

RESPONSE TO COMMENTS MADE BY APPLICANT IN RELATION TO DRAFT CONDITIONS FOR 2 VERMONT CRESCENT AND 13 WASHINGTON AVENUE

CONDITION 5 – PLAN REFERENCES

Applicants Comments

A check of the architectural and landscape plan references should be undertaken. There appears to be some inconsistency in some plan referencing as follows:

- DA 103 Rev A – Date reference should be 30/5/2012, not 30/12/2012.
- DA 112 – Revision reference should be Rev G, not Rev E.
- DA 501 – Revision and date reference should be Rev B and dated 30/10/12, not Rev A, dated 1/6/2012.
- LA-DA-201 Rev D – Date reference should be 18/1/2013, not 18/3/2013.
- LA-DA-301 Rev D – Date reference should be 18/1/2013, not 18/3/2013.
- LA-DA-401 Rev D – Date reference should be 18/1/2013, not 18/3/2013.
- LA-DA-421 Rev D – Date reference should be 18/1/2013, not 18/3/2013.

Response

The plan referencing has been reviewed and amended as necessary.

Condition amended accordingly.

CONDITION 30 – GARBAGE LEVY

Applicants Comments

We question the requirement to pay for additional garbage levy for each new dwelling upon issue of the Interim or Final Occupation Certificate. The Project Approval MP 10_0181 for Stage 1 (Social Housing Units) did not require the payment of this levy. We are seeking clarification of this garbage levy and request that it be deleted.

Response

This is a standard condition which is applied by Council to all residential developments. The levy is intended to pay for the provision of garbage bins for residential units. This condition is intended to apply to private residential units and can be reworded to reflect this. It should also be noted that this condition was attached to the previous development application (DA 141/2012) at Riverwood North and Council is consistent in applying this condition.

Condition retained.

CONDITION 39 – PAINTING OF THE BASEMENT CAR PARK

Applicants Comments

We request that this requirement to paint the basement car park to be deleted. This was not a requirement under DA489/2011 or the Project Approval for MP 10_0181. The basement will be appropriately lit and operate with sensors.

Response

This condition was also applied to the previous development application (141/2012) at Riverwood North and is a standard requirement of our crime prevention section in consultation with the police. Accordingly, it is considered that this condition should be retained.

Condition retained.

CONDITION 40 – PORTHOLES TO INTERNAL CAR PARK STRUCTURES

Applicants Comments

We request that this requirement to incorporate portholes (cut outs) to concrete columns, solid internal walls, and service rooms be deleted. This requirement will reduce structural integrity and require increased thickness to such

structures. In particular, this has not been required with any of the DAs or Project Approvals of the Riverwood North Renewal project, and does not recognise that the car parking area is fully secured.

Response

It is considered that the argument made by the applicant is relevant and that retaining this condition may have structural implications. Accordingly it is considered acceptable that this condition be deleted.

Condition deleted.

CONDITION 43 – USE OF MIRRORS

Applicants Comments

We request that Condition 43 be deleted. Natural surveillance will be achieved through the active use of the ground floor uses, in addition to natural surveillance from balconies.

The building also includes numerous entry points into the building associated with the social housing units, two educational establishment components and the private housing. These will enhance the natural surveillance of the site.

Response

This condition is a standard requirement of our Crime Prevention Section in consultation with the police. It is considered relevant to increase natural surveillance. It is not considered to be an onerous condition and could be easily complied with. Accordingly, it is considered that this condition be retained.

Condition retained.

CONDITION 44 – SIGNAGE IN COMMUNAL COURTYARD

Applicants Comments

Condition 44 refers to placement of “Alcohol Prohibited” signage around the communal courtyard. We request this condition be deleted as there is no communal courtyard proposed as part of this DA.

Response

It is noted that the current proposal does not include a communal courtyard and that this condition relates to communal/public areas. It is considered that the strategic provision of such signage will reinforce behavioural expectations. It is therefore considered that this condition be retained and the wording be amended to clarify the position

Condition amended accordingly.

CONDITION 48 – ENGINEER PLAN REFERENCES

Applicants Comments

A check of the engineering plan references should be undertaken. There appears to be some inconsistency in our plan referencing as follows:

- C-101 – Rev F, we have as Rev D.
- C-102 – Rev F, we have as Rev D
- C-103 – Rev F, we have as Rev D
- C-104 – Rev F, we have as Rev D
- C-105 – Rev F, we have as Rev D
- C-108 – Rev F, we have as Rev D
- C-109 – Rev F, we have as Rev D
- C-110 – Rev F, we have as Rev D
- C-111 – Rev F, we have as Rev D

- C-112 – Rev F, we have as Rev D

Please clarify if the plan referencing is correct.

Response

The plan referencing has been reviewed and the condition is correct.

Condition retained.

CONDITION 64 – ON STREET PARKING SPACES

Applicants Comments

The condition requires the applicant to seek Traffic Committee approval for the four car spaces on Washington Avenue. We request this condition is deleted, as these four car spaces are external to the construction site, and there is significant risk that obtaining approval from the Traffic Committee would substantially hold up the commencement of works under the construction certificate.

Response

The four on-street car parking spaces the applicant is referring to are deemed to form part of any approval, as the applicant heavily relied upon these spaces to justify the deficiency of off street parking on site. Accordingly, it is considered that this condition is necessary and relevant, to ensure the applicant complies with commitments made during the development application process.

Condition retained.

CONDITION 68 – ACCESSIBLE PARKING SPACES

Applicants Comments

DA 110 Rev F has provided for disabled car parking spaces in accordance to AS2890.6 and includes shared zones as shown in red on the plan.

It is requested that this condition be deleted, given that plan DA 110 Rev F has been included in Condition 5.

Response

It is standard procedure to impose conditions reinforcing items indicated on drawings submitted with any development application. It would appear that the applicant has no issue with this condition and the provision of this condition to reinforce what is already shown on the drawings submitted is intentional. Accordingly this condition should be retained.

Condition retained.

CONDITION 75 – ACCESS TO BALCONIES FOR SOCIAL HOUSING UNITS AND ADAPTABLE UNITS

Applicants Comments

Condition 75 requires that *“Floor levels of balconies of the Social Housing Units and Adaptable Units are to be the same as the floor levels of the Units they serve. Tracks for sliding doors are to be laid flush with the finished floor level so as to avoid the creation of a trip. Alternatively, a compliant threshold ramp may be required.”*

We request that this condition be amended due to the construction issues associated with the flush design of balconies and floor levels, as this design usually allows water to enter into apartments. However, a compliant threshold ramp will be incorporated into the design of the social housing units and the adaptable units. This arrangement has been adopted for the other social housing units currently under construction. Accordingly, it is requested that Condition 75 be amended to read as follows:

“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.”

Response

The issues raised by the applicant are deemed to be relevant and this condition will be amended as per the request of the applicant.

Condition amended accordingly.

CONDITION 78 – REFERS TO OPENING WIDTH OF DOORS

Applicants Comments

We are seeking clarification of Condition 78, which requires that “*Doors are to provide a clear opening of 900mm, 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.*”

Please confirm that the reference to the 900mm clearance opening of the doors refers only to the lift doors, and not all doors. We request that this condition be reworded to clarify it applies only to lift doors.

Response

Condition 78 relates to lifts and shall be amended accordingly.

Condition amended accordingly.