

ATTACHMENT 2

Recommended Conditions - SSD-15822622 Ivanhoe Redevelopment Stage 2

RECOMMENDED PUBLIC DOMAIN CONDITIONS FOR SSD-15822622

Council requests that the issues raised in the submission be fully addressed by the applicant and changes reflected in the revised proposal. Should the consent authority be recommending approval (subject revised plans and documents to address the issues in the submission (ATTACHMENT 1), the following matters must be addressed by condition in addition to those that would typically be applied to consent approvals:

PUBLIC DOMAIN

General

1. **Design and Construction Standards** – 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.
2. **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.
3. **Works on Public Roads** – Any works performed in, on or over a public road reserve pursuant to this consent must be carried out in accordance with this consent and with the Road Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993.
4. **Construction Staging** – For any staging of the public domain works, the applicant shall provide a detailed construction management and staging plan.
5. **Public areas and restoration works** - 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, including repairs of damaged infrastructure as a result of the construction works associated with this development site, shall be undertaken by the Applicant in accordance with Council's standards and specifications, and DCP 2014 Part 8.5 *Public Civil Works*, to the satisfaction of Council. Council's standards and specifications are available on the Council website.
6. **Land Boundary / Cadastral Survey** – If any design work relies on critical setbacks from land boundaries or subdivision of the land is proposed, it is a requirement that a land boundary / cadastral survey be undertaken to define the land. The land boundaries should be marked or surveyed offset marks placed prior to the commencement of any work on site.

7. Required Conditions relating to Open space (Refer to Part 1(C) of ATTACHMENT 1)

Prior to Construction Works Certificate

8. **Public Domain Construction Staging.** The Applicant shall be responsible for the design and construction of all public domain improvement and infrastructure works for each stage. All engineering civil works shall be carried out in accordance with the requirements as outlined in the Ryde DCP 2014 Part 8.5 *Public Civil Works*, and the City of Ryde Public Domain Technical Manual Section 6 – Macquarie Park Corridor.

The staging of the development works and associated Public Domain will require the preparation and implementation of a Public Domain Construction Staging Plan (PDCSP) and be submitted to Council ***prior to issue of any Construction Certificate for Stage 2.***

The PDCSP must address the following matters:

- (a) Which existing and new buildings will be occupied and operational during each stage of the development.
- (b) How vehicular and pedestrian access will be maintained to each operational stage, throughout each stage of the development works.
- (c) How uninterrupted pedestrian access will be maintained along the full frontage of the development site throughout the stage of the development.
- (d) Provide details of any staging of the street lighting works and how any interim arrangement will meet the required street lighting standards.

9. **Public domain improvements** - Public domain plans detailing upgrades along Epping Road frontages of the development site in accordance with the City of Ryde Public Domain Technical Manual Section 6 – Macquarie Park are to be prepared and submitted to Council. The plans shall detail works including paving, multifunction light poles, street furniture and plantings, and must be completed to Council's satisfaction at no cost to Council. Public domain works plans associated with all three stages shall be submitted to Council and approved prior to issue of any Construction Certificate for Stage 2, for the following works:

- (a) Footpath paving as specified in the condition of consent for public infrastructure works. Plans must demonstrate smooth transition to existing adjacent footway at the completion of each phase of the public domain works.
- (b) Street trees to be provided along the Epping Road frontage in accordance with the Macquarie Public Domain Technical Manual. In the case that there is insufficient space to plant the required trees, Council's Landscape

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Architect to specify an alternate species or landscape treatment where possible.

Note: In designing the street tree layout, the consultant shall check and ensure that all new street trees are positioned such that there are no conflicts with the proposed street lights, utilities and driveway accesses. The proposed street lights will have priority over the street trees. All costs associated with the removal of existing street trees, where required, will be borne by the Developer.

- (c) All telecommunication and utility services are to be placed underground along the Epping Road frontages. The extent of works required in order to achieve this outcome may involve works beyond the frontage of the development site. Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant for decommissioning the existing network and constructing the new network; and are to be submitted to, and approved by Council and relevant utility authorities, prior to commencement of work. The public utility cover requirements shall be based on the approved Finished Surface Levels for the footpath, driveways and kerb ramps.

For the undergrounding of existing overhead electricity network, the requirements specified in the Ausgrid Network Standards NS130 and NS156 are to be met.

- (d) New street lighting serviced by metered underground power and on multifunction poles (MFPs) shall be designed and installed to Australian Standard AS1158:2020 Lighting for Roads and Public Spaces. Lighting upgrade shall be in accordance with the City of Ryde Public Domain Technical Manual Chapter 6 – Macquarie Park. The consultant shall liaise with Council's City Works Directorate in obtaining Council's requirements and specifications for the MFP and components, including the appropriate LED luminaire and location of the meter boxes. Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant and submitted to, and approved by Council's City Works Directorate prior to lodgement of the scheme with Ausgrid for their approval. **Note:** Council has prepared a design guide and schema for the provision of the street lighting on MFPs. A copy of the design guide including the design template and checklist, and the street lighting schema can be made available to the Electrical Design Consultant upon request to Council's City Works Directorate.

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10. Public Infrastructure Works – Public infrastructure works shall be designed and constructed as outlined in this condition of consent. The approved works must be completed to Council's satisfaction at no cost to Council. Engineering drawings prepared by a Chartered Civil Engineer (registered on the NER of Engineers Australia) are to be submitted to, and approved by Council's City Works Directorate **prior to the issue of the Construction Certificate for Stage 2**. The drawings must cover public domain works associated with all three stages of the development works. The works shall be in accordance with City of Ryde DCP 2014 Part 8.5 - Public Civil Works, and DCP 2014 Part 8.2 - Stormwater Management, where applicable.

The drawings shall include plans, sections, existing and finished surface levels, drainage pit configurations, kerb returns, existing and proposed signage and line marking, and other relevant details for the new works.

The Applicant must submit, for approval by Council as the Road Authority, full design engineering plans and specifications for the following infrastructure works:

- (a) Reconstruction of any damaged kerb and gutter on the Epping Road frontage and any associated road restoration works in accordance with TfNSW requirements. These works will be subject to TfNSW specification, approval and inspection.
- (b) Construction of granite a new 2.40m granite footway along the Epping Road frontage of the development site in accordance with the City of Ryde Public Domain Technical Manual Section 6 – Macquarie Park.
- (c) Street trees to be provided along the Epping Road frontage in accordance with the Macquarie Public Domain Technical Manual. In the case that there is insufficient space to plant the required trees, Council's Landscape Architect to specify an alternate species or landscape treatment where possible.
- (d) Upgrade of any bus stop located on the Epping Road frontage in accordance with Council's requirements.
- (e) Stormwater drainage installations in the public domain in accordance with the consent approved plans.
- (f) Signage and line marking details.
- (g) The relocation/adjustment of all public utility services affected by the proposed works. Written approval from the applicable Public Authority shall be submitted to Council along with the public domain plans submission. All the requirements of the Public Authority shall be complied with.

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Notes:

1. The Applicant is advised to consider the finished levels of the public domain, including new or existing footpaths, prior to setting the floor levels for the proposed building.
2. Depending on the complexity of the proposed public domain works, the Council's review of each submission of the plans may take a minimum of six (6) weeks.
3. Prior to submission to Council, the Applicant is advised to ensure that the drawings are prepared in accordance with the standards listed in the City of Ryde DCP 2014 Part 8.5 - *Public Civil Works*, Section 5 "*Standards Enforcement*". A checklist has also been prepared to provide guidance, and is available upon request to Council's City Works Directorate.
4. City of Ryde standard drawings for public domain infrastructure assets are available on the Council website. Details that are relevant may be replicated in the public domain design submissions; however Council's title block shall not be replicated.

11. Reinstatement of any Bus Stop – Access to any existing bus stop along the Epping Road frontage of the development shall be maintained throughout the public domain improvement works. The bus stop shall be reinstated and upgraded in accordance with the Council requirements and the Disability Standards for Accessible Public Transport 2002. Plan must be provided to Council detailing this work prior to issue of construction certificate for stage 1.

12. Vehicle Footpath Crossing and Gutter Crossover – Any new vehicle footpath crossings and associated gutter crossover shall be designed for the approved vehicular access location/s. The reconstruction of this infrastructure may be required in order that it has a service life that is consistent with that of the development, and that it is also compliant with current Council's standards and specifications. The location, design and construction shall be in accordance with City of Ryde Development Control Plan 2014 Part 8.3 *Driveways* and Part 8.5 - *Public Civil Works* and Australian Standard AS2890.1 – 2004 *Offstreet Parking*. The drawings shall be prepared by a suitably qualified Civil Engineer using the standard B99 vehicle profile. The drawings shall show the proposed vehicle footpath crossing width, alignment, and any elements impacting design such as service pits, underground utilities, power poles, signage and/or trees. In addition, a benchmark (to Australian Height Datum) that will not be impacted by the development works shall be included.

All grades and transitions shall comply with Australian Standard AS 2890.1-2004 *Offstreet Parking* and Council's specifications. The width of the new crossing shall be sufficient to accommodate turning manoeuvres of the largest vehicle requiring access to the site as demonstrated by swept paths submitted to and reviewed by Council. The driveway must be designed without splays, and shall be constructed at right angle to the alignment of the kerb and gutter, and located no closer than 1m

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from any power pole and 3m from any street tree unless otherwise approved by Council.

- 13. Engineering plans assessment and works inspection fees** – The applicant is to pay to Council fees for assessment of all engineering and public domain plans and inspection of the completed works in the public domain, in accordance with Council's Schedule of Fees & Charges at the time of the issue of the plan approval, prior to issue of any Construction Certificate for Stage 2.
Note: An invoice will be issued to the Applicant for the amount payable, which will be calculated based on the design plans for the public domain works.
- 14. Anticipated Assets Register - Changes to Council Assets** - In the case that public infrastructure improvements are required, the developer is to submit a listing of anticipated infrastructure assets to be constructed on Council land as part of the development works. The new elements may include but are not limited to new road pavements, new Multi-Function Poles (MFPs), new concrete or granite footways, new street trees and tree pits, street furniture, bus shelters, kerb and gutter and driveways. This information should be presented via the Anticipated Asset Register file available from Council's Assets Assets and Infrastructure Department. The listings should also include any assets removed as part of the works. The Anticipated Asset Register is to assist with council's future resourcing to maintain new assets. There is potential for the as-built assets to deviate from the anticipated asset listing, as issues are resolved throughout the public domain assessment and Roads Act Approval process. Following completion of the public infrastructure works associated with the development, a Final Asset Register is to be submitted to Council, based upon the Public Domain Works-As-Executed plans.

Prior to Commencement of Construction

- 15. Notice of Intention to Commence Public Domain Works** – Prior to commencement of the public domain works, a *Notice of Intention to Commence Public Domain Works* shall be submitted to Council's City Works Directorate. This Notice shall include the name of the Contractor who will be responsible for the construction works, and the name of the Supervising Engineer who will be responsible for providing the certifications required at the hold points during construction, and also obtain all Road Activity Permits required for the works. Separate applications must be made prior to commencement of public domain works for both Stages 2 and 3.
Note: Copies of a number of documents are required to be lodged with the Notice; no fee is chargeable for the lodgement of the Notice.

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- 16. Notification of adjoining owners & occupiers – public domain works** - The Applicant shall provide the adjoining owners and occupiers written notice of the proposed public domain works a minimum two weeks prior to commencement of construction. The notice is to include a contact name and number should they have any enquiries in relation to the construction works. The duration of any interference to neighbouring driveways shall be minimised; and driveways shall be returned to the operational condition as they were prior to the commencement of works, at no cost to the owners. Separate notifications must be provided prior to commencement of public domain works for stage2.
- 17. Pre-construction inspection** - A joint inspection shall be undertaken with Council's Engineer from City Works Directorate prior to commencement of any public domain works. A minimum 48 hours' notice will be required when booking for the joint inspection. Separate inspections are to be carried out prior to commencement of public domain works associated with for stage2.
- 18. 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, prior to any work for any stage 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.
- 19. Road Activity Permits** - To carry out work in, on or over a public road, the Consent of Council is required as per the *Roads Act 1993*. Prior to the commencement of the relevant works and considering the lead times required for each application, permits for the following activities, as required and as specified in the form "*Road Activity Permits Checklist*" (available from Council's website) are to be obtained and copies submitted to Council with the *Notice of Intention to Commence Public Domain Works*.
- a) Road Use Permit - The applicant shall obtain a Road Use Permit where any area of the public road or footpath is to be occupied as construction workspace, other than activities covered by a Road Opening Permit or if a Work Zone Permit is not obtained. The permit does not grant exemption from parking regulations.

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- b) Work Zone Permit - The applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site. Separate application is required with a Traffic Management Plan for standing of construction vehicles in a trafficable lane. **A Roads and Maritime Services Road Occupancy Licence shall be obtained for State Roads.**
- c) Road Opening Permit - The applicant shall apply for a road-opening permit and pay the required fee where a new pipeline is to be constructed within or across the road pavement or footpath. Additional road opening permits and fees are required where there are connections to public utility services (e.g. telephone, telecommunications, electricity, sewer, water or gas) within the road reserve. No opening of the road or footpath surface shall be carried out without this permit being obtained and a copy kept on the site.
- d) Elevated Tower, Crane or Concrete Pump Permit - The applicant shall obtain an Elevated Tower, Crane or Concrete Pump Permit where any of these items of plant are placed on Council's roads or footpaths. This permit is in addition to either a Road Use Permit or a Work Zone Permit.
- e) Crane Airspace Permit - The applicant shall obtain a Crane Over Airspace Permit where a crane on private land is operating in the air space of a Council road or footpath. Approval from the Roads and Maritime Services for works on or near State Roads is required prior to lodgement of an application with Council. A separate application for a Work Zone Permit is required for any construction vehicles or plant on the adjoining road or footpath associated with use of the crane.
- f) Hoarding Permit - The applicant shall obtain a Hoarding Permit and pay the required fee where erection of protective hoarding along the street frontage of the property is required. The fee payable is for a minimum period of 6 months and should the period is extended an adjustment of the fee will be made on completion of the works. The site must be fenced to a minimum height of 1.8 metres prior to the commencement of construction and throughout demolition and/or excavation and must comply with WorkCover (New South Wales) requirements.
- g) Skip Bin on Nature Strip - The applicant shall obtain approval and pay the required fee to place a Skip Bin on the nature strip where it is not practical to locate the bin on private property. No permit will be issued to place skips.

20. Ryde Traffic Committee Approval - A plan showing details of the proposed signage, line marking, and/or traffic devices including pedestrian refuge, pedestrian crossing or LATM measures on the proposed civil works on Epping Road and shall be submitted to the Council and approved by the Ryde Traffic Committee prior to the installation of any traffic devices, signage and linemarking. The plans must clearly show signage line marking works associated with each stage of the public domain works. Any temporary, interim arrangements necessary between completion of public domain works associated with Stages 2, must be shown on the plans for RTC approval.

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During Construction

- 21. Hold Points during construction - Public Domain –** Council requires inspections to be undertaken by a Chartered Civil Engineer (registered on the NER of Engineers Australia), for the public domain on Epping Road, at the hold points shown below. The Applicant shall submit to Council's City Works Directorate, certification from the Engineer, at each stage of the inspection listed below, within 24 hours following completion of the relevant stage/s. The certificates shall contain photographs of the works in progress and a commentary of the inspected works, including any deficiencies and rectifications that were undertaken. A separate set of inspections are to be carried out and certificates to be submitted for public domain works associated with both Stages 2 and 3 of the development.
- a) Prior to the commencement of construction and following the set-out on site of the position of the civil works to the levels shown on the approved civil drawings.
 - b) Upon excavation, trimming and compaction to the subgrade level - to the line, grade, widths and depths, shown on the approved civil engineering drawings.
 - c) Upon compaction of the applicable sub-base course.
 - d) Upon compaction or construction of any base layers of pavement, prior to the construction of the final pavement surface (e.g. prior to laying any pavers or asphalt wearing course).
 - e) Upon installation of any formwork and reinforcement for footpath concrete works.
 - f) Final inspection - upon the practical completion of all civil works with all disturbed areas satisfactorily restored.

Prior to Occupation Certificate

- 22. Public Domain Works Staging Bond –** Prior to issue of any Occupation Certificate for Stage 2 of the development, a Public Domain Works Bond, equal to the value of the public domain civil works for stage 1 approved under SSD8903 and SSD8707 must be lodged with Council. The applicant must submit an estimate for the full scope public domain works prepared by a suitably qualified and experienced Quantity Surveyor and the value of this bond must be reviewed and approved by Council. The bond must be provided to Council in the form of a bank cheque or unconditional bank guarantee with no expiry date, in favour of City of Ryde. In the case that the public domain works are delayed beyond the timeframes, Council may undertake the completion of any unsafe or outstanding public domain works and recoup the full costs of the works including project management fees, from the bond without any further notice to the applicant. The bond will only be released following the issue of the final compliance certificate for public domain works associated with the final stage of the development.

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- 23. Public Domain Improvements and Infrastructure Works – Completion** – Public domain improvements and infrastructure works associated with stages 2 of the development shall be completed to Council's satisfaction, in accordance with the approved public domain plans and at no cost to the Council, prior to the issue of the relevant Occupation Certificate for stages 2.
- 24. Restoration – Supervising Engineer's Certificate** - Prior to the issue of any Occupation Certificate for the relevant stage, the Applicant shall submit to Council a certificate from the Supervising Engineer confirming that the final restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure and replacement of any redundant vehicular crossings as a result of the construction works associated with this development site, have been completed in accordance with the Council's standards and specifications, and DCP2014 Part 8.5 *Public Civil Works*, or the Roads and Maritime Services' standards and specifications, where applicable.

Separate certification must be submitted for public domain works associated with both stages 2.

- 25. Electricity accounts for new street lighting** - Prior to the issue of any Occupation Certificate for the relevant stage, the Applicant shall liaise with Council's Public Domain Development Section regarding the setting up of the electricity account/s in order to energise the newly installed street lighting. Separate account set ups must be submitted for connection of new MFPs associated with both stages 2.
- 26. Compliance Certificates – Street Lighting** – Prior to the issue of any Occupation Certificate for the relevant stage, the Applicant shall submit to Council, a *Certificate of Compliance - Electrical Work (CCEW)* from the Electrical Contractor, and certification from a qualified Electrical Engineering consultant confirming that the street lighting in the public domain has been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications. Separate certification must be submitted for street lighting works associated with both stages 2.
- 27. Compliance Certificate – External Landscaping Works** – Prior to the issue of any Occupation Certificate for the relevant stage, the Applicant shall submit to Council, certification from a qualified Landscape Architect confirming that the public domain landscaping works have been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications. Separate certification must be submitted for external landscaping works associated with both stages 2.
- 28. Public Domain Works-as-Executed Plans** – To ensure the public infrastructure works are completed in accordance with the approved plans and specifications, Works-as-Executed (WAE) Plans shall be submitted to Council for review and approval. The WAE Plans shall be prepared on a copy of the approved plans and shall be certified by a Registered Surveyor. All departures from the Council approved details shall be marked in red with proper notations. Any rectifications

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required by Council shall be completed by the Developer prior to the issue of any Occupation Certificate. Separate public domain works-as-executed plans must be submitted for public domain works associated with both stages 2. In addition to the WAE Plans, a list of all infrastructure assets (new and improved) that are to be handed over to Council shall be submitted in a form advised by Council. The list shall include all the relevant quantities in order to facilitate the registration of the assets in Council's Asset Registers.

29. **Registered Surveyor Final Certificate** – Upon completion of all construction works for stages 1 and 2, and before the issue of the relevant Occupation Certificate, a Certification from a Registered Surveyor must be submitted to Council, stating that all works (above and below ground) are contained within the site's land boundary. Separate certification must be submitted for public domain works associated with both stages 1 & 2.
30. **Supervising Engineer Final Certificate** – Prior to the issue of the relevant Occupation Certificate for stages 2, the Applicant shall submit to Council, a Final Certificate from the Supervising Engineer confirming that the public domain works have been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications. The certificate shall include commentary to support any variations from the approved drawings. Separate certification must be submitted for public domain works associated with stage 2.
31. **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, prior to issue of the Occupation Certificate for the relevant stage. 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. Separate post-construction dilapidation reports must be submitted for public domain works associated with stage 2.

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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.

- 32. Final Inspection – Assets Handover** - For the purpose of the handover of the public infrastructure assets to Council, final inspections shall be conducted in conjunction with Council's Engineer from City Works Directorate following the completion of the external works for stages 2. Defects found at such inspections shall be rectified by the Applicant prior to Council issuing the Compliance Certificate for the External Works for public domain works associated with stages 2. Additional inspections, if required, shall be subject to fees payable in accordance with Council's Schedule of Fees & Charges at the time. A minimum 48 hours' notice will be required when booking for the final inspection.
- 33. Compliance Certification – External Works and Public Infrastructure Restoration** – Prior to the issue of any Occupation Certificate for stage 2, a compliance certificate shall be obtained from Council's City Works Directorate confirming that all works in the road reserve associated with the relevant stage, including all public domain improvement works and 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 approved drawings. The applicant shall be liable for the payment of the fee associated with the issuing of each Certificate in accordance with Council's Schedule of Fees and Charges at the time of issue of the Certificate.
- 34. Public Domain Design and Construction Staging** – The Applicant shall be responsible for the design and construction of all public domain improvement and infrastructure works for each stage. All engineering civil works shall be carried out in accordance with the requirements as outlined within Council's DCP 2014 Part 8.5 *Public Civil Works*, relevant Development Control Plans and in accordance with Council's specifications and to the satisfaction of Council. Council has full control to implement and impose any necessary condition to coordinate staging of the public domain work thought out the assessment phase of the development applications. All design and construction to public domain and utilities services as a consequence of the development and associated construction works shall be at the full cost to the applicant.
- 35. Additional Conditions** would be provided upon review of revised details as sought under Attachment 1.