

## Architectural Projects "

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the foundry - studio 1-181 lawson street darlington nsw australia 2008

Ref: 1955/JH:dc

10 March 2021

Northern Beaches Council  
c/- Momentum Project Group  
Suite 3, Level 3, 273 Alfred Street  
North Sydney, NSW 2060

Attention: Kristina Peneva  
Email: kristina@momentumprojects.com.au  
Phone: 0409 622 551

Dear Kristina

### 1955 – 5 COMMONWEALTH PARADE, MANLY – IMPACT ON FOOTING AT 7 CRESCENT, MANLY (5 COMMONWEALTH PARADE MANLY)

We have been asked to provide historical information related to Montreaux Flats designed by Donald Esplin in 1916 with the view to understanding the original construction of the external footings. There is currently an approved proposal to construct a building at 5 Commonwealth Parade which locates footings 1000mm below the adjacent ground level. It is assumed that the footing at 5 Commonwealth Parade would be located less than 1m below ground level.

We have reviewed the available information on Montreaux Flats at 7 The Crescent (7 Commonwealth Parade).

We have spoken to Robert Irving author of the definitive book on Esplin.

He was not able to locate any original drawings of the building .

The State Library of NSW architectural Collection does not include any drawings by Esplin.

We have located a series of contemporary articles about the building.

We have located a set of measured drawings prepared by Damian Danieletto, Tina Turrissi and Luke Edinburgh.

We have located a set of measured drawings prepared by Voorderhake Partnership. These were prepared for the Development Application No D345/00 for the alterations at 7 The Crescent (7 Commonwealth Parade), Manly prepared for Tiptell Pty Limited dated July 2000.

These drawings do not indicate the nature of the footings

Past experience of building of this period and in this area, such as the Dungowan Apartments 1918, confirms that the footings are likely to be small in size, possibly concrete and founded in sand.

A reduction in the depth of the footing at 5 Commonwealth Parade could possibly reduce the impact on the existing footings at 7 Commonwealth Parade.

Refer Engineers letter for details

See attachments

Yours faithfully



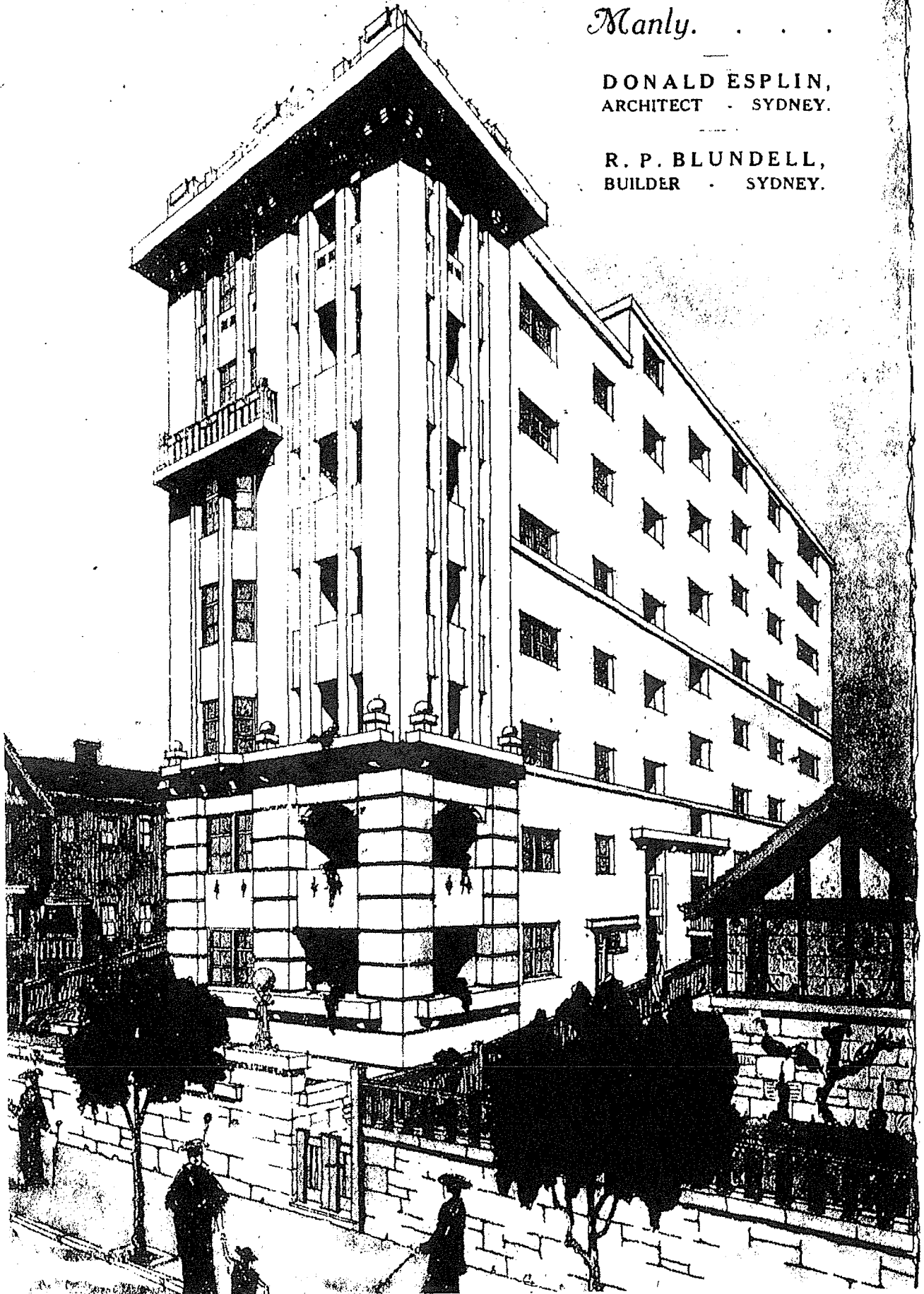
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Jennifer Hill – registered architect No.4811, nominated architect  
Architectural Projects Pty Limited

*Montreaux Flats,  
Manly.*

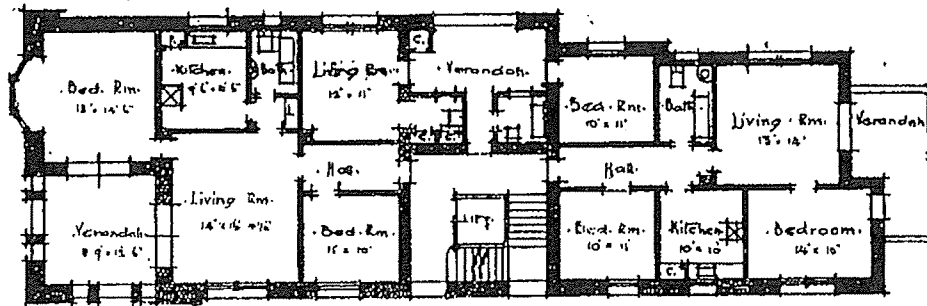
DONALD ESPLIN,  
ARCHITECT . SYDNEY.

R. P. BLUNDELL,  
BUILDER . SYDNEY.

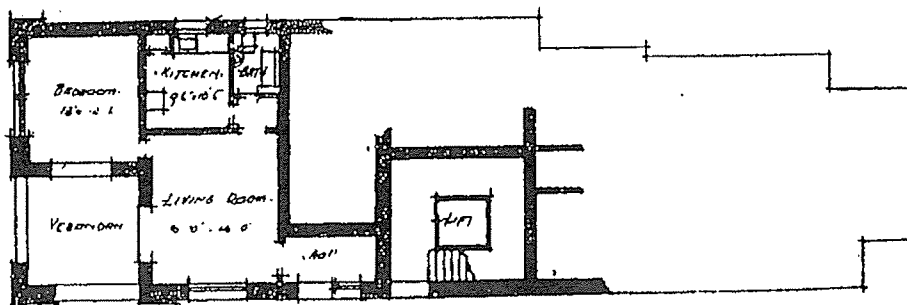


## Montreaux Flats, Manly.

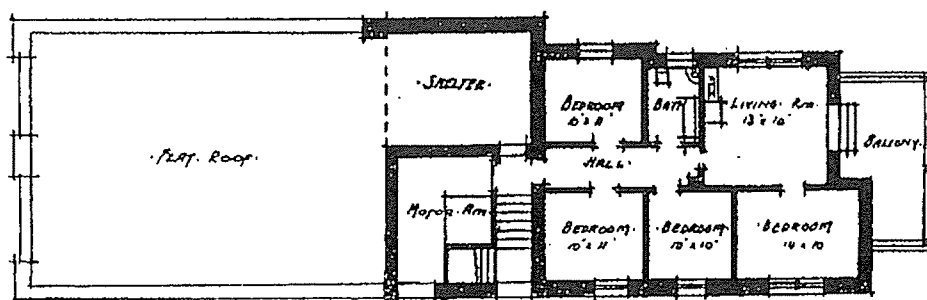
(INTERIOR PLANS.)



Typical Floor Plan of Six Floors, each comprising Two Flats, consisting of Three Rooms, Kitchen, Bathroom and Balcony, and one Flat consisting of Two Rooms, Kitchenette, Bathroom and Balcony.



Lower Ground Floor Plan



Roof Plan

**The Northern Suburbs Building  
and Investment Company Limited**

CAPITAL - £10,000.

Walker and Mount Streets, North Sydney

DIRECTORS—H. T. Howard, Esq., of Chatswood (Chairman); G. E. Gill, Esq., of North Sydney; J. T. Ashe, Esq., J.P., of Mosman; A. C. Gill, Esq., of Killara; J. I. B. King, Esq., of Sutherland.

THIS COMPANY will assist you to secure a HOME, either for CASH or EASY TERMS. Additions, repairs and renovations, under the personal supervision of Works Manager. WEEK-END BLOCKS, CROWLEY ESTATE, PITTWATER (Representative on the Estate), and in other localities. Lithos on application.

NORMAN GILL, COMPANY'S AGENT AND SALESMAN.

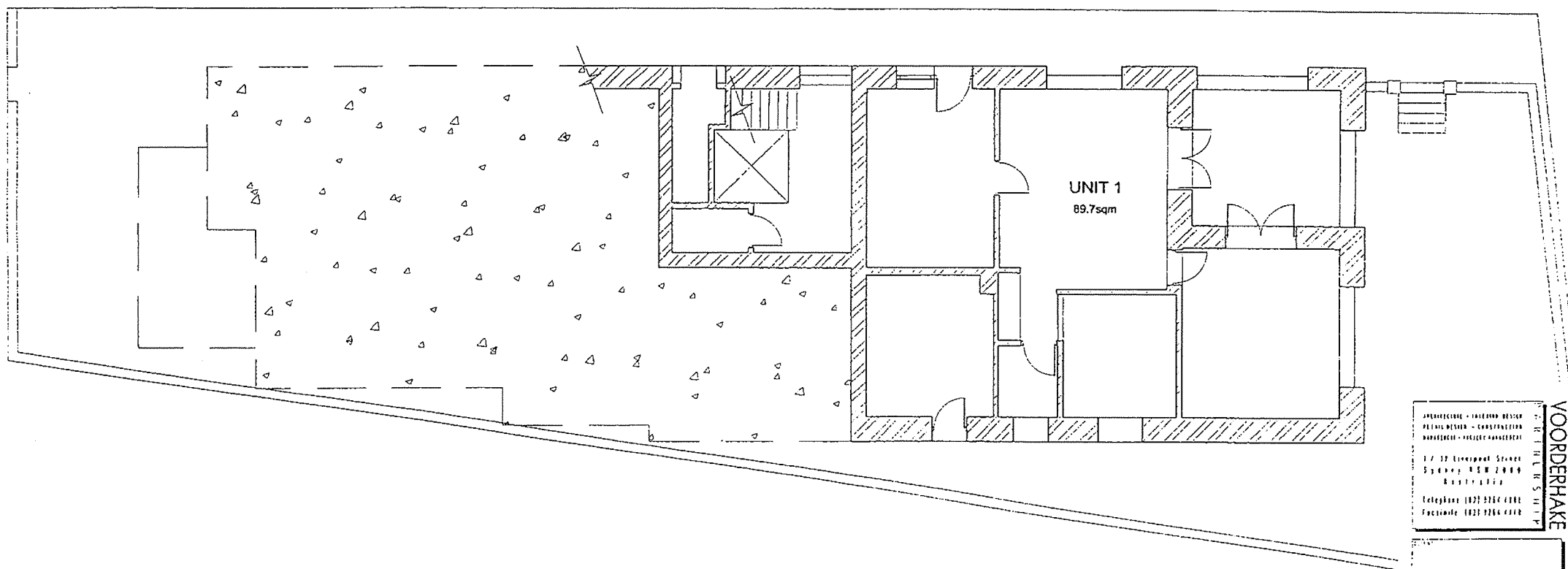
WALKER & MOUNT STREETS, NORTH SYDNEY Telephone North 1212  
City Office—Falmouth Chambers, 117 Pitt Street. Telephone City 10867

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DATE: 10/15/91

PROJECT: 10157-E1

SHEET: 1 OF 1



**VOORDESHAKE**

ARCHITECTURE - INTERIOR DESIGN  
 PLANNING DESIGN - CONSTRUCTION  
 MANAGEMENT - PROJECT MANAGEMENT

1733 Liverpool Street  
 Sydney NSW 2000  
 Australia

Telephone: (02) 3364 4100  
 Facsimile: (02) 3364 4100

7 COMMONWEALTH PARADE

EXISTING CONDITIONS  
 LOWER GROUND

DATE	BY	DESIGNED	CHECKED
10/15/91	10/15/91	10/15/91	10/15/91

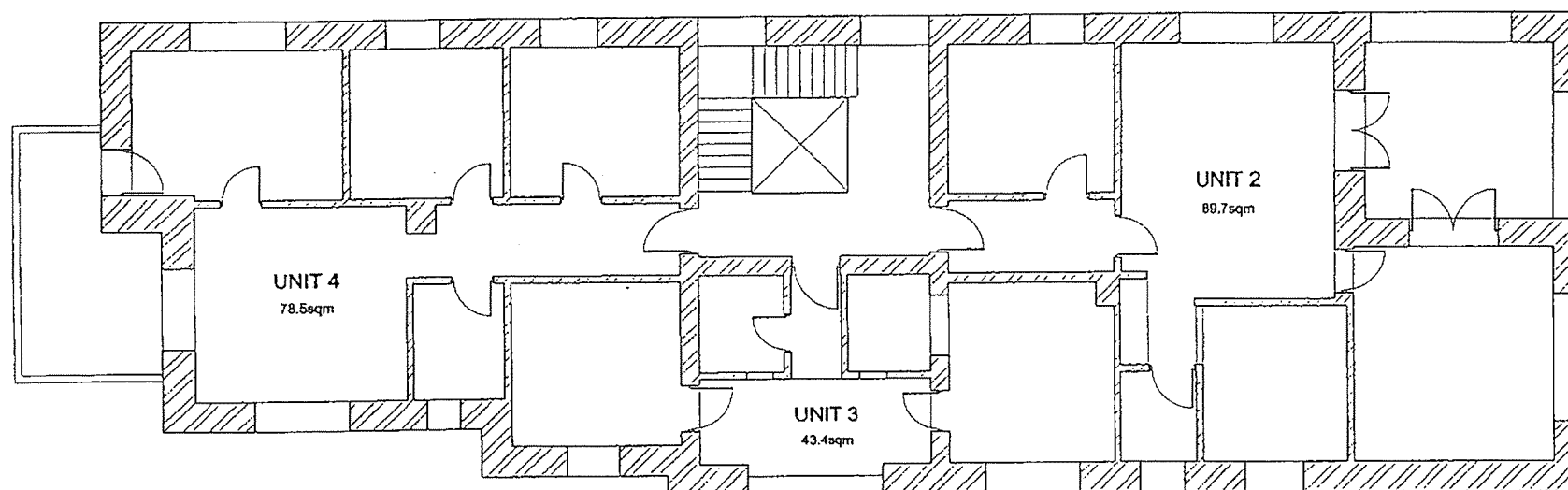
10157-E1

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101	DATE	APPROVED	DATE
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VOORDERHAKKE  
ARCHITECTS

ARCHITECTURE - INTERIOR DESIGN  
SCAPE DESIGN - CONSTRUCTION  
MANAGEMENT - PROJECT MANAGEMENT

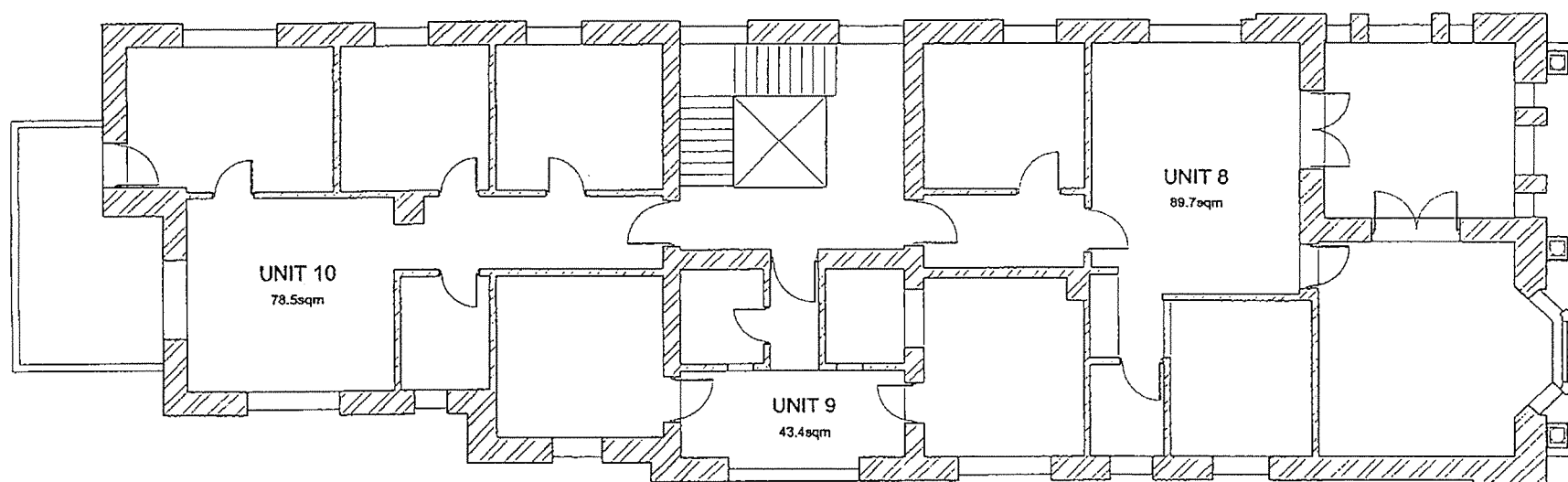
2 / 25 Liverpool Street  
Sydney NSW 2000  
Australia

Telephone (02) 9260 1000  
Facsimile (02) 9260 4000

10157-E2			
A			
10157-E2			

The floor plan illustrates the layout of the 1st floor, featuring three distinct units and a central corridor. Unit 5, located on the right, measures 89.7sqm and includes a large living area, a kitchen, and a bathroom. Unit 6, at the bottom center, measures 43.4sqm and consists of a living area, a kitchen, and a bathroom. Unit 7, on the left, measures 78.5sqm and features a living area, a kitchen, and a bathroom. A central corridor provides access to all units and a staircase. The plan also shows various rooms, including bedrooms, living areas, and kitchens, as well as a central staircase and a small utility area.

EVENT			
7 COMMONWEALTH PARADE			
EXIST-CONDITIONS LEVEL 1			
SEEN BY	REASON	DATE	TIME
TIME	LOCATION	STATUS	NOTE
10157-E3		A	
STATUS			



VOORDERHAKEN  
 ARCHITECTS  
 17-21 Liverpool Street  
 Sydney NSW 2000  
 Australia  
 Telephone (02) 2264 1831  
 Facsimile (02) 2264 1832

10157

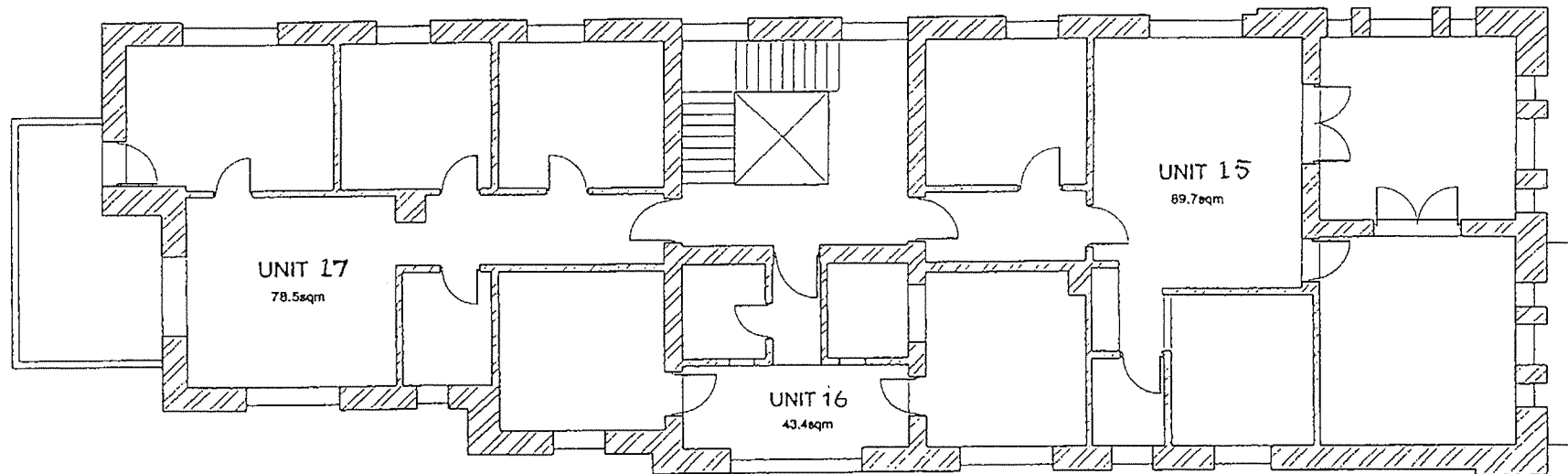
7 COMMONWEALTH PARADE

EXIST-CONDITIONS  
 LEVEL 2

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10/15/74	10/15/74	10/15/74	10/15/74
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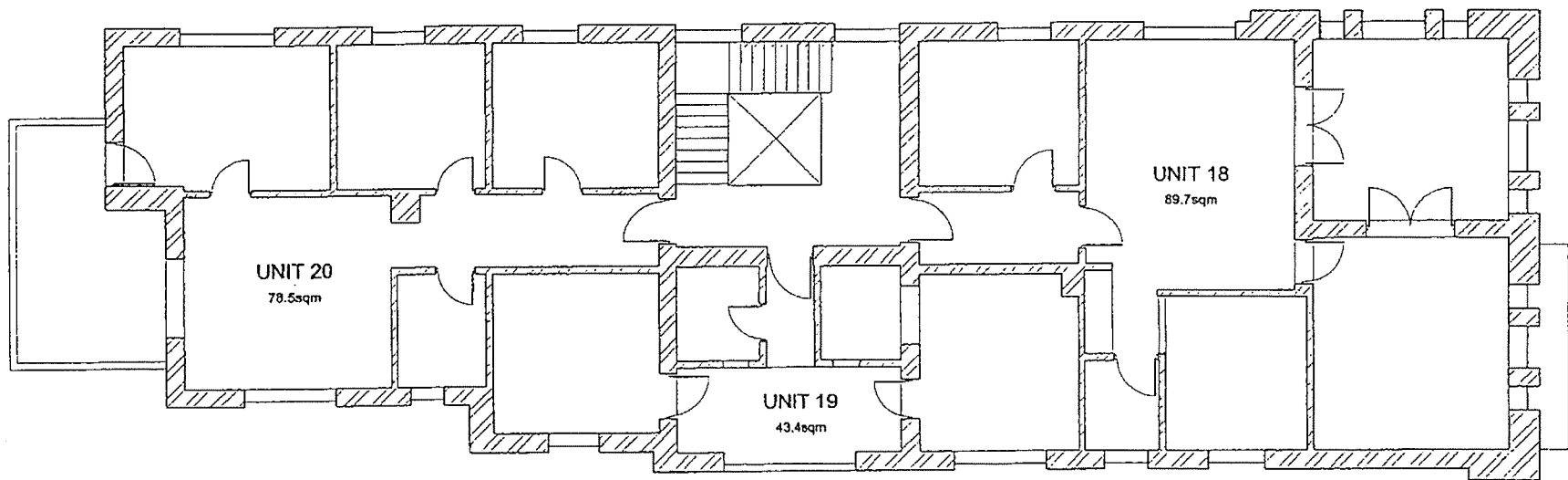






VOORDERAKE  
ARCHITECTS  
3/23 Liverpool Street  
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Australia  
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Facsimile (02) 9254 0006

PROJECT	
7 COMMONWEALTH PARADE	
EXIST-CONDITIONS LEVEL 4	
DATE	BY
10/10/2010	WDP/ES
10157-E6	A



**VOORDERHAK**  
ARCHITECTURE - INTERIOR DESIGN  
RETAIL DESIGN - CONSTRUCTION  
MANAGEMENT - PROJECT PARTICIPATION

2 / 37 Liverpool Street  
Sydney NSW 2000  
Australia

Telephone: (02) 9254 4000  
Facsimile: (02) 9254 4010

PROJECT: 10157-7

DATE: 10/15/2017

SCALE: 1:100

PROJECT: 10157-7

DATE: 10/15/2017

SCALE: 1:100

PROJECT: 10157-7

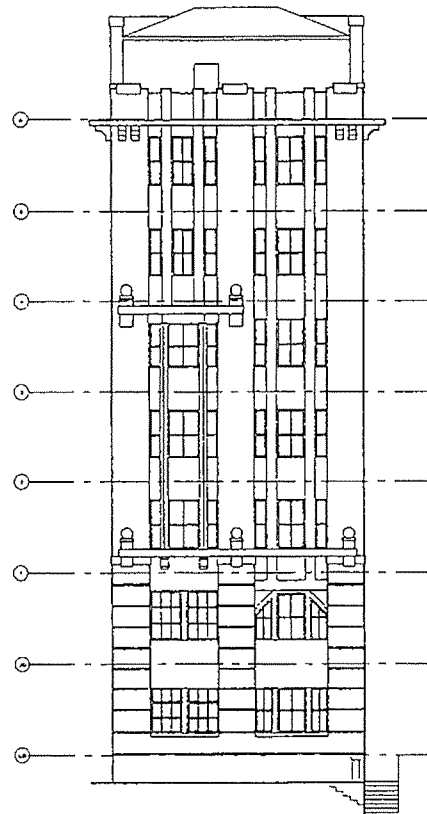
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The floor plan shows Unit 21, a Store, and a Roof Terrace. Unit 21 is a large rectangular space with a smaller room attached to its right side. The Store is a small rectangular room located between Unit 21 and the Roof Terrace. The Roof Terrace is a large rectangular area on the right side of the plan. The plan also shows a staircase and a small room with a cross symbol, likely a bathroom or storage room.

Area	Area (sqm)
UNIT 21	90.8sqm
STORE	12.5sqm
ROOF TERRACE	103sqm

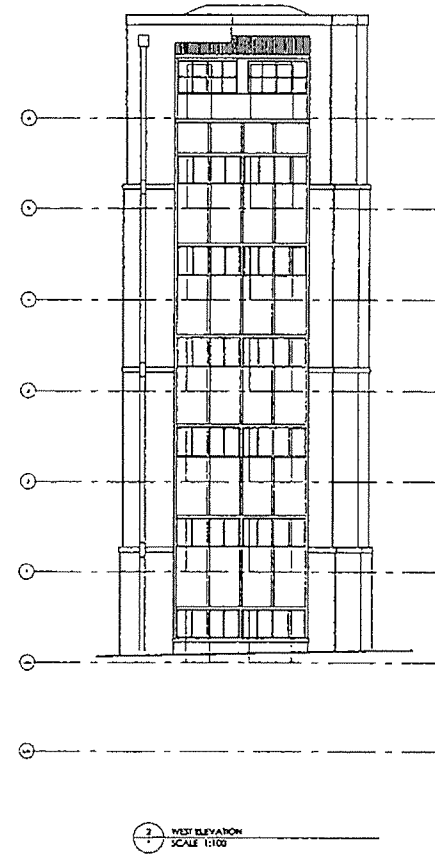
PROSPECTIVE - ANTHONY WELSH METAL DESIGN - CONSTRUCTION MANAGER - PROJECT MANAGER		PARTNERSHIP VOORDERSHAKE
2738 Liverpool Street Sydney NSW 2046 Australia		
Telephone (02) 9264 4888 Facsimile (02) 9264 1480		
[Redacted] [Redacted]		
[Redacted]		
[Redacted]		
7 COMMONWEALTH PARADE		
[Redacted]		
EXISTING CONDITIONS PENTHOUSE/ROOF TERRACE		
5555 1500	651408 123 35 10157-8	6111 4-99 11141 1-00
5555-6 10157-E-8	6111-1 A	
[Redacted]		



2 EAST ELEVATION  
SCALE 1:100

## VOORDERHAK

NAME MC MOBILE PROPERTIES TIOPELL Pty Limited			
ADDRESS MULDEEPA APARTMENTS No. 7 COMMONWEALTH PARADE MANT			
TITLE EXTERNAL EXISTING EXISTING CONDITIONS			
EGRID 01	DISTRICT 10	DATE 25/01/2012	SCALE 1:500
EGRID 02	DISTRICT 000	DATE 01/01/2012	SCALE 1:500
10157- E9		A	
DA APPROVAL			





1 SECTION  
SCALE 1:100

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VOORDERHAKEN	
PARTNERSHIP	
CONSTRUCTION - INTERIOR DESIGN GENERAL DESIGN - CONSTRUCTION ARCHITECTURE - PROJECT MANAGEMENT	
7 & 19 George Street Sydney NSW 2000 Australia Telephone 0011 9281 1689 Facsimile 0011 9281 1688	
M. NOBLE PROPERTIES TIDELL Pty Limited	
MILKLEA APARTMENTS No. 7 CONCOMERIN PARADE MILKLEA	
SECTION EXISTING CONDITIONS	
DATE	11/11/88
BY	11/11/88
10157- E&I	A
ON APPROVAL	



Project No: S19156

11 February 2021

Suite 3, Level 3  
273 Alfred Street,  
North Sydney NSW 2060

**Attention: Alex Kyrikos**

**5 COMMONWELATH PARADE, MANLY**  
**Structural Design and Risk Mitigation**

Dear Alex,

We confirm that we are the structural engineers on this project providing Structural Design for the Permanent works. BG&E has been requested by Momentum Projects to provide construction advice and risk mitigation measures to the adjoining buildings for the construction of 5 Commonwealth Parade, Manly. The owners of the development are concerned with undermining the adjacent building and also the impact of extensive piling work along the boundary may have on the adjoining buildings, and in particular the heritage listed building at 7 The Cresnet, Manly. Due to the age of the building at 7 The Cresnet, there is no structural information available from the owners or within Council records that we could use to provide a higher level of certainty. Additionally, we have inspected the property and there is no access to any substructure that would be useful in providing information on the footings and foundation depths.

We can confirm that we have done preliminary assessment of the shoring wall based on limited information on 7 The Cresnet building. Our assessment shows that retention of the wall along grid '3' currently poses number of high risks:

- Existing footings under 7 Commonwealth parade are supporting 9-storey masonry building and under high stress. Pressure from existing footings is then applied laterally to the shoring wall. Shoring wall in turn pushes the building towards grid '1' which requires permanent rock anchors to be installed at lift core raft level.
- Exact location of the footings is not known. The closer the footings are actually located to the natural ground surface the higher lateral pressure will be applied to the shoring wall.
- Level of the basement at nearby building at 1-3 Commonwealth Parade is approximately 1 m higher than development at 5 Commonwealth Parade which poses risk and potential requirement for underpinning works. Noting that retention wall at 1-3 Commonwealth Parade is likely to be a contiguous pile wall this would create a further risk for underpinning.

**Sydney Office—**

Level 2, 8 Windmill Street, Sydney NSW 2000  
P / +61 2 9770 3300 E / info@bgeeng.com  
bgeeng.com—

**BG&E Pty Limited**  
ABN / 67 150 804 603

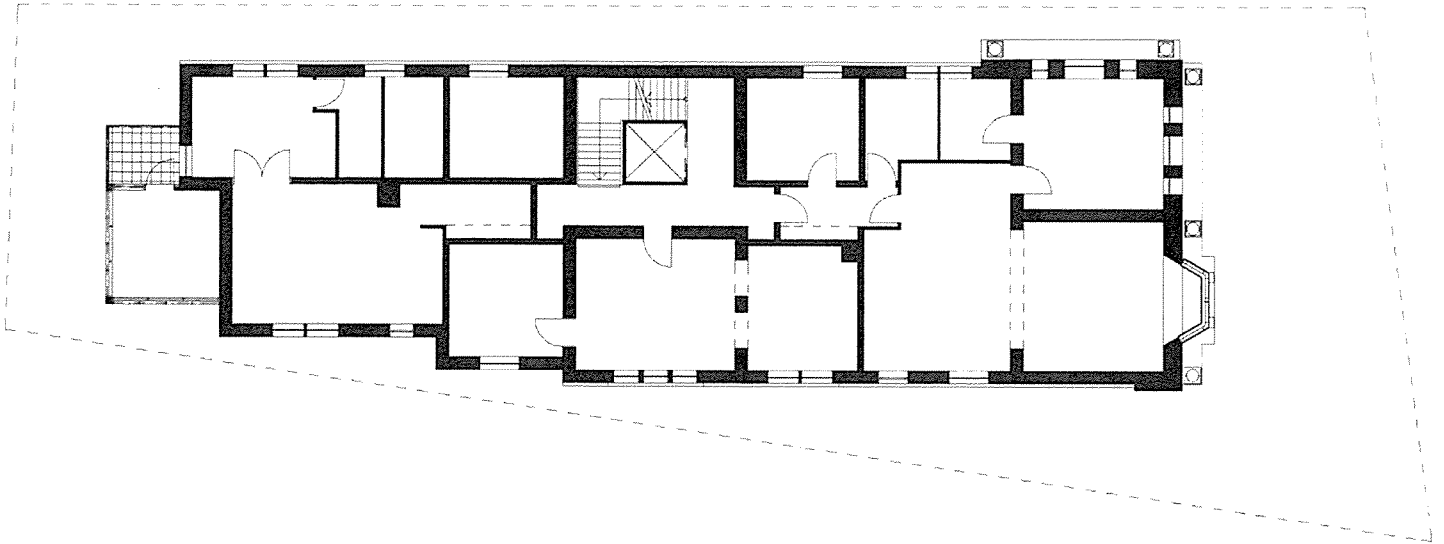


We strongly recommend that the currently proposed basement for 5 Commonwealth Parade is raised by a minimum of 1-1.5 meter to alleviate the issues outlined above.

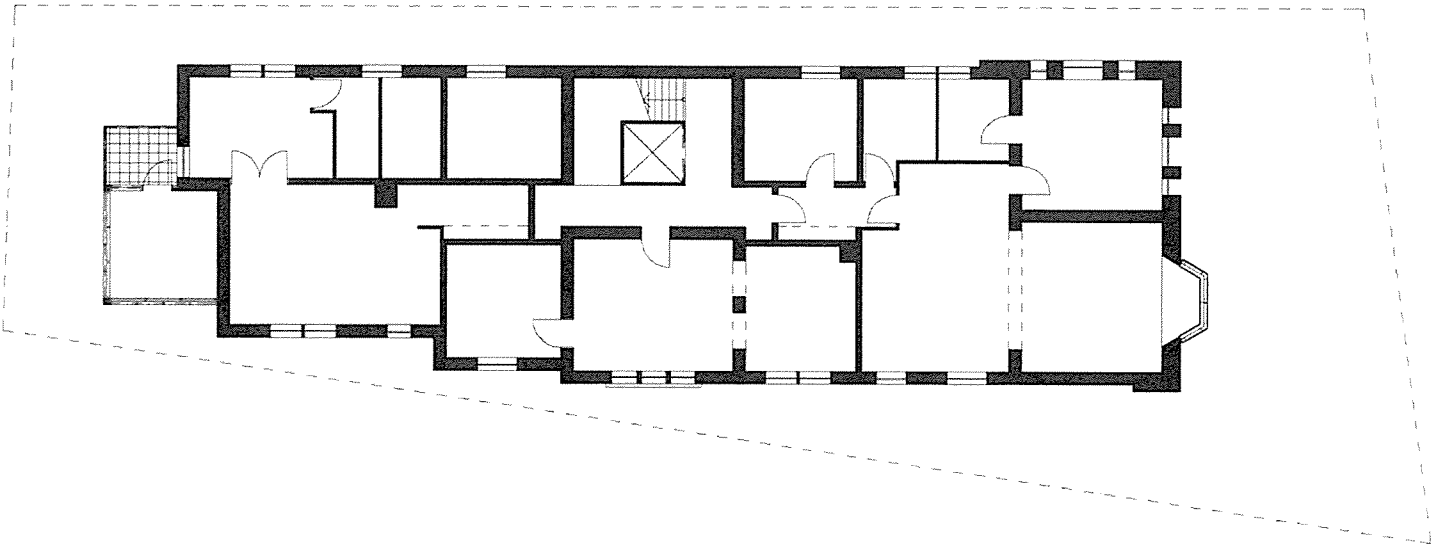
Yours faithfully  
for BG&E Pty Limited



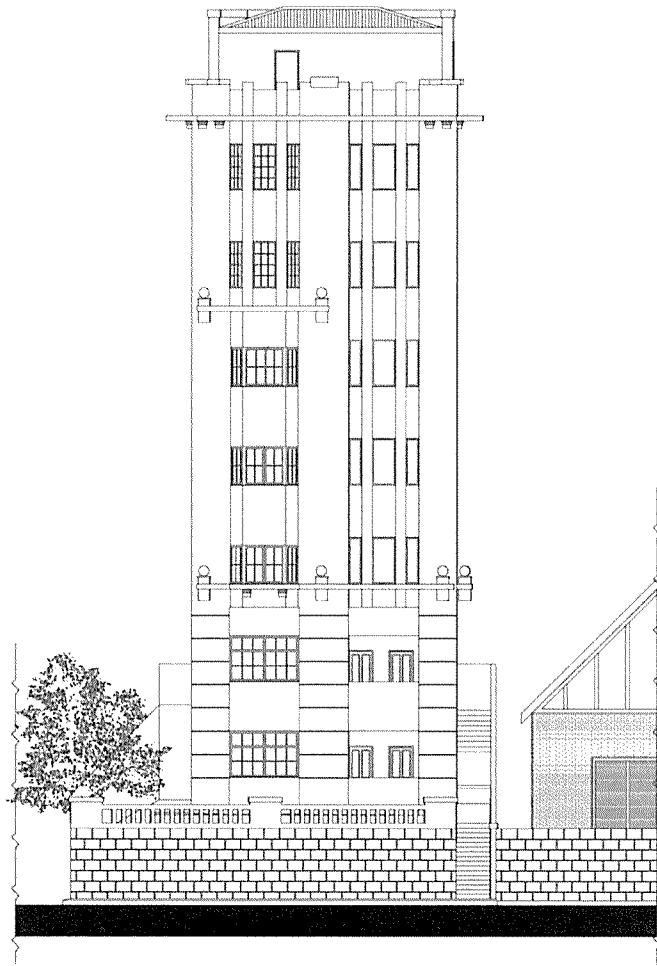
Vitali Bebekh  
Principal



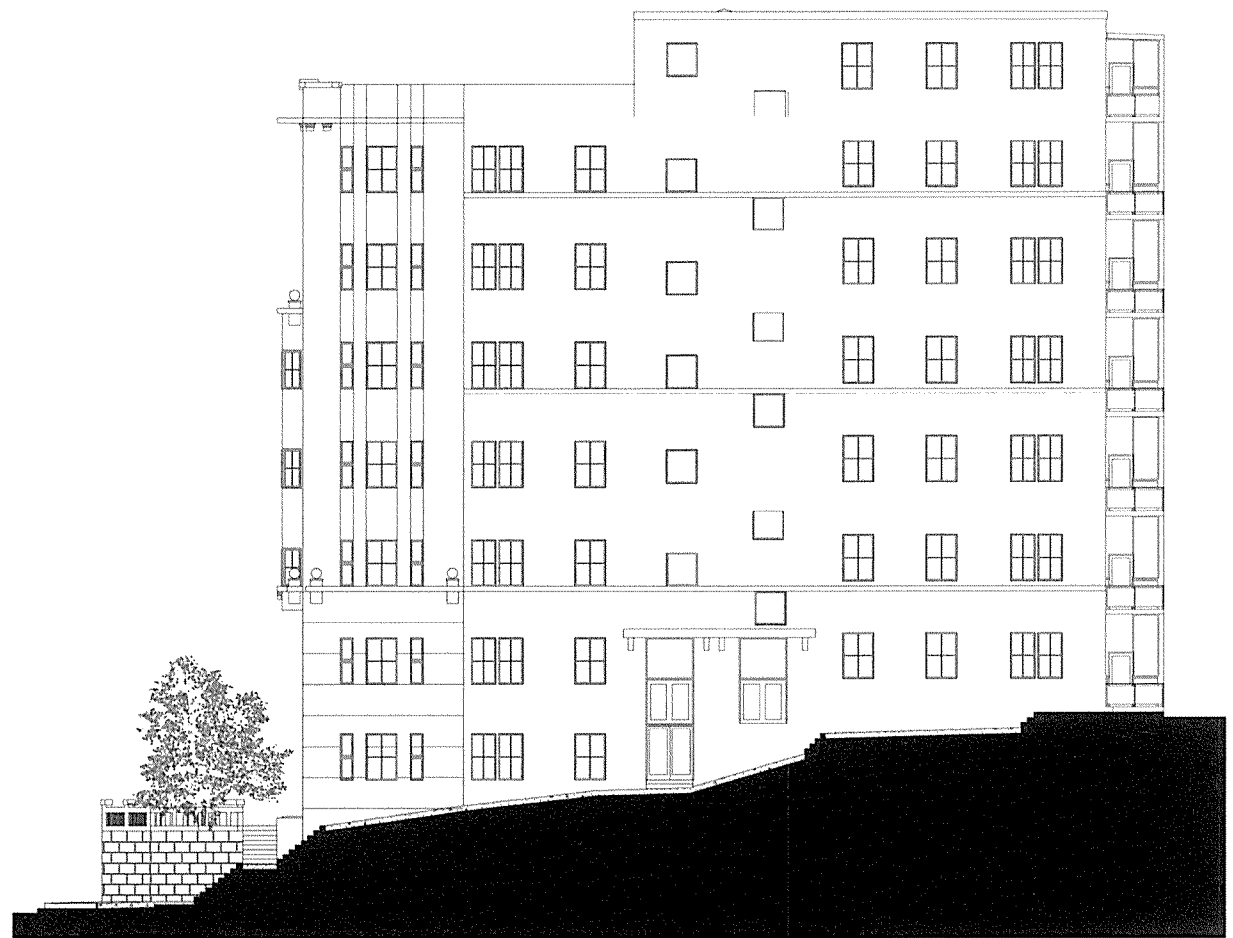
**First Floor Plan**



**Second Floor Plan**



East Elevation



North Elevation

# THE MONTREAUX, MANLY

ARCHITECT, DONALD ESPLIN

DAMIAN DANIELETTA TINA TURRISI LUKE EDINBURGH

SCALE 1:200

