

<b>JRPP No</b>	<b>2012SYW083</b>
<b>DA Number</b>	<b>MOD0138/12</b>
<b>Local Government Area</b>	<b>Ku-ring-gai Council</b>
<b>Proposed Development</b>	<b>Modification to DA0619/11 proposing minor alterations and additions including removal of tree no. 70</b>
<b>Street Address</b>	<b>212-216 Mona Vale Road, St Ives</b>
<b>Applicant/Owner</b>	<b>Village Building Company / Canberra Estates Consortium No. 24 Pty Ltd</b>
<b>Number of Submissions</b>	<b>None</b>
<b>Recommendation</b>	<b>Approval</b>
<b>Report by</b>	<b>Jonathan Goodwill, Executive Assessment Officer</b>

## SUMMARY SHEET

<b>REPORT TITLE:</b>	212-216 Mona Vale Road, St Ives
<b>LOT &amp; DP:</b>	Lot 100 DP 1176717
<b>PROPOSAL:</b>	Modification to DA0619/11 proposing minor alterations and additions including removal of tree no. 70
<b>DEVELOPMENT APPLICATION:</b>	MOD0138/12
<b>WARD:</b>	St Ives
<b>APPLICANT:</b>	Village Building Company
<b>OWNER:</b>	Canberra Estates Consortium No. 24 Pty Ltd
<b>DATE LODGED:</b>	7 August 2012
<b>CAPITAL INVESTMENT VALUE OF APPROVED DEVELOPMENT:</b>	\$30,542,292
<b>ISSUES:</b>	None
<b>PRE-DA MEETING:</b>	No
<b>SUBMISSIONS:</b>	No
<b>LAND &amp; ENVIRONMENT COURT:</b>	N/A
<b>RECOMMENDATION:</b>	Approval

## **Legislative requirements**

<b>Zoning</b>	Residential 2(d3) under Ku-ring-gai Planning Scheme Ordinance
<b>Permissible Under</b>	Ku-ring-gai Planning Scheme Ordinance
<b>Relevant legislation</b>	SEPP 65 – Design quality of residential flat development SEPP (BASIX) 2004 Ku-ring-gai Planning Scheme Ordinance Draft Ku-ring-gai LEP (Local Centres) 2012 DCP 55 – Multi-Unit Housing DCP 56 – Notification Residential Flat Design Code

**Integrated Development** No

## **PURPOSE FOR REPORT**

To determine Section 96 Modification Application No. 0138/12 which proposes modifications to a development consent for demolition of existing dwellings and construction of three residential flat buildings comprising 124 units, landscaping and associated works at Nos 212 to 216 Mona Vale Road, St Ives.

The application is required to be reported to the Joint Regional Planning Panel in accordance with the requirements of Clause 21 of SEPP (State and Regional Development) 2011 as the capital investment value (CIV) of the approved development exceeds \$20 million.

## **HISTORY**

### **Original development application**

26 April 2012	DA0619/11, for the demolition of five dwellings and construction of three residential flat buildings comprising 124 units, landscaping and associated works at Nos. 212 to 216 Mona Vale Road and 5A & 13 Memorial Avenue, St Ives was approved by the Sydney West Joint Regional Planning Panel.
16 July 2012	A plan of consolidation for five allotments which formed the development site was registered with Land and Property Information. The legal description of the new allotment is Lot 100 DP 1176717 and the street address is No. 212-216 Mona Vale Road, St Ives.

## Current section 96 application

7 August 2012	Application lodged
10 August 2012	Application notified
5 September 2012	<p>Council advised the applicant of outstanding issues relating to:</p> <ul style="list-style-type: none"><li>• BASIX</li><li>• site coverage</li><li>• inconsistent plans</li><li>• inappropriate planter box location</li></ul>
19 September 2012	<p>Amended plans submitted which included:</p> <ul style="list-style-type: none"><li>• amended BASIX Certificate for Block A</li><li>• selected planter boxes deleted</li><li>• columns reduced in size to achieve consistency with site coverage calculation plans</li><li>• floor plans and 3D views made consistent with elevations</li></ul>

## THE SITE

Zoning:	Residential 2(d3)
Visual Character Study Category:	1945-1968
Lot Number:	Lot 100 DP 1176717
Area:	7,462m <sup>2</sup>
Side of Street:	Northern
Cross Fall:	East to west
Stormwater Drainage:	By gravity to Mona Vale Road
Heritage Affected:	No
Integrated Development:	No
Bush Fire Prone Land:	No
Endangered Species:	No
Urban Bushland:	No
Contaminated Land:	No
Draft biodiversity zone:	No
Draft riparian zone:	No
Draft heritage conservation area:	No
Draft Local Centres LEP	Yes – R4 High Density Residential

## THE SITE AND SURROUNDING AREA

The site is located on the northern side of Mona Vale Road, opposite the intersection of Mona Vale Road and Stanley Street, St Ives. The St Ives Shopping Village is located to the south-west and Stanley Street shops to the south.

The site is vacant as the five previous dwellings, known as 212, 214, and 216 Mona Vale Road, and 5A & 13 Memorial Avenue, St Ives, have been demolished. The irregularly shaped allotment has a total area of 7,462m<sup>2</sup>. The site has a combined frontage of 57.6 metres to Mona Vale Road. The site is secured by a 1.8m high steel mesh fence. A single storey building used for sales/marketing purposes relating to the approved development is located in the centre of the southern-boundary of the allotment facing Mona Vale Road.

The site is mainly flat, with only a slight fall to Mona Vale Road. The site adjoins a Council car park to the south-west (No. 208-210 Mona Vale Road), five storey residential flat buildings to the north and east (No. 220-222 Mona Vale Road and No. 17-19 Memorial Avenue/No. 102-118 Killeaton Street). The properties to the east of the site contain single dwellings. All adjoining properties are zoned Residential 2(d3).

## **THE PROPOSAL**

The application is for modifications to the development consent under section 96(2) of the Environmental Planning and Assessment Act. Details of the modifications include:

### **Basement modifications**

The tandem parking space previously allocated to Apartment A301 has been reallocated to Apartment A404. A single car space has been allocated to Apartment A301.

### **Ground floor modifications**

- The location of the shower within the en-suite of Apartment AG01 has been swapped with the toilet.
- The location of the main bedroom window in Apartment AG02 has been moved to align with the windows on upper floors. The dimensions of the 'notch' on the northern wall have been altered.
- The entry door for Apartment AG04 has been relocated from the north-east end of the living room to the kitchen.
- The door between the second bedroom and the patio in Apartment AG07 has been reduced in length.
- The corner window in the bedroom of Apartment AG10 has been removed and a north facing window situated away from the footpath has been added.
- The location of the laundry in Apartment BG01 has been swapped with the internal storage unit and the sliding door between the living room and the patio has been replaced by a swing door and glass sidelight.

- In Apartment BG03 a storage cupboard has been provided adjacent to the entry door.
- The depth of the lobby in Block C has been reduced from 2810mm to 1810mm.
- In Apartment CG06 a sidelight has been added next to the door between the living room and the patio.
- Selected balcony columns in all Blocks have been reduced in size.

#### **Typical floor (Floors 1-3) modifications:**

- In Apartment type A01 the location of the shower and toilet in the ensuite bathroom has been swapped.
- In Apartment type A02 the window of the main bedroom has been moved in a north-easterly direction to account for the decrease in the size of the 'notch' along the north-eastern elevation and to align with the other similarly affected windows. A minor increase to the size of the bedroom is proposed.
- In Apartment type A07 the sliding glass door between the balcony and the second bedroom has been reduced in length.
- In Apartment type A03 the width of the second bedroom has been increased 200mm by moving the wall between the bedroom and kitchen.
- In Apartment type B01 the location of the laundry has been swapped with the internal storage unit, and the sliding door to the balcony has been replaced with a door and glass sidelight.
- In Apartment type B03 additional storage has been added adjacent to the entry door.
- The depth of the lobby in Block C has been reduced from 2810mm to 1810mm.
- In Apartment type C06 a sidelight has been added next to the door between the living room and the balcony.
- Selected balcony columns in all Blocks have been reduced in size.

#### **Top floor (Level 4) modifications:**

- The awning projection over the non trafficable roof on the northern side of Apartment B401 has been reduced from 3600mm to 2000mm.

- The depth of the lobby in Block C has been reduced from 2810mm to 1810mm.
- Service risers have been added over the fire stairs located at the northern and southern ends of the building.
- The floor area of Apartment A401 has been increased from 70m<sup>2</sup> to 75m<sup>2</sup> and an ensuite bathroom has been added to the main bedroom.
- The floor area of Apartment A402 has been increased from 70m<sup>2</sup> to 76m<sup>2</sup> and an ensuite bathroom has been added to the main bedroom.
- The floor area of Apartment A404 has been increased from 75m<sup>2</sup> to 93m<sup>2</sup>. An ensuite bathroom has been added to the main bedroom and a study has been added to the south-eastern side of the unit. The roof on the southern side of the unit has been extended and planter boxes covered by the roof have been replaced with non trafficable roof area.

### **Tree removal**

The application seeks approval for the removal of a Jacaranda tree which is located to the north-west of Block C.

### **COMMUNITY CONSULTATION**

In accordance with the requirements DCP 56 - Notification, owners of surrounding properties were given notice of the application. No submissions were received.

### **AMENDED PLANS**

The amended plans submitted on 9 September 2012 were not notified as they did not increase the environmental impact of the development.

### **INTERNAL REFERRALS**

#### **Landscaping**

Council's Landscape Assessment Officer commented on the amended proposal as follows:

**1) *Minor architectural changes***

*No issue*

**2) *Amendment to the top floor of Block A***

*The modifications to Unit A404 result in changes to the planter along the southern edge of the fourth floor balcony to non*

*trafficable surface (Dwg AR-1204/B08, 13/09/12, DEM). An amended Basix certificate (Certificate no. 367598M\_06) has been provided to address the proposed reduction in the area of low water use planting. The Basix certificate should be amended in Condition 1 of the consent.*

### **3) Removal of Tree no. 70**

*The proposal seeks to remove Tree 70 Jacaranda mimosifolia (Jacaranda), located along the south-west boundary of the communal open space to the north of Building C. An arborist report prepared by Bluegum Tree Care and Consultancy, dated 1/08/12 has been submitted. The tree has a large wound on the lower trunk and 40% deadwood. Removal is supported subject to proposed replacement planting with similar deciduous canopy tree species.*

### **Conclusion**

*The proposed modification is supported.*

The conditions recommended by Council's Landscape and Tree Assessment Officer are included in the recommendation.

### **Engineering**

Council's Team Leader Engineering Assessment commented on the amended proposal as follows:

*There are no engineering objections to the proposed modification, and no addition or amended conditions required.*

## **STATUTORY PROVISIONS**

### **Environmental Planning and Assessment Act 1979 (as amended)**

The *Environmental Planning and Assessment Act 1979* (as amended) empowers the consent authority to modify a consent under certain conditions which are addressed below.

#### ***Part A: Substantially the same development***

The development as modified is substantially the same development as that approved. The essence and character of the development as modified is the same as the development for which consent was originally granted for the following reasons:

- the classification of the development as a Residential Flat Building has not changed
- the number of apartments has not changed



- the height of the building has not changed
- there have been only minor changes to the elevations of Block A and these primarily relate to the top storey
- the modifications to the floor plans of the apartments are minor

### ***Part B: Notification & Submissions***

The proposed section 96 modifications have been notified in accordance with the provisions of the regulations. No submissions were received in response to the notification of the application.

### ***Part C: Consultation with the Minister***

Consultation with the Minister, public authority or approval body in respect of a condition imposed as a requirement of a concurrence to the consent is not required in the circumstances of this case.

### ***Part D: Threatened species***

The proposed modification does not relate to a development to which a biobanking statement has been issued under the Threatened Species Conservation Act 1995.

### **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

An amended BASIX certificate was submitted with the amended plans. The amended plans are consistent with the commitments identified in the BASIX certificate.

### **State Environmental Planning Policy No. 65 - Design quality of residential flat development**

In accordance with Clause 115(3) of the *Environmental Planning and Assessment Regulation 2000*, a design verification statement was submitted with the application. The statement was prepared by Rudi Valla (Registered Architect No. 6582) and addresses the following requirements of the *Regulation*:

- (a) he or she designed, or directed the design, of the modification of the residential flat development, and*
- (b) the residential flat development, as modified, achieves the design quality principles set out in Part 2 of State Environmental Planning Policy No 65—Design Quality of Residential Flat Development, and*
- (c) the modifications do not diminish or detract from the design quality, or compromise the design intent, of the development for which the development consent was granted.*

The primary objective of SEPP 65 is to improve the design quality of residential flat development in NSW. The modifications to the development

seek to improve internal amenity by adjusting the floor layouts and increasing the floor area and features of three apartments located on the top floor level of Block A. The modifications do not detract from the architectural integrity of the elevations. The proposal is consistent with the design quality principles of SEPP 65.

### **Residential Flat Design Code Compliance Table**

The modifications to the development do not result in any non compliances with the RFDC beyond those identified and supported in the assessment of the original development application.

### **Ku-ring-gai Planning Scheme Ordinance (KPSO)**

#### **Zoning and permissibility:**

The site is zoned Residential 2(d3).

Under clause 25B (definitions) of the KPSO a residential flat building is defined as '*a building containing three or more dwellings.*' The modifications to the approved development will not alter the classification of the development under the KPSO. The development as amended, is permissible development.

#### **Residential zone objectives:**

The development is consistent with the aims and objectives prescribed under clauses 25C(2) and 25D(2) of the Ku-ring-gai Planning Scheme Ordinance and the heads of consideration detailed in Clause 25I(1) of the Ku-ring-gai Planning Scheme Ordinance

#### **Development standards:**

<b>Development standard</b>	<b>Proposed</b>	<b>Complies</b>
<b>Clause 25I(2) - Deep soil landscaping (min):</b> 50%	50.1% (3543.3m <sup>2</sup> )	<b>YES</b>
<b>Clause 25I(6) - Site coverage (max):</b> 35%	35%	<b>YES</b>
<b>Clause 25I(7) - Top floor area (max):</b> 60% of level below	Block A = 59.74% Block B = 59.93% Block C = 59.98%	<b>YES</b>

**Note:** Only the development indices that have changed as a result of the modifications have been identified in the above table.

### **Draft Ku-ring-gai Local Environmental Plan (Local Centres) 2012**

This plan was adopted by Council on 31 July 2012 and forwarded to the Department of Planning and Infrastructure for gazettal on 16 August 2012. The subject site is proposed to be zoned R4 High Density Residential under

the draft LEP. The development standards for minimum allotment size, height, and floor space ratio are essentially the same as those same development standards and design controls currently contained in the KPSO and DCP 55. The modifications to the development will not result in any non compliances with the development standards in the draft LEP.

The following objectives apply to development in the R4 High Density Residential zone:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for high density residential housing close to public transport, services and employment opportunities.*

The modifications to the development are consistent with the zone objectives.

## POLICY PROVISIONS

### Development Control Plan No. 55 – Railway/Pacific Highway Corridor & St Ives Centre

<b>COMPLIANCE TABLE</b>		
<b>Design control</b>	<b>Proposed</b>	<b>Complies</b>
<b>Part 4.2 Density:</b>		
<b>Floor space ratio (max):</b>		
• 1.3:1 (9194.9m <sup>2</sup> )	1.298:1 (9183m <sup>2</sup> )	<b>YES</b>
<b>Part 4.3 Setbacks</b>		
The top storey must be setback from the outer faces of the floors below on all sides.	The amended top floor design for Block A is setback from the outer faces of the floors below on all sides.	<b>YES</b>
The top storey must not result in any overshadowing of adjoining properties.	The increased floor area of Apartment A04 will result in additional overshadowing of the carpark located on the adjoining allotment to the south-west of the site. The overshadowing of the carpark will have no detrimental impact on the amenity of the car park.	<b>NO – variation supported</b>
<b>Part 4.5 Residential Amenity:</b>		
All single common corridors are to have a minimum width of 1.8m at lift lobbies	1.8m	<b>YES</b>

<b>Part 4.7 Social dimensions:</b>		
At least 70% of dwellings are to be 'visitable' in accordance with the definition prescribed in appendix F	Min. 70%	<b>YES</b>
A range of unit sizes and types is to be provided	The modifications to apartment A404 will convert this apartment from a 2 bedroom apartment to a 2 bedroom plus study apartment. A range of unit sizes and types suitable for the likely future demographics of the area has been provided.	<b>YES</b>

**Note:** Only the design controls which relate to the proposed modifications have been identified in the above table.

### **Ku-ring-gai Contributions Plan 2010**

The modifications do not alter the housing mix in terms of the different unit types identified in the Contributions Plan. No changes to the contributions condition are required.

### **LIKELY IMPACTS**

The likely impacts of the modification have been considered against the requirements of SEPP 65, KPSO, and DCP 55. The modifications will not detract from the design quality of the development and are consistent with the requirements of the planning controls.

### **SUITABILITY OF THE SITE**

The site is zoned Residential 2(d3) and multi-unit housing is permissible. The site is considered suitable for the proposed residential flat development.

### **ANY SUBMISSIONS**

No submissions were received.

### **PUBLIC INTEREST**

The modifications to the approved development have been assessed against the provisions of the relevant Environmental Planning Instruments and are deemed to be acceptable. On this basis, the proposal is considered to be consistent with the public interest.

### **CONCLUSION**

This application has been assessed in accordance with s.96(2) of the

*Environmental Planning and Assessment Act 1979*. The proposal achieves compliance with the requirements of the relevant instruments and policies and is recommended for approval.

## **RECOMMENDATION**

### **PURSUANT TO SECTION 96(2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**

THAT the Sydney West Joint Regional Planning Panel, as the consent authority approve Section 96 application No. MOD0138/12 and modify the development consent to Development Application No. 0619/11 in the following manner:

Replace condition No. 1 with the following amended condition:

#### **1. Approved architectural plans and documentation (new development)**

The development must be carried out in accordance with the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

<b>Plan no.</b>	<b>Drawn by</b>	<b>Dated</b>
AR-CV01 Revision A02	DEM	6/03/2012
AR-0102 Revision A04	DEM	13/09/2012
AR-1200 Revision A03	DEM	30/07/2012
AR-1201 Revision A02	DEM	6/03/2012
AR-1202 Revision B07	DEM	13/09/2012
AR-1203 Revision B08	DEM	13/09/2012
AR-1204 Revision B08	DEM	13/09/2012
AR-1701 Revision A02	DEM	6/03/2012
AR-1703 Revision A01	DEM	11/04/2012
AR-1801 Revision A01	DEM	6/03/2012
AR-2101 Revision A03	DEM	30/07/2012
AR-2301 Revision A02	DEM	6/03/2012
AR-2500 Revision A04	DEM	13/09/2012
AR-2501 Revision A03	DEM	17/07/2012
AR-2502 Revision A02	DEM	6/03/2012
AR-2701 Revision A01	DEM	18/11/2011
LA-CV00 Revision A05	DEM	6/03/2012
LA-2401 Revision A07	DEM	29/02/2012
LA-0501 Revision A11	DEM	29/02/2012
LA-0502 Revision A09	DEM	29/02/2012
LA-0503 Revision A09	DEM	6/03/2012
LA-0504 Revision A06	DEM	13/09/2012
LA-0505 Revision A02	DEM	6/03/2012
AR9052 Revision A01	DEM	11/11/2011
AR9053 Revision A01	DEM	18/11/2011

AR9054 Revision A01	DEM	18/11/2011
Specialist Lighting Concept (5 sheets)	Webb Australia Group	undated
SY100003/E1 Issue 5	Acor Appleyard	11/2011
SY100003/E2 Issue 5	Acor Appleyard	11/2011
SY100003/E3 Issue 5	Acor Appleyard	11/2011
SY100003/E4 Issue 5	Acor Appleyard	11/2011
SY100003/E5 Issue 7	Acor Appleyard	02/2012
SY100003/E6 Issue 8	Acor Appleyard	03/2012
SY100003/E7 Issue 7	Acor Appleyard	02/2012
SY100003/E8 Issue 7	Acor Appleyard	02/2012
SY100003/C1 Issue 11	Acor Appleyard	02/2012
SY100003/C2 Issue 11	Acor Appleyard	02/2012
SY100003/C3 Issue 12	Acor Appleyard	03/2012
SY100003/C4 Issue 12	Acor Appleyard	03/2012
SY100003/C5 Issue 11	Acor Appleyard	02/2012
SY100003/C6 Issue 4	Acor Appleyard	02/2012
SY100003/F1 Issue 5	Acor Appleyard	11/2011
SY100003/F2 Issue 5	Acor Appleyard	11/2011
SY100003/D1 Issue 4	Acor Appleyard	11/2011
SY100003/D2 Issue 5	Acor Appleyard	11/2011
SY100003/D3 Issue 5	Acor Appleyard	11/2011
SY100003/D4 Issue 5	Acor Appleyard	11/2011
SY100003/D5 Issue 5	Acor Appleyard	11/2011
SY100003/D6 Issue 2	Acor Appleyard	11/2011

<b>Document(s)</b>	<b>Dated</b>
SEPP 65 Design Verification Statement prepared by Rudi Valla	undated
Development Impact Assessment Report prepared by Earthscape Horticultural Services	November 2011
Basix certificate No. 367598M_06	18/09/2012
Basix certificate No. 404354M_04	7/03/2012
Basix certificate No. 404379M_03	7/03/2012
Rosedale Unit Type, Area & Storage Schedule	6/03/2012
Letter from ERBAS RE: Confirmation of Equipment Installation Location	1/11/2011
Report on Geotechnical Investigation Project 72026.00	9/10/2010
Access Report prepared by Mark Relf	17/11/2011
Waste Management Plan prepared by EMF Griffiths Sustainability Consultants. Issue 11.	6/03/2012
DA Acoustic Assessment prepared by SLR. Revision 2.	7/11/2011
Letter from Roads and Maritime Services	22/12/2011

**Reason:** To ensure that the development is in accordance with the determination.

Replace Condition No. 3 with the following amended condition:

### 3. Approved landscape plans

Landscape works shall be carried out in accordance with the following landscape plan(s), listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

Plan no.	Drawn by	Dated
LA-CV00 Revision A05	DEM	6/03/2012
LA-2401 Revision A07	DEM	29/02/2012
LA-0501 Revision A11	DEM	29/02/2012
LA-0502 Revision A09	DEM	29/02/2012
LA-0503 Revision A09	DEM	6/03/2012
LA-0504 Revision A06	DEM	13/09/2012
LA-0505 Revision A02	DEM	6/03/2012

**Reason:** To ensure that the development is in accordance with the determination.

Replace Condition No. 21 with the following amended condition:

### 21. Amendments to approved landscape plan

Prior to the issue of a Construction Certificate, the Principal Certifying Authority shall be satisfied that the approved landscape plans, listed below and endorsed with Council's stamp, have been amended in accordance with the requirements of this condition as well as other conditions of this consent:

Plan no.	Drawn by	Date
Landscape Plan Planting Plan Ground Floor Plan la-0502 Rev A09	DEM	29/02/12

The following changes are required to the Landscape Plan:

1. To preserve the biodiversity of the site, the proposed planting of *Eucalyptus punctata* (Grey Gum) shall be substituted with *Eucalyptus resinifera* (Red Mahogany) or *Angophora costata* (Sydney Red Gum). Proposed planting of *Melaleuca armillaris* shall be substituted with *Acacia falcata*, *Melaleuca decora* or *Bursaria spinosa*.
2. To preserve neighbour amenity, two additional canopy trees are to be located on the northern boundary of the communal open space located to the south-west of Block B.
3. The following tree is to shown to be removed and replaced with a 75L deciduous canopy tree species such as *Pyrus calleryana* 'Chanticleer' or similar:

**Tree/location**

Tree 70/*Jacaranda mimosifolia* (Jacaranda), located along the south-west boundary of the communal open space to the north of Building C

Prior to the issue of the Construction Certificate, the Principal Certifying Authority shall be satisfied that the landscape plan has been amended as required by this condition.

**Note:** An amended plan, prepared by a landscape architect or qualified landscape designer, shall be submitted to the Certifying Authority.

**Reason:** To ensure adequate landscaping of the site.

Replace Condition No. 76 with the following amended condition:

**76. Compliance with BASIX Certificate**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall be satisfied that all commitments listed in BASIX Certificates numbered 367598M\_06, 404354M\_04, and 404379M\_03 have been complied with.

**Reason:** Statutory requirement.

Jonathan Goodwill  
**Executive Assessment Officer**

Shaun Garland  
**Team Leader Development  
Assessment**

Corrie Swanepoel  
**Manager  
Development Assessment Services**

Michael Miocic  
**Director  
Development & Regulation**

**Attachments:**

1. Locality Sketch
2. Zoning Extract
3. Basement Plans
4. Floor Plans
5. Elevations
6. Sections
7. Landscape Plan