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Comments on Updates to Plans

We have reviewed the existing geotechnical report, the original plans, and the 12 amended plans prepared by Cornerstone Structures, project number 210429, drawings numbered A102 A to A113 A, dated 18/5/22.

The changes include:

- Lowered the base of the excavation to ~0.8m below the proposed ground floor level, increasing the maximum excavation depth from ~0.8m to ~1.2m.
- Minor alterations to the footprint of the uphill portion of the proposed ground floor.
- Extended part of the first floor on the downhill side.
- Other minor internal and external alterations to the house.

The proposed changes increase the overall risk of the development. As such we would add the following advice to the existing report, where the advice contradicts that in the existing report, it supersedes it:

Excavation Support Requirements

The excavation for the house comes flush with a large detached sandstone joint block (Photo 5). The joint block is to be underpinned to the base of the excavation or the top of medium strength rock, whichever comes first, prior to the excavation commencing.

Conclusion

Provided this recommendation is followed as well as the recommendations in the original attached report carried out by this firm, we consider the proposed works have an 'acceptable' risk level in accordance with the 2009 Geotechnical Risk Management Policy for Pittwater.

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