

2165-B Rev 1
14 June 2013

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Attention: Mr Matthew Bentley

Dear Sir,

21 – 35 TREACEY STREET, HURSTVILLE
GEOTECHNICAL COMMENT – CURRENT DEVELOPMENT PLANS

1. INTRODUCTION

As requested, we have reviewed the current development plans for the above project in order to provide geotechnical comment, specifically regarding the applicability of the preliminary advice provided in our previous geotechnical report prepared by Asset Geotechnical Engineering Pty Ltd (Reference 1581 – A dated 15th of November 2010).

2. PREVIOUS CONCEPT DESIGN PLANS

At the time our previous report was prepared, the supplied concept design plans indicated the project involved construction of a high-rise development including 6 levels below ground and 16 levels above ground. The proposed basement finished floor level at that time was RL 42 m AHD. The concept plans were prepared by Stanisic Architects, project number 10 011, drawing numbers CD32 to CD36 inclusive dated July 2010.

3. CURRENT DEVELOPMENT PLANS

The current approved building is different to the concept design plans mentioned above, and comprises 4 basement levels with the lowest basement finished floor level is at RL 46.5 m AHD, and 16 levels above ground. It is proposed to increase the number of levels above ground to 19, and to extend the lowest basement finished floor level to RL 46.0 m AHD (refer development plans supplied to us for this comment prepared by Stanisic Architects, project number 10 011 dated April 2013).

4. GEOTECHNICAL COMMENT

We note that the basement finished floor level is proposed at RL 46 m AHD, which is 4 m above the previously proposed finished floor level referenced in our previous report.

We assess that the currently proposed development details would not change the preliminary geotechnical advice provided in our previous report mentioned above.

Provided that the current concept plan is designed and constructed in accordance with our previous geotechnical report as mentioned above, including recommendations and advice regarding:

- excavations;
- temporary and permanent support;
- dewatering;
- foundations; and
- requirement for further studies

we consider that the proposed development (in terms of depths of excavation, building envelope and methodology of construction) would not have an adverse impact on the adjoining rail corridor.

5. LIMITATIONS

It must be pointed out that the comments made in this letter, and the preliminary advice provided in our geotechnical report are based on assessed subsurface conditions from desktop study and review of available geotechnical reports for nearby developments. In order to confirm the assessed soil and rock properties, further investigation would be required as outlined in our previous geotechnical report.

This letter and details for the proposed development must be submitted to relevant regulatory authorities that have an interest in the property (e.g. Council, RailCorp) or are responsible for services that may be within or adjacent to the site (e.g. Sydney Water), for their review prior to commencement of construction.



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

For and on behalf of
Asset Geotechnical Engineering Pty Ltd

Mark Bartel

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