

JRPP No.	2013STH009
DA No.	DA-2013/683
Proposal	Demolition of existing building 32A and construction of science teaching facility and preliminary works
Property	2 Northfields Avenue, Keiraville
Applicant	University of Wollongong
Responsible Team	City Wide Planning Team (AB)

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Joint Regional Planning Panel

The proposal has been referred to Joint Regional Planning Panel pursuant to Schedule 4A (3) and (4) of the Environmental Planning and Assessment Act 1979 as the Capital Investment Value (CIV) is greater than five million for the purpose of private infrastructure and community facilities and the development generally has a Capital Investment Value of greater than \$20 Million

Proposal

This development application seeks consent for the demolition of an existing university building identified as 32A and the construction of a new Science Teaching Facility.

Permissibility

The portion of the site where the proposed building is to be located is zoned SP2 Infrastructure pursuant to Wollongong Local Environmental Plan 2009 (WLEP2009). The proposal is categorised as an Educational Establishment, which is permissible in the zone with development consent.

Consultation

The proposal was exhibited in accordance with appendix 1 - Public Notification and Advertising Procedures of Wollongong DCP2009 and received one (1) submission being that of support.

Consultation has also occurred with relevant internal divisions of Council as well external authorities, namely the NSW Rural Fire Service. In each instance, satisfactory referral advice has been received.

Main Issues

The proposal is situated over an existing car park and part of the proposal seeks to demolish Building 32A to construct offset car parking. No additional parking is proposed in light of the new Science Teaching Facility. The proposal relies on the ongoing exploration and implementation of alternative transport measures as identified in the University's Transport Strategy and Implementation Plan 2008, which is supported by the NSW Roads and Maritime Services.

Conclusion

This application has been assessed in accordance with Section 79C (i) of the Environmental Planning and Assessment Act 1979, the relevant provisions of State Environmental Planning Policy (Infrastructure)

2007, WLEP2009 and Wollongong Development Control Plan 2009 (WDCP2009). The proposal, whilst not considered to be in conflict with the objectives sought by these provisions, does involve a variation to Chapter E3 Car Parking, Access, Servicing/ Loading Facilities and Traffic Management.

Traffic matters have been evaluated against the University's RMS supported Transport Strategy and Implementation Plan 2008 and are considered to be satisfactory.

Recommendation

It is recommended that development application DA-2013/683 be approved pursuant to Section 80 of the Environmental Planning and Assessment Act 1979 subject to the imposition of the conditions outlined in Attachment 5.

APPLICATION OVERVIEW

1.1 PROPOSAL

This integrated development application seeks consent for the demolition of the existing building 32A and construction of new Science Teaching Facility.

2. APPLICATION OVERVIEW

2.1 PLANNING CONTROLS

The following planning controls apply to the development:

State Environmental Planning Policies:

- SEPP No. 55 – Remediation of Land
- SEPP (Infrastructure) 2007

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009
- Draft merging of Wollongong LEP2009 and Wollongong LEP (West Dapto) 2010

Development Control Plans:

- Wollongong Development Control Plan 2009
- Wollongong Section 94A Development Contributions Plan 2013

2.2 PROPOSAL

The proposal is considered to be Integrated Development – Special Fire Protection Purpose land use as defined pursuant to Section 100B of the Rural Fires Act 1997.

This Development Application seeks approval for the following scope of works:

- Demolition of existing Building 32A to allow for the relocation of car parking spaces.
- Amendments to pedestrian access around the western side of the proposed science teaching facility.
- Construction in a single stage of an undergraduate teaching facility for Sciences.
- Associated site works and services

2.3 BACKGROUND

The subject land has a number of previous applications that relate to the current use as a University.

Customer service actions

The property does not have any outstanding customer service actions relating to the proposed development.

2.4 SITE DESCRIPTION

The site is located at 2 Northfields Avenue, KEIRAVILLE NSW 2500 and the title reference is Lot 1 DP 1163615. The site is owned by the University of Wollongong and is bounded by Robson Road to the west, Northfields Avenue to the South and Mount Ousley Road to the north and east. The land is approximately 89.39 ha and extends into the foothills of the Illawarra Escarpment. The proposed development site is located on the flat eastern portion which exhibits the zone SP2 Infrastructure.

The site for the proposed development is currently a carpark with associated vegetation treatments for approximately 130 cars and 15 bikes.

Property conditions

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

- filled land
- unstable land
- acid sulphate soils
- flooding
- bushfire
- Heritage item

There are no restrictions on the title.

2.5 CONSULTATION

2.5.1 INTERNAL CONSULTATION

Stormwater Engineer

Council's Stormwater Engineer has reviewed the application and provided conditionally satisfactory referral advice.

Landscape Architect

Council's Landscape Architect has reviewed the application and provided conditionally satisfactory referral advice.

Traffic Engineer

Council's Traffic Engineer has reviewed the application and provided conditionally satisfactory referral advice.

Section 94 Officer

Council's Section 94 Officer has reviewed the applicant's submission for exemption pursuant to Part J of Wollongong Section 94A Contributions Plan 2013 and agreed to the request.

Environment Officer

Council's Environment Officer has reviewed the application and provided conditionally satisfactory referral advice.

2.5.2 EXTERNAL CONSULTATION

Rural Fire Service

Details of the proposal have been referred to the NSW Rural Fire Service pursuant to Section 100B of the Rural Fires Act 1997. A Bushfire Safety Authority has been issued without requiring any specific conditions be imposed. The Bushfire Safety Authority forms Attachment A of the draft consent, which is contained in Attachment 5.

2.5.3 REFERRAL TO INDEPENDENT HEARING AND ASSESSMENT PANEL (IHAP)

The application has been assessed against Council's IHAP Charter selection criteria and does not require referral to IHAP as the JRPP are the determining authority in accordance with the Environmental Planning and Assessment Act 1979.

3. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

SECTION 79C ASSESSMENT

(1) Matters for consideration—general

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

(a) <i>the provisions of:</i>	
(i) <i>any environmental planning instrument, and</i>	See section 2.1
(ii) <i>any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</i>	See section 2.2
(iii) <i>any development control plan, and</i>	See section 2.3
(iiia) <i>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</i>	See section 2.4
(iv) <i>the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,</i>	See section 2.5
(v) <i>any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),</i>	See section 2.6
<i>that apply to the land to which the development application relates,</i>	
(b) <i>the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i>	See section 2.7
(c) <i>the suitability of the site for the development,</i>	See section 2.8
(d) <i>any submissions made in accordance with this Act or the regulations,</i>	See section 2.9
(e) <i>the public interest.</i>	See section 2.10

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

3.1.1 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

Clause 104 requires certain traffic generating development to be referred to the Department for comment within 7 days of the application being made. Schedule 3 of the ISEPP lists an application for a new educational establishment or the enlargement of or extension to an existing educational establishment as requiring referral. However, correspondence received from the NSW Roads and Maritime Services that as this proposal one of several buildings identified in the University's Transport Strategy and Implementation Plan 2008 a formal referral was not required.

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

A desktop audit of previous land uses does not indicate any historic use that would contribute to the contamination of the site. The land is considered to be in a satisfactory state for the proposed “educational establishment” land use.

3.1.3 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Part 1 Preliminary

Clause 1.4 Definitions

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.

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the land as being zoned SP2 Infrastructure/E2 Environmental Conservation. The proposal is situated wholly within the land zoned SP2 Infrastructure.

Clause 2.3 – Zone objectives and land use table for SP2 Infrastructure

The objectives of the 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.*
- *To provide for key transport corridors.*

The proposal is satisfactory with regards to the above objectives as it relates to the provision of community infrastructure

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

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Advertising structures; Business identification signs; Child care centres; Community facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads

The proposal is categorised as an ***educational establishment*** and is consistent with the definition as described in Part 1 above.

Part 4 Principal development standards

Clause 4.3 Height of buildings

The objectives of this clause are as follows:

- (a) *to establish the maximum height limit in which buildings can be designed and floor space can be achieved,*
- (b) *to permit building heights that encourage high quality urban form,*
- (c) *to ensure buildings and public areas continue to have views of the sky and receive exposure to sunlight.*

Whilst WLEP2009 does not identify a height restriction for the land/ site, the overall height of the proposal of approximately 29 metres which is consistent with the surrounding buildings within the university campus. It is therefore considered that the proposal is consistent with the objectives as outlined above.

Clause 4.4 Floor space ratio

WLEP2009 does not identify a maximum floor space ratio permissible to the land/site.

Part 5 Miscellaneous provisions

Clause 5.9 Preservation of trees or vegetation

- (1) *The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.*
- (3) *A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by:*
 - (a) *development consent, or*
 - (b) *a permit granted by the Council.*

Council's Environment and Landscape Officers have considered tree removal from the site of the proposed building and compensatory plantings.

Clause 5.10 Heritage conservation

The land is identified as containing a heritage item due to western portion of the site forming part of the Illawarra Escarpment. The proposed development is approximately one kilometre from the portion of land so labelled.

Part 7 Local provisions – general

Clause 7.3 Flood planning area

The land is identified as being flood affected. Council's Stormwater Engineer has assessed the application in this regard and has not raised any objections subject to conditions of consent being imposed if granted.

Clause 7.5 Acid Sulfate Soils

Whilst the land has the affectation of potentially containing Acid Sulfate Soils, the Acid Sulfate Soils Map does not indicate the location for siting the proposed development as being affected by "acid sulfate soils". The proposal is considered to be satisfactory in this regard.

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

This draft Planning Proposal involves repealing Wollongong LEP (West Dapto) 2010 and incorporating relevant provisions into the WLEP 2009. Specifically this requires the following minor changes to WLEP 2009:

- Transferring all the maps from Wollongong LEP (West Dapto) 2010 to Wollongong LEP 2009 (Land Zoning Maps, Building Height Maps, Flood Planning Maps, Land Acquisition Maps, etc.).
- Extending the Riparian Lands Map, Acid Sulfate Soils Map, Natural Resource Sensitivity – Biodiversity Map and Illawarra Escarpment Map in Wollongong LEP 2009 to include the West Dapto area.
- Transferring land listings from Clause 5.1 Relevant Acquisition Authority and Clause 5.1A Development on land intended to be acquired for a public purpose Wollongong LEP (West Dapto) 2010 to Wollongong LEP 2009. These clauses set out which authorities can acquire land for a public purpose and how this acquired land can then be used. Land proposed to be acquired for public purposes in the West Dapto Urban Release Area is shown on the Land Acquisition Map in Wollongong LEP (West Dapto) 2010.
- Transferring of thirty-six (36) heritage items listed in Schedule 5 of Wollongong LEP (West Dapto) 2010 to the Heritage Schedule in Wollongong LEP 2009.
- Transfer of the following dictionary definitions: 'flood planning area'; 'Flood Planning Map' and 'public utility infrastructure' from the Wollongong LEP (West Dapto) 2010 to the dictionary in the Wollongong LEP 2009.

The planning controls within WLEP 2009 will remain otherwise unchanged and upon repeal of the Wollongong LEP (West Dapto) 2010, planning controls within the WLEP 2009 will apply to land in Dapto Town Centre, Kembla Grange, Horsley and Wongawilli.

Accordingly, the draft planning proposal will have no impact on the proposed development.

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

3.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

The main Parts of the Building Code of Australia which relate to access, mobility and the provision of sanitary facilities for people with a disability are:

- Part D3 Access and Egress for People with Disabilities;
- Part E Lift Installations; and
- Part F Sanitary Facilities for People with Disabilities.

Compliance with the Building Code of Australia is a prescribed condition that has been included into the draft Integrated Consent as outlined in Attachment 5.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Council's Landscape Officer has reviewed the proposal in relation to this chapter and provided a satisfactory response. Recommended conditions have been included in Attachment 5 of this report that relate to CPTED principles particularly in relation to landscape treatments and vegetation.

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

Council's Traffic Engineer has reviewed the proposal in relation to this chapter and provided a satisfactory response. Recommended conditions have been included in Attachment 5 of this report.

The proposal does not include the provision of additional parking to service the new building. However, the application is supported by a Transport Strategy Implementation summary (copy included in Attachment 5 of this report) outlining the how the university is progressing in relation to the Transport Strategy and Implementation Plan (TSIP). Current expenditure is estimated at \$1,370,000 per annum in alternative transport measures.

CHAPTER E6: LANDSCAPING

Council's Landscape Officer has considered the application against this chapter and provided a satisfactory response. Recommended conditions have been included in Attachment 5 of this report.

CHAPTER E7: WASTE MANAGEMENT

A condition relating to the provision of a waste receptacle on the construction site during works is included in the draft consent in Attachment 5.

CHAPTER E13 FLOODPLAIN MANAGEMENT & CHAPTER E14 STORMWATER MANAGEMENT

Council's Stormwater Engineer has considered the application against this chapter and provided a satisfactory response. Recommended conditions have been included in Attachment 5 of this report.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

Council's Landscape and Environment Officers have considered the application against this chapter and provided satisfactory responses. Recommended conditions have been included in Attachment 5 of this report.

CHAPTER E21 DEMOLITION AND ASBESTOS MANAGEMENT

Council's Environment Officer has considered the application against this chapter and provided a satisfactory response. Recommended conditions have been included in Attachment 5 of this report.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Council's Environment Officer has considered the application against this chapter and provided a satisfactory response. The draft consent in Attachment 5 includes conditions directly relating to the installation and maintenance of sediment and soil erosion control measures.

3.3.2 WOLLONGONG SECTION 94A DEVELOPMENT CONTRIBUTIONS PLAN (2013)

The rate of the levy is calculated as follows:

Proposed cost of the development (Determined in accordance with Clause 15)	Maximum percentage rate of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5%
More than \$200,000	1%

Clause 9

This plan authorises the Council to grant consent to development to which this plan applies subject to a condition requiring the applicant to pay to the Council a levy calculated as per clause 10.

Clause 10

The levy will be determined on the basis of the rate as set out in Part A Schedule 1 Summary of levy. The levy will be calculated as follows:

$$\text{Levy payable} = \%C \times \$C$$

Where:

$\%C$ is the levy rate applicable

$\$C$ is the proposed cost of carrying out development as determined in accordance with clause 15.

The proposal has a cost estimate of \$23 Million and as such, would normally attract a contribution levy of 1% or \$230,000. However, as this development is for privately funded community infrastructure in the form of a university, Council has considered the request and granted an exemption from paying the contribution levy pursuant to Clause 12 (j) of the Contributions Plan.

3.4 SECTION 79C 1(A)(IIIA) ANY PLANNING AGREEMENT THAT HAS BEEN ENTERED INTO UNDER SECTION 93F, OR ANY DRAFT PLANNING AGREEMENT THAT A DEVELOPER HAS OFFERED TO ENTER INTO UNDER SECTION 93F

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

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

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

(1) For the purposes of section 79C (1) (a) (iv) of the Act, the following matters are prescribed as matters to be taken into consideration by a consent authority in determining a development application:

(a) in the case of a development application for the carrying out of development:

(i) in a local government area referred to in the Table to this clause, and

(ii) on land to which the Government Coastal Policy applies,

the provisions of that Policy,

(b) in the case of a development application for the demolition of a building, the provisions of AS 2601.

The application involves demolition and as such the provisions of AS 2601-2001: The Demolition of Structures applies. A condition will be attached to the consent in this regard.

The site is not located within the Coastal Zone however the NSW Coastal Policy 1997 applies.

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

Coastal Processes are not considered to affect the proposed development.

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

Context and Setting:

The proposal is for the construction of a new science teaching facility within the existing university campus. The context and setting is therefore considered appropriate in this regard.

Access, Transport and Traffic:

The University of Wollongong has developed a transport strategy relating to the implementation and ongoing funding of sustainable transport alternatives such as buses, bicycle paths and carpooling incentives. The strategy has the support of the (now) NSW Roads and Maritime Services and has been reviewed by Council's Traffic Engineer, which are considered satisfactory.

Public Domain:

Upon completion, the proposal is expected to contribute positively to the public domain within the university with the upgrading of pedestrian linkages, lighting and CPTED compliant tree planting.

Utilities:

The proposal is not envisaged to place an unreasonable demand on utilities supply. Existing utilities are adequate to service the proposal.

Heritage:

No heritage items will be impacted by the proposal.

Other land resources:

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

Water:

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

Soils:

No acid sulfate soils mapped in the location of the proposed building.

Air and Microclimate:

The proposal is not expected to result in negative impacts on air or microclimate.

Flora and Fauna:

The proposal is not expected to result in negative impacts on flora or fauna.

Waste:

A condition is to be included in Attachment 5 that an appropriate receptacle be in place for any waste generated during the construction.

Energy:

The proposal is not envisaged to have unreasonable energy consumption.

Noise and vibration:

A condition is to be included in Attachment 5 that noise nuisance be minimised during any construction, demolition, or works.

Natural hazards:

Council records list the site as flood affected. Council's Stormwater Engineer has reviewed the proposal and provide satisfactory referral advice.

Council records list the site as bushfire hazard affected. The NSW Rural Fire Service has provided a Bushfire Safety Authority pursuant to Section 100B of the Rural Fires Act 1997. No specific conditions have been imposed.

Technological hazards:

Council records list the overall University site as potentially constrained by filled land, unstable land and acid sulphate soils. However, the areas of filled and unstable land as identified on Council's LIS maps are located farther to the west in the land zoned E3 Environmental Conservation. The lower (eastern) portions of the site are mapped as potentially containing Class 5 Acid Sulfate Soil, which can be addressed through the imposition of appropriate conditions for the management of Acid Sulfate Soil included in Attachment 5 of this report.

Safety, Security and Crime Prevention:

The draft consent in Attachment 5 of this report includes CPTED conditions designed to reduce opportunities for criminal or antisocial behaviour.

Social Impact:

The proposal is not expected to result in negative social impacts.

Economic Impact:

The proposal is not expected to result in negative economic impacts.

Site Design and Internal Design:

The application does not result in any exceptions to development standards of WLEP2009. Council has considered the variation to Chapter E3 of WDCP2009 in relation to car parking and traffic matters.

Construction:

A condition is included in Attachment 5 that all works are to be in compliance with the Building Code of Australia.

Cumulative Impacts:

The proposal is not expected to result in negative cumulative impacts.

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

Does the proposal fit in the locality?

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

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

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

The application was notified in accordance with WDCP 2009 Appendix 1: Public Notification and Advertising. One (1) submission of support was received during the notification period. No submissions have been received objecting to the proposed development.

Submissions from public authorities

The NSW Rural Fire Service has commented on the proposal pursuant to Section 100B of the Rural Fires Act 1997. No objection or specific conditions were included in the response received.

3.10 SECTION 79C 1(E) THE PUBLIC INTEREST

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

4. CONCLUSION

This application has been assessed in accordance with Section 79C (i) of the Environmental Planning and Assessment Act 1979, the relevant provisions of State Environmental Planning Policy (Infrastructure) 2007, WLEP2009 and Wollongong Development Control Plan 2009 (WDCCP2009). The proposal, whilst not considered to be in conflict with the objectives sought by these provisions, does involve a variation to Chapter E3 Car Parking, Access, Servicing/ Loading Facilities and Traffic Management.

Traffic matters have been evaluated against the University's RMS supported Transport Strategy and Implementation Plan 2008 and are considered to be satisfactory.

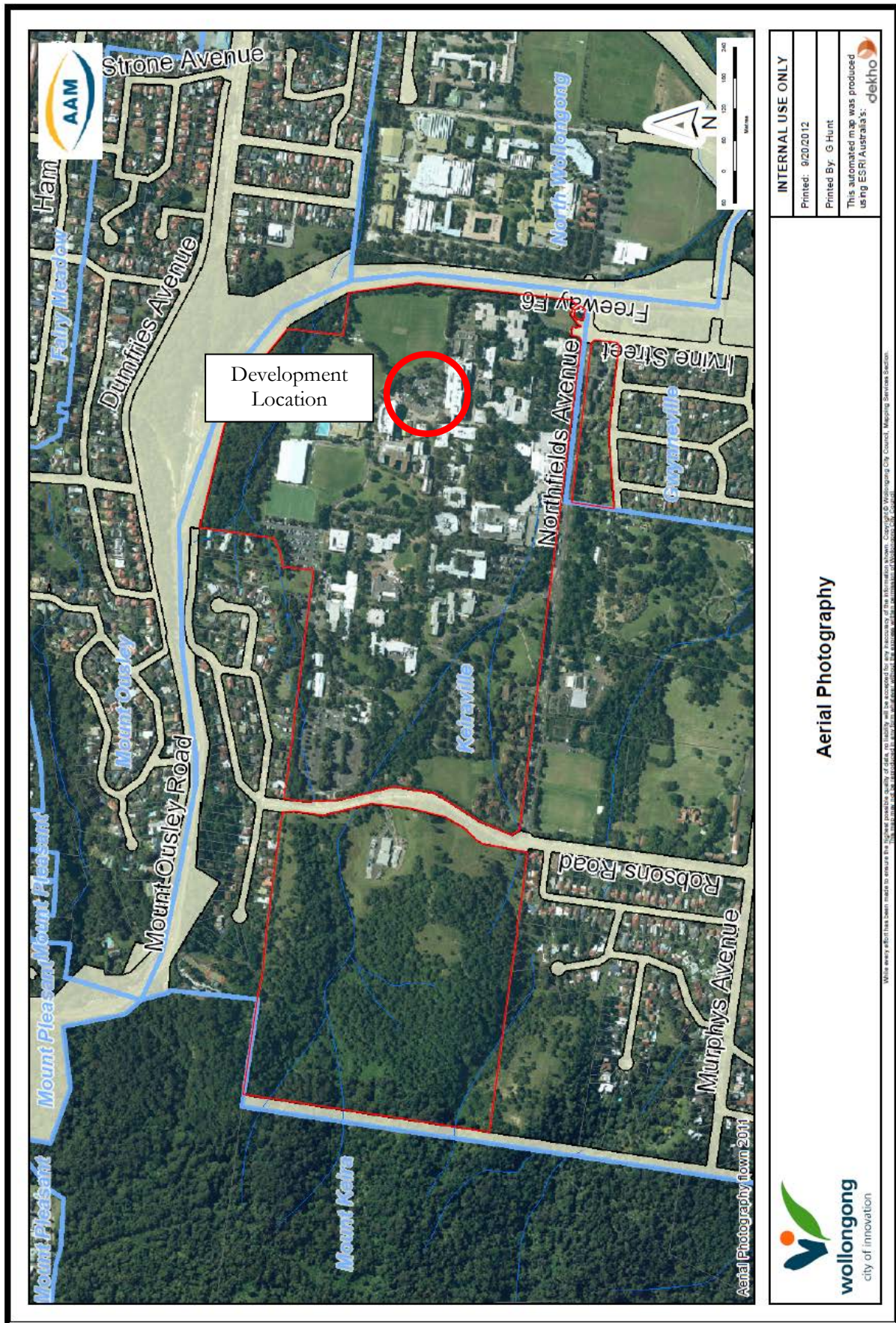
5. RECOMMENDATION

It is recommended that development application DA-2013/683 be approved pursuant to Section 80 of the Environmental Planning and Assessment Act 1979 subject to the imposition of the conditions outlined in Attachment 5.

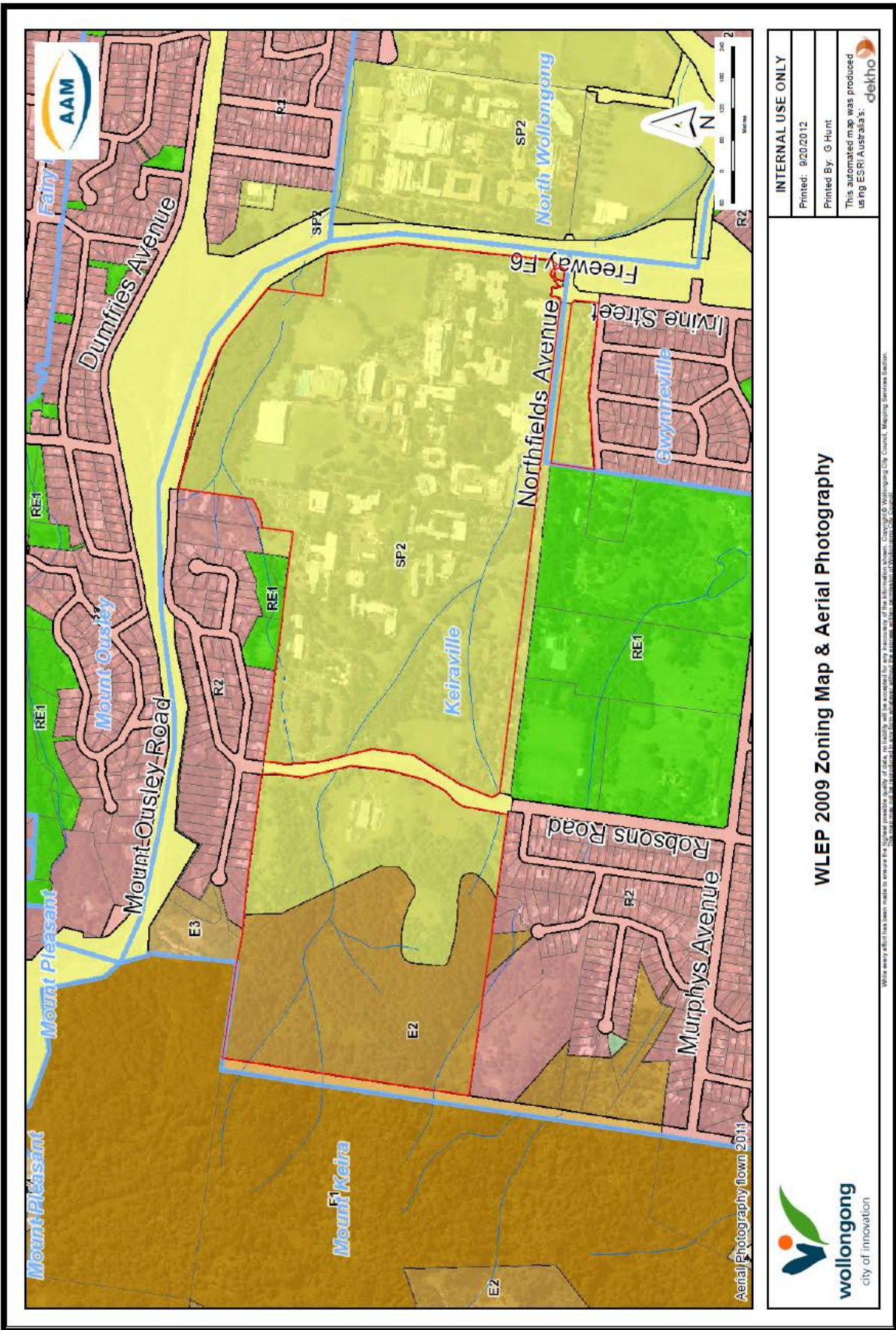
ATTACHMENTS

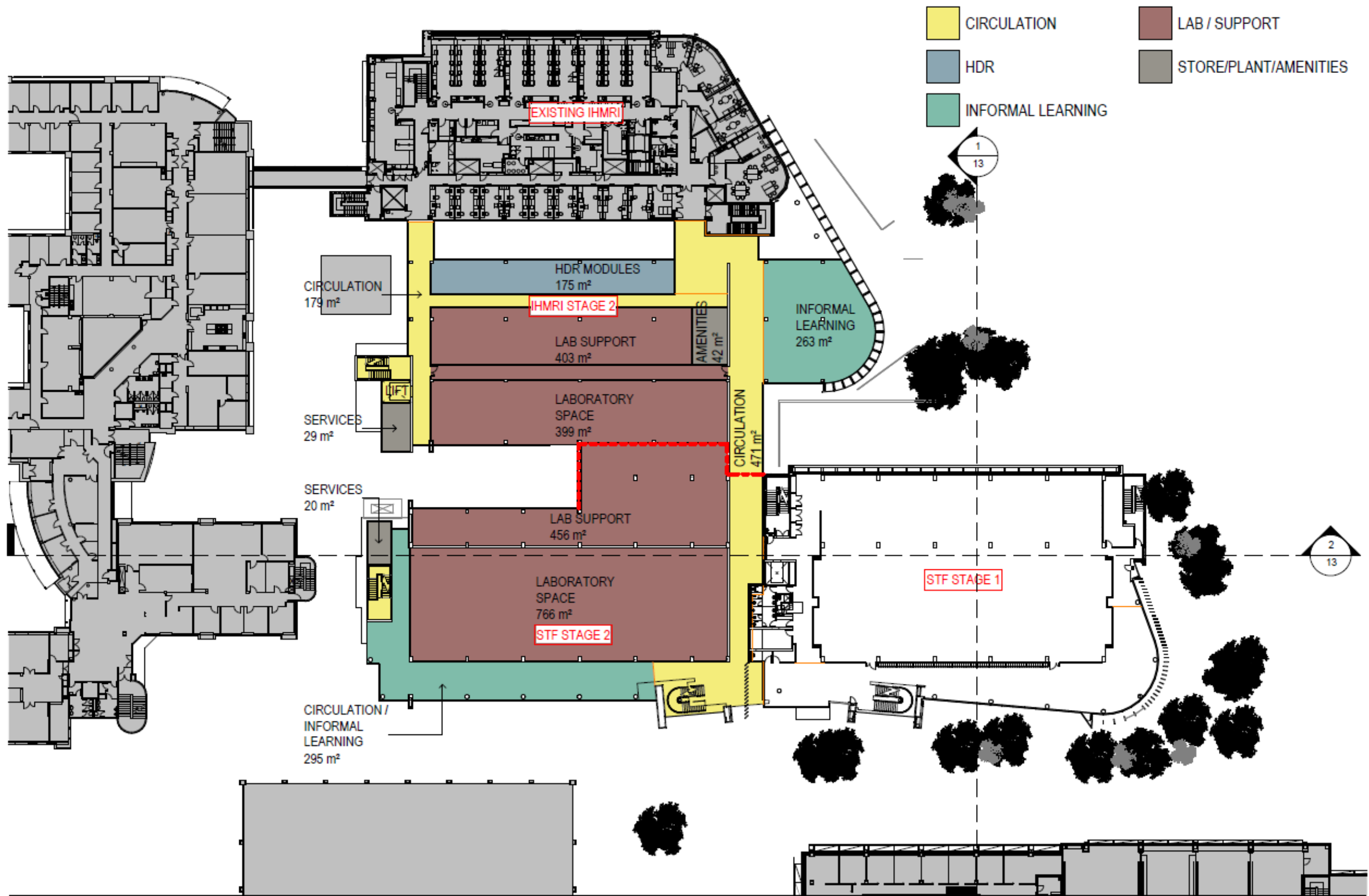
- 1 Aerial Photo
- 2 Wollongong Local Environmental Plan 2009 Zoning Map
- 3 Plans and documents
- 4 University of Wollongong Transport Strategy Implementation Summary
- 5 NSW Roads and Maritime Services Letter of Support
- 6 Draft integrated consent conditions

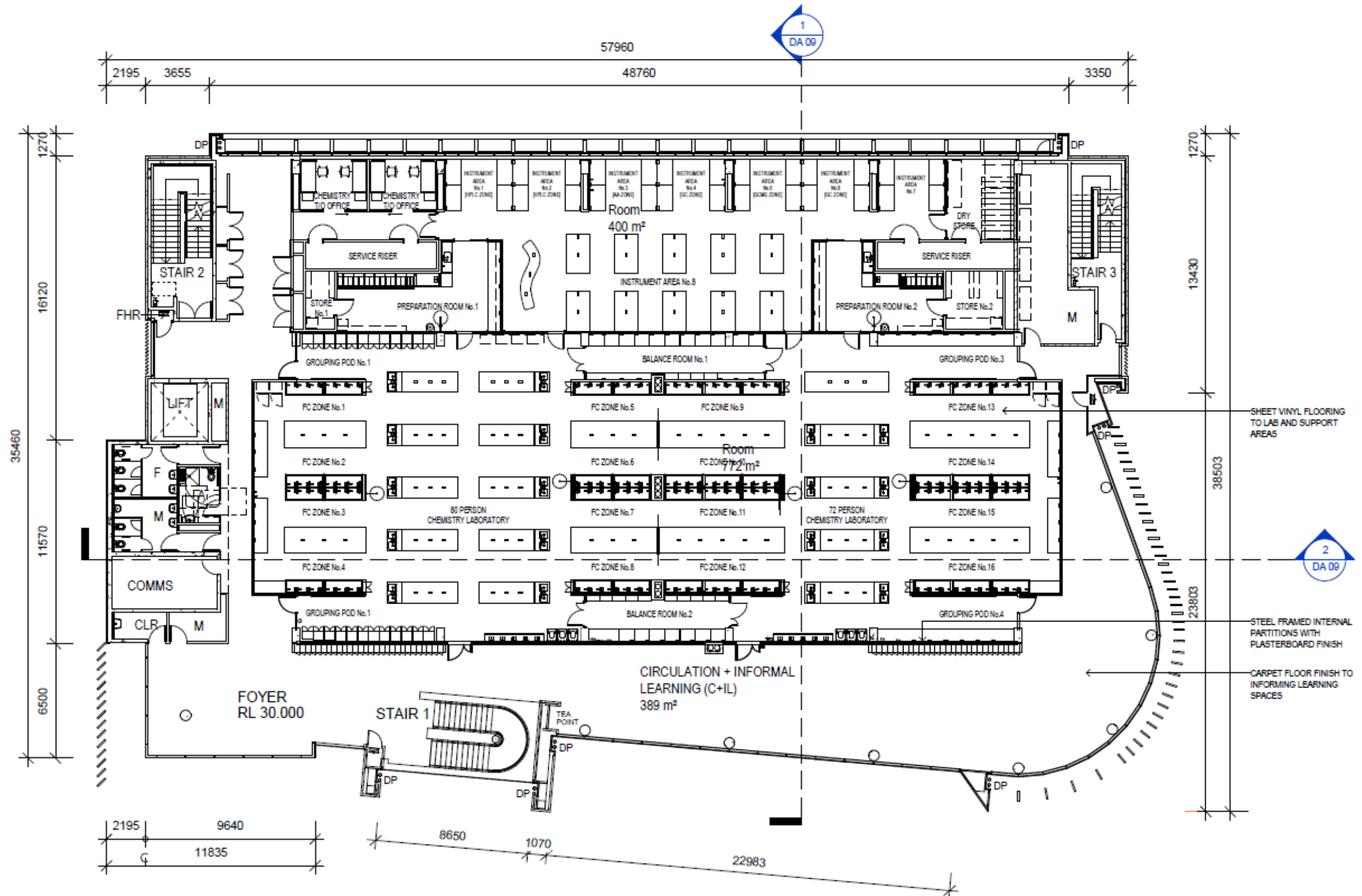
Attachment 1 – Aerial Photo

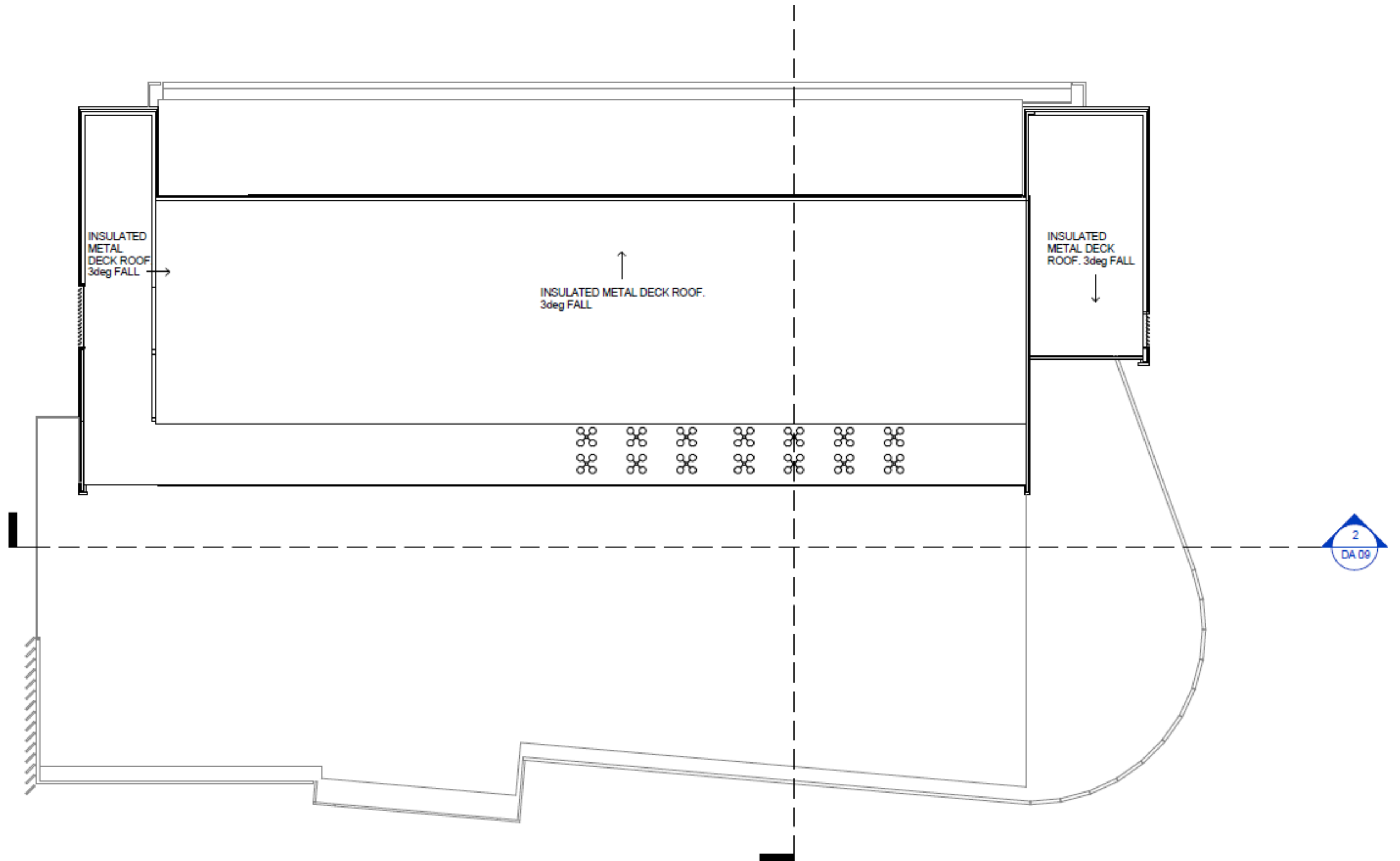


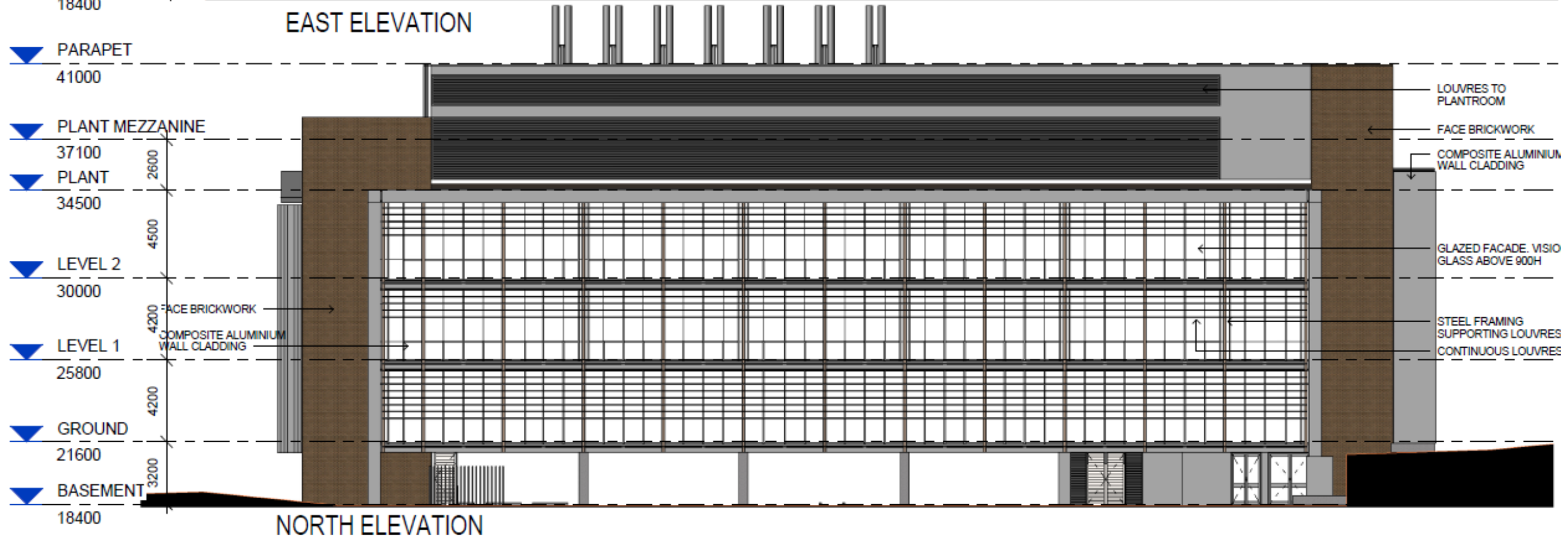
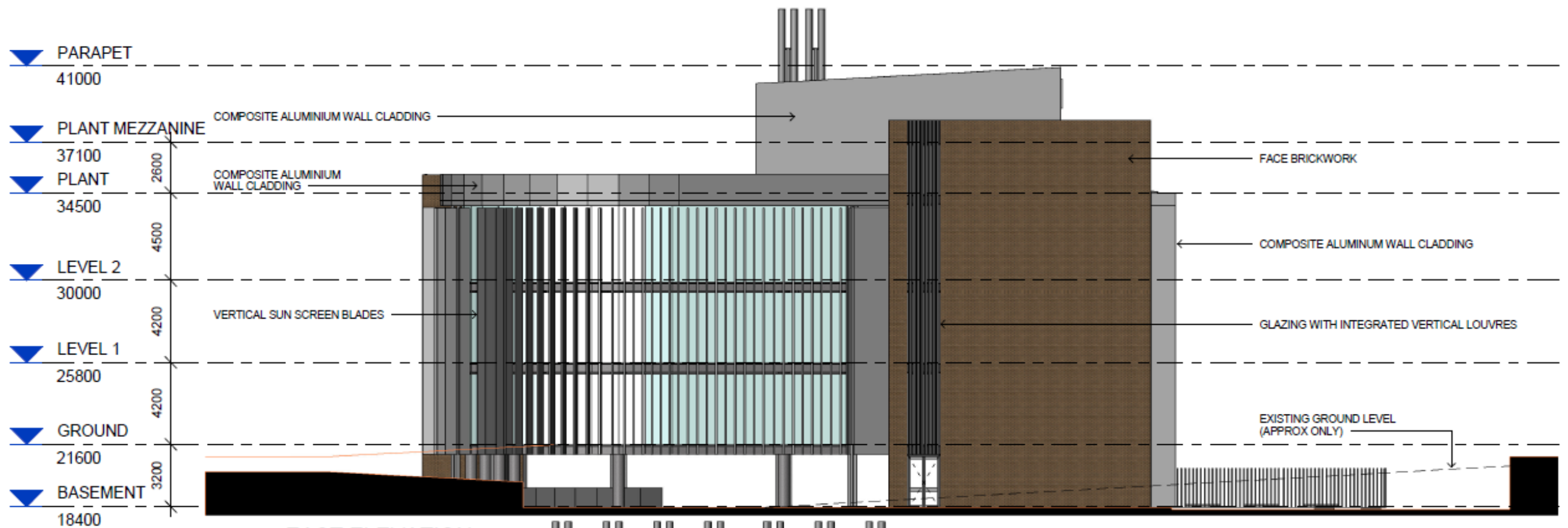
Attachment 2 – Wollongong Local Environmental Plan 2009 Zoning Map

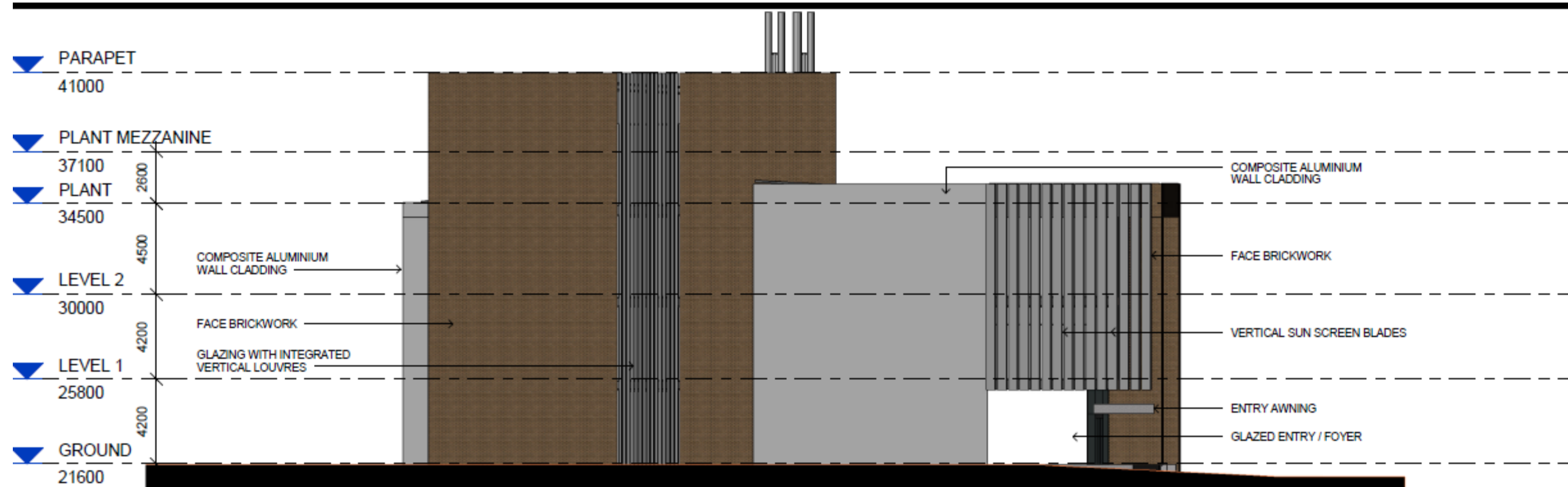




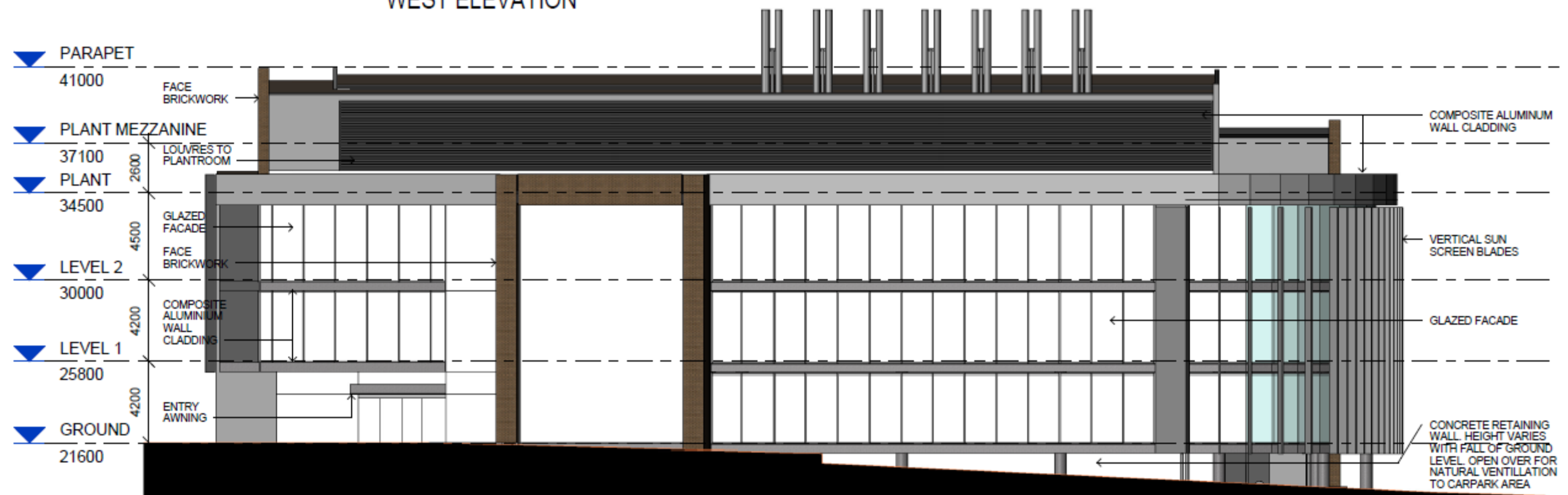








WEST ELEVATION



SOUTH ELEVATION



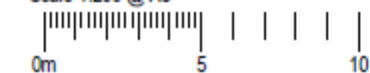
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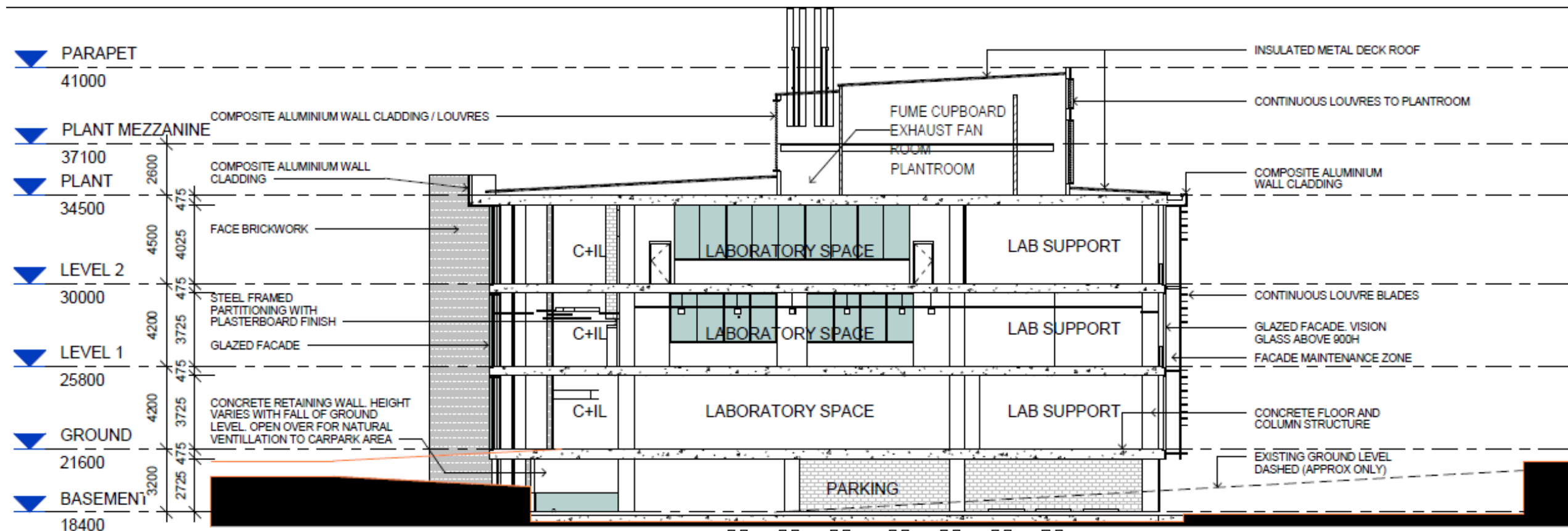
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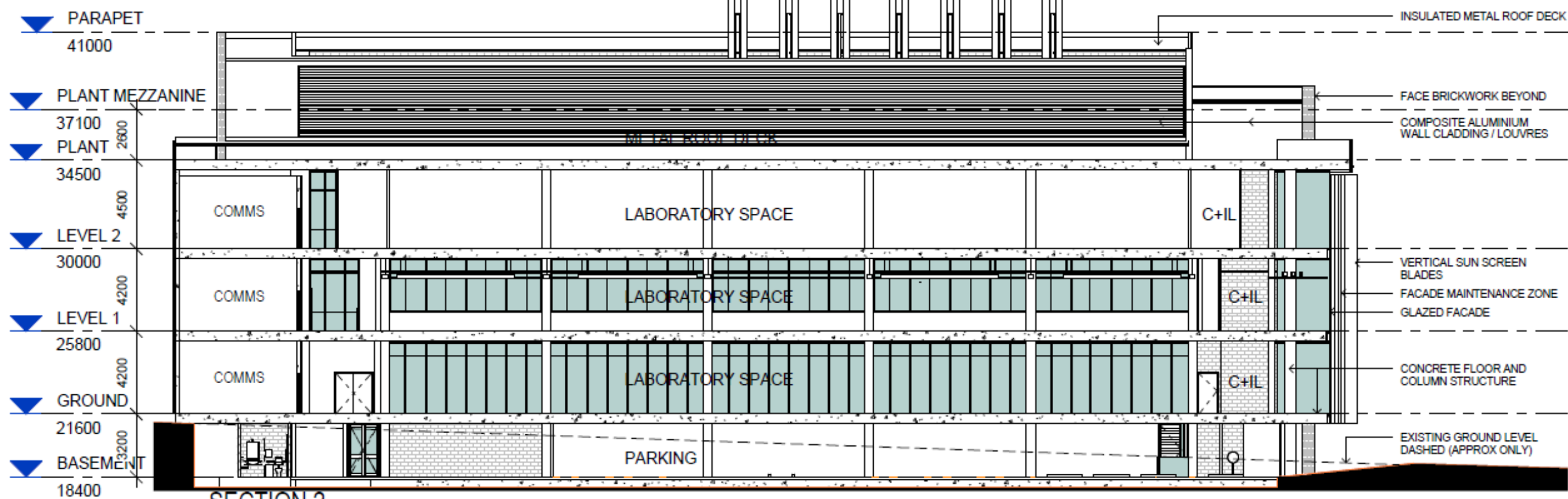


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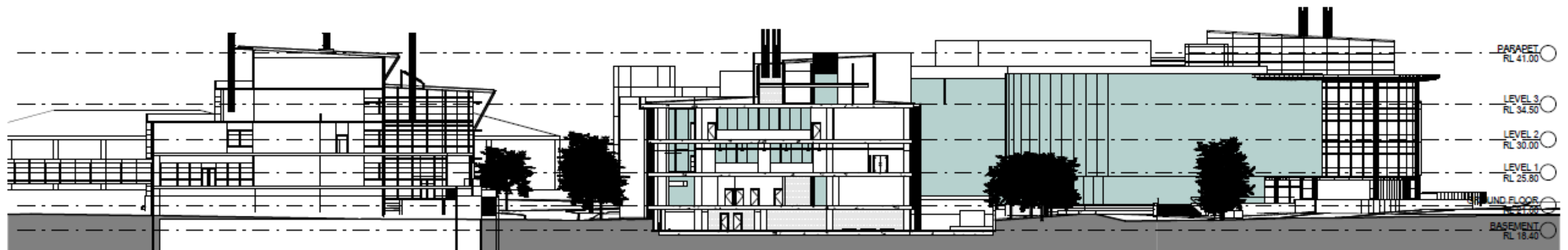
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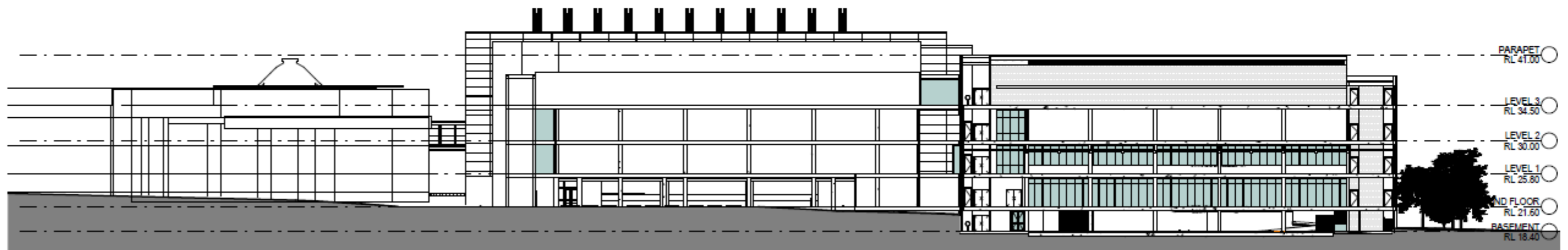
SECTION 1



SECTION 2



SECTION 1 - NORTH SOUTH



SECTION 2 - EAST WEST

18 June 2013

The General Manager
Wollongong City Council
Locked Bag 8821
WOLLONGONG NSW 2500

Attention: Mr John Wood

Dear Mr Wood

Summary – Transport Strategy Implementation

In support of the University of Wollongong's Development Application for the proposed Sciences Teaching Facility, we are pleased to provide details of the implementation of our Transport Strategy.

The University commissioned Cardno Eppell Olsen to prepare a Transport Strategy and Implementation Plan, which was completed in July 2008. The objectives of the Strategy were to further encourage "students and staff to consider green and healthier alternative transport options such as riding a bicycle, using car share or public transport to travel to and from campus".

As part of the initial 2008 Transport Strategy and Implementation Plan, several initiatives were proposed to increase modal shift towards these sustainable transport modes, supplemented by periodic reviews staff and student transport characteristics.

A formal review of the Transport Strategy and Implementation Plan was undertaken in February 2012, whilst periodic reviews are implemented through bi-annual on-line survey and manual counts. Progress against UOW Transport Strategy key recommendations is detailed below.

Item	Key Recommendation	Action	Est. Cost
1	Collection of more detailed transport information/surveys	Biannual Questionnaire and Head Count Surveys carried out in 2009, 2011 and 2013. 2013 questionnaire survey had over 4,500 responses. Neighbourhood parking counts conducted on an annual basis.	90,000
2	Lobbying for more efficient public transport	Quarterly meeting held with WCC / RMS. Regular liaison with Transport for NSW.	7,500
3	Promotion of public and active transport	<ul style="list-style-type: none"> "Getting to UOW" stall held at enrolment fairs and O-weeks 2009 – 2013. 	34,000

Item	Key Recommendation	Action	Est. Cost
		<ul style="list-style-type: none"> Transport Access Guides and Pocket Shuttle Guides updated and widely distributed annually. Bike Users' group ongoing. Sustainable transport breakfast held in 2012. Ride-to-Work events held 2008 – 2012. Campaigns such as 'Transport Ninja', 'We Carpool Because', 'Your Sustainable Transport Story'. 	
4	Implementation of a more effective ride share system	<ul style="list-style-type: none"> Carpooling has steadily increased since 2010 to average 310 cars per day in 2013. Jayride online service to connect carpoolers. 	1,515,000
5	Improvements to shuttle services	<ul style="list-style-type: none"> North Gong Shuttle bus fare (already heavily subsidised) was reduced from 60c to nil from commencement of 2009 academic year. This free service continues and an express route from NorthWollongong Station to UOW was established in February 2012. The free Gwyneville/Keiraville Shuttle services Wollongong, Gwynneville and Keiraville (including most UOW accommodation sites). Additional services and extended operating hours were implemented in 2012 and continue in 2013. Provision of a Shuttle Bus Link from the Wollongong Campus to the Innovation Campus. 	1,854,000
6	Improvements to regular bus services	<ul style="list-style-type: none"> UOW participation in MoT bus reform consultation to improve bus services. In October 2012, improved service achieved from Campbelltown to UOW, through additional daily trips, longer operating hours and shorter travel times. 	-
7	Improved bus stop facilities	<ul style="list-style-type: none"> Master planning of Northfields Avenue bus precinct, together with internal Ring Road stops, currently underway. 	ongoing
8	Improved end of trip facilities for active transport (change rooms/showers)	<ul style="list-style-type: none"> Four secure bike lock up and end of trip facilities established on Campus. End of trip facilities now included in all major building developments. 	125,000

9	Provision of real time transport information (electronic signage)	Parking Guidance System installed with Digital Signage Network. Initial capital works cost \$1,330,000. Ongoing costs of \$35,000.	1,474,400
10	Review of annual parking and contractor parking	In March 2013, the cost of annual parking was increased to discourage use of short term parking stations for long term parking and to encourage a modal shift. This increase reflects the priorities outlined in the 2008 Transport Strategy and subsequent 2012 review.	-
11	Provision of a Robsons Road vehicular entry/exit to Campus	Completed 2010.	450,000
12	Appoint a dedicated transport project manager	<ul style="list-style-type: none"> • Transport Project Manager appointed November 2008 • Transport Project Officer appointed July 2011. • Casual traffic management staff engaged at peak events. 	1,156,000
13	Improve pedestrian access and wayfinding signage	<ul style="list-style-type: none"> • Improved security and signage on shared path to station and CBD. • Additional paths constructed around campus. 	120,000
Total estimated cost:			\$6,825,900

These costs have been incurred since the development of the Transport Strategy in 2008, bringing the expenditure over a five year period to approximately \$1,370,000 per year.

As discussed, the primary means of reviewing the effectiveness of initiatives implemented through the Transport Strategy is through the bi-annual survey (Item 1 above). This on-line and manual count survey was most recently undertaken in April 2013, with results to be available toward the end of 2013.

Comparison of survey results between 2009 and 2011 indicated the following trends:

- the proportion of people arriving by car reduced by 10% whilst the proportion arriving on the Gong Shuttle increased by 53%;
- walking increased by 9%;
- train use increased by 3%; and
- utilisation of the North Gong Shuttle increased by 13%.

In total 28% of UOW commuters arrived on one of the three shuttle services available.

Attachment 5 – NSW Roads and Maritime Services (formally Roads and Traffic Authority) letter of support

Our Ref: 497DA417 (10/1172) STH08/02153
Contact: Chris Milet (4221 2570)
Your Ref: DA-2008/929

08 OCT 2010

The General Manager
Wollongong City Council
Locked Bag 8821
WOLLONGONG NSW 2500

Attention: John Wood

**WOLLONGONG CITY COUNCIL – UNIVERSITY OF WOLLONGONG TRANSPORT STRATEGY
AND IMPLEMENTATION PLAN – MAIN CAMPUS**

Dear Sir

Reference is made to your letter dated 8 December 2009 regarding the subject Strategy as well as recent correspondence between the RTA and the University of Wollongong.

Whilst the RTA maintains that it would like to see long term financial commitments to external infrastructure contained within the Strategy, the RTA recognises the contributions made by the University to transport related issues in the past. In particular, the RTA recognises vital contributions made by the University in achieving a significant mode shift towards public transport. Further, the RTA strongly supports the objectives outlined in the Strategy as well as a number of the listed strategy actions.

Based on the above, the RTA has reconsidered its position and would not object to the formal adoption of the Strategy. The RTA looks forward to working with the University and Council in the future on transport issues.

Yours faithfully



8.10.10

Adam Berry
Manager, Road Safety and Traffic Management
Southern Operations and Engineering Services

CC

Bruce Flint, University of Wollongong (via email) ✓
Chris Lacey, Department of Premier and Cabinet (via email) ✓
Jose Sevilla, Transport NSW (via email) ✓

Attachment 6 – Draft - Integrated Development Consent Conditions

The development proposed is integrated development and approval is required from the approval bodies listed below:

Pursuant to s100B –authorisation under the Rural Fires Act 1997 – NSW Rural Fire ServiceAn unconditional Bushfire Safety Authority has been issued as part of this Integrated Development Consent and is included at Attachment A:

Conditions imposed by Council as part of this Integrated Development Consent are:

Approved Plans and Specifications

1 Plans and Documents to be inserted by Council

General

2 Tree Retention

The developer shall retain existing trees indicated on Landscape Sketch Plan by Taylor Brammer landscape architects Dwg. No. LC01 Issue A dated 14.06.2013 consisting of tree numbered 1, 2, 3, 9, 10, 11, 13, 14, 17, 18, 19, 20, 21, 25, 26, 45, 46, 47, 53, 55, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 70 and 72 (x3) Total number: thirty-five (35 No.)

Any branch or root pruning which has been given approval, must be carried out by a qualified arborist in accordance with Australian Standard AS4373 (2007).

All tree protection measures are to be installed in accordance with Australian standard AS4790-2009 Protection of Trees on development Sites.

All recommendations in Arborist's Report Ref. No. Draft Version 2 dated June 2013 by Moore Trees Author Paul Vezgoff to be implemented including and not restricted to: pruning of branch from tree 55, remedial tree pruning, deadwooding, fencing and signage, sediment buffer, stem protection, establishing tree protection zones and watering and root hormone application if required.

The developer shall transplant tree numbered 4, 5, 6, 7 and 8, Total number: five (5 No.) to an appropriate location on site by an experienced and qualified contractor.

3 Tree Removal

This consent permits the removal of trees and other vegetation from the site within three (3) metres of the approved buildings, structures, permanent accessways and car parks. This consent also permits the removal or pruning of trees within three (3) metres of approved buildings. No other trees or vegetation shall be removed or lopped, without the prior written approval of Council.

The developer shall remove existing trees indicated on Landscape Sketch Plan by Taylor Brammer landscape architects Dwg. No. LC01 Issue A dated 14.06.2013 and in Arborist's Report Ref. No. Draft Version 2 dated June 2013 by Moore Trees Author Paul Vezgoff consisting of tree numbered 12, 15, 16, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 48, 49, 50, 51, 52, 54, 56, 68, 69, 71, and 72 (x4). Total number: thirty-eight (38 No.)

4 Building Work - Compliance with the Building Code of Australia

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

5 Construction Certificate

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

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

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

6 **Protection of Public Infrastructure**

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

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

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

7 **Occupation Certificate**

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

Prior to the Issue of the Construction Certificate

8 **Detailed Drainage Design**

A detailed drainage design shall be submitted with the Construction Certificate documentation for the proposed development. This detailed drainage design shall be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, conditions listed under this consent, and generally in accordance with the concept drainage plan by Mott Macdonald, Drawing No. MMD-323552-C-DR-00-XX-140, Revision P3, dated 17/06/13.

9 **Existing/Proposed Levels**

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

10 **Basement Pump-Out System**

A pump-out system shall be provided in association with the detailed drainage design for the development to cater for any stormwater entering the basement in a prolonged/extreme storm event and also subsurface drainage. The pump and associated drainage system shall be designed by a suitably qualified and experienced civil engineer and reflected on the Construction Certificate plans.

11 **Non-Return Valve**

The proposed internal pipeline connecting the building to the existing street drainage system shall be provided with a flap gate or non-return valve system to prevent backwater from the street drainage system entering the basement car park.

12 **Roof Water Drainage**

The design of the roof drainage system shall be in accordance with the current version of AS 3500.3 – Plumbing and Drainage (Stormwater Drainage). Details of gutter/downpipe sizes, emergency overflow and downpipe locations shall be reflected on the Construction Certificate plans.

13 **Protection of Basement from Flooding**

Provision shall be made within the development to ensure adequate protection of the basement against the ingress of stormwater runoff from overland flow paths identified within the campus. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.

- 14 **Structural Engineering Details**
The submission of structural engineering details by a suitably qualified and experienced structural engineer (with appropriate insurance coverage) to the Principal Certifying Authority, prior to the release of the Construction Certificate addressing the following matters:
- 14.1 Footings;
 - 14.2 reinforced concrete slabs;
 - 14.3 structural steelwork;
- 15 **Fire Safety Schedule**
When issuing a Construction Certificate, a certifying authority must attach a Fire Safety Schedule specifying all of the fire safety measures required for the building to ensure the safety of persons in the building in the event of fire.
- 16 **Section 73 Compliance Certificate**
A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Coordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.
- Following application, a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.
- The Notice of Requirements must be submitted to the Principal Certifying Authority prior to issue of the construction certificate.
- 17 **Integral Energy Requirements**
The submission of documentary evidence from Integral Energy to the Principal Certifying Authority is required confirming that satisfactory arrangements have been made with Integral Energy for the provision of electricity supplies to the development, prior to the release of the Construction Certificate.
- Note:** Applications should be made to Customer Connections – South Coast, Integral Energy PO Box 6366, Blacktown 2148.
- 18 **Telecommunications**
The submission of documentary evidence from an approved telecommunications carrier to the Principal Certifying Authority confirming that underground telecommunication services are available for this development is required prior to the issue of the Construction Certificate.
- 19 In order to reduce the opportunities for “hiding places” the proposed landscaping must:
- 19.1 use shrubs/plants which are no higher than one 19.1.1.1 metre.
 - 19.2 the type of trees proposed must have a sufficiently high canopy, when fully grown, so that pedestrian vision is not impeded.
 - 19.3 Be set back one 19.3.1.1 metre from the centre of the pathway.
- This requirement shall be reflected on the Construction Certificate plans.
- 20 The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current relevant Australian Standard AS2890.1, except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Construction Certificate plans.
- 21 Each disabled person’s parking space must comply with the current relevant Australian Standard AS2890.6 – Off-street parking for people with disabilities. This requirement shall be reflected on the Construction Certificate plans.

- 22 The designated loading/unloading facility shall be kept clear for that purpose at all times. The designated loading/unloading facility shall be shown on the Construction Certificate plans.
- 23 The provision of suitable barriers, line-marking and painted signage delineating vehicular flow movements within the car parking areas. These details shall be reflected on the Construction Certificate plans.
- 24 Overflow paths must be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the University of Wollongong campus and also the contributing upslope catchment. Blocked pipe situations with 1 in 100 year ARI events must be incorporated in the design. Overflow paths must also be provided in low points and depressions. This requirement shall be reflected on the Construction Certificate plans prior to the release of the Construction Certificate.
- 25 The depth and location of all services (ie gas, stormwater, water supply, sewer, electricity, telephone, etc) must be ascertained and reflected on the Construction Certificate plans and supporting documentation.
- 26 The submission of a final Landscape Plan to the Principal Certifying Authority, prior to the release of the Construction Certificate. The final Landscape Plan shall address the following requirements:
 - 26.1 incorporate compensatory planting in nearby location
 - 26.2 planting of indigenous plant species typical of the Illawarra Region such as: *Syzygium smithii* (formerly *Acmena smithii*) Lilly pilly, *Archontophoenix cunninghamiana* Bangalow palm, *Backhousia myrtifolia* Grey myrtle, *Elaeocarpus reticulatus* Blueberry ash, *Glochidion ferdinandii* Cheese tree, *Livistona australis* Cabbage palm tree, *Brachychiton acerifolius* Illawarra Flame Tree
A further list of suitable suggested species may be found in Wollongong Development Control Plan 2009 – Chapter E6: Landscaping;
 - 26.3 a schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements as well as number of plants and pot sizes;
 - 26.4 the location of all proposed and existing overhead and underground service lines. The location of such service lines shall be clear of the dripline of existing and proposed trees; and
 - 26.5 any proposed hard surface under the canopy of existing trees shall be permeable and must be laid such that the finished surface levels match the existing level. Permeable paving is to be installed in accordance with the manufacturer's recommendations.The completion of the landscaping works as per the final approved Landscape Plan is required, prior to the issue of Occupation Certificate.
- 27 The provision of common tap(s) and/or an irrigation system is required to guarantee that all landscape works are adequately watered. The location of common taps and/or irrigation system must be indicated on the Landscape Plan for the Construction Certificate. This requirement shall be reflected on the Landscape Plan prior to the release of the Construction Certificate.
- 28 The submission of certification from a suitably qualified and experienced landscape designer and drainage consultant to the Principal Certifying Authority prior to the release of the Construction Certificate, confirming that the landscape plan and the drainage plan are compatible.
- 29 The implementation of a landscape maintenance program in accordance with the approved Landscape Plan for a minimum period of 12 months to ensure that all landscape work becomes well established by regular maintenance. Details of the program must be submitted with the Landscape Plan to the Principal Certifying Authority prior to release of the Construction Certificate.
- 30 **Tree Protection and Management**
The existing trees are to be retained upon the subject property and any trees on adjoining properties shall not be impacted upon during the excavation or construction phases of the

development. This will require the installation and maintenance of appropriate tree protection measures, including (but not necessarily limited to) the following:

- 30.1 Installation of Tree Protection Fencing - Protective fencing shall be 1.8 metre cyclone chainmesh fence, with posts and portable concrete footings. Details and location of protective fencing must be indicated on the architectural and engineering plans to be submitted to the Principal Certifying Authority prior to release of the Construction Certificate.
- 30.2 Mulch Tree Protection Zone: Areas within a Tree Protection Zone are to be mulched with minimum 75 mm thick 100% recycled hardwood chip/leaf litter mulch.
- 30.3 Irrigate: Areas within the Tree Protection Zone are to be regularly watered in accordance with the arborist's recommendations.

Prior to the Commencement of Works

31 Appointment of Principal Certifying Authority

Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:

- 31.1 Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment irrespective of whether Council or an accredited private certifier is appointed; and
- 31.2 notify Council in writing of their intention to commence work (at least two days' notice is required).

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

32 Sign – Supervisor Contact Details

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

- 32.1 stating that unauthorised entry to the work site is not permitted;
- 32.2 showing the name, address and telephone number of the Principal Certifying Authority for the work; and
- 32.3 showing the name and address of the principal contractor in charge of the work site and a telephone number at which that person can be contacted at any time for business purposes.

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

33 Temporary Toilet/Closet Facilities

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

Each toilet provided must be:

- 33.1 a standard flushing toilet; and
- 33.2 connected to either:
 - 33.2.1 the Sydney Water Corporation Ltd sewerage system or
 - 33.2.2 an accredited sewage management facility or
 - 33.2.3 an approved chemical closet.

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

34 Enclosure of the Site

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

35 **Demolition Works**

The demolition of the existing building identified as Building 32A shall be carried out in accordance with Australian Standard AS2601 (2001): The Demolition of Structures or any other subsequent relevant Australian Standard and the requirements of the NSW WorkCover Authority.

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

36 **Demolition Notification to Surrounding Residents**

Demolition must not commence unless at least 2 days written notice has been given to adjoining residents of the date on which demolition works will commence.

37 **Consultation with NSW WorkCover Authority – Prior to Asbestos Removal**

The applicant or appointed contractor is to give NSW WorkCover Authority at least seven days advanced notice, prior to the removal of asbestos from the site.

38 **Tree Protection and Management**

The existing trees are to be retained upon the subject property and any trees on adjoining properties shall not be impacted upon during the excavation or construction phases of the development. This will require the installation and maintenance of appropriate tree protection measures, including (but not necessarily limited to) the following:

- 38.1 installation of Tree Protection Fencing - Protective fencing shall be 1.8 m cyclone chainmesh fence, with posts and portable concrete footings;
- 38.2 mulch Tree Protection Zone: Areas within a Tree Protection Zone are to be mulched with minimum 75 mm thick 100% recycled hardwood chip/leaf litter mulch;
- 38.3 irrigate: Areas within the Tree Protection Zone are to be regularly watered in accordance with the arborist's recommendations.

The tree protection fencing shall be installed prior to the commencement of any demolition, excavation or construction works and shall be maintained throughout the entire construction phases of the development.

39 **Supervising Arborist – Tree Inspection and Installation of Tree Protection Measures**

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

40 **Certification from Arborist - Adequate Protection of Trees to be Retained**

A qualified arborist is required to be engaged for the supervision of all on-site excavation or land clearing works. The submission of appropriate certification from the appointed arborist to the Principal Certifying Authority is required which confirms that all trees and other vegetation to be retained are protected by fencing and other measures, prior to the commencement of any such excavation or land clearing works.

During Demolition, Excavation or Construction

41 **Site topsoil**

Any fill material should not cover topsoil. Topsoil shall be removed, stockpiled, ameliorated and replaced over any fill material to a minimum depth of 100mm.

42 **Stormwater to Existing**

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

- 43 **Pipe Connection**
All stormwater pipe connections to existing pits must be constructed flush with the pit wall in accordance with good engineering practice. The developer must ensure that the condition of the pit is not compromised and that the service life of the pit is not reduced as a result of the connection.
- 44 **Supervision of Engineering Works**
All engineering works associated with the development are to be carried out under the supervision of a practicing engineer.
- 45 **No Adverse Run-off Impacts on Adjoining Areas**
The design of the development shall ensure there are no adverse effects to adjoining buildings or upon the proposed building footprint as a result of flood or stormwater run-off. Attention must be paid to ensure adequate protection for buildings against the ingress of surface run-off.
- 46 **Re-direction or Treatment of Stormwater Run-off**
Allowance must be made for surface run-off from adjoining land. Any redirection or treatment of that run-off must not adversely affect any other building.
- 47 **Copy of Consent to be in Possession of Person carrying out Tree Removal**
The applicant/developer must ensure that any person carrying out tree removal/vegetation clearance is in possession of this development consent and/or the approved landscape plan, in respect to the trees/vegetation which have/has been given approval to be removed in accordance with this consent.
- 48 **Restricted Hours of Work (not domestic residential scale)**
The developer must not carry out any work other than emergency procedures to control dust or sediment laden runoff outside the hours of 7.00 am to 5.00 pm, Monday to Friday and 7 am to 1.00 pm Saturdays without the prior written consent of the Principal Certifying Authority and Council.

No work is permitted on public holidays, Sundays or the Saturday adjacent to public holidays on Mondays or Fridays.

Any request to vary these hours shall be submitted to the **Council** in writing detailing:
- a the variation in hours required;
 - b the reason for that variation;
 - c the type of work and machinery to be used.
- Note:** The developer is advised that other legislation may control the activities for which Council has granted consent including but not limited to the Protection of the Environment Operations Act 1997. Developers must note that EPA Environmental Noise manual restricts use of power tools (electronic or pneumatic) to between the hours of 7.00 am to 5.00 pm Mondays to Fridays and 8.00 am to 4.00 pm on Saturdays.
- 49 The developer must carry out work at all times in a manner which will not cause a nuisance, by the generation of unreasonable noise, dust or other activity, to the owners and/or occupiers of adjoining and adjacent land.
- 50 Building operations such as brick cutting, the washing of tools or paint brushes, or other equipment and the mixing of mortar must not be carried out on the roadway or public footpath or any other locations which could lead to the discharge of materials into the stormwater drainage system or natural watercourse.
- 51 **Asbestos – Removal, Handling and Disposal Measures/Requirements Asbestos Removal by an Approved Contractor**
The removal of any asbestos material must be carried out by an approved contractor if over 10 square metres in area in strict accordance with WorkCover Authority requirements.

- 52 Asbestos waste must be prepared in accordance with WorkCover requirements and disposed of to an EPA licensed landfill site.
- 53 **Provision of Waste Receptacle**
The developer must provide an adequate receptacle to store all waste generated by the development, pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and re-usable materials.
- 54 **Acid Sulphate Soils**
Any spoil material extracted or excavate from the foundation must be neutralized with commercial lime (calcium bicarbonate) by the addition of 10 kilograms of lime per 1 cubic metre of spoil material before it is disposed of or re-used on-site.

Lime is to be added by evenly distributing over all exposed surface areas, drilled piers and footing trenches on the site, prior to the pouring of concrete.

Prior to the Issue of the Occupation Certificate

- 55 **Drainage WAE**
The developer shall obtain written verification from a suitably qualified civil engineer, stating that all stormwater drainage and related work has been constructed in accordance with the approved plans. In addition, full works-as-executed plans, prepared and signed by a Registered Surveyor must be submitted. These plans must include levels and location for all drainage structures and works, buildings (including floor levels) and finished ground and pavement surface levels. This information must be submitted to the Principal Certifying Authority prior to the issue of the final occupation certificate and use of the development.
- 56 **Fire Safety Certificate**
A Fire Safety Certificate must be issued for the building prior to the issue of an Occupation Certificate. As soon as practicable after a Fire Safety Certificate is issued, the owner of the building to which it relates:
- 56.1 Must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades, and
 - 56.2 must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.
- 57 **Compensatory Plantings**
The developer must make compensatory provision for the trees required to be removed as a result of the development. In this regard, thirty-eight (38 No.) 75 litre container advanced mature plant stock shall be placed within the property boundary of the site in appropriate locations. The suggested species are to be selected from the following list: planting of indigenous plant species native to the Illawarra Region such as : *Syzygium smithii* (syn *Acmena smithii*) Lilly pilly, *Archontophoenix cunninghamiana* Bangalow palm, *Backbousia myrtifolia* Grey myrtle, *Elaeocarpus reticulatus* Blueberry ash, *Glochidion ferdinandii* Cheese tree, *Livistona australis* Cabbage palm tree, *Brachychiton acerifolius* Illawarra Flame Tree.

A further list of suitable suggested species may be found in Wollongong Development Control Plan 2009 – Chapter E6: Landscaping.

Operational Phases of the Development/Use of the Site

- 58 All site servicing is to be carried out prior to 8am to ensure that conflicts with other users of the car park are minimised.
- 59 **Fire Safety Measures**
All new and existing fire safety measures shall be maintained in working condition, at all times.

60 **Loading/Unloading Operations/Activities**

All loading/unloading operations are to take place at all times wholly within the confines of the site.

Attachment A

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Headquarters
Locked Bag 17
Granville NSW 2142

Telephone: 1300 NSW RFS
e-mail: csc@rfs.nsw.gov.au

Facsimile: 8741 5433



The General Manager
Wollongong City Council
Locked Bag 8821
WOLLONGONG DC NSW 2500

Your Ref: DA-2013/683
Our Ref: D13/1374
DA13062887978 NL

ATTENTION: Anthony Barnes

3 September 2013

Dear Sir/Madam

Integrated Development for 1//1163615 2 Northfields Avenue Keiraville NSW 2500

I refer to your letter dated 25 June 2013 seeking general terms of approval for the above Integrated Development in accordance with Section 91 of the 'Environmental Planning and Assessment Act 1979'.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued without any specific conditions.

For any queries regarding this correspondence please contact Nicole Lee on 1300 NSW RFS.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nika Fomin'.

Nika Fomin
A/Manager - Customer Service Centre Glendenning

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.