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## MEMORANDUM

**DATE:** 28 October 2020  
**TO:** Development Determination Panel  
**CC:** Anna Williams, Manager Development Assessments  
**FROM:** Penny Wood, Planner  
**SUBJECT:** DA2020/0449 – 28 Pavilion Street, Queenscliff

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Dear Panel,

Following is a supplement to the Assessment Report addressing matters arising since the preparation of the Assessment Report.

### **Damage to Property**

The assessment report in the agenda did not directly address the potential damage to 30 Pavilion Street arising from the works at the subject site. Given the proximity of the proposed works to the dwelling at 30 Pavilion Street, this matter is addressed by way of amending Condition No. 14 *Pre-Construction Dilapidation Report* (see below).

### **Amended Recommended Conditions of Consent**

The following condition of consent is amended as detailed above.

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

*Dilapidation reports, including photographic surveys, of the following adjoining properties must be provided to the Principal Certifying Authority 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: 26 Pavilion Street, Queenscliff  
30 Pavilion Street, Queenscliff*

*The dilapidation report is to be prepared by a suitably qualified person. A copy of the report must be provided to Council, the Principal Certifying Authority 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 Certifying Authority must be satisfied that the requirements of this condition have been met prior to commencement of any works.*

*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 arising from the works.*



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

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

Penny Wood  
**Planner**