

Dear Sir/Madam,

## **Geotechnical Report Assessment**

**Report Date:** 1<sup>st</sup> December 2023

**Client:** Iris Property Trust

**Application No:** Mod2023/0647 – pan -379330

**Site Address:** 87 & 89 Iris Street, Beacon Hill

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### **1.0 Purpose of Assessment:**

We have been instructed by iris property Trust to carry out an assessment of the modified proposal for the above noted site and to determine if the current Preliminary Geotechnical Investigation prepared by Douglas Partner remains relevant to the proposed modified plan. The Preliminary Geotechnical Report reviewed was prepared by Douglas Partners, dated 25<sup>th</sup> February 2020.

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### **2.0 Qualifications & Experience:**

I am a practicing Civil/ Structural Engineer and have a Bachelor of Engineering (Civil/Structural). I am current member of the Institute of Engineers Australia and a Registered Engineer under the Design Practitioners Act. My experience is in residential, commercial and industrial developments, ranging from the Structural component of the design and construction to the Civil works including excavation, shoring, demolition and Stormwater works.

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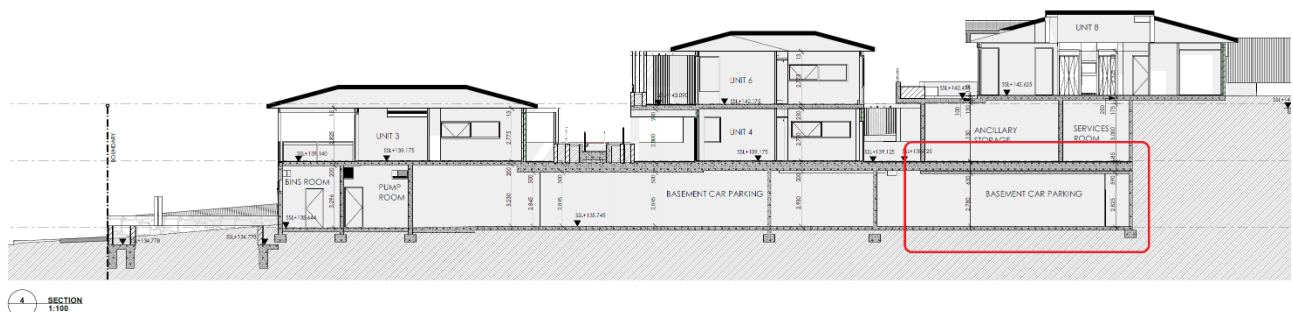
### **3.0 Documents Reviewed:**

The following documents were reviewed:

- Architectural Drawings prepared by PTI Architecture, Rev P8, dated 24-11-2023.
- Preliminary Geotechnical Investigation, prepared by Douglas Partners, dated 25<sup>th</sup> February 2020.
- "Return of Application" letter from Northern Beaches Council, dated 23<sup>rd</sup> November 2023

### **4.0 Description of the Proposed Modification:**

The proposed approved development consists of a 10-townhouse development over a single level basement. The proposed modification plans to increase the size of the basement by up to 10m in depth. The side setbacks are to remain as has currently been approved. The proposed basement extension is to maintain the same floor levels as per the approved basement.



*Figure 1: portion of basement to be extended - clouded in red*

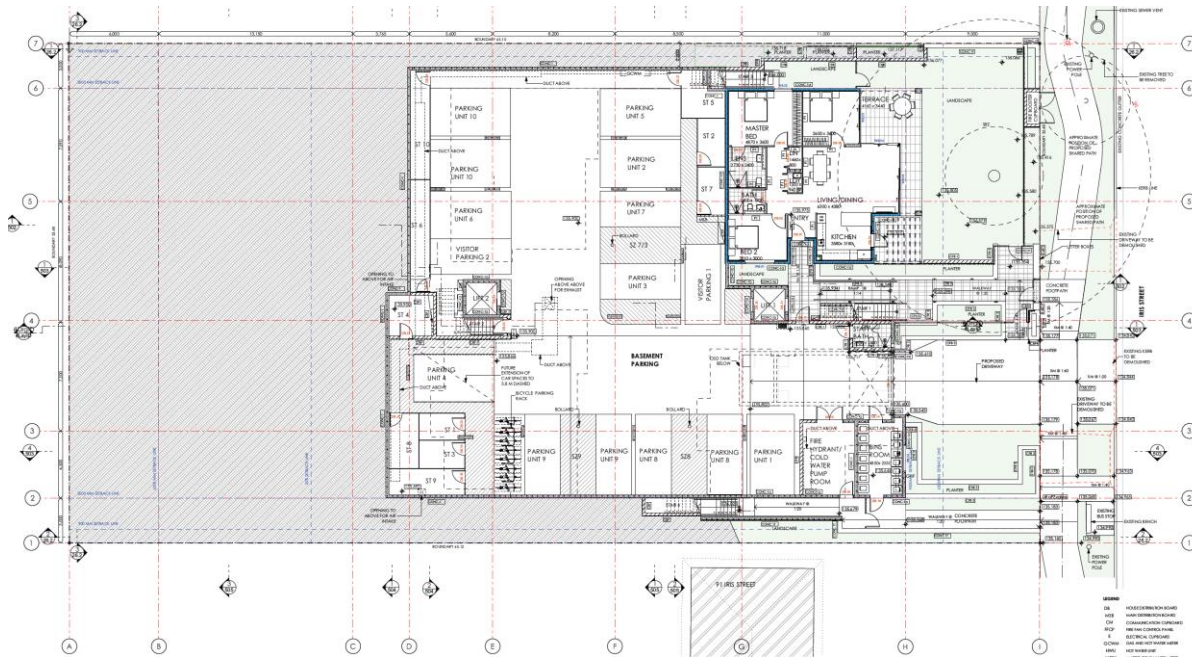


Figure 2: Approved Basement Plan

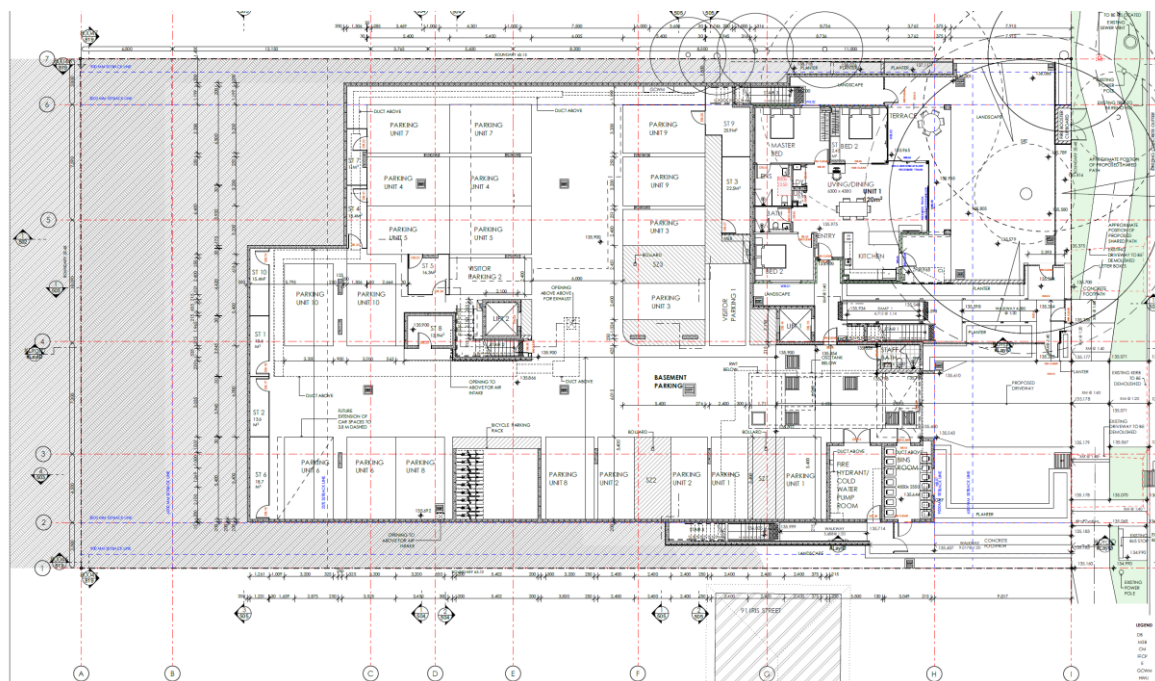


Figure 3: Proposed basement extension

### **5.0 Assessment of Geotechnical Report:**

The preliminary Geotechnical report prepared by Douglas Partners included the following.

- Six boreholes around the entire site
- Eight DPT's taken to the rock level

The findings were as follows.

- Bedrock was encountered between 0.32m and 1.1m in depth. Toward the top of the site, where the proposed basement is to be extended, rock was encountered at 0.4m (BH4).
- There is consistent high-level bedrock encountered around the entire site
- This is consistent with exposed bedrock visible on the neighbouring properties.

It is clear from the report that the bedrock is consistently high on the site. Therefore, it would be fair to assume that there will be no changes or further investigation required to the current report. The increase in basement remains well away from the rear boundary and with generally the same offset of the side boundaries that the original design was modelled on. The current shoring and excavation recommendations remain the same and do not require any changes.

Therefore, in our professional opinion, the current Geotechnical Assessment carried out on the 25<sup>th</sup> of February 2020 remains relevant and adequate for the current proposed modified application.

## **9.0 Conclusion:**

Cam Consulting have assessed the original Geotechnical Report and confirm that it is relevant to the current proposal and does not require any changes or reassessment.

For any further information, please do not hesitate to contact the undersigned.

For and on behalf of Cam Consulting



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