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Northern Beaches Council
6 DEC 2023
MAIL ROOM

15th November 2023

The General Manager Northern Beaches Council 725 Pittwater Road, DEE WHY, NSW 2099 NORTHERN
BEACHES
CCUMCIL

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MONA VALE COSTOMER SERVICE
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Signature

Dear Sir,

RE: DA 2023/1529

WATERFRONT RETAINING WALL 55 ROBERTSON RD, SCOTLAND ISLAND, NSW

As the owner of the adjacent property, no. 57 Robertson Road, I have a number of concerns regarding the proposal and the documents submitted. This proposal is for a 2.5m high (not dimensioned on plans) stone faced concrete wall across the entire waterfront of this site, boundary to boundary, with a concrete slab, boundary to boundary, from the retaining wall to an existing seawall. No screening vegetation is shown on the drawing and no means of planting is shown.

The Survey submitted is not a Detail Survey, it has no ground spot levels or contours to show slope of ground surface in relation to excavation. Trees on adjacent sites within 5m of the excavation for the retaining wall are not shown. The survey is over 2 years old and does not show the seawall which is assumed on the Site Plan to be along the MHWM, this is not correct. The unapproved seawall is 1m beyond the MHWM as shown on the more recent Pegout Survey for the adjoining property 57 Robertson Rd attached to this letter.

In relation to the documents submitted to fully understand the proposal I have the following concerns,

Wave impact and structural stability- The site is classified as vulnerable to wave and tidal impact yet no coastal engineering report has been presented. How do we know the new retaining wall won't collapse just like the previous one if there are no wave force calculations for the structural engineer to build to?

Visual impact- There is no north elevation to show what the resulting wall will look like from the waterway or how it will be screened by planting. The Plan shows no screen planting. There are no elevations of the return ends of the retaining wall along the adjoining properties boundaries, how do we know the neighbouring land won't fall onto the slab in front of the wall? The plan has no ground contours to calculate this.

Waterfront access from the house- There is no access shown from the house down to the jetty. A significant visual structure will be required and what will it look like?

Impact on the adjacent spotted gum on No. 57 Robertson Road- It appears from the minimal drawings that the concrete retaining wall will come right to my boundary and the rear of the wall will be about 2m from a significant Spotted Gum on my foreshore land. The retaining wall will require excavation behind it, and onto my property, possibly up to 1m and this will eat into the critical root zone of this tree, see the attached survey plans 738detail and 738 pegout of my property showing this tree and the approximate position of the retaining wall, measured from the dimension back from the MHWM on the application plan.

No landscape plan- There is no Landscape Plan and no Arborist's report on the protected Spotted Gum, well within 5m of the excavation work.

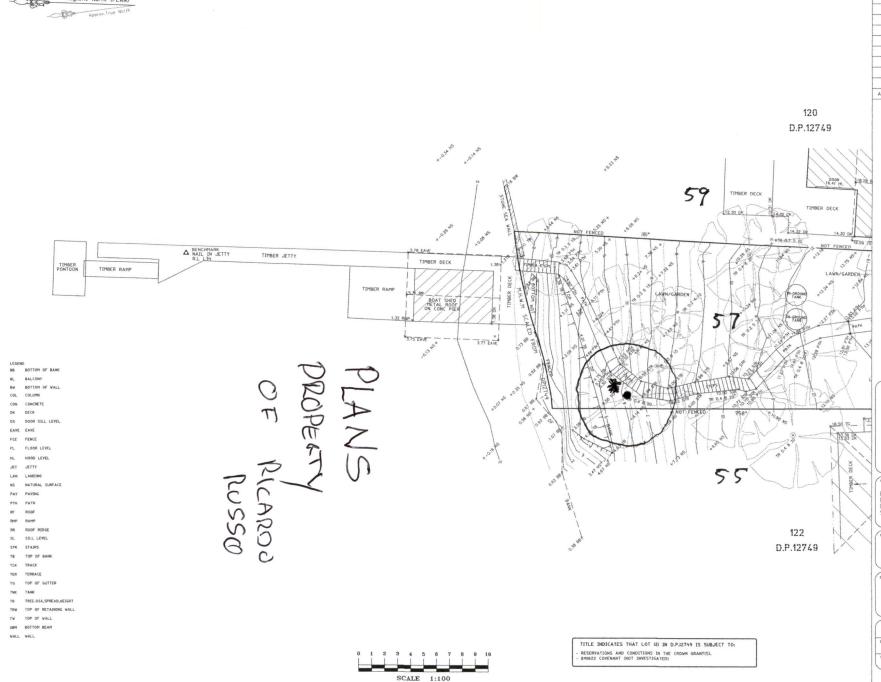
Existing seawall and reinforcement forms part of the proposal and works extend about 1m beyond the MHWM onto Crown Lands, see my attached survey 738 pegout showing this part of the seawall, with no consent from Fisheries or Crown Lands.

From past experience I want to be sure any work approved by Council is properly designed and engineered, and will respect the natural foreshore of Scotland Island.

Yours sincerely

Ricardo Russo

5-12-2023





THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF RICARDO RUSSO

RELATIONSHIP OF RIPROVENENTS TO BOUNDARIES IS DIAGRAPHATIC ORLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

TREE SIZES ARE ESTIMATES ONLY.

- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOURDARIES IS INDICATIVE ONLY,

ONLY VISIBLE SERVICES HAVE BEEN LOCATED, UNDERGROUND SERVICES HAVE NOT BEEN LOCATED, DULG BEFORE YOU GIG SERVICES SO THAN SHOULD BE USED AND A PALL UTLIET WRESTERLATER, BELLOMEN AUTLIFFL LOCATION SURVEY, SHOULD BE UNDER AND BEST ACTOR SERVING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYCE DAY.

- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.

. THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.

CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.

POSITION OF RIOGE LINES ARE DIAGRAMMATIC ONLY BOOT TO SCALE). THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1/100.

DO NOT SCALE OFF THIS PLAN / FIRERED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. . IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.

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## Waterview SURVEYING SERVICES

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DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. SSM 14633 R.L. 0.765 SOURCE: S.C.I.M.S,

RICARDO RUSSO 57 ROBERTSON ROAD SCOTLAND ISLAND NSW 2105

DETAIL AND LEVELS OVER 57 ROBERTSON ROAD SCOTLAND ISLAND NSW 2105 BEING LOT 121 IN DP.12749

738	PAGE 1 OF 2
Pate of survey 13/11/17	738detqil 1
1:100 @ A1	Rev.

ABN 28 610 583 572 PO Box 310 Mona Vale NSW 1660 michael@wysurveying.com.au



12/07/2022

Ricardo Russo 57 Robertson Road SCOTLAND ISLAND NSW 2105

Ref:738

**RE: FENCING SURVEY** 

PROPERTY: 57 ROBERTSON ROAD SCOTLAND ISLAND

As instructed, I have surveyed part of the land comprised in Folio Identifier 121/12749, being lot 121 in Deposited Plan 12749, in the Local Government area of Northern Beaches, Parish of Narrabeen, County of Cumberland.

The purpose of the survey was to setout proposed fencing in accordance with DA2018/1602, locate new fencing constructed along the western property boundary and locate the stone seawall constructed upon the adjoining land.

The date of the survey was 07/06/2022, this report to be read in conjunction with plan 738pegout3 issue 2 dated 12/07/22, referred to as attached plan.

The location of marks placed to setout proposed fencing is shown on the attached plan.

The seawall built in front of number 55 Robertson Road is constructed approximately 1 metre seaward of the subject mean high water boundary. The western end of the seawall extends approximately 0.12 metres past the prolongation of the common boundary between numbers 55 and 57 and is shown on the plan attached.

A fence constructed of timber posts with metal rail inserts has been constructed along part of the western common boundary with number 55. This fence is irregular in its construction and is not plumb. Approximate setbacks from the fence to the boundary are shown on the plan attached.

Regards

Michael Joyce Registered surveyor

