

29 March 2022

201609

Arncliffe Eden Property Pty Ltd
c/- Billbergia
Suite 101, 25 Angas Street
Meadowbank NSW 2114

Attention: Dean Stojanovski

EDEN STREET, ARNCLIFFE

SSD-11429726 - Potential Basement Easement Connection

Dear Dean,

Further to the Department of Planning request for additional information dated 17 March 2022, we have considered the request for easement connections at B1 level to the lots south of the site and make the following observations with regards to the structural implications.

Proposed Easement Connection Locations

The sketch below shows two proposed basement B1 connection locations with the first being through 181 Princess Highway to 7 Forrest Road and the second through 50 Eden Street to No.7 Forrest Road.

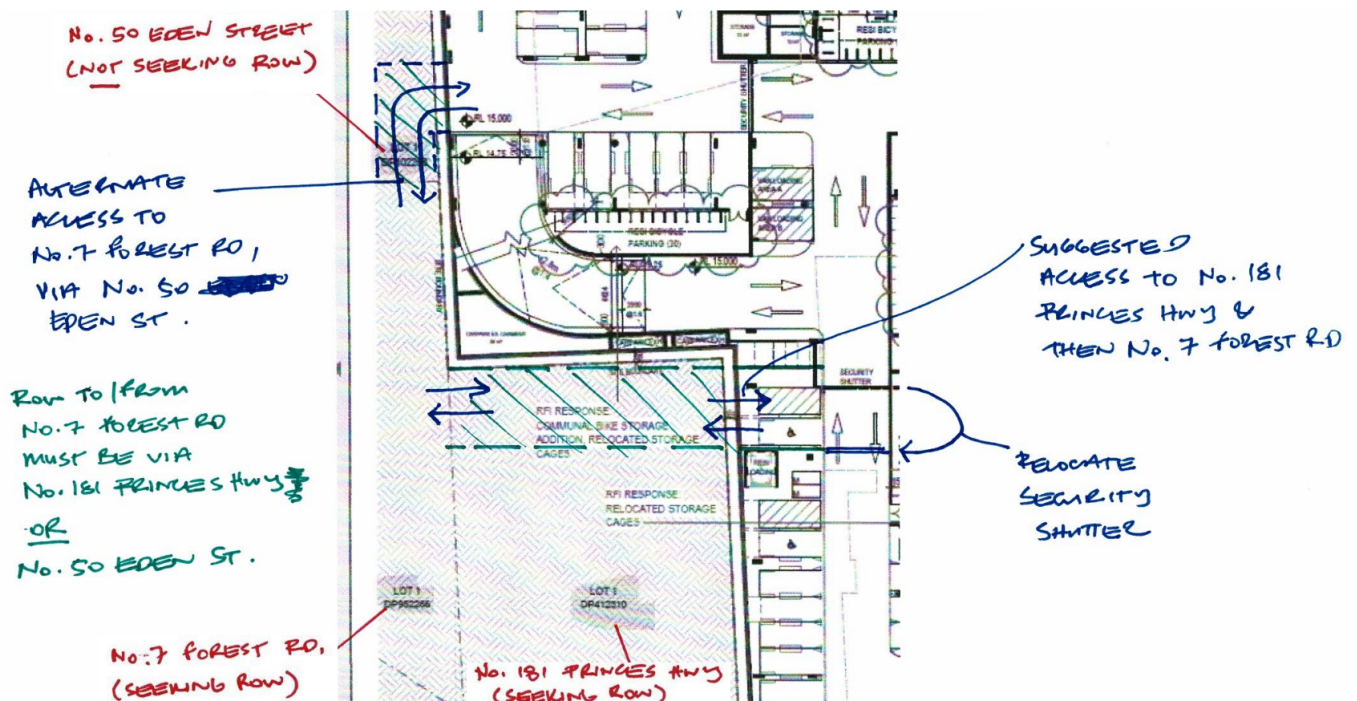


Figure 1 – Potential Basement B1 Connection Locations

Structural Constraints

Based on the geotechnical conditions identified in the geotechnical investigation report prepared by ADE Consulting Group, in this area of the site, medium strength or better rock has been identified at approximately RL 23.0. To retain the ground above the class III rock, a 600 dia soldier pile shoring wall has been proposed. That is supported by temporary ground anchors during construction. Permanent lateral support of the shoring is provided by the Upper Ground and Lower Ground slabs. An indicative section at the breakthrough area is shown below.

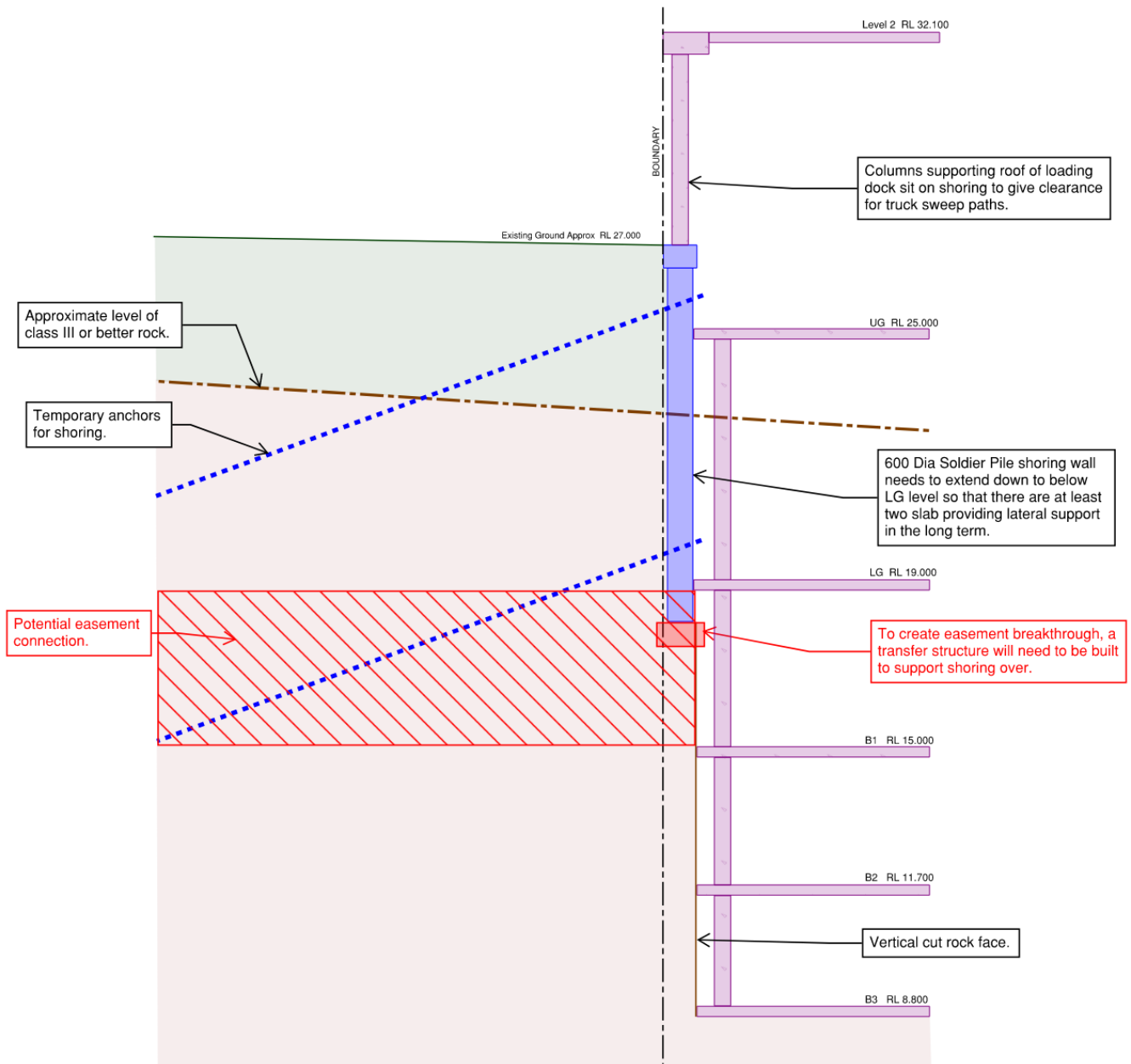


Figure 2 – Indicative Section at Potential Easement Connection

From a structural perspective, a future connection at the location indicated takes away the vertical support of the shoring over. To support this shoring at the breakthrough will be difficult as the transfer structure would need to support not only the weight of the shoring structure over but also and loads from the level 2 roof of the loading dock that has it's supports on the shoring to achieve the required space for truck sweep paths and parking spaces.

The construction of this transfer structure in the future would also be very disruptive to the operation of the basement B1 area due to the significant amount of structural works required.

The position of the boundary would also mean that in the future there would need to be works carried out on both lots that may require some structure that crosses the boundary.

In summary, the proposed connection at B1 creates a number of significant structural challenges that due to the staging and the position of the connection will be both difficult and costly to incorporate into the design.

Should you require anything further please contact the undersigned.

For and on behalf of,
TTW (NSW) PTY LTD



DARREN JEFFREE
Technical Director

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