

Cassar Aviation
C/- Richard Cole Architecture
5/57 Avalon Parade
Avalon Beach NSW 2107

Project 45636.02
11 April 2025
R.012.Rev2
PGH:kn

Attention: Richard Cole
Email: richard@richardcolearchitecture.com.au

Geotechnical Comment Regarding Revised Architectural Drawings

Whale Beach Neighbourhood Centre 231 Whale Beach Road, Whale Beach

It is understood that some of the architectural drawings prepared by Richard Cole Architecture (Drawings CC01 to CC28, CC30 to CC36, CC40 to CC48, CC50 to CC CC57, CC60 to CC66, CC68 to CC74, CC 79 to CC84, CC90 to CC94, CC100 to CC102, all dated July 2023) for use in the Douglas Partners Pty Ltd (DP) geotechnical investigation and report (refer DP Report 45636.02.R.001.Rev0, dated 3 November 2023) have been revised and now comprise the following updated drawings (all by Richard Cole Architecture, Project No. 1609):

- Site Plan, Drawing No. DA01, Rev OO, dated 6.12.2024;
- Basement Plan, Drawing No. DA03, Rev OO, dated 6.12.2024;
- Ground Floor Plan, Drawing No. DA04, Rev OO, dated 6.12.2024;
- Level 1 Plan, Drawing No. DA05, Rev OO, dated 6.12.2024;
- Level 2 Plan, Drawing No. DA06, Rev OO, dated 6.12.2024;
- Level 3 Plan, Drawing No. DA07, Rev OO, dated 6.12.2024;
- Level 4 Plan, Drawing No. DA08, Rev OO, dated 6.12.2024;
- Roof Plan, Drawing No. DA09, Rev OO, dated 6.12.2024;
- Elevations, Drawing No. DA10, Rev OO, dated 6.12.2024;
- Elevations, Drawing No. DA11, Rev OO, dated 6.12.2024;
- Boundary Elevations, Drawing No. DA12, Rev OO, dated 6.12.2024;
- Section, Drawing No. DA13, Rev OO, dated 6.12.2024;
- Section, Drawing No. DA14, Rev OO, dated 6.12.2024;
- Cross Floor Area Calculations, Drawing No. DA32, Rev OO, dated 6.12.2024;
- Finishes Board – Surf Road, Drawing No. DA35, Rev OO, dated 6.12.2024;
- Finishes Board – Surf Road, Drawing No. DA36, Rev OO, dated 6.12.2024; and
- Building Height Plan, Drawing No. DA37, Rev OO, dated 6.12.2024.

Based on review of both drawing sets, the changes/modifications to the original drawings considered of geotechnical significance comprise the following:

- Basement Plan (Drawing No. DA03, Rev OO, dated 6.12.2024)
 - o a storeroom has been added to the northwestern corner. The storeroom dimension is between about 1 m and 7 m wide, and it is about 7 m long and it will require some additional excavation of rock;
 - o widening of the garage door and minor realignment of the driveway requiring minor additional excavation of soil;
- Ground Floor Plan (Drawing No. DA04, Rev OO, dated 6.12.2024)
 - o the northern retaining wall adjacent to the residential garbage room has changed slightly to accommodate a piling rig and will require some additional excavation of rock;
 - o a tank room and store has been added to the northwestern corner. The tank room and store dimensions are between about 1 m and 7 m wide, and it is about 7 m long and will require some additional excavation of rock;
 - o widening of the garage door and minor realignment of the driveway requiring minor additional excavation of soil;
- Level 1 Plan (Drawing No. DA05, Rev OO, dated 6.12.2024)
 - o a storeroom has been added to the northwestern corner of Apartment 2. Some additional excavation of rock is anticipated;
 - o the area of excavation adjacent to the Apartment 1 bedrooms has been extended east. Some additional excavation of soil and rock is anticipated;
- Level 2 Plan (Drawing No. DA06, Rev OO, dated 6.12.2024) – an underground sprinkler pump tank has been added to the western side of Level 2 requiring additional excavation of soil and rock extending close to the western boundary for a length of about 7 m. Permanent shoring/retention of the soils will be required along the western boundary immediately adjacent to the sprinkler pump room; and
- Level 3 Plan (Drawing No. DA07, Rev OO, dated 6.12.2024) – the substation within the south-western corner of the site has been lowered and rotated. Some minor additional excavation of soil required.

We have reviewed the revised drawings and the recommendations/comments provided within our geotechnical report (refer DP Report 45636.02.R.001.Rev0, dated 3 November 2023) for the site are still applicable and remain unchanged.

Please contact the undersigned if you have any questions on this matter.

Yours faithfully

Douglas Partners Pty Ltd



Peter Hartcliff

Senior Associate

Reviewed by



Luke James-Hall

Senior Associate