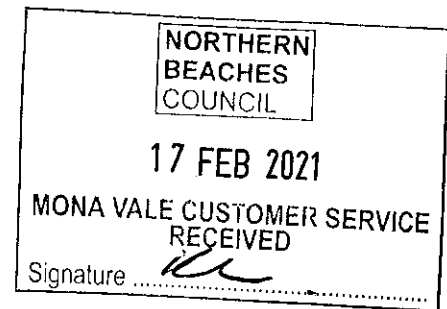


Petrina Minter
48c Riverview Road
Avalon NSW 2107

15th February 2021

Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why
NSW 2099

Dear Chief Executive Officer
Re
Submission DA 2020/1596
6 Mitchell Road
Palm Beach



A written submission of objection from 17 Florida Road Palm Beach

Please read this submission after referring to the White Geotechnical Group report 2014 and the site survey 2001 by Souter & Associates surveyors attached.

I am writing this submission on behalf of my elderly mother Nancye Walton who is in good health. We have read the objections from David and Elizabeth Thomas at 5 Mitchell Road and we share many of the concerns identified.

We have therefore concentrated our objections to the concerns that mostly relate to our property 17 Florida Road.

1. There is no detailed Demolition and Construction Plan
2. The non-compliant northern boundary setbacks result in a building overlooking our property with obvious negative impacts on us.
3. The proposed building screen planting on the northern boundary is not possible nor is any shown between the structure and this boundary that faces a waterway.
4. The application makes no mention of the stone wall on the northern boundary which according to our Geotechnical report attached is unstable and threatens to fail and such an event threatens both life and property below.
5. The proposal is inadequate in providing safeguards against storm water and debris impacting on our property.
6. The elevations, plans, sections, engineering details, lack of landscape plans and the environmental impact statements do not reflect reality of the underside of the proposed swimming pool and concrete terraces. The visual impact on our land is not shown

What is shown is a fictitious greenery that can not exist on a cliff and a large montage photo of our home and this fictitious greenery where there is currently a large stone wall and cliff which is not shown.

Why show a picture that is a fantasy of the imagination and use our home without any other mention of it in the proposal. There has also been no consultation with us.

Regarding point 1. a detailed demolition plan would be required for the demolition of that part of the northern retaining wall which is directly under the proposed swimming pool. Our geotech report attached warns against removing vegetation behind the wall as this vegetation is greatly responsible for holding the wall up. The advice from our geotech engineer contradicts the advice in the Ecological report removing weeds. The consultant employed is obviously unaware of the problem with the retaining wall below.

Surprising, as we have given a copy of this report to Mr Playoust and made our concerns known to him and we have given this report to the agent who sold this property to Mr. Bain.

There is no excuse for the consultants to be unaware of the problem.

Our concerns regarding this wall were made very clear to Pittwater Council in a letter dated 30th November 2004. There have been on going discussions with the relevant parties ever since. The Geotechnical Report Investigation prepared for Mr David Robinson in 2004 by Douglas Partners for the Sub division identifies this problem. In item 4.4 of that report points out the danger of rock and debris and the need for planning to avoid a serious issue. There is no excuse for the Council to have ignored this issue and absence of this being addressed in this application and the omission is negligent from all parties.

The problem of this dangerous stone retaining wall needs to be addressed immediately as a separate matter. We cannot wait until the DA is resolved. If anything happens in the mean time we will hold the current owner, their consultants and the Council responsible.

We expect that the new works in the drainage reserve be carefully conditioned to avoid unsightly pipes and excessive noise from the sewer and minimize the impact on the existing vegetation. This DA application fails to take into consideration the advice from Douglas Partners in Clause 4.9 states "the current arrangement (ie pipes through the reserve) detracted from the amenity of the property (17 Florida Road) It is anticipated that additional or larger pipes will be required as part of the proposed works, it is suggested that consideration be given to entrenchment or encasement of the pipes as part of the proposed residential development."

Once again this suggestion has not been included in the latest DA application.

The recommendations for the Sub division are now being ignored.

In general the diligence and thoroughness of Douglas Partners geotechnical report concerning the relationship between 6 Mitchell Road and 17 Florida Road is not repeated nor even referred to in the geotechnical report prepared by Crozier.

In conclusion the feasibility of building a house in front of the ugly concrete driveway on an extremely narrow block of land that was given to Mr Robinson as a vegetable garden by my father in 1962 is highly questionable. We as onlookers wonder how on earth this subdivision was ever approved which has now resulted in a very unrealistic proposal.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Petrina Minter'. The signature is written in a cursive style with a large, stylized 'P' and 'M'.

Petrina Minter

17 Florida Rd, Palm Beach

Retaining Wall Stability

Scope

The aim of this letter is to assess the stability of a retaining wall above the subject property.

Comments

The site was inspected on the 21st May 2014.

The slope of the subject property rises steeply above the house. A sandstone face rises to just beyond the upper boundary. At the crest of the face a sandstone block wall supports a fill that forms a level lawn on the property above at No. 15 Florida Road (Photo 1). This property is accessed from above via the Bible Garden.

The retaining wall is constructed of rough sandstone blocks and is of dry stack construction. It appears to be one course thick and is estimated to be ~ 3.0m high. The top of the wall is obscured by vegetation growing over it from behind making a height estimate difficult. The wall shows some movement in the form of bulging that appears to be due to the root action of vegetation growing behind the wall (Photo 2). Although it is likely the vegetation has caused the wall to move the roots are also playing a large part in stabilising the fill behind the wall and it should not be removed while the wall is in its current state. Most of the wall can be seen to be supported on sandstone bedrock but in two locations the wall is founded on old stumps. One of these stumps has totally rotted out and in this location the wall is bridging the void (Photo 3). The other stump appears to be a drainage path and soil has been washed from below the stump (Photo 4 & 5). If left further rainfall runoff could undercut the wall in this location.

The wall is directly above the subject house and close to a cabin higher on the slope. If the wall failed sandstone blocks and fill would likely hit the subject house and may hit the cabin.

Recommendations

The wall has stood for some time but is not constructed to current engineering standards. A change in the drainage regime on the slope above, such as a broken water pipe or a similar event could cause the wall to

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22nd May, 2014.
Page 2.

fail. Due to the movement observed in the wall and its location, directly above the subject house and cabin, it does not have an acceptable level of risk as defined in Pittwater Councils geotechnical policy.

We recommend the wall be remediated to bring it to current engineering standards.

In our opinion this would be most easily and safely achieved by constructing a sprayed concrete wall over the existing wall. It is possible starter bars for this wall could be drilled directly into the rock below but given the walls estimated height rock anchors may be required to support it. A catch fence should be installed on the rock face below prior to any works being carried out to protect the house below from any construction related movement.

White Geotechnical Group Pty Ltd.



Ben White M.Sc. Geol.,
AusIMM., CP GEOL.
No. 222757
Engineering Geologist



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

SOUTER & ASSOCIATES



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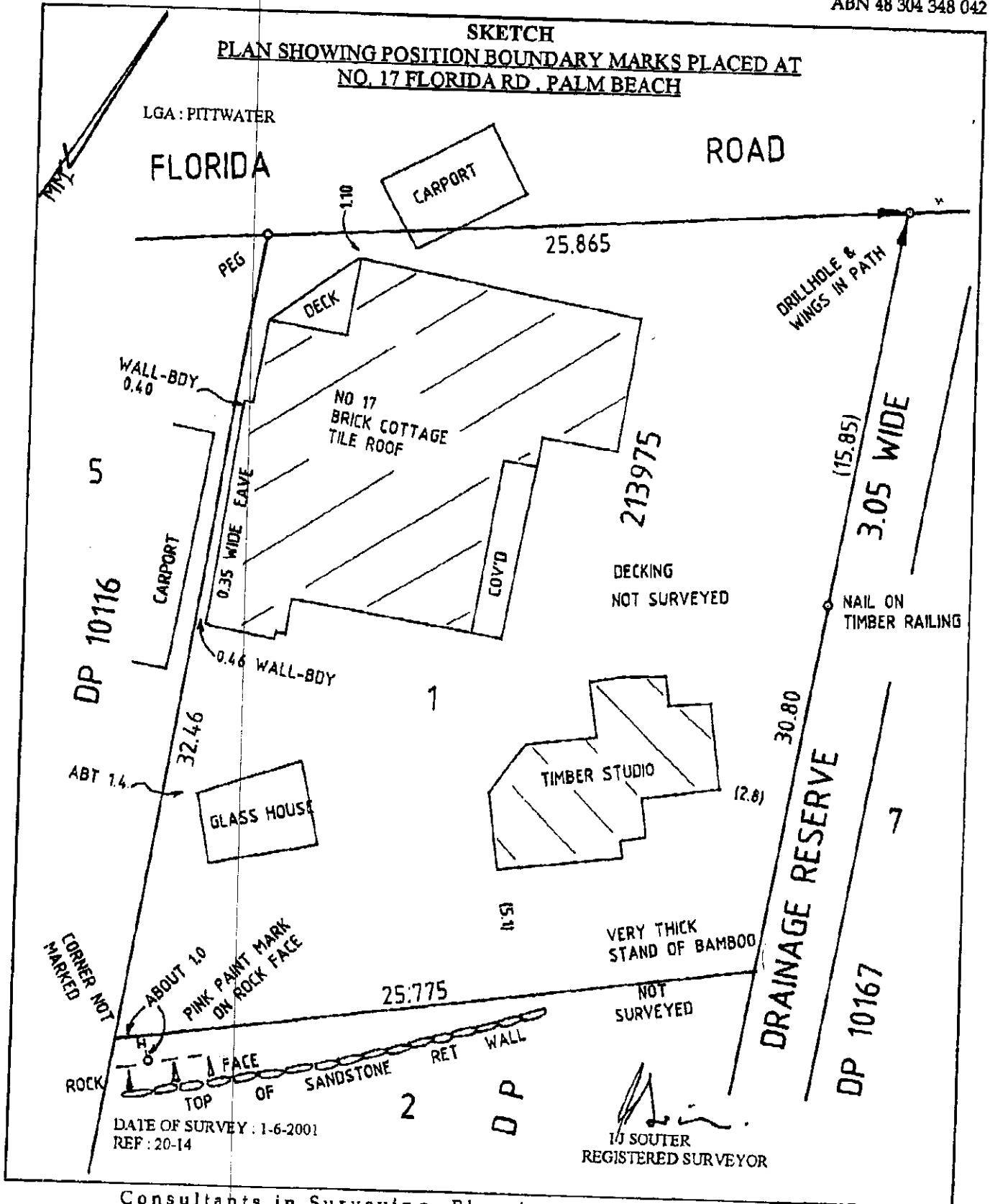
Ph: (02) 9979 5709

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SKETCH PLAN SHOWING POSITION BOUNDARY MARKS PLACED AT NO. 17 FLORIDA RD., PALM BEACH



Consultants in Surveying, Planning and Land Management