

## Preparing Dilapidation Survey For Council Stormwater Assets

### Report Guidelines

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

#### **When is a dilapidation survey for Council stormwater assets required?**

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 may be 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 may 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's 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.

#### **Requirements of a dilapidation survey for Council stormwater assets**

The Works as Executed Data is to be provided by a registered surveyor and should comply with the following:

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

**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 certification (*Environmental Planning and Assessment Act, 1979*).

#### **Other General Requirements of Reporting**

All reports are to meet the following standards:

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

**Definitions:**

Development means:

- a) The use of land,
- b) The subdivision of land,
- c) The erection of a building,
- d) The carrying out of a work,
- 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 purpose of this definition (*Environmental Planning and Assessment Act, 1979*)

For further information contact Natural Environment & Climate Change on 9942 2111 or via email [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)