

## CONSTRUCTION CERTIFICATE / LANDSCAPING APPROVAL CHECKLIST

**Development Consent:** DA 17/0508  
**Site Address:** 229 Caddens Road, Caddens  
 Caddens Hill – Local Open Space

### PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following items are derived from the development consent and applicable planning legislation to ensure the legal issue of the Construction Certificate.

Condition No.	Details	Response
6	Prior to the issue of a construction certificate, the following design amendments shall be incorporated into the construction certificate documentation	
A	Additional tree planting shall be incorporated around the spectator viewing mounds to provide shade and shelter for spectators.	The Plans have been updated, refer to the CC documentation, in particular drawing L601
B	Accessible play equipment shall be provided to the playground area.	A swing set with a birds nest seat has been provided. It is round and sinks in like a nest. It has been provided as a piece everyone of any age or ability can use and enjoy, therefore accessible for all. Refer to drawing L902
C	Place-making' elements shall be incorporated to the entrance of the major playground6 area.	The location of a place-making element has been identified on drawing L104. Concept designs have been provided to Council (Gannon Cuneo) 14.02.18 for review with the Landscape Architect officer. Materials and concept design to be discussed further.
D	A pathway shall be provided from the playground to the corner of the car parking on Caddens Road as marked in red on the plan.	The plans have been updated, refer to the CC documentation, in particular drawing L104

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E	A gate or similar shall be provided to the entrance of the playground to deter children from exiting the playground.	The playground is surrounded by a low wall and planting. There are two openings into the playground with seating located adjacent to it, which will encourage the parents to supervise the children. Therefore we do not feel that a fence and gate (s) are required here. Refer to CC drawings L104, L902 and L654 for details.
F	The pedestrian bridge over the swale shall be consistent in form, materials and design with the approved and constructed pedestrian bridges within the Caddens precinct.	The bridge details have been updated to be consistent with the materials within the Caddens Precinct. Refer to the CC documentation, in particular drawing L930
G	Bin and seating locations.	The plans have been updated, refer to the CC documentation, drawings L101 - L104 for bin and seat locations
9	Prior to the issue of a construction certificate, details regarding required irrigation of the sports oval and surrounding landscape areas shall be submitted to council for approval	Refer to 'HYDROPLAN' in Irrigation folder.
12	Prior to the release of a construction certificate, a landscape maintenance schedule for the Southern Sports Fields shall be prepared and submitted to Council for approval.	Refer to appendix B in landscape specifications for maintenance schedule
19	A construction management plan is to be prepared by a suitably experienced/qualified person and submitted to council for approval.	
29	The certifying authority shall ensure that the car parking and bicycle parking plans include dimensions of driveways, aisles, parking spaces, bicycle parking, footpaths, waste services vehicle manoeuvring and loading areas.	

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35	A Construction Certificate is to be approved by the Certifying Authority for the provision of engineering works.	Noted.
36	The development is to be undertaken in a manner which incorporates the recommendations outlined in the: Concept Engineering Sheets	Noted.

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54	The certifying authority shall ensure that the landscaping embellishment works for the open space do not conflict with the engineering plans, DA 16/1166.	GDS have done a review and confirm there are no clashes between the landscaping plans and engineering plans.
60	Confirmation of necessary tree removal.	Noted, tree removal plan to be reviewed by PCC.
61	Prior to the issue of a Construction Certificate, the 'mini spacenet' proposed for the playground is to be removed and replaced with a variety of smaller play structures to cater for a variety of ages and abilities. A shade structure is also to be installed over the play equipment.	<p>We understood that the playground equipment has been previously discussed (March-April 2017) and agreed to consist of one large climbing structure and a large swing set only. We have made sure the climbing structure is different to that located at Roger Nethercote Park, but similar to provide a consist design language and material palette. It has an extension and additional plastic hand-holds and seating elements within the structure. Refer to L902.</p> <p>There is an additional row of shade trees to the north that will provide shade cover to this play area, refer to drawing L604.</p>
62	The landscape masterplan report is to be updated to reflect all amendments required by this consent.	Refer to Masterplan report attached.
	Dense planting between detention basin and existing development	This boundary is within the Stage 2 Approved works. Please see attached CC drawing Basin D L102-2 for details
	Details of fencing proposed on site.	Fence specifications have been added to the material schedule within the CC documentation, refer to drawing L400 for details.
	Details of shade structures	There is an additional row of shade trees to the north that will provide shade cover to this play area, refer to drawing L604.
	Details of bridge construction	The bridge details have been updated to be consistent with the materials within the Caddens Precinct. Refer to the CC documentation, in particular drawing L930

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Detail of place making elements	The location of a place-making element has been identified on drawing L104. Concept designs have been provided to Council (Gannon Cuneo) 14.02.18 for review with the Landscape Architect officer. Materials and concept design to be discussed further.
Details of species of grass	Kikuyu proposed as it is durable, drought tolerant and tolerates heavy duty / high traffic use. Used primarily in Penrith City Council Parks.
Provision of seating at top and bottom of play area	The seating has been relocated to either side of the park. Refer to drawing L404 for locations.
Integration of seating at various locations	Park furniture has been positioned around the sportsfield at regular intervals. Refer to the CC documentation drawings L101 - L104 for the locations
Inclusion of warning signage	It Is understood that there is no cured steps and this is a general condition therefore designs have no incorporated this.
Placement of trees within play area to provide shading	There is a row of shade trees to the north that will provide shade cover to this play area. Refer to drawing L604
Replace double and triple bins with single units	All bins have been changed to a single unit, refer to material schedule L400 for details.
Playground equipment to be metal or composite material	All play equipment has been changed to metal products, refer to material schedule L400 for details.
Removal of footpath leading from amenities building to Caddens Road	This path is necessary for pedestrian movement from Caddens Road, rather than either walking up the driveway or walking further down the road.
Turf batter shall be no greater than 1:4	Yes this complies, refer to grading drawings L301 - L304 within the CC documentation

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