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Department of Planning & Environment
Att : David Gibson
GPO BOX 39
SYDNEY NSW 2001

APPLICATION

DE-2016/168

Date

11 July 2017


Dear Sir/Madam

Development	Molecular and Life Sciences Building
Location	2 Northfields Avenue, KEIRAVILLE NSW 2500

Thank you for the opportunity to comment on the Environmental Impact Statement for the Molecular and Life Sciences building at the University of Wollongong. Council has reviewed the documentation and provided conditions of consent for the Departments consideration at Attachment A.

If you have any enquiries or wish to discuss these matters further, please contact Mr Andrew Kite, Development Project Officer, on 4227 7111.

Yours faithfully



David Farmer
General Manager
Wollongong City Council

ATTACHMENT A

Should the Department proceed to issue the Project Approval, Council requests the following conditions be considered for inclusion:

Traffic & Parking

1 Car Parking and Access

The development should make provision for a total of 129 car parking spaces (including 2 disabled car parking spaces), 6 motorbike spaces and 16 bicycle spaces. This requirement shall be reflected on final plans prior to commencement of works. The approved parking spaces should be maintained to the satisfaction of Council, at all times.

2 The 129 car parking spaces required for the development should be constructed and operational prior to the commencement of works on the proposed development.

3 The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas should be in conformity with the current relevant Australian Standard AS2890.1. Details of such compliance should be reflected on final plans prior to commencement of works..

4 Bicycle parking facilities should have adequate weather protection and provide the appropriate level of security as required by the current relevant Australian Standard AS2890.3 - Bicycle Parking Facilities and Austroads Guide to Traffic Management Part 11: Parking (Commentary 9: C9.2). Details of such compliance should be reflected on final plans prior to commencement of works.

5 Each disabled person's parking space should comply with the current relevant Australian Standard AS2890.6 – Off-street parking for people with disabilities. Details of such compliance should be reflected on final plans prior to commencement of works.

6 The development should make provision for suitable barriers, line-marking and painted signage delineating vehicular flow movements within the car parking areas. These details should be reflected on final plans prior to commencement of works.

7 Gradients of ramps and access driveways should be provided in accordance with the current relevant Australian Standard AS2890.1 - Off Street Car Parking. Details of such compliance should be reflected on final plans prior to commencement of works.

Landscape

8 Restricted Vegetation Removal

The removal of trees and other vegetation from the site within three (3) metres of the approved buildings is permitted. The pruning of trees within three (3) metres of the approved buildings is also permitted in accordance with AS 4373-2007 Pruning of Amenity Trees. No other trees or vegetation should be removed or pruned, without the prior written approval of Wollongong City Council.

9 Tree Retention / Removal

Any branch pruning permitted should be carried out by a qualified arborist in accordance with Australian Standard AS4373-2007.

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

All recommendations in Arborist's Report by Paul Vezgoff dated 22 May 2017 should 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.

The removal of trees numbered 7-11, 13-21, and 45-49 is permitted as indicated within the Arborist's report Paul Vezgoff dated 22 May 2017. No other trees should be removed without prior written approval of Wollongong City Council.

- 10 **Landscaping**
The submission of a final Landscape Plan should be required in accordance with the requirements of Wollongong City Council DCP 2009 Chapter E6 and the approved Landscape Plan (ie as part of this consent).
- 11 The submission of certification from a suitably qualified and experienced landscape designer and drainage consultant should be provided prior to commencement of works confirming that the landscape plan and the drainage plan are compatible.
- 12 The implementation of a landscape maintenance program in accordance with the approved Landscape Plan for a minimum period of 12 months should be undertaken to ensure that all landscape work becomes well established by regular maintenance.
- 13 **Tree Protection and Management**
The existing trees to be retained upon the subject property and any trees on adjoining properties should 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:
- a) 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 should be reflected on final plans prior to commencement of works.
- 14 **Supervising Arborist – Tree Inspection and Installation of Tree Protection Measures**
Prior to the commencement of any demolition, excavation or construction works, the supervising arborist should certify in writing that tree protection measures have been inspected and installed in accordance with the arborist's recommendations.
- 15 **Certification from Arborist - Adequate Protection of Trees to be Retained**
A qualified arborist should be engaged for the supervision of all on-site excavation or land clearing works. The submission of appropriate certification from the appointed arborist should be provided 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.
- 16 **Provision of Taps/Irrigation System**
The provision of common taps and/or an irrigation system should be required to guarantee that all landscape works are adequately watered. The location of common taps and/or irrigation system should be implemented in accordance with the approved Landscape Plan.
- 17 The developer should make compensatory provision for the trees required to be removed as a result of the development. In this regard, 20 x 100 litre container mature plant stock should be placed throughout the site. The suggested species are Illawarra escarpment species.
- 18 **Completion of Landscape Works**
The completion of the landscaping works as per the final approved Landscape Plan should be required.

Stormwater

- 19 Overflow paths should 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 should be incorporated in the design. Overflow paths should also be provided in low points and depressions. This requirement should be reflected on final plans prior to commencement of works.
- 20 Habitable floor levels should be constructed at a minimum of the adjacent 100 year flood level as determined by a suitably qualified civil engineer plus 0.5m freeboard. This requirement should be reflected on final plans prior to commencement of works.
- 21 Any portion of the building or structure below the adjacent 100 year flood level as determined by a suitably qualified civil engineer plus 0.5m 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 should be provided demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP2009. These requirements should be reflected on final plans prior to commencement of works.

22 **Detailed Drainage Design**

A detailed drainage design should be submitted. This detailed drainage design should be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009.

23 **Structural Design Report**

The submission of a design report from a suitably qualified and experienced structural engineer should be provided. This design report should explain the design features to be adopted in the construction of the proposed development such that a structural certification can be issued by the engineer at the completion of the works, in accordance with this consent. The structural certification should be required to verify that the development can withstand the forces of floodwater, debris and buoyancy up to and including the adjacent 100 year flood level as determined by a suitably qualified civil engineer plus 0.5m freeboard.

24 **Survey Report for Floor Levels**

A Survey Report should be submitted verifying that each floor level accords with the floor levels as per the approved plans. The survey should be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective level of the building (if the building involves more than one level). All levels should relate to Australian Height Datum.

25 **Supervision of Engineering Works**

All engineering works associated with the development should be carried out under the supervision of a practicing engineer and/or registered surveyor.

26 **No Adverse Run-off Impacts on Adjoining Properties**

The design of the development should ensure there are no adverse effects to adjoining properties or upon the land as a result of flood or stormwater run-off. Attention should be paid to ensure adequate protection for buildings against the ingress of surface run-off.

27 **Drainage**

The developer should obtain a certificate of Hydraulic Compliance (using Council's M19 form) from a suitably qualified civil engineer, to confirm that all stormwater drainage works have been constructed in accordance with the approved plans. In addition, full works-as-executed plans, prepared and signed by a Registered Surveyor should be submitted. These plans and certification should satisfy all the stormwater requirements stated in Chapter E14 of the Wollongong DCP2009.

28 **Structural Soundness Certification**

The submission of a report from a suitably qualified and experienced structural engineer should be provided. This report is required to verify that the development can withstand the forces of floodwater, debris and buoyancy up to and including the adjacent 100 year flood level as determined by a suitably qualified civil engineer plus 0.5m freeboard.

