

11 April 2014
Ref No 25343V3let1

Bunnings Group Limited
Locked Bag 30
GRANVILLE, NSW 2142

ATTENTION: Mr Phillip Drew, Development Manager

Dear Sirs

DILAPIDATION SURVEYS OF NEIGHBOURING BUILDINGS – DRAFT DA CONDITION NO.7
PROPOSED BUNNINGS WAREHOUSE
CNR. KINGSGROVE RD AND RICHLAND ST, KINGSGROVE, NSW

This letter addresses Council's draft DA Condition 7 regarding dilapidation reports on neighbouring building to the proposed Bunnings development, which involves some below ground excavation. The supplied drawing (Drawing NO. 01030_DA201, Revision 01, Dated 13/11/13) prepared by C&M, indicates that the lowest basement (B2) level to be at RL28.9m AHD. This will require maximum excavation depth of about 10.6m at the north western corner, 4.1m at the south western corner, 1.1m at the south eastern corner and 4.4m at the north eastern corner of the site.

On Section 4.2 page 8 of the JK Geotechnics geotechnical report (Ref. 25343V2rpt-Consolidated-Konsgrove dated 26 September 2013), it is clearly stated that dilapidation survey should be completed only on neighbouring buildings that fall within the influence zone of the excavation.

This excavation zone of influence is defined as twice the depth of the excavation.

Below is a table summarising which property warrants a dilapidation survey based on the supplied information.

Property No.	Dilapidation Survey
29-31 Richland Street	Yes
2 St Albans Road	No
35 Richland Street	No
37 Richland Street	No
39 Richland Street	No
162 Kingsgrove Road	No
166 Kingsgrove Road	No
168 Kingsgrove Road	No
170 Kingsgrove Road	No
172 Kingsgrove Road	No
174 Kingsgrove Road	No
176 Kingsgrove Road	No
178 Kingsgrove Road	No
180 Kingsgrove Road	No



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165 Kingsgrove Road	Yes
167 Kingsgrove Road	No
28 Richland Street	Yes
25-27 Richland Street	No

Note that dilapidation survey of the road reserves around the site should also be completed.

Should you require any further information regarding the above, please do not hesitate to contact the undersigned.

Yours faithfully
For and on behalf of
JK GEOTECHNICS

Fernando Vega
Senior Associate