
From: Katrin Klinger
Sent: 7/08/2023 3:45:01 PM
To: Council Northernbeaches Mailbox
Subject: Attn: Phil Lane - REV2023/0016 - 166 Pittwater Road, Manly
Attachments: 3287_CMA-submission-letter_REV2023-0016.pdf;

Dear Phil,

We have been engaged by Christiane De Brennan-Pearce, executor of late estate Lawrence Melville Tomlinson, owner of the property at No. 168 Pittwater Road, Manly.
Please find our letter regarding 166 Pittwater Rd, Manly attached.

Thanks + kind regards,

Katrin Klinger

Senior Associate

Arch. reg. 8213

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L2, 97 Pacific Hwy, North Sydney NSW 2060

07 August 2023

Northern Beaches Council

c/o Phil Lane, Planner

P: 1300 434 434

E: council@northernbeaches.nsw.gov.au

Dear Phil,

Re: REV2023/0016 - 166 Pittwater Road, Manly – proposed development

We have been engaged by Christiane De Brennan-Pearce, executor of late estate Lawrence Melville Tomlinson, owner of the property at No. 168 Pittwater Road, Manly. We have reviewed the documentation relating to the proposed Alterations and Additions to the residential dwelling at 166 Pittwater Road in Manly, and raise the following concerns:

1. DA / 05 – Site / Entry Level Plan / Existing shows the steps between the lawn and the deck across the full width of the lawn rather than just against the pool fence. We are unsure if this is really existing or now proposed.
2. We request that the requirement for a Dilapidation Report prior to commencement is included as a condition of consent. Additionally, we request that standard conditions relating to the management of Hazardous Materials are included.
3. We are concerned about the removal of an approx. 600mm wide section of the existing party wall footings and the potential implications on the party wall. It is therefore requested that a structural engineering report and structural adequacy certificate issued by a qualified structural engineer be provided prior to Construction Certificate. Additionally, details relating to acoustic separation between the two dwellings should be considered and provided.
4. We note that the application does not include solar panels or air-conditioning units. Should these become part of the development, we request that standard conditions to prevent noise issues from any equipment or glare from solar panels would be included.

Notes:

Our previous submission pertaining to DA2022/2270 included the following concerns:

1. The sewer from #166 connects into a line that runs across from #168. There have been issues in the past with the sewer being blocked. The proposal increases the number of fixtures connected to the sewer line. Hence, there is the potential to worsen the situation. We request to include a condition requiring an inspection and recommendation by a qualified hydraulic engineer prior to Construction Certificate and certification prior to Occupation Certificate.
2. There is a narrow cavity in between the dwellings at the rear (shown on the detail survey as Easement for Services). In order to prevent build-up of moisture, leaves etc in this narrow space, an alsynite roof was installed to cover the gap. This roof was installed to render this area watertight after many attempts to put an end to incessant water penetration problems. We note that the latest drawing set (Issue D) now shows a roof in this area. It is important for both owners that this area remains clear and a common roof is retained or re-instated as part of the works.

We note that a heritage report was included in the application and Council's heritage officer has issued a referral supporting the proposal. We assume that the proposal is compliant with the requirements of the heritage conservation area and will maintain the status of the heritage precinct.

Please note that we are not objecting to the proposal itself but are aiming to safeguard the liveability of the pair of properties and prevent maintenance issues.

Thank you for considering the above concerns. Our recommendation would be for Council to inspect all existing conditions raised in this letter prior to making a determination.

Feel free to email [REDACTED] or call us any time on M: [REDACTED] with any questions.

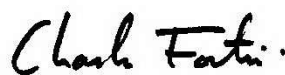
Sincerely,



Katrin Klinger
Senior Associate

COLLARD MAXWELL ARCHITECTS

Arch Reg NSW 8213



Charles Fortin
Managing Director, Nominated Architect

COLLARD MAXWELL ARCHITECTS

Principal Design Practitioner Registration PDP0000485
Practitioner Registration DEP0001428
Australian Institute of Architects MRAIA 55718
American Institute of Architects 38966139
Royal British Institute of Architects 20033563
Asia-Pacific Economic Cooperation AU0041
NSW 8208, VIC 19051, QLD 5089, NT AR1158
WA 2980, SA 3540, ACT 2616, TAS 1209

