

Natural Environment Unit

GUIDELINE for Preparing Dilapidation Survey for Council Stormwater Assets

This guideline is intended to provide advice to applicants on preparing a Dilapidation Survey for Council Stormwater Assets.

What is a Dilapidation Survey for Council Stormwater Assets?

A Dilapidation Survey for Council Stormwater Assets is a document which is to be prepared to determine the condition of Council's Stormwater Asset both before and after construction. A Closed Circuit Television (CCTV) inspection maybe required to determine this condition. This allows Council to determine if there is any damage to Council's stormwater infrastructure caused by development works.

When is a Dilapidation Survey for Council Stormwater Assets Required?

A Dilapidation Survey for Council Stormwater Assets is required for any development works located within the vicinity of a Council Stormwater Asset on public or private land and may be required as a condition of development consent.

The pre construction Dilapidation Survey of Council's Stormwater Asset must be submitted to Council prior to Construction, or as required by conditions of consent for any stormwater infrastructure that may be impacted upon during construction. This is to clearly identify to Council any existing damage to Council stormwater infrastructure before commencement of the development.

Copies of pre construction Dilapidation Surveys are to be available on site for inspection until practical completion is reached.

Final post construction Dilapidation Surveys are to be submitted to Council prior to the release of any bonds. All costs incurred in achieving compliance with these requirements shall be borne by the person entitled to act on a development consent.

Requirements of a Dilapidation Survey for Council Stormwater Assets

Dilapidation Surveys for Council Stormwater Assets are to include the following:

- Photographs and written records identifying any damage to Councils stormwater infrastructure prior to construction
- Photographs and written records identifying any damage to Councils stormwater infrastructure post construction
- Closed Circuit Television (CCTV) footage - DVD and hard copy report (pre and post construction) in accordance with Council's guidelines for CCTV requirements.

Other General Requirements of Reporting

All reports are to must meet the following standards:

- Include an executive summary
- Be professionally prepared
- Provide details and qualifications of author

For further information contact Natural Environment Unit on 9942 2111 or via email council@warringah.nsw.gov.au

Definitions

Development means:-

- (a) the use of land, and
- (b) the subdivision of land, and
- (c) the erection of a building, and
- (d) the carrying out of a work, and
- (e) the demolition of a building or work, and
- (f) any other act, matter or thing referred to in section 26 that is controlled by an environmental planning instrument, but does not include any development of a class or description prescribed by the regulations for the purposes of this definition (Environmental Planning and Assessment Act, 1979).

Development Consent means consent under Part 4 of the *Environmental Planning and Assessment Act, 1979* to carry out development and includes, unless expressly excluded, a complying development certificate (*Environmental Planning and Assessment Act, 1979*).

