



15<sup>th</sup> November 2023

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

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 MHWL, this is not correct. The unapproved seawall is 1m beyond the MHWL 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 MHWL 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 MHWL 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,

 5-12-2023

**Ricardo Russo**



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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 set out 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 set out 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

A handwritten signature in blue ink, appearing to read 'Michael Joyce', is written over a horizontal line.

Michael Joyce  
Registered surveyor

