

Attachment 7 - External Referral Responses

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

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

Headquarters
Locked Bag 17
Granville NSW 2142

Facsimile: 8741 5433



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

Your Ref: DA-2014/1474
Our Ref: D14/3566
DA14120294891 PE

ATTENTION: Jessica Saunders

2 January 2015

Dear Sir/Madam

Integrated Development for 1//1188267 2 Northfields Avenue Keiraville NSW 2500

I refer to your letter dated 25 November 2014 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 subject to the following numbered conditions:

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

1. The University's Emergency and Evacuation Plan be updated to include the proposed additional student accommodation.

For any queries regarding this correspondence please contact Peter Eccleston on 1300 NSW RFS.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Catherine Ryland', followed by a period.

Catherine Ryland

Team Leader Development Assessment and Planning

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'.

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

Attention: Jessica Saunders

DEVELOPMENT APPLICATION 2014/1474 – LOT 1 DP 1188267, 2 NORTHFIELDS AVENUE, KEIRAVILLE – KOOLABONG POST GRADUATE STUDENT ACCOMMODATION – BUILDING 120 TALLING 215 UNITS (261 BEDS), CAR PARKING (42 SPACES), COMMUNAL AREA, LANDSCAPING AND INFRASTRUCTURE WORKS.

Dear Sir/Madam

Roads and Maritime Services (RMS) refers to your letter dated 25th November 2014 regarding the subject development application.

RMS has reviewed the information provided. RMS will not object to the development application in principle given the subject development is unlikely to have a significant impact on the classified road network due to the relatively low generation rates.

Notwithstanding the above, RMS considers there are opportunities to better understand the future traffic demands to and around the University. This in turn would help inform decisions relating to future infrastructure requirements. In this regard, RMS offers the following comments for your consideration:

- RMS notes the scale of the subject development (261 beds of 2500 beds in total) and (42 car park spaces of 142 spaces in total) does not warrant RMS concurrence under Schedule 3 of State Environmental Planning Policy (Infrastructures) 2007. However, the cumulative impacts of all the upcoming accommodation redevelopments are likely to warrant RMS concurrence.
- RMS recognises the proposed accommodation expansion and transport initiatives aim to reduce the number of students and staff travelling by car to and from the campus. RMS supports initiatives which achieve more sustainable modes of transport proposed by the university.
- RMS notes that the University's Notional Master Plan referenced in the Independent Assessment of the Wollongong Campus Transport Strategy prepared by AECOM, dated 25th September 2014, anticipates a 50% increase in effective full time student load enrolments (EFTLS), 41% increase in ground floor area (GFA) and 20% car parking increase. RMS does not have a copy of the University's Notional Master Plan

Roads & Maritime Services

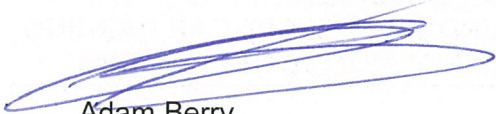
and has not had the opportunity to comment on the plan. RMS is concerned that the ultimate level of development of the campus remains unclear and the continued growth on campus may potentially outweigh the positive impacts of the transport and parking initiatives.

- RMS notes a growth rate of 0.37% per annum was applied in the Parking and Traffic Impact Assessment prepared by AECOM dated 21st October 2014. RMS considers that a more appropriate way to estimate growth would be to determine the relationship between previous campus building expansions, increased enrolments and surveyed traffic growth on the network (or known student journey methods). Such a relationship could then be used to understand the effectiveness of sustainable transport measures and the likely traffic generation rates per full-time equivalent student.
- In addition, RMS notes off site parking at the innovation campus has been proposed to supplement the student accommodation parking. However, the impacts of this facility have not been considered in the Parking and Traffic Impact Assessment.

RMS would appreciate the opportunity to continue to work closely with Council and the University to ensure growth at the Wollongong Campus is undertaken in a sustainable manner.

If you have any questions please contact Hala Sattouf 4221 2769.

Yours faithfully



Adam Berry
Network & Safety Manager
Network Management, Southern Region



Department of
Primary Industries
Office of Water

Contact: Jeremy Morice
Phone: 02 4224 9736
Fax: 02 4224 9740
Email: jeremy.morice@dpi.nsw.gov.au

Our ref: 10 ERM2014/1116
File No: 9057736-4
Your Ref: DA-2014/1474

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

Attention: Jessica Saunders

4 December 2014

Dear Madam

**Re: Integrated Development – University Student Accommodation – Part Lot 1 DP 1188267
2 Northfields Avenue Keiraville**

The Office of Water has reviewed documents for the above development application and considers that, for the purposes of the *Water Management Act 2000* (WM Act), a controlled activity approval is not required and no further assessment by this agency is necessary.

The drainage line within the site is piped and is not considered to be Waterfront Land as defined by the WM Act. The subject proposal is therefore exempt from the requirement to obtain a Controlled Activity Approval.

Further information on controlled activity approvals under the WM Act can be obtained from the Office of Water's website:

www.water.nsw.gov.au Water licensing > Approvals > Controlled activities

Please direct any questions regarding this correspondence to Jeremy Morice,
jeremy.morice@dpi.nsw.gov.au.

Yours sincerely

Jeremy Morice
Water Regulation Officer
Water Regulation Group | Sydney & South Coast
NSW Department of Primary Industries | NSW Office of Water

22 December 2014

Mr Andrew Kite
Development Project Officer
Wollongong City Council
Locked Bag 8821
Wollongong DC NSW 2500

Re: 2 Northfields Avenue, Keiraville DA 2014/1510 & 2014/1474

Dear Mr Kite,

Thank you for your letter notifying Sydney Water of the proposed development referenced above. We have reviewed the application and provide the following comments for your consideration.

Water

- For the proposed development, the drinking water main available for connection is the 200mm main on the southern side of Northfields Avenue.
- Detailed requirements will be provided at Section 73 phase.

Wastewater

- The wastewater main available for connection is the 225mm main constructed under WO 41849.
- Where proposed works are in close proximity to a Sydney Water asset, the developer may be required to carry out additional works to facilitate their development and protect the wastewater main. Subject to the scope of development, servicing options may involve adjustment/deviation and or compliance with the Guidelines for building over/adjacent to Sydney Water assets.
- Detailed requirements will be provided at Section 73 phase.

Further advice and requirements for this proposal are at attachment 1 (overleaf). If you require any further information, please contact Hannah Gilvear of the Urban Growth Branch on 02 8849 5296 or e-mail hannah.gilvear@sydneywater.com.au.

Yours sincerely,



Greg Joblin
A/Manager, Growth Strategy

Attachment 1

Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

Make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

Attachment 2

Requirements for Business Customers for Commercial and Industrial Property Developments

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

A **Boundary Trap** is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable **Backflow Prevention Containment Device** appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on **1300 889 099**.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's **customer contract** Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a **contingency plan** for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at:

<http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/> or contact Business Customer Services on **1300 985 227** or businesscustomers@sydneywater.com.au

Jessica Saunders

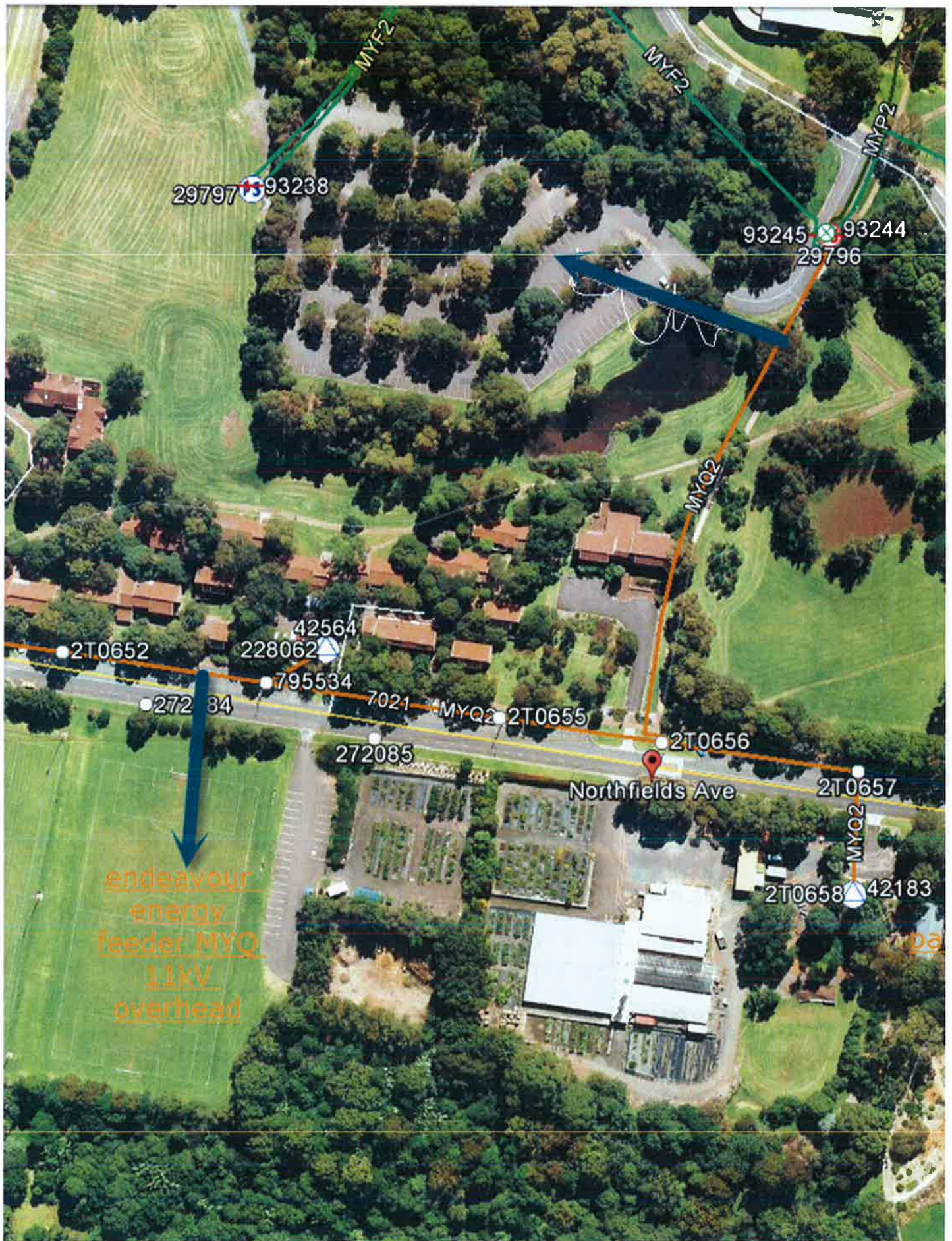
From: Jennie Saban <Jennie.Saban@endeavourenergy.com.au>
Sent: Wednesday, 17 December 2014 8:02 AM
To: Jessica Saunders
Subject: TRIM: DA-2014/1474 2 Northfields ave Keiraville

HP TRIM Record Number: Z14/467915

Jessica ,

Thank you for the notice re DA-2014/1474 which is for the construction of Post graduate student accommodation at the above address.

Endeavour Energy has no issues with the construction. It is note that we have a pad mount as marked on diagram below. Please ensure that access is retained to this structure for maintenance.



Regards,

Jennie Saban

Easement Officer

Southern Region

F: 61 2 4255 4031

M: 61 0417 484 402

T: 131 081

E: jennie.saban@endeavourenergy.com.au

191-195 Five Islands Rd

Unanderra NSW 2526

www.endeavourenergy.com.au



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NSW Government Department of Planning and Environment

From: David Gibson [<mailto:David.Gibson@planning.nsw.gov.au>]

Sent: Monday, 2 June 2014 1:23 PM

To: Gary Hudson

Subject: RE: University of Wollongong - Student Accommodation Project - State Significant Inquiry

Afternoon Gary,

The appropriate approval pathway is via a development application to council. The proposal as described in your letter is not considered by the department to be State significant development as per the State and Regional Development SEPP.

Regards,
David.

David Gibson
Team Leader
Industry, Key Sites & Social Projects
Department of Planning & Environment
GPO Box 39 | SYDNEY NSW 2001
T 02 9228 6241 E david.gibson@planning.nsw.gov.au



From: Gary Hudson [<mailto:ghudson@uow.edu.au>]

Sent: Wednesday, 28 May 2014 2:14 PM

To: David Gibson

Subject: University of Wollongong - Student Accommodation Project - State Significant Inquiry

David,

Our Planning Consultant, Site Plus Pty Ltd, has made an enquiry into the Department of Planning around the issue of an Student Accommodation Project the University is proposing and what is the approval pathway.

This issue was raised with the Planning Dept. of Wollongong City Council, who advised us we should seek confirmation from Dept. of Planning.

We have prepared the attached letter which provides some details of the proposed Project and questions / clarifications sought around the SEPP approval path.

If you have any questions or would like to discuss this matter please do not hesitate to contact me.

We look forward to your advice on this matter.

Regards

Gary Hudson

Accommodation Project Co-ordinator
University of Wollongong NSW 2522
T + 61 2 4221 3391
F + 61 2 4221 4970
M + 61 4 0114 8004
<http://www.innovationcampus.com.au>



**GLOBAL/INNOVATIVE/COLLABORATIVE
CONNECTIONS**

Your feedback is appreciated and can be submitted at: feedback@uow.edu.au

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