

Date: 10th June 2020
No. Pages: 2
Project No.: 2020-094

Development Officer
Northern Beaches Council.

Geotechnical Assessment for Section 4.55 modification to approved works at
Harbord Beach Hotel, 29 Moore Road, Freshwater, NSW.

We understand the client would like to make some design changes to the approved Development Application (No. 2020/0468) for the above site.

As a result, we have reviewed the following documents:

1. Architectural Design Drawings by Alexander and Co, Project No.: 0487, Drawing No.: DA-A00-000, DA-AXX-001, DA-A00-001, DA-A01-001, DA-D00-011, DA-EXX-001, DA-EXX-002, DA-FXX-001, Issue: A.
2. Survey by TSS Total Surveying Solutions, Job No.: 182375, Dated: 12/03/2020
3. S4.55 design drawing Alexander and Co, Project No.: 0487, Drawing No.: TD-D00-021, Issue: A.

It is understood that the S4.55 changes involve alteration of the rear south-west corner of the building resulting in a new Finished Floor Level (FFL) at R.L. 16.39 for a “Smoking Courtyard”.

The existing ground surface level within this portion of the building is at R.L. 17.73 to R.L. 17.85 as detailed within the survey. As such the works will require an excavation of up to approximately 1.70m depth below existing ground surface level over an area of approximately 4.20m by 6.80m that will extend within the existing walls of the existing building and to the rear carpark.

Inspection within the existing building development has identified that existing building walls to the north and west of the proposed works are founded to below excavation level therefore the probability of instability as a result of the works is considered to be “Very Low”.

Based on the above items and on Councils flow chart check list (Section E10 Section E10-Landslip Risk of Warringah Councils 2011 LEP Planning Rules), i.e., does the present site or proposed development contain:

- | | |
|--------------------------------|-----|
| • History of Landslip | No |
| • Proposed Excavation/Fill >2m | No |
| • Site developed | Yes |
| • Existing Fill >1m | No |
| • Site Steeper than 1V:4H | No |

- Existing Excavation >2m No
- Natural Cliffs >3m No

It is considered that a detailed Landslip Risk Assessment is not required for this Development Modification and that the works are considered suitable for the site provided geotechnical inspection of the excavation works occurs to allow identification of any variations to expected conditions.

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