
From: rickosborn [REDACTED]
Sent: Wednesday, 11 October 2023 4:44 PM
To: Planning Panels - Northern Beaches
Subject: DA2022/1494 2A Allen Ave
Attachments: 1997Fdetail 2.pdf

Categories: NBLPP

Application No. DA2022/1494
Address: 2A Allen Avenue Bilgola Beach,

Dear Members of the Planning Panel,
Further submission

I disagree with the speculative EGL approach adopted by the applicant. The very first document on the DA1494 council page is an Assumptive Plan by surveyor John Lowe. It is this plan on which the architect and town planner have based their entire argument for a 4 level house reaching a height of over 11 metres, 45% higher than council controls.

BUT THIS PLAN IS WRONG as will be demonstrated.

Firstly, the surveyor himself has no confidence in the plan. He states on the plan

‘This is an assumption only of what the original ground levels may have looked like using the current natural ground levels along the current boundary lines only’

In fact he only uses those boundary lines on the northern side of the property when we believe there is undisturbed ground level on part of the southern side boundary.

The plan is also unsigned, further evidence to John Lowe’s lack of confidence in it.

And yet the architect and the town planner (Boston) have taken this plan as gospel using Merman and Bettar to imply authority to their arguments.

I spoke with the surveyor John Lowe on Friday 30th June 2023. He was very approachable and his opening words when I asked him about the plan were **“It’s very iffy, pure guesswork based on no historical data”**

Secondly, although John Lowe used boundary levels on the northern side he ignored what we believe to be undisturbed ground levels on the southern boundary adjoining 6 Bilgola Ave and which is adjacent to the proposed dwelling on 2A Allen Ave. The boundary at 6 Bilgola Ave is likely to still be the natural ground level with no excavation work having been carried out. The land is an irregular series of short drops coming down to 10.04m at the point where Lowe predicts 11.5m. That is at least 1.46 m lower than Lowe’s Assumptive Plan.

How do we know this? Last week CMS Surveyors conducted a survey of the boundary at 6 Bilgola Ave which is attached.

Thirdly, The Assumptive Plan is irrelevant as existing ground levels are known, identified in several surveys despite the fact that the applicant has failed to submit a proper survey. John Lowe himself has identified an EGL of 8.4m in the report on Flood Mitigation page 8 posted to the council web page. There were also surveys in 2011 by Hill and Blume and in 2003 by DP Surveying Services. These surveys identify the EGL at around 8.4m

THE ENTIRE PREMISS OF THE APPLICANT’S HEIGHT ARGUMENT IS SIMPLY WRONG

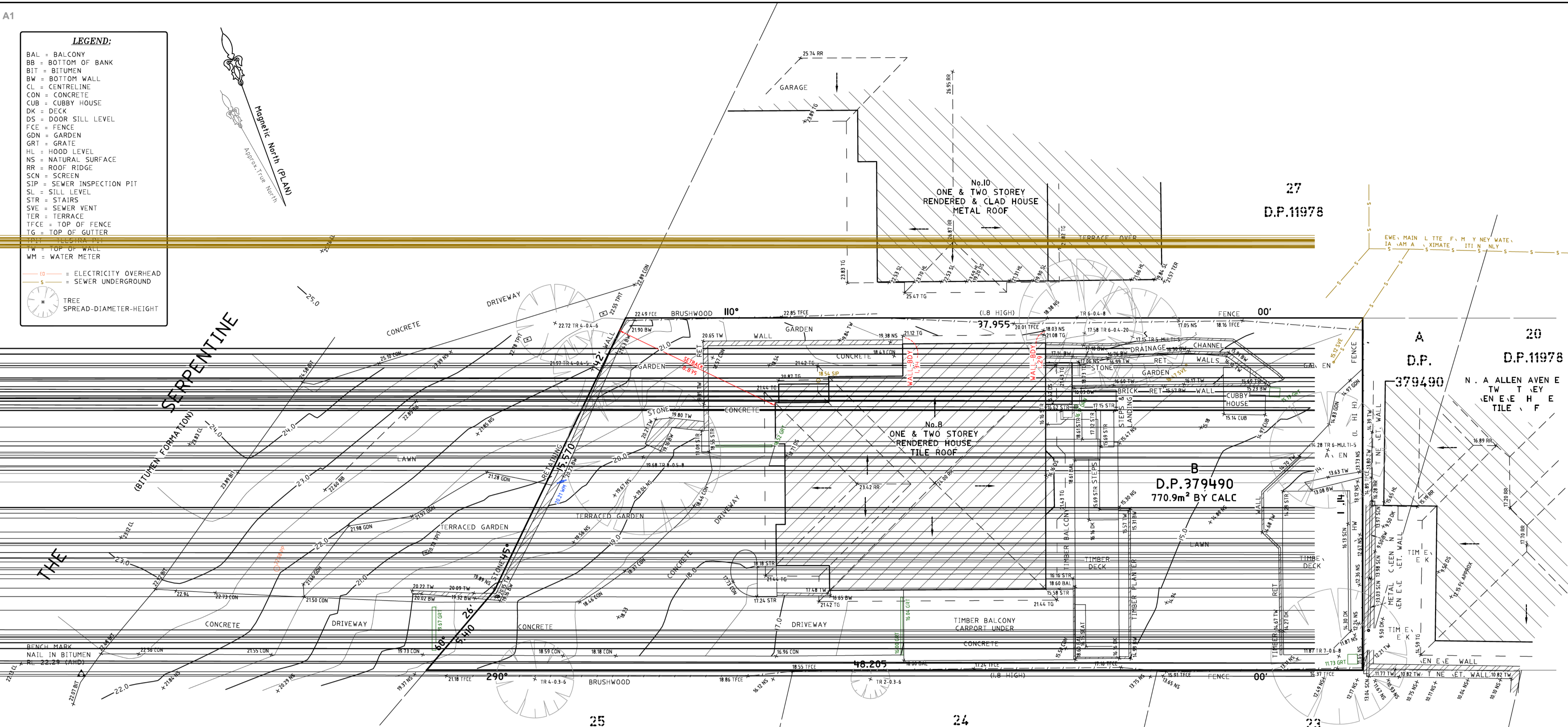
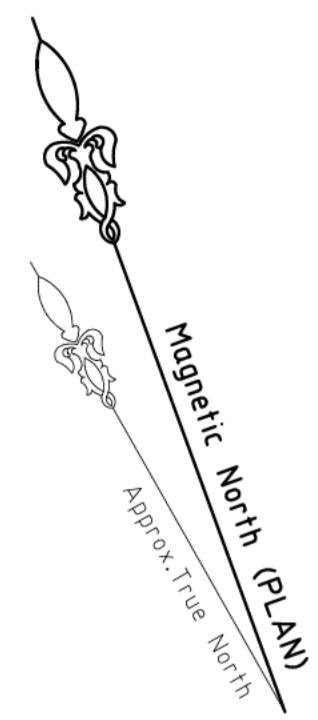
Rick Osborn
8 The Serpentine Bilgola Beach

LEGEND:

- BAL = BALCONY
- BB = BOTTOM OF BANK
- BIT = BITUMEN
- BW = BOTTOM WALL
- CL = CENTRELINE
- CON = CONCRETE
- CUB = CUBBY HOUSE
- DK = DECK
- DS = DOOR SILL LEVEL
- FCE = FENCE
- GDN = GARDEN
- GRT = GRATE
- HL = HOOD LEVEL
- NS = NATURAL SURFACE
- RR = ROOF RIDGE
- SCN = SCREEN
- SIP = SEWER INSPECTION PIT
- SL = SILL LEVEL
- STR = STAIRS
- SVE = SEWER VENT
- TER = TERRACE
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TW = TOP OF WALL
- WM = WATER METER

—○— = ELECTRICITY OVERHEAD
—S— = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT



Notes:

- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF RICHARD OSBORN.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA (www.beforeyoudig.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.

Notes:

- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
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MURRAY LEARMONT
REGISTERED SURVEYOR 80551 NUMBER 1642

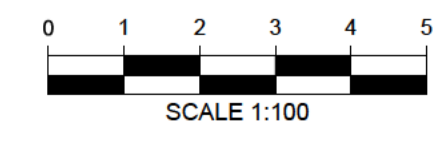
TITLE INDICATES THAT LOT B IN D.P.379490 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- B466733 COVENANT (NOT INVESTIGATED)

NO.	DESCRIPTION	DATE
2	DETAIL ADDED TO No. 6 BILGOLA AVE & 2A ALLEN AVE	06/10/2023
1	FIRST ISSUE	06/09/2021

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: N/A

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: FM 61802
R.L. 30.284 (CLASS LC)
SOURCE: S.C.I.M.S. (24/08/2023)



CLIENT:
RICHARD OSBORN

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT B IN DP379490 No.8 THE SERPENTINE BILGOLA BEACH, NSW, 2107

CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
2/99A South Creek Road, Dee Why, NSW, 2099
(02) 9971 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
HC/HH	ABS/HH	HC/HH	MD/LRM
SURVEY INSTRUCTION 1997F		SCALE 1:100@A1	DATE OF SURVEY 23/08/21 & 05/10/23
DRAWING NAME 1997Fdetail		SHEET ISSUE	
CAD FILE 1997Fdetail 2.dwg		1 OF 1 2	