

29 September 2010

REFERRAL RESPONSE – TECH. SERVICES

FILE NO: DA 441/2009/1
ADDRESS: 1 New Beach Road DARLING POINT 2027
PROPOSAL: Marina redevelopment
FROM: N Tomkins
TO: Mr P Kauter

I refer to the following documents received for this report:

1. Architectural Drawing No.s DA 1002, DA 1003, DA 1004, DA 2000, DA 2100, DA3100, DA 3101, DA 3200, prepared by Allen Jack Cottier, dated 24 August 2009
2. Survey Plan No.73319, drafted by Rygate & Co., dated 16 July 2008
3. Environmental Impact Statement for Cruising Yacht Club of Australia prepared by Urbis August 2009
4. Stormwater disposal concept plan prepared by Sparks and partners P/L Ref:08876: L1 dated 29 June 2009Dwg No SW- 02, 03, 04 Issue A dated 15.07.09
5. Flood Study, Drainage Assessment Report prepared by Eclipse Consulting Engineers Ref: 5788-002-dar issue date 07-07-2009
6. Geotechnical and Hydrogeological Report prepared by Martens Consulting Engineers Ref:P0802189JR01_v3-dated March 2009
7. Traffic Impact Assessment prepared by Traffix ref 08 184 report_v5 dated 12 July 2009
8. Construction Management Plan by TLB Engineers P/L Issue 1 dated 28 May 2009 and updated by Issue 2 dated 7 April 2010

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

Site Drainage comments

There are generally no objections to the Stormwater disposal concept plan prepared by Sparks and Partners P/L Ref:08876: L1 dated 29 June 2009Dwg No SW- 02, 03, 04 Issue A dated 15.07.09

The concept plan is subject to the submission and approval of Stormwater Management Plan for the site prior to release of the Construction Certificate. Details are to be in accordance with Council's Draft Stormwater Development Control Plan and Local Approvals Policy. This is to ensure that site stormwater is disposed in a controlled and sustainable manner - Conditions applied.

Council's Technical Services Division is satisfied that adequate provision has been made for the disposal of stormwater from the land it is proposed to develop and complies with the provisions of Clause 25 (2) of WLEP 1995

Flooding and Overland Flow comments

A Flood Study, Drainage Assessment Report prepared by Eclipse Consulting Engineers Ref: 5788-002-dar issue date 07-07-2009 has been submitted in support of the application. The reports conclusion is as follows:

"5.0 CONCLUSIONS

It is apparent from the drainage assessment that the site is currently affected by overland flows within the roads frontage. The existing low point at the north eastern corner of the existing car park acts as a detention basin in periods of peak flows with an overland flow point through the existing car park on the western side of New Beach Road, adjacent to the D'Albora Marina.

Due to the construction of the proposed basement car park it will be necessary to control the overland flows currently directed through the site and discharged to the bay at the north western corner of lot 1137. The method adopted in the report consisted of upgrading the drainage in New Beach Road to flow to the existing kerb inlet pit and connected to the existing discharge point in the sea wall in Rushcutters Bay Park. The design of the drainage was done in a way as to limit overland flows from the existing low point and also to minimise the overland flows within the street for the 1 in 100 year storm event.

In accordance with the requirements of Woollahra Council the minimum floor levels for the proposed development have been set as follows:

- Minimum Habitable Ground Floor Slab Level - RL = 2.40
- Minimum Basement/Car Park Entrance Driveway Crest Level - RL = 2.25"

The plan by Eclipse Consulting Engineers Drawing No. C01 B Rev B dated 07.07.09 proposes the following works to remediate flooding by upgrading the existing street drainage system in New Beach Road:

- *2x450 dia pipes from the new driveway at the northern site boundary head south under the existing K&G and including several new drainage inlet pits*
- *The pipe then enlarges to a single 750mm, then to 825 and eventually 900mm*
- *The proposed 900mm replaces the existing 600mm dia pipeline across Rushcutters Bay Park*

Council drainage engineer has examined the plans and has included the following:

- *An emergency evacuation plan is to be prepared for the underground carpark*
- *A warning system is to be installed in the underground carpark to signal all personnel to evacuate the carpark when water reaches a level of 5cm below the entry level threshold to the car park.*
- *A pump system capable of handling a weir flow of 5cm deep down the driveway is to be installed in the carpark as a back up system,*
- *The pump system is to be powered by a uninterruptible power supply*

Construction Management comments

As a result of the site constraints, limited space and access a Construction Management Plan has been requested. The submitted Construction Management Plan by TLB Engineers P/L Issue 1 dated 28 May 2009 is generally acceptable subject to amendment as detailed in Council's Traffic Engineers report dated 27 October 2009 and 22 June 2010 required that all heavy vehicles exit the site and proceed directly to New South Head. This has been subsequently included in the latest amended Construction Management Plan by TLB Engineers P/L Issue 2 dated 7 April 2010.

Due to the lack of on-street parking availability a Work Zone will be required from Council during construction and will be conditioned accordingly

Impacts on Council Infrastructure comments

Driveways -All redundant driveways are to be removed and the areas restored. The new driveways are to be commercial construction and comply with Council's standard drawing RF2B. Driveway at Section 04 is 3.5m wide and driveway at Section 01 is 6m wide.

Footpath -The existing footpath for the frontage of the development is old, been trenched, broken and has irregular surface levels. With the new and redundant driveways requiring constriction work it is recommended that the existing footpath for the frontage of the development be fully reconstructed to Council's standard.

Drainage through Private Property – Council has an existing drainage pipeline taking Public water through the proposed development. The existing 375mm dia pipe is through Lot 1137 in which the underground carpark is proposed. The construction of the carpark with the retention of the existing pipeline would be extremely difficult and would likely compromise and future replacement and/or maintenance by Council. Council's TS has no objection to the decommissioning of the pipeline and the subsequently upgrading of the street drainage system and drainage through Rushcutters Bay Park.

Drainage in Street – the new drainage system proposed in New Beach Road as discussed in the above section "Flooding and Overland Flow comments" is to also include the requirements:

- *All street run-off is to be treated with a gross pollutant trap before it enters the Harbour.*
- *The gross pollutant trap is to be designed to bypass with minimal head loss if full of trash.*
- *A propriety gross pollutant trap (GPT) is to be located as close to New Beach Road (adjacent to the bus stop) as possible to enable easy access and cleaning*
- *The GPT will be required to be maintained by the applicant for 12 months after practical completion of the drainage system*
- *All pipes or culverts crossing the park shall have a minimum of 300mm cover.*
- *The new pipeline/pipelines in Rushcutters Bay Park are to be a minimum of 10m from the nearest face of the existing row of Fig trees to minimise any root disturbance.*
- *All disturbed areas as a result of the pipe and GPT works are to be filled as directed with topsoil and turfed*
- *The existing pipe is to be sealed off.*
- *Should damage occur to the existing road shoulder during construction then the applicant will be required to resheet to pavement to Council's satisfaction.*

The proposed above drainage and roadworks on Council property will be subject to a separate Section 138 Roads Act application and approvals. A separate Infrastructure bond will be required to ensure satisfactory completion of the works and maintenance on Council property.

Traffic, Vehicle Access & Accommodation comments

COUNCIL'S TRAFFIC ENGINEER'S REPORT TO COME

The driveway long section 01 and 02 as shown on the architectural Drawing No. DA 4200 prepared by Allen Jack Cottier, Rev 2 dated 22.07.09 show a threshold level of 2.4m which complies with the Flood Level "Minimum Basement/Car Park Entrance Driveway Crest Level - RL = 2.25m AHD"

Due to high pedestrian numbers all driveway accesses are to comply with the intent of the sight distance requirements as shown Driveway Splay as shown in Section C5.4.8 in WRDCP

All driveway entrance gates are to be set back a minimum of 5m from the property boundary

Geotechnical, Hydrogeological and/or Structural comments

A Geotechnical and Hydrogeological Report prepared by Martens Consulting Engineers Ref:P0802189JR01_v3 dated March 2009 has been submitted in support of the application and is considered satisfactory. The proposal involves excavation for the underground garage up to 3m deep.

Field investigations included boreholes, DCP, soil samples and groundwater wells for monitoring were undertaken.

The report identified that the property was underlain with

- *Majority of the site is fill comprised of sandy clays to silty sand up to depths between 0.8m to 1.35m*
- *Natural soils of clayey sand, sand and organic matter*
- *Seabed comprised muds and sediment for 5-10m*
- *Below the 5-10m sandstone was found*

Hydrogeological Assessment - the existing groundwater levels have been determined from observations during drilling operations and from 2 permanent groundwater monitoring wells. From the results the groundwater levels were determined:

- *a range of 0.00 mAHD to 0.78 mAHD*
- *with average level of 0.36mAHD*
- *fluctuation up to 0.8m*

As excavation is approximately 3m deep, down to a level of -2.0mAHD it results in excavation in the watertable to an average of 2.36m and a maximum of up to 2.78m.

Compliance with Councils document "Guidelines for Preparation of Geotechnical and Hydrogeological Reports" is in general terms only with details provided on the existing water table, but no detailed analysis as set in Section 5.4. "Hydrogeology". In response to these requirements, in a letter from Martens Consulting Engineers dated 2 July 2009 in the last paragraph they state that issues relating to detailed dewatering would not be provided at DA stage as they have demonstrated that the proposed works can be completed and any detailed assessment would be provided later.

Should this argument be accepted then suitable conditions can be applied to DA which will require the developer provide the detailed information prior to CC as well as covering geotechnical conditions. This example is similar to the current practise of requiring the submission of Vibration Monitoring Report prior to CC

The carpark is to be full tanked and suitably waterproofed to prevent the entry of water as permanent pumping is not permitted. Note: Any temporary dewatering discharge to the Public Road will require a Section 138 Roads Act application and approval from Council

The report made comments and recommendations on the following:

- *Field investigations*
- *Risk management Matrix*
- *Footing and Excavation*
- *Vibration*
- *Hydrogeological Assessment*
- *Further Testing*
- *Dilapidation Reports*

Conditions covering these matters as well as others identified by Council have been added to the Referral.

Other comments

Due to the likelihood of additional power usage as a result of the new development, Energy Australia has requested that the applicant contact them with regards to the possible provision of a new Electricity Substation on site.

RECOMMENDATION

Council's Development Engineer has determined that the proposal is not satisfactory in its current state due to inadequate geotechnical documentation.

“WITHOUT PREJUDICE” CONDITIONS OF CONSENT

Conditions of Consent

Please note that the standard conditions of consent are generally modified by the Technical Services Division to suit a particular development application. Please ensure all Technical Services conditions of consent are cut and pasted from this document only, and not inserted as standard conditions using the automatically generated (F3) function.

(A) General Conditions

A.5 Approved Plans & Supporting documents

Reference	Description	Author/Drawn	Date(s)
Issue 2	Construction Management Plan	TLB Engineers P/L	7 April 2010 ✓
Dwg No. DA 4200 , Rev 2	Driveway Profiles	Allen Jack Cottier	22/07.09 ✓ 7
Ref:P0802189 JR01 v3	Geotechnical and Hydrogeological Report	Martens Consulting Engineers	March 2009 ✓
5788-002-dar	Flood Study	Eclipse consulting Engineers	07/07/2009 ✓
Dwgs No. SW-02 to SW-04 issue P1	Stormwater Management Plan	Sparks and Partners	03/03/2009 ✓

A.8 Ancillary Aspect of the Development (Repair Damaged Infrastructure - apply to all Development)

(B) Conditions which must be satisfied PRIOR TO THE DEMOLITION of any building or construction

Nil

(C) Conditions which must be satisfied PRIOR TO THE ISSUE OF ANY CONSTRUCTION CERTIFICATE

C.4 Modification of details of the development (s80A(1)(g) of the Act)

The *approved plans* must be amended and the *Construction Certificate* plans and specification, required to be submitted to the *Certifying Authority* pursuant to clause 139 of the *Regulation*, must detail:

- a) Underground carpark is to have emergency systems as detailed in "Flooding" Condition in this Consent
- b) Additional safety requirements as set out in Condition "Bicycle, Car and Commercial Parking Details" of this consent
- c) All street Run-Off is to be treated with a gross pollutant trap (GPT) before it enters the Harbour.

Note: The effect of this condition is that it requires design changes and/or further information to be provided with the *Construction Certificate* drawings and specifications to address specific issues identified during assessment under section 79C of the *Act*.

Note: Clause 146 of the *Regulation* prohibits the issue of any *Construction Certificate* subject to this condition unless the *Certifying Authority* is satisfied that the condition has been complied with.

Note: Clause 145 of the *Regulation* prohibits the issue of any *Construction Certificate* that is inconsistent with this consent.
Standard Condition: C4

C.5 Security Deposits

a) Property Damage Security Deposit (S138)	\$252,678	No	T113
Infrastructure Works Bond	\$604,000	No	T113
g. Public Road and Footpath Infrastructure Inspection Fee (S138 Fee)	\$406	No	T45
h. Security Administration Fee	\$180	No	T16

C.13 Road and Public Domain Works

A separate application under Section 138 of the *Roads Act* 1993 is to be made to Council's Development Engineer, and approved by Council prior to the issuing of a *Construction Certificate* for the following infrastructure works, which must be carried out at the applicant's expense:

Road & Footpath

- Full width commercial crossings having a width of 3.5m at Section 04 and 6.0m wide driveway at Section 01 including new layback and gutter in accordance with Council's standard drawing RF2B.
- Removal and replacement of the existing footpath for the full width of the property in accordance with Council's standard drawing RF3.
- Removal of all driveway crossings and kerb laybacks which will be no longer required.
- Reinstatement of footpath, kerb and gutter to match existing.
- Where a grass verge exists, the balance of the area between the footpath and the kerb over the full frontage of the proposed development must be turfed. The grass verge must be constructed to contain a uniform minimum 75mm of friable growing medium and have a total cover of Couch turf.

Drainage

- Construction of new pipeline as shown on plan by Eclipse Consulting Engineers project 5788 Dwg No. C01B dated 07.07.09 along New Beach Rd and through Rushcutters Bay Park

- All street run-off is to be treated with a gross pollutant trap before it enters the Harbour.
- The gross pollutant trap is to be designed to bypass with minimal head loss if full of trash.
- A propriety gross pollutant trap (GPT) is to be located as close to New Beach Road (adjacent to the bus stop) as possible to enable easy access and cleaning
- The GPT will be required to be maintained by the applicant for 12 months after practical completion of the drainage system
- All pipes or culverts crossing the park shall have a minimum of 300mm cover.
- The new pipeline/pipelines in Rushcutters Bay Park are to be a minimum of 10m from the nearest face of the existing row of Fig trees to minimise any root disturbance.
- All disturbed areas as a result of the pipe and GPT works are to be filled as directed by Council with topsoil and turfed
- The existing pipe is to be sealed off.
- Construction of a standard gully pit in the kerb fronting the subject site in accordance with Council's Standard "Grated Gully Pit with extended Kerb Inlet" drawing DR1.
- The developer shall be responsible for carrying out any service investigations to allow a gravity connection.
- Should damage occur to the existing road shoulder during construction then the applicant will be required to resheet to pavement to Council's satisfaction

Bond

- A bond of **\$604,000** will be used as security to ensure the satisfactory completion of the infrastructure works. The security or bank guarantee must be the original and not have an expiry date.
- Council may use all or part of the Infrastructure Bond as well as the Property Damage Security Deposit to meet the cost of removing or completing the works if they do not meet Council's requirements.
- The Deposit/Bond will not be released until Council has inspected the site and is satisfied that the Works have been completed in accordance with Council approved drawings and to Council requirements

Note: To ensure that this work is completed to Council's satisfaction, this consent by separate condition, may impose one or more Infrastructure Works Bonds.

Note: *Road* has the same meaning as in the *Roads Act* 1993.

Note: The intent of this condition is that the design of the road, footpaths, driveway crossings and public stormwater drainage works must be detailed and approved prior to the issue of any *Construction Certificate*. Changes in levels may arise from the detailed design of buildings, road, footpath, driveway crossing grades and stormwater. Changes required under *Roads Act* 1993 approvals may necessitate design and levels changes under this consent. This may in turn require the applicant to seek to amend this consent.

Note: See condition K24 in *Section K. Advising* of this Consent titled *Roads Act Application*.
Standard Condition: C13

C.20 Utilities

- C.21 Provision for Energy Supplies**
- C.25 Erosion & Sed Management Plan)**
- C.31 Bushland and Public Open Space Protection** ✓
- C.36 (Engineers Details)**
- C.40 Geotechnical and Hydrogeological Design, Certification & Monitoring**

The *Construction Certificate* plans and specification required to be submitted to the *Certifying Authority* pursuant to clause 139 of the *Regulation* must be accompanied by a *Geotechnical / Hydrogeological Monitoring Program* together with civil and structural engineering details for foundation retaining walls, footings, basement tanking, and subsoil drainage systems, as applicable, prepared by a *professional engineer*, who is suitably qualified and experienced in geotechnical and hydrogeological engineering. These details must be certified by the *professional engineer* to:

- a) Provide appropriate support and retention to ensure there will be no ground settlement or movement, during excavation or after construction, sufficient to cause an adverse impact on adjoining property or public infrastructure. ✓
- b) Provide a detailed groundwater management plan as required in Council's document "Guidelines for Preparation of Geotechnical and Hydrogeological Reports" and in particular Section 5.4. "Hydrogeology" to ensure there will be no adverse impact on surrounding property or infrastructure as a result of changes in local hydrogeology (behaviour of groundwater). ✓
- c) Provide appropriate support and retention to ensure there will be no adverse impact on surrounding property or infrastructure as a result of changes in local hydrogeology (behaviour of groundwater). ✓
- d) Provide foundation tanking prior to excavation such that any temporary changes to the groundwater level, during construction, will be kept within the historical range of natural groundwater fluctuations. Where the historical range of natural groundwater fluctuations is unknown, the design must demonstrate that changes in the level of the natural water table, due to construction, will not exceed 0.3m at any time. ✓
- e) Provide tanking of all below ground structures to prevent the entry of all ground water such that they are fully tanked and no on-going dewatering of the site is required. ✓
- f) Provide a Geotechnical and Hydrogeological Monitoring Program that: ✓
 - Will detect any settlement associated with temporary and permanent works and structures;
 - Will detect deflection or movement of temporary and permanent retaining structures (foundation walls, shoring bracing or the like);
 - Will detect vibration in accordance with AS 2187.2-1993 Appendix J including acceptable velocity of vibration (peak particle velocity);
 - Will detect groundwater changes calibrated against natural groundwater variations;
 - Details the location and type of monitoring systems to be utilised;

- Details the preset acceptable limits for peak particle velocity and ground water fluctuations;
- Details recommended hold points to allow for the inspection and certification of geotechnical and hydro-geological measures by the professional engineer; and;
- Details a contingency plan.

Standard Condition: C40

C41 Ground Anchors

C.45 Bicycle, Car and Commercial Parking Details

The *Construction Certificate* plans and specifications required by clause 139 of the Regulation, must include detailed plans and specifications for all bicycle, car and commercial vehicle parking in compliance with AS2890.3:1993 *Parking Facilities - Bicycle Parking Facilities*, AS/NZS 2890.1:2004 : *Parking Facilities - Off-Street Car Parking* and AS 2890.2:2002 – *Off-Street Parking: Commercial Vehicle Facilities* respectively.

- Sight distance requirements as shown Driveway Splay as shown in Section C5.4.8 in WRDCP
- All driveway entrance gates are to be set back a minimum of 5m from the property boundary
- Access levels and grades must comply with access levels and grade required by Council under the Roads Act 1993.

The *Certifying Authority* has no discretion to reduce or increase the number or area of car parking or commercial parking spaces required to be provided and maintained by this consent.

Standard Condition: C45

C.50 Stormwater Discharge to Harbour (Clause 25(2) WLEP 1995)

C.51 Stormwater management plan (Clause 25(2) WLEP 1995)

The *Construction Certificate* plans and specifications, required by clause 139 of the Regulation, must include a *Stormwater Management Plan* for the site.

The *Stormwater Management Plan* must detail:

- (a). general design in accordance with Stormwater disposal concept plan prepared by Eclipse Consulting Engineers project 5788 Dwg No. C01B dated 07.07.09 other than amended by this and other conditions and including;
 - A propriety gross pollutant trap (GPT) which is to be located as close to New Beach Road (adjacent to the bus stop) as possible to enable easy access and cleaning
 - The GPT will be required to be maintained by the applicant for 12 months after practical completion of the drainage system
- (b) the discharge of stormwater, by direct connection, to the new pipeline in New Beach Rd and through Rushcutters Bay Park ,

- (c) compliance the objectives and performance requirements of the BCA;
- (d) any rainwater tank required by BASIX commitments including their overflow connection to the *Stormwater Drainage System*, and
- (e) general compliance with the Council's draft Development Control Plan Stormwater Drainage Management (draft version 1.1 public exhibition copy dated 14/12/2006), and
- (f) on-site stormwater detention ("OSD").

The *Stormwater Management Plan* must include the following specific requirements:

Layout plan

A detailed drainage plan at a scale of 1:100 based on drainage calculations prepared in accordance with the Institute of Engineers Australia publication, *Australian Rainfall and Run-off*, 1987 edition or most current version thereof.

It must include:

- All pipe layouts, dimensions, grades, lengths and material specification,
- All invert levels reduced to Australian Height Datum (AHD),
- Location and dimensions of all drainage pits,
- Point and method of connection to Councils drainage infrastructure.
- Subsoil Drainage - Subsoil drainage details, clean out points, discharge point.

Note: This Condition is imposed to ensure that site stormwater is disposed of in a controlled and sustainable manner.

C.54 Flood protection

The *Construction Certificate* plans and specifications, required by Clause 139 of the *Regulation*, must include flood mitigation measures to provide protection for the development up to the Flood Planning Levels (FPL's) as determined by Eclipse Consulting Engineers Ref: 5788-002-dar issue date 07-07-2009 requires:

- Minimum Habitable Ground Floor Slab Level - RL = 2.40 mAHD
- Minimum Basement/Car Park Entrance Driveway Crest Level - RL = 2.25 mAHD
- Works as shown on plan by Eclipse Consulting Engineers Drawing No. C01 B Rev B dated 07.07.09 which proposes the following flood remediation works in New Beach Road:
 - a) 2x450 dia pipes from the new driveway at the northern site boundary head south under the existing K&G and including several new drainage inlet pits
 - b) The pipe then enlarges to a single 750mm, then to 825 and eventually 900mm
 - c) The proposed 900mm replaces the existing 600mm dia pipeline across Rushcutters Bay Park

Further the underground carpark is to include:

- An emergency evacuation plan is to be prepared for the underground carpark
- A warning system is to be installed in the underground carpark to signal all personnel to evacuate the carpark when water reaches a level of 5cm below the entry level threshold to the car park.
- A pump system capable of handling a weir flow of 5cm deep down the driveway is to be installed in the carpark as a back up system,
- The pump system is to be powered by a uninterruptible power supply
- The driveway long section 01 and 02 as shown on the architectural Drawing No. DA 4200 prepared by Allen Jack Cottier, Rev 2 dated 22.07.09 show a threshold level of 2.4m which complies with the Flood Level "Minimum Basement/Car Park Entrance Driveway Crest Level - RL = 2.25m AHD"

The Flood Planning Levels (FPLs) are a combination of the 1:100 year flood level plus the selected freeboard allowance as set out below:

- Habitable floor levels not less than 300mm above the flood level.
- Non-habitable floor levels not less than 150mm above flood level.
- Driveway crest not less than 150mm above flood level before descending into the site (as applicable).

Note: The revised driveway profile, gradients and transitions must be in accordance with Australian Standard 2890.1 – 2004, Part 1 (Off-street car parking). The driveway profile submitted to Council must contain all relevant details: reduced levels, proposed grades and distances. Council will not allow alteration to existing reduced levels within the road or any other public place to achieve flood protection.
Standard Condition: C54

(D) Conditions which must be satisfied PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT WORK

D.4 Dilapidation Reports for existing buildings

Dilapidation surveys must be conducted and dilapidation reports prepared by a *professional engineer* (structural) of all buildings on land whose title boundary abuts the site and of such further buildings located within the likely "zone of influence" of any excavation, dewatering and/or construction induced vibration. These properties must include (but is not limited to):

(A) D'Albora Marina, 1A New Beach Road

The dilapidation reports must be completed and submitted to *Council* with the *Notice of Commencement* prior to the commencement of any *development work*.

Where excavation of the site will extend below the level of any immediately adjoining building the *principal contractor* or *owner builder* must give the adjoining building owner(s) a copy of the dilapidation report for their building(s) and a copy of the *notice of commencement* required by s81A(2) of the *Act* not less than two (2) days prior to the commencement of any work.

Note: The reasons for this condition are:

- To provide a record of the condition of buildings prior to development being carried out
 - To encourage developers and its contractors to use construction techniques that will minimise the risk of damage to buildings on neighbouring land
- Also refer to the Dilapidation Report Advising for more information regarding this condition
Standard Condition: D4

D5 Dilapidation Reports for public infrastructure ✓

D.6 (Adjoining Structures – Loose Foundations) ✓

D7 Piezometers for the monitoring of Ground water Levels ✗

D.10 Work (Construction) Zone – Approval & Implementation

D.11 Security Fencing

D.14 Erosion & Sediment Control Installation

(E) Conditions which must be SATISFIED DURING ANY DEVELOPMENT WORK

- E.3 Compliance with Construction Management Plan** ✓
- E.7 (Maint Footpath Access)** ✓
- E.11 (Maint Environmental Controls)** ✓
- E.12 Compliance with Geotechnical / Hydrogeological Monitoring Program**
- E.13 (Support of Adjoining Land / Structures)**
- E.14 (Vibration Monitoring)**
- E.15 (Maint of Erosion & Sediment Controls)**
- E.17 (Disposal of Site water),**
- E.20 Check surveys**
- E.24 Compliance with Council Specification**

(F) Conditions which must be satisfied PRIOR TO ANY OCCUPATION or use of the building (Part 4A of the Act and Part 8 Division 3 of the Regulation)

- F.7 Commissioning & Certification of Systems & Works)**
- F.9 Cert of Infrastructure Works),**

(G) Conditions which must be satisfied PRIOR TO THE ISSUE OF ANY SUBDIVISION CERTIFICATE

~~G.4~~

Electricity Substations – Dedication as road and/or easements for access

(H) Conditions which must be satisfied prior to the issue of a FINAL OCCUPATION CERTIFICATE (s109C(1)(c))

~~H.13~~

Completion of Roadworks

~~H.14~~

Dilapidation Report for Public Infrastructure Works

(I) Conditions which must be satisfied during the ONGOING USE OF THE DEVELOPMENT

Nil

(J) Miscellaneous Conditions

Nil

(K) Advisings

~~K.23~~

Dilapidation Report Condition

~~K.24~~

Roads Act Application