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**Sent:** 9/05/2018 8:02:24 AM  
**Subject:** Submission re DA Mod2018/0161  
**Attachments:** Montreaux submission2.docx;

Please find attached our submission re this application.

On behalf of the owners corp of  
7 Commonwealth Parade  
Manly, 2095

SUBMISSION FROM THE OWNERS CORP. OF 7 COMMONWEALTH PARADE, MANLY  
(Known as Montreaux)

9 MAY 2018

NOTICE OF PROPOSED DEVELOPMENT Modification No: Mod2018/0161 (10.2008.436.10)

**Subject Property: Lot 2 SP 11874 5 Commonwealth Parade, Manly**

MODIFICATION OF DEVELOPMENT CONSENT DA0436/2008) GRANTED FOR BASEMENT  
ADDITIONS TO A THREE STOREY RESIDENTIAL FLAT BUILDING

We would like to make a submission on this application with the purpose of protecting the integrity of our own property, the adjoining 1916 high-rise building of 20 apartments.  
The new development is very close to our northern boundary and it is essential that any demolition, building and excavations are carried out with regard to the safety of our property.

**We note 14 years have passed since the original DA was approved by Manly Council and there have been numerous modifications to keep the DA alive. We urge the new consent authority, Northern Beaches Council, to ensure that any construction adheres to modern principles and regulations.**

We are particularly concerned about the extensive deep excavations needed to create basement parking coming directly off Commonwealth Parade and the new request for additional excavations to create a car lift for stacker parking.

We also want to draw Council's attention to the changed traffic conditions. The traffic flow along this road has increased markedly in the last decade since this DA was passed and at weekends the road is often completely congested with cars bumper to bumper. We ask the Council to consider how the new traffic flows will impact on the safety of ingress and egress into the underground carp park.

In regard to the impact on our building, we request proof of the engineering impact on our property, in particular the pathways, foundations and walls of 7 Commonwealth Parade, methods of construction, scaffolding plans, insurance to protect neighbouring properties including ours, an asbestos report. We think it is appropriate that the applicant does a new dilapidation report of our property at their expense and provides us with a copy of that report. Manly Council previously approved a Dilapidation Report, we believe in 2010. This included installing wire around the base of our building when and if a Construction Certificate is granted, to detect any movement in our building.

Yours faithfully  
On behalf of the Owners Corporation  
Carmel Lawler  
David and Anita Manuell  
Anne Ardagh  
Anne Maria Nicholson  
Jim Moginie  
Louise Bradshaw  
Jill and Robert Porteous