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**Sent:** 22/03/2023 7:40:17 AM  
**Subject:** DA2022/2270 - Attn: Kye Miles  
**Attachments:** 3287\_CMA-submission-letter.pdf;

Dear Kye,

We have been engaged by Christiane De Brennan-Pearce, who is legally authorised to act on her father's behalf, Lawrence Melville Tomlinson, owner of the property at No. 168 Pittwater Road, Manly.  
Please find our submission letter attached regarding DA2022/2070 - 166 Pittwater Rd, Manly.

Thanks + kind regards,

**Katrin Klinger** Senior Associate

NSW Reg No.8213

A+ Member Australian Institute of Architects No.55718

Architectural excellence since 1947

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21 March 2023

**Northern Beaches Council**

c/o Kye Miles, Planner

P: 1300 434 434

E: council@northernbeaches.nsw.gov.au

Dear Kye,

**Re: DA2022/2270 - 166 Pittwater Road, Manly – proposed development**

We have been engaged by Christiane De Brennan-Pearce, who is legally authorised to act on her father's behalf, Lawrence Melville Tomlinson, owner of the property at No. 168 Pittwater Road, Manly. We have reviewed the documentation relating to the proposed Alterations and Additions to the residential dwelling at 166 Pittwater Road in Manly, and raise the following concerns:

1. The sewer from #166 connects into a line that runs across from #168. There have been issues in the past with the sewer being blocked. The proposal increases the number of fixtures connected to the sewer line. Hence, there is the potential to worsen the situation. We request to include a condition requiring an inspection and recommendation by a qualified hydraulic engineer prior to Construction Certificate and certification prior to Occupation Certificate.
2. The documentation does not clearly show how the proposed extension to the party wall will be constructed. It is requested that a structural engineering report and structural adequacy certificate issued by a qualified structural engineer be provided prior to Construction Certificate. Additionally, details relating to acoustic separation between the two dwellings should be considered and provided.
3. There is a narrow cavity in between the dwellings at the rear (shown on the detail survey as Easement for Services). In order to prevent build-up of moisture, leaves etc in this narrow space, an alsynite roof was installed to cover the gap. This roof was installed to render this area watertight after many attempts to put an end to incessant water penetration problems. It is important for both owners that this area remains clear and a common roof is retained or re-instated as part of the works.

**Additional requirements:**

We request that the requirement for a Dilapidation Report prior to commencement is included as a condition of consent. Additionally, we request that standard conditions relating to the management of Hazardous Materials are included.

We note that the application does not include solar panels or air-conditioning units. Should these become part of the development, we request that standard conditions to prevent noise issues from any equipment or glare from solar panels would be included.

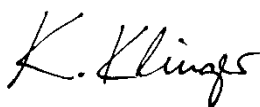


Please note that we are not objecting to the proposal itself but are aiming to safeguard the liveability of the pair of properties and prevent maintenance issues.

Thank you for considering the above concerns. Our recommendation would be for Council to inspect all existing conditions raised in this letter prior to making a determination.

Feel free to email [kk@collard.com.au](mailto:kk@collard.com.au) or call us any time on M: 0434 928 438 with any questions.

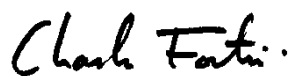
*Sincerely,*



**Katrin Klinger**  
Senior Associate

**COLLARD MAXWELL ARCHITECTS**

Arch Reg NSW 8213



**Charles Fortin**  
Managing Director, Nominated Architect

**COLLARD MAXWELL ARCHITECTS**

Principal Design Practitioner Registration PDP0000485  
Practitioner Registration DEP0001428  
Australian Institute of Architects MRAIA 55718  
American Institute of Architects 38966139  
Royal British Institute of Architects 20033563  
Asia-Pacific Economic Cooperation AU0041  
NSW 8208, VIC 19051, QLD 5089, NT AR1158  
WA 2980, SA 3540, ACT 2616, TAS 1209