



8 March 2021



General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660



Dear Sir/Madam

Re: New Seniors Housing Apartments - 1955 Pittwater Road, Bayview

We are the Structural Engineers for the above project.

The approved D.A. documents showed a basement car parking level construction with reinforced concrete blockwork retaining walls around the perimeter.

On the eastern side, the parking structure did not extend to the eastern facade of the upper residential levels, with this section of the building being founded at a higher level.

Perimeter Wall Foundation Level

The design anticipated ground conditions being substantial sandstone bedrock. On commencing the structural design, our office had acquired further detailed bore-logs by the Geotechnical Engineer.

The ground bearing capacity is less than the original assumption. It is advisable that all footings, including under the eastern facade, be carried down directly to the excavated base-level.

Basement Wall Restraint

Due to the necessity of extending down the founding level of the perimeter basement wall, it is recommended that the associated mezzanine level slab also be extended across to the basement perimeter as the slab is required to restrain the basement wall at approximately mid-span.

Please note that both rock anchors and temporary steel framing configurations were considered as alternative bracing methods however due to the close proximity to the side boundary and the potential for creating an unnecessarily unsafe work area, both of these options were subsequently discounted.

Should you have any questions or queries please do not hesitate to contact me.

Yours faithfully
TAYLOR CONSULTING

A handwritten signature in black ink, appearing to read 'D M Schaefer', is positioned above the printed name.

D M SCHAEFER - Director
B.E. Civil (Hons) M.I.E.Aust.