

Notice of Determination of a Development Application

Environmental Planning and Assessment Act, 1979. Section 81(1)(a)

Development Application No. DA-353/2015

NSW Land & Housing Corporation
Attention: Emmanuel Torres
Locked Bag 4009
ASHFIELD NSW 2131

Date of Determination: DRAFT

Determination Notice No.: DA-353/2015

Property: Lots 32-36 DP 35795, Nos. 2-10 Cammarlie Street, PANANIA NSW 2213

Bankstown City Council hereby Consents to the above described land being developed for the following purpose, subject to compliance with the conditions and requirements set out in the attached schedules.

Description of Development: Consolidation of five (5) allotments, construction of two 3-storey residential flat buildings comprising of twenty two (22) units and six (6) 2-storey multi dwelling housing with associated carparking and landscaping under the State Environmental Planning Policy (Affordable Rental Housing) 2009

Planning Instrument: Bankstown Local Environmental Plan 2015
Published 5 March 2015

Zoning of Property: R2 Low Density Residential

Consent to Operate From: DRAFT
Consent to Lapse On: DRAFT

These conditions are imposed taking into account the matters for consideration in determining a Development Application pursuant to Section 79C of the Environmental Planning & Assessment Act, 1979 and other relevant Acts and Regulations.

Notes:

1. This Determination Notice does not constitute permission to begin works associated with the development. Prior to the commencement of any building works, the works are to be certified by or on behalf of LAHC in accordance with Section 109R of the EP&A Act.
2. This Determination Notice operates or becomes effective from the endorsed date of Consent.
3. Section 125 of the Environmental Planning and Assessment Act, 1979 confers the authority to direct any person to comply with the terms and conditions of any Consent and any person failing to comply with such a direction shall be guilty of an offence under that Act.
4. This consent will lapse 5 years from the endorsed date of consent unless the use has commenced, or any building works have physically commenced.
5. The applicant or any other person entitled to act on this Consent may apply to modify the Development Consent in accordance with Section 96 of the Environmental Planning and Assessment Act, 1979.
6. Failure to comply with a condition contained within this Development Consent may result in a fine or prosecution by Council.
7. As any works within, or use of, the footway or public road for construction purposes requires separate Council approval under Section 138 of the Roads Act 1993 and/or Section 68 of the Local Government Act 1993, Council requires that prior to construction, a plan shall be prepared and submitted to Council where one or more of the following will occur, within, on or over the public footway or public road:

A PRIVATE CERTIFIER CANNOT ISSUE THESE PERMITS

WORKS REQUIRING A 'WORKS PERMIT'

- a) Dig up, disturb, or clear the surface of a public footway or public road,
- b) Remove or interfere with a structure or tree (or any other vegetation) on a public footway or public road,
- c) Connect a road (whether public or private) to a classified road,
- d) Undertake footway, paving, vehicular crossing (driveway), landscaping or stormwater drainage works within a public footway or public road,
- e) Install utilities in, under or over a public road,
- f) Pump water into a public footway or public road from any land adjoining the public road,
- g) Erect a structure or carry out a work in, on or over a public road
- h) Require a work zone on the public road for the unloading and or loading of vehicles
- i) Pump concrete from within a public road,
- j) Stand a mobile crane within a public road
- k) Store waste and recycling containers, skips, bins and/or building materials on any part of the public road.
- l) The work is greater than \$25,000.

All proposed works within the public road and footway shall be reflected on the plan prepared by the contractor and submitted to Council. The contractor shall arrange for necessary inspections by Council whilst the work is in progress.

All Council fees applicable, minimum restoration charges and inspection fees shall be paid prior to construction.

Council will require the contractor carrying out the work to carry public liability insurance to a minimum value of ten million dollars. Proof of the policy is to be provided to Council prior to commencing any work and must remain valid for the duration of the works.

The commencement of any works on public land, including the footway or public road, may incur an on the spot fine of not less than \$1100 per day that work continues without the plan having been submitted to Council by the contractor.

CONDITIONS OF CONSENT

- 1) The proposal shall comply with the conditions of Development Consent.
- 2) Development shall take place in accordance with Development Application No.DA-353/2015, submitted by NSW Land and Housing Corporation, accompanied by Drawing No. 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Revision C, dated 11/11/2015, prepared by Land & Housing Corporation, and affixed with Council's approval stamp, except where otherwise altered by the specific amendments listed hereunder and/or except where amended by the conditions contained in this approval.

The development plans shall be amended as follows:

- a) Ceiling ventilation is to be included into units 10 and 21 to achieve natural ventilation in accordance with the Residential Flat Design Code.
- b) The dining room window to eastern elevation of unit 11 and western elevation of unit 20 are to have a minimum sill height of 1.5 metres from the finished floor level.

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION

- 3) Crown building work must not be commenced unless the building work is certified by or on behalf of the Crown to comply with the technical provisions of the State's building laws.
- 4) Landscaping shall be installed in accordance with the approved landscape plan Drawing No. 01, Issue 04, dated 1/09/2015, prepared by Clouston Associates.
- 5) The landscape plan shall include the provision for the replacement of all boundary fencing. A new 1.8m fence is to be erected along all side and rear boundaries of the subject allotment at full cost to the developer. The colour of the fence is to complement the development and the fence is to be constructed of lapped and capped timber paling, sheet metal or other suitable material unless the type of material is stipulated in any flood study prepared for the site. The selection of materials and colours of the fence is to be determined in consultation with the adjoining property owners. Fencing

forward of the building line shall be no higher than 1m unless otherwise approved by Council.

- 6) Approval in accordance with Council's Tree Preservation Order (TPO) is granted to lop or remove only the trees identified to be lopped or removed on the approved plans. Separate approval shall be obtained to prune or remove trees on adjoining properties or other trees located on the site. Failure to comply with Council's TPO may result in a fine of up to \$100,000.
- 7) A soil erosion and sediment control plan must be prepared by a suitably qualified professional, in accordance with the Blue Book Managing Urban Stormwater: Soils and Construction (4th edition, Landcom, 2004).
- 8) The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the website www.sydneywater.com.au for:

- Quick Check agent details - see Building and Developing then Quick Check; and
- Guidelines for building Over/Adjacent to Sydney Water Assets - see Building and Developing then Building and Renovating

or telephone 13 20 92.

- 9) Prior to construction all bonds, fees and/or contributions as required by this consent have been paid to the applicable authority.
- 10) A long service levy payment which is 0.35% of the total cost of the work is to be paid to the Building and Construction Industry Long Service Payments Corporation by the building contractor.
- 12) The subject sites shall be consolidated in accordance with the approved plan prior to occupation.
- 13) Finished surface levels of all internal works and at the street boundary, including driveways, landscaping and drainage structures, must be as shown on the approved plans. The levels at the street boundary must be consistent with the Street Boundary Alignment Levels issued by Council.
- 14) A plan shall be submitted to Council for the following engineering works in front of the site, at the applicant's expense:
 - a) Three (3) medium duty VFCs at the property boundary.
 - b) 1.2 metre wide concrete footway paving along the sites entire frontage to Cammarlie Street.

- c) Removal of all driveway surfaces, reinstatement of laybacks to kerb and gutter and reshaping of the footway, all associated with redundant VFCs.
 - d) Repair of any damage to the public road including the footway occurring during development works.
 - e) Reinstatement of the footway reserve and adjustment or relocation of existing public utility services to match the footway design levels as proposed on the plan submitted to Council. Adjustment or relocation to any public utility services shall be carried out to the requirements of the public utility authority.
- 15) Stormwater drainage from the development shall be designed so as to comply with Council's Development Engineering Standards and the requirements of the BASIX Certificate. A final detailed stormwater drainage design shall be prepared by a qualified Professional Civil Engineer in accordance with the above requirements and shall generally be in accordance with the concept stormwater plan No. H01 to H05, rev B, C & D dated 14/11/2014 & 01/09/2015 prepared by BSE Building Services Engineers.

The Stormwater Plan shall be amended prior to construction to protect the root systems of all retained and protected trees/vegetation on and adjacent to the site, as follows;

- a) The placement of all pipes and pits shall be no closer than 4.0 metre radius from the centre of the trunk of the *Corymbia citriodora*, (Lemon scented gum) tree located within the front yard forward of number 8 Cammarlie Street.
- b) Alternatively if the stormwater line is to be installed by careful digging using hand tools or horizontal boring and passing the pipe beneath existing tree roots within 4.0 metre radius of the tree. No tree roots greater than 25mm in diameter are to be severed.
- c) Works within the Tree Protection Zone shall comply with section 4.5.5 of Australian Standard AS 4970-2009 Protection of trees on development sites.
- d) The use of appropriate notation on the amended design drawings and specifications demonstrating full compliance with the conditions of the development consent and the issues raised above.

The final plan shall be certified by the design engineer that it complies with Council's Development Engineering Standards, the BASIX Certificate and the relevant Australian Standards.

- 16) Where Council approved cut or fill exceeds 200mm and stable batter of 1 vertical to 3 horizontal maximum grade cannot be achieved, then a masonry or other proprietary material retaining wall, intended and suitable for that purpose, shall be constructed within the development site.

The retaining wall shall be located so that it will not impede or obstruct the natural flow of stormwater. Retaining walls exceeding 600mm in height shall

be designed by a qualified professional Civil/Structural Engineer. Plans and details prepared and signed by the Engineer.

All works associated with the construction of the wall, including backfilling and drainage, is to be located wholly within the allotment boundaries.

- 17) An all weather pavement shall be designed to withstand the anticipated wheel loads for all areas subjected to vehicular movements. Internal pavements specification prepared and certified by all qualified professional Civil Engineer to comply with the relevant Australian Standards.
- 18) The development is to be carried out in accordance with the commitments shown on the BASIX Certificate.
- 19) Prior to construction, a plan shall be submitted by the contractor to Council for a Site, Pedestrian and Traffic Management Plan. This Plan must address the measures that will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and other requirements as specified below.

A PRIVATE CERTIFIER CANNOT APPROVE YOUR SITE, PEDESTRIAN & TRAFFIC MANAGEMENT PLAN

This plan shall include details of the following:

- a) Proposed ingress and egress points for vehicles to and from the construction site;
- b) Proposed protection of pedestrians, adjacent to the constructions site;
- c) Proposed hoardings, scaffolding and/or fencing to secure the construction site;
- d) Proposed pedestrian management whilst vehicles are entering/exiting the construction site;
- e) Proposed measures to be implemented for the protection of all public roads and footway areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;
- f) Proposed method of loading and unloading excavation machines, building material, construction materials and waste containers during the construction period;
- g) Proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc are required to be displayed and shall be in accordance with Council's and the NSW Roads and Maritime Services requirements and AS1742.3.
- h) Proposed method of support of any excavation, adjacent to adjoining buildings or the public road. The proposed method of support is to be certified by a Civil Engineer with National Professional Engineering Registration (NPER) in the construction of civil works.
- i) Proposed measures to be implemented in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the public road.

- j) Proposed measures for protection of the environment including procedures to control environmental impacts of work e.g. sediment control, proper removal, disposal or recycling of waste materials, protection of vegetation and control/prevention of pollution i.e. water, air noise, land pollution.

The approved Site, Pedestrian and Traffic Management Plan is to be implemented prior to the commencement of any works on the construction site. The applicant will be required to pay for inspections by Council Officers in accordance with Council's adopted fees and charges.

In addition a RMS Approval / Road Occupancy Licence will be required for works on Regional or State Roads or within 100m of a traffic facility including roundabouts and traffic signals. Refer to Council's Development Engineering Standards for a list of Regional and State Roads.

- 20) The route for transportation to and from the development site of bulk and excavation materials shall generally be by the shortest possible route to the nearest "regional road", with every effort to avoid school zones on public roads. The contractor shall nominate the route for approval by Council prior to commencement of any work on the site. An Agreement shall be prepared by the contractor specifying the approved route and acknowledging responsibility to pay Council for damages to public property adjacent to the site in relation to the construction activity and all damage must be rectified upon completion of work.

CONDITIONS TO BE SATISFIED PRIOR TO CONSTRUCTION

- 21) The person having the benefit of the development consent has given at least 2 days' notice to the council of the person's intention to commence the building / subdivision work.
- 22) Approval is granted for the removal of the following trees on site:
 - a) Any tree/s growing within the building footprint of the approved structures;
 - b) Any tree/s where the base of the trunk of the tree is located within 3 metres of the external wall of an approved dwelling on the same property;
 - c) Any declared noxious plant. The applicant, builder and all contractors are to ensure that all noxious plants are properly identified, controlled and/or removed on this site without injury or death of any protected plants;
 - d) Any tree species listed under clause 2.7 of Bankstown Development Control Plan 2014 Part B11 – Tree Preservation Order;
 - e) Any of the below species;

Tree Species	Location
(1) <i>Ficus microcarpa</i> var. <i>hillii</i> (Hill's Weeping Fig)	Rear yard, number 2 Cammarlie Street
(1) <i>Jacaranda mimosifolia</i> , (Jacaranda)	Property number 10 Cammarlie Street
(2) <i>Eucalyptus</i> sp.	
(1) <i>Jacaranda mimosifolia</i> , (Jacaranda)	
(1) <i>Cinnamomum camphora</i> (Camphor Laurel)	
(1) <i>Pittosporum undulatum</i> (Native Daphne)	

All tree removal works must comply with the Amenity Tree Industry – Code of Practice, 1998 (Workcover, NSW). All other vegetation not specifically identified above, and protected by Councils Tree Preservation Order, is to be retained and protected from construction damage and pruning. The Tree Preservation Order protects trees over 5m in height.

- 23) Approval is granted for the removal of the following trees located on Council's nature strip:

Tree Species	Cammarlie Street frontage
(1) <i>Eucalyptus scoparia</i> , (Wallangarra white gum)	Forward of the property / Councils nature strip fronting number 2 Cammarlie Street

The tree removal works are subject to the following conditions:

- All tree works must be carried out by a qualified arborist (minimum qualifications AQF Level 3 or equivalent);
- The tree removal contractor must hold a Public Liability Insurance Certificate of Currency with a minimum indemnity of \$20 million, together with a NSW Workers Compensation Insurance Certificate of Currency;
- The tree removal work must comply with the Amenity Tree Industry – Code of Practice, 1998 (Workcover, NSW);
- The tree stump is to be ground to 300mm below ground level. Investigation to locate underground services shall be the responsibility of the applicant.
- All tree material shall be removed from site, and the nature strip shall be backfilled, compacted and restored to the original level.
- The site must be maintained in a safe condition at all times;
- Appropriate hazard signage to be in place at all times during the tree works.

- 24) The following trees on site shall be retained and protected from removal and damage for the duration of the development;

Species	Location	Structural root zone (SRZ)	Tree protection zone (TPZ)
(1) <i>Eucalyptus microcorys</i> , (Tallowood) denoted as (Tree 1, table 5, Pg. 8)	Front yard, forward of number 2 Cammarlie Street	3.0 metres	8.0 metres
(1) <i>Juniperus Sabina</i> , (Savin juniper) denoted as (Tree 8)	Front yard, forward of number 6 Cammarlie Street	3.0 metres	8.0 metres
(1) <i>Corymbia citriodora</i> (lemon-scented gum) denoted as (Tree 10)	Front yard, forward of number 8 Cammarlie Street	3.0 metres	8.0 metres

The applicants Arboricultural Impact Assessment, dated 8th August, 2014 by Redgum Horticultural & Horticulture Consultants, (refer to Pg. 10, Discussion, section 5.5 to 5.7), regarding Tree Protection (TPZ) measures that tree protection measures shall be installed and monitored throughout the construction stage is to be undertaken with advice from a consulting arborist minimum AQF (Australian Qualification Framework) Level 5 in Arboriculture and that all work is conducted, shall be in accordance with AS 4970-2009, Protection of trees on development sites together with the following conditions:

- a) The following protection zones apply to the tree/s;
 - i. A Structural Root Zone (SRZ) of 5.0 metres radius measured from the centre of the trunk of the *Eucalyptus microcorys*, (Tallowood) tree and 5.0 metres radius measured from the centre of the trunk of the *Corymbia citriodora*, (Lemon scented gum) tree and 3.0 metres radius measured from the centre of the trunk of the *Juniperus Sabina*, (Savin juniper) tree
 - ii. A Tree Protection Zone (TPZ) of 8.0 metres radius measured from the base of the tree/s trunk.
- b) The tree to be retained and protected together with their relevant Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) shall be marked on all construction drawings.
- c) All contractors and workers on site shall be briefed on the tree protection and management procedures in place as part of their site induction. A written record of the induction process is to be kept on site.
- d) A designated Tree Protection Zone shall be created on site by erecting a tree protection fence at 5.0 metre radius from the centre of the trunk of

the *Eucalyptus microcorys*, (Tallowood) tree. A designated Tree Protection Zone shall be created on site by erecting a tree protection fence at 5.0 metre radius from the centre of the trunk of the *Corymbia citriodora*, (Lemon scented gum) tree.

- e) A designated Tree Protection Zone shall be created on site by erecting a tree protection fence at 3.0 metre radius from the centre of the trunk of the
- f) *Juniperus Sabina* ,(Savin juniper) tree.
- g) The fence is to be constructed of chain wire mesh 1.80 metres high supported by steel posts. The fence is to be installed prior to construction, shall not be removed or altered, and is to remain in place for the duration of the site works;
- h) The applicant will display in a prominent location on the tree protection fence a durable, weather resistant sign of a similar design, layout and type size as per Appendix C, Australian Standard AS4970-2009 Protection of trees on development sites clearly showing:
 - i. The Development Consent number;
 - ii. The purpose of the protection zone;
 - iii. The penalties for disregarding the protection zone;
- i) No vehicular access, excavations for construction or installation of services shall be carried out within the fenced Tree Protection Zone.
- j) All utility services, pipes, stormwater lines and pits shall be located outside the fenced Tree Protection Zone.
- k) Building materials, chemical storage, site sheds, wash out areas, and similar shall not be located within the fenced Tree Protection Zone.
- l) Trees marked for retention must not to be damaged or used to display signage, or as fence or cable supports for any reason.
- m) All roots with a diameter greater than 25mm are to be cut cleanly using sharp hand tools not torn or ripped by machinery.
- n) Any pruning works shall be carried out by a qualified arborist and shall comply with Australian Standard AS4373-2007 Pruning of Amenity Trees

- 25) The following trees on Council's nature strip shall be retained and protected from removal and damage for the duration of the development;

Species	Location	Structural root zone (SRZ)	Tree protection zone (TPZ)
(1) <i>Callistemon viminalis</i> , (Weeping bottlebrush)	Council's nature strip, forward of number 4 Cammarlie Street	3.0 metres	3.0 metres
(1) <i>Callistemon viminalis</i> , (Weeping bottlebrush)	Council's nature strip, forward of number 10 Cammarlie Street	3.0 metres	3.0 metres

- a) The area of Council's nature strip – excluding the concrete footpath – shall be fenced off for a distance of 3.0 metres radius measured from the centre of the trunk of trees to be protected.
 - b) The tree protection fencing is to be constructed of chain wire mesh 1.80 metres high, supported by steel posts and shall remain in place throughout the duration of site works.
 - c) The following tree protection measures are to be complied with at all times:
 - i. The applicant will display in a prominent location on the fencing of each tree protection zone a durable, weather resistant sign of a similar design, layout and type size as per Appendix C, Australian Standard AS4970-2009 Protection of trees on development sites clearly showing:
 - a. The Development Consent number;
 - b. The purpose of the protection zone;
 - c. The penalties for disregarding the protection zone;
 - ii. No vehicular access, excavations for construction or installation of services shall be carried out within the fenced off Tree Protection Zone.
 - iii. All utility services, pipes, stormwater lines and pits shall be located outside the fenced off Tree Protection Zone.
 - iv. Building materials, chemical storage, site sheds, wash out areas, and similar shall not be located within the fenced off Tree Protection Zone.
 - v. Tree marked for retention must not to be damaged or used to display signage, or as fence or cable supports for any reason.
- 26) All other existing trees within the vicinity of the construction works or paths of travel for construction vehicles accessing the development that are to be retained shall be protected with temporary fencing of a style non injurious to tree roots, placed 2m from the trunk base of the existing tree to prevent damage during construction, and retained in accordance with Council's Tree Preservation Order. There is to be no stockpiling of materials within the 2m fenced zone.
- 27) Suitable erosion and sediment control measures shall be erected in accordance with the *Blue Book Managing Urban Stormwater: Soils and Construction (4th edition, Landcom, 2004)* prior to the commencement of construction works and shall be maintained at all times.
- 28) Council warning sign for Soil and Water Management must be displayed on the most prominent point of the site, visible to both the street and site works. The sign must be displayed throughout the construction period.
- 29) Prior to the commencement of work, the applicant must provide a temporary on-site toilet if access to existing toilets on site is not adequate.
- 30) A section 73 compliance certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Make early application for the certificate, as there may be water and sewer pipes to be built and this can

take some time. This can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Building and Developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

- 31) Prior to the commencement of work, a fence must be erected around the area of the works, except where an existing 1.8m high boundary fence is in good condition and is capable of securing the area. Any new fencing shall be temporary (such as cyclone wire) and at least 1.8m high. All fencing is to be maintained for the duration of construction to ensure that the work area is secured.

Where the work is located within 3.6m of a public place then a Type A or Type B hoarding must be constructed appropriate to the works proposed. An application by the contractor for such hoarding must be submitted to Council for approval prior to the commencement of work.

- 32) A sign shall be displayed on the site indicating the name of the person responsible for the site and a telephone number of which that person can be contacted during and outside normal working hours or when the site is unattended.
- 33) A sign must be erected in a prominent position on any site on which building work or subdivision work is being carried out:
 - a) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - b) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work or subdivision work is being carried out, but must be removed when the work has been completed.

CONDITIONS TO BE SATISFIED DURING CONSTRUCTION

- 34) The hours of site works shall be limited to between 7.00am and 6.00pm on weekdays and 7.00am and 1.00pm on Saturdays. No work shall be carried out on Sundays and public holidays, and weekends (Saturdays and Sundays) adjacent to public holidays.
- 35) The building work must be carried out in accordance with the requirements of the Building Code of Australia.
- 36) Prior to the ground floor slab being poured, an identification report by a Registered Surveyor must be submitted to the principal certifying authority

verifying that the proposed buildings finished ground floor level and siting to the property boundaries conforms to the approved plans.

- 37) All Civil and Hydraulic engineering works on site must be carried out in accordance with Council's Development Engineering Standards. All Civil and Hydraulic engineering works associated with Council's assets and infrastructure must be carried out in accordance with Council's requirements and to Council's satisfaction.
- 38) All excavations and backfilling must be executed safely and in accordance with the relevant Australian Standards.
- 39) If soil conditions require it, retaining walls or other approved methods of preventing movement of the soil must be provided, and adequate provisions must be made for drainage. Separate approval may be required for retaining walls should they be required.
- 40) If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - a) protect and support the adjoining premises from possible damage from the excavation, and
 - b) where necessary, underpin the adjoining premises to prevent any such damage.
- 41) The applicant is to ensure, that all fencing and retaining walls located on a property boundary and constructed within the Tree Protection Zone of any tree or protected vegetation on private property and Council owned or managed land, including nature strip trees, does not result in the damage or cutting of roots 25mm or greater in diameter. Trunks and branches are not to be cut, damaged, or used for supports. Should tree roots, trunks and branches be encountered, posts and footings are to be relocated. Masonry fences and walls are to use discontinuous footings within the drip line of such trees and vegetation to bridge over tree roots and to provide sufficient clearance to ensure healthy plant growth, maintain plant stability, and prevent any damage to the structure occurring.
- 42) The stormwater drainage system shall be constructed in accordance with Council's Development Engineering Standards and the engineering plans and details.
- 43) A suitably qualified Professional Civil or Structural Engineer shall be engaged by the developer to carry out inspections relating to construction of internal driveways and parking areas. The work shall be carried out in accordance with the approved plans and specifications and certification from the Civil or Structural Engineer is to be provided upon completion.
- 44) The awning/carports are approved as an open structures only and shall not be enclosed by a wall, roller door or similar obstruction.

- 45) There shall be no stock piling of materials, storage of equipment or work carried out on Cammarlie Reserve.
- 46) Prior to the commencement of work, the builder shall prepare a photographic record of the road reserve which clearly shows its condition prior to works occurring on site. For the entirety of subdivision or construction works, there shall be no stockpiling of building spoil, materials, or storage of equipment on the public road, including the footway and the road reserve shall be maintained in a safe condition at all times.

CONDITIONS TO BE SATISFIED PRIOR TO OCCUPATION

- 47) Final registration of all new drainage easements shall be finalised prior to occupation of the site.
- 48) Fifteen (15) off street car spaces being provided for residential/visitor use in accordance with the submitted plans.
- 49) Landscaping is to be installed in accordance with the approved landscape plan. All works and methods nominated and materials and plants specified on the approved landscape plan are to be completed. The landscaping shall be maintained for the life of the development.
- 50) The applicant is to plant the following replacement trees on the nature strip forward of the property. The trees shall have a container size not less than 75 litres, shall comply with NATSPEC Specifying Trees: a guide to assessment of tree quality (2003), and be planted and maintained in accordance with Councils street tree planting specifications Standard Drawing No. S-202:

Tree Species	Location Cammarlie Street frontage
2x <i>Corymbia ficifolia</i> dwarf cvs	The trees are to be planted forward of <u>block A</u> and <u>block B</u> , on the each side of the vehicle footpath crossing no closer than 2.5 metres from the edge of the vehicle crossing including (layback) 2.0 metres from any electricity pole and 1.5 metres from the kerb and gutter.

Investigation to locate underground services shall be the responsibility of the applicant. Should such services be located and there is a reasonable belief that damage may occur to those services by the new plantings, the applicant is to:

- Carry out engineering works to protect those services from damage; or
- Relocate the plantings to a more suitable location following written approval from Bankstown City Council; or
- Substitute the approved tree species with an alternative species following written approval from Bankstown City Council.

The tree is to be planted by a qualified landscape contractor in consultation with Councils Tree Management Officer. The Applicant shall contact Councils Tree Management Officer to arrange for a site inspection of the completed tree planting.

- 51) A suitably qualified Professional Civil Engineer shall certify that the driveways, parking bays, and service areas have been constructed in accordance with the approved plans and specifications. Such Certification shall be submitted prior to the occupation of the site.
- 52) Lighting must be provided to the entries of the dwellings, driveways and parking areas to promote a high level of safety and security at night and during periods of low light. Lighting provided should be hooded, shielded or directed away from neighbouring dwellings to minimise glare and associated nuisances to residents.
- 53) The premises must be readily identified from the street with the allocated house numbers. Numbering of the development without Council's written approval is not permitted. An official "house numbering" letter will be sent to the applicant indicating the proposed house numbers of the new development. Note: The house numbers of the development are subject to change depending of the type on subdivision that may occur at a later stage.
- 54) The Section 73 compliance certificate under the Sydney Water Act 1994 must be obtained for reasons state previously before occupation of the development / release of the plan of subdivision.

SCHEDULE A: ADVICE TO APPLICANTS

Inspection of building works shall be undertaken as determined by the PCA. If Bankstown Council has been nominated as the PCA then details of inspection type and number required will be determined prior to the issue of a construction certificate.

Also, before you dig, call "Dial before you Dig" on 1100 (listen to the prompts) or facsimile 1300 652 077 (with your street no./name, side of street and distance to nearest cross street) for underground utility services information for any excavation areas.

For further information regarding this notice please contact Ellen Mannix in Development Services on 9707 9087.

Yours faithfully,

Ellen Mannix
SENIOR DEVELOPMENT ASSESSMENT OFFICER