

Ardour Projects
PO Box 1097
Dee Why Post Shop NSW 2099

Project 85968.03
3 April 2024
85968.03.R.001.Rev0
DEM:de

Attention: Andrew Moss
Email: david.Spessot@gmail.com; ardourprojects@gmail.com

Geotechnical Comment

Proposed Mezzanine Development

3/8 Narabang Way, Belrose

1. Introduction

This letter presents comment from Douglas Partners Pty Ltd (DP) on proposed DA drawings for 3/8 Narabang Way, Belrose. The review was requested by Mr Andrew Moss of Ardour Projects and was undertaken in accordance with DP's email proposal dated 31 January 2024.

DP understands that the geotechnical comment is required in support of a Development Application (DA2023/1885) to Northern Beaches Council.

The site is located in Landslip Risk Area "B" under Northern Beaches Council's Warringah Landslip Risk Map.

A slope stability risk assessment was previously undertaken for the greenfield site (prior to the industrial development of the site) and was reported in DP's Geotechnical Assessment Report 85968.00 dated 23 May 2017. The slope stability assessment was undertaken using the general methodology outlined by the Australian Geomechanics Society (AGS, 2007).

2. Assessment

An inspection of the accessible areas of the completed industrial complex has been undertaken by DP's engineering geologist on 27 February 2024.

The following drawings, by Ardour Projects have also been supplied for DP's review:

- Drawings 1 to 4, Project 3/8 Narabang Way, Belrose, all Revision A dated 9 November 2023.

The inspection of the site and the industrial complex revealed no evidence of recent or imminent slope instability. Furthermore, an inspection of the industrial buildings, walls and pavements in the vicinity of Unit 3/8 and the accessible areas of the adjacent slopes revealed no visible evidence of significant defects that could be attributed to either foundation or slope movement.

3. Comments

It is understood that all works associated with the development application will utilise the existing building's footings and will not require any ground penetrations or excavations. Accordingly, and from a slope risk perspective, DP considers that the geotechnical risk assessment given in DP's original Geotechnical Assessment Report 85968.01 remains appropriate for the proposed works and that the proposed works are unlikely to adversely affect the stability of the site or the surrounding slope.

The suitability of the existing footings to support any additional loadings from the proposed mezzanine level within Unit 3/8 should be confirmed by a structural engineer.

DP trusts that these comments are adequate for your present requirements. Please contact the undersigned if you have any further questions on this matter.

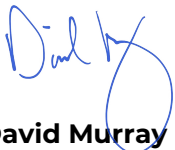
4. References

AGS (2007) *Practice Note Guidelines for Landslide Risk Management*, Australian Geomechanics, Volume 42, No 1: Australian Geomechanics Society, Landslide Taskforce, Landslide Practice Note Working Group.

Yours faithfully

Douglas Partners Pty Ltd

Reviewed by



David Murray
Senior Associate



Ray Blinman
Principal

Attachments: About this Inspection Report

Introduction

These notes are provided to amplify DP's inspection report in regard to the limitations of carrying out inspection work. Not all notes are necessarily relevant to this report.

Standards

This inspection report has been prepared by qualified personnel to current engineering standards of interpretation and analysis.

Copyright and Limits of Use

This inspection report is the property of DP and is provided for the exclusive use of the client for the specific project and purpose as described in the report. It should not be used by a third party for any purpose other than to confirm that the construction works addressed in the report have been inspected as described. Use of the inspection report is limited in accordance with the Conditions of Engagement for the commission.

DP does not undertake to guarantee the works of the contractors or relieve them of their responsibility to produce a completed product conforming to the design.

Reports

This inspection report may include advice or opinion that is based on engineering and/or geological interpretation, information provided by the client or the client's agent, and information gained from:

- an investigation report for the project (if available to DP);
- inspection of the work, exposed ground conditions, excavation spoil and performance of excavating equipment while DP was on site;
- investigation and testing that was carried out during the site inspection;
- anecdotal information provided by authoritative site personnel; and
- DP's experience and knowledge of local geology.

Such information may be limited by the frequency of any inspection or testing that was able to be practically carried out, including possible site or cost constraints imposed by the client/contractor(s). For these reasons, the reliability of this inspection report is limited by the scope of information on which it relies.

Every care is taken with the inspection report as it relates to interpretation of subsurface conditions and any recommendations or suggestions for construction or design. However, DP cannot anticipate or assume responsibility for:

- unexpected variations in subsurface conditions that are not evident from the inspection; and
- the actions of contractors responding to commercial pressures.

Should these issues occur, then additional advice should be sought from DP and, if required, amendments made.

This inspection report must be read in conjunction with any attached information. This inspection report should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions from review by others of this inspection report or test data, which are not otherwise supported by an expressed statement, interpretation, outcome or conclusion stated in this inspection report.

intentionally blank