

- 5.2 Vehicle and pedestrian access points are required to match into existing footpath levels; ~~and~~
- 5.3 All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications; and
- 5.4 The area shown for manoeuvring in front of the proposed Units 1 and 2 shall remain unobstructed at all times.

**6. Right of Way Widening**

- 6.1 A 1.0 metre right of way setback area shall be maintained free of any buildings and structures for the length of the property that adjoins the right of way at all times to enable future right of way widening;
- 6.2 The 1.0 metre right of way setback area shall be sealed drained and graded to match into the level of the existing Right of Way; and
- 6.3 The 1.0 metre right of way setback area referred to in condition 6.1 above, shall be ceded free of cost to the City on subdivision or amalgamation of the land, including Built Strata subdivision;

**76. Acoustic Report**

An Acoustic Report in accordance with the City's Policy No. 7.5.21 – Sound Attenuation is to form part of the application for a Building Permit and shall be approved by the City prior to commencement of the development. All recommended measures in the report shall be undertaken in accordance with the report to the City's satisfaction, prior to the occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

**87. Landscaping**

- 8.1 A detailed landscape and reticulation plan for the development site and adjoining road verge to the City's satisfaction is to be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:
  - 8.1.1 The location and type of existing and proposed trees and plants;
  - 8.1.2 Areas to be irrigated or reticulated; and
  - 8.1.3 The provision of eight percent Deep Soil Zone and at least 30 percent Canopy Coverage, as defined by the City's Policy No. 7.1.1 – Built Form;
- 8.2 All works shown in the plans as identified in Condition 8.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

**98. Schedule of External Finishes**

Prior to commencement of development a detailed schedule of external finishes (including materials and colour schemes and details) shall be submitted to and approved by the City. The development shall be finished in accordance with the approved schedule prior to the use or occupation of the development; and

**109. General**