

GENERAL

The following conditions of consent included in this Part identify the requirements, terms and limitations imposed on this development.

1. **Approved Plans/Documents.** Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Document Description	Date	Plan No/Reference
Survey Plan	19/08/2019	695004-C
Remediation Plan	No date	MSP-EN-CV-00901-01
Sediment and Erosion Control Plan	No date	MSP-EN-CV-00401-10

The Development must be carried out in accordance with the plans and recommendations of reports approved under this condition unless otherwise amended by conditions in this consent.

2. **Archaeology.** As required by the *National Parks and Wildlife Service Act 1974* and the *Heritage Act 1977*, in the event that Aboriginal cultural heritage or historical cultural fabric or deposits are encountered/discovered where they are not expected, works must cease immediately and Council and Heritage NSW must be notified of the discovery.

In the event that archaeological resources are encountered, further archaeological work may be required before works can re-commence, including the statutory requirement under the *Heritage Act 1977* to obtain the necessary approvals/permits from Heritage NSW.

Note: The *National Parks and Wildlife Service Act 1974* and the *Heritage Act 1977* impose substantial penalty infringements and / or imprisonment for the unauthorised destruction of archaeological resources, regardless of whether or not such archaeological resources are known to exist on the site.

3. **Remediation of land.** The land must be remediated to the extent necessary for the proposed use and a copy of the site validation report must be submitted to Council for consideration. The site validation report must comply with the *Guidelines for Consultants Reporting on Contaminated Sites* (EPA, 1997) and the *DECCW (2010) UPSS Technical Note: Site Validation Reporting* and demonstrate that the site is suitable for the proposed use.

If requested by Council, a site audit statement and a site audit summary report from an accredited site auditor under the *Contaminated Land Management Act 1997* must be submitted to Council verifying the information contained in the site validation report.

4. **Notice of remediation work.** Before commencing remediation work written notice must be submitted to Council in accordance with clause 16 of *State Environmental Planning Policy No. 55 - Remediation of Land*.
5. **Remediation work.** All remediation work must be carried out in accordance with the requirements of:
 - a) The Section B Site Audit Statement (SAS) and accompanying report dated 20 March 2020 prepared by ZOIC Environmental Pty Ltd.
 - b) The Remedial Action Plan prepared by Alliance Geotechnical dated 18 March 2020, Reference No 9692-ER-1 REV3.
 - c) *State Environmental Planning Policy No. 55 - Remediation of Land*;
 - d) Any relevant guidelines published by the NSW Environment Protection Authority; and
 - e) Any council policy or development control plan relating to the remediation of land.
6. **Design and Construction Standards.** All engineering plans and work inside the property shall be carried out in accordance with the requirements of the relevant Australian Standard. All engineering works shall be carried out in accordance with the requirements as outlined within Council's DCP 2014 Part 8.5 *Public Civil Works* and relevant Development Control Plans except as amended by the conditions herein.
7. **Public Utilities and Service Alterations.** All mains, services, poles, etc., which require alteration due to works associated with the development, shall be altered at the Applicant's expense. The Applicant shall comply with the requirements (including financial costs) of the relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council, etc) in relation to any connections, works, repairs, relocation, replacement and/or adjustments to public infrastructure or services affected by the development.
8. **Restoration.** Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities will be carried out by Council following submission of a permit application and payment of appropriate fees. Repairs of damage to any public stormwater drainage facility will be carried out by Council following receipt of payment. Restoration of any disused gutter crossings will be carried out by Council following receipt of the relevant payment.
9. **Road Opening Permit.** In accordance with the requirements of the Roads Act, the applicant must obtain consent (*Road Opening Permit*) from Council prior to any excavation being undertaken in the road reserve (this includes verge and public footpath areas). No works shall be carried out in the road reserve without this permit being paid and a copy kept on the site.

10. **Construction Pedestrian and Traffic Management Plan – Early Works.** For all works including remediation activities, a Construction Pedestrian and Traffic Management Plan (CPTMP) and report shall be prepared by an RMS accredited person and submitted to and approved by Council's Transport Department within 14 working days, prior to commencing any work.

NOTE: This condition is to ensure public safety and minimise any impacts on the adjoining pedestrian and vehicular traffic systems. The CPTMP is intended to minimise impact of construction activities on the surrounding community, in terms of vehicle traffic (including traffic flow and parking) and pedestrian amenity adjacent the site.

11. **Implementation of Construction Pedestrian and Traffic Management Plan – Early Works.** All works including remediation activities are to be undertaken in accordance with the approved Construction Traffic Pedestrian and Management Plan (CPTMP). All controls in the CPTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate RMS accreditation. Should the implementation or effectiveness of the CPTMP be impacted by surrounding major development not encompassed in the approved CPTMP, the CPTMP measures and controls are to be revised accordingly and submitted to Council

PRIOR TO WORKS COMMENCING

12. **Erosion and Sediment Control Plan.** An Erosion and Sediment Control Plan (ESCP) must be prepared by a suitably qualified consultant, detailing soil erosion control measures to be implemented during construction. The ESCP must be in accordance with the manual *"Managing Urban Stormwater: Soils and Construction"* by NSW Department – Office of Environment and Heritage and must contain the following information;
- Existing and final contours
 - The location of all earthworks, including roads, areas of cut and fill
 - Location of all impervious areas
 - Location and design criteria of erosion and sediment control structures,
 - Location and description of existing vegetation
 - Site access point/s and means of limiting material leaving the site
 - Location of proposed vegetated buffer strips
 - Location of critical areas (drainage lines, water bodies and unstable slopes)
 - Location of stockpiles
 - Means of diversion of uncontaminated upper catchment around disturbed areas
 - Procedures for maintenance of erosion and sediment controls
 - Details for any staging of works
 - Details and procedures for dust control.

The ESCP must be submitted to Council prior to works occurring. This condition is imposed to protect downstream properties, Council's drainage system and natural watercourses from sediment build-up transferred by

stormwater runoff from the site.

13. **Soil and Water Management Plan (SWMP).** A Soil and Water Management Plan is to be prepared by a suitably qualified person and submitted to Council prior to works occurring on site. The Soil and Water Management Plan must be prepared in accordance with the guidelines set out within the document entitled "Managing Urban Stormwater - Soils and Construction" published by the NSW Department of Housing 4th Edition" ('The Blue Book').
14. **Stormwater - Council Easements - scope of remediation Clearances Detailed Design.** The applicant shall submit detailed remediation clearance design plan and certificates to Council for written acceptance within 14 working days, prior to works occurring on site.
The submission shall address the following:
 - (a) A minimum horizontal clearance of 1.0 m is to be provided from the outside edges of the existing stormwater culvert to the proposed structures
 - (b) The applicant must submit detailed sedimentation and erosion control plan detailing the capacity of the sedimentation basins.
 - (c) The applicant must justify basins and proposed temporary catch drain or any levees have sufficient capacity to protect overland flow from entering excavation. The drawings must clearly indicate the existing and proposed ground levels. The plans must be submitted and signed by an engineer for Council approval.
15. **Site Dewatering Plan (SDP).** A site dewatering plan shall be submitted to Council, and approved by Council within 14 working days, prior to commencement of the pumping, indicating the location of the discharge point, the route of the discharge line(s), the location of the pumping equipment, and the location of the spot where water sampling will be done in order to monitor the quality of the water being pumped out for disposal. The SDP shall also address the requirements of the Office of Environmental Heritage.
16. **Flood Emergency.** The applicant must submit a Flood Emergency Evacuation Plan detailing measures taken in the event of any storm event to a qualified certifier.
17. **Remedial Action Plan – areas labelled 'D'.** The Remedial works proposed for areas labelled 'D' require the filling of these areas to a depth of 500mm.

These areas have been identified in the Arborist Assessment prepared by Earthscape Horticultural Services dated 10/10/2019 as containing regrowth forest of the Critically Endangered Ecological Community – Sydney Turpentine Ironbark Forest (STIF).

An addendum to the Arborist Report, prepared by the project arborist must be submitted and demonstrate:

- How to minimise the impact of the fill on trees to be retained;

- The type of fill to be installed; and
- How the fill is to be installed.

The Project Arborist must be on site to manage the placement of all fill. The information must be submitted to Council prior to works occurring.

18. **Provision of Arborist details.** Council is to be notified, in writing, of the name, contact details and qualifications of the Project Arborist appointed to the site. Should these details change during the course of works, or the appointed Consultant Arborist alter, Council is to be notified, in writing, within seven working days.
19. **Bio-Diversity Credits.** Prior to the commencement of vegetation removal, the Applicant must submit a Transfer biodiversity credits application to Department of Planning, Industry and Environment and submit evidence to Council.
20. **Pre-Construction Dilapidation Report** - To ensure Council's infrastructures are adequately protected a pre-construction dilapidation report on the existing public infrastructure in the vicinity of the proposed development and along the travel routes of all construction vehicles, up to 100m either side of the development site, is to be submitted to Council. The report shall detail, but not be limited to, the location, description and photographic record (in colour) of any observable defects to the following infrastructure where applicable.
 - (a) Road pavement,
 - (b) Kerb and gutter,
 - (c) Footpath,
 - (d) Drainage pits,
 - (e) Traffic signs, and
 - (f) Any other relevant infrastructure.

The report is to be dated and submitted to, and accepted by Council's City Works Directorate within 14 working days, prior to any work commencing.

All fees and charges associated with the review of this report shall be in accordance with Council's Schedule of Fees and Charges and shall be paid at the time that the Dilapidation Report is submitted.

21. **Stormwater - Pre- construction CCTV Report.** To ensure Council's stormwater infrastructures are adequately protected, a pre-construction CCTV report on the existing stormwater infrastructures in the vicinity of the proposed development is to be submitted to Council prior to the commencement of any works.

An electronic closed circuit television report (track mounted CCTV camera footage) prepared by an accredited operator (with a certificate of attainment in NWP331A Perform Conduit Condition Evaluation) that assesses the condition of the existing drainage line adjacent to the site is required. This report shall include the date of CCTV inspection and shall be submitted to Council's City Works Directorate for approval within 14 working days prior to commencement of any works.

Note: The applicant shall contact Council's Stormwater and Catchments section to obtain a map of Council's existing Stormwater network in the vicinity prior to conducting the CCTV survey.

All fees and charges associated with the review of the report shall be in accordance with Council's Schedule of Fees and Charges, and shall be paid at the time that the report is submitted.

22. **Sydney Trains.** Prior to the commencement of any works a Registered Surveyor shall peg-out the common property boundary between the development site and RailCorp's land and easements. A copy of the survey report indicating the location of pegs must be provided to Sydney Trains prior to the commencement of works.
23. **Sydney Trains.** Prior to the commencement of any works the Applicant shall undertake a services search to establish the existence and location of any rail services. Persons performing the service search shall use equipment that will not have any impact on rail services and signalling. Should rail services be identified within the subject development site, the Applicant must discuss with Sydney Trains as to whether these services are to be relocated or incorporated within the development site.
24. **Sydney Trains.** Prior to the commencement of any works the following rail specific items are to be submitted to Sydney Trains for review and endorsement:
 - Machinery to be used during excavation/construction.
 - Excavation
 - [and any other requirements as advised]

Works must not commence until it has received written confirmation from Sydney Trains that this condition has been complied with.

25. **Sydney Trains.** If required by Sydney Trains, prior to works commencing a Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to Sydney Trains for review and comment on the impacts on rail corridor. Works are not to commence until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.
26. **Sydney Trains.** Prior to the commencement of any works appropriate fencing must be in place along the rail corridor to prevent unauthorised access to the rail corridor during construction works. Details of the type of fencing and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.
27. **Sydney Trains.** The Applicant must give Sydney Trains written notice at least 5 business days before, and on the day of, commencing works which occur adjacent to the rail corridor.

28. **Sydney Trains.** Where a condition of consent requires consultation with Sydney Trains, the Applicant shall forward all requests and/or documentation to the relevant Sydney Trains external party interface team. In this and they can be contacted via email on North_Interface@transport.nsw.gov.au.
29. **Sydney Trains.** If required by Sydney Trains, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report will be required within 10 days following the undertaking of the inspection, unless otherwise notified by Sydney Trains.
30. **Sydney Trains.** Where a condition of consent requires Sydney Trains or Transport for NSW endorsement works must not commence until written confirmation has been received from those entities that the particular condition has been complied with.
31. **Sydney Trains.** Sydney Trains advises they have a power pole associated with its 33kV High Voltage Aerial Transmission Line immediately adjacent to the development site. Prior to works commencing, the Applicant shall include into a Construction Methodology safety measures and methods ensuring that the pole will be protected from impact for the duration of the works. Details of the Construction Methodology are to be to the satisfaction of Sydney Trains prior to works commencing.
32. **Sydney Trains.** Prior to the commencement of works, the Applicant shall provide certification from a qualified Geotechnical Engineer stating that the proposed works are to have no negative impact on the rail corridor and associated rail infrastructure.
33. **Sydney Water.** The approved plans must be submitted to the Sydney Water [Tap in™](#) online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met. *The Sydney Water [Tap in™](#) online self-service replaces our Quick Check Agents as of 30 November 2015.*

The [Tap in™](#) service provides 24/7 access to a range of services, including:

- Building plan approvals
- Diagrams
- Trade waste approvals
- Pressure information
- Water meter installations
- Pressure boosting and pump approvals
- Changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's [Tap in™](https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm) online service is available at:

<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

DURING WORKS

34. **Development to be within site boundaries.** The development must be constructed wholly within the boundaries of the premises. No work is to encroach onto the adjoining properties. Any doors/ gates on the boundary must be installed so they do not open onto any footpath.
35. **Traffic Management.** Any traffic management procedures and systems must be in accordance with AS 1742.3 1996 and City of Ryde, Development Control Plan 2014: - Part 8.1; Construction Activities. This condition is to ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems.
36. **Stormwater Management.** Appropriate measures are to be implemented, such as the grading of surface levels in the vicinity of the works, to ensure that stormwater runoff from the development does not adversely impact downstream property and is managed in a manner which generally complies with the objectives of Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures.
37. **Erosion and Sediment Control Plan - Implementation.** The applicant shall install erosion and sediment control measures in accordance with the approved Soil Erosion and Sediment Control (ESCP) plan at the commencement of works on the site. Erosion control management procedures in accordance with the manual "Managing Urban Stormwater: Soils and Construction" by the NSW Department – Office of Environment and Heritage, must be practiced at all times throughout the construction.
38. **Discovery of Additional Information.** Council must be notified as soon as practicable if any information is discovered during demolition or construction work that has the potential to alter previous conclusions about site contamination.
39. **Recyclable wastes.** All wastes intended for recycling must be transported to a facility where the wastes will be recycled or re-used.
40. **Disposal of asbestos wastes.** All asbestos wastes must be disposed of at a landfill facility licensed to receive asbestos waste.
41. **Surplus excavated material.** All surplus excavated material must be disposed of at a licensed landfill facility, unless Council approves an alternative disposal site.
42. **Storage and removal of wastes.** All demolition and construction wastes must be stored in an environmentally acceptable manner and be removed from the

site at frequent intervals to prevent any nuisance or danger to health, safety or the environment.

43. **Contaminated soil.** All potentially contaminated soil excavated during demolition or construction work must be stockpiled in a secure area and be assessed and classified in accordance with the *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014) before being transported from the site.
44. **Transportation of wastes.** All wastes must be transported in an environmentally safe manner to a facility or place that can lawfully be used as a waste facility for those wastes. Copies of the disposal dockets must be kept by the applicant for at least 3 years and be submitted to Council on request.
45. **Imported fill.** All imported fill must be validated in accordance with the *Contaminated Sites Sampling Design Guidelines* (EPA, 1995) by an experienced environmental consultant, and a copy of the validation report must be submitted to Council before the fill is used.
46. **Project Arborist.** A Project Arborist with minimum AQF level 5 qualifications is to be engaged to ensure adequate tree protection measures are put in place for all trees to be retained on adjoining allotments in accordance with AS4970-2009 Protection of trees on development sites. All trees are to be monitored to ensure adequate health throughout the construction period. Additionally, all work within the Tree Protection Zones is to be supervised by the Project Arborist throughout works.
47. **Project Arborist Inspections.** The Project Arborist is to inspect and document with Certificates of Compliance to the certifying authority as stipulated in SECTION 5 MONITORING AND CERTIFICATION of AS4970-2009.

PROJECT PHASE	ACTIVITIES	PROJECT ARBORIST to
Initial Site Preparation	Establish/delineate TPZ Install protective measures and undertake soil rehabilitation for all trees to be retained.	Project Arborist to mark Tree Protection Zones and install fences, mulch, irrigation and signage Issue a Certification of Compliance of tree protection measures being in place and soil rehabilitation undertaken
Construction work	Liaison with site manager, compliance and any deviation from approved plan	Maintain or amend protective measures Supervision and monitoring formal notification of any deviation from approved tree protection plan
Stormwater connection installation through TPZ, Implement	Supervise Installation of pipes within tree TPZ	Excavate trench through TPZ under Arborist supervision, install pipework, remove selected protective measures as necessary

hard and soft landscape works		and perform remedial tree works Issue a Certificate of Compliance
Practical Completion	Tree vigour and structure Assessment and undertake soil rehabilitation for all retained trees	Remove all remaining tree Protection measures Certification of tree protection and soil rehabilitation for Protected Trees
Defects liability / maintenance period	Tree vigour and structure	Undertake any required remedial tree works Certification of tree protection if necessary

48. **Tree works – Australian Standards.** All tree work must be carried out by a qualified and experienced Arborist with a minimum of AQF level 3 in Arboriculture with NSW Work Cover Code of Practice for Amenity Tree Industry (1998) and AS4373 Pruning of amenity trees (2007).
49. **Tree Retention and Protection.** As identified in the Arborist Assessment prepared by Earthscape Horticultural Services dated 10/10/2019, the following trees on site or adjoining the site are to be retained and protected at all times during the works.

Tree No.	Species “Common name”
122, 125 to 127,	Angophora costata Sydney Red Gum
202	Araucaria heterophylla Norfolk Island Pine
172, 173	Callistemon salignus Willow Bottlebrush
74	Callitris rhomboidea Port Jackson Pine
61, 62, 79 to 83, 89, 165	Casurina glauca Swamp She-oak
41, 174, 205, 208,	Corymbia citriodora Lemon Scented Gum
123	Corymbia gummifera Red Bloodwood
121, 219,	Eucalyptus acmenioides White Mahogany
198, 201, 203, 204, 209, 210, 218, 212, 213, 216, 269,	Eucalyptus botryoides Bangalay
73	Eucalyptus crebra Narrow Leaved Ironbark
58, 178, 179, 214, 215,	Eucalyptus paniculata Grey Ironbark
55, 56, 57, 110, 128, 136, 180,	Eucalyptus pilularis

Tree No.	Species "Common name"
	Bluckbutt
39, 42, 48, 49, 66, 111, 112, 114, 115 to 119, 129 to 131, 134, 140 to 142, 146, 148 to 150, 152, 156, 157, 167, 176, 177, 181, 197, 206, 207, 211, 217, 220, 220 to 232, 261, 262, 265, 266,	Eucalyptus saligna Sydney Blue Gum
192	Eucalyptus sideroxylon Mugga Ironbark
68, 196,	Eucalyptus sp. Gum
135, 138, 147,	Ficus rubiginosa Port Jackson Fig
2, 3, 4	Fraxinus raywoodii Scarlet Ash
6 to 21, 52, 188 to 190,	Jacaranda mimosifolia Jacaranda
137, 143,	Ligustrum lucidum Large Leaved Privet
175	Lophostemon confertus Brush Box
263	Melaleuca quinquenervia Broad Leafed Paperbark
133, 139, 144, 170,	Pittosporum undulatum Native Daphne
151 to 155, 166, 169,	Syzygium paniculata Margenta Lilly Pilly
113, 116, 124,	Syncarpia glomulifera Turpentine
168	Tristaniopsis laurina Water Gum
40	Ulmus parvifolia Chinese Elm

50. **Sydney Trains.** No metal ladders, tapes, and plant, machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment. This applies to the train pantographs and catenary, contact and pull-off wires of the adjacent tracks, and to any aerial power supplies within or adjacent to the rail corridor.
51. **Sydney Trains.** No work is permitted within the rail corridor, or any easements which benefit Sydney Trains/RailCorp, at any time, unless the prior approval of, or an Agreement with, Sydney Trains/RailCorp has been obtained by the Applicant.
52. **Sydney Trains.** The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who:

- Oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Trains;
 - Acts as the authorised representative of the Applicant; and is available (or has a delegate notified in writing to Sydney Trains that is available) on a 7 day a week basis to liaise with the representative of Sydney Trains, as notified to the Applicant
53. **Sydney Trains.** During all stages of the development the Applicant must take extreme care to prevent any form of pollution entering the railway corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.
54. **Sydney Trains.** The Applicant must not allow any person to do any act or thing which allows stormwater, surface run off or drainage to pass over, through or under the development site onto the railway corridor.
55. **Sydney Trains.** The Applicant must ensure that extreme care is taken during works to prevent water from collecting on or near the railway corridor. Should water be allowed to pond adjacent to rail infrastructure facilities and service is interrupted, the Applicant shall be liable for any Sydney Trains expenditure involved with restoring or maintaining alternative services.
56. **Sydney Trains.** Sydney Trains or Transport for NSW (TfNSW), and persons authorised by those entities for the purpose of this condition, must be permitted to inspect the site of the development and all structures to enable it to consider whether those structures have been or are being constructed and maintained in accordance with the approved plans and the requirements of this consent, on giving reasonable notice to the principal contractor for the development or the owner or occupier of the part of the site to which access is sought.
57. **Sydney Trains.** Any conditions issued as part of Sydney Trains approval/certification of any documentation for compliance with the Sydney Trains conditions of consent, those approval/certification conditions will also form part of the consent conditions that the Applicant is required to comply with.
58. **Sydney Trains.** Dust screens are to be erected at the site perimeter along the common boundary adjacent to the rail corridor.
59. **Sydney Trains.** Sydney Trains to be provided access to the air monitoring data results when requested.

UPON COMPLETION OF WORKS

60. **Engineering Compliance Certificates.** To ensure that all engineering facets of the development have been designed and constructed to the appropriate standards, Compliance Certificates must be obtained for the following items and are to be submitted to Council. All certification must be issued by a

qualified and practising civil engineer having experience in the area respective of the certification unless stated otherwise.

- (a) Confirming that after completion of all construction work and landscaping, all areas adjacent the site, the site drainage system (including any on-site detention system), and the trunk drainage system immediately downstream of the subject site (next pit), have been cleaned of all sand, silt, old formwork, and other debris.
- (b) Confirming that erosion and sediment control measures were implemented during the course of construction and were in accordance with the manual "*Managing Urban Stormwater: Soils and Construction*" by the NSW Department – Office of Environment and Heritage and Council's DCP 2014 Part 8.1 (Construction Activities).
- (c) Compliance certificate from Council confirming that all external works in the public road reserve have been completed to Council's satisfaction.

61. **Post-Construction Dilapidation Report** – To ensure Council's infrastructures are adequately protected a post-construction dilapidation report on the existing public infrastructure in the vicinity of the completed development and along the travel routes of all construction vehicles, up to 100m either side of the development site, is to be submitted to Council. The report shall detail, but not be limited to, the location, description and photographic record of any observable defects to the following infrastructure where applicable.

- (a) Road pavement,
- (b) Kerb and gutter,
- (c) Footpath,
- (d) Drainage pits,
- (e) Traffic signs, and
- (f) Any other relevant infrastructure.

The report shall include summary statement/s comparing the pre and post construction conditions of the public infrastructure. The report is to be dated and submitted to, and accepted by Council's City Works Directorate within 14 working days, prior to completion of works. The report shall be used by Council to compare with the pre-construction dilapidation report, and to assess whether restoration works will be required prior to the issue of the Compliance Certificate for External Works and Public Infrastructure Restoration.

All fees and charges associated with the review of the report shall be in accordance with Council's Schedule of Fees and Charges, and shall be paid at the time that the Dilapidation Report is submitted.

62. **Compliance Certificate – Public Infrastructure Restoration** – Upon completion of works, a compliance certificate shall be obtained from Council's City Works Directorate within 14 working days, confirming that all restoration of infrastructure assets that have dilapidated as a result of the development works, have been completed to Council's satisfaction and in accordance with the Council standards. The applicant shall be liable for the payment of the fee associated with the issuing of this Certificate in accordance with Council's Schedule of Fees and Charges at the time of issue of the Certificate.

63. **Stormwater - Post- construction CCTV Report** - To ensure Council's stormwater infrastructures are adequately protected, there are no damages and no protruding pipe inside Council's pipeline due to proposed construction activities and property drainage connection, a post-construction CCTV report on the Council's stormwater pipeline through the proposed development site and the existing kerb inlet pit in front of the property is to be submitted to Council.

An electronic closed circuit television report (track mounted CCTV camera footage) prepared by an accredited operator (with a certificate of attainment in NWP331A Perform Conduit Condition Evaluation) that assesses the condition of the existing drainage line adjacent to the site is required. The report is to be dated and submitted to, and accepted by Council's City Works Directorate within 14 working days.

The report shall be used by Council to compare with the pre-construction CCTV footage report, and to assess whether any rectification works will be required to Council's satisfaction at no cost to Council. The applicant shall obtain written approval from a Council Engineer upon completion of works.

Note: The applicant shall contact Council's Stormwater section to obtain a map of Council's existing stormwater network in the vicinity prior to conducting the CCTV survey.

All fees and charges associated with the review of the report shall be in accordance with Council's Schedule of Fees and Charges, and shall be paid at the time that the report is submitted.

64. **Stormwater - Works-as-Executed landscape levels** - To ensure the public infrastructure works are completed in accordance with the approved plans and specifications, and that the assets to be handed over to Council are accounted for inclusion in Council's Assets Register, Works-as-Executed Plans (in both hard and soft copies - AutoCAD, CivilCAD, Civil 3D, 12D or any other commercially used program), certified by a Registered Surveyor shall be submitted to, and accepted by Council in writing within 14 working days, with any rectifications required by Council to be completed by the Developer upon completion of works.

The Works-As-Executed landscape levels are to note all departures clearly in red, on a copy of the approved drawings, and certification from a suitably qualified Civil Engineer shall be submitted to support all variations from the approved plans.

65. **Sydney Trains.** On completion of the works, Sydney Trains is to be provided with a copy of the validation report (including any other relevant completion reports) within 10 days of their finalisation.

End of consent