

Date: 21st March 2022

No. Pages: 1

Project No.: 2015-201

Development Officer
Northern Beaches Council.

Geotechnical Assessment for Section 4.55 modification to approved works at
45 Hilltop Road, Avalon.

We understand the client would like to make some design changes to the approved Development Application (Mod2022/0124 – PAN - 192193) for the above site, No. 45 Hilltop Road, Avalon.

As a result we have reviewed the following documents:

1. Our Report titled “Geotechnical Site Investigation for Proposed Alterations and Additions at 45 Hilltop Road, Avalon”, Project No.: 2015-201.2, Dated: 3rd September 2018.
2. Development Application design drawings by Askerrobertson Design & Construction, Job No.; 02/2016, Dated 23/07/2018
3. S4.55 Application design drawings by Studio Friend Pty Ltd, Project No.: 0002, Revision: A, Dated: 01/02/2022

It is understood that the changes involve alterations to the retaining walls adjacent to the dwelling within the rear garden, a realignment of the proposed garage walls, the relocation of the inclinor, the removal of the sunken spa as well as some modifications to the studio within the rear garden. There are other additional cosmetic alterations that hold no significant geotechnical component.

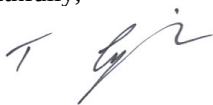
With the exception of the studio modifications, the proposed changes do not increase any of the excavation depths or decrease any of the setbacks on which the original report was based. The studio modifications do reduce setback towards the northern shared boundary however, these work are anticipated to require excavation <0.50m primarily for new footings and hence, does not adversely effect any of the original recommendations.

The proposed changes to the original design do not significantly alter the geotechnical aspects of the proposed development or the site from those on which the original report were based. Including the critical aspects of further geotechnical investigation prior to final design and analysis of excavation support systems, most significantly at the northern end of the basement level.

However, similar projects have been successfully completed throughout the local area within the same geological formation. As such we see no geotechnical reason for these changes not to be approved, provided all works are undertaken as per the recommendations of our reports.

Hope the above comments meet Council’s requirements, if we can be of further assistance in regard to this matter please don’t hesitate to contact the undersigned.

Yours faithfully,



Troy Crozier

Principal

MIE Aust.; MAIG.

RPGeo – Geotechnical and Engineering