

**R.J. SINCLAIR Pty Ltd**  
**Building Design**

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Multi-Discipline Design + Project Management

4th April 2023  
Project No. **08 - 045 - 22**

The General Manager  
**NORTHERN BEACHES COUNCIL**  
PO Box 1336  
DEE WHY NSW 2099

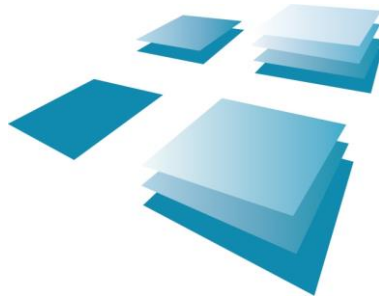
Dear sir / madam,

**Re : DA 2023/0042 - PAN 298484 - 207-217 PITTWATER ROAD, MANLY**

We refer to the above Development Application recently lodged with Council and Council's letter of 20th January 2023 returning the Application.

In response to Council's letter, we provide the following :

1. Owner's consent  
Please find enclosed requested current ASIC Company Statement for D & H Kane Investments Pty Ltd.  
Enclosed also are Letters of Authority from D & H Kane Investments Pty Ltd in favour of Dimitry Kane and Ultra Petroleum and from Ultra Petroleum in favour also of Dimitry Kane.
2. Boundary Identification Survey.  
Please find enclosed new detail survey, prepared by SurveyPlus Pty Ltd, with requested notations by the surveyor.
3. Preliminary Geotechnical Report - Landslip Area  
Following telephone discussions with Council's planner, a Preliminary Assessment of Site Conditions in relation to the preparation of a Site Stability Report has been prepared by this office and accompanies this correspondence.  
Refer to enclosed Slope Stability Report.
4. Statement of Heritage Impact  
A Heritage Impact Statement has been prepared by Vanessa Holtham Heritage & Architecture, dated 23rd February 2023 is attached.
5. Traffic and Parking Report.  
A Traffic and Parking Assessment Report has been prepared by TTPP, Report No. 23040, dated 31st March 2023, is enclosed.



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We trust the above and enclosed information meets Council's requirements, however, if you have any questions, please do not hesitate to contact me.

Yours faithfully

**Dick Sinclair**  
R.J. SINCLAIR Pty Ltd