

4 March 2010

Humel Architects
P.O. Box 1666
DEE WHY NSW 2099

TF(PDS)

Dear Sir / Madam,

RE: Modification of Development Consent No. 6000/6478 - MOD2008/0158 (Mod4)
Description: Construction of Self-Care Units As An Extension of the
Existing RSL War Veterans Retirement Village
Address: Lot 1, Veterans Parade, Wheeler Heights

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on 18 February 2010 and determined as follows:

A. Modify Condition No. 1 - Approved Plans to read as follows:

1. Approved Plans

The development being carried out in accordance with development application DA6000/6478 plans numbered as seen below:

Drawing No.	Drawing Title	Revision Date	Date
Architecturals: Prepared by Cox Richardson Architects			
94072 DA-01 Rev A	Master plan	-	March 1998
94072 DA-02 Rev B	Site Plan	-	March 1998
94072 DA-03	Site Sections	-	March 1998
94072 DA-04	Units	-	March 1998
94072 DA-05	Community Club	-	March 1998

Except as modified by Modification 2 Reference 6000/6478/2 approved by Council on 5 October 2006 in accordance with the following drawing numbers:

Drawing No.	Drawing Title	Revision No.	Date
Architecturals: Prepared by Humel Architects			
100	Stage 1 Masterplan	-	December 2005
101 Rev G	Stage 1: Site Plan	08/02/2006	February 2006
102 Rev G	Stage 1: Ground Floor Plan	08/02/2006	February 2006
103 Rev G	Stage 1: First Floor Plan	08/02/2006	February 2006
104 Rev G	Stage 1: Building elevations & site sections 1 & 2	08/02/2006	February 2006
105 Rev G	Typical detail plans of units, garbage areas, clothes line pavilion and gazebo	08/02/2006	February 2006
106 Rev G	Typical floor plan & Roof plan & Elevations units blocks: A; B; D; E; F; G & H	08/02/2006	February 2006
107 Rev G	Typical floor plan & Roof plan & Elevations units blocks: C	08/02/2006	February 2006

And as modified by Modification 3 Reference 6000/6478/3 approved by Council on 27 May 2007 in accordance with the following drawing numbers:

Plan Number / Title	Dated
PSL3391A/LA/CD-000 (Issue A) "Cover Sheet"	Oct 06
PSL3391A/LA/CD-001 (Issue A) "GA Materials and Finishes Plan – Community Building"	Oct 06
PSL3391A/LA/CD-005 (Issue A) "Planting Layout Plan – Community Building"	Oct 06
PSL3391A/LA/CD-009 (Issue A) "Landscape Hardworks Details"	Oct 06
PSL3391A/LA/CD-010 (Issue A) "Softworks Details and Plant Schedule"	Oct 06
2003.10-101 (Rev A) "Stage 1A – Site Plan Community Building"	20-10-06
2006.50-103 (Rev B) "Ground Floor Plan Community Building"	31-10-06
2006.50-106 (Rev CC) "Stage 1A – Community Building Elevations & Sections"	1-02-2007

And as further modified by the plans listed below that were submitted with the Section 96 application no Mod2008/0158, and endorsed with Council's approval stamp, but only in so far as the plans reflect the changes outlined in the Statement of Environmental Effects dated (Job No. May 2008), prepared by Ingham Planning Pty Ltd

Drawing Number	Issue	Dated	Prepared By
DA0	C	2/05/2008	Humel Architect
DA1	C	2/05/2008	Humel Architect
DA2	D	15/12/2009	Humel Architect
DA3	D	15/12/2009	Humel Architect
DA4	D	15/12/2009	Humel Architect
DA5	D	15/12/2009	Humel Architect
DA6	D	15/12/2009	Humel Architect
DA7	D	15/12/2009	Humel Architect
DA8	D	15/12/2009	Humel Architect
DA9	C	2/05/2008	Humel Architect
DA10	C	2/05/2008	Humel Architect
DA11	C	2/05/2008	Humel Architect
DA12	C	2/05/2008	Humel Architect
DA13	C	2/05/2008	Humel Architect
DA14	C	2/05/2008	Humel Architect
DA15	C	2/05/2008	Humel Architect
DA16	C	2/05/2008	Humel Architect

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

B. Modify condition No. 26 - Accessible Entry to read as follows:

26. Accessible Entry

(a) Letter Boxes

- (i) Must be lockable, and
- (ii) Must be located together in a central location adjacent to the street entry, and
- (iii) Must be situated on a hard standing area and have wheelchair access by a continuous path of travel (within the meaning of AS 1428).

(b) Private Car Accommodation

- (i) Each car parking space must be not less than 6 metres x 3.2 metres or the design of the development must be such as to enable the size of the car parking space to be increased to an area of not less than 6 metres x 3.2 metres, and
- (ii) Any garage or carport must have an internal clearance of at least 2.5 metres as measured from the finished floor level of the garage or carport, and



- (iii) Any garage must have a power-operated roller door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.

(c) Accessible Entry

Every entry (whether a front entry or not):

- (i) Must not have a slope that exceeds 1:40, and
- (ii) Must comply with clauses 4.3.1 and 4.3.2 of AS 4299, and
- (iii) Must have an entry door handle and other hardware that complies with AS 1428.

(d) External Door

All external doors to any one dwelling must be keyed alike.

(e) Internal Door

- (i) Internal doors must have a clearance of at least 820 millimetres.
- (ii) Internal corridors must have a width of at least 1,000 millimetres.
- (iii) The width at internal door approaches must be at least 1,200 millimetres.

(f) Living room and dining room

- (i) A circulation space:
 - (a) Of at least 2,250 millimetres in diameter, and
 - (b) As set out in clause 4.7 of AS 4299, and
- (ii) A telephone adjacent to a general power outlet.
- (iii) A living room and dining room must have a potential illumination level of at least 300 lux.

(g) Kitchen

A kitchen in a self-contained dwelling must have:

- (i) A width of at least 2.7 metres and a clear space between benches of at least 1,450 millimetres, and
- (ii) a width at door approaches of at least 1,200 millimetres, and
- (iii) Benches that include at least one work surface:
 - (a) that is at least 800 millimetres in length, and
 - (b) the height of which can be adjusted from 750 millimetres to 850 millimetres, and
- (iv) a tap set:
 - (i) that is located within 300 millimetres of the front of the sink, and
 - (ii) that is a capstan tap set or that comprises lever handles or a lever mixer, and
- (v) A thermostatic mixing valve for the hot water outlet, and
- (vi) Cook tops:
 - (a) With either front or side controls, and
 - (b) With controls that have raised cross bars for ease of grip, and
 - (c) That include an isolating switch, and
- (vii) A work surface adjacent to the cook top and at the same height



and that is at least 800 millimetres in length, and

- (viii) An oven that is located adjacent to a work surface the height of which can be adjusted, and
- (iix) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and
- (ix) General power outlets:
- (x) At least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and
- (xi) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.

(h) Main Bedroom

At least one bedroom within a self-contained dwelling must have:

- (i) An area sufficient to accommodate a wardrobe and a queen-size bed with a clear area at least 1,200 millimetres wide at the foot of the bed, and
- (ii) 2 double general power outlets on the wall where the head of the bed is likely to be, and
- (iii) At least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and
- (iv) A telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and
- (v) A potential illumination level of at least 300 lux.

(i) Bathroom

A bathroom must have:

- (i) An area that complies with AS 1428, and
- (ii) A slip-resistant floor surface, and
- (iii) A shower:
 - (a) the recess of which is at least 1,160 millimetres x 1,100 millimetres, or that complies with AS 1428, or that complies with clause 4.4.4 and Figures 4.6 and 4.7 of AS 4299, and
 - (b) The recess of which does not have a hob, and
 - (c) that is waterproofed in accordance with AS 3740, and
 - (d) The floor of which falls to a floor waste, and
 - (e) That can accommodate a grab rail that complies with Figure 4.6 of AS 4299 and AS 1428, and
 - (f) that has a tap set that is a capstan tap set or that comprises lever handles and that has a single outlet, and
 - (g) That has the tap set positioned so as to be easily reached from the entry to the shower, and
 - (h) That can accommodate an adjustable, detachable hand-held shower rose mounted on a slider grab rail or a fixed hook, and
 - (i) That can accommodate a folding seat that complies with Figure 4.6 of AS 4299, and
- (iv) Thermostatic mixing valves for all hot water outlets, and
- (v) A washbasin with clearances that comply with Figure 4.4 of AS 4299, and
- (vi) A wall cabinet that is sufficiently illuminated to be able to read



- the labels of items stored in it, and
- (vii) A mirror, and
- (viii) A double general power outlet beside the mirror.

(j) Toilet

Each residence must have a toilet:

- (i) that is a visitable toilet within the meaning of clause 1.4.12 of AS 4299, and
- (ii) that is installed in compliance with AS 1428, and
- (iii) That has a slip-resistant floor surface, and
- (iv) The WC pan of which is located from fixed walls in accordance with AS 1428, and
- (v) That can accommodate a grab rail that complies with Figure 4.5 of AS 4299 and AS 1428.

(k) Laundry

A self-contained dwelling must have a laundry:

- (i) That has provision for the installation of an automatic washing machine, and
- (ii) That has provision for the installation of a clothes dryer, and
- (iii) That has a clear space in front of appliances of at least 1,300 millimetres, and
- (iv) That has thermostatic mixing valves for all hot water outlets, and
- (v) That has a slip-resistant floor surface, and
- (vi) That has an accessible path of travel to any clothesline provided in relation to the dwelling.

(l) Storage

A self-contained dwelling must be provided with a linen cupboard:

- (i) That is at least 600 millimetres wide, and
- (ii) That has adjustable shelving.

(m) Doors

Door hardware provided as the means for opening doors must be:

- (i) Able to be operated with one hand, and
- (ii) Located between 900 millimetres and 1,100 millimetres above floor level.

(n) Surface Finishes

Balconies and external paved areas must have slip-resistant surfaces.

(o) Ancillary Items

- (i) Switches must be located between 900 millimetres and 1,100 millimetres above floor level.
- (ii) General-purpose outlets must be located at least 600 millimetres above floor level.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure public safety and equitable access for seniors or people with a disability.



C. Additional Conditions to read as follows:

6. No Development is to occur on the Cross Hatched Area

No approval is granted under this modified consent for any works to occur within areas of the locality shown as cross -hatched on the maps.

This does not apply to the existing approved Development and any passive recreational areas.

Reason: *To comply with the requirements of WLEP 2000.*

This letter should therefore be read in conjunction with Court Consent (Proceedings No. 10566 of 1966), Development Application No. 6000/6478 dated 28 May 1998, Mod 1 (Mod6000/6478/1) Land and Environment Court approved on 17 September 2003, Mod 2 (Mod6000/6478/2) approved 5 October 2006, Mod 3 (Mod6000/6478/3) approved 24 May 2007.

Please note that on site works cannot proceed unless a Construction Certificate application for the modified proposal has been lodged with and approved by Council or an accredited certifier, and relevant conditions of the Development Application have been carried out.

Section 96(6) of the Environmental Planning and Assessment Act confers on an applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land and Environment Court.

Should you require any further information on this matter, please contact **Lashta Haidari** between the hours of 9.30am and 10.30am or 3.00pm and 4.00pm, Monday to Friday, on telephone number **9942 2111**, or at any time on facsimile number **9971 4522**.

Details of development applications lodged after July 1, 2005 are also available online, to access this facility please visit our E-Services System at www.warringah.nsw.gov.au.

Yours faithfully

Lashta Haidari
Senior Development Assessment Officer
Development Assessment

