

G09/86-A VDS:KW
21st May 2009

NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Chris Wilson – Executive Director

Dear Sir

**Re: Pelican Beach Resort (Sapphire Project), 740 Pacific Highway,
Sapphire Bay: Geotechnical Assessment.**

As requested, Network Geotechnics Pty Ltd (NG) reviewed file records in order to provide recommendations for the proposed revised development proposal.

NG carried out geotechnical studies for a proposed residential development which included detached dwellings and townhouses and apartments. NG Report G26029/1-A of 16th March, 2006 contained a general geotechnical appraisal including site preparation, recommendations for footing design and retaining wall design. NG Report G26029/1-Br of 12th December, 2006 included an assessment of risk of slope instability in sloping ground where clusters of dwelling with basements were proposed.

It is understood that the current proposal includes only 39 residential lots for detached dwellings and 2 community lots.

'The Director General's Requirements for MP06_0148 Mod 1 require the following:

Geotechnical

5.4 Outline how the proposed modification alters geotechnical considerations for development on the site at all stages of development, and detail any mitigation measures proposed.'

In response we assess that the recommendations contained in the above referred reports are applicable to the current proposed development.

The risk of slope instability against the previous development was assessed to be **moderate**. This assessment was based on the assumption that apartment buildings were to be piered and the excavations supported by engineered retaining walls.

We assess that the risk of slope instability under the proposed development to be same as or slightly less than before. However it would be necessary to assess the risk of individual lots after the subdivision is built and prior to registration of lots.

This report is based on the investigations described in the reports referenced above and should be read in conjunction with the attached General Notes.

Please do not hesitate to contact the undersigned should you have any queries.

For and on behalf of
Network Geotechnics Pty Ltd

Res: 
V W de Silva *BScEng, MEng, SMIE Aust, CPEng, NPER*
Principal Geotechnical Engineer

Encl General Notes

