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20/10/2021

MRS Julia Harris
19 / 7 Commonwealth PDE
MANLY NSW 2095


RE: Mod2021/0733 - 5 Commonwealth Parade MANLY NSW 2095

Submission from the Strata Committee of 7 Commonwealth Parade, Manly NSW 2095

Modification No: Mod2021/0733

Address: Lot CP SP 11874 5 Commonwealth Parade, Manly

Description: Modification of Development Consent DA436/2008 granted for alterations and additions to a residential flat building.

We would like to make a submission on the most recent Modification of Development Consent 5 Commonwealth Parade Manly.

As expressed in submissions to past Modifications, our concerns relate mainly to protecting the structural integrity of our adjoining property at 7 Commonwealth Parade, a seven-storey building of 20 apartments. The proposed development includes the demolition of the existing building at 5 Commonwealth Parade and deep excavation very close to the northern boundary of 7 Commonwealth Parade.

The potential for damage is exacerbated by the lack of information on the footings of 7 Commonwealth Parade, a heritage building constructed around 1916. The Reports on the Council's website under 'Letter Impact in Footings', contain (for us) a number of alarming comments that the high risks MAY be alleviated by the raising of the basement level by just one metre. There is no certainty that the excavation will not result in serious damage to 7 Commonwealth Parade.

A submission has already been made by the owners of 1-3 The Crescent, Manly. We endorse their submission, particularly the points under the heading 'Excavation Impacts and Modified Basement Level'. Further geotechnical investigations, in accordance with the Geotechnical Report by JK Geotechnics are essential, with the findings being provided to adjoining property owners.

Thank-you for your consideration.

The Strata Committee representing the owners of 7 Commonwealth Parade, Manly (SP70727)

Anne Ardagh
Belinda Christie
Julia Harris
Emma Michael
Neil Stewart