

Ref: SRE/953/BV/23

Date: 13<sup>th</sup> September 2023

Attn: **Niels and Leonore Walter**  
**C/o: Jitka Jankovec (JJ Drafting Australia P/L)**  
10 Taminga Street,  
Bayview NSW 2104

Dear Sir,

**RE: PROPOSED ALTERATIONS & ADDITIONS AT 10 TAMINGA STREET BAYVIEW NSW  
2104 – PROPOSED MODIFICATIONS - GEOTECHNICAL STATEMENT**

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Further to the email received from Mr. Jitka Jankovec from JJ Drafting of 31<sup>st</sup> September 2023, Soilsrock Engineering, the present statement letter serves to confirm that the proposed minor internal modifications within the Architectural Drawings Revision M dated of 31/08/2023 (attached within the **Appendix A** below) received within the same email will not affect the original Geotechnical Report with Ref: SRE/953/BV/22, dated 24 May 2022.

Please do not hesitate to contact the undersigned if you have any questions regarding this letter statement or if you require further assistance.

Yours faithfully,

For and on behalf of  
**Soilsrock Engineering Pty Ltd**



**Jorge Cabaco**

BEng MEng MIEAust CPEng NER RPEQ RVBA

**Director / Principal Geotechnical Engineer**

**ENGINEERS AUSTRALIA**

**CHARTERED ENGINEER I NER - NATIONAL ENGINEERS REGISTRATION No. 3789414**

**DESIGN PRACTITIONER REGISTRATION NSW GOVERNMENT FAIR TRADING NO.**

**DEP0001454**

**PROFESSIONAL ENGINEER REGISTRATION NSW GOVERNMENT FAIR TRADING NO.**

**PRE0001045**

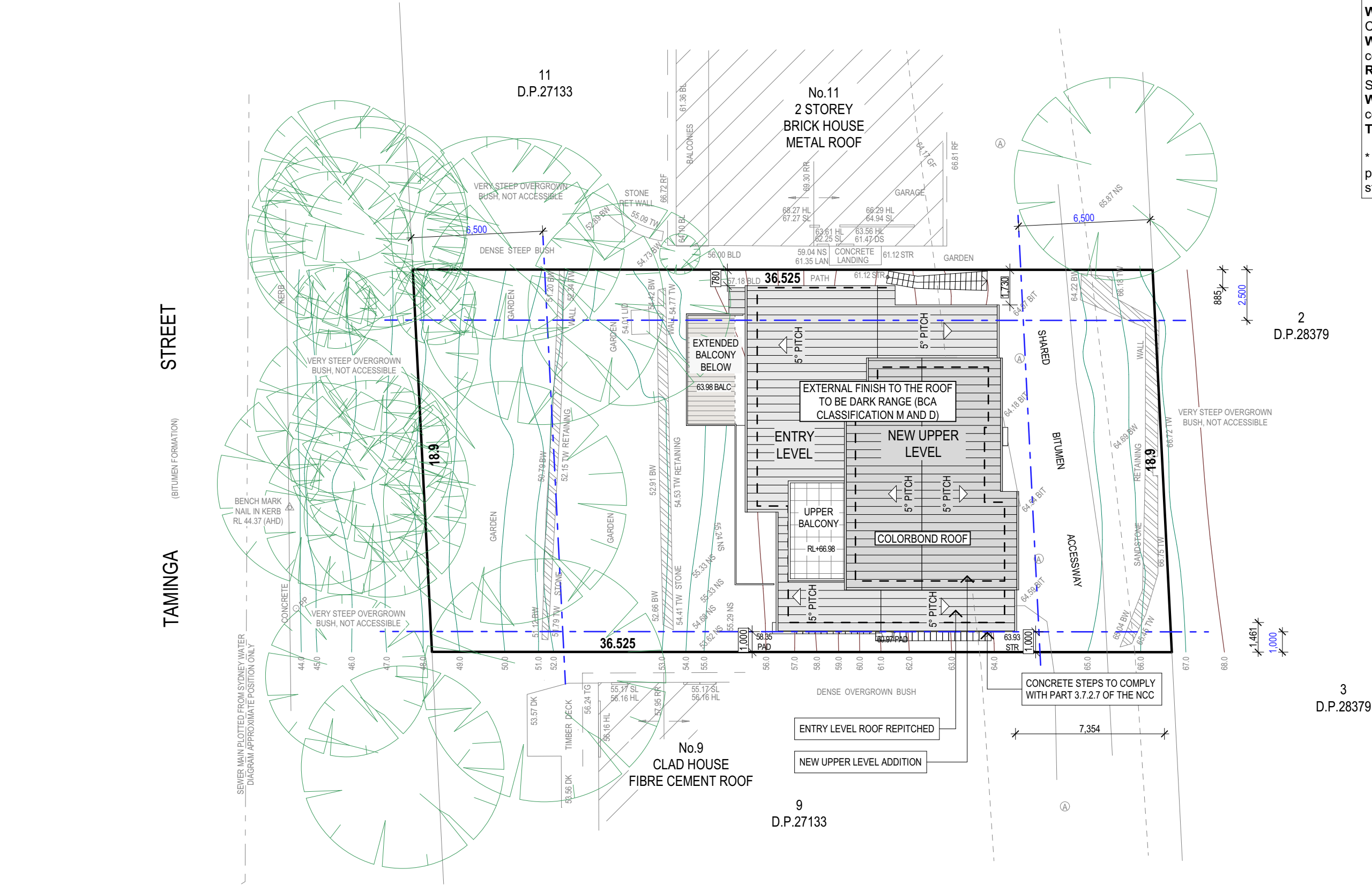
**APPENDIX:**

**APPENDIX A – Architectural Drawings (By JJ Drafting Australia P/L)**

## **APPENDIX A**

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**Architectural Drawings  
(By JJ Drafting Australia P/L)**



**LEGEND:**

**WALLS** - TIMBER / FC HORIZONTAL CLADDING (medium colour).  
**WALLS** - SELECTED RENDER (medium colour).  
**ROOF** - SELECTED COLOURBOND SHEETING (dark colour).  
**WINDOWS AND DOOR FRAMES** - Powder-coated aluminium (medium/dark colour).  
**TRIMS** - White colour.

\* BALUSTRADE - Proprietary glazed with face pinned fixing & top 316 grade minimum, stainless stell channel (BCA requirement).

LOT DP	10 27133
AREA CALCULATIONS	m <sup>2</sup>
SITE AREA	689.31



SITE ANALYSIS PLAN  
1:200

**NOTE:**  
ALL CHANGES TO APPROVED DA DRAWINGS SHOWN IN RED

**NOTE:**  
ALL MODIFICATIONS ARE WITHIN THE BUILDING FOOTPRINT

SA  
HARD WIRED SMOKE ALARM

TRUE NORTH:

**NOTES (E & OE)**

- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
- All dimensions are to be checked on site prior to starting work.
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26/90 Mona Vale Road, Mona Vale, NSW, 2103  
PO Box 687, Dee Why, NSW, 2099  
Mob. 0414 717 541 | ACN 651 693 346  
Email. enquiries@jjdrafting.com.au  
www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:
G	23.03.21	CHANGES TO DA DRAWINGS
H	17.12.21	CC DRAWINGS
I	17.01.22	CC DRAWINGS UPDATED
J	08.03.22	CC DRAWINGS UPDATED
k	08.03.22	CC DRAWINGS UPDATED
L	21.11.22	SECTION 4.55 DRAWINGS
M	31.08.23	SECTION 4.55 DRAWINGS UPDATED

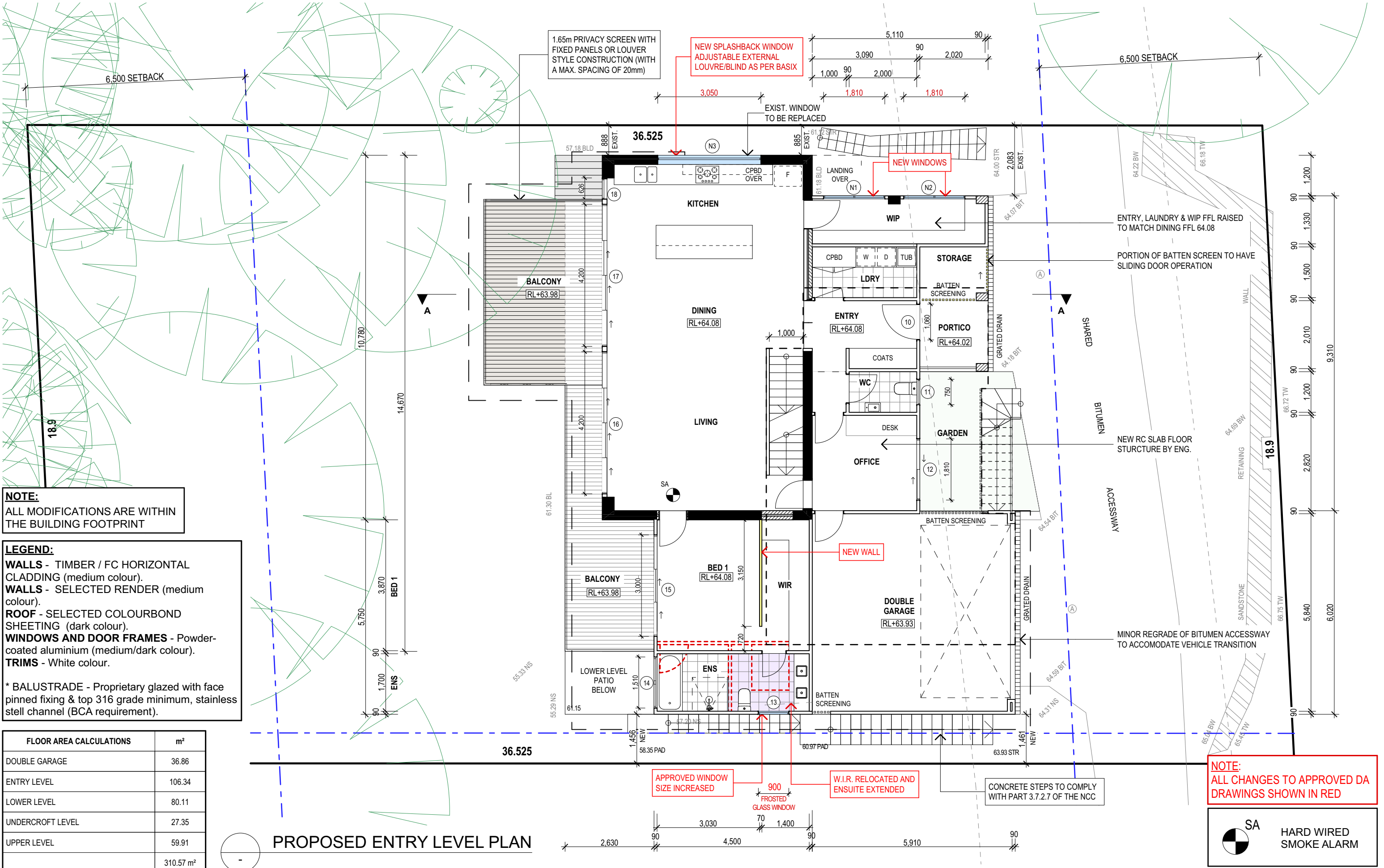
SECTION 4.55 TO PROPOSED ALTERATIONS AND ADDITIONS  
10 TAMINGA STREET, BAYVIEW NSW 2104

DRAWING TITLE:  
SITE PLAN

DATE: JULY/20	DRAWN BY: AHB	SCALE: 1:200 @ A3
JOB No: 815/20	CHECKED BY: JJ	DRAWING No: <b>MOD.01</b>







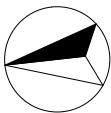
**NOTE:**  
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**TRIMS** - White colour.

\* BALUSTRADE - Proprietary glazed with face  
pinned fixing & top 316 grade minimum, stainless  
stell channel (BCA requirement).

FLOOR AREA CALCULATIONS	m <sup>2</sup>
DOUBLE GARAGE	36.86
ENTRY LEVEL	106.34
LOWER LEVEL	80.11
UNDERCROFT LEVEL	27.35
UPPER LEVEL	59.91
	310.57 m <sup>2</sup>

TRUE NORTH:



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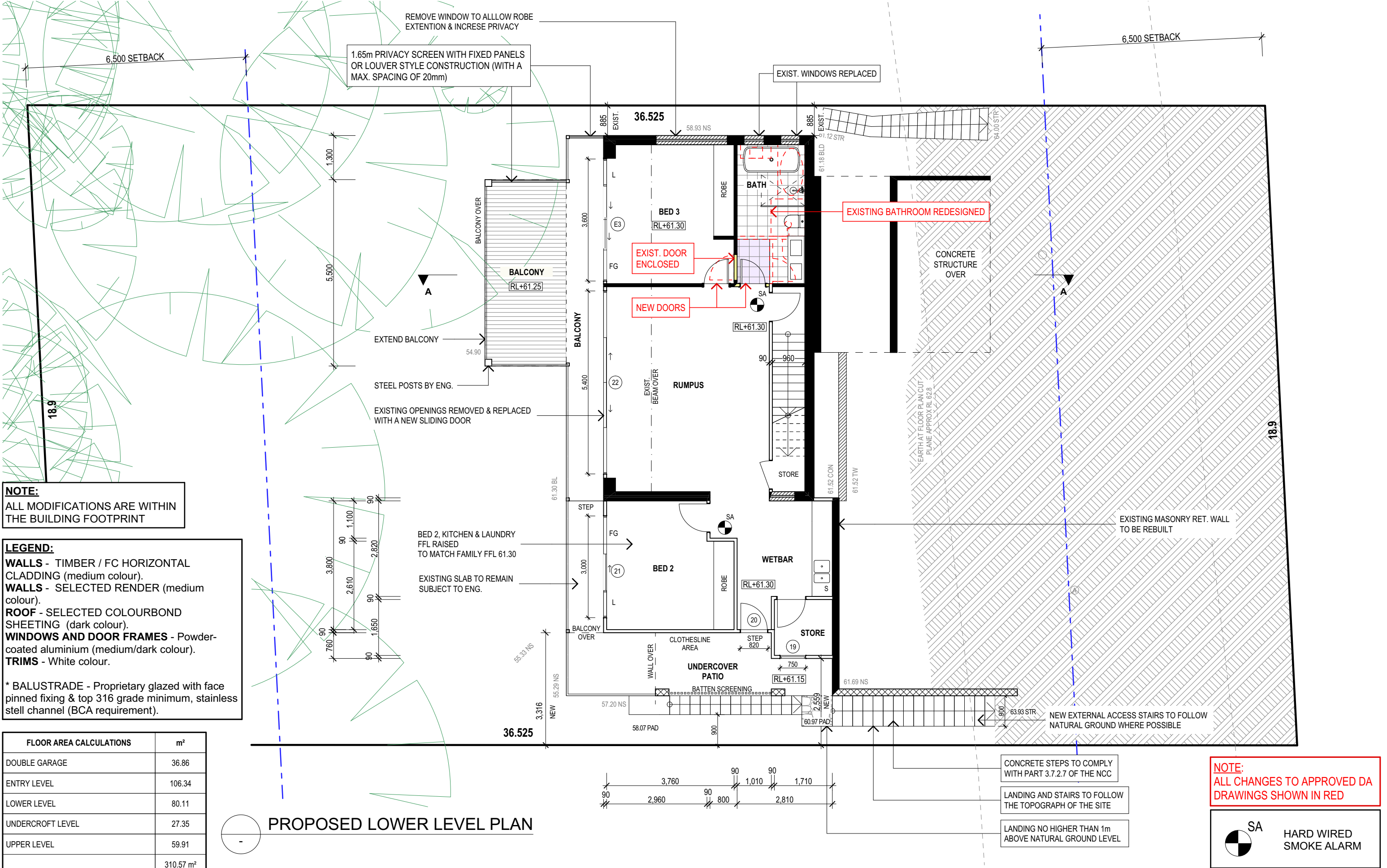
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M	31.08.23	SECTION 4.55 DRAWINGS UPDATED

SECTION 4.55 TO PROPOSED ALTERATIONS AND ADDITIONS  
10 TAMINGA STREET, BAYVIEW NSW 2104

DRAWING TITLE:  
**PROPOSED ENTRY LEVEL PLAN**

DATE: <b>JULY/20</b>	DRAWN BY: <b>AHB</b>	SCALE: <b>1:100 @ A3</b>
JOB No: <b>815/20</b>	CHECKED BY: <b>JJ</b>	DRAWING No: <b>MOD.03</b>

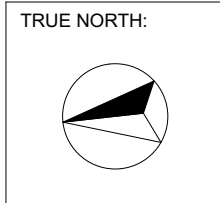


**NOTE:**  
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THE BUILDING FOOTPRINT

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CLADDING (medium colour).  
**WALLS** - SELECTED RENDER (medium  
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**ROOF** - SELECTED COLOURBOND  
SHEETING (dark colour).  
**WINDOWS AND DOOR FRAMES** - Powder-  
coated aluminium (medium/dark colour).  
**TRIMS** - White colour.

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ENTRY LEVEL	106.34
LOWER LEVEL	80.11
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UPPER LEVEL	59.91
	310.57 m <sup>2</sup>



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SECTION 4.55 TO PROPOSED ALTERATIONS AND ADDITIONS  
10 TAMINGA STREET, BAYVIEW NSW 2104

DRAWING TITLE:  
**PROPOSED LOWER LEVEL PLAN**

DATE:  
**JULY/20**

JOB No:  
**815/20**

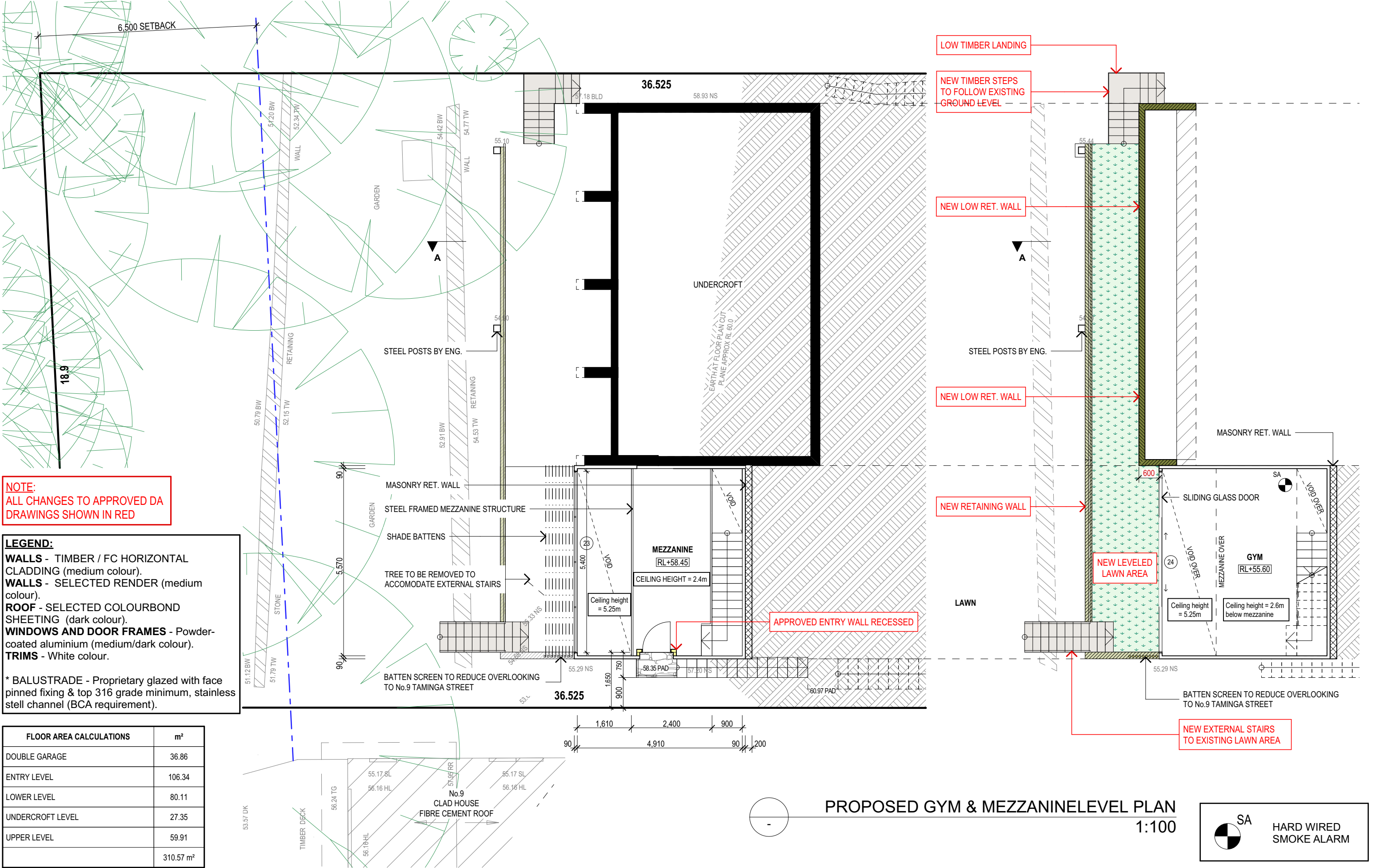
DRAWN BY:  
**AHB**

CHECKED BY:  
**JJ**

SCALE:  
**1:100 @ A3**

DRAWING No:  
**MOD.04**





TRUE NORTH:

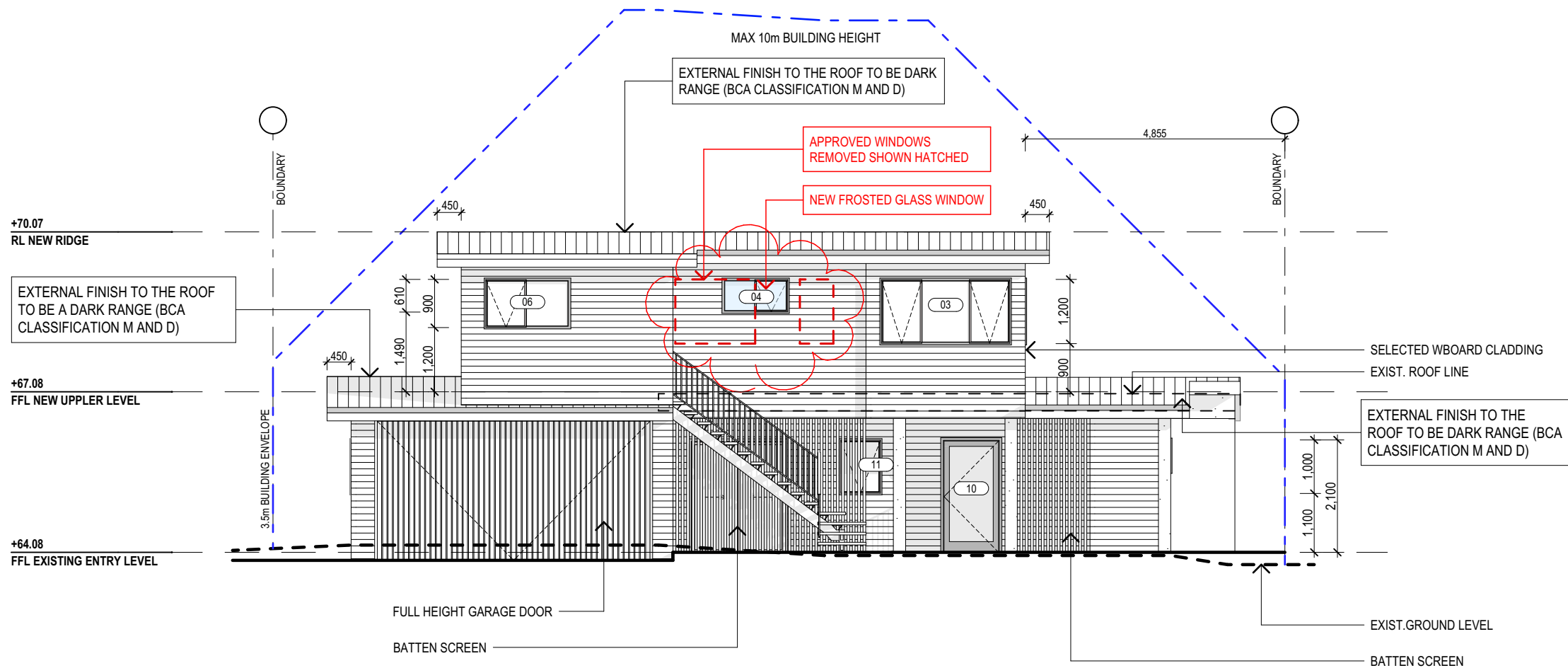
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SECTION 4.55 TO PROPOSED ALTERATIONS AND ADDITIONS 10 TAMINGA STREET, BAYVIEW NSW 2104	DATE: JULY/20	DRAWN BY: AHB	SCALE: 1:100 @ A3
DRAWING TITLE: PROPOSED GYM & MEZZANINE LEVEL FLOOR PLAN	JOB No: 815/20	CHECKED BY: JJ	DRAWING No: <b>MOD.05</b>



SOUTH ELEVATION  
1:100

**LEGEND:**

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**NOTE:**  
ALL CHANGES TO APPROVED DA DRAWINGS SHOWN IN RED

	<b>NOTES</b> (E & OE) <ul style="list-style-type: none"><li>• All structures including stormwater &amp; drainage to engineer's details.</li><li>• Do not obtain dimensions by scaling drawings.</li><li>• All dimensions are to be checked on site prior to starting work.</li><li>• These drawings are to be read in conjunction with all other consultant's drawings and specifications.</li><li>• All workmanship &amp; materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards &amp; local council requirements.</li><li>• New materials are to be used throughout unless otherwise noted.</li><li>• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.</li></ul>

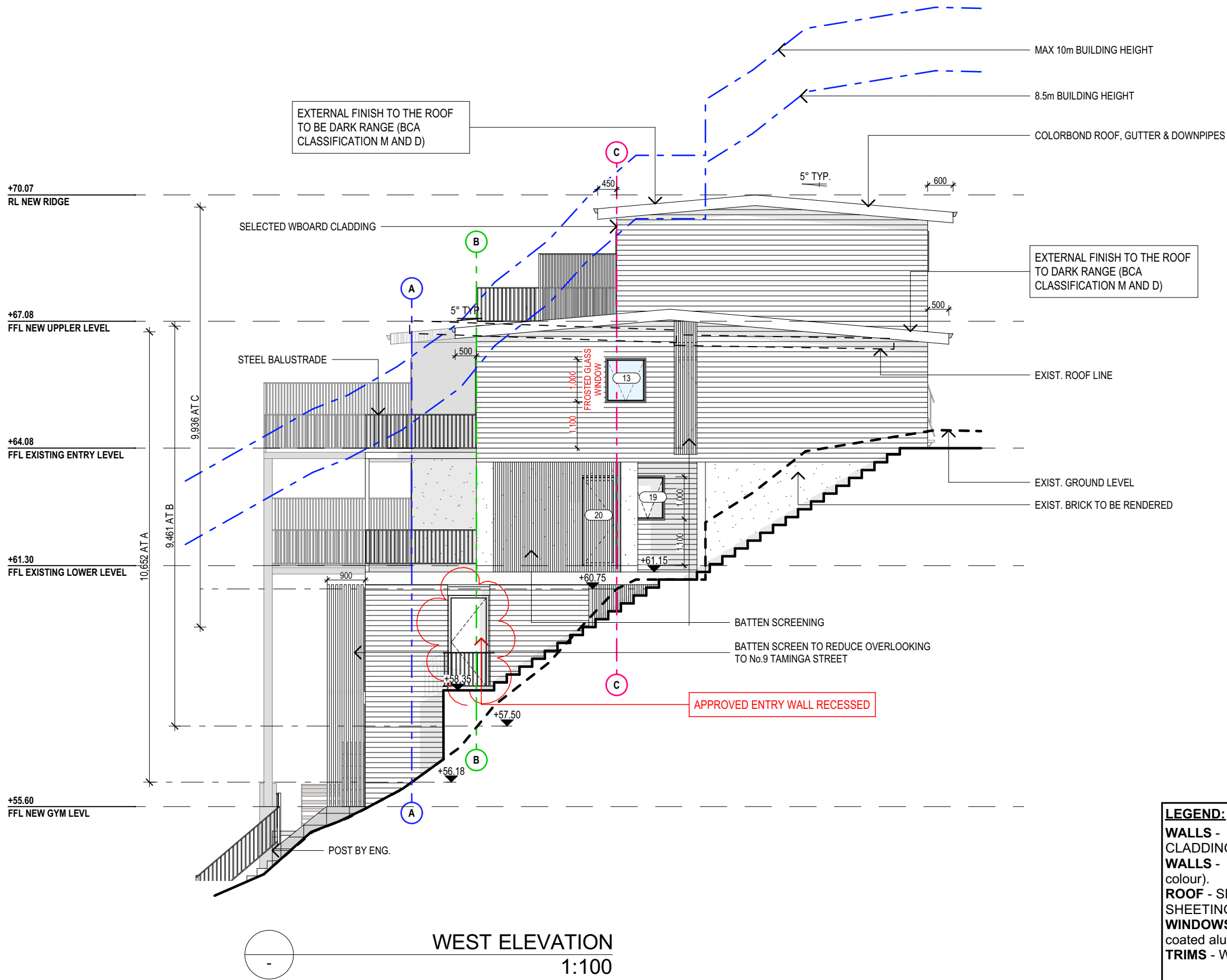
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SECTION 4.55 TO PROPOSED ALTERATIONS AND ADDITIONS 10 TAMINGA STREET, BAYVIEW NSW 2104	DRAWING TITLE: PROPOSED ELEVATIONS SHEET 1
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DATE: JULY/20	DRAWN BY: AHB	SCALE: 1:100 @ A3
JOB No: 815/20	CHECKED BY: JJ	DRAWING No: <b>MOD.06</b>





**NOTE:**  
ALL CHANGES TO APPROVED DA  
DRAWINGS SHOWN IN RED

**LEGEND:**  
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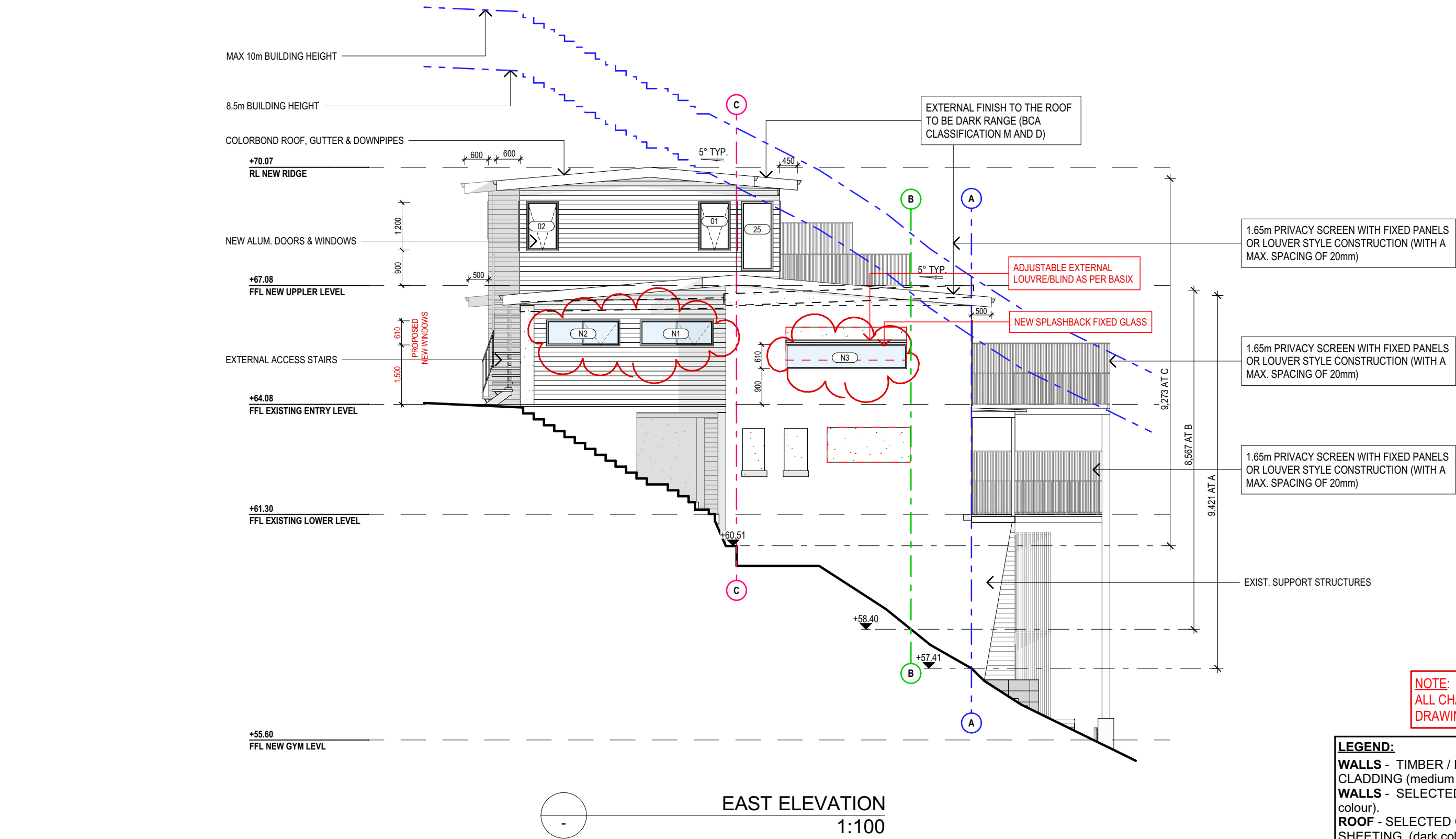
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SECTION 4.55 TO PROPOSED ALTERATIONS AND ADDITIONS 10 TAMINGA STREET, BAYVIEW NSW 2104
DRAWING TITLE: PROPOSED ELEVATIONS SHEET 2

DATE: JULY/20	DRAWN BY: AHB	SCALE: 1:100 @ A3
JOB No: 815/20	CHECKED BY: JJ	DRAWING No: <b>MOD.07</b>





**NOTE:**  
ALL CHANGES TO APPROVED DA  
DRAWINGS SHOWN IN RED

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SECTION 4.55 TO PROPOSED ALTERATIONS AND ADDITIONS  
10 TAMINGA STREET, BAYVIEW NSW 2104

DRAWING TITLE:  
PROPOSED ELEVATIONS SHEET 4

DATE:  
JULY/20

DRAWN BY:  
AHB

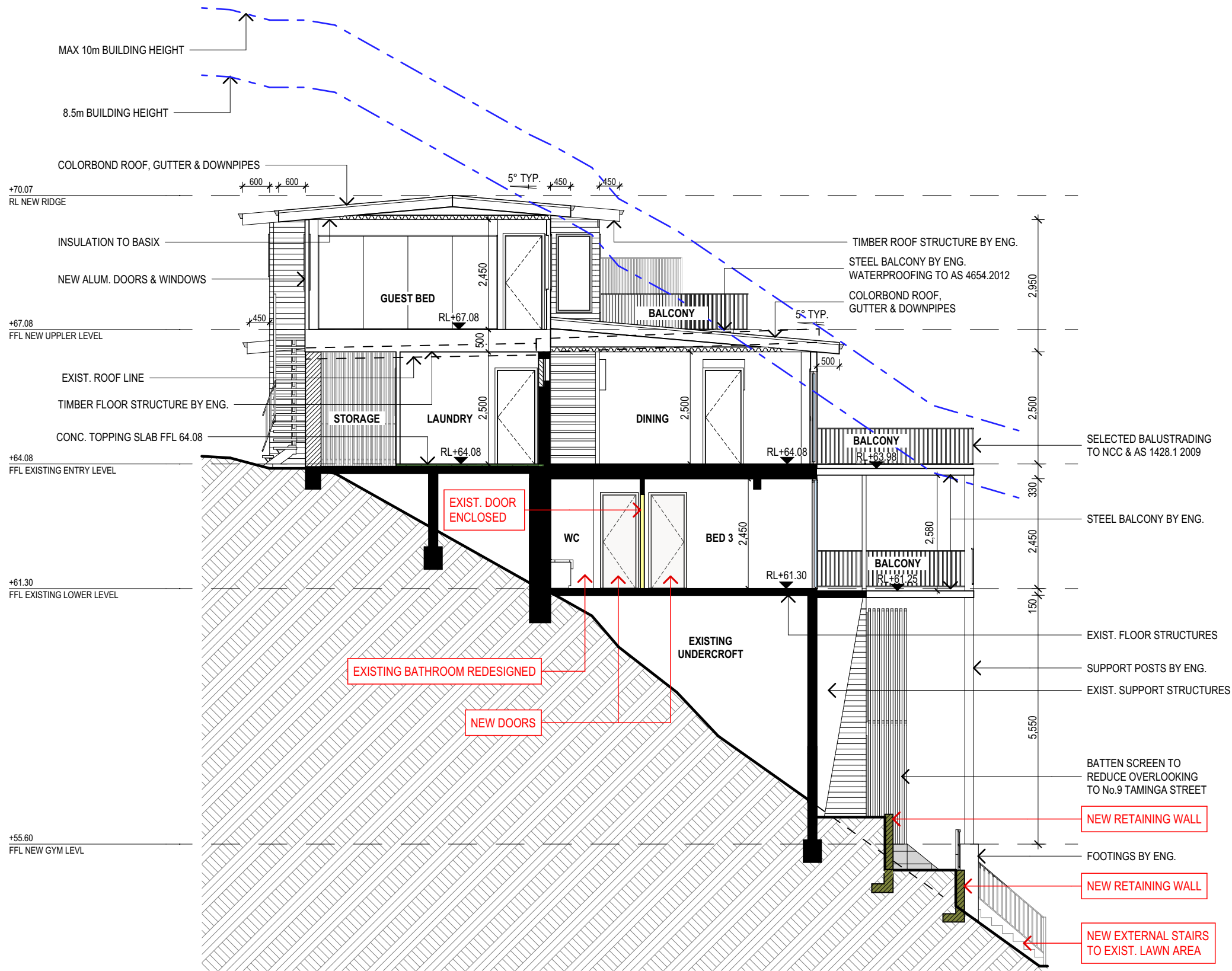
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JOB No:  
815/20

CHECKED BY:  
JJ

DRAWING No:  
**MOD.09**





#### LEGEND:

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SECTION 4.55 TO PROPOSED ALTERATIONS AND ADDITIONS  
10 TAMINGA STREET, BAYVIEW NSW 2104

DRAWING TITLE:  
SECTION AA

DATE:  
JULY/20

JOB No:  
815/20

DRAWN BY:  
AHB

CHECKED BY:  
JJ

SCALE:  
1:100 @ A3

DRAWING No:  
**MOD.10**



NOTE: NO CHANGES TO LANDSCAPE AREA

CALCULATIONS			
SITE AREA			689.31m <sup>2</sup>
LANDSCAPE CONTROL		60%	413.59m <sup>2</sup>
EXISTING LANDSCAPED AREA	<div></div>	62.85%	433.25m <sup>2</sup>
OUTDOOR RECREATIONAL AREA	<div></div>		13.75m <sup>2</sup>
TOTAL LANDSCAPED AREA		60.83%	419.32m <sup>2</sup>
EXISTING HARD SURFACE AREA	<div></div>		256.07m <sup>2</sup>
NEW HARD SURFACE AREA	<div></div>		27.68m <sup>2</sup>
TOTAL HARD SURFACE AREA			283.75m <sup>2</sup>

TRUE NORTH:

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SECTION 4.55 TO PROPOSED ALTERATIONS AND ADDITIONS

10 TAMINGA STREET, BAYVIEW NSW 2104

DRAWING TITLE:

LANDSCAPED AREA CALCULATION PLAN

DATE:

JULY/20

JOB No:

815/20

DRAWN BY:

AHB

CHECKED BY:

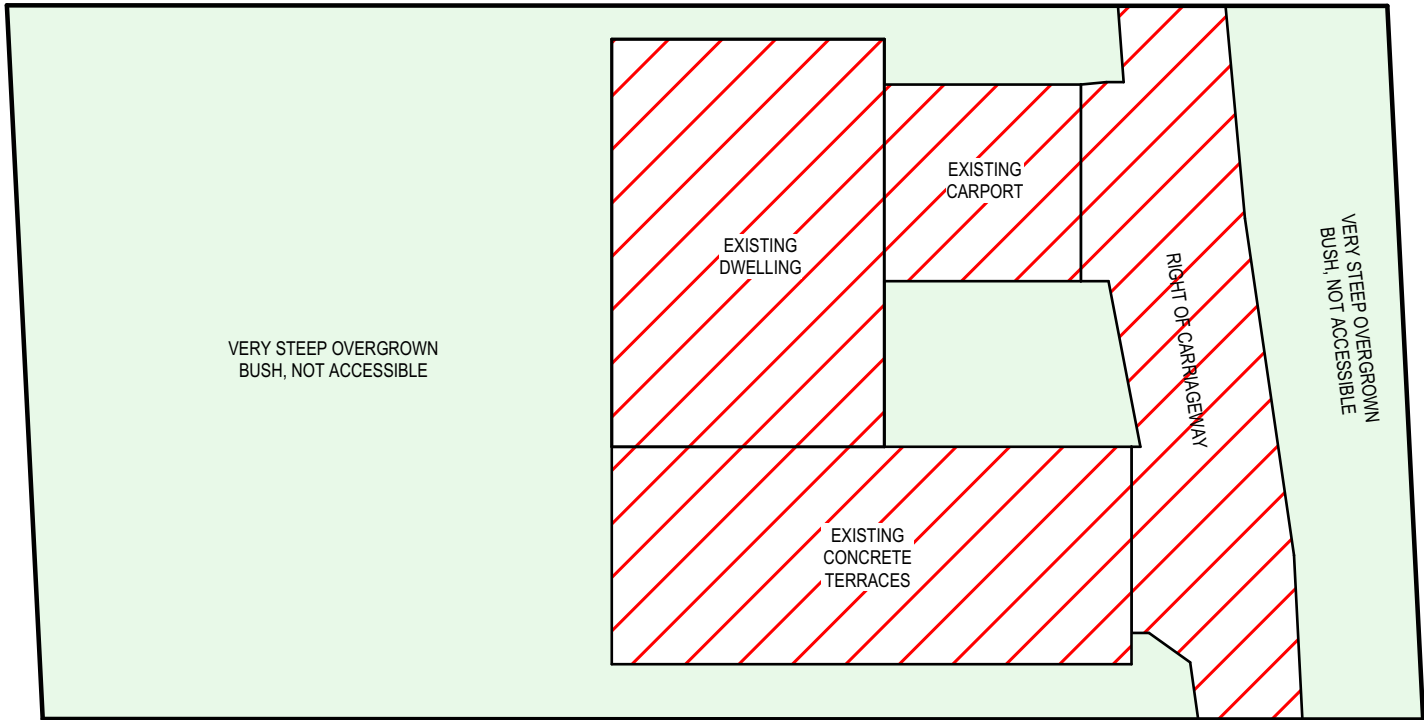
JJ

SCALE:

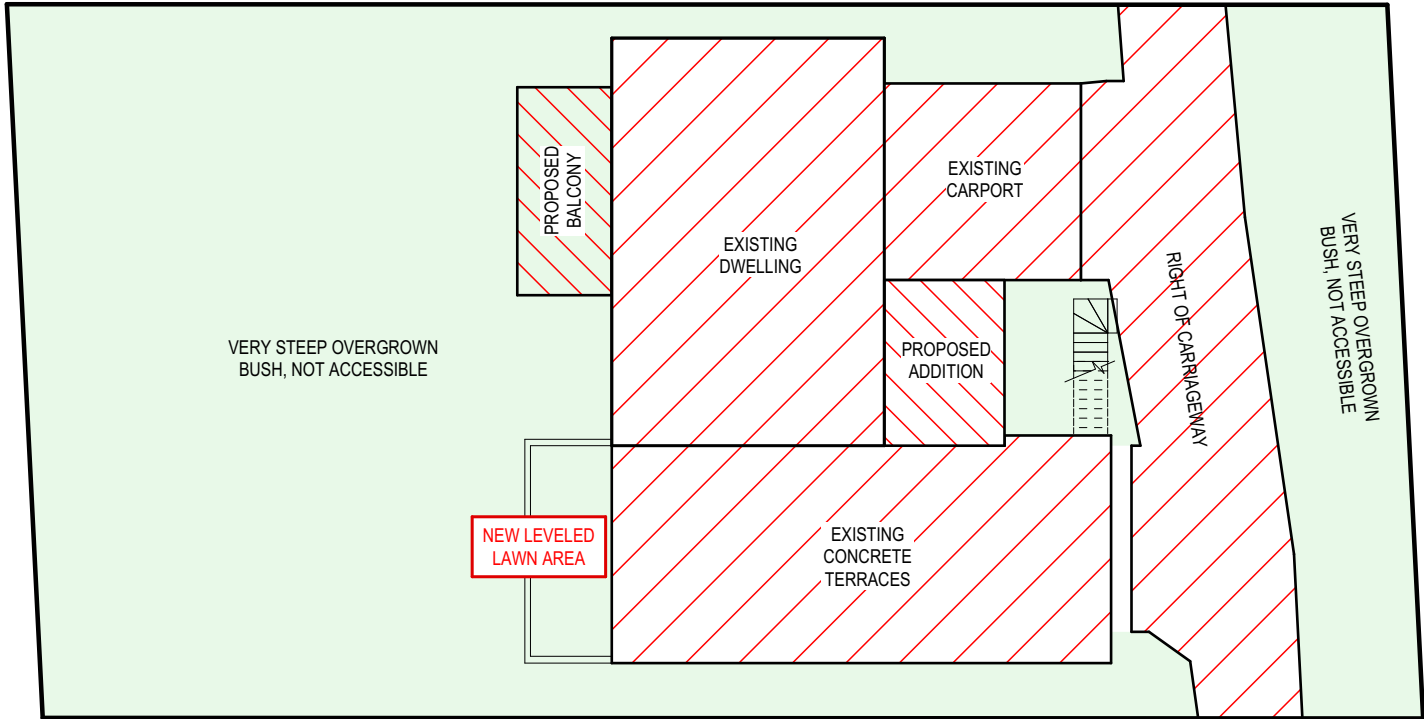
1:200 @ A3

DRAWING No:

MOD.12



EXISTING LANDSCAPED AREA  
1:200



PROPOSED LANDSCAPED AREA  
1:200