



DEVELOPMENT APPLICATION ASSESSMENT REPORT

JOINT REGIONAL PLANNING PANEL FOR THE CITY OF CANTERBURY

JRPP No	2011SYE109
DA Number	489/2011
Local Government Area	Canterbury
Proposed Development	Construction of two residential flat buildings comprising 200 units, basement carparking and associated landscaping. This application will be the subject of a Voluntary Planning Agreement
Street Address	3-7 Washington Avenue, Riverwood
Applicant/Owner	Payce Communities Pty Ltd/Land and Housing Corporation
Number of Submissions	nil
Recommendation	Approval subject to conditions and the VPA coming into effect
Report by	Andrew Hargreaves

Summary

- At its meeting on 23 February 2012 the Joint Regional Planning Panel deferred making a determination on this Development Application pending the signing of Voluntary Planning Agreement between the applicant and Council.
- Subsequent to that meeting the applicant lodged amended plans on 20 September 2012 which seek to reconfigure the two bedroom units in the development.
- This supplementary report addresses this amendment and should be read as supplementary to the principle report which the Joint Regional Planning Panel considered on 23 February 2012.
- The Development Application is recommended for approval, pending the coming into effect of the Voluntary Planning Agreement.

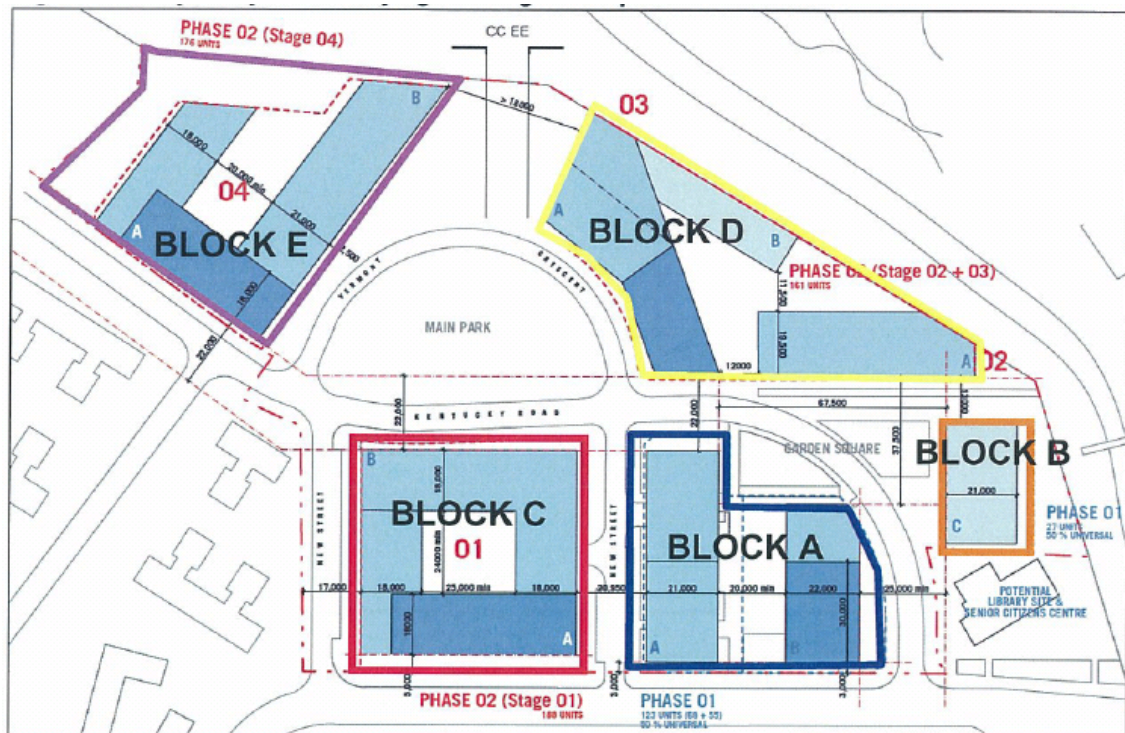
Report:

Background

This Development Application (DA) forms part of a renewal of the Riverwood North Estate. This redevelopment represents a Major Project under State Environmental Planning Policy (Major Projects) 2005 [Clause 13 Schedule 1].

The Concept Approval for this renewal project was issued by the Planning Assessment Commission (PAC) on 15 July 2011(PAC Ref: MP 10_0167).

The subject of this DA is Phase 02 Stage 01 of the renewal project of Riverwood North and relates to Block C in the following diagram.



After lodging a Development Application for this site (proposing 200 units) on 14 October 2011, the application was notified from 8-30 November 2011 when one submission was received (raising issues of traffic and building height).

The application was referred to the Joint Regional Planning Panel on 23 February 2011, where the proposal was considered and where the objector articulated their concerns.

As this meeting the Panel unanimously resolved:

1. The Panel will approve the application, subject to the conditions recommended in the planning assessment report and subject to the Voluntary Planning Agreement referred to in the report coming into effect. and
2. The Panel requests the planning assessment officer to advise it when the Voluntary Planning Agreement is signed, at which time the Panel will communicate by electronic means to determine the application.

Regarding Point 1 above, the Voluntary Planning Agreement has been received by Council and is currently being assessed. It is unlikely to come into effect before March 2013.

The purpose of this report, however, is the address amended plans that have been lodged by the applicant seeking approval to reconfigure the two bedroom units which form part of this application.

Proposal

The proposal (as shown on Revision 5 plans) seeks consent to reconfigure 58 of the two bedroom units found in Building A, being the large L shaped building addressing Washington Avenue. The reconfiguration involves:

1. Amending the dwelling layout, by adjusting the location of the kitchen, lounge and dining areas.
2. Of the 58 two bedroom units to be adjusted, 27 of these nominated units will be reconfigured to separate the two bedrooms by the balcony (instead of having adjoining bedrooms as was previously proposed). This involves an external change to adjust the location (though not the size) of windows and balconies for these 27 units.

It should also be noted that the internal reconfiguration of the 58 units (being Point 1 above) may be carried out without consent under the exempt provision in SEPP (Exempt and Complying Development Codes) 2008. However, with a view of obtain a “complete” set of the plans from which to prepare a Construction Certificate application, the applicant has choose to incorporate both elements of the sought changes into these amended plans.

Statutory Considerations

When determining this application, the relevant matters listed in Section 79C of the Environmental Planning and Assessment Act 1979 must be considered. In this regard, the following environmental planning instruments, development control plans (DCPs), codes and policies are relevant:

- (a) Canterbury Planning Scheme Ordinance
- (b) Draft Local Environmental Plan 2012
- (c) State Environmental Planning Policy 65 – Design Quality for Residential Flat Buildings
- (d) State Environmental Planning Policy 2004 (Building Sustainability Index: BASIX)
- (e) Development Control Plan 32 – Notification Policy

Assessment

A detailed assessment under Sections 5A and 79C of the Environmental Planning and Assessment Act, 1979 was carried out on this application and can be read in the report submitted to the Joint Regional Planning Panel on 23 February 2011.

As this report is supplementary to that initial report and will only address the changes proposed to room, window and balcony reconfiguration a further detailed assessment is unwarranted. However, having regard to the proposed changes the following assessment has been carried out.

1. Statutory Position - Permissibility

The site is zoned Residential 2(c4) under the Canterbury Planning Scheme Ordinance (CPSO). The development is defined as a multiple unit development and is permissible with consent in this zone.

2. Consideration of Other EPIs/ DCPs/ Codes applying to development

- **Draft Local Environmental Plan 2012**

On 26 July 2012, Draft LEP 2012 was adopted by Council and is an instrument to consider under Section 79C(1)(a)(ii) of the Environmental Planning and Assessment Act. The broad controls applicable to this application are:

Standard	Requirement	Proposal	Complies
Zoning	R4 - High Density Residential	Proposal permissible with consent	Yes
FSR	0.9:1	2.85:1	No
Building Height	11.5m	N/A	No

However, the draft LEP has not yet been gazetted and no determinative weighting can be afforded to its provisions in respect to this application. In addition, the PAC Concept Approval effectively overrides these draft controls.

- **SEPP 65 – Design Quality for Residential Flat Buildings**

The proposed modification are minor and do not impact on the developments consistency with SEPP 65. However this policy remains applicable to the modified plans and warrants some consideration.

The internal reconfiguration of the units does not depart from the solar access and cross-ventilation requirements of SEPP 65.

The external changes to the building are due to the reconfiguration of the bedrooms and balconies and do impact negatively on the aesthetic requirements of SEPP 65. However, these changes are minor and do not have a negative aesthetic impact on the buildings. The reconfiguration does not significantly impact the visual appearance of the previously considered design. The largest impact of the reconfiguration sees' a regular pattern being used for window and balcony location as viewed from outside the building.

The proposed amendment remains consistent with the requirements in SEPP 65.

- **SEPP 2004 – BASIX**

A BASIX Certificate No.38495M_03 dated 11 September 2012 accompanies this application. The commitments are consistent with those listed in the BASIX Certificate which accompanies the principle scheme and are acceptable. A condition of consent will apply that the development be fitted out to meet these nominated BASIX commitments.

- **DCP 32 – Notification Policy**

This amended to the previously notified development application has not been notified.

Clause 3.8 in DCP 32 provides for discretion for the assessing officer not to notify owners and occupiers of adjoining land if the proposal (ie: reconfiguration of units and associated adjustment of windows and balconies) is deemed minor and incident to the development.

The changes sought by these amended plans are minor. While the external appearance of the development will change, the number and size of windows and balconies does not increase or even be significantly altered.

This amendment is ancillary to the previously notified application and the further notification of this is deemed unnecessary.

Conclusion

The amended plans submitted as part of this development application have been assessed pursuant to the provisions of Section 79C of the Environmental Planning and Assessment Act 1979 and all relevant development control plans, codes and policies.

The changes sought by this report do not result in an intensification of the development or impact of the integrity of the PAC concept approval or the renewal project generally.

This report should be read as a supplementary report to the original report submitted to the Joint Regional Planning Panel at its meeting on 23 February 2012. However, the following conditions can be read as amending those that were originally submitted to the Panel.

RECOMMENDATION

THAT the Joint Regional Planning Panel resolves that it will approve this Development Application, subject to the following conditions, and subject to the Voluntary Planning Agreement referred to in the report of 23 February 2012 coming into effect. On notification to the Panel by the planning assessment officer that the Voluntary Planning Agreement is agreed, the Panel will communicate by electronic means to determine the application.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

1. The following must be submitted to either Council or an Accredited Certifier prior to the issuing of a Construction Certificate:

1.1. Details of:

- Structural Engineering Plan
- Building Specifications
- Protection from termites
- Fire Safety Schedule
- Fire separation between uses and spaces
- Hydraulic Plan
- Sydney Water Notice of Requirements
- Soil and Waste Management Plan
- BASIX Certification
- Noise & Vibration Separation Between Units (Bathrooms to Habitable Rooms)
- Compliance with Part D2.4 of NCC (Separation of Fire Stair Ascending & Descending Risers)
- Amended Landscape Plan
- Ventilation of basement in accordance with AS168.2
- Compliance with the Disability (Access to Premises – Buildings) Standard 2010.

1.2. Payment of the Long Service Leave Levy to the Long Service Leave Corporation or to Council.

1.3. Payment to Council of:

Kerb and Gutter Damage Deposit

\$2396.00

Certificate Registration Fee	\$36.00
Long Service Levy	\$169380.20
Long Service Levy Commission	\$19.80

Note 1: If you appoint Council as the Principal Certifying Authority additional fees will apply, including the Construction Certificate fee, Building Inspection fees and Occupation Certificate fee.

Note 2: When the items in this consent are provided and have been assessed as satisfactory, your Construction Certificate will be posted to you.

Note 3: All Council fees referred to above are subject to change. You need to refer to our website or contact our Customer Service Centre for a current schedule of fees prior to payment.

BEFORE COMMENCING THE DEVELOPMENT

2. Before the erection of any building in accordance with this Development Consent;
 - 2.1. detailed plans and specifications of the building must be endorsed with a Construction Certificate by the Council or an Accredited Certifier, and
 - 2.2. you must appoint a Principal Certifying Authority (either Canterbury City Council, or an Accredited Certifier) and notify the Council of the appointment (see Attachment – Notice of Commencement copy), and
 - 2.3. you must give the Council at least 2 days notice of your intention to commence erection of the building (see Attachment – Notice of Commencement copy). In the case of work which includes residential development, you must inform us in writing before the commencement of work of the name and contractor or licence number of the licensee who has contracted to do or intends to do the work.
 - 2.4. A hoarding or fence be erected between the building and any public place to prevent unauthorised access.

SITE SIGNAGE

3. A sign shall be erected at all times on your building site in a prominent position stating the following:
 - 3.1. The name, address and telephone numbers of the principal certifying authority for the work, and
 - 3.2. The name of the person in charge of the work site and a telephone number at which that person may be contacted during and outside working hours, and
 - 3.3. That unauthorised entry to the work site is prohibited.

GENERAL

4. The development being carried out in accordance with the plans, specifications and details set out in the table below except where amended by the conditions specified in this Notice:

Plan Number	Dated	Prepared by	Rec'd by Council
DA110 – DA111(Rev 4)	10/1/12	Turner and Associates	10 January 2012
DA112 (Rev 4)	10/1/2012	Turner and Associates	11 January 2012
DA113 -121 (Rev 5)	31 /8/2012	Turner and Associates	20 September 2012
DA122 (Rev 1)	9/8/2011	Turner and Associates	14 October 2011
DA130 (Rev 5)	31/8/2012	Turner and Associates	20 September 2012
DA200 (Rev 5)	31/8/2012	Turner and Associates	20 September 2012
DA201 (Rev 5)	31/8/2012	Turner and Associates	20 September 2012
DA300 - DA302 (Rev 5)	31/8/2012	Turner and Associates	20 September 2012
DA303 (Rev 4)	10/1/2012	Turner and Associates	10 January 2012
DA304 (Rev 4)	10/1/2012	Turner and Associates	11 January 2012
11094 001 – 011 (Rev 3)	20/12/2011	Floth Consultants	21 December 2011
11094 012 – 014 (Rev 1)	20/12/2011	Floth Consultants	21 December 2011

LA-DA-001 (Rev B)	20/12/2011	Turf	21 December 2011
LA-DA-002 (Rev B)	20/12/2011	Turf	21 December 2011
LA-DA-100 (Rev B)	20/12/2011	Turf	21 December 2011
LA-DA-101 (Rev B)	20/12/2011	Turf	21 December 2011
LA-DA-201 (Rev B)	20/12/2011	Turf	21 December 2011
LA-DA-202 (Rev B)	20/12/2011	Turf	21 December 2011
LA-DA-211 (Rev A)	9/8/2011	Turf	14 October 2011
LA-DA-301 (Rev B)	20/12/2011	Turf	21 December 2011
LA-DA-302 (Rev B)	20/12/2011	Turf	21 December 2011
LA-DA-401 (Rev B)	20/12/2011	Turf	21 December 2011
LA-DA-411 (Rev B)	20/12/2011	Turf	21 December 2011
LA-DA-421 (Rev B)	20/12/2011	Turf	21 December 2011
LA-DA-501 (Rev B)	20/12/2011	Turf	21 December 2011

5. Visitor and resident parking spaces be separately signposted.
6. Each of the letter box banks at the building entrances must be fitted out to meet Australia Post design standards.
7. That each building be restricted to one master television satellite dish or antenna. Additional, separate and/or individual satellite/television dishes/antennas are not permitted without the prior Council consent or unless compliant with “exempt development” provisions listed in an Environmental Planning Instrument.
8. All materials must be stored wholly within the property boundaries and must not be placed on the footway or roadway.
9. All building operations for the erection or alteration of new buildings must be restricted to the hours of 7.00a.m.-5.00p.m. Monday to Saturday, except that on Saturday no mechanical building equipment can be used after 12.00 noon. No work is allowed on Sundays or Public Holidays.
10. Council’s warning sign for Soil and Water Management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign must be displayed throughout construction.
11. All building construction work must comply with the National Construction Code.
12. All bathroom and ensuite windows must be made of translucent glass.
13. Provide a Surveyor’s Certificate to the Principal Certifying Authority prior to the pouring of concrete at all the floor slab levels indicating the finished floor level to a referenced benchmark. These levels must relate to the levels indicated on the approved architectural plans and/or the hydraulic details.
14. Provide a Surveyor’s Certificate to the Principal Certifying Authority prior to walls being erected more than 300mm above adjacent ground surfaces to indicate the exact location of all external walls in relation to allotment boundaries.
15. The capacity and effectiveness of erosion and sediment control devices must be maintained at all times.
16. Drains, gutters, roadways and accessways must be maintained free of soil, clay and sediment. Where required, gutters and roadways must be swept regularly to maintain them free from sediment. Do not hose down.
17. A single entry/exit point must be provided to the site which will be constructed of a minimum of 40mm aggregate of blue metal or recycled concrete. The depth of the entry/exit point must be 150mm. The length will be no less than 15m and the width no less than 3m. Water from the area above the entry/exit point shall be diverted to an approved sediment filter or trap by a bund or drain located above.
18. Materials must not be deposited on Council’s roadways as a result of vehicles leaving the building site.

19. All disturbed areas must be stabilised against erosion within 14 days of completion, and prior to removal of sediment controls.
20. An application being made to Council's City Works Division for the construction of a vehicular crossing either by Council or an approved contractor complying with City Works Division standards and at the owner's cost.
21. Toilet facilities shall be provided to the work site in accordance with WorkCover's NSW "CODE OF PRACTICE" for Amenities for construction work and any relevant requirements of the BCA.
22. The implementation of adequate care during building construction to ensure that no damage is caused to any adjoining properties.
23. This condition applies should the applicant not execute a Voluntary Planning Agreement with the City of Canterbury. The following contributions have been calculated on the development in accordance with Section 94 of the Environmental Planning and Assessment Act 1979 and in accordance with the City of Canterbury's Section 94 Contributions Plan 2005, after identifying the likelihood that this development will require or increase the demand on public amenities, public services and public facilities in the area.
The monetary contribution of \$1,740,783.35 shall be paid to the City of Canterbury before a Construction Certificate can be issued in relation to the development, the subject of this Consent Notice. The amount payable is based on the following components:

Contribution Element	Contribution	Account No.
• Open Space Acquisition	\$838,815.41	711
• Recreation Facilities	\$140,773.92	712
• Community Services	\$446,354.54	713
• Environmental Amenity Improvements	\$173,842.24	714
• Traffic Control and Management	\$29,612.31	715
• Monitoring, research and administration	\$111,384.93	717

The rates applying to each contribution element are subject to quarterly indexing using the Consumer Price Index. If the contribution is not paid within the current quarterly period that the Consent Notice is issued, the contribution will be reviewed at the time of payment in accordance with the adopted Section 94 Plan. An alternative sum may be negotiated with the City of Canterbury pursuant to Clause 7.3 of the Section 94 Contributions Plan 2005. Council's Section 94 Contributions Plan 2005 may be inspected at Council's Administration Centre, 137 Beamish Street, Campsie or from Council's website www.canterbury.nsw.gov.au. A copy of the Plan may be purchased from Council's Administration Centre, 137 Beamish Street, Campsie during office hours.

WASTE MANAGEMENT

24. Access to the waste bins for servicing will be required from 5.00am on collection day. This access should be unimpeded and not require the use of keys, access codes, access swipes and the like. For details of waste management and collection please contact Waste Services on 9789 9300.
25. Payment of an additional garbage levy for each new dwelling upon completion of work.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

26. The storage units located in the parking areas be fully enclosed and be "non-see through". This assist in deterring potential offenders from breaking in as they are unable to see what contents (ie: reward) are inside each storage unit.
27. The external finishes of the development be treated with an anti-graffiti finish/surface to deter graffiti offenders targeting the building and its perimeter.

28. Access to the development (this would include lifts and stairwells) should be restricted to residents only through a security system. Visitors to the residential complex should be provided with access via an intercom system.

ENGINEERING

29. Stormwater from roof areas must be linked via a temporary downpipe to a council approved stormwater disposal system immediately after completion of the roof area.
30. The construction site must have soil and water management controls implemented as described in Specifications S1 and S2 of Council's Stormwater Management Manual.
31. Concrete pumping contractors must not allow the discharge of waste concrete to the stormwater system. Waste concrete must be collected and disposed of on-site.
32. A full width heavy duty vehicular crossing shall be provided at the vehicular entrance to the site, with a minimum and maximum width in accordance with the requirements of AS2890.1-2004 Off Street Parking at the boundary line. This work to be carried out by Council or an approved contractor, at the applicant's cost. The work is to be carried out in accordance with Council's "Specification for the Construction by Private Contractors of: a) Vehicle Crossings, b) Concrete Footpath, c) Concrete Kerb & Gutter".
33. The applicant to arrange with the relevant public utility authority the alteration or removal of any affected services in connection with the development. Any such work being carried out at the applicant's cost.
34. The levels of the street alignment are to be obtained from the approved Construction Certificate plans for the preferred project application for the civil and public domain works. These levels are to be incorporated into the designs of the internal pavements, carparks, landscaping and stormwater drainage. Evidence must be provided that these levels have been adopted in the design. As a site inspection and survey by Council is required to obtain the necessary information, payment is required at least 14 days prior to the levels being required.
35. A qualified practicing Civil Engineer shall design the pavements and certify that all driveways, parking and service areas have been constructed in accordance with the approved specifications. Design to be carried out in accordance with AUS-SPEC #1 Specification D2-Pavement Design. Construction is to be carried out in accordance with appropriate AUS-SPEC #1 Specifications: C242-Flexible Pavements; C245-Asphaltic Concrete; C247-Mass Concrete Subbase; C248-Plain or Reinforced Concrete Base; C254-Segmental Paving; C255-Bituminous Microsurfacing.
36. A driveway longsection scaled at 1:25 (both vertical & horizontal) is to be submitted indicating the appropriate grades, lengths, transitions and height clearances above the driveway. The street levels are to be included in the design of the driveway (The street levels include kerb & gutter, footpath and boundary line levels which cannot be altered). The driveway widths, grades, lengths and transitions shall be in accordance with Australian Standard AS 2890.1 - 2004 "Off-street Parking Part 1 - Carparking Facilities".
37. Conditions have not been provided for civil works outside the property boundary as these works are covered by a separate approval for civil and public domain works within the Riverwood North Residential Renewal Precinct.

LANDSCAPE

38. A detailed landscape plan is to be submitted for approval as part of the Construction Certificate documentation. The detailed plan is to be prepared in accordance with Canterbury Council's Development Control Plan 45 –

Landscape, the stamped approved development consent plans and relevant Australian Standards. The landscape plan is to include details of:

- a) Site Analysis Information including:
 - 1) property boundaries and dimensions
 - 2) north point and scale
 - 3) differences in ground levels between the site and adjoining land
 - 4) street frontage features, light poles, street trees, kerbs, footpaths, crossing, street furniture, bus shelters and shops
 - b) Elements of the Natural Environment including:
 - 1) all existing trees to be retained or removed, species name and common name, height and canopy spread
 - c) Site Layout including:
 - 1) details of special treatments,
 - 2) location of utility areas and screening details
 - 3) location and details of lighting and other outdoor fixtures
 - 4) location, material and height of all fencing, including details of front boundary fencing,
 - 5) location of stormwater pipes and pits, including on-site detention
 - d) Built Structures including:
 - 1) proposed buildings and other structures,
 - 2) roadways, driveways, carparks, podiums, footpaths crossings and loading bays (including materials and finished levels),
 - e) Plant Selection including:
 - 1) Planting layout showing location of species and size at maturity, including street trees, trees on site, shrubs, ground covers, grasses, turf, etc
 - 2) Planting schedule with botanical and common names, container size, quantities, mature height and staking requirements
 - f) Construction Details including:
 - 1) Standard constructions and details drawings (eg. Sections through mass planting beds, tree planting and mulching details, paths, steps and retaining walls)
 - 2) Detailing and location of edge treatments (e.g. Concrete, brick, timber).
 - g) Maintenance Schedule including:
 - 1) replacement strategy for failures in plant materials and built works,
 - 2) maintenance schedule for watering, weeding and fertilizing during the establishment period
 - h) Urban Elements
 - 1) Detailed information on the urban elements to be provided as part of this development, such as street furniture, lighting, signage and paving, are to be provided on the detailed landscape plan.
39. The landscape plan mentioned in the above condition must be easily translated into the overall landscaping plans/treatment for the street trees and public land landscaping for the renewal of Riverwood North generally.
40. A maintenance period of 12 months is to be specified for this application. During this maintenance period, the landscaping must be maintained in accordance with the details specified on the detailed landscape plan approved as part of the Construction Certificate. The 12 month period begins from the date of issue of the Subdivision Certificate for the strata subdivision of this development.

41. In order to protect the local amenity and stability of adjoining sites and buildings that excavation of this site be carried out in accordance with Clause 98E of the Environmental Planning and Assessment Regulation 2000 and the Geotechnical Investigation prepared by Jeffery and Katauskas Pty Ltd, dated 8 November 2010 (Report Ref: 24375VTrpt).
42. Under clause 97A(3) of the Environmental Planning and Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in BASIX Certificate No. 384951M_03 dated 11 September 2012 for the development are fulfilled. In this condition:
 - a) relevant BASIX Certificate means:
 - i) 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 Act, A BASIX Certificate that is applicable to the development when this development consent is modified); or
 - ii) if a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate; and
 - b) BASIX Certificate has the meaning given to that term in the Environmental Planning and Assessment Regulation 2000."

SYDNEY WATER REQUIREMENTS

43. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Co-ordinator. Please refer to www.sydneywater.com.au/Building and Developing/Developing your land/Water Servicing Coordinator or telephone 13 20 92. Following application, a "Notice of Requirements" will be forwarded detailing water and sewage extensions to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.
The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate or release of the final plan of subdivision.
A copy of Sydney Water's Notice of Requirements must be submitted to the Principal Certifying Authority prior to the Construction Certificate being issued.

SUBDIVISION

44. This consent does not permit the strata subdivision of this development. The strata subdivision of the development must be the subject of a fresh Development Application (and Subdivision Certificate Application) made to Council.
45. As part of the strata subdivision each unit must be allocated at least one parking space.
46. In the occurrence of tandem (or stacked) parking spaces both spaces must be allocated to one residential unit.

CRITICAL INSPECTIONS

47. At the commencement of the building work, and
48. Prior to covering of waterproofing in any wet areas, for a minimum of 10% of rooms with wet areas within the building, and
49. Prior to covering any stormwater drainage connections, and
50. After the building work has been completed and prior to any occupation certificate being issued in relation to the building.
51. Section 81(A) of the EP&A Act 1979 requires that a person having the benefit of a development consent, if not carrying out the work as an owner-builder, must

notify the principal contractor for the building work of any critical stage inspections and other inspections that are to be carried out in respect of the building work, as nominated in this development consent. To arrange an inspection by Council please phone 9789-9300 during normal office hours.

COMPLETION OF DEVELOPMENT

52. Construction compliance certification must be provided prior to the issuing of the Occupation Certificate to verify, that the constructed stormwater system and associate works has been carried out in accordance with the approved plans, relevant codes and standards. In this regard a Works-as-Executed plan must be submitted to Canterbury City Council at the completion of the works, the plan must clearly illustrated dimensions and details of the site drainage and the onsite detention (OSD) system. The plan shall be prepared by a registered surveyor or an engineer. The required certification must be issued by an accredited professional in accordance with the accreditation scheme of the Building Professional Board issued 1 March 2010. An appropriate instrument must be registered on the title of the property, concerning the presence and ongoing operation of the OSD system as specified in appendix 7.5 of Canterbury Council's Stormwater Management Manual – Specification 9.
53. Prior the issue of any Occupation Certificate for this development, that the new street connecting Kentucky Road with Washington Avenue (located to the west of the development) be constructed and finished. This street must be constructed in accordance with AUSROADS requirements. This street is must be completed and be ready for use as it is the only means of vehicular access to and from the site for residents.
54. Prior the issue of any Occupation Certificate of this development, public improvements are required to be carried out. These include the all redundant vehicular crossings being replaced with kerb and the footpath reserve being made good. As well as the reconstruction of the kerb and gutter and footpaths along all areas of the site fronting Washington Avenue and Kentucky Road and any new streets constructed to service this or any adjoining developments. Separate consent from our City Works division may be required for these public improvements. All such works must be carried out by Council or an approved contractor at your cost and in accordance with "Specification for the Construction by Private Contractors of: a) Vehicle Crossings, b) Concrete Footpath, c) Concrete Kerb & Gutter".
55. Obtain an Interim/Final Occupation Certificate from the Principal Certifying Authority before partial/entire occupation of the development.

WE ALSO ADVISE

56. This application has been assessed in accordance with the National Construction Code.
57. Your attention is drawn to the NCC Capability Report prepared by Vic Lilli and Partners dated 18 August 2011, Reference No. J110213 regarding NCC compliance. Specifically that the Construction Certificate address the recommendation that an Alternative Solution be found to address the extended travel distances within the southern residential lobbies.
58. That the plans demonstrating compliance with the Disability (Access to Premises – Buildings) Standard 2010 show that the adaptation units alternate between right handed and left handed units on every second floor.
59. The fitout of the building meet the recommendations made in the Access Review prepared by Morris-Goding Accessibility Consulting, dated 20 June 2011 (Report Ref: FINAL v2).

60. That the lifts in the development be of sufficient dimensions to accommodate a paramedic stretcher.
61. That the layout and selection of trees to be established around the site (and Riverwood North generally) be carried out with regard the comments made in the Pedestrian Wind Environment Statement prepared by Windtech Consultants dated 27 June 2011, Report Ref. No. WA985-07F04 (rev 2) – WS Report.
62. You should contact Sydney Water prior to carrying out any work to ascertain if infrastructure works need to be carried out as part of your development.
63. Where Council is appointed as the Principal Certifying Authority, you will be required to submit Compliance Certificates in respect of the following:
- Structural engineering work
 - Final fire safety
 - Glazing
 - BASIX completion
64. Any works to be carried out by Council at the applicant's cost need to be applied for in advance.
65. Before you dig, call "Dial before you Dig" on 1100 (listen to the prompts) or facsimile 1300 652 077 (with your street no./name, side of street and distance from the nearest cross street) for underground utility services information for any excavation areas.
66. In granting this approval, we have considered the statutory requirements, design, materials and architectural features of the building. No variation to the approved design and external appearance of the building (including colour of materials) as shown on the external finish schedule lodged with this DA will be permitted without our approval.
67. Compliance with the National Construction Code does not guarantee protection from prosecution under "The Disability Discrimination Act". Further information is available from the Human Rights and Equal Opportunity Commission on 1800 021 199.
68. Our decision was made after consideration of the matters listed under Section 79C of the Environmental Planning and Assessment Act 1979, and matters listed in Council's various Codes and Policies.
69. If you are not satisfied with this determination, you may appeal to the Land and Environment Court within 6 months after the date on which you receive this Notice of Determination, under Section 97 of the Environmental Planning and Assessment Act 1979.

Assessing Officer Name	Andrew Hargreaves
Position	Development Assessment Operations Officer
Date of Report	22 November 2012
