

Dear Emma,

I refer to your email of 23 May 2019 inviting Council to comment on the proposed modification of the approved Bilambil Residential Subdivision (MP 05_0198 **MOD 5**) whereby it is proposed to amend Condition A2 to allow survey and geotechnical works that do not require tree removal to be completed.

Council officers have reviewed the proposed amendment of Condition A2:

A2 Staging

The project is to be constructed in seven (7) stages, generally in accordance with Revision L of Plan 35054 dated 24.03.16 prepared by Landsurv Pty Ltd, incorporating the lots as follows:

(1A) Stage 1A Preliminary Works Stage comprising:

- Removal of the existing trees within and adjacent to the alignment of approved Roads 3 and 5. Prior to removing any trees within or adjacent to approved Roads 3 and 5 the Proponent shall:
 - submit a Tree Removal Plan for the approval of the Secretary identifying all trees proposed to be removed within Stage 1A; and
 - provide a copy of the approved Tree Removal Plan to the PCA prior to the issue of a Construction Certificate authorising any tree removal works
- Surveying of all proposed road alignments including placing pegs, observing levels, preparing spatial data **and drilling geotechnical bore holes on road alignments. Survey work and geotechnical work that does not require tree removal is excluded from the need to meet the requirements outlined in this Condition.**
- The following conditions of approval shall be complied with prior to commencing the preliminary works stage: conditions C1 to C4, Condition C10, and conditions C12 to C14.

Please be advised that Council raises no objections to the proposed modification, noting the following additional comments for the Department's further consideration:

- Perhaps the condition could be expanded to read:

*Surveying of all proposed road alignments including placing pegs, observing levels, preparing spatial data and drilling geotechnical bore holes on road alignments. Survey work and **investigative (or geotechnical sampling work)** geotechnical work that does not require tree removal is excluded from the need to meet the requirements outlined in this Condition.*

- It is recommended that the applicant notifies Council in writing of such works (including details of what works were undertaken and when) so as to have a record of commencement works. Ideally, the applicant would obtain in writing via a letter / e-mail from the consent authority confirming that works have lawfully commenced and the lapse date is no longer an issue for Council as the PCA assessing future Construction Certificate applications.

Please contact me if you wish to discuss any of the matters raised above.

Regards,

Colleen

Colleen Forbes

Team Leader Development Assessment

