

JRPP Ref. No.	2012SYE104
D/A No.	DA-390/2012 Supplementary Report
Property	2 Vermont Avenue and 13 Washington Avenue, Riverwood
Proposal	Demolition and construction of a mixed use building including an educational establishment, and a residential flat building comprising 27 social housing units and 68 privately owned units, car parking including basement car park, associated site works and subdivision.
Zoning	Residential 2(c4) under the Canterbury Planning Scheme Ordinance / R4 High Density Residential under Canterbury Local Environmental Plan 2012.
Applicant/Owner	Applicant – M Projects Pty Ltd Owner – NSW Land & Housing Corporation and Canterbury City Council
Report By	Sean Flahive - Development Assessment Officer

SUMMARY

At its meeting on 14 March 2013 the Joint Regional Planning Panel resolved unanimously to approve this development application subject to a suitable set of conditions yet to be prepared, and subject to the following changes to the proposal:

- a) the garbage rooms of the educational establishment and of the residential component shall be switched, with a sketch to be submitted by the applicant; and
- b) fourteen at-level parking spaces and an additional four spaces in the street shall be provided for the use of the educational establishment.

Additional Information was submitted by the applicant to Council on the 15 March 2013. The additional information submitted, consisted of a ground floor plan, which indicated that:

- a) the garbage rooms of the educational establishment and of the residential component have been switched; and
- b) fourteen at-level parking spaces and an additional four spaces in the street have been provided for the use of the educational establishment.

The panel also requested that a supplementary report be prepared by the assessing officer to address the amendments to the waste area and parking as required in parts a and b above.

STATUTORY CONSIDERATIONS

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

- Canterbury Development Control Plan No. 20 – Car Parking
- Canterbury Development Control Plan No. 48 – Waste Management

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 6 March 2013.

This supplementary report only addresses the changes proposed to the parking for the educational establishment and the substitution of the garbage rooms for the educational establishment and the private residential units which relate to changes requested by the Sydney East Joint Regional Panel. Having regard to the proposed changes the following assessment has been carried out.

• **Canterbury Development Control Plan No. 20 – Car Parking**

The documentation submitted to Council on the 15 March 2013 indicates that fourteen at-level parking spaces and an additional four spaces in the street have been provided for the use of the educational establishment. This is deemed to satisfy the requirements of the Joint Regional Planning Panel. Conditions regarding off-street parking and the provision of a designated on-street parking area for use by the educational establishment have been recommended.

• **Canterbury Development Control Plan No. 48 – Waste Management**

My initial report raised the following concerns:

Quantum of bins provided

Clause 2.4 of DCP 48 requires the provision of 34 x 240L rubbish bins and 23 x 240L recycling bins to accommodate the 68 privately owned units. Given that a compaction unit is proposed the number of bins is reduced to 17 x 240L rubbish bins and 23 x 240L recycling bins. The revised proposal provides 20 rubbish bins, 24 recycling bins and 2 garden vegetation bins and is compliant with the numerical requirement of DCP 48

Compaction unit

The previously proposed garbage room was deemed to be too small to accommodate manoeuvring of bins to facilitate compaction. The current proposal is deemed to be acceptable.

Size of waste storage room

The proposed waste storage room is deemed to be adequate to accommodate the required number of bins, facilitate compaction, and allow for Council contractors to adequately collect bins from the waste storage room. In this regard the proposal satisfies DCP 48.

Accessibility

Appendix 4 of DCP 48 also states that *“bins should be easily accessible both for use by residents and movement by collectors.”*

It is considered that the size, layout and configuration of the proposed garbage room allows for the provision of bins that are easily accessible both for use by residents and movement by collectors.

Separation of rubbish and recycling bins

Appendix 4 of DCP 48 states that *“Rubbish and recycling bins shall be stored separately within the area and the areas clearly signposted to identify the location for each type of bin. The two groups of bins (rubbish and recycling) shall be a minimum of 1.2 metres apart to facilitate use and collection.”* It is considered that the proposed waste storage area for the proposed private residential units now complies with this requirement and is therefore deemed to be acceptable.

Conclusion

The amended plans submitted to Council on 15 March 2013 in response to the Sydney East Joint Regional Planning Panel recommendations of 14 March 2013 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.

It is considered that the additional information submitted by the applicant on the 15 March 2013 clearly complies with the changes to the proposal, as recommended by the Joint Regional Planning Panel.

This supplementary report should be read in conjunction with the report considered by the Sydney East Joint Regional Planning Panel at its meeting on 14 March 2013.

RECOMMENDATION

THAT the Joint Regional Planning Panel resolves that it will approve this Development Application, subject to the following conditions:

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
- Fire Safety Schedule
- Landscape Plan
- Hydraulic Plan
- Fire Separation
- Soil and Waste Management Plan
- BASIX Certification
- Ventilation of basement carpark in accordance with AS 1668.2
- Revised waste management plan

- A detailed Landscape Plan
- 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	\$6,150.00
Certificate Registration Fee	\$36.00
Long Service Levy	\$97,650.00
- 1.4. If you appoint Council as your Principal Certifying Authority, the following fees are payable:

Construction Certificate Application Fee	\$54,185.00
Inspection Fee	\$14,696.00
Occupation Certificate Fee	\$5,395.00

Note 1: Long Service Leave is payable where the value is \$25,000 or more under Part 5 Section 36 of the Building and Construction Industry Long Service Payments Act 1986.

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

Note 3: If you appoint a Principal Certifying Authority other than Council, the fees shown in this item do not apply, however other fees will apply.

Note 4: Section 94 contribution payments are payable by cash, bank cheque, or EFTPOS.

Note 5: 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).

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 number(s) 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.

DEMOLITION

4. Demolition must be carried out in accordance with the following:
 - (a) Demolition of the building is to be carried out in accordance with applicable provisions of Australian Standard AS 2601-2001: The Demolition of Structures and the Construction Safety Act Regulations.
 - (b) The demolition of a structure or building involving the removal of dangerous or hazardous materials, including asbestos or materials containing asbestos must be carried out in accordance with the requirements of the Workcover Authority of New South Wales.

- (c) Demolition being carried out in accordance with the requirements of the Occupational Health and Safety Regulation 2001.
- (d) A hoarding or fence must be erected between the building or site of the building and the public place, if the public place or pedestrian or vehicular traffic is likely to be obstructed or rendered inconvenient because of the carrying out of the demolition work.
- (e) Demolition of buildings is only permitted during the following hours:
7.00 a.m. – 5.00 p.m. Mondays to Fridays
7.00 a.m. – 12.00 noon Saturdays
No demolition is to be carried out on Sundays or Public Holidays.
- (f) Burning of demolished building materials is prohibited.
- (g) Adequate care is to be taken during demolition to ensure that no damage is caused to adjoining properties.
- (h) Soil and water management facilities must be installed and maintained during demolition in accordance with Council's Stormwater Management Manual. If you do not provide adequate erosion and sediment control measures and/or soil or other debris from the site enters Council's street gutter or road you may receive a \$1500 on-the-spot fine.
- (i) Council's Soil and Water Management warning sign must be displayed on the most prominent point on the demolition site, visible to both the street and site workers. The sign must be displayed throughout demolition.
- (j) The capacity and effectiveness of soil and water management devices must be maintained at all times.
- (k) During the demolition or erection of a building, a sign must be provided in a prominent position stating that unauthorised entry to the premises is prohibited and contain all relevant details of the responsible person/company including a contact number outside working hours.
- (l) A sign is not required where work is being carried out inside, or where the premises are occupied during the works (both during and outside working hours).
- (m) Toilet facilities must 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.
- (n) Removal, cleaning and disposal of lead-based paint conforming to the current NSW Environment Protection Authority's guidelines. Demolition of materials incorporating lead being conducted in strict accordance with sections 1.5, 1.6, 1.7, 3.1 and 3.9 of Australian Standard AS2601-2001: Demolition of Structure. Note: For further advice you may wish to contact the Global Lead Advice and Support Service on 9716 0132 or 1800 626 086 (freecall), or at www.lead.org.au
- (o) Hazardous dust not being allowed to escape from the site. The use of fine mesh dust proof screens or other measures are recommended.
- (p) Any existing accumulations of dust (eg. ceiling voids and wall cavities) must be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter. All dusty surfaces and dust created from work is to be suppressed by a fine water spray. Water must not be allowed to enter the street and stormwater systems. Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries.

GENERAL

5. 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
DA103 Rev A	30/5/2012	Turner and Associates	5 November 2012
DA110 Rev F	12/3/2013	Turner and Associates	13 March 2013
DA111 Rev F	12/3/2013	Turner and Associates	13 March 2013
DA112 Rev E	15/3/2013	Turner and Associates	15 March 2013
DA113 Rev A	30/5/2012	Turner and Associates	5 November 2012
DA114 Rev A	30/5/2012	Turner and Associates	5 November 2012
DA115 Rev A	30/5/2012	Turner and Associates	5 November 2012
DA116 Rev A	30/5/2012	Turner and Associates	5 November 2012
DA117 Rev A	30/5/2012	Turner and Associates	5 November 2012
DA 118 Rev A	30/5/2012	Turner and Associates	5 November 2012
DA 119 Rev A	30/5/2012	Turner and Associates	5 November 2012
DA 120 Rev A	30/5/2012	Turner and Associates	5 November 2012
DA 200 Rev A	1/6/2012	Turner and Associates	5 November 2012
DA 201 Rev B	30/10/2012	Turner and Associates	5 November 2012
DA 300 Rev B	30/10/2012	Turner and Associates	5 November 2012
DA 301 Rev B	30/10/2012	Turner and Associates	5 November 2012
DA 302 Rev B	30/10/2012	Turner and Associates	5 November 2012
DA 500 Rev A	1/6/2012	Turner and Associates	5 November 2012
DA 501 Rev B	30/10/2012	Turner and Associates	5 November 2012
DA 502 Rev A	1/6/2012	Turner and Associates	5 November 2012
LA-DA-001 Rev D	18/01/2013	Turf Landscape Architects	1 February 2013
LA-DA-002 Rev D	18/01/2013	Turf Landscape Architects	1 February 2013
LA-DA-100 Rev D	18/01/2013	Turf Landscape Architects	1 February 2013
LA-DA-101 Rev D	18/01/2013	Turf Landscape Architects	1 February 2013
LA-DA-102 Rev D	18/01/2013	Turf Landscape Architects	1 February 2013
LA-DA-201 Rev D	18/01/2013	Turf Landscape Architects	1 February 2013
LA-DA-301 Rev D	18/01/2013	Turf Landscape Architects	1 February 2013
LA-DA-401 Rev D	18/01/2013	Turf Landscape Architects	1 February 2013
LA-DA-421 Rev D	18/01/2013	Turf Landscape Architects	1 February 2013
Planting Plan	18/01/2013	Turf Landscape Architects	1 February 2013
LA-DA-501 Rev D	18/01/2013	Turf Landscape Architects	1 February 2013

6. Visitor, resident and staff parking spaces shall be separately signposted.
7. Each of the letter box banks at the building entrances must be fitted out to meet Australia Post design standards.

8. 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.
7. All materials must be stored wholly within the property boundaries and must not be placed on the footway or roadway.
8. All building operations for the erection or alteration of new buildings must be restricted to the hours of 7.00 a.m. - 5.00 p.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.
9. All building construction work must comply with the National Construction Code.
10. 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 each relevant BASIX Certificate 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."
11. 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.
12. The capacity and effectiveness of erosion and sediment control devices must be maintained at all times.
13. A copy of the Soil and Water Management Plan must be kept on site at all times and made available to Council officers on request.
14. 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.
15. Materials must not be deposited on Council's roadways as a result of vehicles leaving the building site.
16. Drains, gutters, roadways and access ways 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. All disturbed areas must be stabilised against erosion within 14 days of completion, and prior to removal of sediment controls.
18. 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.
19. All bathroom and ensuite windows must be made of translucent glass.

20. 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.
21. This condition applies should the applicant not execute a Planning Agreement with the City of Canterbury as detailed in Condition 11 in Schedule 4 of the Planning Assessment Commission's Concept Approval of 15 July 2011. 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 \$663,245.14 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	\$319592.01	711
• Recreation Facilities	\$53635.42	712
• Community Services	\$170,062.90	713
• Environmental Amenity Improvements	\$66234.57	714
• Traffic Control and Management	\$11282.41	715
• Monitoring, research and administration	\$42437.83	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.
22. The implementation of adequate care during building construction to ensure that no damage is caused to any adjoining properties.
 23. In order to protect the local amenity and stability of adjoining sites and buildings, excavation of this site shall 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 12 May 2011 (Report Ref: 24375VTrpt).
 24. The fitout of the building meet the recommendations made in the Access Review prepared by Morris-Goding Accessibility Consulting, dated 29 October 2012 (Report Ref: FINAL v3).
 25. That the layout and selection of trees to be established around the site (and Riverwood North generally) be carried out in accordance with the requirements of the Pedestrian Wind Environment Statement prepared by Windtech Consultants dated 26 October 2012, Report Ref. No. WA985-07F04 (rev 2) – WS Report.
- EDUCATIONAL ESTABLISHMENT OPERATIONS
26. The hours of operation of educational establishment 1 being confined to:
 - Monday and Thursday 10.00am – 8.00pm
 - Tuesday, Wednesday and Friday: 10.00am – 5.00pm

- Saturday: 9.30am – 12 noon
 - Sunday and Public Holidays: Closed
27. The hours of operation of educational establishment 2 being confined to 9am to 9pm Monday to Friday.
 28. The number of employees for the educational establishments being confined to a maximum of five (5) employees.

WASTE MANAGEMENT

29. 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.
30. Payment of an additional garbage levy for each new dwelling upon issue of the Interim or Final Occupation Certificate.
31. The Construction Certificate plans must show the Waste Management Room as being fitted out in accordance with the stamped approved plan DA112 Revision E, dated 15 March 2013, as prepared by Turner and Associates. Each group of bins must be separated and signposted in order to facilitate day-to-day management and weekly collection. Inadequate separation and signposting of the bin groups may restrict access to bins for site users and further prevent collection of bins by waste collection contractors.
32. Prior to the issue of a construction certificate the applicant shall revise the Waste Management Plan dated 29 October 2012 so as to include details of the proposed waste management practices at the development and seek approval from Council. This should include a commitment which ensures adequate resources/staff are available to appropriately manage waste onsite and facilitate Council's collection.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

33. Paths from car parking areas to main dwelling entrances need to be adequately illuminated and not obstructed by vegetation.
34. Building materials should be locked away when not in use to reduce opportunities to use the materials as means for unauthorised access.
35. Garbage bins must be locked away in a well-lit area to reduce opportunities to be natural ladders for unauthorised access.
36. Residents be made aware of our Home and Street Safety Kit which provides practical tips on how to increase community safety for our residents.
37. Car parking areas should be adequately illuminated.
38. Access points to the building (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 the intercom.
39. The basement car park be painted the colour 'white'. This measure will increase lux levels and light reflection.
40. Storage units located in the vicinity of the car spaces be fully enclosed and non-visible. This measure will deter potential offenders from breaking in as they are unable to see what contents (reward) is inside the storage unit.
41. Mail boxes identifying street numbers should be clearly visible from the street. This measure will ensure the Police and other emergency services can readily identify the place of interest.
42. Mirrors shall be strategically erected around the site to assist with blind corners and increase natural surveillance.

43. Appropriate signage such as 'Alcohol Prohibited' be strategically erected around any communal/public open space to reinforce behavioural expectations.
44. The site be treated with anti-graffiti paint to deter graffiti offenders targeting the building and its perimeter. This will preserve the building and increase a sense of maintenance and ownership of the site.
45. Equipment should be stored so that it cannot be used for criminal activities such as vandalism.
46. Vacant buildings or those under construction should be sealed with 1.8 metre fencing to restrict unauthorised access.

ENGINEERING

47. That the stormwater system be constructed in general, in accordance with the plans, specifications and details received by Council on 5th February 2013; drawing numbers C-101-Revision F, C-102-Revision F, C-103-Revision F, C-104-Revision F, C-105-Revision F, C-106-Revision F, C-107-Revision F, C-108-Revision F, C-109-Revision F, C-110-Revision F, C-111-Revision F and C-112-Revision F, dated November 2011 and as amended by the following condition.
48. All downpipes, pits and drainage pipes shall be installed to ensure that stormwater is conveyed from the site and into Council's stormwater system in accordance with AUS-SPEC Specification D5 "Stormwater Drainage Design", AS/NZS3500.3 and Council's Stormwater Management Manual - Specification 9 "A Guide for Stormwater Drainage Design".
49. 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 OSD system. The plan shall be prepared by a registered surveyor or an engineer. A 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 plan(s), relevant codes and standards. The required certification must be issued by an accredited professional in accordance with the accreditation scheme of the Building Professional Board issued 1st 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 Council's Stormwater Management Manual – Specification 9.
50. 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.
51. The levels of the street alignment are to be obtained by payment of the appropriate fee to Council. 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.
52. Certification from an accredited engineer must be provided to certify that all works has been carried out in accordance with the approved plan(s), relevant codes and standards.
53. 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 existing street levels are to be included in the design of the driveway (The existing 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".

54. The reconstruction of any cracked or damaged sections of the kerb and gutter along all areas of the site fronting Washington Avenue and Kentucky Road is required. Work being 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".
55. The reconstruction of any cracked or damaged sections of the concrete footpath paving and associated works along all areas of the site fronting Washington Avenue and Kentucky Road is required. Work being 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".
56. The granting of service easements within the properties to the satisfaction of Council or private certifier. Costs associated with preparation and registration of easements to be borne by the developer.
57. All easements required for the subdivision being shown on and registered in conjunction with the subdivision plan.

ENVIRONMENTAL HEALTH

58. Site remediation should be carried out in accordance with the recommendations outlined in the JBS Environmental – Remedial Action Plan (JBS 41131-16137 Revision 5).
59. The recommendations and methodology for managing construction noise, as outlined in section 6 (Construction Management, page 6) of the Acoustic Lodge Noise Impact Assessment (Document Reference 201010231.1/2910A/R2) be adopted.

HERITAGE

60. Should Aboriginal or objects and/or historic relics relating to the former hospital use of the site be encountered during works, all works are to cease in the vicinity of the find and an Aboriginal and/or historic archaeologist be contacted to assess the find.
61. Any existing interpretation relating to the history of the site (Council footpath signage) is to be retained as part of the development.

LANDSCAPE

60. A detailed landscape plan is to be submitted to Council for approval as part of the Construction Certificate documentation. The detailed plan is to be prepared in accordance with the Canterbury 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.
61. 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.
62. 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.

TRAFFIC AND TRANSPORT

63. Linemarking of parking spaces shall be carried out in accordance with the relevant Australian Standards AS2890.1-2004 Off-Street Carparking and AS2890.6-2009 Off-Street Parking for People with Disabilities.
64. The four (4) on street car parking spaces proposed to serve the educational establishment requires Traffic Committee approval. The Applicant needs to apply 3 months prior to the issue of the Construction Certificate for the Traffic Committee to consider the proposal. All costs associated with the four (4) on street car parking spaces need to be met by the Applicant.

SYDNEY WATER REQUIREMENTS

65. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Make early application for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design. Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Building and developing > Developing

your Land > Water Servicing Coordinator or telephone 13 20 92. The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

ACCESS AND MOBILITY

66. A continuous accessible path of travel is to be provided from the street alignments to building entries, and from the underground car park, to and within each of the Social Housing Units and the Adaptable Units, and to and within all common areas of the buildings, including landscaped areas.
67. The paths of travel shall not contain a step or other impediment, and shall have unobstructed widths of at least 1000mm, and vertical clearances of 2000mm, including clearances under tree canopies.
68. Accessible Parking Spaces are to comply with AS/NZS 2890.6, including Shared Zones, which are not indicated on the drawings. The clear vertical clearance at these spaces is to be at least 2500 mm. The minimum height of the path of vehicular travel from the street entry to the Accessible Parking Spaces is to be 2200 mm.
69. The maximum allowable gradient of a ramp is 1:14, at which gradient handrails are required on both sides of the ramp. It is recommended that ramps be designed with a minimum slope, to assist older people, parents with strollers, people who use wheelchairs and carers.
70. Tactile Ground Surface Indicators (TGSI's) are required at the top and base of ramps and stairways, for the full width of the ramp or stair. TGSI's must have a luminance contrast of at least 30% with the surrounding surfaces.
71. All doors within the Social Housing Units and Adaptable Units, and along all continuous accessible paths of travel, are to provide a clear opening of at least 850mm when the door is fully open. Latch-side clearances vary, and are to comply with **AS1428.1 (2009), Clause 13.3**.
72. Door handles should be D-shaped, to allow for a one-handed operation.
73. If any doors on a continuous accessible path of travel are glazed (including those within the Social Housing and Adaptable Units), a contrast strip or transom must be placed for the full width of the door, and any adjacent glazed panels. The strip is to be at least 75mm thick, and must provide a luminance contrast of at least 30% to its surroundings, when viewed from the inside and the outside.
74. Censors that operate these doors should allow sufficient time for a slow-moving resident or visitor to enter or exit before the doors close.
75. The Social Housing Units and Adaptable Units are to include a compliant threshold ramp to provide appropriate access between the unit floor level and the balcony level
76. Flooring in all wet areas (kitchens, bathrooms and balconies) is to be non-slip under wet and dry conditions.
77. Paving in outdoor areas is to be non-slip under wet and dry conditions.
78. Lift doors are to provide a clear opening of 900 mm, when the doors are fully open. The Disability (Access to Premises – Buildings) Standards require the provision of a fully accessible lift (**AS1735.12**). If the lift travels more than 12 metres it is to have minimum floor dimensions of 1400mm X 1600mm.
79. The installation of a lift that provides space for a paramedic stretcher measuring 2100 mm X 600 mm, for the benefit of all residents of the social housing and adoptable housing units on the upper levels.
80. As only one lift is provided for the Social Housing Unit block and one lift for the Adaptable Housing Units, the Owner's Business Plan is to identify strategies for the evacuation of persons in the event of an emergency, if the lift is out of service.

81. All common areas are to be fully accessible, with some seating to provide armrests and backrests, and paving is to be non-slip.

SUBDIVISION

82. As part of the strata subdivision each private residential unit must be allocated at least one parking space. Any three bedroom unit must be allocated at least two parking spaces for that unit.
83. The fourteen at-level parking spaces shall be provided for the use of the educational establishment.
84. A minimum of four (4) car parking spaces shall be provided at Lower Ground/Basement 01 level for staff parking for the educational establishment during its hours of operation. These spaces shall be available as visitor parking for the private residential units outside the hours of operation of the educational establishment.
85. The granting of any service easements within the properties to the satisfaction of Council or private certifier. Costs associated with preparation and registration of easements to be borne by the applicant.
86. All easements required for the subdivision being shown on and registered in conjunction with the subdivision plan.

CRITICAL INSPECTIONS

87. Class 2, 3 or 4 Buildings
- 28.1. at the commencement of the building work, and
 - 28.2. prior to covering of waterproofing in any wet areas, for a minimum of 10% of rooms with wet areas within the building, and
 - 28.3. prior to covering any stormwater drainage connections, and
 - 28.4. after the building work has been completed and prior to any occupation certificate being issued in relation to the building.
88. Class 5, 6, 7, 8 or 9 Buildings
- 28.5. at the commencement of the building work, and
 - 28.6. prior to covering any stormwater drainage connections, and
 - 28.7. after the building work has been completed and prior to any occupation certificate being issued in relation to the building.
88. 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

89. Obtain an Occupation Certificate/Interim Occupation Certificate from the Principal Certifying Authority before partial/entire occupation of the development.

WE ALSO ADVISE

90. This application has been assessed in accordance with the National Construction Code.
91. 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.
92. 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
 - Air handling systems
 - Final fire safety certificate

- BASIX completion
 - Glazing
 - Waterproofing
 - Hydraulics
93. Any works to be carried out by Council at the applicant's cost need to be applied for in advance.
94. 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.
95. 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) will be permitted without our approval.
96. 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.
97. 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.
98. If you are not satisfied with this determination, you may:
- 98.1. Appeal to the Land and Environment Court within 6 months after the date on which you receive this Notice of Determination, under Section 97 or Section 97AA of the Environmental Planning and Assessment Act 1979. This period is reduced to 6 months for applications lodged on or after 28 February 2011.