

## Attachment 8 – Draft Conditions

Consent has been granted subject to the following conditions:

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

### NSW Rural Fire Service

The recommendations contained in the letter from the NSW Rural Fire Service dated 2 January 2015 and attached to this consent at Attachment 1 shall form part of the conditions of consent for this application.

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

### Approved Plans and Specifications

- 1 To be inserted by Council

### General Matters

#### 2 Water Cycle/Stormwater Quality Management

The water cycling management treatment nodes shall be constructed as per the WSUD Strategy prepared by BG&E dated 17 November 2014 to achieve the treatment goals for the removal of pollutants and nutrients which shall be: Gross Pollutants (GP) – 99%, Total Suspended Solids (TSS) – 85%, Total Phosphorus (TP) – 70% and Total Nitrogen (TN) – 45%.

The minimum treatment goals for the removal of pollutants and nutrients shall be GP – 90%, TSS – 80%, TP – 60% and TN – 45%.

It is the developer's/owner's responsibility to maintain the water cycle management infrastructure and undertake regular servicing of gross pollutant traps.

#### 3 Tree Retention

The developer shall retain existing trees indicated within the Arborist's Report by Lenice Tuckett-Carr dated 26 October 2014 consisting of tree numbered 1a, 5, 7, 18, 19, 20, 21, 23-38, 47, 48, 49, 53, 55, 56, 60, 63 and street trees 66, 67, 68, 69 and 72.

Any branch 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 within the Arborist's Report by Lenice Tuckett-Carr dated 26 October 2014 to be implemented including and not restricted to: remedial tree pruning, deadwooding, fencing and signage, sediment buffer, stem protection, establishing tree protection zones and watering and root hormone application if required.

#### 4 Tree Removal

This consent permits the removal of trees numbered 1b, 1c, group 2, 3, 4, 6, 8, group 9, 10, group 11, group 12, 13, 14, 15, group 16, group 17, 22, 39, 40, 41, 42, 43, 44, 45, 46, 50, 51, 52, 54, 57, 58, 59, 61, 62, 64 and 65 within the Arborist's Report by Lenice Tuckett-Carr dated 26 October 2014. No other trees shall be removed without prior written approval of Council.

- 5      **Street tree removal**  
The developer shall remove existing street trees number 70 and 71 as indicated within the Arborist's Report by Lenice Tuckett-Carr dated 26 October 2014.
- Tree removal costs are to be borne by developer. The removal of trees, including stumps, is to be carried out by suitably qualified tree contractor. This contractor must be appropriately insured to indemnify Council against any loss or damage incurred during the above works. They must also have appropriate WH&S policies and procedures (including traffic control) to ensure that works are carried out in a safe manner and in accordance in Council's own WH&S policies.
- The developer must apply for (and be granted) permission under section 138 of the roads act to work within the road reserve. Tree removal must be carried out to the satisfaction of Wollongong City Council Manager of Works.
- 6      **Restricted Vegetation Removal**  
This consent permits the removal of trees and other vegetation from the site within three (3) metres of the approved buildings. This consent also permits the pruning of trees within three (3) metres of approved buildings in accordance with AS 4373-2007 Pruning of Amenity Trees. No other trees or vegetation shall be removed or pruned, without the prior written approval of Council.
- 7      **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.
- 8      **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.
- 9      **Disability Discrimination Act 1992**  
This consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992.
- It is the responsibility of the applicant to guarantee compliance with the requirements of the Disability Discrimination Act 1992. The current Australian Standard AS1428.1 – Design for Access and Mobility is recommended to be referred for specific design and construction requirements, in order to provide appropriate access to all persons within the building.
- 10      **Maintenance of Access to Adjoining Properties**  
Access to all properties not the subject of this approval must be maintained at all times and any alteration to access to such properties, temporary or permanent, must not be commenced until such time as written evidence is submitted to Council or the Principal Certifying Authority indicating agreement by the affected property owners.
- 11      **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.

12 **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**

13 **Minimisation and Management of Construction Waste**

Details (using Council's Site Waste Minimisation and Management Plan Template contained in Chapter E7: Waste Management of Wollongong Development Control Plan 2009) of the proposed minimisation and management of construction waste shall be provided to the Principal Certifying Authority prior to issue of the Construction Certificate.

14 **Environmental Management Plan and Site Management Plan (Construction Plan)**

The Environmental Management Plan and Site Management Plan (Construction Plan) prepared by Hutchinson Builders are to be signed by the Project Director, Project Manager and Site Manager. A signed copy of the Environmental Management Plan and Site Management Plan (Construction Plan) are to be submitted to the Principle Certifying Authority prior to the issue of the Construction Certificate.

15 **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.

16 **Scour Protection**

All overland flow paths shall incorporate appropriate scour/erosion protection measures in accordance with good engineering practice. The final details of the proposed scour/erosion protection measures shall be reflected on Construction Certificate plans.

17 **Structural Soundness Design Criteria**

The proposed buildings shall be designed to withstand the forces of floodwater, debris and buoyancy up to and including the adjacent Probable Maximum Flood (PMF) level plus 0.5 metres freeboard. This requirement shall be reflected on the Construction Certificate plans and supporting documentation prior to the issue of the Construction Certificate.

18 **Detailed Drainage Design**

A detailed drainage design for the proposed development shall be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of the Wollongong DCP 2009 and conditions listed under this consent. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.

19 **On-Site Detention – Design Criteria**

The on-site stormwater detention (OSD) facility shall incorporate a minimum 900 mm square lockable grate for access and maintenance purposes, provision for safety, debris control screen and a suitably graded invert to the outlet to prevent ponding. The OSD storage shall be located wholly above the adjacent 5 year ARI mainstream flood water level. Also, details of the orifice plate including diameter of orifice and method of fixing shall be provided. These requirements shall be reflected on the Construction Certificate plans.

20 **On-Site Detention – Identification**

The Construction Certificate plans are to detail a corrosion resistant identification plaque for location on or close to the on-site stormwater detention (OSD) facility. The plaque shall include the following information and shall be installed prior to the issue of the occupation certificate:

- 20.1 The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with.
- 20.2 Identification number – DA-2014/1474.
- 20.3 Any specialist maintenance requirements.

21 **On-Site Detention – Orifice and Weir Calculations**

Orifice and weir calculations for the on-site detention facility shall be provided on the Construction Certificate plans and supporting documentation prior to the release of the Construction Certificate.

22 **On Site Detention Structural Design**

The on-site detention facility located within the proposed driveway and car parking area shall withstand the maximum loading and configuration imposed by the heaviest vehicle likely to use the accessway as specified in the RTA Heavy Vehicle Mass Loading and Access documentation, and applied in accordance with the current code: AS/NZS 1170 - Structural Design Actions. The design loading adopted, and details of this detention facility shall be submitted prior to the release of the Construction Certificate.

23 **Swale Details**

Details of each overland flow path swale shall be provided with the detailed drainage design. Each swale shall be capable of catering for the 1 in 100 year ARI storm event flows from the contributing catchment area and shall be free of any vegetation and/or structures that are likely to impede overland flow, or make provision for such obstructions, so there will be no adverse stormwater impacts upon the subject site and adjoining properties. Manning's calculations shall be provided on the capacity of each swale. These requirements shall be reflected on the Construction Certificate plans and supporting documentation.

24 **Deliberate Overland Flow Paths**

Deliberate overland flow paths shall be provided to ensure that surface overflows from the on-site stormwater detention (OSD) tributary catchment area will be directed into the OSD facility in the event of a blockage or overload of the piped stormwater drainage system. Details of each overland flow path shall be provided with the detailed drainage design. Each overland flow path shall be designed to convey the 1 in 100 year ARI storm event flows from the contributing catchment area and shall be free of any vegetation and/or structures that are likely to impede overland flow, or make provision for such obstructions, so there will be no adverse stormwater impacts upon the subject site and adjoining properties. Manning's calculations shall be provided on the capacity of each overland flow path. These requirements shall be reflected on the Construction Certificate plans and supporting documentation.

25 **Flood Mitigation Wall**

A flood mitigation wall shall be provided around the northern and western side of the proposed courtyard in accordance with the flood study by Cardno dated April 2015. Details of the flood mitigation wall shall be prepared by a suitably qualified and experienced civil (structural) engineer and submitted with the Construction Certificate application. The flood mitigation wall shall be designed to withstand the forces of floodwater, debris and buoyancy up to and including the adjacent 100 year ARI flood level plus 0.5 metres freeboard. The top of the wall shall be a minimum of 0.5 metres above the adjacent 100 year ARI flood level for its full extent around the perimeter of the proposed courtyard. These requirements shall be reflected on the Construction Certificate plans and supporting documentation prior to the release of the Construction Certificate.

26 **Dilapidation Survey**

A dilapidation survey and report shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate. The dilapidation survey and report shall accurately reflect the condition of existing public and private infrastructure in the adjacent street(s) fronting the lots. The report shall outline measures for the protection of existing public and private infrastructure during the works.

The developer shall provide Wollongong City Council's Development Engineering Manager with a copy of the dilapidation report, identifying the condition of Council assets and all land in the vicinity of the proposed works prior to the commencement of works.

Any damage to infrastructure items and relics which is caused by the developer shall be repaired to the satisfaction of the Principal Certifying Authority prior to the issue of an Occupation Certificate.

- 27 Bicycle parking must have adequate weather protection and provide the appropriate level of security as required by Table 3.1 of AS2890.3 (1993) - Bicycle Parking facilities and Austroads Guide to Traffic Management Part 11: Parking (Commentary 9: C9.2). This requirement shall be reflected on the Construction Certificate plans.
- 28 **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:
- 28.1 Footings;
  - 28.2 Reinforced concrete slabs;
  - 28.3 Retaining walls; and
  - 28.4 Structural steelwork.
- 29 **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.
- 30 **Present Plans to Sydney Water**  
Approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped. For Quick Check agent details please refer to the web site [www.sydneywater.com.au](http://www.sydneywater.com.au), see Building Developing and Plumbing then Quick Check or telephone 13 20 92.
- The consent authority or a private certifier must ensure that a Quick Check agent/Sydney Water has appropriately stamped the plans prior to the issue of a Construction Certificate.
- 31 **Endeavour Energy Requirements**  
The submission of documentary evidence from Endeavour Energy to the Principal Certifying Authority is required confirming that satisfactory arrangements have been made with Endeavour 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, Endeavour Energy PO Box 811 Seven Hills NSW 1730.
- 32 **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.
- 33 **Crime Prevention through Environmental Design (CPTED) – Lighting**  
All areas of the subject site which can be accessed by the public (including building entry points, communal open space areas, car parking areas and vehicle and pedestrian entrances) must have lighting provided in accordance with AS1158 (1999). This requirement shall be reflected on the Construction Certificate plans.
- 34 **Design Measures**  
The development shall incorporate appropriate design measures to minimise any crime risk to residents, visitors, staff and motor vehicles within the residence and car parking areas, including (but not limited to) the following:
- 34.1 Use shrubs/plants which are no higher than 1 metre;
  - 34.2 The type of trees proposed must have a sufficiently high canopy, when fully grown, so that pedestrian vision is not impeded;
  - 34.3 Landscape treatment which allows visibility from the road way and other public areas;
  - 34.4 Landscaping at ground level provided which is difficult or uncomfortable to hide in or traverse;

- 34.5 Provide clearly marked and sign posted visitor car parking signs (including security/intercom system).

The Construction Certificate Plans are to include the above design measures to the satisfaction of the Principle Certifying Authority.

- 35 The preparation of a safety audit report for the internal and external operation of the approved development in general accordance with the Department of Infrastructure, Planning and Natural Resources (now Department of Planning) "Crime Prevention Through Environmental Design" Guidelines/NSW Police Service "Safer by Design" Guidelines and in conjunction with any other requirements of the NSW Police Service, prior to the release of the Construction Certificate. This report shall address specific design features to minimise crime and safety related matters such as design details of proposed security systems including controlled access to be installed, theft, graffiti, vandalism, undesirable activities etc. and be supported by appropriate plans. The recommended strategies contained in the safety audit report shall be implemented, prior to the occupation or use of the development.

36 **Car Parking and Access**

The development shall make provision for the following:

- 36.1 34 on-site residential car parking spaces;
- 36.2 7 visitor car parking spaces (2 pickup/drop off, 3 visitors and 2 maintenance spaces);
- 36.3 1 car share space;
- 36.4 25 off-site residential car parking spaces at iC; and
- 36.5 86 secure bicycle parking spaces.

This requirement shall be reflected on the Construction Certificate plans. Any change in above parking numbers shown on the approved DA plans shall be dealt with via a section 96 modification to the development. The approved parking spaces shall be maintained to the satisfaction of Council, at all times.

- 37 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.
- 38 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.
- 39 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.
- 40 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.
- 41 The car parking areas shall incorporate 'low impact' floodlighting to ameliorate any light spillage and/or glare impacts upon surrounding properties. The final design details of the proposed lighting system shall be reflected on the Construction Certificate plans. The erection of the lighting system shall be in accordance with the approved final design.
- 42 A change in driveway paving is required at the entrance threshold to clearly show motorists they are crossing a pedestrian area. The developer must construct the paving in accordance with the conditions, technical specifications and levels to be obtained from Council's Manager Works. This requirement shall be reflected on the Construction Certificate plans and any supporting documentation.
- 43 Any proposed structures adjacent to the driveway shall comply with the requirements of the current relevant Australian Standard AS2890.1 to provide for adequate sight distance. This includes, but is not limited to, structures such as signs, letterboxes, retaining walls, dense planting etc. This requirement shall be reflected on the Construction Certificate plans.
- 44 Any portion of the building or structure below the adjacent 100 year ARI flood level plus 0.5 metres freeboard should be built from flood compatible materials. Where materials are proposed

and not listed in Appendix B of Chapter E13 of the Wollongong DCP2009, relevant documentation from the manufacturer shall be provided demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP2009. This requirement shall be reflected on the Construction Certificate plans prior to the release of the Construction Certificate.

45 Overflow paths must be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land, as well as from any detention storage on the land. 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. Each overflow path shall be designed to ensure no ingress of stormwater into any building and no concentration of stormwater onto any adjoining property. Details of each overflow path shall be provided on the detailed drainage design. This requirement shall be reflected on the Construction Certificate plans prior to the release of the Construction Certificate.

46 Details of the proposed method of connection of the On-site Detention (OSD) facility to the existing stormwater drainage system within Northfields Avenue, including any modifications to the existing drainage pit, shall be provided with the detailed drainage design for the site. The details must be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

47 The developer must provide on-site detention storage for stormwater runoff from the development. The Site Storage Requirement (SSR) and Permissible Site Discharge (PSD) values for the site must be designed in accordance with Chapter E14 of the Wollongong DCP2009. Details of the detention facility and SSR/PSD values must be submitted with the Construction Certificate application.

48 **Landscaping**

The submission of a final Landscape Plan in accordance with the requirements of Wollongong City Council Landscape DCP 2009 Chapter E6 Landscape, the conditions of this consent and in accordance with the approved Landscape Plan (ie as part of this consent) for the approval by the Principal Certifying Authority, prior to the release of the Construction Certificate.

49 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.

50 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.

51 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.

52 **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:

52.1 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.

53 Any site offices must be located on-site and are to be located in already cleared areas outside the canopy of any existing trees to be retained. Details of the location of the site offices shall be submitted to the Principal Certifying Authority, prior to release of the Construction Certificate.

- 54     **Provision of a Fire Hydrant**  
The provision of a fire hydrant in accordance with AS2419 (1994) Fire Hydrant Installations and any requirements of the NSW Rural Fire Service and/or NSW Fire Brigades. The final details of the location of the fire hydrant shall be reflected on the Construction Certificate plans prior to the issue of the Construction Certificate.
- 55     **Engineering Plans and Specifications - Retaining Wall Structures**  
The submission of engineering plans and supporting documentation of all proposed retaining walls to the Principal Certifying Authority for approval prior to the issue of the Construction Certificate. The retaining walls shall be designed by a suitably qualified and experienced civil and/or structural engineer. The required engineering plans and supporting documentation shall include the following:
- 55.1     A plan of the wall showing location and proximity to property boundaries;
  - 55.2     An elevation of the wall showing ground levels, maximum height of the wall, materials to be used and details of the footing design and longitudinal steps that may be required along the length of the wall;
  - 55.3     Details of fencing or handrails to be erected on top of the wall;
  - 55.4     Sections of the wall showing wall and footing design, property boundaries and backfill material. Sections shall be provided at sufficient intervals to determine the impact of the wall on existing ground levels. The developer shall note that the retaining wall and footing structure must be contained wholly within the subject property;
  - 55.5     The proposed method of subsurface and surface drainage, including water disposal;
  - 55.6     Reinforcing and joining details of the bends in the wall at the passing bay of the accessway;
  - 55.7     The assumed traffic loading used by the engineer for the wall design.
- 56     **Dust Suppression Measures**  
The submission of details of the proposed dust suppression measures for the excavation and construction phases of the development to the Principal Certifying Authority, prior to issue of the Construction Certificate.
- 57     **On-Site Detention – Structural Design**  
The on-site detention facility must be designed to withstand loadings occurring from any combination of hydrostatic, earth, traffic and buoyancy forces. Details must be provided demonstrating these requirements have been achieved prior to the issue of the Construction Certificate.
- 58     **On-Site Detention - Maintenance Schedule**  
A maintenance schedule for the on-site stormwater detention system must be submitted with the Construction Certificate plans for the proposed development. The maintenance schedule must be in accordance with Chapter E14 of the Wollongong Development Control Plan 2009.

## **Prior to the Commencement of Works**

- 59     **Details of Stormwater Connection**  
Details of the proposed stormwater connection to the existing stormwater drainage system within Northfields Avenue, including any modifications to the existing drainage pit, shall be submitted to and approved by Wollongong City Council's Development Engineering Manager prior to the commencement of any works within Northfields Avenue. The details shall be prepared by a suitably qualified civil engineer.
- 60     **Appointment of Principal Certifying Authority**  
Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:
- 60.1     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
  - 60.2     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.

61 **Sign – Supervisor Contact Details**

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

- 61.1 Stating that unauthorised entry to the work site is not permitted;
- 61.2 Showing the name, address and telephone number of the Principal Certifying Authority for the work; and
- 61.3 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.

62 **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:

- 62.1 A standard flushing toilet; and
- 62.2 Connected to either:
  - 62.2.1 The Sydney Water Corporation Ltd sewerage system or
  - 62.2.2 An accredited sewage management facility or
  - 62.2.3 An approved chemical closet.

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

63 **Hoardings (within any Public Road Reserve)**

The site must be enclosed with a suitable hoarding (type A or B) or security fence of a type in accordance with the Works and Services Division Design Standard, and must satisfy the requirements of the Occupational Health and Safety Act, the Occupational Health and Safety Regulations and Australian Standard AS 2601. This application must be submitted to Council's Works and Services Division, and a permit obtained, before the erection of any such hoarding or fence.

64 **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.

65 **Consultation with NSW WorkCover Authority**

Prior to any work commencing on the site it is the responsibility of the owner to contact NSW WorkCover Authority in writing in respect to any demolition or use of any crane, hoist, plant or scaffolding.

66 **Supervision of Works and Notification to Council of Works in Road Reserve**

The work shall be supervised by a suitably qualified and experienced Civil Engineer, Registered Surveyor or Civil Engineering Foreman. The supervisor's name, address and contact details (including telephone number) shall be submitted to the Principal Certifying Authority and Council prior to the commencement of any works.

67 **Erosion and Sediment Control Measures**

Erosion and sediment control devices are to be installed prior to the commencement of any demolition, excavation or construction works upon the site. These devices are to be maintained throughout the entire demolition, excavation and construction phases of the development and for a minimum three (3) month period after the completion of the project, where necessary.

68 **All-weather Access**

An all-weather stabilised access point must be provided to the site to prevent sediment leaving the site as a result of vehicular movement. Vehicular movement should be limited to this single accessway.

- 69 **Erosion Controls – Vehicular Entry/Exit Points**  
The vehicular entry/exits to the site must be protected from erosion and laid with a surface material which will not wash into the street drainage system or watercourse.
- 70 **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.
- 71 **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.
- 72 The depth and location of all services (ie stormwater, gas, water, sewer, electricity, telephone, etc) must be ascertained and reflected on the plans and supporting documentation issued for construction.
- 73 **Application for Occupation, Use, Disturbance or Work on Footpath/Roadway**  
Any occupation, use, disturbance or work on the footpath or road reserve for construction purposes, which is likely to cause an interruption to existing pedestrian and / or vehicular traffic flows requires Council consent under Section 138 of the Roads Act 1993. An application must be submitted and approved by Council prior to the works commencing where it is proposed to carry out activities such as, but not limited to, the following:
- 73.1 Digging or disruption to footpath/road reserve surface;
  - 73.2 Loading or unloading machinery/equipment/deliveries;
  - 73.3 Installation of a fence or hoarding;
  - 73.4 Stand mobile crane/plant/concrete pump/materials/waste storage containers;
  - 73.5 Pumping stormwater from the site to Council's stormwater drains;
  - 73.6 Installation of services, including water, sewer, gas, stormwater, telecommunications and power;
  - 73.7 Construction of new vehicular crossings or footpaths;
  - 73.8 Removal of street trees;
  - 73.9 Carrying out demolition works.
- 74 **Site Management, Pedestrian and Traffic Management (Where Works are Proposed in or from a Public Road Reserve)**  
The submission, as part of an application for a permit under Section 138 of the Roads Act 1993, of a Site Management, Pedestrian and Traffic Management Plan to Council's Development Assessment and Certification Team for approval is required, prior to works commencing on the site. This plan shall address what measures will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and shall be in compliance with the requirements of the latest versions of Australian Standard AS1742 - Traffic Control Devices for Works on Roads and the RTA Traffic Control at Worksites Manual.
- This plan is required to maintain public safety, minimise disruption to pedestrian and vehicular traffic within this locality and to protect services, during demolition, excavation and construction phases of the development. This plan shall include the following aspects:
- 74.1 Proposed ingress and egress points for vehicles to/from the construction site;
  - 74.2 Proposed protection of pedestrians, adjacent to the construction site;
  - 74.3 Proposed pedestrian management whilst vehicles are entering/exiting the construction site;
  - 74.4 Proposed measures to be implemented for the protection of all roads and footpath areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;
  - 74.5 Proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;

- 74.6 Proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;
- 74.7 Proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc are required to be displayed where works are in progress in any road reserve and shall be in accordance the latest versions of the NSW Roads and Traffic Authority's Specification - "Traffic Control at Work Sites Manual" and the Australian Standard AS1742. – "Manual of Uniform Traffic Control Devices" and accompanying field handbooks (SAA HB81);
- 74.8 Proposed method of support of any excavation, adjacent to adjoining buildings or the road reserve. The proposed method of support is to be certified by an accredited certifier in Civil Engineering; and
- 74.9 Proposed measures to be implemented, in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the roadway.

The approved plan shall be implemented, prior to the commencement of any works upon the construction site.

**Note:** Any proposed works or placement of plant and equipment and/or materials within any road reserve will require the separate approval of Council, prior to the commencement of such works, pursuant to the provisions of the Roads Act 1993.

- 75 The arrangements and costs associated with any adjustment to a public utility service shall be borne by the applicant/developer. Any adjustment, deletion and/or creation of public utility easements associated with the approved works are the responsibility of the applicant/developer. The submission of documentary evidence to the Principal Certifying Authority which confirms that satisfactory arrangements have been put in place regarding any adjustment to such services is required prior to any works commencing on site.

#### 76 **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](http://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.

### **During Demolition, Excavation or Construction**

#### 77 **Implementation of Recommendations of Noise Impact Assessment Report**

All the recommendations stated in section 4.2 for building compliance with the internal living space noise guidelines and section 6 for construction noise and vibration management plan of the Noise Impact Assessment Report prepared by Acoustic Logic dated November 2014 Document Reference No. 20141212.1/11A/R1/BW shall be implemented as described.

#### 78 **Implementation of Recommendations of Ecology Assessment Report**

All the recommendations stated in the Ecology Assessment Report prepared by Applied Ecology Pty Limited dated November 2014 shall be implemented as described.

#### 79 **Pipe Connections**

All pipe connections to existing pits within Northfields Avenue shall be constructed flush with the pit wall in accordance with good engineering practice. The developer shall 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.

- 80 **Site Filling**  
Filling on the site within the floodplain shall be restricted to within the proposed building footprint and ramped area to garages only. No other increases in ground surface levels on the site within the floodplain are permitted. No wholesale filling of the site within the floodplain is permitted.
- 81 **Flood Compatible Materials – Electrical**  
All power service (metering) equipment, wiring, power outlets, switches etc. should be located above the adjacent 100 year ARI flood level plus 0.5 metres freeboard. All electrical wiring installed below this level shall be suitable for continuous underwater immersion and shall contain no fibrous components. Earth leakage circuit breakers shall also be installed. Any equipment installed below or partially below the adjacent 100 year ARI flood level plus 0.5 metres freeboard shall be capable of disconnection by a single plug and socket assembly.
- 82 **Protection of Council Infrastructure**  
The developer shall provide adequate protection to all Council assets prior to work commencing and during construction. Wollongong City Council's Development Engineering Manager shall be notified immediately in the event of any damage to Council's assets. Any damage to Council's assets shall be restored to the satisfaction of Council, with all associated costs borne by the developer.
- 83 **Fences**  
Any new fences constructed on the site and located in the flood plain shall be of a type that will not obstruct the free flow of floodwaters and not cause damage to surrounding land in the event of a flood.
- 84 **Survey Report for Floor Levels**  
A Survey Report must be submitted to the Principal Certifying Authority verifying that each ground floor level accords with the floor levels as approved under this consent. The survey shall be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective ground floor level of the building. Where a timber/steel frame supports the floor, the survey shall be undertaken after the piers have been installed and prior to the laying of the bearers/joists and installation of the wall frames for each respective ground floor level of the building. All levels shall relate to Australian Height Datum.
- 85 **Supervision of Engineering Works**  
All engineering works associated with the development are to be carried out under the supervision of a practicing engineer.
- 86 **Piping of Stormwater to Existing Stormwater Drainage System**  
Stormwater for the land must be piped to the existing stormwater drainage system within Northfields Avenue. Prior to undertaking the connection the developer shall obtain approval from and arrange inspections with Council's Development Engineering Manager.
- 87 **No Adverse Run-off Impacts on Adjoining Properties**  
The design of the development shall ensure there are no adverse effects to adjoining properties or upon the land 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.
- 88 **Re-direction or Treatment of Stormwater Run-off**  
Allowance must be made for surface run-off from adjoining properties. Any redirection or treatment of that run-off must not adversely affect any other property.
- 89 **Redundant Crossings**  
Any existing vehicular crossings rendered unnecessary by this development must be removed and the footpath and normal kerbing and guttering must be restored. This work shall be carried out by a Council recognized concrete contractor at the developer's expense.
- 90 **Protection of Public Places**  
If the works involve the enclosure of a public place or is likely to cause pedestrian/vehicular traffic in a public place to be obstructed or rendered inconvenient, or have the potential for conflict between pedestrians and vehicles:

- 90.1 A hoarding or fence must be erected between the work site and the public place;
  - 90.2 An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place;
  - 90.3 The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in a public place;
  - 90.4 Safe pedestrian access must be maintained at all times;
  - 90.5 Any such hoarding, fence or awning is to be removed when the work has been completed.
- 91 **Prior approval from Council for any works in Northfields Avenue**  
 Approval must be obtained from Wollongong City Council's Development Engineering Team prior to any works commencing or any proposed interruption to pedestrian and/or vehicular traffic within the road caused by the construction of this development. A traffic control plan prepared and implemented by a suitably qualified person must be submitted for approval and the appropriate fees paid a minimum of five working days prior to the expected implementation. The traffic control plan shall satisfy the requirements of the latest versions of Australian Standard AS1742 – Traffic Control Devices for Works on Roads and the RTA Traffic Control at Worksites Manual.
- Note:** This includes temporary road closures for the delivery of materials, plant and equipment, concrete pours etc.
- 92 **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.
- 93 **Restricted Hours of Work**  
 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 6.00 pm, Monday to Friday and 8.00 am to 4.00 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:
- 93.1 The variation in hours required;
  - 93.2 The reason for that variation;
  - 93.3 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 NSW DECCW Construction Noise Guideline August 2008 states that the maximum allowable construction noise levels are Background + 10 dB(A) during the standard working hours i.e. between the hours of 7.00 am to 6.00 pm Mondays to Fridays and 8.00 am to 4.00 pm on Saturdays.
- 94 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.
- 95 The lighting of the premises must be directed so as not to cause nuisance to the owners or occupiers of adjoining premises or to motorists on adjoining or nearby roads.
- 96 **Site Management**  
 Stockpiles of sand, gravel, soil and the like must be located to ensure that the material:
- 96.1 Does not spill onto the road pavement and
  - 96.2 Is not placed in drainage lines or watercourses and cannot be washed into these areas.
- 97 Should during construction any waste material or construction material be accidentally or otherwise spilled, tracked or placed on the road or footpath area without the prior approval of

Council's Works Division this shall be removed immediately. Evidence that any approval to place material on the road or road reserve shall be available for inspection by Council officers on site at any time.

98 Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.

99 Drains, gutters, access ways and roadways must be maintained free of sediment and any other material. Gutters and roadways must be swept/scraped regularly to maintain them in a clean state.

100 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.

101 **Dust Suppression Measures**

Activities occurring during the construction phase of the development must be carried out in a manner that will minimise the generation of dust.

102 Trucks which are entering and leaving the premises and carrying loads must be sealed or covered at all times, except during loading and unloading.

103 **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.

104 The building site must be kept free of rubbish at all times. All refuse capable of being wind-blown must be kept in a suitable waste container.

105 **BASIX**

All the commitments listed in each relevant BASIX Certificate for the development must be fulfilled in accordance with Clause 97A(2) of the Environmental Planning & Assessment Regulation 2000.

A relevant BASIX Certificate means:

105.1 A BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under section 96 of the Environmental Planning & Assessment Act 1979, a BASIX Certificate that is applicable to the development when this development consent is modified); or

105.2 If a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate; and

105.3 BASIX Certificate has the meaning given to that term in the Environmental Planning & Assessment Regulation 2000.”

106 **Excess Excavated Material – Disposal**

Excess excavated material shall be classified according to the NSW Environment Protection Authority's Waste Classification Guidelines – Part 1: Classifying Waste (2014) prior to being transported from the site and shall be disposed of only at a location that may lawfully receive that waste.

## **Prior to the Issue of the Occupation Certificate**

107 **Car Share Scheme**

Documentary evidence indicating that the car share scheme, as outlined in the University Of Wollongong Commitment Letter, dated 1 April 2015 as attached to this consent at Attachment 2, has progressed to a legal contract for the provision of one (1) x car share parking space, is to be submitted to Council prior to the issue of the Occupation Certificate.

108 The submission of documentary evidence to the Principal Certifying Authority from the NSW Fire Brigade, NSW Ambulance Service and the NSW Police Service is required verifying that

each of the emergency service authorities are able to override the security system, in the event that a security intercom system is to be installed within the development, prior to the issue of the Occupation Certificate.

109 **Footpath Paving**

The developer is responsible for the construction of footpath paving for the entire frontage of the development.

The type of paving for this development is to be 1500 - 3000mm wide (depending on existing tree locations), either 100mm thick reinforced broom finished concrete or brick pavers consistent existing pavement on Northfields Avenue. A nominal two percent (2%) minimum 1%, maximum two and a half (2.5%) cross fall to be provided from property line to back of kerb.

Driveway entry threshold finish from property boundary line to face of kerb: Broom finished concrete to match footpath and be designed to withstand predicted traffic loadings.

Driveway threshold finish within property boundary line: To contrast with driveway entry.

A plan clearly showing the location, extent and design of the footpath and the location of services must be provided to and approved by Wollongong City Councils Development Assessment and Certification Team prior to the commencement of works on the footpath.

The footpath paving is to be completed as per the above requirements prior to the issue of the Occupation Certificate.

110 **Structural Soundness Certification**

The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifying Authority is required, prior to the issue of the final Occupation Certificate and commencement of use. This report is required to verify that the building can withstand the forces of floodwater, debris and buoyancy up to and including the adjacent Probable Maximum Flood (PMF) plus 0.5 metres freeboard and that the flood mitigation wall around the courtyard can withstand the forces of floodwater, debris and buoyancy up to and including the adjacent 100 year ARI flood level plus 0.5 metres freeboard.

111 **Restriction on use – Flood Mitigation Wall**

The applicant must create a restriction on use under the Conveyancing Act 1919 over the flood mitigation wall around northern and western side of the courtyard. The following terms must be included in an appropriate instrument created under the Conveyancing Act 1919 for approval of Council:

“The registered proprietor of the lot burdened must not make or permit or suffer the making of any alterations to the flood mitigation wall around the northern and western side of the courtyard. Name of the authority having the power to release, vary or modify the restriction referred to is Wollongong City Council.”

The instrument, showing the restriction, must be submitted to the Principal Certifying Authority for endorsement prior to the issue of the final Occupation Certificate and the use of the development.

112 **Post Dilapidation Report**

The developer shall provide Wollongong City Council's Development Engineering Manager with a post construction dilapidation report, identifying the condition of Council assets and all land in the vicinity of the proposed works at the completion of works. Any damage to infrastructure items and relics which is caused by the developer shall be repaired to the satisfaction of the Principal Certifying Authority prior to the issue of an Occupation Certificate.

113 **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:

113.1 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

113.2 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.

- 114 **Drainage**  
The developer must obtain a certificate of Hydraulic Compliance (using Council's M19 form) from a suitably qualified civil engineer, to confirm that all stormwater drainage and on-site detention works have 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 and certification must satisfy all the stormwater requirements stated in Chapter E14 of the Wollongong DCP2009. This information must be submitted to the Principal Certifying Authority prior to the issue of the final Occupation Certificate.
- 115 **Restriction on use – On-site Detention System**  
The applicant must create a restriction on use under the Conveyancing Act 1919 over the on-site detention system. The following terms must be included in an appropriate instrument created under the Conveyancing Act 1919 for approval of Council:  
  
“The registered proprietor of the lot burdened must not make or permit or suffer the making of any alterations to any on-site stormwater detention system on the lot(s) burdened without the prior consent in writing of the authority benefited. The expression ‘on-site stormwater detention system’ shall include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to temporarily detain stormwater as well as all surfaces graded to direct stormwater to those structures.  
  
Name of the authority having the power to release, vary or modify the restriction referred to is Wollongong City Council.”  
  
The instrument, showing the restriction, must be submitted to the Principal Certifying Authority for endorsement prior to the issue of the final Occupation Certificate and the use of the development.
- 116 **Retaining Wall Certification**  
The submission of a certificate from a suitably qualified and experienced structural engineer or civil engineer to the Principal Certifying Authority is required, prior to the issue of the Occupation Certificate or commencement of the use. This certification is required to verify the structural adequacy of the retaining walls and that the retaining walls have been constructed in accordance with plans approved by the Principal Certifying Authority.
- 117 **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.
- 118 The developer must make compensatory provision for the trees required to be removed as a result of the development. In this regard, thirty (30) x 100 litre container mature plant stock shall be placed within the property boundary of the site. The suggested species are Illawarra escarpment trees.
- 119 **BASIX**  
A final occupation certificate must not be issued unless accompanied by the BASIX Certificate applicable to the development. The Principal Certifying Authority must not issue the final occupation certificate unless satisfied that selected commitments have been complied with as specified in the relevant BASIX Certificate. NOTE: Clause 154B of the Environmental Planning and Assessment Regulation 2000 provides for independent verification of compliance in relation to certain BASIX commitments.
- 120 **Positive Covenant – On-Site Detention Maintenance Schedule**  
A positive covenant shall be created under the Conveyancing Act 1919, requiring the property owner(s) to undertake maintenance in accordance with the Construction Certificate approved On-Site Stormwater Detention System and Maintenance Schedule (application number to be referenced).



The instrument, showing the positive covenant must be submitted to the Principal Certifying Authority for endorsement prior to the issue of the final Occupation Certificate and the use of the development.

121 **On-Site Detention – Structural Certification**

The submission of a certificate from a suitably qualified practising civil and/or structural engineer to the Principal Certifying Authority is required prior to the issue of the final Occupation Certificate. This certification is required to verify the structural adequacy of the on-site detention facility and that the facility has been constructed in accordance with the approved Construction Certificate plans.

122 **Access Certification**

Prior to the occupation of the building, the Principal Certifying Authority must ensure that a certificate from an “accredited access consultant” has been issued certifying that the building complies with the requirements of AS 1428.1.

## **Operational Phases of the Development/Use of the Site**

123 **UOW Commitment Letter**

The terms identified within the commitment letter prepared by the University of Wollongong, dated 1 April 2015 as attached to this consent at Attachment 2 shall form part of the conditions of consent for this application.

124 **Use of Kitchen**

The communal kitchen facilities proposed on the lower ground floor of the development are to be used for domestic purposes by the residents of the building only.

This consent does not permit the commercial use of the kitchen area without the prior consent of Council.

125 **Accommodation Agreement & Residence Rules**

All residents of the development must comply with the University Accommodation Agreement and My Residence Rules (or equivalent documents) at all times.

A flyer or summary of the Accommodation Agreement and My Residence Rules (or equivalent documents) must also be located in a prominent location within a public area of the building reminding students of the documents and their online location.

Should these documents be amended, a copy of the amended document/s is to be provided to Council upon request.

126 **Fire Safety Measures**

All new and existing fire safety measures shall be maintained in working condition, at all times.

127 **Clothes Drying on Balconies/Terrace Areas**

A small fixed clothes hanging rail, no higher than the balcony handrail height on the side wall behind the balcony screens and which is not visible from adjoining streets or public areas is permitted on each balcony for clothes drying purposes. The installation of other larger clothes lines on the balconies/terrace areas which exceed the height of the hand rail are strictly prohibited.

128 **Loading/Unloading Operations/Activities**

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

129 **Waste Management Plan**

Garbage containers, containers for recyclable materials and compactors must be stored in an external area or in a room specifically for that purpose (AS4674-2004 – Section 2.4).

130 **Waste Management**

The management of waste generated by the proposal is to be carried out generally in accordance with the submitted Waste Management Plan dated October 2014 prepared by Elephants Foot Recycling Solutions or equivalent document.

Should this document be amended, a copy of the amended document is to be provided to Council upon request.

131 **Use of Facility**

The development is to be used for the primary purpose of post graduate student accommodation or University visitor accommodation directly in association with the University of Wollongong's operation as a tertiary education provider (University).

This consent does not permit the separate use of the facility as general residential dwellings or permanent residences without the prior consent of Council.

## Attachment 1: NSW Rural Fire Service Correspondence

*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](mailto:csc@rfs.nsw.gov.au)

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



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](http://www.rfs.nsw.gov.au) and search under 'Planning for Bush Fire Protection, 2006'.



1 April 2015

Mr David Farmer  
General Manager  
Wollongong City Council  
Locked Bag 8821  
Wollongong DC NSW 2520

Ref: oltr\_wcc\_Transport\_Accomm\_010415

Dear David

**UOW Student Accommodation – Transport Initiatives  
DA's 2014-1474 and 2014-1510**

We refer to recent discussions and meetings with Wollongong City Council (WCC) staff concerning Transport Strategies and Initiatives proposed to support the Student Accommodation development outlined in Development Applications 2014-1474 and 2015-1510.

As WCC is aware, the University has been very successful in the implementation of a Strategic Sustainable Transport Model which has seen a modal shift of commuters moving to public transport. Currently 42% of commuters now come to the Wollongong Campus without using a car compared to 31% in 2007.

The Student Accommodation expansion project will see a net increase of approximately 900 students living on campus by 2018. The additional beds will replace old and unsuitable beds both on-campus (95) and in other Wollongong locations (178).

The new accommodation will be beneficial in moving existing students to an on-campus location resulting in a reduction in peak period traffic and parking generation rates. It is, however, recognised that additional on-campus student residents will create different challenges associated with car ownership and parking.

The University has developed a considered and appropriate approach to the provision of parking for the student residents with our Transport Planning Consultant AECOM. Their report, prepared to support the Development Applications, details the proposed solution in response to issues raised by Council in our meeting on 18<sup>th</sup> March 2015. The solution contains a number of strategies and initiatives that are committed and supported by the University. These are detailed below:

**Chief Administrative Officer**  
University of Wollongong NSW 2522 Australia  
**Telephone** +61 2 4221 3933 **Facsimile** +61 2 4221 5871  
melva\_crouch@uow.edu.au www.uow.edu.au CRICOS PROVIDER No. 00102E

#### **Commitment 1: Student Resident Transport Information Pack**

To complement the existing sustainable transport information and strategy already in place the University will develop and implement a tailored and specific Student Resident Transport Information Pack. This Pack will be developed to promote the benefits of living on campus and detail the alternative transportation options available, such as bicycle hire, car hire and public transport. Awareness of such schemes will reduce the need for students to bring private vehicles to campus. The Pack would be issued to all students applying to live on campus, before they arrive, and be updated yearly.

#### **Commitment 2: Free Bicycle Hire**

The University, via its Accommodation Services Division, would provide, maintain and operate a fleet of bicycles for student resident use free of charge. Numbers will depend on demand, however, initially on building occupation we propose to provide 8 bicycles at Building 120, and for Buildings 73, 74 & 75 a fleet of 15 bicycles. In the second year of operation the size of the fleet will be assessed and adjusted according to demand.

#### **Commitment 3: Car Hire**

The University will dedicate 3 car spaces directly adjacent to the proposed buildings (Bldg. 120 – 1 space and Bldgs. 73, 74 & 75 – 2 spaces) for the operation of a car hire scheme for students. Prior to building(s) operation (2017 and 2018 respectively) the University will engage with a commercial operator (such as GoGet or similar) to provide the service.

The introduction of a commercial operator to Wollongong is anticipated to present wider opportunities for the region and we will seek to work with the WCC in the future to promote and widen the service.

#### **Commitment 4: Off-Site Long Term Parking**

The University will ensure that off-site long term parking is provided to support the developments. The commitment of spaces will be:

- **2015-2016** – Trial of 50 spaces at iC
- **2017** – 75 spaces at iC
- **2018** – 125 spaces at iC

As discussed (at our recent meetings) the 50 spaces currently allocated to the trial uses spare capacity of iC Parking, that is, spaces built in advance of building construction (in this case the iAccelerate project which will become operational through 2016).

The University will prepare and lodge a specific Development Application for the committed spaces (required by 2017 and 2018) with a construction program to ensure the spaces are available.

**Chief Administrative Officer**

University of Wollongong NSW 2522 Australia

**Telephone** +61 2 4221 3933 **Facsimile** +61 2 4221 5871

melva\_crouch@uow.edu.au www.uow.edu.au CRICOS PROVIDER No 00102E

For the medium to long term the iC may not have the capacity to accommodate the parking spaces. The University will commit to ensure a permanent off-site parking solution is available at this time.

The University will continue to operate the recently introduced free shuttle bus service to the off-site parking site and to its other student accommodation facilities around Wollongong.

**Commitment 5: Off Campus Parking Survey**

It is understood that the ultimate test of the success of the University's overall Sustainable Transport Strategy and the specific initiatives for the Student Accommodation is the impact of parking in the local streets surrounding the University.

The University will commit to continue to undertake the local street parking survey, each year, and continue to share the results with WCC and Roads and Maritime Services. The results of the survey will be used by UOW to inform, develop and update the UOW Transport Strategy on an ongoing basis.

Further, UOW committed in 2014 to be an active participant and financial contributor to WCC's proposed Keiraville/Gwynneville Local Area Transport Management study, which would include addressing neighbourhood parking concerns.

We trust the above undertakings will assure WCC of the University's commitment to an appropriate sustainable transportation solution for the proposed Student Accommodation developments.

Please do not hesitate to contact me if you require further information on any of the initiatives proposed.

Regards



Melva Crouch CSM  
Chief Administrative Officer

**Chief Administrative Officer**  
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melva\_crouch@uow.edu.au www.uow.edu.au CRICOS PROVIDER No 00102E