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**Sent:** 27/09/2019 2:47:16 PM  
**Subject:** FW: 32 The Strand, Whale Beach – DA2019/0913

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**From:** Donohoes <[mail@donohoes.com.au](mailto:mail@donohoes.com.au)>  
**Sent:** Thursday, 26 September 2019 4:44 PM  
**To:** Maxwell Duncan <[maxwell.duncan@northernbeaches.nsw.gov.au](mailto:maxwell.duncan@northernbeaches.nsw.gov.au)>  
**Subject:** 32 The Strand, Whale Beach – DA2019/0913

Dear Maxwell

I refer to my discussion with you on 17 September 2019 and confirm that we act for Mr Ross Grant, owner of the property at 237 Whale Beach Road, Whale Beach, being the neighbour to the immediate north of the above property.

My client has carefully considered the documents lodged with Northern Beaches Council for the above DA and the possible effect on my client's property.

As the proposed development involves a complete redevelopment of the site including substantial excavation, and underground drainage near the common boundary with my client's property, I am instructed to request as a submission to Council that any approval by the Council to the proposed development include a condition requiring the applicant to provide to my client prior to commencement of any work, including any demolition or excavation, a comprehensive dilapidation report of my client's property, at the applicant's cost.

In this regard, on behalf of my client, I propose the following condition be included in the Council's consent conditions:

#### Dilapidation report

A comprehensive dilapidation report prepared, at the cost of the owner of 32 The Strand, Whale Beach, by a professional registered engineer or other suitably qualified independent person must be submitted to the satisfaction of the Principal Certifying Authority, and to the Council if not the Certifying Authority, prior to commencement of any demolition, excavation or building works. The report (including photographs) is required to detail the current condition and status of any dwelling, associated garage or other structure located upon the neighbouring premises to the development site. A copy of the dilapidation report is to be given to the owner of the premises encompassed in the report not less than 14 days before commencing any works.

For your information, I have included a timing provision in the above suggested condition to enable time for my client to consider the applicant's dilapidation report and obtain his own report if it is not satisfactory to him.

It would be appreciated if you could confirm receipt of this request and let me know if the condition is acceptable to Council.

Should you have any questions, please do not hesitate to call me.

Regards

**Kerry E Donohoe**  
Principal

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## DONOHOES

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**From:** Maxwell Duncan [<mailto:maxwell.duncan@northernbeaches.nsw.gov.au>]

**Sent:** Thursday, 26 September 2019 4:40 PM

**To:** Donohoes

**Subject:** test

test

**Maxwell Duncan**  
Planner

Development Assessment

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Northern Beaches Council

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