



# STUBBS CRUICKSHANK -

STRUCTURAL ENGINEERS

BUILDING DESIGN AND REMEDIAL SERVICES

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9 August 2021

RECEIVED

Northern Beaches Council

Our Ref: 700-1271

18 AUG 2021

MAIL ROOM

Att: Ms. Anne-Marie Young.

Dear Madam,

**RE: PROPOSED NEW DWELLING AT 521 BARRENJOEY ROAD,  
BILGOLA BEACH, NSW 2107. DA. NO. 2021/1164**

This correspondence has been prepared by the Stubbs family, after reviewing the documents on Council's website relating to the above development.

We do not object to a dwelling on the property, so long as the design and construction complies with all relevant Regulations and Statutes. Our objections to the design, shown on the architectural drawings prepared by Peter Downes, and our comments are provided below.

1. We object to the walls being 10 metres above existing ground level which, with the additional height of the balustrades, is equal to a 4 storey high building. The height is excessive and non-compliant.
2. In addition to our objection at item 1, we also object to the roof top swimming pool and patio, as it will be approx. 2.4 and 3.1 metres above our rear yard and will adversely affect our view and our privacy. The height is excessive.
3. We object to the architectural drawings, in that they do not include a surveyors' ground levels and contours, which are necessary to determine the actual wall and roof heights above the existing ground levels.
4. We object to the excessively wide entrance along Barrenjoey Road, which consists of a garage door and retaining walls on both sides, with an approx. overall width of 28 metres and is more than 12 metres wider than the properties 16.765 metre front boundary.
5. Further to item 4, we note that the retaining walls and a turntable are within R.M.S. land, which presumably will have to be demolished when Barrenjoey Road is widened, or a footpath constructed. We assume that these structures and their locations, must be approved by Council and by the R.M.S.
6. We note that Douglas Partners report at Item 5.6, states in part; *"There is no evidence of previous landslide or rockfalls on the site"*.

The report does not however, refer to the landslips that have recently occurred at No. 517, No. 519 and in front of Bilgola Terrace.

7. An important issue that should, in our opinion, be thoroughly assessed in Councils' consideration of the development, is the absence of a footpath along that side of Barrenjoey Road, as there is no safe pedestrian access to the property, nor to the neighbouring properties. Council is aware of this issue as stated in its publication relating to a walkway along the eastern side of Barrenjoey Road.

A likely consequence of the lack of a footpath is from time to time, cars will park in the area between Barrenjoey Road and the garage door of No. 521, which a distance of approx. 7 metres, and should not occur, as it would be dangerous for motorists.

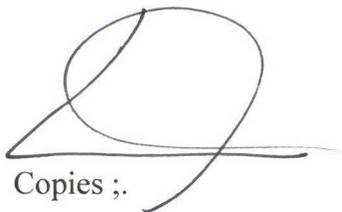
The safety problem would be solved for each property fronting Barrenjoey Road, by constructing a footpath, and that should occur in the immediate future.

8. About 3 years ago, Council and / or the R.M.S., denied access from Barrenjoey Road to the new owners of No. 519 Barrenjoey Road and in fact placed 2 concrete barriers, in front of their house effectively barring access to Barrenjoey Road.

We estimate the house at No. 519 was constructed with Council Approval, in about the 1950's.

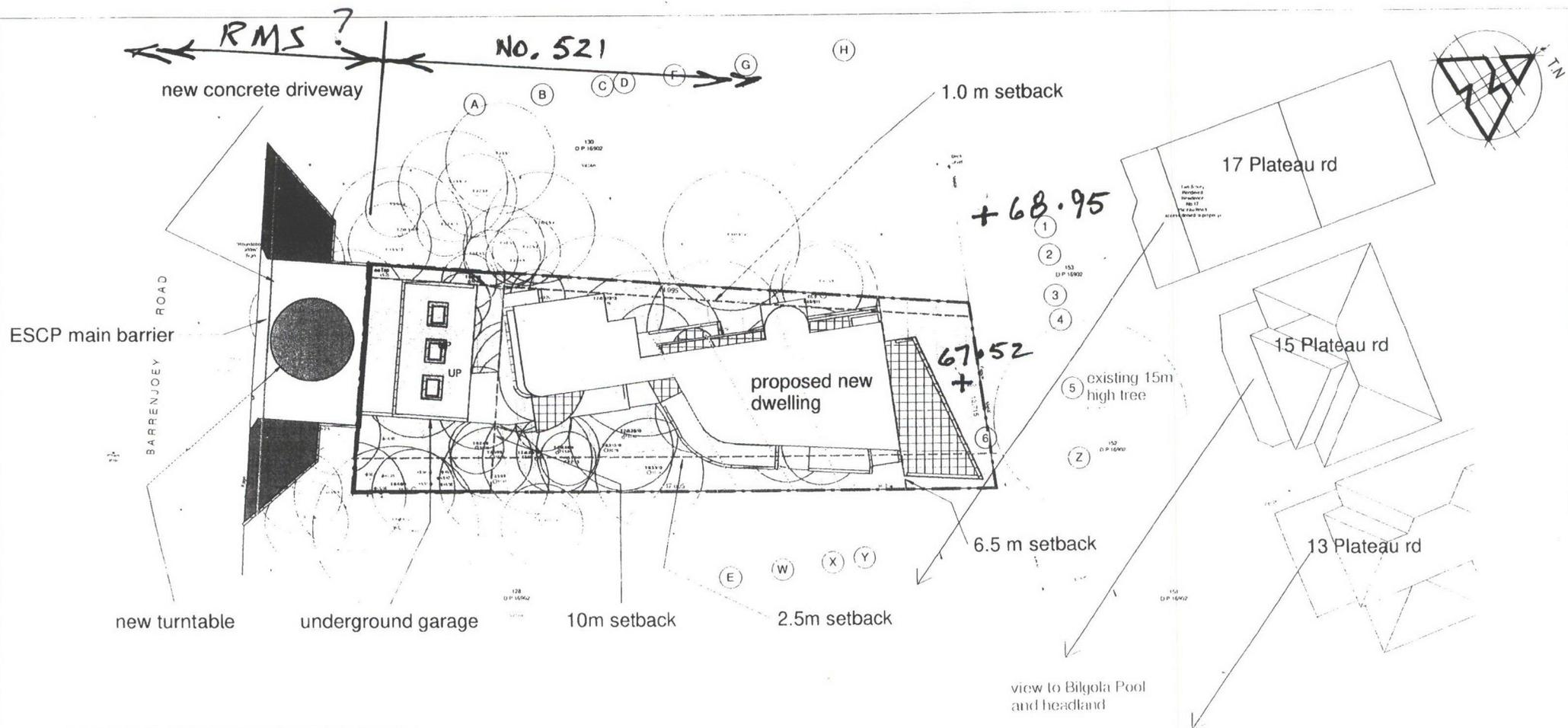
9. We request that Council ensures that the development complies with the Regulations and Statutes, and has safe access for pedestrians and motorists.

Yours faithfully,  
THE STUBBS FAMILY,



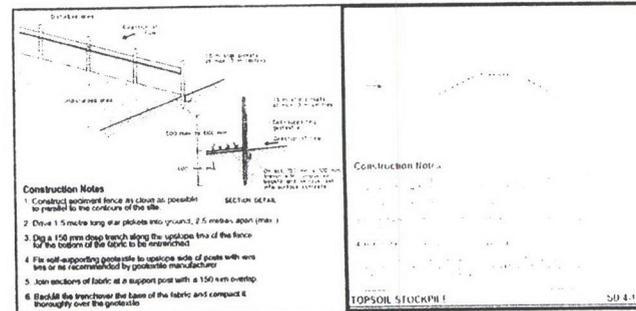
Copies ;.

1. Northern Beaches Council  
Village Park.  
1 Park Street Mona Vale NSW 2103.
2. The Thomson Family,  
15 Plateau Road, Avalon Beach NSW 2107.
3. The Gorick Family,  
19 Plateau Road , Avalon Beach NSW 2107.
4. The Gibbo Family,  
23 Plateau Road, Avalon Beach NSW 2107.
5. Transport for NSW  
PO Box 973  
Parramatta CBD NSW 2124.
6. Service NSW  
GPO Box 7057  
Sydney NSW 2001



### EROSION AND SEDIMENT CONTROL

- PLAN**
- Excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with industry standards.
  - All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
  - Where excavations extend below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must preserve and protect the building from damage and, if necessary, underpin and support the adjoining building in an approved manner.
  - Temporary sedimentation and erosion controls are to be constructed prior to commencement of any work to eliminate the discharge of sediment from the site.
  - Adequate measures shall be undertaken to remove clay from vehicles leaving the site so as to maintain public roads in a clean condition.
  - Builder to confirm the locations of barrier fences and stockpiles onsite, see suggested main barrier fence location above.
  - Sediment fences and stockpiles to be constructed in accordance with modern standards and the diagrams seen to the right.
  - Due to the steeply sloping site, special care will be taken to prevent sediment runoff into the roadway or stormwater system.
  - Note that due to the constraints of the site, barriers may need to be relocated during construction.
  - All ESCP measures are to be installed and managed in accordance with Landcom's Managing Urban Stormwater: *Soils and Construction* 2004.



REVISION

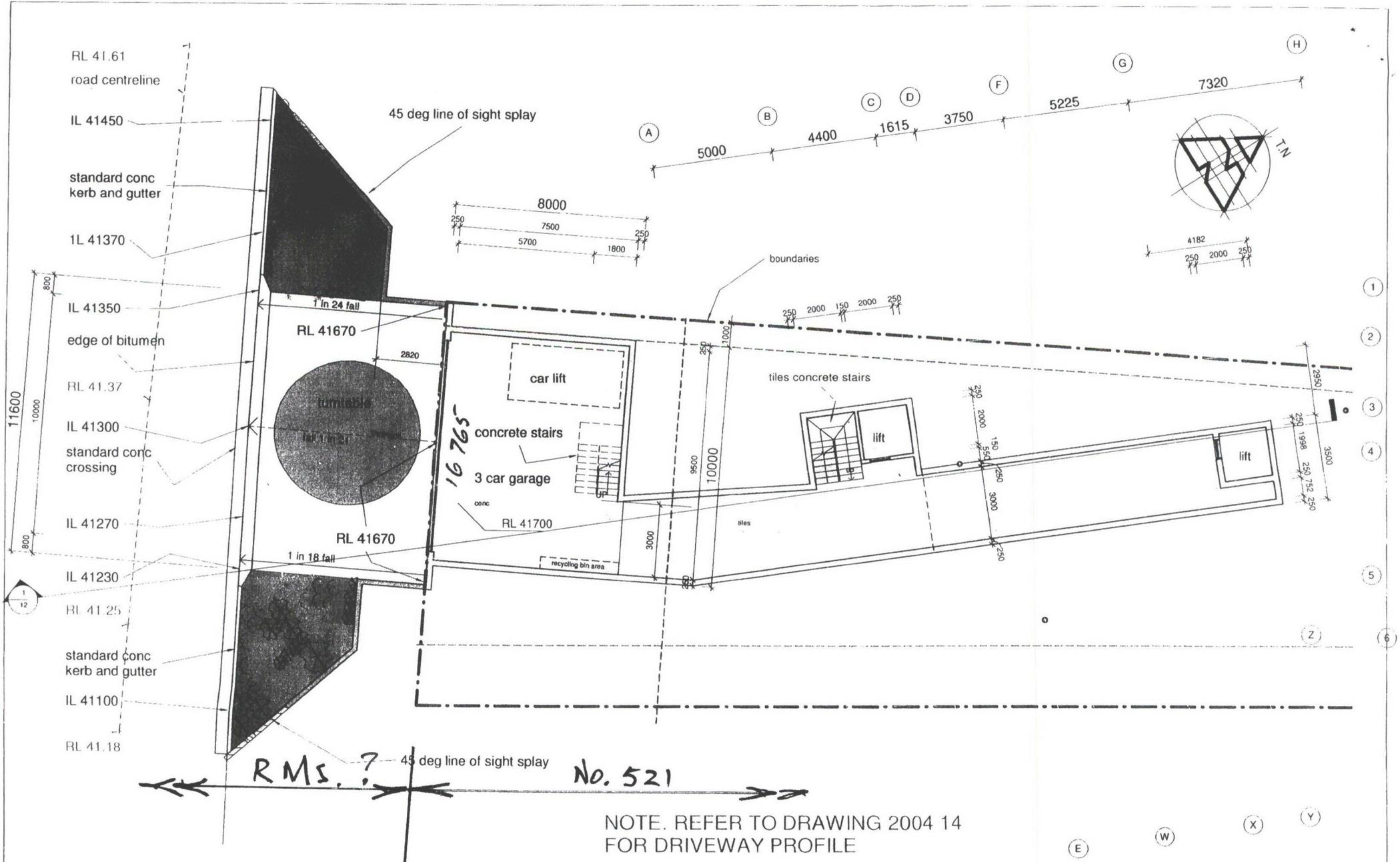
**peterdownes**  
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address 77 Riviera rd. Avalon 2017  
phone 0488 662 445 www.peterdownes.com.au

PROJEC **Proposed new dwelling at 521 Barrenjoey rd  
Bilgola Beach NSW 2107 for Peter Madew**

DRAWIN **site plan and ESCP**

DRAW PD	CHECKE PD
SCALE 1 : 200	DAT 17/06/21
DRG. <b>A2 2004 01</b>	



REVISION

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PROJEC Proposed new dwelling at 521 Barrenjoey rd  
Bilgola Beach NSW 2107 for Peter Madew

DRAWIN garage 1

DRAW PD	CHECKE PD
SCAL 1 : 100	DAT 17/06/21
DRG. A2 2004 02	