

**From:** [REDACTED]  
**To:** [Planning Panels - Northern Beaches](#)  
**Cc:** [Adam Croft](#)  
**Subject:** Submission - 32 Golf Avenue Mona Vale  
**Date:** Monday, 26 August 2024 1:14:25 PM  
**Attachments:** [image002.png](#)

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Afternoon Lauren,

We have read the Assessment Report for 32 Golf Avenue Mona Vale and we firstly wanted to thanks councils engagement with the site and their assessment report. We have reviewed the proposed conditions of consent and we would like DDP to consider one of the conditions which is noted below and then discussed.

Proposed Condition 40 from Council.

*40. Pre-Construction Dilapidation Report*

*Dilapidation reports, including photographic surveys, of the following adjoining properties must be provided to the Principal Certifier prior to any works commencing on the site (including demolition or excavation). The reports must detail the physical condition of those properties listed below, both internally and externally, including walls, ceilings, roof, structural members and other similar items.*

*Properties:*

- 1. 28-30 Golf Avenue, Mona Vale*
- 2. 34-36 Golf Avenue, Mona Vale*
- 3. 33 Darley Street East, Mona Vale*

*The dilapidation report is to be prepared by a suitably qualified person. A copy of the report must be provided to Council, the Principal Certifier and the owners of the affected properties prior to any works commencing.*

*In the event that access for undertaking the dilapidation report is denied by an adjoining owner, the applicant must demonstrate, in writing that all reasonable steps have been taken to obtain access. The Principal Certifier must be satisfied that the requirements of this condition have been met prior to commencement of any works. If access is denied, then no dilapidation report is required.*

*Note: This documentation is for record keeping purposes and may be used by an applicant or affected property owner to assist in any action required to resolve any civil dispute over damage rising from the works.*

*Details demonstrating compliance are to be submitted to the Principal Certifier prior to the commencement of any works on site.*

*Reason: To maintain proper records in relation to the proposed development.*

**Our Comments**

Whilst we understand the intent of council, we do question the current wording as we believe the

scope is far too large. We have discussed this with the applicant further and they agree on doing the Dilapidation Reports but also have questions as to how many properties are including. Based on our research, we believe it is asking for units to have reports undertaken which the unit is located over 60 meters away from the subject site. See an image below measuring one of these distances, but is also the case on the south-east boundary and the north-west boundary.



Whilst we appreciate the need for these reports to be done, we think the reporting should not be for all properties within those three addresses above. We would submit that only those properties close to the zone of influence of the basement should be reported. As this changes due to the sloping nature of the basement, and the setbacks vary within the basement, we think that the wording should be updated such that rather than using the Zone of Influence which could be debated, a clear measurement is given for units on those properties to be surveyed. Most of the basement is set in from the boundary, and most of the basement is only a single level (apart from one area where the service level is). We think that a reasonable number is all units on those properties that are within 8m of our basement excavation are to have reports done. After discussing with the builder, we think even adding excess 'fat' into the measurement and saying 10m is still very safe. So based on this we have altered the condition below with wording we think is satisfactory, which we believe will still meet the intent of council's condition.

#### Our Amended Wording

##### *40. Pre-Construction Dilapidation Report*

*Dilapidation reports, including photographic surveys, of any units within 10 meters of basement excavation within the following adjoining properties must be provided to the Principal Certifier prior to any works commencing on the site (including*

demolition or excavation). The reports must detail the physical condition of those properties listed below, both internally and externally, including walls, ceilings, roof, structural members and other similar items.

*Properties:*

1. 28-30 Golf Avenue, Mona Vale
2. 34-36 Golf Avenue, Mona Vale
3. 33 Darley Street East, Mona Vale

For clarity, any units that are more than 10 meters away can still be undertaken, but are not required to satisfy this condition.

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*In the event that access for undertaking the dilapidation report is denied by an adjoining owner, the applicant must demonstrate, in writing that all reasonable steps have been taken to obtain access. The Principal Certifier must be satisfied that the requirements of this condition have been met prior to commencement of any works. If access is denied, then no dilapidation report is required.*

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*Reason: To maintain proper records in relation to the proposed development.*

We hope the above can be agreed by council, but we will be present on Wednesday for any questions or clarifications around this submission. Thank you.

**Scott Walsh - Director**



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Nom Architect: Scott Walsh ACT 2624  
Note: My office hours are 7am-3pm, Monday to Thursday.



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