
From: [REDACTED]
Sent: 19/10/2023 7:49:27 AM
To: Council Northernbeaches Mailbox
Cc: Rebecca Overton; David Bottomley
Subject: TRIMMED: DA 2022 2277 272 WHALE BEACH ROAD WHALE BEACH
NSW 2107 WRITTEN SUBMISSION: LETTER OF OBJECTION
SUBMISSION: TULLOCH
Attachments: 272 WBR WS 171023 doc ;

Kind regards,

Bill Tulloch BSc[Arch]BArch[Hons1]UNSW RIBA Assoc RAIA
[REDACTED]

SUBMISSION

a written submission by way of objection

BILL TULLOCH BSc [Arch] BArch [Hons1] UNSW RIBA Assoc RAIA

prepared for

REBECCA OVERTON, 274 WHALE BEACH ROAD WHALE BEACH NSW 2107

JANE GEORGE, 270 WHALE BEACH ROAD WHALE BEACH NSW 2107

17 OCTOBER 2023

NORTHERN BEACHES COUNCIL
725 PITTWATER ROAD,
DEE WHY
NSW 2099

council@northernbeaches.nsw.gov.au

RE: DA 2022 2277
272 WHALE BEACH ROAD WHALE BEACH NSW 2107
WRITTEN SUBMISSION: LETTER OF OBJECTION
SUBMISSION: TULLOCH

Dear Sir,

I raise the concern with Council that on the nearby site at 266 Whale Beach Road, the applicant has identified by core drilling that suitable rock foundation was identified up to 12m below EGL, requiring a considerably re-consideration on geotechnical and structural engineering design outcomes.

At 266 Whale Beach Road, the structural engineer has advised NBC that suitable rock foundation was 4.5m below the proposed lowest FFL, that represents a level c. RL 33 on that site – approximately 2m below the street kerb level.

Using the same dimensional consideration on this subject site, core drilling on the subject site may identify similar rock strata.

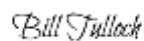
I ask Council to obtain from the Geotechnical Engineer a revised set of recommendations based upon the likelihood that suitable rock foundation could be at 4.5m below the proposed lowest FFL, so that adequate safeguards are in place for the stability of neighbouring properties. The neighbouring site experienced several rock floaters. These matters need to be addressed as well.

The architectural drawings will need extensive revision to allow the zone for piling zones advised by the Geotechnical Engineer and internal wall zones. These zones have not been shown on any plan, and will affect the internal arrangement as the zones will decrease in size. All piling must be positioned so as not to protrude into the side setback zones. There cannot be any anchors under my client's property.

I do not see on the DA Tracker, a revised Geotechnical Report that addresses the Peer Review carried out by Troy Crozier dated 3 March 2023, for my client Rebecca Overton. Overton Submissions dated 7 March and 8 March 2023 refers.

The Amended Plans dated 2 August 2023 on NBC Tracker has not resolved the matters listed in my submission dated 30 January 2023. My clients ask that the built form be reduced to a HOB at 8.5m, with fully complaint outcomes in respect to setbacks and side boundary envelope controls. My clients ask that all excavation and fill be deleted in the side setback zones. Privacy devices are to be installed on all windows and decks facing the side boundary, including 1.65m sills for windows, obscure glass and full height privacy screens.

Yours faithfully,



Bill Tulloch BSc [Arch] BArch [Hons1] UNSW RIBA Assoc RAIA
PO Box 440 Mona Vale
NSW 1660