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Subject: Online Submission

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RE: DA2019/0659 - 39 Pittwater Road MANLY NSW 2095

We are from 37 Pittwater road manly have reviewed this DA2019/0659 and noticed similarities in the renovation we completed in 2015. Our main concerns is not with development going ahead, but complications that may arise that may affect our residence due to the age of the building and would like to following to be considered by council and the applicant:

Common (party) wall between each residence is only single skin brick and is extremely fragile due to its nature and age. Its is very unusual for common walls to be single skin brick construction and it looks like this detail was overlooked in the surveyor and architectural plans. This needs to be considered in structural engineering detailing and extreme caution needs to be taken by the builder. This issue was communicated to us before our build with this example- during renovation to 47 Pittwater road (part of the same block of terrace houses) a portion of the common single skin brick wall was accidentally knocked down and forcing the adjoining residence to move out for a period of time

Extensive termite damage was noticed and treated during our build and it would be expected that similar issue may be experienced

Similar to how our property was prior to renovation, storm water from the roof is just directed onto the pavers in the backyard with no access to storm water services at the rear of the property. This had to be considered in our storm water management plan to ensure that water was directed appropriately, eliminating potential damage to neighbouring properties

Asbestos was found in the living room ceiling and upstairs bedroom ceiling during renovation of our property. We would assume that the same might apply to 39 Pittwater rd

Especially in relation to fragile nature of the single skin common wall we would request that a dilapidation report was conducted on our property (37 Pittwater rd) prior to commencement of work.

We experienced the challenges mentioned above during our renovations and would be happy to share any information that will lead to the best result for both properties