



19369-L001 – 200427 - 4 Cross St Brookvale - Building Adjacent to Easement Letter

28 April 2020

Rent A Space
C/- Harding Architects Pty Ltd
6 Regent Street
PRAHRAN VIC 3181

Attention: Sam Harding

Dear Sam

RE: BUILDING ADJACENT TO COUNCIL'S EASEMENT AT 4 CROSS STREET BROOKVALE

This is to certify that the proposed warehouse building at 4 Cross Street Brookvale will generally be supported on reinforced concrete piles to rock level. The founding level of the rock is well below the invert level of the existing pipes (approximately 15-20m down). Geotechnical report prepared by JK Geotechnics Ref: 32885Srpt dated 22/01/20 stated rock level varies across the site with class V rock found from 15m to 25m from top of existing ground.

The precast panel walls that will be located near the eastern boundary and which support the upper levels of the building including the roof, will be supported of footing beams that are piled to rock. There will be no loads imposed on the existing council's stormwater easement that runs parallel to the eastern boundary of the site.

The ground floor slab will be designed as a slab on grade except for the eastern side where it will be designed as a suspended slab over the influence zone of the stormwater line. This slab will impose its loads on the edge footing beam which in turn will transfer the loads to the piles to rock. Therefore any future excavations on the eastern easement will NOT undermine the structure.

Tonkin sketch 19369-200427 SK1 dated 27/04/20 shows a section view across the eastern boundary looking north. In the sketch, the offset dimensions from the existing DN825 RCP pipe shown are based on Warringah Council's Building Over or Adjacent Constructed Council Drainage Systems and Easements Technical Specification. A minimum 1500mm clearance is shown in between the pile foundation and existing council's easement. A 45 degree zone of influence line is shown from the pipe to determine the extent of ground slab that will need to be designed as suspended slab to not impose any future design loads on the existing pipe as well as eliminating the risk of undermining of ground support for the slab from any future excavation works due to servicing of pipe.

Registered surveyor and service locating contractor will have to accurately locate and confirm all dimensions for this existing easement (including invert levels, pipe size, distance to boundary) on a scaled drawing to satisfy all relevant requirements in the Council's technical specification. Council also recommends the use of 'CCTV' pre-construction dilapidation survey be undertaken by the contractor.

Therefore the existing easement pipe will NOT BE affected by the new proposed warehouse building provided that the proposed new structural work is carried out in accordance with future specifications and drawings prepared by a suitable experienced and qualified practicing consulting structural engineer.



Yours sincerely,

S. Christoforidis

Savas Christoforidis | BE (Hons), MIE Aust, CPEng, NER

Principal Engineer

Tonkin

Enc Building Adjacent to Easement Sketch 19369-200427 SK1

