



CASTLEPEAKE

DILAPIDATION REPORT

17 MAR 2008

for

COUNCIL ASSETS

at

**16 SUMMIT AVENUE,
DEE WHY**

Prepared For

WARRINGAH COUNCIL
(Development Application No. DA 2007/72)

Job No 621

January 2008
Issue A

TRUMPER RESIDENCE – 16 SUMMIT AVENUE DEE WHY

Architecture
Construction
Landscape Design
Interior Design
Sustainable Design

Peter W Tout
FRAIA B Arch (Hons) UNSW
Reg No 4285

Mark I Oxenham
ARAIA B Arch (Hons) UTS
Reg No 7130

Brien B Kwong
ARAIA B Arch UTS
Reg No 7125

Ground Floor
121 Alexander Street
Crows Nest NSW 2065
Phone +61 2 9437 1800
Fax +61 2 9437 1044
www.castlepeake.com.au

Castlepeake Consulting Pty Ltd
ABN 85 054 612 76

DILAPIDATION REPORT ON COUNCIL ASSETS

1.00 INTRODUCTION

Warringah Council has granted Development Consent for demolition of existing dwelling, construction of a new two storey house and spa pool at premises: 16 Summit Avenue, Dee Why.

Development Consent Condition No 5 requires that a Dilapidation Report on Council Assets be submitted. This report is to document and contain photographs which clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, street trees, street signs or any other Council asset in the vicinity of the development.

The dilapidation report was conducted by Castlepeake Consulting Pty Ltd Architects on 15 January 2008. During the survey, visible structural defects were noted and selected defects photographed from ground level. Areas concealed by grass ground coverings have not been surveyed.

The results of the report, with descriptions of photographic plates of relevant defects are included on the attached dilapidation report sheets.

2.00 THE SITE IN SUMMARY

The site (approximately 670m²) is located at the eastern end of the cul-de-sac in Summit Avenue. *See reduced copy of the Level & Feature Survey by Montek Property Surveyors and Photo 1*

The width of the site fronting onto Summit Avenue is 8.51m.

3.00 DESCRIPTION OF THE ROAD

3.01 Summit Avenue is approximately 9 meters wide.

3.02 Summit Avenue has a standard bitumen covering and is generally in poor condition. It varies significantly in levels with quite noticeable uneven surfaces.
See Photos 1 to 5.

3.03 The road has tyre marks in several areas.
See Photos 1 to 5.

4.00 KERB & GUTTER

4.01 A small concrete kerb with exposed aggregate separates the roadway from the nature strip.

4.02 The kerb is broken in numerous areas along its length and is in poor condition.
See Photos (majority)

4.03 Numerous small sections of the kerb have broken away.
See Photos 6 to 28.

4.04 There is an existing concrete gutter between the roadway bitumen against the kerb which is generally in poor condition
See Photo 6 to 28.

CASTLEPEAKE

5.00 FOOTPATH & DRIVEWAY

5.01 No concrete footpath extends across the frontage of the property. There is a concrete driveway and crossing (approximately 2.7m wide) which provides vehicular access to the weatherboard clad garage on the site which is in reasonable condition.
See Photo 14

5.04 The lawn within the nature strip extending from the kerb to the street boundary is in poor condition. There is a large tree lifting the existing terrain. *See Photos 15 to 18*

5.05 There are several concrete pads in the lawn area south of the existing tree in the nature strip which is in poor condition. *See Photos 17 & 18*

The Hydrant lid is in reasonable condition but does not close properly. *See Photo 36*

5.06 The lids to the grated drains in the gutters, along the southern side of the subject property are in reasonable condition. *See Photos 19 & 20.*

6.00 STREET TREES

6.01 There is one major street trees in the grass area along the nature strip of this development which is to be removed because its in poor condition. See Arborist Report as per DA application

7.00 STREET SIGNS AND OTHER COUNCIL ASSETS

7.01 There is an existing power pole located on the south western corner of the subject nature strip which is in poor condition. *See Photos 29 to 35*

7.02 There are no street signs in the vicinity. *See Photo 1*

8.00 CONCLUSION

8.01 Council Assets in the immediate vicinity of 16 Summit Avenue, Dee Why are generally in poor condition with the photos showing each asset as of 15 January 2008

**A REDUCED A4 COPY OF THE SUBJECT AREA SITE SURVEY PREPARED
BY MONTEK PROPERTY SURVEYORS PTY LTD & PHOTOS PREPARED
BY CASTLEPEAKE CONSULTING PTY LTD ARCHITECTS OF DEFECTS
APPEAR ON FOLLOWING PAGES**

CASTLEPEAKE



PHOTO 15



PHOTO 16

CASTLEPEAKE



PHOTO 17



PHOTO 18

CASTLEPEAKE



PHOTO 19



PHOTO 20

CASTLEPEAKE



PHOTO 1



PHOTO 2

CASTLEPEAKE

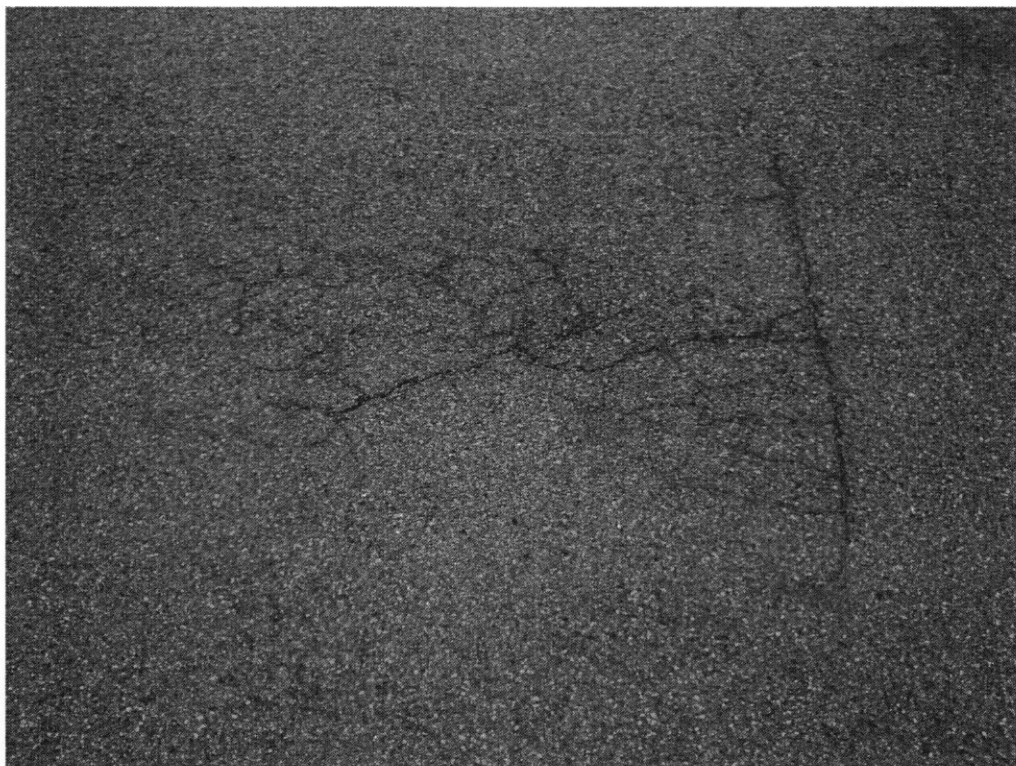


PHOTO 3



PHOTO 4

CASTLEPEAKE



PHOTO 5



PHOTO 6

CASTLEPEAKE



PHOTO 7



PHOTO 8

CASTLEPEAKE



PHOTO 9



PHOTO 10

CASTLEPEAKE



PHOTO 11



PHOTO 12

CASTLEPEAKE



PHOTO 13



PHOTO 14

CASTLEPEAKE



PHOTO 21



PHOTO 22

CASTLEPEAKE



PHOTO 23



PHOTO 24

CASTLEPEAKE



PHOTO 25



PHOTO 26

CASTLEPEAKE



PHOTO 27



PHOTO 28

CASTLEPEAKE



PHOTO 29



PHOTO 30

CASTLEPEAKE



PHOTO 31

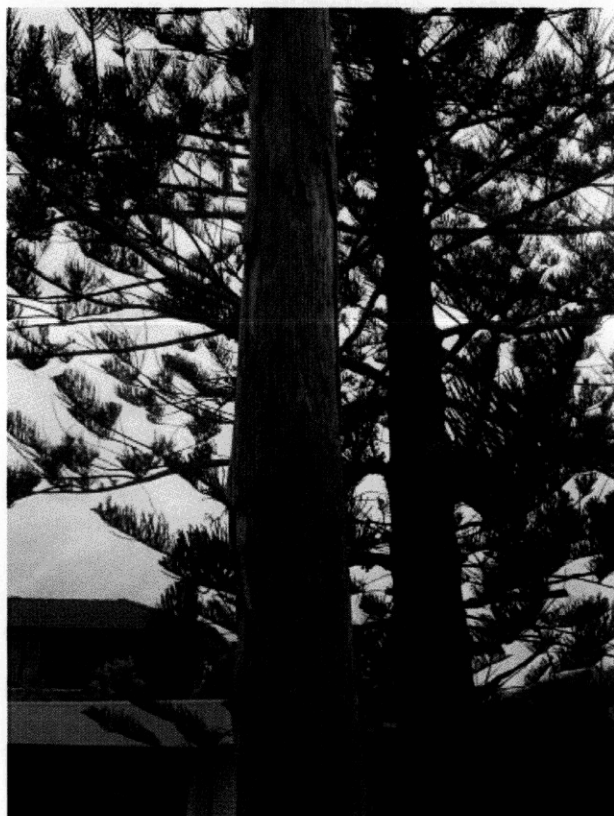


PHOTO 32

CASTLEPEAKE



PHOTO 33



PHOTO 34

CASTLEPEAKE

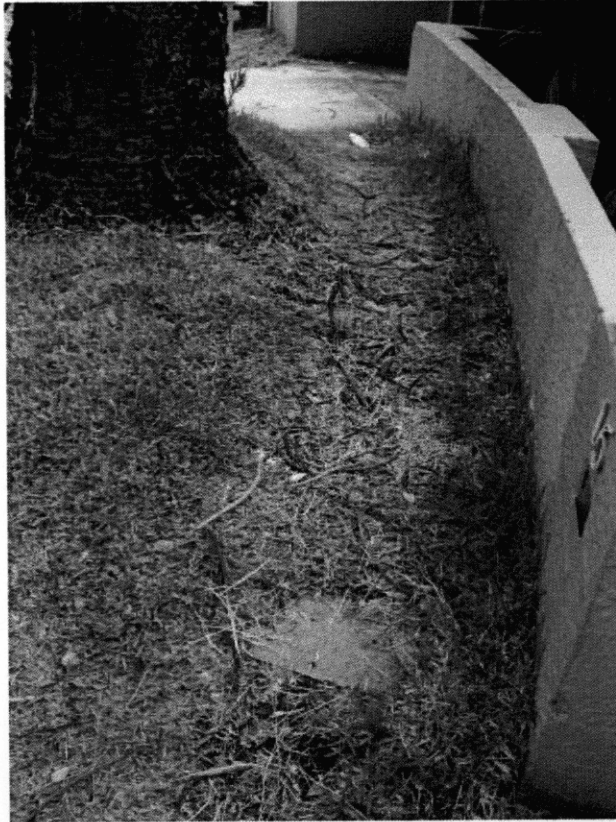


PHOTO 35



PHOTO 36