

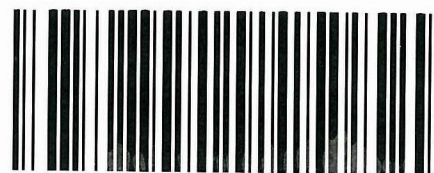
City of Canterbury

City of Cultural Diversity

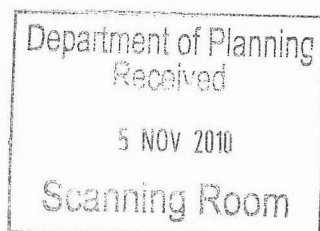
Our Reference: H-30-19

Enquiries: Marcelo Occhiuzzi
Direct Phone: 9789 9487
Direct Fax: 9789 1542

Mr Daniel Cavallo
A/Director, Government Land and Social Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2001



PCU016349



Attention: Megan Fu

Dear Mr Cavallo,

Property:	Washington and Kentucky Rd Riverwood
Development Description:	Riverwood North Residential Renewal Project
Your Ref:	MP10_0176&MP10_0181

I am writing to you in response to your letter of 22 October 2010 regarding the proposed redevelopment of land at Washington Avenue, Kentucky Road and Vermont Crescent at Riverwood for the staged construction of approximately 650 dwellings.

The proposed development will be subject to Part 3A of the Environmental Planning and Assessment Act 1979 where the Minister for Planning will be the approval authority.

We have reviewed the draft Director-General's Requirements and advise that the documentation provides a thorough review of the likely matters for assessment under the various state, regional and local planning controls applying to the land.

In this regard, we provide the following additional comments for your consideration:

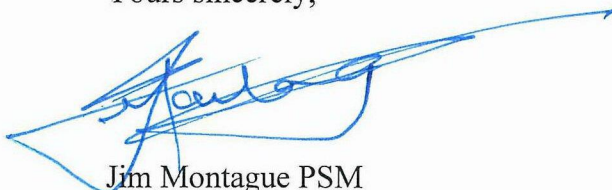
- **State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings**
Plans submitted with the application will need to demonstrate compliance with the requirements of State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings. Overshadowing of private and communal spaces and privacy relationships within the development will need to be given some attention.

- **Stormwater Drainage**
Further discussion will need to be undertaken with our Council's Design Section of City Works to ensure that the future development of the site addresses issues of stormwater management and water quality and ensures compliance with Council's Stormwater Management Manual – Specification 9, A Guide to Stormwater Drainage Design.
- **Sewer and Waste Water Systems**
You are encouraged to liaise directly with Sydney Water to determine whether there are any implications for the development having regard to the location and adequacy of the existing sewer and waste water systems.
- **Traffic, Access and Car Parking**
Any development application will need to be accompanied by a detailed traffic and car parking statement that addresses the potential impacts on the movement of traffic in the local road system as a result of the proposed development. The application, as noted in the accompanying details, will require referral to the Roads and Traffic Authority having regard to the provisions of State Environmental Planning Policy (Infrastructure) 2007.

In addition to the above, please note that whilst the draft Director General's Requirements are relatively comprehensive in regard to social impact, Council will be very interested in the level and quality of detail submitted in this regard.

This information is provided for your information and review and should you require any further details, please contact our Director City Planning, Mr Marcelo Occhiuzzi, on 97899487.

Yours sincerely,



Jim Montague PSM
GENERAL MANAGER

4 November 2010