

Date: 13 February 2025

No. Pages: 1

Project No.: 2017-200

Development Officer
Northern Beaches Council.

Geotechnical Assessment of modification to approved works at
69-71 Central Road, Avalon Beach, NSW.

We understand the client has requested to make some design changes to the approved Development Application (No. N0512/17) for the above site, No. 69-71 Central Road, Avalon Beach, NSW.

As a result we have reviewed the following documents:

1. Our Report titled "Geotechnical Site Investigation for Proposed New Residential Unit Building at 69-71 Central Road, Avalon, NSW", Project No.: 2017-200, Dated: 28th September 2017.
2. Architectural drawings upon which the Geotechnical report was based by Gartner Trovato Architects, Project No. 1716, Drawing No. SK-01 – SK- 12, Revision D, Dated: 10th August 2017
3. Approved Development Application design drawings by Gartner Trovato Architects, Project No. 1716, Drawing No. DA-00 – DA- 19, Revision D, Dated: 19th October 2018
4. Survey drawing by DP Surveying, Plan Reference: 2963, Date of Survey: 6th March 2017
5. Proposed S4.55 Plans by Gartner Trovato Architects, Project No.: 1716, Drawings No.: DA-00 – DA-02 - 12, Revision: D, Dated: 12/02/2025

It is understood that the changes involve the slight alterations of proposed basement finished floor levels (FFL) as well as some minor extension of the proposed level footprints and some modification to the level layouts and structure which hold no significant geotechnical component.

The proposed changes to the original design do not alter the geotechnical aspects of the proposed development or the site from those on which the original report was based. Including the critical aspects of geotechnical assessment of excavation support systems.

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.

We trust 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. – CPEng.

MAIG, RPGeo – Geotechnical and Engineering