
From: Planning Panels - Northern Beaches
Subject: FW: DA2022/0469 - Submission for NBLPP from A Rytenskild

From: Adam Rytenskild [REDACTED]
Subject: DA2022/0469
Date: 8 February 2023 at 8:37:01 pm AEDT
To: council@northernbeaches.nsw.gov.au

Please find my further submission in response to the Geotech report recently placed on the website. I note the council has just placed their assessment on the website and has been submitted to the NBLPP. Please lodge this for the attention of the NBLPP.

My property at [REDACTED] Palm Beach adjoins the rear (east) boundary of 1102 Barrenjoey Rd.

I wish to reiterate all my previous objections to the current proposed development at 1102 Barrenjoey Rd Palm Beach.

I have reviewed the amended Geotech Report submitted by JKGeotechnics dated 31 January 2023.

- 1/ I am totally opposed to the destruction of the highly visible significant sandstone boulder located on the southern boundary of the property which is a valuable and irreplaceable natural feature of the site,
- 2/ The report focusses almost entirely on the southern boundary area and does not in any substantial way address the methodology for safe excavation and construction of the proposed soldier pile wall on the East boundary.

The subject site is identified as being within Geotechnical Hazard Area W Geotechnical Hazard H1 in the PLEP 2014 Geotechnical Hazard Map and clause 7.7 of the LEP therefore applies (H1 is the Geotechnical zone of highest risk). This clause 7.7 requires the consideration of matters such as, amongst other things, design and construction methods, geotechnical constraints/conditions, water management and potential impacts on adjoining land.

Please note that:

- I haven't granted access to my property at [REDACTED] for excavation of 1102 Barrenjoey Rd.
- I haven't granted permission for rock-bolting or similar into [REDACTED] Barrenjoey Rd.
- I have an approved dwelling located 1m from the eastern boundary.

It is inconceivable that this deep cut excavation could be undertaken successfully or safely so closely to the boundary given these factors. There is serious risk of slippage and/or collapse of the landform which would be catastrophic to my property and the other neighbouring properties at 1100, 1110A, 1110B and the heritage listed Barrenjoey House at 1108 Barrenjoey Rd Palm Beach.

It is imperative that detailed methodology be provided to Council at the DA stage as to how the developer plans to undertake this excavation and the construction of the retaining walls safely and successfully.

In the absence of this, the Development Application should be refused.

