan is to include details of any retaining walls that maybe associated with the loading bay and connectivity with the proposed link bridge.

**Reason:** *To provide an adequate off street loading area for the development. (EPA Act Sec 79C(a))*

#### **Erosion and Sediment Control**

- B5. Erosion and sediment control measures must be put into place **prior to the commencement of works** to prevent soil erosion and the transport of sediment from the development site or into natural or constructed drainage lines or watercourses.

The measures must:

- maximise the diversion of clean waters;
- minimise the extent and duration of site disturbance
- provide for appropriate water quantity and quality treatment and management
- include devices and practices to prevent sediment being carried from the site by vehicles and plant and including their tracks and tyres
- properly manage all dust generated by the development.

All control measures must be properly designed and implemented to ensure the measures operate to the design requirements and to meet all relevant environment protection standards.

**Reason:** *To ensure the proper management of the site with regard to soil erosion and sedimentation.*

#### **Waste Management**

- B6. **Prior to the commencement of works**, a Waste Management Plan in accordance with the provisions of Chapter 15 - Waste Minimisation of the Lismore Development Control Plan, must be prepared, submitted to and approved in writing by Council.

**Reason:** *To comply with the requirements of the Lismore Development Control Plan.*

#### **Water and Sewer**

- B7. **Prior to the commencement of works**, a Certificate of Compliance issued by Lismore City Council (and on behalf of Rous Water) under s.305-307 of the Water Management Act 2000, must be obtained and submitted to the Certifying Authority in relation to contributions payable.

#### **NOTES:**

- a) *The Certificate of Compliance confirms that all contributions levied under s.64 of the Local Government Act have been paid and existing infrastructure has the capacity to service the proposed development. In this regard, Lismore City Council also acts as an agent for Rous Water for the collection of contributions and the issue of the Certificate.*
- b) *There is a schedule attached to the end of this notice that details the Water and Sewer Contributions applicable to this development that must be paid prior to the issue of the Compliance Certificate.*
- c) *If the proposed development requires public water/sewer infrastructure works, those requirements will be specified in conditions of this consent or under a separate approval under s.68 of the Local Government Act 1993.*
- d) *An application under s.305 of the Water Management Act 2000 must be made (the form is available on Council's website) and the applicable application fee paid in order for a Compliance Certificate to be issued.*

**Reason:** To ensure compliance with the statutory requirements of the Local Government Act and Water Management Act in relation to the provision of water and sewer infrastructure to service the development.

B8. **Prior to the commencement of works** the proponent shall obtain approval under Section 68 of the Local Government Act, 1993 for the water supply and sewerage works required for this development. The proponent shall submit the appropriate Activity Application Forms accompanied by such information as is listed in Council's Water, Sewer and Liquid Trade Waste Activity Application Check-list. Note:

- a) The proponent shall not commence construction of any part of the water supply and sewerage works prior to receiving an Activity Approval specifically for the water supply and sewerage works and plans with Council's stamp of approval.
- b) A fee applies to the Activity Application. The fee is as adopted at the time of payment and is as set out in Council's Fees and Charges.

**Reason:** To comply with Section 68 (s68) of the Local Government Act, 1993.

#### **Landscaping**

B9. A detailed landscaping plan shall be submitted to and approved in writing by Council **prior to the commencement of works**. The landscaping plan must include:

- Replacement trees, at a ratio of 2: of trees to be planted to tree removed, to be planted within the curtilage of the approved building to compensate for the loss of amenity from the approved tree removal; and
- Compliance with **Crime Prevention through Environmental Design (CPTED) Principles** and the **principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'**

The landscaping plan shall be in accordance with Council's Landscape Guideline and shall indicate:

- location of Council's sewer
- proposed location for planted shrubs and trees
- botanical name of shrubs and trees to be planted
- mature height of trees to be planted
- location of grassed areas
- location of paved areas
- location of trees identified for retention in the development application plans.

**Reason:** To ensure that appropriate landscaping is provided. (EPA Act Sec 79C(c))

#### **Crime Prevention**

B10. The entrance area to the fire stairs on the ground (Level 1) is to be amended so as to eliminate potential for an entrapment / concealment area. Amended plans are to be submitted to and approved in writing by Council **prior to the commencement of works**.

**Reason:** To enhance the safety and security of the premises.

### **C. Conditions That Must be Complied with during Building Work**

#### **Building**

- C1. All works, services, facilities and / or public utility alterations required by this approval or stated conditions whether carried out by Council or otherwise, shall be at the proponents expense and at no cost to Council.

**Reason:** *To provide adequate services for the development (EPA Act Sec 79C(c))*

#### **Erosion and Sediment Control**

- C2. Erosion and sediment control measures required to be implemented by **Condition B5** must be properly maintained to prevent soil erosion and the transport of sediment from the development site or into natural or constructed drainage lines or watercourses.

All control measures must be regularly inspected and be managed and maintained to ensure the measures operate to the design requirements and to meet all relevant environment protection standards. Weather patterns must be monitored and be coordinated in with the inspection and management and maintenance procedures. Control measures are to remain in place until the site has been adequately revegetated or landscaped to prevent soil erosion or the transport of sediment from the development site.

**Reason:** *To ensure the proper management of the site with regard to soil erosion and sedimentation.*

#### **Hours of Construction**

- C3. The hours of work for any noise generating activity of the proposed development are to be limited to the following time restrictions:

Monday to Friday - 7.00am to 6.00pm  
Saturday - 8.00am to 1.00pm

No noise generating activities are to take place on Sundays or public holidays.

**Reason:** *To preserve the environment and existing or likely future amenity of the neighbourhood. (EPA Act Sec 79C(b))*

#### **Noise Management**

- C4. All noise generated by construction activities must be managed in accordance with the Interim Construction Noise Guideline, DECC July, 2009. A construction noise management plan (CNMP) must be prepared and be implemented for the development upon a written request from Council following its receipt of noise complaints.

**Reason:** *To minimise the impact of construction noise on the neighbourhood.*

#### **Clean Fill**

- C5. All fill imported onto the site must be clean fill and free from contamination within the meaning of the *Managing Land Contamination – Planning Guidelines – SEPP55 – Remediation of Land* document published in 1998 by the NSW Government. All fill must be Virgin Excavated Natural Material as defined in the *Protection of the Environment Operations Act, 1997* and/or materials covered by a resource recovery exemption under the *Protection of the Environment Operations (Waste) Regulation 2005*.

**Reason:** *To prevent land contamination and to protect human health and the environment.*

#### **Waste Management**

- C6. All waste materials generated from construction works shall only be disposed at licensed waste management facilities capable of receiving the waste as classified under the NSW Department of Environment and Climate Change (EPA) guideline document 'Waste Classification Guidelines: Part 1 Classifying Waste 2008'.



*Reason: To protect the environment and manage wastes appropriately. (EPA Act Sec 79C(b))*

**D. Operation conditions imposed under EP&A Act 1979 and Regulations and other relevant legislation**

**Building**

- D1. All building work must be carried out in accordance with the provisions of the Building Code of Australia.

*Reason: To ensure compliance with the Building Code of Australia.*

- D2. Access is to be provided to the building, where required, to those areas within the building to which the public would normally be expected to gain access in accordance with AS1428.1 - Design for Access and Mobility.

*Reason: Required by Part D3 of the Building Code of Australia.*

**Drainage**

- D3. The proponent shall make satisfactory provision for stormwater to be directed through piped drains that are constructed in accordance with Australian Standard AS3500 Plumbing and Drainage Part 3: Stormwater Drainage. All roof water from any proposed building and/or surface water from paved areas shall be directed to a Council approved drainage system. All costs shall be the responsibility of the proponent.

*Reason: To ensure that the land or adjoining land is not damaged by the uncontrolled discharge of concentrated runoff from any buildings and paved areas that may be constructed on the land. (EPA Act Sec 79C(b))*

**E. Conditions that require matters to be complied with prior to the commencement of use**

**Loading Area**

- E1. **Prior to the commencement of use** the proposed loading area suitable for a medium rigid vehicle shall be constructed with a bitumen sealed / paved or equivalent surface constructed in accordance with the plans approved by **Condition B4**.

*Reason: To provide adequate off street parking space for the anticipated traffic that will be generated by the development. (EPA Act Sec 79C(a))*

- E2. **Prior to the commencement of use** signage shall be erected to clearly indicate the loading area is available.

*Reason: To ensure the free flow of traffic and comply with traffic regulations. (EPA Act Sec 79C(c))*

**Landscaping**

- E3. The landscaping shall be completed in accordance with the approved landscape plans as referred to in the conditions of this consent **prior to the commencement of use**. Trees identified for retention in the Development Application plans shall not be removed without separate Council approval.

*Reason: To ensure that appropriate landscaping is provided. (EPA Act Sec 79C(c))*

**Food Premises**

- E4. **Prior to commencement of use**, the food premises part of the building must be registered with Council as a commercial food premise. It is recommended that you consult with Councils Compliance Officer (Public Health) prior to lodging the application.

*Reason: To ensure the operating business is registered with Council.*

- E5. The fit out of the food premises part of the building shall comply with the *Food Act 2003*, the *Australia and New Zealand Food Standards Code* and associated legislation.

**Reason:** *To comply with the relevant legislative requirements and to ensure public health and safety.*

#### **Crime Prevention**

- E6. Security lighting is to be provided in accordance with AS1158 for the areas outside of the buildings, including: pedestrian pathways, entrances and common areas.

**Reason:** *To increase the safety of the car park, pathways and common areas of the site.*

- E7. All security lighting is to be designed to be vandal resistant.

**Reason:** *To target harden approved infrastructure.*

- E8. To enhance casual surveillance of the development, all low level ground covers, shrubs and small plants shall not to exceed 900 millimetres in height and all trees should have canopies with the lower limbs trimmed to a height above two metres from the ground level.

**Reason:** *To enhance surveillance and increase the safety of the car park, pathways and common areas of the site.*

- E9. **Prior to the commencement of use** CCTV is to be installed on the approved premises and is to be of high quality that enables facial recognition and has zoom capability. The CCTV cameras are to cover all areas of risk, including being placed inside and outside to capture the entrances. Additional lighting is to be installed if required to capture images at night. The footage must have the capability to be saved and copied for evidentiary purposes.

**Reason:** *To enhance the safety and security of the premises.*

- E10. **Prior to the commencement of use** signage is to be provided in prominent locations to inform staff and students that the premises is under constant surveillance by CCTV.

**Reason:** *To enhance the safety and security of the premises.*

- E11. A monitored alarm system is to be installed at the building to enhance the security of the premises.

**Reason:** *To enhance the safety and security of the building.*

- E12. The security card system used to enable students and staff after-hours access to the building must be able to identify those users.

**Reason:** *To enhance the safety and security of the building.*

#### **Access for People with Disabilities**

- E13. Provision shall be made for access to and within the building on the site for persons with a disability in accordance with the provisions of AS 1428 Part 1 **prior to the commencement of use.**

**Reason:** *To provide equitable access for people with a disability*

#### **Construction Consistent with Development Consent**

- E14. **Prior to the commencement of use**, the Crown Authority shall certify that the building, as constructed, is consistent with the details shown on the plans approved under this development consent, referred to in condition A1.

**Reason:** *This requirement is considered consistent with the role of the PCA as currently outlined within the provisions of the Environmental Planning and Assessment Act and*

*Regulations. Council considers that confirming compliance with the approved plans and conditions is an essential and fundamental role of a PCA.*

#### **Bushfire**

- E15. New water, electricity and gas to the approved building shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

***Reason:** to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.*

- E6. Arrangements for emergency and evacuation of the approved building are to be prepared and are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

***Reason:** to provide suitable emergency and evacuation (and relocation) arrangements for occupants of the approved development.*

- E17. Landscaping to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

***Reason:** to ensure landscaping that complies with Planning for Bushfire Protection 2006.*

#### **Water and Sewer**

- E18. **Prior to the commencement of use** a Certificate of Compliance in accordance with the Plumbing and Drainage Act 2011 shall be issued by the Licensed plumber.

***Reason:** Required by Clause 15 of the Plumbing and Drainage Act 2011*

#### **F. On-Going Conditions That Must be Complied With At All Times**

##### **Crime Prevention**

- F1. Security lighting is to be continually maintained and operated in accordance with AS1158 for the areas outside of the building, including: pedestrian pathways, entrances and common areas.

***Reason:** To increase the safety of the car park, pathways and common areas of the site.*

- F2. To enhance casual surveillance of the development, all low level ground covers, shrubs and small plants shall be maintained so as not to exceed 900 millimetres in height and all trees should have canopies with the lower limbs trimmed to a height above two metres from the ground level.

***Reason:** To enhance surveillance and increase the safety of the car park, pathways and common areas of the site.*

- F3. The approved CCTV, monitored alarm and security card systems are to be operated at all times when the building is operational.

***Reason:** To enhance the safety and security of the building.*

- F4. Only the eastern most building entry on the northern side of the building is permitted to be used to access and egress the building when Levels 2 and 3 are closed.

***Reason:** To enhance surveillance and increase the safety of the access to the building.*

- F5. The stairwell and lift accessing Levels 2 and 3 of the building are to be blocked off / secured at all times outside their approved hours of operation.

***Reason:** To enhance the safety and security of the building.*

### **Landscaping**

F6. The approved landscaping shall be maintained at all times in accordance with the approved plan and to the satisfaction of Council. Trees identified for retention in the Development Application plans shall not be removed without separate Council approval.

**Reason:** *To ensure that appropriate landscaping is provided. (EPA Act Sec 79C(c))*

### **Food Premises**

F7. The operations of the food premises part of the building shall comply with the *Food Act 2003*, the *Australia and New Zealand Food Standards Code* and associated legislation.

**Reason:** *To comply with the relevant legislative requirements and to ensure public health and safety.*

### **Hours of Operation (Student Learning Centre)**

F8. The operating for hours for the Student Learning Centre Building shall be as follows:

1. **Level 1 (Ground Level):** 24 hours a day, 7 days a week; and
2. **Levels 2 and 3:**
  - 8am to 9pm, Monday to Thursday;
  - 8am to 6pm, Friday; and
  - 1pm to 5pm, Saturday, Sunday and Public Holidays.

**Reason:** *To correctly describe what is approved.*

### **Hours of Operation (Coffee Shop)**

F9. The operating hours for the coffee shop shall be between 8am to 6pm, Monday to Friday and 1pm to 5pm on Saturday, Sunday and Public Holidays.

**Reason:** *To correctly describe what is approved.*

## **END OF CONDITIONS**

### **ADVISORY NOTES TO DA 5.2013.101.1**

**NOTE 1:** It is recommended that a Duress button with direct connection to on-site security be installed on the premises.

**NOTE 2:** This development approval does not guarantee compliance with the Disability Discrimination Act and the developer should therefore investigate their liability under the Act. Council can assist developers by directing them to Parts 2, 3 and 4 of Australian Standard 1428 - Design for Access and Mobility (Part 1 is mandatory in the BCA).

**NOTE 3: Dial before you dig** - Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

### **Telecommunications Act 1997 (Commonwealth)**

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed



works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800810443.

**NOTE 4:** If the provision of services or the construction of any infrastructure or any other thing required by this consent occurs, and a GST is payable by Council, the applicant will pay to the Council the GST (as defined below) which is payable by the Council in respect of this consent.

**NB:** GST means any tax levy charge or impost under the authority of any GST law (as defined by the GST Act) and includes GST within the meaning of the GST Act.

The GST Act means a New Tax System (Goods and Services Tax) Act 1999 or any amending or succeeding legislation.



**Table A**

**Local Government Act - Section 64 Contributions**

The developer shall pay to Council all Water and Sewerage levies deemed necessary by Council and in accordance with Section 64 of the Local Government Act 1993. The rates and amounts applying at the date of this notice, totalling **\$20,048**, are set out below for your information. Such levies shall be paid, as required by Council, prior to being issued with a Section 307 - Certificate of Compliance.

Charges are levied to provide funds for the provision of services and facilities identified in Lismore City Council's and Rous Water's Development Servicing Plans as required by an increase in population or development activity (Water Management Act 2000, Sec 306).

Levy Area	Account No.	No. of ET's	Cost Per ET	Amount Payable
Water and Sewerage Development Servicing charges are levied under Section 306 of the Water Management Act 2000 and amounts payable are set out below.				
<b>Water Supply</b>				
Urban Reservoir Zone – Lismore Water	503	0.85	\$1,330	\$1,131
Rous County Council (Except Nimbin)	509	0.85	\$8,861	\$7,532
<b>Sewerage Services</b>				
Lismore Sewer	507	1.37	\$8,310	\$11,385
<b>Total</b>				<b>\$20,048</b>

**IMPORTANT TO NOTE**

The rates and amounts shown against the various items above are those applicable as at date of this Notice. Development Servicing Plans are reviewed every 3-5 years. The charges nominated in the Development Servicing Plans increase by CPI each year for the life of the plan.

Lismore Council and Rous Water Development charges are the adopted Development Servicing Charges per Equivalent Tenement (ET) current at the time of payment multiplied by the assessed number of ET's for the development - not the charge current at the time of consent adjusted by CPI to the time of payment.

The cost per ET is in accordance with the relevant Development Servicing Plan as at the date of this Notice.

**Levies Correct - Financial Services Officer .....**      **date .....**

Total levies at current rates (actual amount to be calculated when final plan submitted).

**A COPY OF THIS ADVICE MUST BE PRESENTED WHEN MAKING PAYMENT**

DATE:

CASHIER:

RECEIPT NO:

# **ATTACHMENT 2**

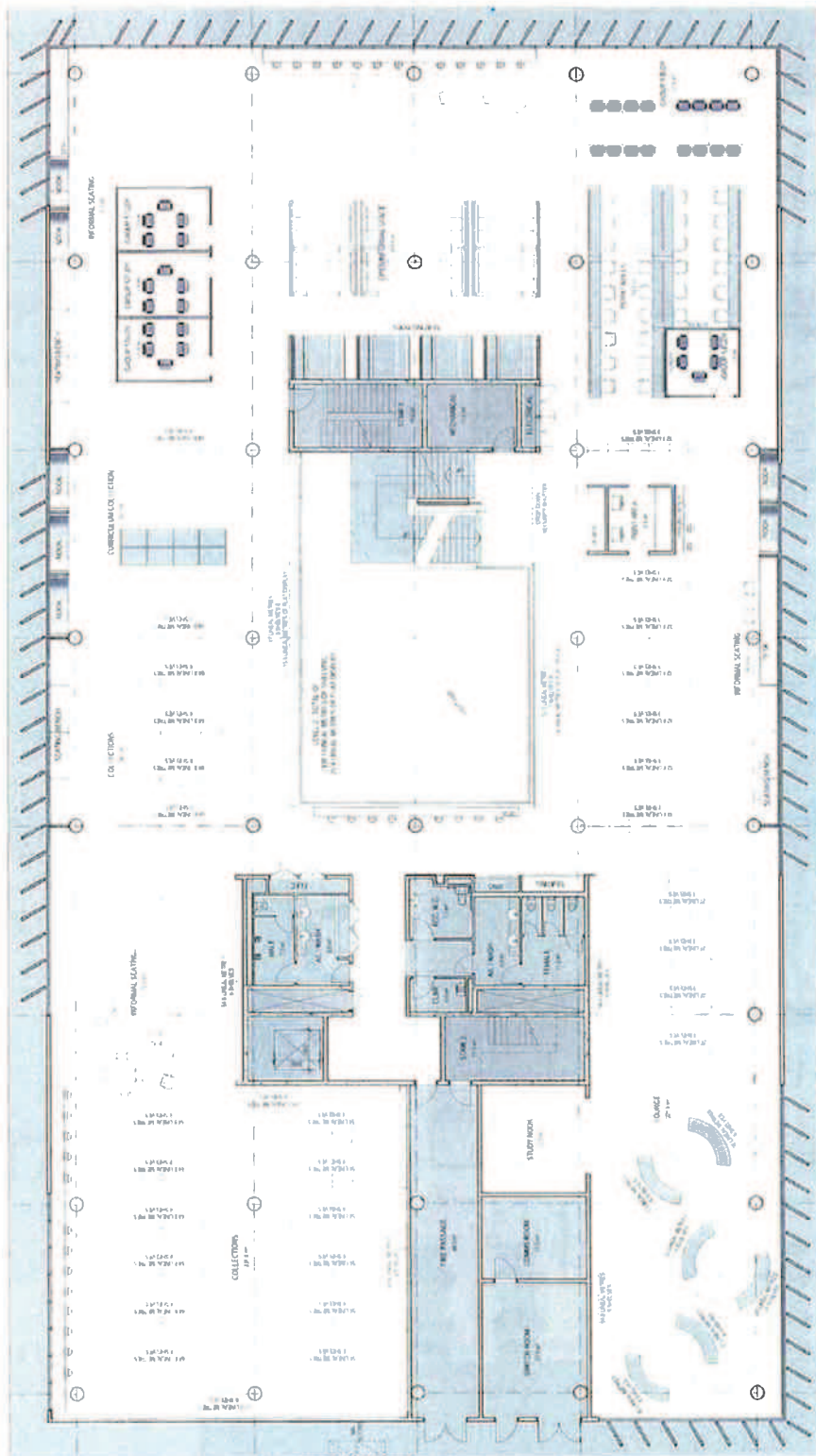


1 SITE PLAN - LEVEL 1

PRELIMINARY ISSUE

[illegible]





LEVEL 2 FITOUT / F F & E PLAN  
OPTION 3-C  
SHELVING ALTERNATIVES

SOUTHEASTERN CROSS UNIVERSITY

LEARNING CENTRE  
15 MORE CALIBRE

Dr. Paul Heston, "Virus on the Verge of Epidemic," *Newsweek*, 16, 24, 31, 7, 14, 21, 28, 1983.

mpn consulting  
Turner & Townsend  
McGraw-Hill Construction Consulting Engineers

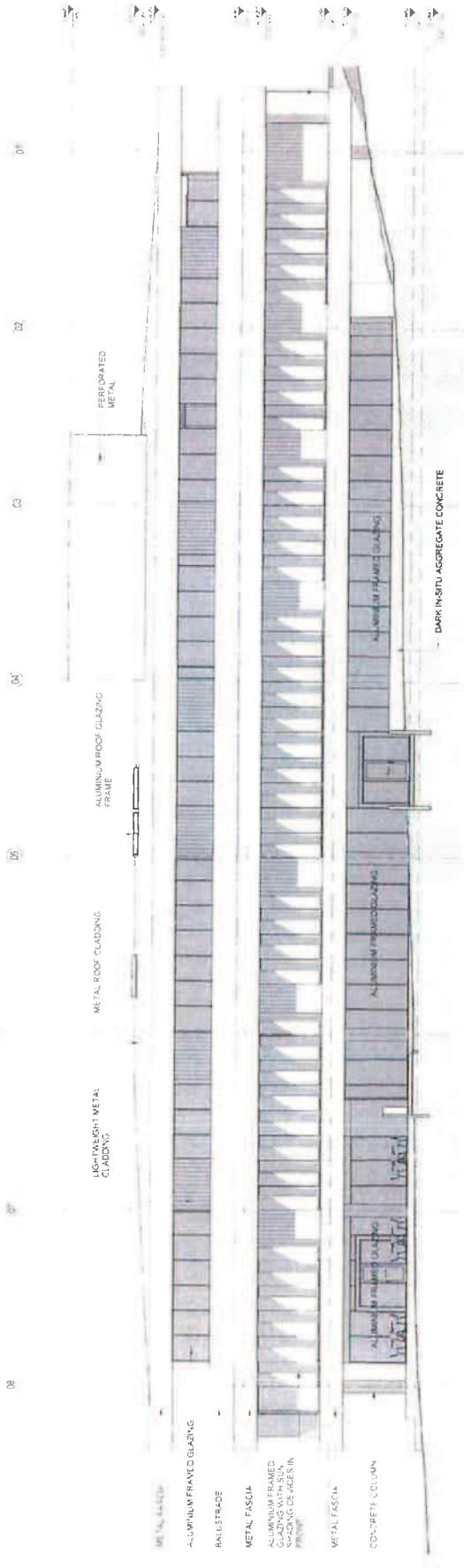
**Southern Cross**  
University

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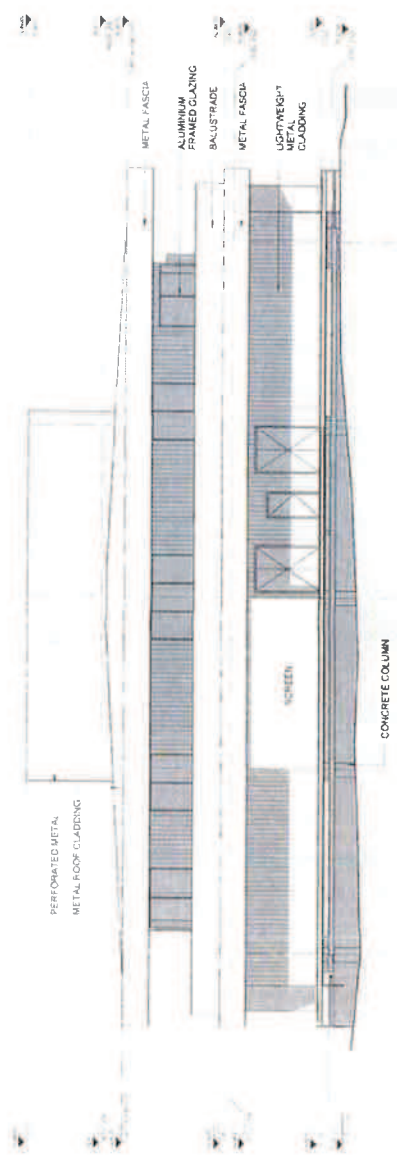








1 NORTH ELEVATION



2 WEST ELEVATION

PRELIMINARY ISSUE

<p>1</p>		<p>2</p>		<p>3</p>		<p>4</p>		<p>5</p>		<p>6</p>		<p>7</p>		<p>8</p>	





