

08 August 2024

Emma & Sean McGuinness
4 Elwyn Close
MONA VALE, NSW

By e-mail: emma@dentavision.com.au
By cc: jason@spacedesigns.com.au

**Re: Limited Condition Report – Rear retaining wall
to
4 Elwyn Close, Mona Vale
Job N° 2301101**

Dear Sir/madam,

I refer to council's conditions of consent with reference to condition 8, "maintaining the rear boundary retaining wall"

Stewart McGeady attended the site on 07/08/24 at the request of and in the company of both the client and landscape architect.

The rear boundary retaining wall sits within the eastern boundary of 23 Emma St behind and appears to have been constructed for the purpose of raising and retaining the rear yard and driveway of 23 Emma St. The wall retains up to 1200mm of soil and is constructed from Besser blocks that appear to be unreinforced and not core filled.

The boundary wall exhibits a lean of @150mm into the rear yard of 4 Elwyn Close and is in imminent danger of collapse. This can be seen in the attached photo 1. Collapse would likely initiate a domino effect, thereby causing the wall to collapse beyond the boundaries of 4 Elwyn Close. The second photo exhibits the same boundary wall on the northern neighbouring property to 4 Elwyn Close affected by the same boundary condition. The wall has been crudely braced with light timbers which will not support the wall should it collapse.

We believe that council have written condition 8 believing that the new wall, as documented by engineer and architect, will destabilise the existing boundary retaining wall. In fact the new wall is intended to support and 'maintain' the existing wall as intended by condition 8. Due to the likelihood of collapse we provide an amendment to the structural plans that clarifies the intent of the retaining wall and provides support to the existing wall by bracing it with soil and therefor 'maintaining the existing wall'. This work should be carried out as a matter of urgency due to the risk for safety should the wall fail.

Yours faithfully

NORTHERN BEACHES CONSULTING ENGINEERS P/L

A handwritten signature in black ink, appearing to read 'Stewart McGeady'.

Stewart McGeady

BE (Civil), MIEAust., PDP, PRE, DEP.
(Director NB Consulting Engineers)

P:\2301101 4 ELWYN CLOSE, MONA VALE\ENG Design\L001.docx

Photo 1:



Photo 2:

