

PPSSTH-73 – WAGGA WAGGA

ADDENDUM TO ASSESSMENT REPORT FOR DA20/0708 – UNSW BIOMENDICAL SCIENCE FACILITY

APPLICANT'S CONSENT TO RECOMMENDED CONDITIONS OF CONSENT (CROWN DEVELOPMENT)

This document is provided as an addendum to the Section 4.14 assessment report for the subject development Application. The recommended conditions of consent have been referred to the applicant, UNSW, seeking its consent (as the Crown) for imposition these conditions in accordance with Clause 4.33 (Division 4.6) of the Environmental Planning and assessment Act 1979. The document summarises feedback received from UNSW with respect to its acceptance and provides further discussion regarding requested amendments including Council comments.

	Draft Condition Wording	Comment	Proposed Condition Wording	Council Comment
PRIOR TO COMMENCEMENT OF WORKS				
C2	Prior to the commencement of any works, the applicant shall provide revised plans detailing the following amendments:			
	a) The provision of a path and gate providing service access (non-vehicular) from the bin storage enclosure to the proposed turning bay in Doris Roy Lane as approved under Development Consent DA20/0708.	Accepted	No change	
	b) The provision of publicly accessible bicycle parking facilities within or adjacent to the Lewis Drive forecourt area.	Accepted	No change	
	c) The provision of a mountable kerb to provide a change of grade between the existing Lewis Drive vehicular pavement	Accepted	No change	

	Draft Condition Wording	Comment	Proposed Condition Wording	Council Comment
	and the proposed shared footpath/delivery zone.			
	<p>d) The incorporation of all noise mitigation recommendations contained in the approved Noise Impact Assessment (Revision B dated 17 April 2020).</p> <p>The revised plans shall be submitted to Council and shall be to the satisfaction of the General Manager or their delegate.</p>	Accepted	No change	
C3	<p>The applicant shall provide final design details of the proposed electricity substation blast wall demonstrating that the required height and length of the wall has been minimised based on the final specification and positioning of the substation. In this regard, the siting and design of the substation shall be considered where this can assist in minimising the height and length of the required blast wall.</p> <p>In addition to this information, the final design details shall identify how existing landscaping located immediately to the east of the wall (within the front setback of the adjacent property) will be protected and supplemented to screen the extent of the wall when viewed from the east. Consideration shall also be given to potential screening/landscaping along the western edge of the substation easement to reduce its visual impact of the substation enclosure and blast wall when viewed from the west.</p>	<p>The final design of the substation and blast wall requires input from a Level 3 ASP designer and Essential Energy. This process cannot be completed until the Subdivision Certificate is issued for the proposed two lot subdivision (subject of DA20/0410) and a MMI number is provided. Based on Essential Energy's current process and timeframes, it is likely to take approximately 3-4 months for the design to be finalised.</p> <p>So as not to delay construction of the BSC, this condition should be amended to allow time for the Subdivision to be completed, and the substation design process to be finalised.</p>	<p><u>Within 6 months of approval</u>, the applicant shall provide final design details of the proposed electricity substation blast wall demonstrating that the required height and length of the wall has been minimised based on the final specification and positioning of the substation. In this regard, the siting and design of the substation shall be considered where this can assist in minimising the height and length of the required blast wall.</p> <p>...</p>	<p>No objection.</p> <p>Recommended that condition be reworded as proposed by UNSW.</p>

	Draft Condition Wording	Comment	Proposed Condition Wording	Council Comment
	The final design details shall be submitted to Council and shall be to the satisfaction of the General Manager or their delegate prior to commencement of any works associated with the installation of the substation or construction of the blast wall.			
C4	<p>Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>a) Details of:</p> <ul style="list-style-type: none"> i. hours of work; ii. 24-hour contact details of site manager; iii. management of dust and odour to protect the amenity of the neighbourhood; iv. stormwater control and discharge; v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; vi. external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; vii. community consultation and complaints handling; <p>b) Construction Traffic and Pedestrian Management Sub-Plan (see Condition C5);</p> <p>c) Construction Noise and Vibration Management Sub-Plan;</p>	Accepted	No change	

	Draft Condition Wording	Comment	Proposed Condition Wording	Council Comment
	<p>d) Construction Waste Management Sub-Plan;</p> <p>e) Construction Dust Management Sub-Plan;</p> <p>f) Construction Soil and Water Management Sub-Plan including Erosion and Sediment Control Plan;</p> <p>g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p>			
	<p>h) details of tree protection areas to ensure no secondary impacts to extant trees not to be removed;</p> <p>i) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</p> <p>The CEMP shall be submitted to Council and shall be to the satisfaction of the General Manager or their delegate prior to commencement of any works.</p>			

	Draft Condition Wording	Comment	Proposed Condition Wording	Council Comment
C5	<p>A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared in consultation with Council. The CPTMP must specify, but not limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council and TfNSW; c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; d) assess cumulative impacts associated with other concurrent construction activities (including the adjacent hospital carpark development); e) assess the road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity; f) detail construction program, the anticipated construction duration and milestones and events during the construction process; g) detail anticipated peak hour and daily truck movements to and from the site including strategies to avoid peak traffic periods; h) detail access arrangements for workers to/from the site, emergency vehicles and service vehicle movements; 	Accepted	No change	

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	<ul style="list-style-type: none"> i) detail strategies for the provision of displaced on-site parking during these activities j) detail temporary cycling and pedestrian access during construction; k) detail proposed construction vehicle access arrangements (including management of loading and unloading of materials on the site) at all stages; l) detail heavy vehicle routes, access and parking arrangements; m) include a Driver Code of Conduct to: <ul style="list-style-type: none"> i. minimise the impacts of earthworks and construction on the local and regional road network; ii. minimise conflicts with other road users; iii. minimise road traffic noise; and iv. ensure truck drivers use specified routes; n) detail temporary traffic controls, including detours and signage; o) include procedures for notifying the local community about project-related traffic impacts; p) include procedures for managing impacts to bus stops; q) include procedures for receiving and addressing complaints from the community about development-related traffic; 			

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	<p>r) include measures for minimising potential for conflict with buses, school zone operating times, emergency vehicles and other motorists as far as practicable;</p> <p>s) include procedures for responding to any emergency repair or maintenance requirements;</p> <p>t) include a program to monitor the effectiveness of these measures; and</p> <p>u) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</p> <p>The CTPMSP shall be submitted to Council and shall be to the satisfaction of the General Manager or their delegate prior to commencement of any works</p>			
C6	Prior to commencement of works, a stormwater drainage plan shall be submitted to Council for approval that identifies pipe and pit levels, inverts and sizes. This plan shall also show existing and proposed surface contours within the site and along its boundaries with immediately adjacent properties	Accepted	No change	
C7	Prior to the commencement of any works, the applicant must engage a suitably qualified person to prepare a pre-construction dilapidation report. This report shall include clear photos and descriptions of	Accepted	No change	

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	all existing public infrastructure adjacent to the subject site. A copy of the dilapidation report shall be submitted to and shall be approved by Council.			
C8	<p>No works are to take place to any services without prior written approval from the relevant authority.</p> <p>NOTE: Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures.</p>	Accepted	No change	
C9	No part of the development, including cut, fill, or footings is to encroach the stormwater easement located on the eastern side of the proposed building. Prior to the commencement of any works, the applicant is required to submit plans that show that the footings address the angle of influence taking into account the depth of existing/proposed infrastructure in the easement.	Accepted	No change	
C10	<p>Prior to works or activities commencing within the road reserve, approval under Section 138 of the Roads Act 1993 is required from Council.</p> <p>A written application for Consent to Work on a Road Reserve is required to be submitted to and approved by Council. This shall include the preparation of a certified Temporary Traffic Management Plan (TTP) for the works.</p>	Accepted	No change	

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	It should be noted that work in the existing road reserve can only commence after the plan has been submitted and approved and then only in accordance with the submitted TTP. Please contact Council's Activities in Road Reserves Officer on 1300 292 442.			
C11	<p>Prior to the commencement of works, an Activity Approval is required under Section 68, Part B - 4, 5 and 6, of the Local Government Act 1993 for any public infrastructure sewer / stormwater works, where that work is proposed to be carried out on public or private or Council owned land.</p> <p>NOTE: Prior to the commencement of works a bond may be required to be lodged with Council for public infrastructure works. Refer to Council's Section 68 Activity Approval Application Guide for detail.</p>	Accepted	No change	
C12	<p>Prior to the commencement of works, an Activity Approval is required under Section 68, Part B - 4, 5 and 6, of the Local Government Act 1993 for any private internal sewer / stormwater works being carried out on the site.</p> <p>The licensed plumber must submit to Council, at least two (2) days prior to the commencement of any plumbing and drainage works on site a "Notice of Works".</p> <p>NOTE: A copy of the Notice of Works form can be found on Council's website.</p>	Accepted	No change	

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C13	<p>Prior to the commencement of works erosion and sediment control measures are to be established and maintained to prevent silt and sediment escaping the site or producing erosion. This work must be carried out and maintained in accordance with:</p> <ul style="list-style-type: none"> a) The approved Construction Environmental Management Plan (CEMP). b) Managing Urban Stormwater: Soils and construction - Volume 1 (latest edition). <p>All vehicles involved with the construction and/or demolition process and departing the property with demolition material, spoil, debris and loose material must have their loads covered before entering the public road. Suitable measures shall be in place to ensure that sediment is not tracked onto the roadway by vehicles leaving the site. This may require the installation of an all-weather temporary driveway for all construction vehicles accessing and leaving the site.</p> <p>It is an offence to allow, permit or cause materials to pollute waters.</p>	Accepted	No change	
C14	<p>Prior to works commencing a container must be erected on site for the enclosure of all building rubbish and debris, including that which can be wind blown. The container shall be approved by Council and be retained on site at all times prior to</p>	<p>This condition is accepted, however the requirement to have the container approved by Council should be removed.</p>	<p>...</p> <p>Prior to works commencing a container must be erected on site for the enclosure of all building rubbish and</p>	<p>No objection.</p> <p>Recommended that condition be reworded as proposed by UNSW.</p>

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	<p>the disposal of rubbish at a licenced Waste Management Centre. The container must be retained on site for the duration of all demolition and construction works.</p> <p>Materials, building rubbish/debris, site facilities/buildings or machinery associated with the development must not be stored or stacked on Council's footpath, nature strip, road reserve or roadway.</p> <p>Weighbridge certificates, receipts or dockets that clearly identify where waste has been deposited must be retained. Documentation must include quantities and nature of the waste. This documentation must be available to Council upon request.</p> <p>Note: Wagga Wagga City Council's Gregadoo Waste Facility is the EPA licensed facility within the Local Government Area to accept waste material</p>		<p>debris, including that which can be wind blown. The container shall be approved by Council and be retained on site at all times prior to the disposal of rubbish at a licenced Waste Management Centre. The container must be retained on site for the duration of all demolition and construction works.</p> <p>...</p>	

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C15	<p>Prior to works commencing on site, toilet facilities must be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:</p> <ul style="list-style-type: none"> a) a standard flushing toilet connected to a public sewer, or b) if that is not practicable, an accredited sewage management facility approved by Council, or c) if that is not practicable, any other sewage management facility approved by Council. <p>NOTE 1: The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced and the toilet facility must not be removed without the prior written approval of Council.</p> <p>NOTE 2: "Vicinity" in this condition is defined to mean within 50 metres of the subject building site.</p> <p>NOTE 3: The toilet facilities are to comply with all WORK COVER NSW requirements.</p>	<p>This condition is accepted, however Note 1 should be amended to remove the requirement for Council to approve the removal of the toilet facilities.</p>	<p>....</p> <p>NOTE 1: The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced and the toilet facility must not be removed without the prior written approval of Council.</p> <p>.....</p>	<p>No objection.</p> <p>Recommended that condition be reworded as proposed by UNSW.</p>
C16	<p>Prior to any works, a compliance certificate under Section 307 of the Water Management Act 2000 must be obtained in respect of the development relating to water management works that may be required in connection with the development.</p>	<p>Accepted</p>	<p>No change</p>	

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	<p>NOTE1: 'Water management work' is defined in s283 of the Water Management Act to mean a 'water supply work', 'drainage work', 'sewage work' or 'flood work'. These terms are defined in that Act.</p> <p>NOTE 2: Riverina Water is responsible for issuing compliance certificates and imposing requirements relating to water supply works for development in the Council's area. An application for a compliance certificate must be made with Riverina Water. Additional fees and charges may be incurred by the proposed development - please contact Riverina Water to ascertain compliance certificate water supply related requirements.</p> <p>NOTE 3: The Council is responsible for issuing compliance certificates and imposing requirements relating to sewerage, drainage and flood works for development in its area.</p> <p>NOTE 4: Under Section 306 of the Water Management Act 2000, Riverina Water or the Council, as the case requires, may, as a precondition to the issuing of a compliance certificate, impose a requirement that a payment is made or works are carried out, or both, towards the provision of water supply, sewerage, drainage or flood works.</p> <p>NOTE 5: The Section 64 Sewer base figure is \$7712.84</p>			

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	<p>The Section 64 Sewer contribution (updated by the CPI117.1/100.5) required to be paid is \$8986.80</p> <p>NOTE 6: The Section 64 Stormwater base figure is NIL. No Section 64 Stormwater contribution is required.</p> <p>NOTE 7: Section 64 contributions shall be indexed in accordance with CPI annually at the commencement of the financial year.</p> <p>NOTE 8: The figures outlined in this consent are based on the current rate of CPI. Please be advised that CPI changes on a regular basis and you are advised to contact Council prior to payments being made, to ensure no further CPI increases/decreases have occurred since the date of this consent.</p>			
C17	<p>The Applicant must submit to Essential Energy a Design Information Request for determination. Such application will determine the electrical requirements of the proposed development and also consider whether further infrastructure, such as a dedicated pad mount substation, is required for the proposed development. Please note that there may be significant costs involved and these are payable by the Applicant – refer to Essential Energy’s Contestable Works Team for requirements via email contestableworks@essentialenergy.com.au.</p>	Accepted	No change	

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C18	<p>It is noted that signage is proposed on the corner of Edward Street and Lewis Drive. Essential Energy has existing overhead and underground powerlines in this location. Prior to any works commencing on the construction of this proposed signage, the following information will need to be provided to Essential Energy for review and comment:</p> <ul style="list-style-type: none"> a) All dimensions of the proposed signage, including all elevations, height, width etc. b) The height from the top of the proposed signage to the nearest conductor (powerlines) and nearest power pole/s c) The distance from the location of the proposed signage to underground powerlines (located across the Lewis Drive street frontage of the property). d) Details of all materials that the proposed signage is to be constructed out of e) Details as to whether power will be connected to the proposed signage (illuminated signage). 	Accepted	No change	
DURING WORKS				
C19	The applicant shall prepare and implement a program of works to ensure that the maximum number of car parks are available for use across the hospital campus site through the construction process.	The Local Health District manages the parking across the hospital site on a campus-wide basis. It is not the responsibility of UNSW.	The applicant shall prepare and implement a program of works to ensure that the maximum number of car parks are available for use across the hospital campus	<p>No objection.</p> <p>Recommended that condition be deleted as proposed by UNSW.</p>

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		On this basis, this condition should be deleted from this consent and retained in the consent for DA20/0708 where it can be addressed in a coordinated, campus-wide manner.	site through the construction process.	
C20	The permitted construction hours are Monday to Friday 7.00am to 6.00pm and Saturday 7.00am to 5.00pm, excepting public holidays. All reasonable steps must be taken to minimise dust generation during the demolition and/or construction process. Demolition and construction noise is to be managed in accordance with the Office of Environment and Heritage Guidelines.	Accepted	No change	
C21	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under this condition.	Accepted	No change	
C22	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Accepted	No change	

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C23	<p>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent. In addition to any dust management requirements contained within the approved Construction Environmental Management Plan (CEMP), the Applicant must ensure that during construction:</p> <ul style="list-style-type: none"> a) exposed surfaces and stockpiles are suppressed by regular watering; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	Accepted	No change	
C24	<p>All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.</p>	Accepted	No change	
C25	<p>If any Aboriginal object is discovered and/or harmed in, on or under the land, all work must cease immediately and the area secured so as to avoid further harm to the Aboriginal object. Heritage NSW shall be notified as soon as practicable on 131 555, providing any details of the Aboriginal object and its location, and no work shall recommence at the particular location unless authorised in writing by Heritage NSW.</p>	Accepted	No change	

	Draft Condition Wording	Comment	Proposed Condition Wording	Council Comment
C26	<p>If an excavation associated with the erection/demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:</p> <ul style="list-style-type: none"> a) must preserve and protect the building from damage, and b) if necessary, must underpin and support the building in an approved method, and c) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars to the owner of the building being erected/demolished. <p>NOTE 1: The owner of the adjoining allotment of land is not liable for any part of the cost of the work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.</p> <p>NOTE 2: For the purposes of this condition allotment of land includes a public road or any other public place.</p>	Accepted	No change	
C27	<p>If the work involved in the erection or demolition of a building or structure:</p>	Accepted	No change	

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	<p>a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or</p> <p>b) building involves the enclosure of a public place,</p> <p>a hoarding or fence must be erected between the development site/works and the public place prior to works commencing on site.</p> <p>All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractor's vehicles will be permitted within the public space.</p> <p>If necessary, an awning must be erected, sufficient to prevent any substance, from or in connection with the work, falling into the public place. Further the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.</p> <p>NOTE 1: Any such hoarding, fence or awning must be removed when the work has been completed.</p> <p>NOTE 2: Any external lighting required by this condition must be designed and positioned so that, at no time, will any light be cast upon any adjoining property.</p> <p>NOTE 3: Prior to any hoarding being erected, the applicant must ensure that an application for a</p>			

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	Hoarding Permit is submitted to and approved by Council.			
C28	Stormwater drainage must be constructed and maintained so as to provide a 1 in 10 year pipe system, satisfactory overland flow path and not adversely affect adjacent properties.	Accepted	No change	
C29	<p>Stormwater drainage shall be constructed so that:</p> <ul style="list-style-type: none"> a) Post Stormwater flows from the site are limited to pre-developed flows for all storms up to and including the 100 Year ARI event. b) The stormwater system is connected to Council's stormwater main. c) The finished paving levels are constructed so that the stormwater overland flow path is directed towards the street or an alternative appropriate point of discharge (including the provision of overland flow paths for storms which exceed a 1 in 10 year event). 	Accepted	No change	
C30	<p>Works shall be undertaken in accordance with the following requirements of Essential Energy:</p> <ul style="list-style-type: none"> a) Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above properties shall be complied with. b) Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the 	Accepted	No change	

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	<p>requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW).</p> <p>c) All proposed landscaping and planting in the location of all existing electrical infrastructure (overhead and underground) must comply with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure. Approval may be required from Essential Energy should these works encroach on the electricity infrastructure.</p> <p>d) Essential Energy's records indicate there is electricity infrastructure located within the properties and within close proximity of the properties. Any activities within these locations must be undertaken in accordance with ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure.</p> <p>e) Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when</p>			

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	<p>working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.</p> <p>f) Prior to any demolition works occurring, any service line to the property must be disconnected. Refer Essential Energy's Contestable Works team for requirements via email contestableworks@essentialenergy.com.au.</p>			
C31	<p>For the duration of the construction works:</p> <p>a) street trees must not be trimmed or removed unless it forms part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p> <p>b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the approved Tree Assessment Report prepared for the development; and</p>	Accepted	No change	

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	<p>d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>			
C32	<p>Only those trees indicated on the approved plans for removal (approved landscape details and specifications), shall be removed as part of the development. Consent under Council's Tree Preservation Order is not required for removal of the subject trees.</p> <p>The approved works shall be executed so as to comply with the NSW Work Cover Code of Practice - amenity tree industry 1998 No. 034.</p> <p>Any works associated with tree removal shall be carried out in Accordance with Australian Standards - AS 4373-2007, Pruning of Amenity Trees.</p> <p>All tree stumps shall be removed below ground</p>	Accepted	No change	

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	<p>level and the surface area reinstated to prevent potential injury.</p> <p>All waste material from the subject tree/s shall be removed from site in conjunction with clearing.</p>			
PRIOR TO OPERATION/OCCUPATION				
C33	<p>The applicant shall provide to Council a copy of a legally binding agreement between the University of NSW and the Murrumbidgee Local Health District for the provision of access to a minimum of 15 carparking spaces located on the hospital campus in perpetuity. The provisions of the agreement shall be to the satisfaction of the General Manager or their delegate and prior to occupation of the development.</p>	<p>The MLHD has stated that they will not enter into an agreement 'in perpetuity' and so it is requested that the condition be amended to align with the life of the building. The intention is that the 15 car spaces are not intended to be dedicated.</p> <p>Without timeframe certainty prior to construction, UNSW will not be able to commence the project – this is a second reason why the original condition cannot be agreed to by UNSW.</p> <p>The proposed, second part of the condition would enable UNSW to enter into a VPA with Council for the provision of appropriate traffic and parking facilities, if agreement cannot be reached with the MLHD prior to 1st April 2021 or Commencement of Construction</p>	<p><i>The applicant shall provide to Council a copy of a legally binding agreement between the University of NSW and the Murrumbidgee Local Health District for the provision of access to a minimum of 15 carparking spaces located on the hospital campus in <u>perpetuity for the life of the building for the use as a research and education facility</u>. The provisions of the agreement shall be to the satisfaction of the General Manager or their delegate and prior to occupation commencement <u>of the development associated with Subdivision DA Commencement of Works (DA20/0410) or 1 April 2021, whichever is earlier.</u></i></p>	For further discussion

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		whichever is earlier. Given the time required to negotiate between UNSW and WWCC and exhibit a VPA, it is suggested that the VPA be executed prior to occupation of the development.	<u>If an agreement cannot be reached by commencement of development associated with Subdivision DA (DA20/401) or 1 April 2021, whichever is earlier, the University of NSW shall enter into a Voluntary Planning Agreement with Wagga Wagga City Council for a monetary contribution towards the provision, extension or augmentation of traffic and parking facilities that will, or are likely to be, required as a consequence of the development. The Voluntary Planning Agreement shall be executed prior to occupation of the development.</u>	
C34	The applicant shall prepare a Delivery and Waste Collection Operational Management Plan for the use of the proposed delivery bay adjacent to Lewis Drive and the use of Doris Roy Lane for waste collection. The plan shall address:	Accepted	No change	

	Draft Condition Wording	Comment	Proposed Condition Wording	Council Comment
	<ul style="list-style-type: none"> a) Pedestrian and vehicular traffic safety management of the delivery bay including supervision during use and deployment of temporary safety signage. b) Maintenance of any permanent signage and line marking for the delivery bay. c) Operation and management of traffic safety bollards providing access to the delivery bay. d) Use of service access to Doris Roy Lane as an alternate delivery point where possible. e) Allocation of responsibilities for the implementation of the management plan with regard to the operation and supervision of use of the delivery bay including. f) Placement and management of waste receptacles within the Doris Roy Lane road reserve to allow automated collection g) Allocation of responsibilities for the implementation of the management plan with regard to waste collection from Doris Roy Lane. 			
C35	Prior to operation, the applicant shall prepare and implement a strategy to promote the connectivity of the different public car parking areas across the hospital campus site include details of public information and way finding signage. The strategy shall be submitted to Council and shall be to the satisfaction of the General Manager or their delegate.	The Local Health District manages the wayfinding strategy across the hospital site on a campus-wide basis. On this basis, this condition should be deleted from this consent and retained in the consent for DA20/0708 where it can be	Prior to operation, the applicant shall prepare and implement a strategy to promote the connectivity of the different public car parking areas across the hospital campus site include details of public	<p>No objection.</p> <p>Recommended that condition be deleted as proposed by UNSW.</p>

	Draft Condition Wording	Comment	Proposed Condition Wording	Council Comment
		addressed in a coordinated, campus-wide manner.	information and way finding signage. The strategy shall be submitted to Council and shall be to the satisfaction of the General Manager or their delegate.	
C36	Bicycle wayfinding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	Accepted	No change	
C37	Prior to occupation, all noise mitigation recommendations in the approved Noise Impact Assessment (Revision B dated 17 April 2020), shall be in place.	Accepted	No change	
C38	All approved wayfinding and directional signage must be installed prior to operation.	Accepted	No change	
C39	Prior to occupation of the building, the applicant must undertake all landscape works detailed in the Landscape Plan approved under Condition C1 of this consent.	Accepted	No change	
C40	Prior to occupation, Works-As-Executed (WAE) plans of the constructed On-Site Detention system shall be submitted to Council. The WAE plans shall confirm the volume of constructed storage areas, installation of orifice plates, pipe and pit levels and surface levels of overland flow paths. Certification shall be provided by a practising Civil Engineer that the constructed On-Site Detention system will function as intended in accordance with the approved plans.	There is no OSD system. This condition should be deleted.	Prior to occupation, Works-As-Executed (WAE) plans of the constructed On-Site Detention system shall be submitted to Council. The WAE plans shall confirm the volume of constructed storage areas, installation of orifice plates, pipe and pit levels and surface levels	<p>No objection. Applicant has confirmed that OSD tank depicted on approved plans is not proposed.</p> <p>Recommended that condition be deleted as proposed by UNSW.</p>

	Draft Condition Wording	Comment	Proposed Condition Wording	Council Comment
			of overland flow paths. Certification shall be provided by a practising Civil Engineer that the constructed On-Site Detention system will function as intended in accordance with the approved plans.	
C41	<p>Prior to occupation, the proposed works to the stormwater main shall be completed including the construction of the new main and the removal of the redundant main.</p> <p>Note: Prior to commencing these works the applicant is required to obtain a Section 68 (PUBLIC) approval from Council for stormwater works.</p>	Accepted	No change	
C42	Prior to occupation, easements benefitting Wagga Wagga City Council shall be registered over the reconstructed stormwater main	Accepted	No change	
C43	<p>Prior to occupation, a sewer junction and a 150mm spur must be provided to the development from Council's sewer main. The works shall be at the full cost of the developer and must be carried out by a Council approved contractor. Works as Executed (WAE) plans shall be provided in accordance with Council's Guidelines for Subdivision and Developments.</p> <p>NOTE: A Section 68 approval will be required for the works. The WAE plans shall show the location of the</p>	Accepted	No change	

	Draft Condition Wording	Comment	Proposed Condition Wording	Council Comment
	constructed mains/junctions and spurs to confirm they are servicing each lot.			
C44	Prior to operation, the paving of the vehicular movement area for the proposed delivery bay must be either a minimum of 150mm thick flexible pavement and sealed or 150mm thick reinforced concrete. Alternatively, a design for a sealed pavement can be carried out accordance with AUSROADS standards.	Accepted	No change	
C45	<p>The applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.</p> <p>The report shall include a comparison with the with the pre-construction dilapidation report required by these conditions and have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure.</p> <p>The report shall be submitted to and shall be approved by Council.</p> <p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and 	Accepted	No change	

	Draft Condition Wording	Comment	Proposed Condition Wording	Council Comment
	<p>b) relocate, or pay the full costs associated with relocating any infrastructure needs to be relocated as a result of the development.</p>			
C46	<p>Prior to the issue of an Occupation Certificate a Water Plumbing Certificate from Riverina Water County Council shall be submitted to Council.</p> <p>NOTE 1: The applicant is to obtain a Plumbing Permit from Riverina Water County Council before any water supply/plumbing works commence and a Compliance Certificate upon completion of the works. Contact Riverina Water County Council's Plumbing Inspector on 6922 0618. Please be</p>	<p>This condition should be amended to remove the reference to an Occupation Certificate.</p>	<p>Prior to the issue of an Occupation Certificate occupation a Water Plumbing Certificate from Riverina Water County Council shall be submitted to Council.</p>	<p>No objection.</p> <p>Recommended that condition be reworded as proposed by UNSW.</p>

	Draft Condition Wording	Comment	Proposed Condition Wording	Council Comment
	prepared to quote your Construction Certificate number.			
GENERAL CONDITIONS				
C47	The delivery bay adjacent to Lewis Drive shall be operated strictly in accordance with the approved Operational Management Plan approved under Condition of this consent.	Accepted	No change	
C48	Garbage collection shall be via the service access to Doris Roy Lane as approved under Condition C2 of this consent.	Accepted	No change	
C49	Wagga Wagga City Councils Engineering Guidelines for Subdivisions and Development shall be referred to for the design of engineering requirements. Any aspect of the design which is not covered in Councils document should reference relevant specifications selected from other sources. Any aspect of the design that is not in accordance or not covered in Council's document shall be listed and submitted with the plans for separate approval.	Accepted	No change	
C50	All lighting must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements. All lighting must also be designed and installed in accordance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Lighting shall be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Accepted	No change	
C51	The Applicant must maintain the landscaping and vegetation on the site for the duration of occupation of the development.	Accepted	No change	

	Draft Condition Wording	Comment	Proposed Condition Wording	Council Comment
PRESCRIBED CONDITIONS				
Conditions under this schedule are prescribed conditions for the purposes of section 4.17 (11) of the Environmental Planning and Assessment Act 1979.				
C52	<p>Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989 (<i>clause 98 EP&A Reg 2000</i>)</p> <p>(1) For development that involves any building work, the work must be carried out in accordance with the requirements of the Building Code of Australia.</p> <p>(2) In the case of residential building work for which the <i>Home Building Act 1989</i> requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance shall be in force before any building work authorised to be carried out by the consent commences.</p> <p>(3) For a temporary structure that is used as an entertainment venue, the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the <i>Building Code of Australia</i>.</p> <p>NOTE 1: This condition does not apply:</p> <p>(a) to the extent to which an exemption is in force under clause 187 or 188 of the</p>	Accepted	No change	

	Draft Condition Wording	Comment	Proposed Condition Wording	Council Comment
	<p>Environmental Planning and Assessment Regulation 2000 (the Regulation), subject to the terms of any condition or requirement referred to in clause 187(6) or 188(4) of the Regulation, or</p> <p>(b) to the erection of a temporary building, other than a temporary structure to which part (3) of this condition applies.</p> <p>NOTE 2: In this condition, a reference to the <i>Building Code of Australia</i> is a reference to that Code as in force on the date the application is made for the relevant:</p> <p>(a) development consent, in the case of a temporary structure that is an entertainment venue, or</p> <p>(b) construction certificate, in every other case.</p> <p>NOTE 3: There are no relevant provisions in the <i>Building Code of Australia</i> in respect of temporary structures that are not entertainment venues.</p>			
C53	<p>Erection of signs (<i>clause 98A EP&A Reg 2000</i>)</p> <p>For development that involves any building work, subdivision work or demolition work, a sign must be erected in a prominent position on any site on</p>	Accepted	No change	

	Draft Condition Wording	Comment	Proposed Condition Wording	Council Comment
	<p>which building work, subdivision work or demolition work is being carried out:</p> <ul style="list-style-type: none"> (a) showing the name, address and telephone number of the principal certifying authority for the work, and (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and (c) stating that unauthorised entry to the work site is prohibited. <p>Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.</p> <p>NOTE 1: This condition does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.</p> <p>NOTE 2: This condition does not apply in relation to Crown building work that is certified, in accordance with section 6.28 of the Environmental Planning and Assessment Act 1979, to comply with the technical provisions of the State's building laws.</p>			

	Draft Condition Wording	Comment	Proposed Condition Wording	Council Comment
	NOTE 3: Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained.			
C54	<p>~Shoring and adequacy of adjoining property (clause 98E EP&A Reg 2000)</p> <p>If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the development consent must, at the person's own expense:</p> <ul style="list-style-type: none"> (a) protect and support the building, structure or work from possible damage from the excavation, and (b) where necessary, underpin the building, structure or work to prevent any such damage. <p>NOTE: This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.</p>	Accepted	No change	