

**From:** [Stephen Muldoon](#)  
**To:** s.33(1)  
**Subject:** RE: 273632 - 42 James Street -  
**Date:** Wednesday, 23 February 2022 8:22:02 AM  
**Attachments:** [image002.jpg](#)  
[image006.png](#)  
[image001.png](#)  
[image003.jpg](#)  
[image007.jpg](#)

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No I haven't seen any information come through from them as of yet.

Once I get that I can have a look to see if this is a possibility and if so, how pedestrian access could be maintained in the area with the provision of stairs.  
As discussed on site, a form of retaining wall will still be required with this option, but the extent / location can vary depending on the founding depth of the footings to the neighbouring site.

Thanks,

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**Stephen Muldoon**  
Senior Forensic Engineer



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**From:** s.33(1) @darebin.vic.gov.au>  
**Sent:** Wednesday, 23 February 2022 8:11 AM  
**To:** Stephen Muldoon Out of Scope @fmgengineering.com.au>  
**Subject:** RE: 273632 - 42 James Street -

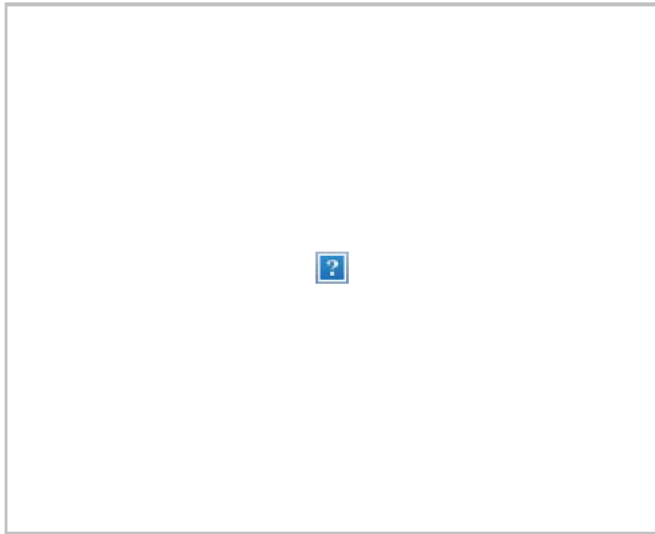
Thanks Stephen. We were discussing the option of digging out the area behind the units to facilitate the construction of a retaining wall without impacting the two lower residents.

I recall that our Capital team were going to come back to you with plans of the units to confirm the structure/depth of its rear boundary wall and footings. Did they ever come back to you with this information?

Kind regards,

ss.3

s.33(1)  
s.33(1) | Property and Business Improvement  
Out of Scope



**From:** Stephen Muldoon Out of Scope [@fmgengineering.com.au](mailto:s.muldoon@fmgengineering.com.au)>  
**Sent:** Wednesday, 23 February 2022 8:03 AM  
**To:** S.33(1) [@darebin.vic.gov.au](mailto:s.33(1)@darebin.vic.gov.au)>  
**Subject:** RE: 273632 - 42 James Street -

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Hi S.33

Thanks for getting back to me on this.

With people moving along it is easy to see how things can get lost so I appreciate you following up. I will advise our accounts team that this has been approved and is being processed now.

I also hope to get back to you shortly about the potential for putting stairs / steps in the area behind 42 James Street Northcote, along with the positives and negatives of this option.

If there is anything in the meantime please feel free to give me a call.

Thanks,

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**Stephen Muldoon**  
Senior Forensic Engineer



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**From:** s.33(1) [redacted] <[\[redacted\]@darebin.vic.gov.au](mailto:[redacted]@darebin.vic.gov.au)>  
**Sent:** Tuesday, 22 February 2022 5:20 PM  
**To:** Stephen Muldoon <[\[redacted\]@fmgengineering.com.au](mailto:[redacted]@fmgengineering.com.au)>  
**Subject:** RE: 273632 - 42 James Street -

Hi Stephen,

Your invoices were sitting with Prag to approve. It appears that his accounts were not reassigned after he left.

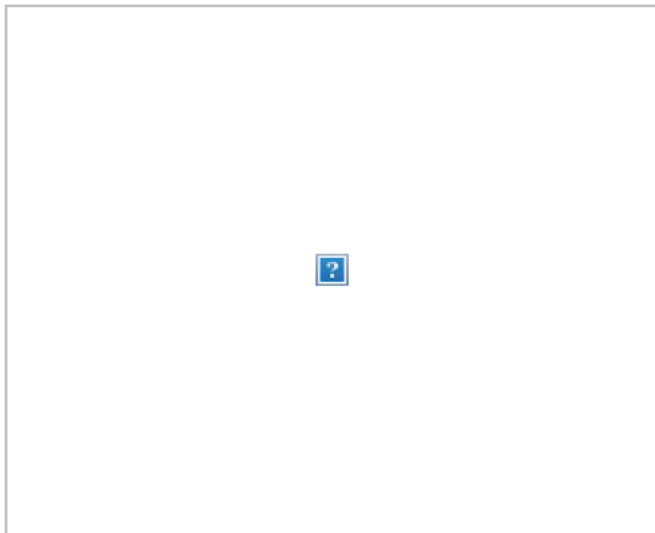
I have just now approved two of your invoices. You should receive payment shortly.

Sorry for the delay!

Kind regards,

s.33(1)  
[redacted]

s.33(1) [redacted]  
s.33(1) [redacted] | Property and Business Improvement  
[redacted] Out of Scope [redacted]



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**From:** Stephen Muldoon <[\[redacted\]@fmgengineering.com.au](mailto:[redacted]@fmgengineering.com.au)>  
**Sent:** Monday, 21 February 2022 6:14 PM  
**To:** s.33(1) [redacted] <[\[redacted\]@darebin.vic.gov.au](mailto:[redacted]@darebin.vic.gov.au)>  
**Cc:** FMG Forensic <[forensic@fmgengineering.com.au](mailto:forensic@fmgengineering.com.au)>  
**Subject:** RE: 273632 - 42 James Street -

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Good evening s.33(1)

I hope you are keeping well.

I am just following up on the discussion we had a couple of weeks ago with regards to some outstanding invoices for the job at 42 James Street in Northcote (refer attached emails for the invoices). Can you advise if these have been actioned are scheduled to be paid.

Thanks,

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**Stephen Muldoon**  
Senior Forensic Engineer



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**From:** Stephen Muldoon  
**Sent:** Thursday, 10 February 2022 5:30 PM  
**To:** s.33(1) @darebin.vic.gov.au  
**Cc:** FMG Forensic <[forensic@fmgingineering.com.au](mailto:forensic@fmgingineering.com.au)>  
**Subject:** 273632 - 42 James Street -

Good evening Chris,

It was good to meet you out on site at 42 James Street in Northcote yesterday.

As discussed with you yesterday, FMG previously issued a letter to the City of Darebin that outlined the 3 options for the stabilisation of the ground at the rear of 42 James Street, on 21 September 2021. This letter also included some high level cost estimates for the different options.

I have included a copy of this letter to this email.

The assumptions made as part of the costing exercise are included in Appendix B of this letter. As you can see from the cost estimates, Option 1 (stabilising the batter with a concrete capping) is significantly cheaper than Options 2 and 3 (retaining wall options). FMG also notes that Option 1 would also be less invasive and would be simpler to undertake.

Once you have had a chance to review, please feel free to give me a call to discuss.

I will discuss the other items covered on site with our Structures manager tomorrow / Monday and we can then touch base next week to discuss.

Thanks,

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**Stephen Muldoon**  
BEng (Struct)  
Senior Forensic Engineer



## Engineering your success

Adelaide | Melbourne | Sydney

P 03 9815 7600

s.33(1)

2 Domville Ave Hawthorn VIC 3122

Out of Scope @fmgengineering.com.au

[fmgengineering.com.au](http://fmgengineering.com.au)

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