



SOUTHERN JOINT REGIONAL PLANNING PANEL

Agenda and Business Paper

**To be determined by
electronic communication**

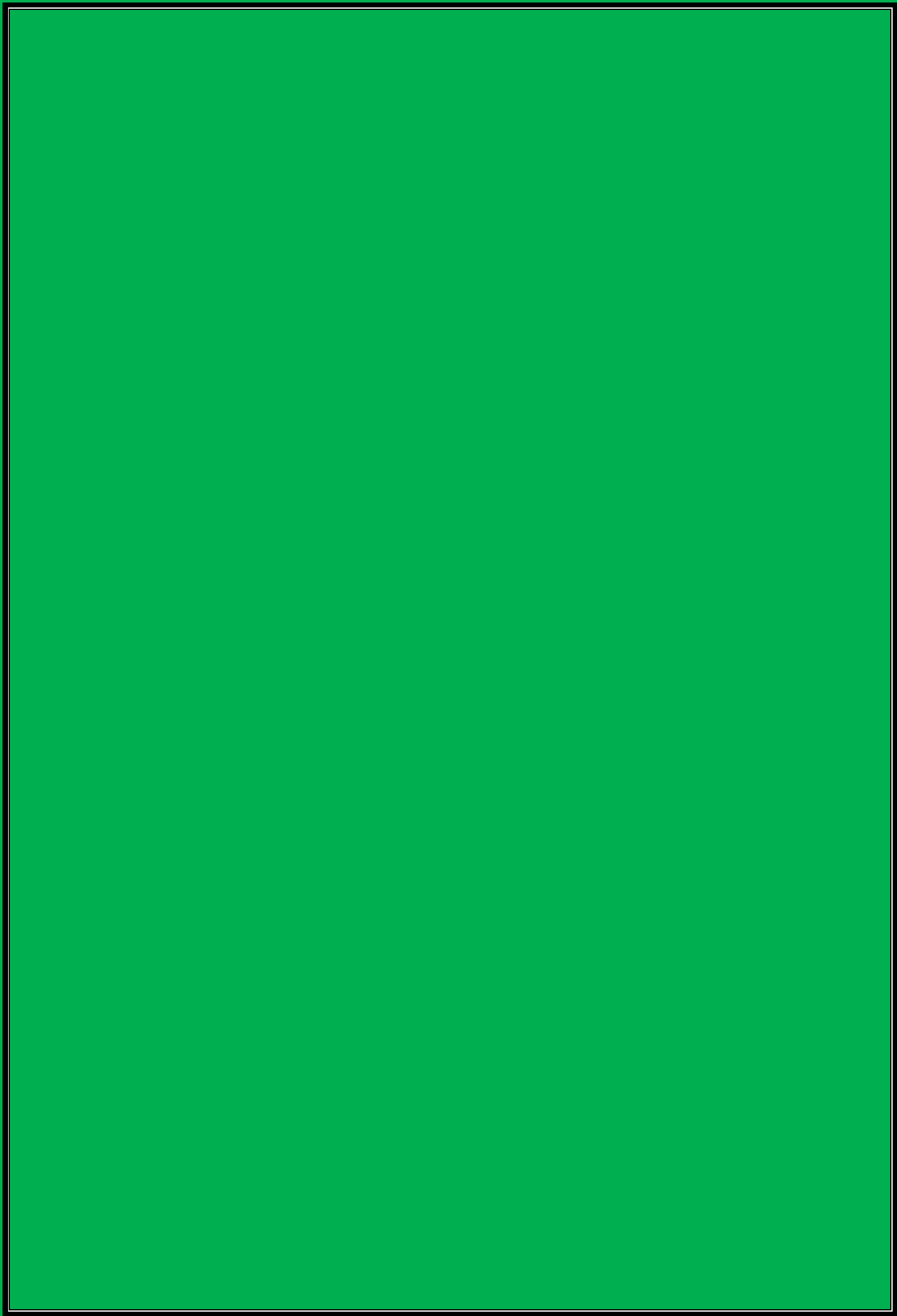
2013STH005

Wagga Wagga Council

DA13/0203

**Two storey office building,
286 Pine Gully Road,
Charles Sturt University**

REPORT



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

JRPP No	2013STH005
DA Number	DA13/0203
Local Government Area	Wagga Wagga
Proposed Development	Two Storey Office Building
Street Address	286 Pine Gully Rd CHARLES STURT UNIVERSITY NSW 2678
Applicant/Owner	Division of Student Services, Charles Sturt University
Number of Submissions	None
Recommendation	Approval with Conditions
Report by	Amanda Gray Senior Town Planner

ASSESSMENT REPORT AND RECOMMENDATION

Reason for consideration by Joint Regional Planning Panel

This Development Application has been referred to the Southern Region Joint Regional Planning Panel for determination in accordance with Clause 5 of Schedule 4A of the *Environmental Planning and Assessment Act 1979*, which requires the Panel to exercise planning functions of the Council as a consent authority under Part 2A of the Environmental Planning and Assessment Act for Crown development that has a capital investment value of more than \$5 million.

DESCRIPTION OF DEVELOPMENT

The proposed development is for a two storey office building at Charles Sturt University. The building will have dimensions of 42 metres in length by 35 metres (maximum) in width and vary in height from 5.5 metres to 10 metres. The new purposely designed building is to replace an existing building on site known as the Environmental and Analytical Laboratory which is currently vacant.

The proposed new building is to accommodate staff who are currently scattered around the campus in various buildings who work within the School of Biomedical Science and the School of Veterinary Science. The vacant offices that will be created as a result of staff moving into the new building will become utilised by staff currently sharing offices at the Wagga Wagga campus.

The building will be of a modern design to complement the recently completed National Life Sciences Hub (NaLSH) building to the north. The proposed new offices will link into the NaLSH building at ground level via a new entry/access area.

The ground floor will include amenities for staff and students such as lounge areas, kitchenettes, breakout learning areas, offices and meeting rooms. The first floor will be dominated by office space with two meeting rooms. It is anticipated that the building can accommodate up to 79 staff across the two levels.

The design of the building is modern, it is to be constructed of a mix of materials including brick, glass and metal cladding.

Four trees are to be removed from the site as part of the development, these are two *Eucalyptus melliodora*, a *Eucalyptus polyanthemos* and a *Ulmus parvifolia*. Off-set replacement native tree planting at a ratio of 10:1 is proposed to mitigate against the loss of these trees. Landscaping is also proposed within the vicinity of the building as part of the new development to further soften the impact of new buildings within the science precinct.

SITE AND LOCALITY

The site, being Lot 167 DP 46875 , 286 Pine Gully Road, Charles Sturt University, is situated within the campus of CSU, approximately 5.5km north of the Wagga Wagga Central Business District. The campus is on the eastern side of Pine Gully Road. The proposed development is within a modern part of the campus generically referred to as the science precinct.



The development site is currently occupied by the Environmental and Analytical Laboratory which is a single storey building. This building is to be demolished as part of the development. Adjacent to the building to the north is the NaLSH building which is used by staff and students from the School of Biomedical Science and the School of Veterinary Science for teaching and research. There is also a veterinary diagnostic laboratory opposite the site to the east.

Access to the site is via roads within the university campus that link to both Pine Gully Road to the east and Nathan Cobb Drive to the north. An existing car park to the north west of the site has recently been built to accommodate staff and students using the NaLSH building. There are also other parking areas within walking distance of the site.

There are three large native trees within close proximity to the existing building as well as a number of recently planted species adjacent to the NaLSH building.

Walkways with illumination, landscaping and seats have recently been established within the science precinct.

Surrounding the university campus the land is predominantly agricultural in nature and is largely in the ownership of the University or State Government Departments, and is used for educational or research type purposes.

SUMMARY OF MAIN ISSUES

1. Crown development
2. Compatibility with the existing environment

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT

Part 4, Division 4 - Crown Developments

In assessing the proposed development the following matters pursuant to the provisions of *Section 89 of the Environmental Planning and Assessment Act 1979*, have been taken into consideration.

Section 89 of the Act states that:

(1) A consent authority (other than the Minister) must not:

- (a) refuse its consent to a Crown development application, except with the approval of the Minister, or*
- (b) impose a condition on its consent to a Crown development application, except with the approval of the applicant or the Minister.*

Section 88 of the *Environmental Planning and Assessment Act 1979* states that:

"Crown development application" means a development application made by or on behalf of the Crown.

(2) A reference in this Division to the Crown:

- (a) includes a reference to a person who is prescribed by the regulations to be the Crown for the purposes of this Division, and*
- (b) does not include a reference to:*
 - (i) a capacity of the Crown that is prescribed by the regulations not to be the Crown for the purposes of this Division, or*
 - (ii) a person who is prescribed by the regulations not to be the Crown for the purposes of this Division.*

Section 226(1)(c) of the Environmental Planning and Assessment Regulations 2000 states:

(1) The following persons are prescribed for the purposes of Division 4 of Part 4 of the Act (as referred to in section 88 (2) (a) of the Act :

- (a) a public authority (not being a council),*
- (b) a public utility,*

(c) **an Australian university within the meaning of the Higher Education Act 2001**

(d) a TAFE establishment within the meaning of the Technical and Further Education Commission Act.

The application was lodged by GHD on behalf of Chares Sturt University and is therefore considered Crown Development. Matters in relation to the assessment of and the imposition of conditions will be followed in accordance with Section 89 of the *Environmental Planning and Assessment Act 1979*.

Prior to the final report being presented to the Southern Region Planning Panel a copy of the draft conditions was sent to the applicant for their approval. A copy of the applicant's agreement to the conditions proposed is attached.

MATTERS FOR CONSIDERATION PURSUANT TO SECTION 79C(1)

For the purpose of determining this development application, the following matters that are of relevance to the development have been taken into consideration pursuant to the provisions of Section 79C(1) of the Environmental Planning and Assessment Act, 1979.

(a)(i) - The provisions of any environmental planning instrument (EPI) Wagga Wagga Local Environmental Plan 2010

Under the provisions of the WWLEP2010, the subject site is zoned SP2 - Infrastructure Zone (Educational Establishment).

The objectives of the SP2 - Infrastructure Zone are as follows:

- ☐ *To provide for infrastructure and related uses.*
- ☐ *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

Development for the purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose is permissible in the zone.

The site is identified as "*educational establishment*". The definition in the WWLEP 2010 is as follows:

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.

The proposed development is for an office building for use by university staff and students. It is considered that this use is ordinarily incidental or ancillary to a university and is therefore permissible with consent.

Part 5 - Miscellaneous provisions

5.10 Heritage conservation

The lot on which the development is proposed is identified as containing a listed heritage item (Item I35 - 'Experiment Farm Manager's Residence'), the clause therefore applies.

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Wagga Wagga,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The proposed development is not located within close proximity to the heritage item, there are a number of buildings between the two sites and given the orientation and prevailing views, the proposed development is not considered to have any impact on the heritage item.

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

As Council is required to consider the effect of the proposed development on the heritage significance of the heritage item, and it is considered that the proposal will not negatively impact on the heritage significance of the heritage item, the proposal is assessed as being consistent with the WWLEP2010 heritage provisions.

5.9 Preservation of trees or vegetation

The proposed development requires the removal of some established native trees. The removal of these trees has been assessed as part of the application. Whilst the loss of the trees is unfortunate the proposal to plant 30 new native trees in close proximity to the site is welcomed. The off-set plantings will be secured by condition.

There are no other clauses of the WWLEP2010 applicable to the proposal.

State Environmental Planning Policies

State Environmental Planning Policy (State and Regional Development) 2011

This Development Application will be referred to the Southern Region Joint Regional Planning Panel for determination in accordance with Clause 21 of State Environmental Planning Policy (State and Regional Development) 2011, which requires the Panel to exercise planning functions of the Council as a consent

authority under Part 2A of the Environmental Planning and Assessment Act for developments relating to the following:-

- (5) Crown development with a capital investment value of more than \$5 million.

The proposed development has a capital investment value of \$6.7 million.

(a)(ii) - The provisions of any draft environmental planning instrument

There are no draft environmental planning instruments that apply to the site or the proposal.

(a)(iii) - Any development control plan

Wagga Wagga Development Control Plan 2010

Section 2 - Controls that apply to all development

2.2 Vehicle access and movements

The proposed development will utilise existing access points within the university campus from both Pine Gully Road and Nathan Cobb Drive. Existing roads within the campus and leading to the campus are not considered to be significantly impacted by the development as many users of the proposed building are existing students and staff at the university.

The building is accessible via the newly established pedestrian links through the campus providing safe, secure and accessible routes into the building.

2.3 Off-street parking

No additional parking is proposed to serve the proposed office development. The use of the building will be by staff that are already on campus and therefore already accounted for in terms of parking provision.

A new car park was established as part of the NaLSH building with 112 spaces. It is anticipated that these spaces can also be utilised by staff in the office building many of whom will use both buildings but only one at time. Maximum capacity of the building would see around 79 persons present however it is unlikely that the building would be at full capacity at any one time due to staggered class times/days, and the fact that the majority of researchers will not be present on the site full time.

In addition to the above, as student accommodation is provided on site, it is considered that some students will walk from their accommodation whilst others who live further from the campus will take advantage of public transport. It is also expected that other students will walk between buildings, and so not all students who have a vehicle parked at the university will necessarily park at the subject building. Finally, as the subject site is set within the centre of the campus, any overflow parking needs can be accommodated within the university and will not impact upon public roads.

There is considerable parking provided across the university campus which is utilised by both staff and students throughout the day. Based on previous parking provision that has been provided on site it is considered that no further spaces are required to serve the proposed development.

As Educational Establishments are not listed in the parking requirements section of the DCP the proposal must be considered on its merits. Based on the above analysis the clause is deemed to have been satisfied.

2.4 Landscaping

The removal of trees from site will be required as part of the proposed development. A landscaping plan has been prepared that indicates improved landscaping around the whole building.

Furthermore, the applicants have indicated that they propose off set tree planting nearby the new office block. It is proposed that 30 new trees be planted to mitigate for the loss of trees on site. This planting is welcomed and will be secured by condition.

2.7 Changing the landform - cut and fill

Cut and fill is not proposed for the proposed development.

2.8 Erosion and sediment control principles

It is recommended that a standard condition is imposed for the installation of sediment and erosion control measures during construction works.

(a)(iia) - any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

There are no planning agreements in place for this proposal.

(a)(iv) - any matters prescribed by the regulations

Matters prescribed by the *Environmental Planning and Assessment Regulation 2000* have been satisfied.

(b) - The likely impacts of the development

Context and setting

The proposed building is in keeping with the character of the locality, which possesses a large number of educational related buildings. The building is set within an identified science precinct consisting of new, high quality specifically designed buildings. The unique design of the building is in keeping with the context of the site.

The new building is set back into the site and will have no impact on the public streetscape. Surrounding land is used for educational or research purposes and is

therefore compatible with the proposal.

Site Design and Internal Design

Overall the design of the development is considered acceptable. The development sits within a cluster of existing buildings in the campus thus maximising the opportunities to walk between buildings and to minimise vehicle trips.

The design of the building complements the other new modern buildings in the locality. The design utilises strong vertical lines to create windows and natural light into the open learning areas.

Access, transport and traffic

There are no new access points proposed or required in association with the proposed development. The new building will replace an existing building that is currently on site and this will be accessed via existing roads and footpaths.

The clustering of buildings to be used by two of the university faculties in a single location helps maximise multi-purpose trips. As a result there is no additional parking proposed as the users of the building are all currently on campus just scattered around in different locations. The provision of parking spaces has been discussed in more detail earlier in the report.

Energy Impacts

The proposed development has been designed to be certified against the Green Star Tool which assesses the environmental performance of buildings against 9 different categories. Analysis occurs at both the design stage and the *as built* stage. At design stage the building has incorporated a number of initiatives to improve the energy efficiency of the building, these include low wattage lighting, high performance glazing, automatic switch off of air conditioning units in unoccupied areas and capture and harvesting of rainwater.

Services

The site is fully serviced, upgrades to stormwater and sewer connections to serve the new building will occur as part of the development.

Heritage

The site covered by the development application is not within a heritage conservation area but is on a lot that contains a heritage item. Heritage provisions have been discussed earlier in the report under the LEP section.

Natural Hazards

The site is not identified as subject to flooding. The south eastern corner of the lot on which the development is proposed is identified as being prone to bush fire. This land is at an elevated level and predominantly covered by trees. This area is over 600 metres from the development site with many other buildings, roads and managed land in between, it is therefore not considered necessary for any further bush fire assessment.

Noise and Vibration

Noise in the locality will increase during the construction of the proposed development, however, this can be managed with the imposition of appropriate conditions. The final use of the premises is not considered to result in any significant noise impacts. Notwithstanding, there are no residential neighbours located in close proximity of the proposed development to be impacted upon should noise impacts occur.

Construction

Construction works will be short term, all access will be taken via the existing access and hours of work can be appropriately conditioned.

Economic Impacts

The proposed development is likely to have a positive economic impact through the generation of employment during both construction and its ongoing operation. The training of students and the provision of research facilities is also considered to have a greater economic benefit by broadening the community's knowledge base.

Social Impact in the Locality

The development is likely to have a positive social impact through its design encouraging interactions between individual users of the buildings. It is also considered that there will be social benefits from increased learning opportunities within the sector.

Flora and Fauna

The site of the development is currently occupied by a single storey building. Three native trees will be removed as a result of this development, however, significant new planting is proposed to mitigate against this loss and the overall impact is therefore acceptable.

Cumulative Impacts

The proposal is part of a planned development of a science hub at CSU which began with the NaLSH development in 2010. The cumulative impacts of the continued growth of the university will be on services, roads and parking.

The development of a master plan for the remainder of the campus will ensure that no unmanageable cumulative impacts eventuate across the site in the future.

The Principles of Ecologically Sustainable Development

The following are principles of ecological sustainability:

1 The precautionary principle

Where there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

In the application of the precautionary principle, public and private decisions should be guided by:

(a) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

(b) an assessment of the risk-weighted consequences of various options.

The principle requires decision-making to give the environment the benefit of the doubt.

2 Intergenerational equity

The present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations (that is, a partnership among all of the generations that may use or expect to benefit from the nation's resources).

3 Conservation of biological diversity and ecological integrity

Conservation of biological diversity and ecological integrity should be a fundamental consideration.

4 Improved valuation, pricing and incentive mechanisms

Environmental factors should be included in the valuation of assets and services:

(a) polluter pays (that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement), and

(b) the users of goods and services should pay prices based on the full cycle costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste, and

(c) environmental goals having been established should be pursued in the most cost-effective way by establishing incentive structures, including market mechanisms which enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.

The proposed development would result in additional educational facilities at an educational establishment. The impacts assessed above have concluded that the new building would be acceptable with minimal impact on the environment.

(c) - The suitability of the site for the development

The site currently possesses an existing educational establishment and locating further educational related developments within this precinct is considered desirable. This assessment report has demonstrated that the development is compatible with adjoining uses and that there are no site constraints that would render the site unsuitable for the proposed development.

(d) - any submissions made in accordance with this Act or the Regulations

Referrals

Internal referrals within Council have resulted in a number of suggested conditions, however there were no objections raised.

Notification

In accordance with the provisions of clause 1.10 of the WWDCP 2010 the development was notified to adjoining owners between 24 April and 10 May 2013. No submissions were received as a result of the publicity.

Advertising

In accordance with the provisions of clause 1.10 of the WWDCP 2010 the development was advertised between 26 April and 10 May 2013. No submissions were received as a result of the advertising.

Public Submissions and those from public authorities

Roads and Maritime Services

There are no objections to the application although concern was raised regarding the increased use of Pine Gully Road and the intersection of Old Narrandera Road with the Olympic Highway which is an "at grade" intersection. For road safety reasons it is recommended that *"options to provide for ease of vehicular access within the site to Boorooma Street and the intersection of Boorooma Street and Olympic Highway which is a 'grade separated' intersection be developed and implemented."*

Comment:

The location of the proposed development does access directly onto Nathan Cobb Drive and is therefore easily accessible from Boorooma Street, however, this comment has been taken into consideration and will form part of discussions with the university in relation to future developments on the university grounds.

(e) - the public interest

Federal, state and local government interests and general community interests

The public interest is best served by the consistent application of the requirements of the relevant planning controls and by Council ensuring that any adverse effects on the surrounding area and the environment are avoided. The provision of research and educational facilities is considered to be in the public interest by increasing the community's knowledge base and by providing further tertiary training options for the local community.

Other Legislative Requirements

Section 5A ("Seven Part Test" - Threatened Species)

The following factors must be taken into account in making a determination under this section:

- (a) in the case of a threatened species, whether the action proposed is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,*
- (b) in the case of an endangered population, whether the action proposed is likely to have an adverse effect on the life cycle of the species that constitutes the endangered population such that a viable local population of the species is likely to be placed at risk of extinction,*

(c) in the case of an endangered ecological community or critically endangered ecological community, whether the action proposed:

(i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or

(ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,

(d) in relation to the habitat of a threatened species, population or ecological community:

(i) the extent to which habitat is likely to be removed or modified as a result of the action proposed, and

(ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed action, and

(iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species, population or ecological community in the locality,

(e) whether the action proposed is likely to have an adverse effect on critical habitat (either directly or indirectly),

(f) whether the action proposed is consistent with the objectives or actions of a recovery plan or threat abatement plan,

(g) whether the action proposed constitutes or is part of a key threatening process or is likely to result in the operation of, or increase the impact of, a key threatening process.

There are no identified threatened species or habitats on site.

Section 79B(3)

The land is not identified as a critical habitat and therefore concurrence is not required.

Council Policies

None relevant

Comments by Council's Officers

Council's other relevant officers have reviewed the application in accordance with Council's processing procedures.

Development Contributions - Section 94/94A & Section 64 Local Government Act, 1993 and Section 306 Water Management Act, 2000

Section 94A of the Local Government Act, 1993 and the City of Wagga Wagga's Section 94A Levy Contributions Plan 2006 enable Council to levy contributions, where anticipated development will or is likely to increase the demand for public facilities. The contributions are put towards the provision of high quality and diverse public facilities to meet the expectations of the residents of the city.

A Section 94A contribution is calculated as 1% of the costs of work as follows:

\$6,700,000 x 1% = \$67,000

Section 64 of the Local Government Act 1993, Section 306 of the Water Management Act 2000 as well as the City of Wagga Wagga's Development Servicing Plan for Stormwater 2007 / Development Servicing Plan for Sewerage 2006 enable Council to levy developer charges based on increased demands that new development may have on sewer and/or stormwater infrastructure.

The proposed development is not within a Development Servicing Plan - Stormwater area. Therefore, no drainage contribution is required.

Sewer calculations are based on ETs, the adopted ET for university developments is 0.02 per person. With an anticipated 79 occupants to the building the calculation would be as follows:

$$79 \times 0.02 \times \$1910 \times \frac{179.9}{155.8} = \$3,484.61$$

Total s64 contribution = **\$3,484.61**

Other Approvals

None required

Conclusion

The development is considered to be satisfactory based on the foregoing assessment. The proposal complies with the requirements of the Environmental Planning and Assessment Act 1979, the Building Code of Australia and Councils Policies. No objections to the proposal were received.

RECOMMENDATION

It is recommended that the Southern Region Joint Regional Planning Panel approve Development Application DA13/0203 for Two Storey Office Building, 286 Pine Gully Rd CHARLES STURT UNIVERSITY NSW 2678 , Lot 167 DP 46875 in accordance with the following conditions:-

CONDITIONS

Approved Plans and Documentation

1. The development must be carried out in accordance with the approved plans and specifications as follows.

Plan/Doc . No.	Plan/Doc. Title	Prepared by	Issue	Date
DA-00	Site Analysis Diagrams	Woods Bagot		29.4.2013
A2200	Ground Floor	Woods Bagot		12.2.2013
A2201	Level 01	Woods Bagot		12.2.2013
A2202	Roof Plan	Woods Bagot		12.2.2013
DA03	Elevations East and South	Woods Bagot		Scanned 23.4.13
DA04	Elevation and Section West and Section A	Woods Bagot		Scanned 23.4.13
DA04	Elevation and Section Section D	Woods Bagot		Scanned 23.4.13
DA05	Sections	Woods Bagot		Scanned 23.4.13
DA-JPW-L-1000	Landscape Plan	Johnson Pilton Walker	A	5.2.2013
	Statement of Environmental Effects	GHD		February 2013

The Development Application has been determined by the granting of consent subject to and as amended by the conditions of development consent specified below.

NOTE: Any modifications to the proposal shall be the subject of an application under Section 96 of the Environmental Planning and Assessment Act, 1979.

REASON: It is in the public interest that work is carried out in accordance with the approved plans. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

Prior to Commencement of Works

2. Prior to works commencing on site, toilet facilities must be provided, at or in the vicinity of the work site on which work involved in the erection

or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a) a standard flushing toilet connected to a public sewer, or
- b) if that is not practicable, an accredited sewage management facility approved by Council, or
- c) if that is not practicable, any other sewage management facility approved by Council.

NOTE 1: The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced and the toilet facility must not be removed without the prior written approval of Council.

NOTE 2: “Vicinity” in this condition is defined to mean within 50 metres of the subject building site.

NOTE 3: The toilet facilities are to comply with all WORK COVER NSW requirements.

REASON: To provide adequate sanitary facilities during the construction phase. Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 3. Prior to works commencing a container must be erected on site for the enclosure of all building rubbish and debris, including that which can be wind blown. The enclosure shall be approved by Council and be retained on site at all times prior to the disposal of rubbish at Council’s Waste Management Centre.**

Materials and sheds or machinery to be used in association with the construction of the building must not be stored or stacked on Council’s footpath, nature strip, reserve or roadway.

NOTE 1: No building rubbish or debris must be placed, or be permitted to be placed on any adjoining public reserve, footway, road or private land.

NOTE 2: The applicant must retain weighbridge certificates, receipts or dockets that clearly identify where waste has been deposited. Documentation must include quantities and nature of the waste. This documentation must be provided to Council prior to occupation of the development.

NOTE 3: The suitable container for the storage of rubbish must be retained on site until the development is completed.

REASON: To ensure that the building site and adjoining public places are maintained in a clean and tidy condition so as not to interfere with the amenity of the area. Section 79C (1)(b) and (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 4. Prior to the commencement of works erosion and sediment control measures are to be established and maintained to prevent silt and**

sediment escaping the site or producing erosion. This work must be carried out and maintained in accordance with Council's:-

- a) Development Control Plan 2010 (Section 2.8 and Appendix 2)
- b) Erosion and Sediment Control Guidelines for Building Sites; and
- c) Soils and Construction Volume 1, Managing Urban Stormwater

Prior to commencement of works, a plan illustrating these measures shall be submitted to, and approved by, Council.

NOTE: All erosion and sediment control measures must be in place prior to earthworks commencing.

REASON: To ensure the impact of the work on the environment in terms of soil erosion and sedimentation is minimised. Section 79C (1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

5. Pursuant to s94A of the *Environmental Planning and Assessment Act 1979* and City of Wagga Wagga Section 94A Levy Contributions Plan 2006, prior to works commencing, the applicant must pay to Council a levy in the amount of \$67,000 towards the cost of one or more of the public facilities specified in the Works Schedule to that Plan. This amount must be indexed in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 and clause 11 of the City of Wagga Wagga Section 94A Levy Contributions Plan 2006. A copy of the City of Wagga Wagga Section 94A Levy Contributions Plan 2006, is available for inspection at Council Chambers, corner Baylis and Morrow Streets, Wagga Wagga.

REASON: Having considered the development in accordance with Section 94 A of the *Environmental Planning and Assessment Act 1979*, as amended, Council is satisfied that the development will require the provision of, or increase the demand for, public infrastructure, public amenities or services within the area. Section 80A(1)(h) of the *Environmental Planning and Assessment Act 1979*, as amended.

6. Prior to the commencement of works the applicant is to obtain a compliance certificate under s306 of the Water Management Act 2000 in respect of the development relating to water management works that may be required in connection with the development.

NOTE1: 'Water management work' is defined in s283 of the Water Management Act to mean a 'water supply work', 'drainage work', 'sewage work' or 'flood work'. These terms are defined in that Act.

NOTE 2: Riverina Water is responsible for issuing compliance certificates and imposing requirements relating to water supply works for development in the Council's area - please contact Riverina Water to ascertain compliance certificate water supply related requirements.

NOTE 3: The Council is responsible for issuing compliance certificates and imposing requirements relating to

sewerage, drainage and flood works for development in its area.

NOTE 4: Under s306 of the Water Management Act 2000, Riverina Water or the Council, as the case requires, may, as a precondition to the issuing of a compliance certificate, impose a requirement that a payment is made or works are carried out, or both, towards the provision of water supply, sewerage, drainage or flood works.'

NOTE 5: The Section 64 Sewer contribution required is \$3,484.61

NOTE 6: The Section 64 Stormwater contribution required is \$0

REASON: It is in the public interest that Council maintain the ability to provide adequate water and sewer reticulation services. Section 79C(1)(c) and (e) of the Environmental Planning and Assessment Act 1979, as amended).

- 7. Prior to the commencement of works the applicant is provide details of the species and location of offset plantings in accordance with Figure 16 of the Statement of Environmental Effects for Charles Sturt University, Dated February 2013 to compensate for the removal of the two Eucalyptus melliodora trees, a Eucalyptus polyanthemos tree and a Ulmus parvifolia tree within the proposed building footprint. A ratio of 10 to 1 local native trees shall be planted totalling 30 trees.**

REASON: Because it is in the public interest that where significant trees are removed, they be replaced on or in proximity to the subject site. Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979, as amended.

- 8. The existing tree/s to be retained situated within the property of the proposed development shall be protected from all construction works.**

Trees indicated on the submitted plans for removal shall be removed from the site in accordance with the proposed development. Consent under Council's Tree Preservation Order is not required for removal of the subject trees.

All care must be taken to protect existing trees to be retained from damage, including street trees and trees located adjacent to the proposed development. The developer shall identify all trees to be retained prior to commencement of construction works.

A Tree Protection Zone (TPZ) shall be constructed for all existing trees to be retained within the development in accordance with Australian Standards - AS 4970-2009 Protection of Trees on Development Sites.

Copies of AS 4970-2009 Protection of Trees on Development Sites can be obtained of Australian Standards web site.

Construction of Tree Protection Zone's, shall be completed and inspected by Council's Tree Management Officer, prior to the commencement of any site works. Contact can be made by phoning 1300 292442 during normal business hours.

Removal, relocation or disruption of the Tree Protection Zone fencing will be considered as a breach of this consent. TPZ fences shall remain in place until the end of construction.

If damage of any sort should occur to any protected trees/ vegetation within the development, contact shall be made with Council's Tree Management Officer to determine what remedial action should be taken,

An Arboricultural company with membership of a professional association as the National Arborists Association of Australia should be engaged to carry out any works associated with the protected trees in Accordance with Australian Standards - AS 4373-2007, Pruning of Amenity Trees.

Throughout the construction period regular inspections of protected trees shall be carried out to ensure trees retained are of good health and vigour.

REASON: Because it is in the public interest that the subject trees are protected. Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979, as amended.

9. The licenced plumber must submit to Council, at least two (2) days prior to the commencement of any plumbing and drainage works on site a "Notice of Works".

NOTE: A copy of the Notice of Works form can be found on Council's website.

REASON: To ensure compliance with the relevant provisions of the *Plumbing and Drainage Act 2011* and Regulations.

10. Prior to works commencing, a sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- a) stating that unauthorised entry to the site is prohibited, and
- b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside work hours
- c) the development consent number, the name and contact details of the contractor and/or developer.

Any sign must be removed when the work has been completed.

NOTE: This condition does not apply to:

- a) building work carried out inside an existing building, or
- b) building work carried out on premises that must be occupied continuously (both during and outside work hours) while the work is being carried out.

REASON: It is in the public interest that adequate safety measures are provided. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

11. **The applicant is to submit to Council, at least two (2) days prior to the commencement of any works, the attached ‘Notice of Commencement of Building or Subdivision Works and Appointment of Principal Certifying Authority’.**

REASON: Because it is in the public interest that Council receive notification in accordance with the provision of the *Environmental Planning and Assessment Act 1979*, as amended. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

During works

12. **The Builder must at all times maintain, on the job, a legible copy of the plans and specifications approved.**

REASON: It is in the public interest that a copy of the plans are available, and Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

13. **All excavation and backfilling associated with the erection/demolition of the building must be properly guarded and protected to prevent them from being dangerous to life or property.**

Excavations must be undertaken in accordance with the terms and conditions of Section 2.7 of the Wagga Wagga Development Control Plan 2010.

REASON: It is in the public interest that all building elements are able to withstand the combination of loads and other actions to which it may be subjected. Section 79C(1)(b) and (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

14. **The demolition must be carried out in accordance with the provisions of Australian Standard AS2601-2001: The Demolition of Structures.**

Within fourteen (14) days of completion of demolition, the applicant shall submit to Council:

- a) **an asbestos clearance certificate prepared by a competent person; and**
- b) **a signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of actual weighbridge receipts for the recycling/disposal of all materials.**

NOTE 1: Developers are reminded that WorkCover requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.

NOTE 2: Demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover “Demolition Licence” and a current WorkCover “Class 2 (Restricted) Asbestos Licence”.

NOTE 3: Competent Person (as defined under Safe Removal of asbestos 2nd Edition [NOHSC: 2002 (2005)] means a person possessing adequate qualifications, such as suitable training and sufficient knowledge, experience and skill, for the safe performance of the specific work.

NOTE 4: A licence may be required for some of the tasks described in the document entitled Safe Removal of Asbestos 2nd Edition as requiring a competent person.

REASON: It is in the public interest that the demolition be carried out in a safe manner and that the utilities be protected from damage. Section 79C(1)(a) & (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 15. The permitted construction hours are Monday to Friday 7.00am to 6.00pm and Saturday 7.00am to 5.00pm, excepting public holidays. The applicant must take all reasonable steps to minimise dust generation during the demolition and/or construction process. Demolition and construction noise is to be managed in accordance with the Office of Environment and Heritage Guidelines.**

REASON: To ensure building works do not have adverse effects on the amenity of the area. Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 16. All storm water runoff from the proposed development must be collected on site and conveyed to the existing stormwater system, in a manner consistent with AS 3500 and Council's Engineering Guidelines for Subdivision and Development.**

REASON: To provide for the drainage of storm water and minimise the risk of flood damage to adjoining properties. Section 79C(1)(b) and (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 17. Stormwater drainage must be constructed and maintained so as to provide a 1 in 10 year pipe system, satisfactory overland flow path and not adversely affect adjacent properties.**

REASON: To prevent the proposed development having a detrimental effect on the developments existing on the adjoining lands. Section 79C(1)(b) and (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 18. An inspection must be carried out by Council for the following works:-**

	COLUMN 1	COLUMN 2
A	Internal Drainage	When all internal plumbing work is installed and prior to concealment.
B	External Drainage	When all external plumbing work is installed and prior to concealment.
C	Stormwater Drainage	When all external stormwater drainage work is installed and prior to concealment.
D	Stack Work	When all work is installed and prior to concealment.
E	Final	Prior to occupation of the building.

REASON: It is in the public interest that plumbing work is certifying as complying with AS/NZS 3500.2003 and Plumbing Code of Australia. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 19. All building work must be carried out in accordance with the requirements of the Building Code of Australia.**

REASON: To ensure the development complies with the requirements imposed under Clause 98 of the Environmental Planning and Assessment Regulations 2000, as amended, and Section 80A(11) of the *Environmental Planning and Assessment Act 1979*, as amended.

Prior to Operation

- 20. Prior to occupation of the building or within the optimum planting season (April-September) the plantings approved under condition 7 shall be established. Consideration shall be given to the establishment of a maintenance period to ensure the survival of these trees.**

REASON: Because it is in the public interest that where significant trees are removed, they be replaced on or in proximity to the subject site. Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979, as amended.

- 21. Prior to the occupation of the building, the owner must submit to Council a final Fire Safety Certificate stating that each essential fire safety measure specified in the current Fire Safety Schedule for the building to which the certificate relates:**

- a) has been assessed by a properly qualified person; and**
- b) was found, when it was assessed, to be capable of performing to a standard not less than that required by the current Fire Safety Schedule for the building.**

Further, the assessment must be carried out within a period of three (3) months of the date on which the final Fire Safety certificate was issued. The owner of the building must forward a copy of the certificate to the New South Wales Fire Brigades and must prominently display a copy in the building.

REASON: To ensure the development complies with the requirements imposed under clause 153 of the Environmental Planning and Assessment Regulation 2000, as amended. Section 80A(11) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 22. A final inspection must be carried out upon completion of plumbing and drainage work and prior to occupation of the development, prior to issuing final plumbing certificate Council must be in possession of Notice of Works and Works as Executed Diagrams for the works.**

NOTE: Additional fees for inspections at the Plumbing Interim Occupancy / Plumbing Occupation stage may apply. This will depend on the number of inspections completed at this stage of the work/s.

REASON: To ensure compliance with the relevant provisions of the *Plumbing and Drainage Act 2011* and Regulations.

- 23. Prior to the occupation of the building a Water Plumbing Certificate from Riverina Water County Council shall be submitted to Council.**

NOTE 1: The applicant is to obtain an approval from Riverina Water County Council before any water supply plumbing works commence and a Compliance Certificate upon completion of works. Contact Riverina Water on 6922 0634.

REASON: To ensure that the water servicing requirements of the development have been approved by the relevant authority. Section 79C (1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

General

- 24. The Applicant is to ensure that should asbestos material be found, that it is handled, transported and disposed of in accordance with the legislative requirements and standards determined by NSW WorkCover.**

NOTE: All asbestos material needs to be double wrapped in 200µm thick plastic and disposed of at an EPA licensed facility. In this regard it should be noted that Wagga Wagga City Council's Gregadoo Waste Facility is the only EPA licensed facility within the Local Government Area to accept asbestos material. Council's Waste Management Supervisor requires 24 hours notice prior to disposal of this material

REASON: It is in the public interest that water quality be to appropriate standards. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 25. The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement (copy attached).**

REASON: It is in the public interest that the development provides an Annual Fire Safety Statement. Section 79C (1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 26. All plumbing and drainage work must be carried out by a Licensed Plumber and Drainer and to the requirements of the Plumbing and Drainage Act 2011.**

REASON: To ensure that all plumbing and drainage work is carried out in accordance with the requirements of the Local Government (Approvals) Regulation, 1999. Section 78A(4) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 27. (1) For the purposes of Section 80A (11) of the *Environmental Planning and Assessment Act 1979*, it is a prescribed condition of the development consent that if the development involves an excavation that extends below the level of the base of the footings of a building on**

adjoining land, the person having the benefit of the development consent must, at the person's own expense:

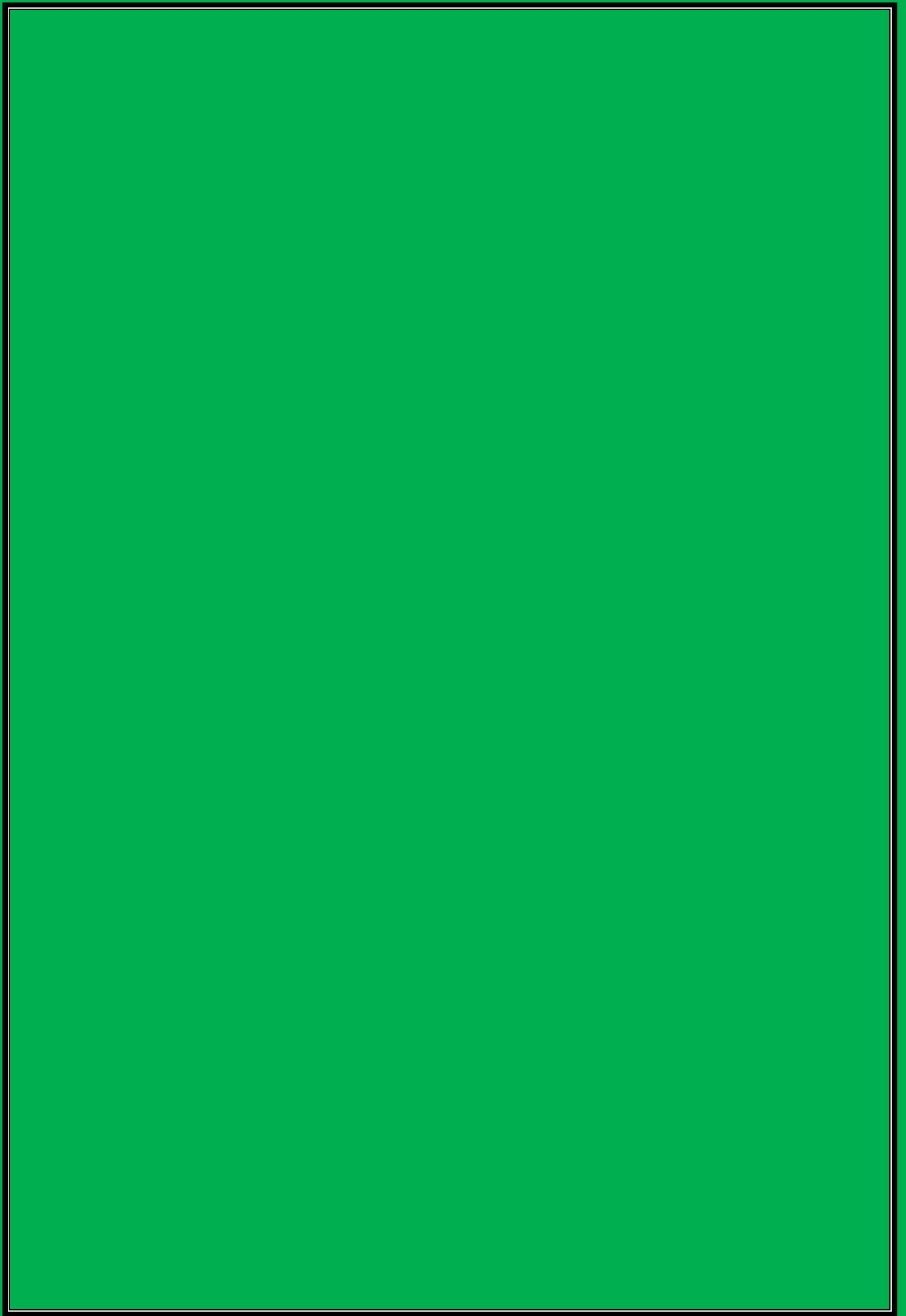
- (a) protect and support the adjoining premises from possible damage from the excavation, and
 - (b) where necessary, underpin the adjoining premises to prevent any such damage.
- (2) The condition referred to in subclause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

REASON: To ensure the development complies with the requirements imposed under Clause 98E of the Environmental Planning and Assessment Regulations 2000, as amended, and Section 80A (11) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 28. Wagga Wagga City Councils Engineering Guidelines for Subdivisions and Development shall be referred to for the design of engineering requirements. Any aspect of the design which is not covered in Councils document should reference relevant specifications selected from other sources. Any aspect of the design that is not in accordance or not covered in council's document shall be listed and submitted with the plans for separate approval.**

Reason: So that Council may ensure that the design and construction is in accordance with Councils requirements and for the information of the emergency services. Section 79c (1) (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

APPENDIX 1
DRAFT
CONDITIONS OF
CONSENT WITH
CSU
CONCURRENCE



Gray, Amanda

From: Michael Dunn [MDunn@thinc.com.au]
Sent: Friday, 24 May 2013 12:04 PM
To: Gray, Amanda
Cc: daniel.mees@ghd.com
Subject: DA13/0203 - Draft Conditions

Hi Amanda

CSU are accepting of the draft conditions contained in "DA13/0203 - Draft Conditions 24 May 2013 for Two Storey Office Building, 286 Pine Gully Rd CHARLES STURT UNIVERSITY NSW 2678, Lot 167 DP 46875"

Regards

Michael Dunn | Senior Consultant | **Thinc Projects**
Project Director's for the CSU Campus Masterplanning Enhancements (CME)

Level 3, 8 Spring Street, Sydney NSW 2000
T 61 2 9256 4700 | F 61 2 9256 4799 | M 0433 063 866
mdunn@thinc.com.au | thinc.com.au

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From: Daniel Mees [mailto:Daniel.Mees@ghd.com]
Sent: Friday, May 24, 2013 9:56 AM
To: Gray, Amanda
Subject: RE: DA13/0203 - Draft Conditions
Importance: High

Hi Amanda,

Thank you for this, I have forwarded onto the PM and CSU to action.

Someone will get something to you ASAP.

Dan

Regards,

Daniel Mees
Senior Planner

GHD

T: +61 2 6393 6429 | F: +61 2 6393 6401 | V: 216429 | M: +61 467 721 603 | E: daniel.mees@ghd.com
72 McNamara St Orange NSW 2800 Australia | <http://www.ghd.com/>
[Water](#) | [Energy & Resources](#) | [Environment](#) | [Property & Buildings](#) | [Transportation](#)

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From: Gray, Amanda [mailto:Gray.Amanda@wagga.nsw.gov.au]
Sent: Friday, 24 May 2013 9:18 AM
To: Daniel Mees
Subject: RE: DA13/0203 - Draft Conditions

Hi Daniel

The report has not been sent off to the Panel yet, as indicated in my e-mail last week the report was not yet finalised at the time I sent you the conditions. The report is now complete and I am waiting for sign off from my manager. I had hoped to send it this week but if not hopefully Monday.

The conditions have been slightly reworded and ordered (no change to content) so I am sending them through again. Please can CSU provide written correspondence of acceptance of the draft conditions and reference the date of the document/e-mail. I will need to attach a copy of such correspondence to the panel report when it is sent.

Regards

Amanda

Amanda Gray
Senior Town Planner

Values - Part of everything we do. Trust • Respect • Innovation • Teamwork

City of Wagga Wagga, 243 Baylis Street (PO Box 20), Wagga Wagga, NSW, 2650

Council: 1300 2 WAGGA (1300 292 442)

Direct: +61 2 6926 9546

Fax: +61 2 6926 9199

Email: Gray.Amanda@wagga.nsw.gov.au

PROUD TO WORK IN



Wagga Wagga City Council • Business Wagga Wagga • Tourism Wagga Wagga

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for Two Storey Office Building, 286 Pine Gully Rd CHARLES STURT UNIVERSITY NSW
2678 , Lot 167 DP 46875

CONDITIONS

Approved Plans and Documentation

1. The development must be carried out in accordance with the approved plans and specifications as follows.

Plan/Doc . No.	Plan/Doc. Title	Prepared by	Issue	Date
DA-00	Site Analysis Diagrams	Woods Bagot		29.4.2013
A2200	Ground Floor	Woods Bagot		12.2.2013
A2201	Level 01	Woods Bagot		12.2.2013
A2202	Roof Plan	Woods Bagot		12.2.2013
DA03	Elevations East and South	Woods Bagot		Scanned 23.4.13
DA04	Elevation and Section West and Section A	Woods Bagot		Scanned 23.4.13
DA04	Elevation and Section Section D	Woods Bagot		Scanned 23.4.13
DA05	Sections	Woods Bagot		Scanned 23.4.13
DA-JPW- L-1000	Landscape Plan	Johnson Pilton Walker	A	5.2.2013
	Statement of Environmental Effects	GHD		February 2013

The Development Application has been determined by the granting of consent subject to and as amended by the conditions of development consent specified below.

NOTE: Any modifications to the proposal shall be the subject of an application under Section 96 of the Environmental Planning and Assessment Act, 1979.

REASON: It is in the public interest that work is carried out in accordance with the approved plans. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

Prior to Commencement of Works

2. Prior to works commencing on site, toilet facilities must be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a) a standard flushing toilet connected to a public sewer, or
- b) if that is not practicable, an accredited sewage management facility approved by Council, or
- c) if that is not practicable, any other sewage management facility approved by Council.

NOTE 1: The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced and the toilet facility must not be removed without the prior written approval of Council.

NOTE 2: "Vicinity" in this condition is defined to mean within 50 metres of the subject building site.

NOTE 3: The toilet facilities are to comply with all WORK COVER NSW requirements.

REASON: To provide adequate sanitary facilities during the construction phase. Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

3. **Prior to works commencing a container must be erected on site for the enclosure of all building rubbish and debris, including that which can be wind blown . The enclosure shall be approved by Council and be retained on site at all times prior to the disposal of rubbish at Council's Waste Management Centre.**

Materials and sheds or machinery to be used in association with the construction of the building must not be stored or stacked on Council's footpath, nature strip, reserve or roadway.

NOTE 1: No building rubbish or debris must be placed, or be permitted to be placed on any adjoining public reserve, footway, road or private land.

NOTE 2: The applicant must retain weighbridge certificates, receipts or dockets that clearly identify where waste has been deposited. Documentation must include quantities and nature of the waste. This documentation must be provided to Council prior to occupation of the development.

NOTE 3: The suitable container for the storage of rubbish must be retained on site until the development is completed.

REASON: To ensure that the building site and adjoining public places are maintained in a clean and tidy condition so as not to interfere with the amenity of the area. Section 79C (1)(b) and (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

4. **Prior to the commencement of works erosion and sediment control measures are to be established and maintained to prevent silt and sediment escaping the site or producing erosion. This work must be carried out and maintained in accordance with Council's:-**
 - a) **Development Control Plan 2010 (Section 2.8 and Appendix 2)**
 - b) **Erosion and Sediment Control Guidelines for Building Sites; and**

c) Soils and Construction Volume 1, Managing Urban Stormwater

Prior to commencement of works, a plan illustrating these measures shall be submitted to, and approved by, Council.

NOTE: All erosion and sediment control measures must be in place prior to earthworks commencing.

REASON: To ensure the impact of the work on the environment in terms of soil erosion and sedimentation is minimised. Section 79C (1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 5. Pursuant to s94A of the *Environmental Planning and Assessment Act 1979* and City of Wagga Wagga Section 94A Levy Contributions Plan 2006, prior to works commencing, the applicant must pay to Council a levy in the amount of \$67,000 towards the cost of one or more of the public facilities specified in the Works Schedule to that Plan. This amount must be indexed in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 and clause 11 of the City of Wagga Wagga Section 94A Levy Contributions Plan 2006. A copy of the City of Wagga Wagga Section 94A Levy Contributions Plan 2006, is available for inspection at Council Chambers, corner Baylis and Morrow Streets, Wagga Wagga.**

REASON: Having considered the development in accordance with Section 94 A of the *Environmental Planning and Assessment Act 1979*, as amended, Council is satisfied that the development will require the provision of, or increase the demand for, public infrastructure, public amenities or services within the area. Section 80A(1)(h) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 6. Prior to the commencement of works the applicant is to obtain a compliance certificate under s306 of the Water Management Act 2000 in respect of the development relating to water management works that may be required in connection with the development.**

NOTE1: 'Water management work' is defined in s283 of the Water Management Act to mean a 'water supply work', 'drainage work', 'sewage work' or 'flood work'. These terms are defined in that Act.

NOTE 2: Riverina Water is responsible for issuing compliance certificates and imposing requirements relating to water supply works for development in the Council's area - please contact Riverina Water to ascertain compliance certificate water supply related requirements.

NOTE 3: The Council is responsible for issuing compliance certificates and imposing requirements relating to sewerage, drainage and flood works for development in its area.

NOTE 4: Under s306 of the Water Management Act 2000, Riverina Water or the Council, as the case requires, may, as a precondition to the issuing of a compliance certificate, impose a requirement that a payment is made or works are carried out, or both, towards the provision of water supply, sewerage, drainage or flood works.'

NOTE 5: The Section 64 Sewer contribution required is \$3,484.61

NOTE 6: The Section 64 Stormwater contribution required is \$0

REASON: It is in the public interest that Council maintain the ability to provide adequate water and sewer reticulation services. Section 79C(1)(c) and (e) of the Environmental Planning and Assessment Act 1979, as amended).

7. **Prior to the commencement of works the applicant is provide details of the species and location of offset plantings in accordance with Figure 16 of the Statement of Environmental Effects for Charles Sturt University, Dated February 2013 to compensate for the removal of the two Eucalyptus melliodora trees, a Eucalyptus polyanthemos tree and a Ulmus parvifolia tree within the proposed building footprint. A ratio of 10 to 1 local native trees shall be planted totalling 30 trees.**

REASON: Because it is in the public interest that where significant trees are removed, they be replaced on or in proximity to the subject site. Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979, as amended.

8. **The existing tree/s to be retained situated within the property of the proposed development shall be protected from all construction works.**

Trees indicated on the submitted plans for removal shall be removed from the site in accordance with the proposed development. Consent under Council's Tree Preservation Order is not required for removal of the subject trees.

All care must be taken to protect existing trees to be retained from damage, including street trees and trees located adjacent to the proposed development. The developer shall identify all trees to be retained prior to commencement of construction works.

A Tree Protection Zone (TPZ) shall be constructed for all existing trees to be retained within the development in accordance with Australian Standards - AS 4970-2009 Protection of Trees on Development Sites.

Copies of AS 4970-2009 Protection of Trees on Development Sites can be obtained of Australian Standards web site.

Construction of Tree Protection Zone's, shall be completed and inspected by Council's Tree Management Officer, prior to the commencement of any site works. Contact can be made by phoning 1300 292442 during normal business hours.

Removal, relocation or disruption of the Tree Protection Zone fencing will be considered as a breach of this consent. TPZ fences shall remain in place until the end of construction.

If damage of any sort should occur to any protected trees/ vegetation within the development, contact shall be made with Council's Tree Management Officer to determine what remedial action should be taken,

An Arboricultural company with membership of a professional association as the National Arborists Association of Australia should be engaged to carry out any works associated with the protected trees in Accordance with Australian Standards - AS 4373-2007, Pruning of Amenity Trees.

Throughout the construction period regular inspections of protected trees shall be carried out to ensure trees retained are of good health and vigour.

REASON: Because it is in the public interest that the subject trees are protected. Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979, as amended.

9. **The licenced plumber must submit to Council, at least two (2) days prior to the commencement of any plumbing and drainage works on site a "Notice of Works".**

NOTE: A copy of the Notice of Works form can be found on Council's website.

REASON: To ensure compliance with the relevant provisions of the *Plumbing and Drainage Act 2011* and Regulations.

10. **Prior to works commencing, a sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:**
- a) **stating that unauthorised entry to the site is prohibited, and**
 - b) **showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside work hours**
 - c) **the development consent number, the name and contact details of the contractor and/or developer.**

Any sign must be removed when the work has been completed.

NOTE: This condition does not apply to:

- a) **building work carried out inside an existing building, or**
- b) **building work carried out on premises that must be occupied continuously (both during and outside work hours) while the work is being carried out.**

REASON: It is in the public interest that adequate safety measures are provided. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

11. **The applicant is to submit to Council, at least two (2) days prior to the commencement of any works, the attached 'Notice of Commencement of Building or Subdivision Works and Appointment of Principal Certifying Authority'.**

REASON: Because it is in the public interest that Council receive notification in accordance with the provision of the *Environmental Planning and Assessment Act 1979*, as amended. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

During works

12. **The Builder must at all times maintain, on the job, a legible copy of the plans and specifications approved.**

REASON: It is in the public interest that a copy of the plans are available, and Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

13. All excavation and backfilling associated with the erection/demolition of the building must be properly guarded and protected to prevent them from being dangerous to life or property.

Excavations must be undertaken in accordance with the terms and conditions of Section 2.7 of the Wagga Wagga Development Control Plan 2010.

REASON: It is in the public interest that all building elements are able to withstand the combination of loads and other actions to which it may be subjected. Section 79C(1)(b) and (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

14. The demolition must be carried out in accordance with the provisions of Australian Standard AS2601-2001: The Demolition of Structures.

Within fourteen (14) days of completion of demolition, the applicant shall submit to Council:

- a) an asbestos clearance certificate prepared by a competent person; and
- b) a signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of actual weighbridge receipts for the recycling/disposal of all materials.

NOTE 1: Developers are reminded that WorkCover requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.

NOTE 2: Demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".

NOTE 3: Competent Person (as defined under Safe Removal of asbestos 2nd Edition [NOHSC: 2002 (2005)]) means a person possessing adequate qualifications, such as suitable training and sufficient knowledge, experience and skill, for the safe performance of the specific work.

NOTE 4: A licence may be required for some of the tasks described in the document entitled Safe Removal of Asbestos 2nd Edition as requiring a competent person.

REASON: It is in the public interest that the demolition be carried out in a safe manner and that the utilities be protected from damage. Section 79C(1)(a) & (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

15. The permitted construction hours are Monday to Friday 7.00am to 6.00pm and Saturday 7.00am to 5.00pm, excepting public holidays. The applicant must take all reasonable steps to minimise dust generation during the demolition and/or construction process. Demolition and construction noise is to be managed in accordance with the Office of Environment and Heritage Guidelines.

REASON: To ensure building works do not have adverse effects on the amenity of the area. Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

16. **All storm water runoff from the proposed development must be collected on site and conveyed to the existing stormwater system, in a manner consistent with AS 3500 and Council's Engineering Guidelines for Subdivision and Development.**

REASON: To provide for the drainage of storm water and minimise the risk of flood damage to adjoining properties. Section 79C(1)(b) and (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

17. **Stormwater drainage must be constructed and maintained so as to provide a 1 in 10 year pipe system, satisfactory overland flow path and not adversely affect adjacent properties.**

REASON: To prevent the proposed development having a detrimental effect on the developments existing on the adjoining lands. Section 79C(1)(b) and (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

18. **An inspection must be carried out by Council for the following works:-**

	COLUMN 1	COLUMN 2
A	Internal Drainage	When all internal plumbing work is installed and prior to concealment.
B	External Drainage	When all external plumbing work is installed and prior to concealment.
C	Stormwater Drainage	When all external stormwater drainage work is installed and prior to concealment.
D	Stack Work	When all work is installed and prior to concealment.
E	Final	Prior to occupation of the building.

REASON: It is in the public interest that plumbing work is certifying as complying with AS/NZS 3500.2003 and Plumbing Code of Australia. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

19. **All building work must be carried out in accordance with the requirements of the Building Code of Australia.**

REASON: To ensure the development complies with the requirements imposed under Clause 98 of the Environmental Planning and Assessment Regulations 2000, as amended, and Section 80A(11) of the *Environmental Planning and Assessment Act 1979*, as amended.

Prior to release of Occupation Certificate / Prior to Operation

20. **Prior to occupation of the building or within the optimum planting season (April-September) the plantings approved under condition 7 shall be established. Consideration shall be given to the establishment of a maintenance period to ensure the survival of these trees.**

REASON: Because it is in the public interest that where significant trees are removed, they be replaced on or in proximity to the subject site. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

21. **Prior to the occupation of the building, the owner must submit to Council a final Fire Safety Certificate stating that each essential fire safety measure specified in the current Fire Safety Schedule for the building to which the certificate relates:**
- a) **has been assessed by a properly qualified person; and**
 - b) **was found, when it was assessed, to be capable of performing to a standard not less than that required by the current Fire Safety Schedule for the building.**

Further, the assessment must be carried out within a period of three (3) months of the date on which the final Fire Safety certificate was issued. The owner of the building must forward a copy of the certificate to the New South Wales Fire Brigades and must prominently display a copy in the building.

REASON: To ensure the development complies with the requirements imposed under clause 153 of the Environmental Planning and Assessment Regulation 2000, as amended. Section 80A(11) of the *Environmental Planning and Assessment Act 1979*, as amended.

22. **A final inspection must be carried out upon completion of plumbing and drainage work and prior to occupation of the development, prior to issuing final plumbing certificate Council must be in possession of Notice of Works and Works as Executed Diagrams for the works.**

NOTE: Additional fees for inspections at the Plumbing Interim Occupancy / Plumbing Occupation stage may apply. This will depend on the number of inspections completed at this stage of the work/s.

REASON: To ensure compliance with the relevant provisions of the *Plumbing and Drainage Act 2011* and Regulations.

23. **Prior to the occupation of the building a Water Plumbing Certificate from Riverina Water County Council shall be submitted to Council.**

NOTE 1: The applicant is to obtain an approval from Riverina Water County Council before any water supply plumbing works commence and a Compliance Certificate upon completion of works. Contact Riverina Water on 6922 0634.

REASON: To ensure that the water servicing requirements of the development have been approved by the relevant authority. Section 79C (1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

General

24. **The Applicant is to ensure that should asbestos material be found, that it is handled, transported and disposed of in accordance with the legislative requirements and standards determined by NSW WorkCover.**

NOTE: All asbestos material needs to be double wrapped in 200µm thick plastic and disposed of at an EPA licensed facility. In this regard it should be noted that Wagga Wagga City Council's Gregadoo Waste Facility is the only EPA licensed facility within the Local Government Area to accept asbestos material. Council's Waste

Management Supervisor requires 24 hours notice prior to disposal of this material

REASON: It is in the public interest that water quality be to appropriate standards. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

25. **The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement (copy attached).**

REASON: It is in the public interest that the development provides an Annual Fire Safety Statement. Section 79C (1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

26. **All plumbing and drainage work must be carried out by a Licensed Plumber and Drainer and to the requirements of the Plumbing and Drainage Act 2011.**

REASON: To ensure that all plumbing and drainage work is carried out in accordance with the requirements of the Local Government (Approvals) Regulation, 1999. Section 78A(4) of the *Environmental Planning and Assessment Act 1979*, as amended.

27. (1) **For the purposes of Section 80A (11) of the *Environmental Planning and Assessment Act 1979*, it is a prescribed condition of the development consent that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:**
- (a) **protect and support the adjoining premises from possible damage from the excavation, and**
 - (b) **where necessary, underpin the adjoining premises to prevent any such damage.**
- (2) **The condition referred to in subclause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.**

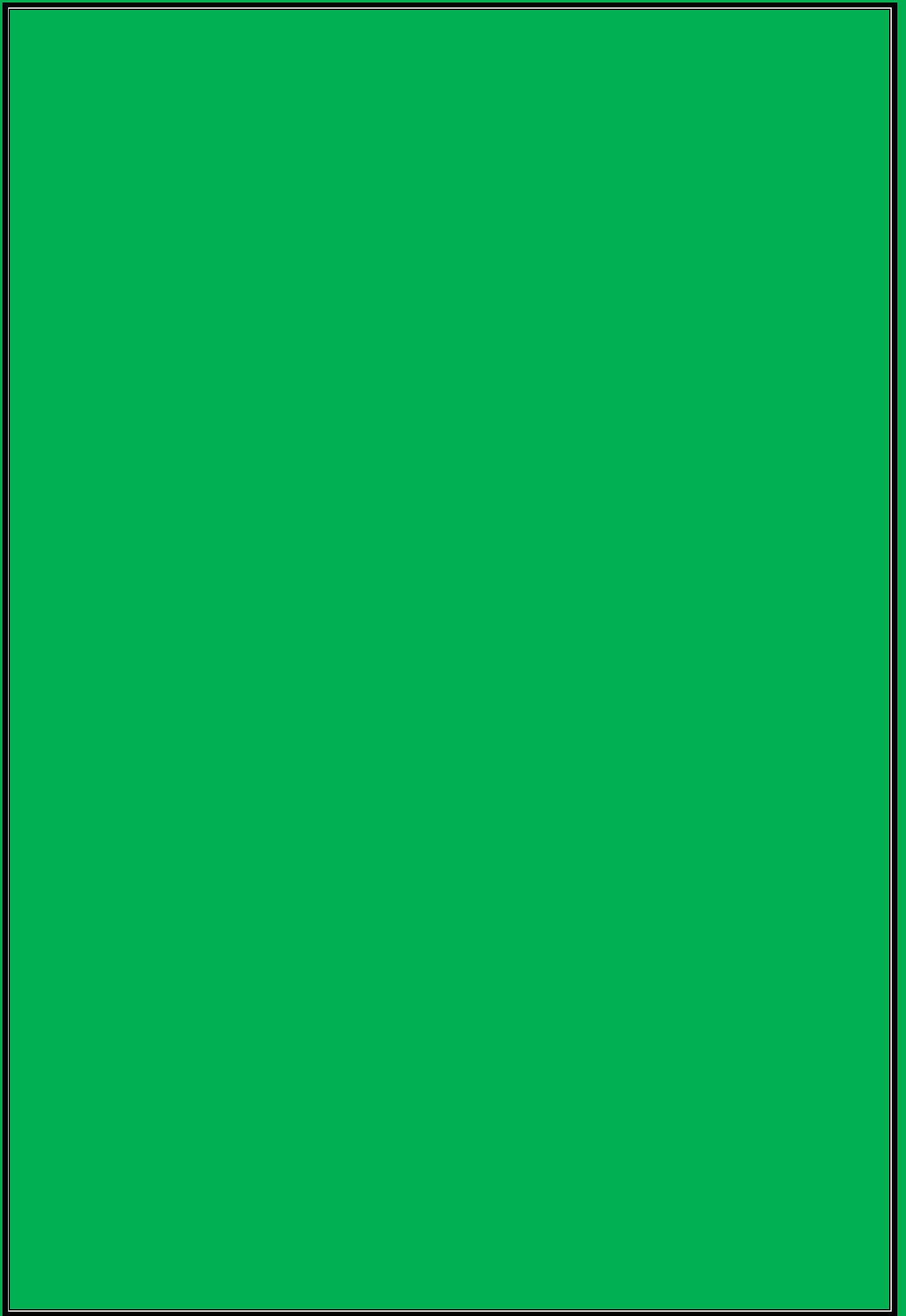
REASON: To ensure the development complies with the requirements imposed under Clause 98E of the *Environmental Planning and Assessment Regulations 2000*, as amended, and Section 80A (11) of the *Environmental Planning and Assessment Act 1979*, as amended.

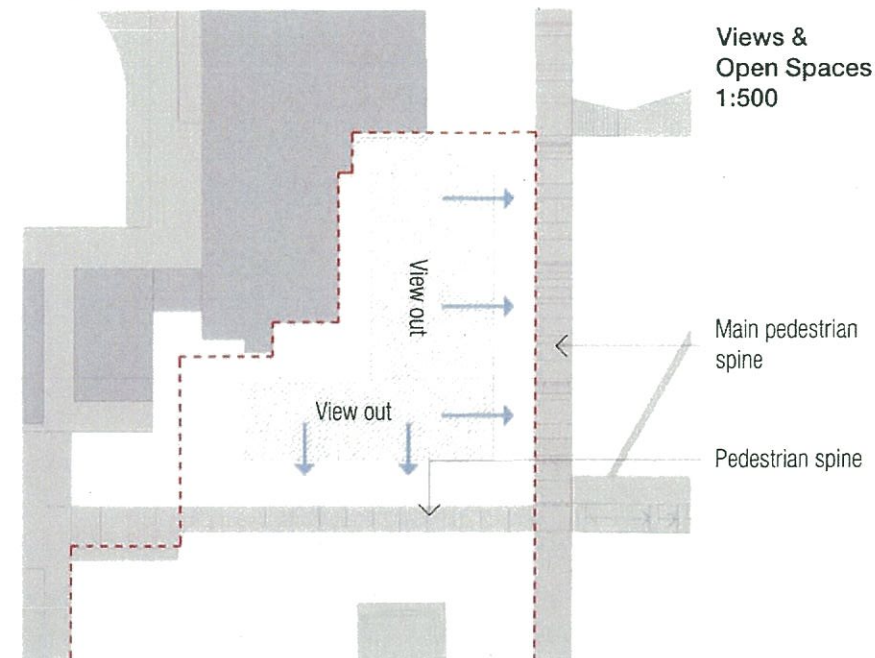
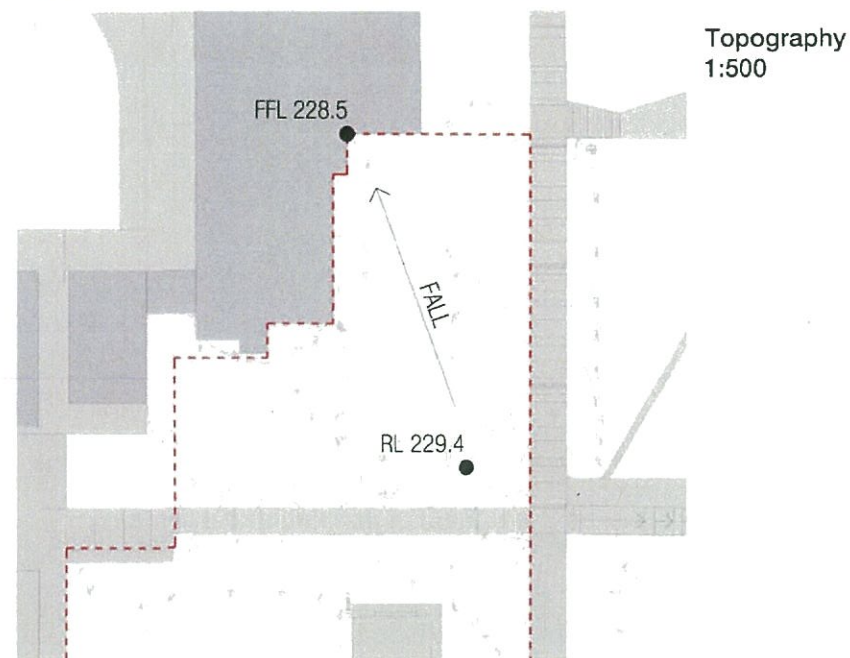
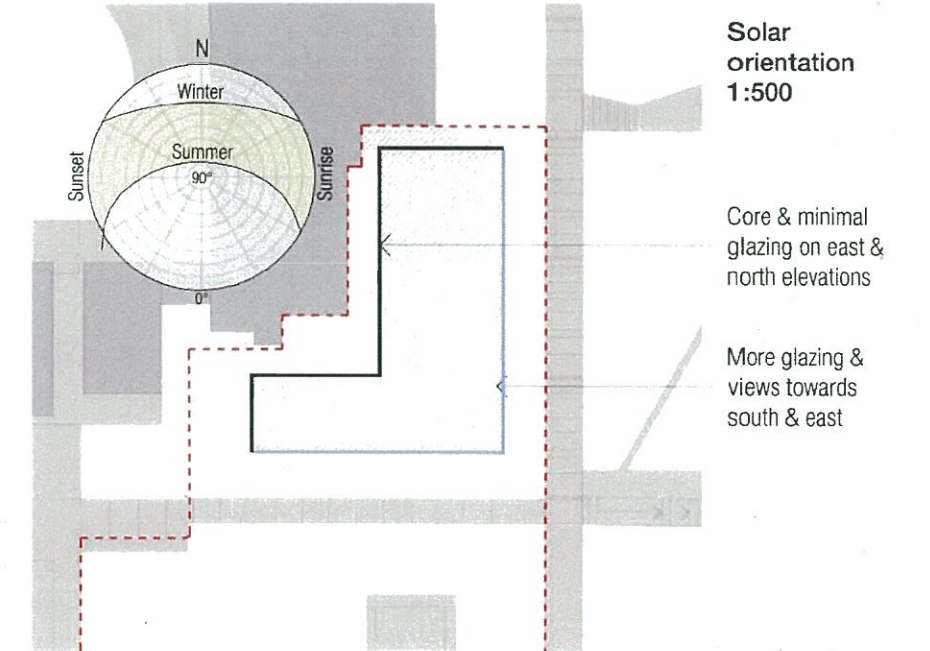
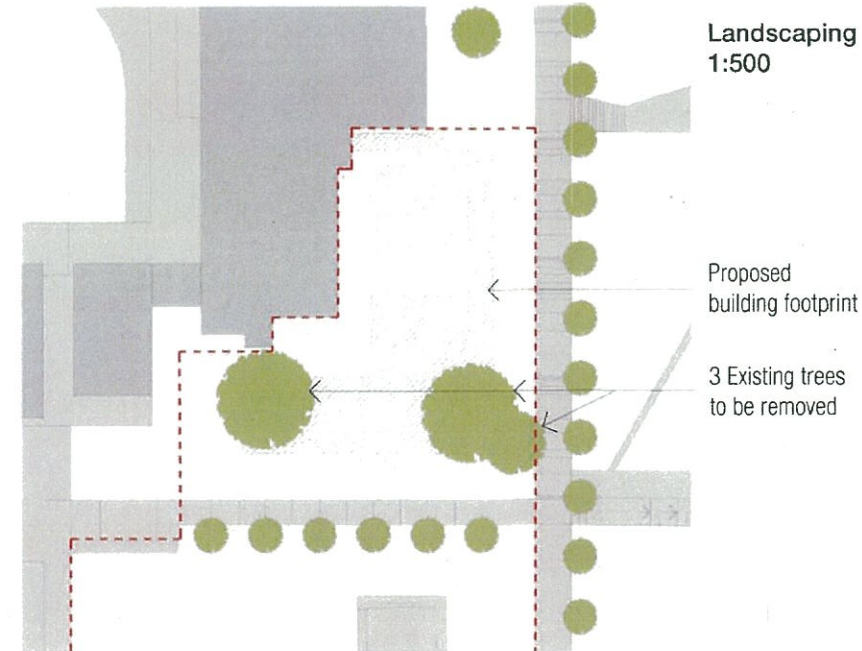
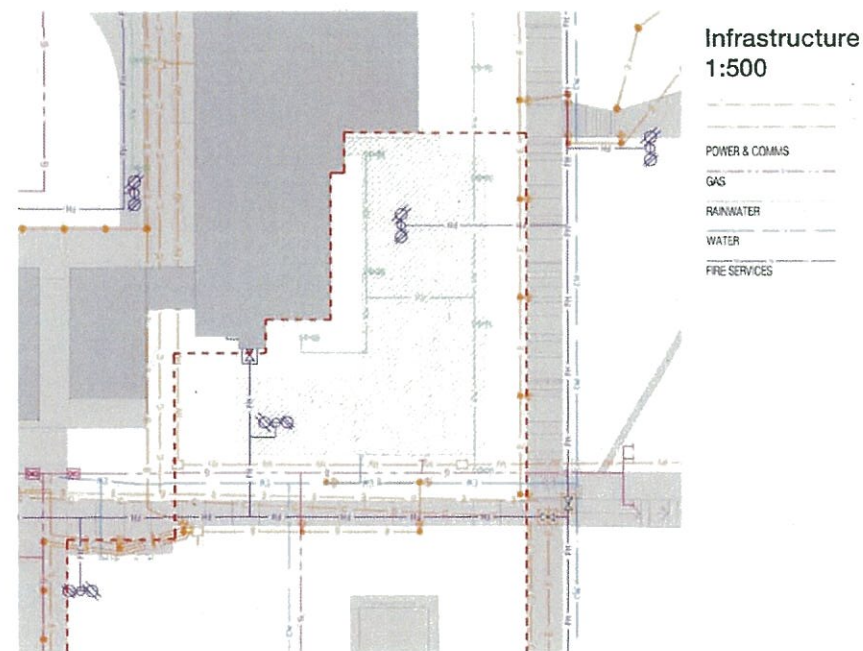
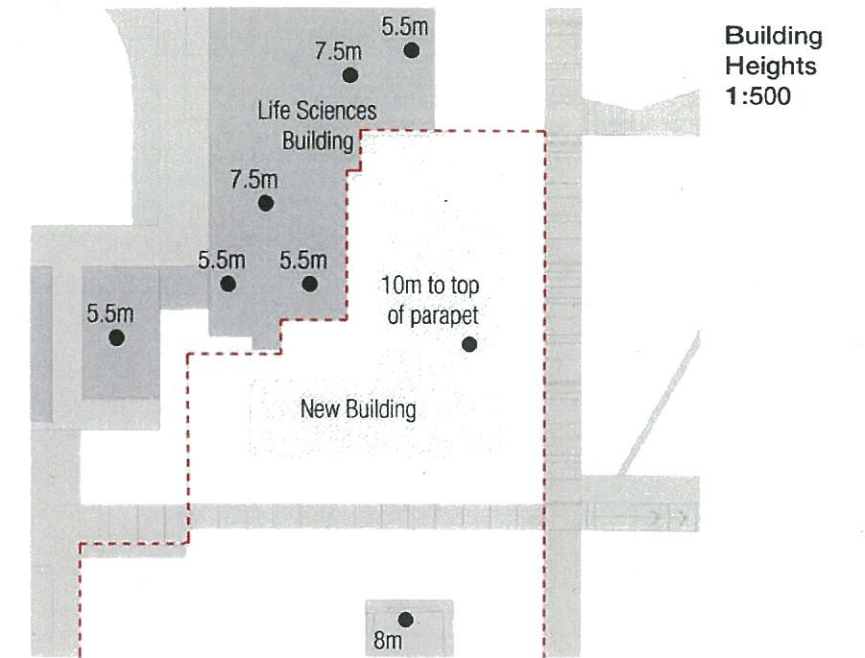
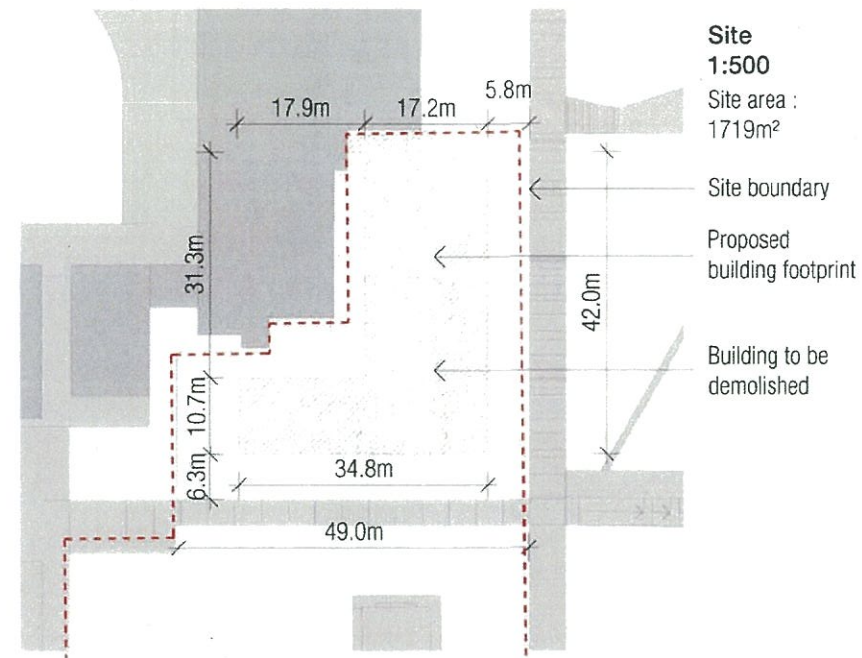
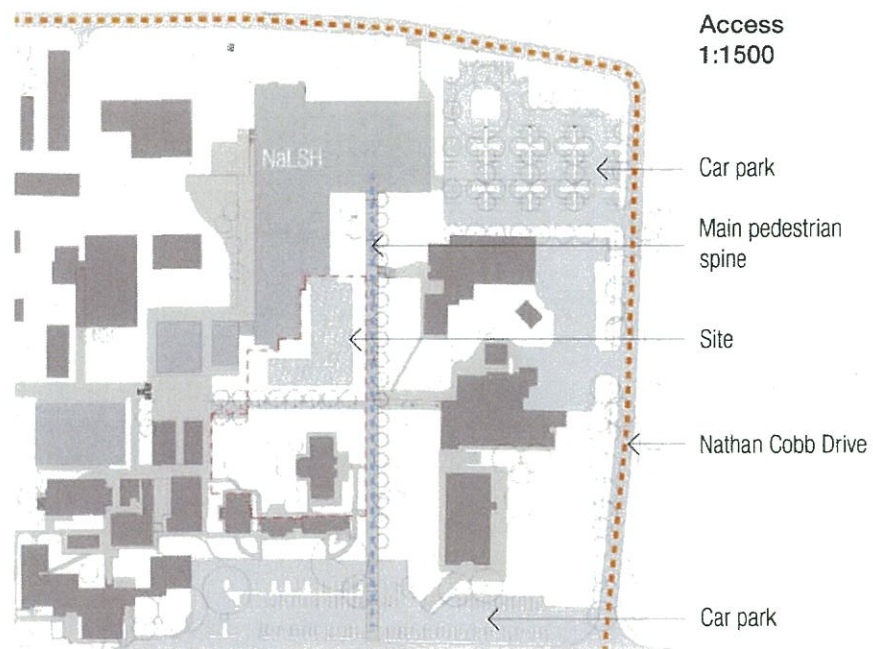
28. **Wagga Wagga City Councils Engineering Guidelines for Subdivisions and Development shall be referred to for the design of engineering requirements. Any aspect of the design which is not covered in Councils document should reference relevant specifications selected from other sources. Any aspect of the design that is not in accordance or not covered in council's document shall be listed and submitted with the plans for separate approval.**

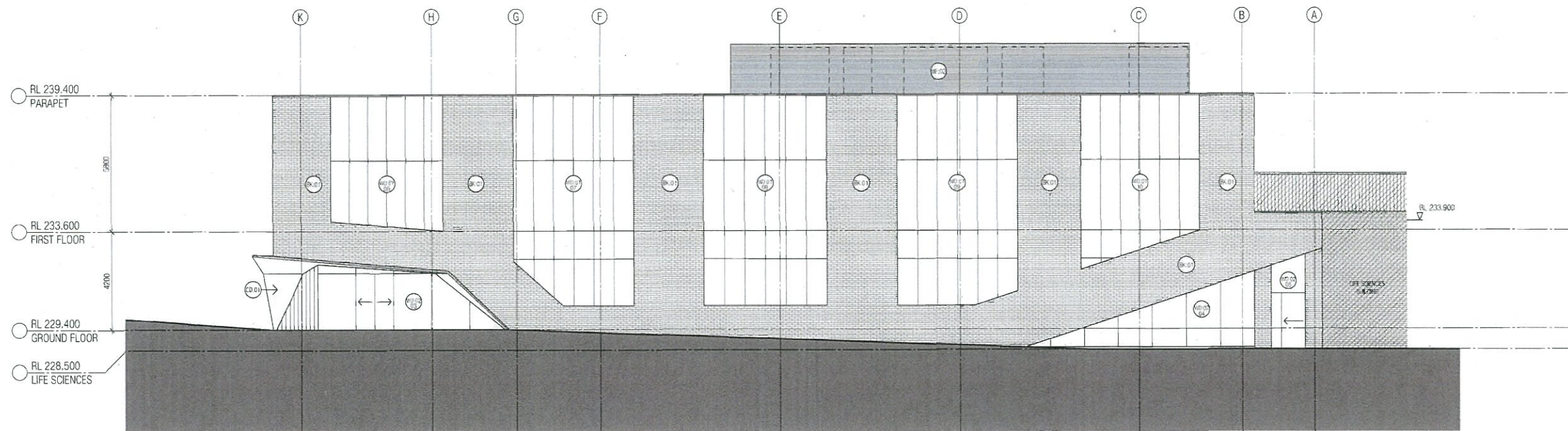
Reason: So that Council may ensure that the design and construction is in accordance with Councils requirements and for the information of the emergency services. Section 79c (1) (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

APPENDIX 2

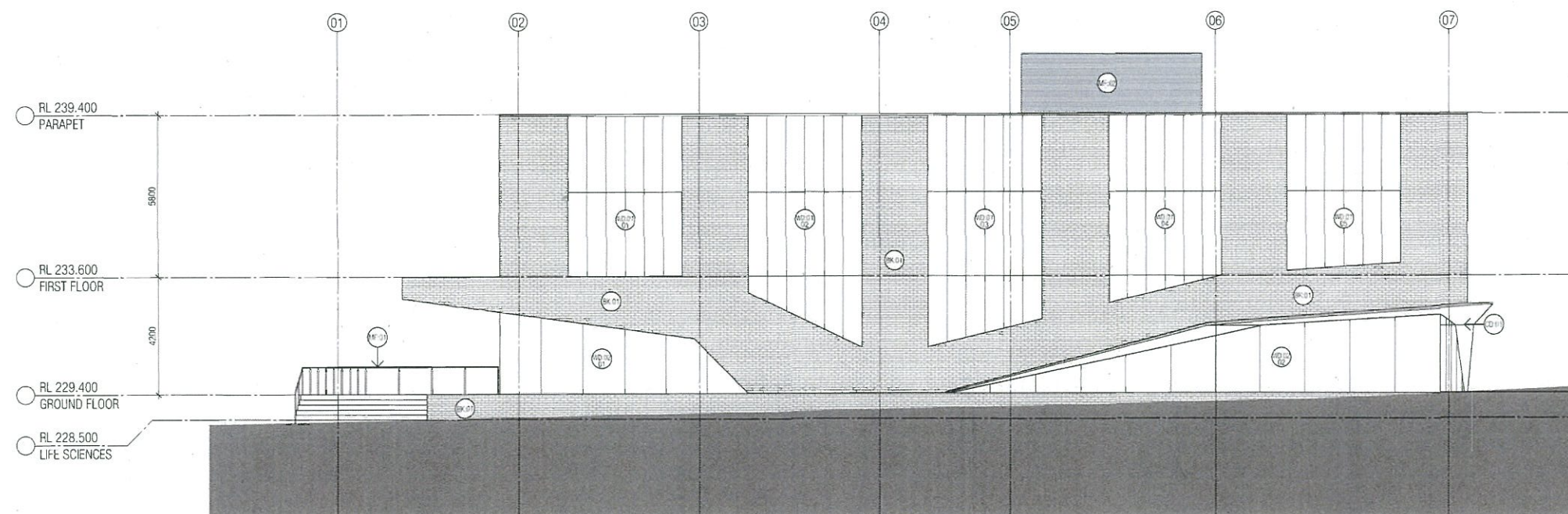
PLANS







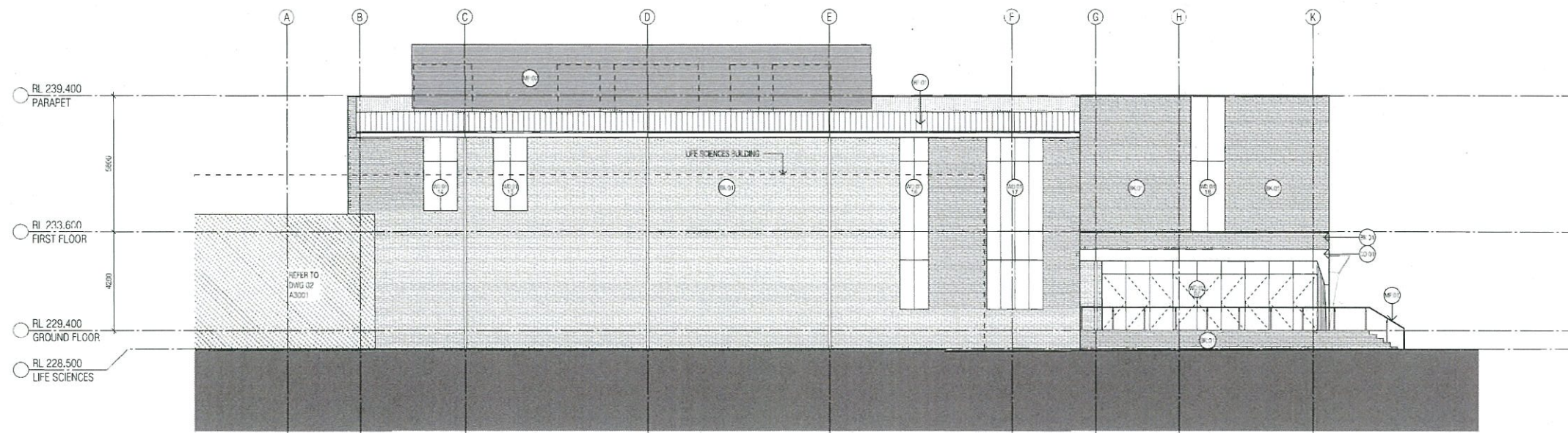
01 EAST ELEVATION
SCALE 1:100



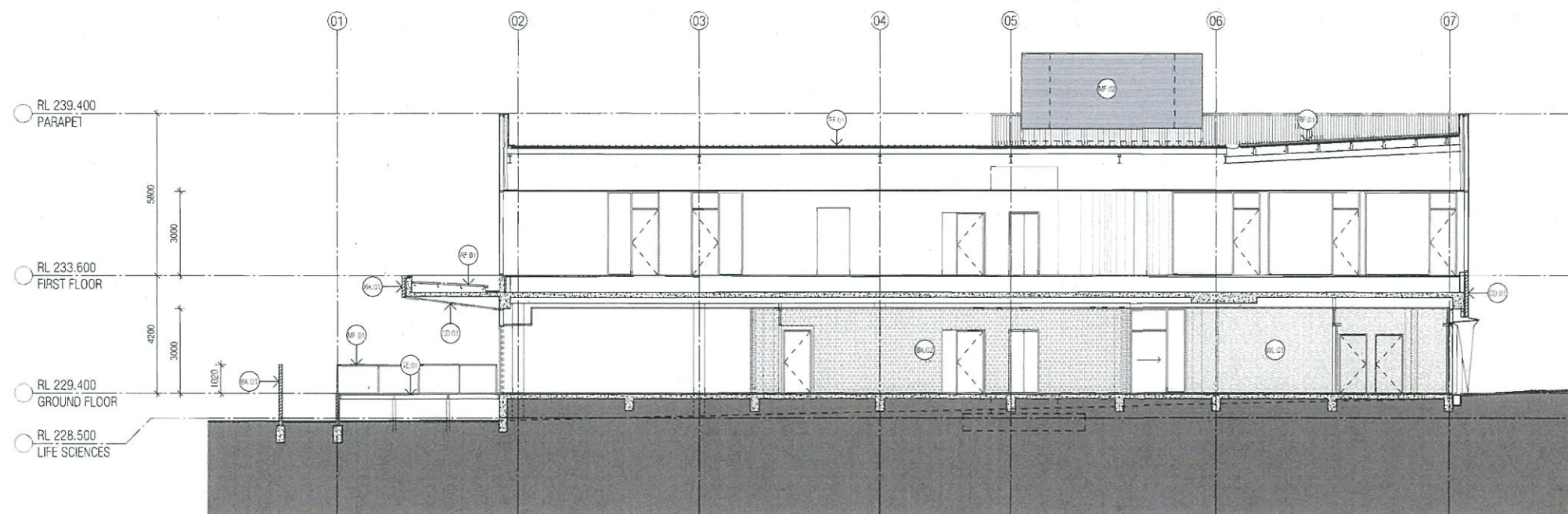
02 SOUTH ELEVATION
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LEGEND

- (SK-01) FEATURE AUSTRAL ZINC BRICK 230L x 50H x 1100
- (SK-02) FEATURE INTERNAL BRICK BOUYAL GEUNISAY TAN 230L x 50H x 1100
- (WD-01) DOUBLE GLAZED, ALUMINUM FRAMED, BLIND MULLION CURTAIN WALL
- (WD-02) DOUBLE GLAZED, ALUMINUM FRAMED, BLIND MULLION WINDOWS AT GROUND FLOOR
- (SD-01) 3mm THICK STEEL CLADDING WITH INTERTHANE 870 PAINT FINISH
- (R-01) METAL DECK ROOF
- (TT-01) EXTERIOR TIMBER DECK
- (SP-01) STAINLESS STEEL BALLUSTRADE
- (MP-01) ALUMINUM LOUVER PLANT SCREENING
- (AL-01) INTERNAL FEATURE TIMBER WALL LINING



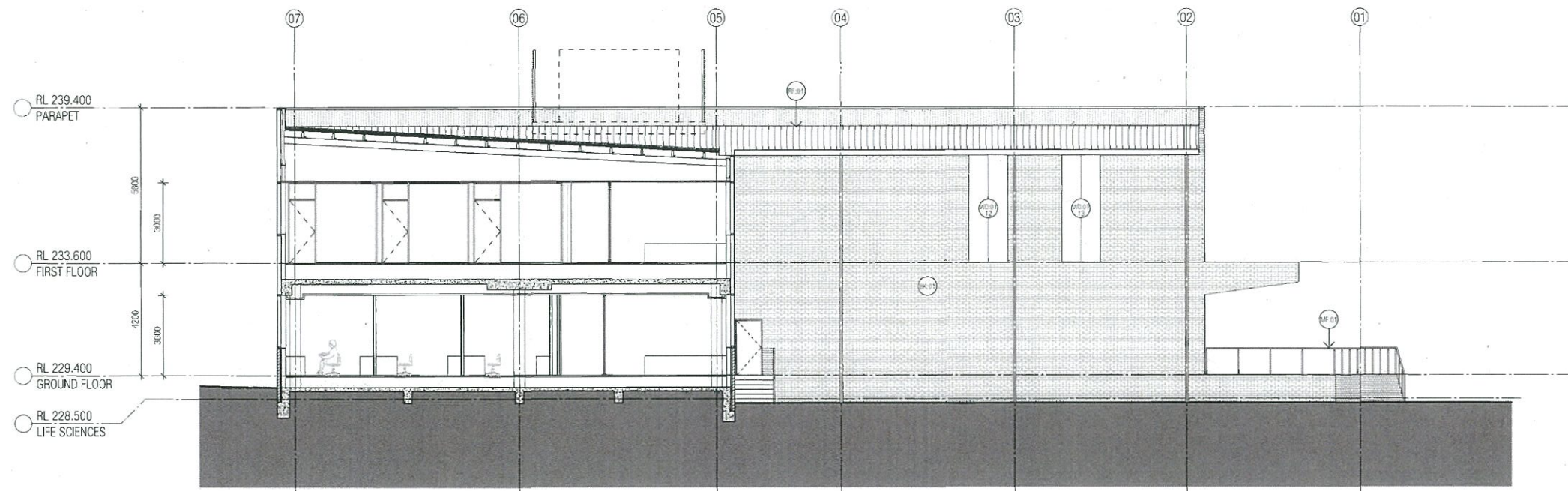
01 WEST ELEVATION
SCALE 1:100



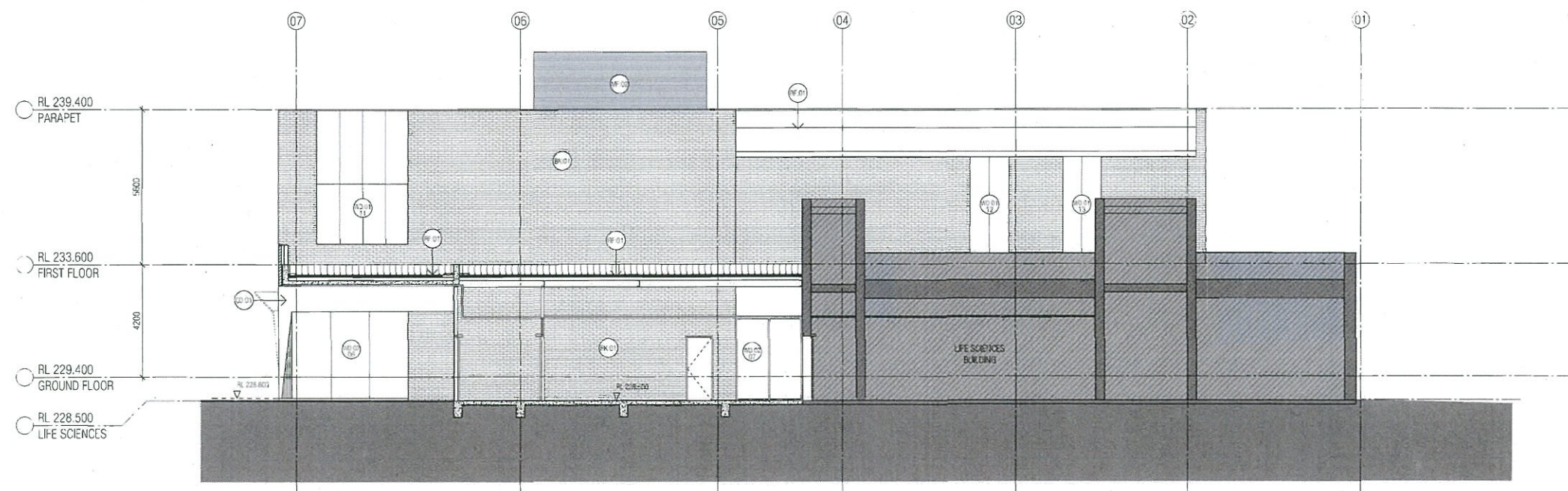
02 SECTION A
SCALE 1:100

LEGEND

- (01-01) FEATURE AUSTRAL ZINC BRICK 230L x 50H x 1100
- (01-02) FEATURE INTERNAL BRICK, BOUYAL GEURNSAY TAN 230L x 50H x 1100
- (01-03) DOUBLE GLAZED, ALUMINIUM FRAMED, BUND MULLION CURTAIN WALL
- (01-04) DOUBLE GLAZED, ALUMINIUM FRAMED, BUND MULLION WINDOWS AT GROUND FLOOR
- (01-05) 3mm THICK STEEL CLADDING WITH INTERTHANE 870 PAINT FINISH
- (01-06) METAL DECK ROOF
- (01-07) EXTERIOR TIMBER DECK
- (01-08) STAINLESS STEEL BALLUSTRADE
- (01-09) ALUMINIUM LOUVER PLANT SCREENING
- (01-10) INTERNAL FEATURE TIMBER WALL LINING



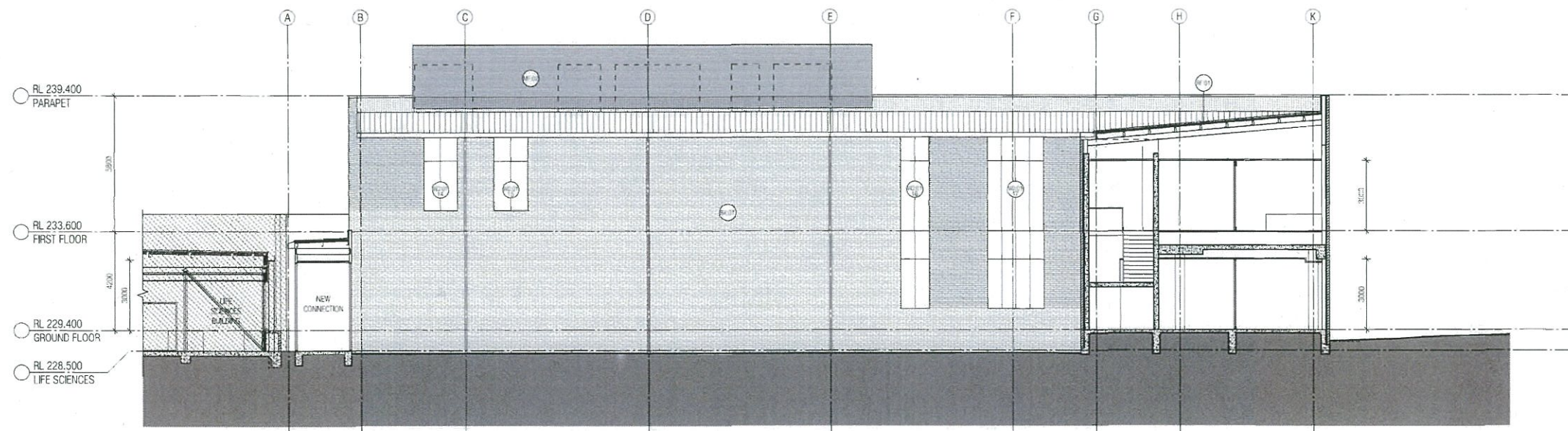
01 SECTION B
SCALE 1:100



02 SECTION C
SCALE 1:100

LEGEND

- (BR-01) FEATURE AUSTRAL ZINC BRICK 230L x 50H x 1100
- (BR-02) FEATURE INTERNAL BRICK BOWRAL GEUNSAI TAN 230L x 50H x 1100
- (WD-01) DOUBLE GLAZED, ALUMINUM FRAMED, BLIND MULLION CURTAIN WALL
- (WD-02) DOUBLE GLAZED, ALUMINUM FRAMED, BLIND MULLION WINDOWS AT GROUND FLOOR
- (ST-01) 3mm THICK STEEL CLADDING WITH INTERHANE 870 PAINT FINISH
- (MR-01) METAL DECK ROOF
- (TT-01) EXTERIOR TIMBER DECK
- (MF-01) STAINLESS STEEL BALLUSTRADE
- (MF-02) ALUMINUM LOUVRE PLANT SCREENING
- (TL-01) INTERNAL FEATURE TIMBER WALL LINING



01 SECTION D
SCALE 1:100

LEGEND

- PA-01 FEATURE AUSTRAL ZINC BRICK 230L x 50H x 1100
- PA-02 FEATURE INTERNAL BRICK BOWRAL GELBINSKY TAN 230L x 50H x 1100
- WD-03 DOUBLE GLAZED, ALUMINUM FRAMED, BUND MILLION CURTAIN WALL
- WD-04 DOUBLE GLAZED, ALUMINUM FRAMED, BUND MILLION WINDOWS AT GROUND FLOOR
- CL-01 3mm THICK STEEL CLADDING WITH INTERIARVE 870 PAINT FINISH
- DE-01 METAL DECK ROOF
- TE-01 EXTERIOR TIMBER DECK
- SP-01 STAINLESS STEEL BALUSTRADE
- LP-01 ALUMINUM LOUVER PLANT SCREENING
- WL-01 INTERNAL FEATURE TIMBER WALL LINING



P11	PRELIMINARY	12/02/13	MS/MS
P10	PRELIMINARY	31/02/13	MS/MS
P9	PRELIMINARY	23/01/13	MS/MS
P8	PRELIMINARY	17/01/13	MS/MS
P7	PRELIMINARY	15/01/13	MS/MS
P6	DESIGN DEVELOPMENT	20/12/12	MS/MS
P5	PRELIMINARY	17/12/12	MS/MS
P4	PRELIMINARY	11/12/12	MS/MS
P3	PRELIMINARY	06/12/12	DAWG
P2	PRELIMINARY	05/09/12	MS/MS
P1	PRELIMINARY	20/11/12	MS/MS
Rev	Description	Date	Drawn By

NEW OFFICE ACCOMMODATION

**WOODS
BAGOT.** MIDDLE EAST
AUSTRALIA
ASIA
EUROPE
NORTH AMERICA

Drawing title
GENERAL ARRANGEMENT PLAN
GROUND FLOOR

Date generated 15/11/12 Checkoff MS Approved SB

Scale AS SHOWN

② A1 sheet size 50mm or as noted

Project number	Drawing number	Revision
130039	A2200	P1
Status		
PRELIMINARY		

Project NEW OFFICE ACCOMMODATION

Drawing title
GENERAL ARRANGEMENT PLAN
LEVEL 01

Project number	Drawing number	Revision
130039	A2201	P11
Status		
PRELIMINARY		

