
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 1/03/2023 10:57:18 PM
To: DA Submission Mailbox
Subject: Online Submission

01/03/2023

MR Kim Marsh
- 22 Cabarita RD
AVALON BEACH NSW 2107
[REDACTED]

RE: DA2023/0083 - 24 Cabarita Road AVALON BEACH NSW 2107

Kim Marsh
PO Box 740,
Newport Beach NSW 2106

1 March, 2023
Northern Beaches Council
725 Pittwater Road,
Dee Why NSW 2099

Re: DA2023/0083 24 Cabarita Road, Avalon
Written submission: Letter of Objection.

Dear Sir,

We wish to respond to the Development Application DA2023/0083 lodged for the very substantial proposed development at 24 Cabarita Road, Avalon. Our concerns as resident neighbours are significant based on the excessive excavation and related site works; proposed landscaping; and pool plantroom location.

Landscaping:

Tree canopy planting is proposed where there are currently no trees. The type and location will present a future impact on our property in relation to shading, loss of view and danger during inclement weather. It is ironic that the applicants had requested and later cut down a palm tree on our boundary to enhance their view.

Planting should be restricted to vegetation species that are limited to 1.5 metres in height.

Pool Plant Room:

The proposed pool plant room is located opposite and in close proximity to our bedroom. Acoustically this may be detrimental to our amenity.

Excavation and Site Works:

The Geotechnical Report submitted with DA2023/0083 provides insufficient information to adequately assess the proposed development. The report is very long but the actual site investigation only relates to four boreholes, none of which were cored. All the descriptions and

observations of consistency or relative density are subjective albeit by trained personnel, however subjective opinions in this field have been known to differ.

The four borehole locations are inadequate and minimal. Core samples do not appear to have been taken from the boreholes. Consequently there is a lack of the actual soil mechanics testing one would expect with a project of this nature and its recognised potential risk.

Cored boreholes should have been taken close to boundaries near neighbouring structures.

The Geotechnical Report states bedrock profile is "only inferred". It is not actually supported by an adequate site investigation survey. It is very unlikely the bedrock profile will be found to be gently sloping. Local experience is that steep drop offs exist with uneven layers of unstable clayey soils which become progressively liquid when wet. Consequently stable slope coefficients become theoretical myths. A much more extensive cored borehole survey is required to support civil and structural designs; risk management; and safe work practices.

Ground water and surface stormwater flow controls do not appear to have been addressed in a way that avoids detrimental impacts to our residence which is located at a lower level. Groundwater observations appear to be contrary to reality. Currently ground water or water from some other source is constantly collected in a pit at No. 24 Cabarita Road and electrically pumped into Pittwater.

Slope instability of no. 24 was previously evidenced by cracking to terracing and pathways under vegetation.

The extent, safety and risk factors associated with the proposed excavation and site works is the prime consideration in assessing the submission of DA2023/0083. It is difficult for authorities, certifiers and neighbours to ascertain the extent of excavation and site works associated with the development proposal from the submitted documentation. A separate Cut and Fill diagram should be required. The diagram should be fully dimensioned with distances and comparative levels shown in relation to adjoining properties.

There appears to be no consideration for the maintenance and guarantee of the structural integrity of neighbouring properties as a result of the extensive proposed excavation works. There is theoretical discussion of risk management but a lack of actual scientific data and analysis. Risk is best avoided rather than being simply categorised.

Section 7 General Information of the Geotechnical Report includes many disclaimers which should be duly noted. Such disclaimers seem to invalidate the report.

It would be negligent to assess the proposed development on the information provided.

Excavation and Site Works methodology needs to be addressed as a condition of a development consent involving proposed works requiring such major excavation in close proximity to adjoining properties. It is inappropriate to leave such matters to the Construction Certificate stage overviewed by certifiers who may not have experience in such projects. The control of overburden during excavation and protection of adjoining properties does not appear to have been addressed.

The Geotechnical Report refers to a 4.5 metre high sand stone retaining wall. It is actually a sandstone faced structural reinforced concrete retaining wall. How is it proposed to demolish this structural retaining wall without potentially damaging our adjacent house?

Vibration monitoring of adjoining properties permanently maintained throughout the construction period needs to be a condition of the proposed development.

Miscellaneous:

The shading diagrams DA20/B and DA 21/B wrongly label residences at number 22 and 26 Cabarita Road.

Yours faithfully,

Kim Marsh BBuild (Hons1) UNSW

