



XAVIER  
KNIGHT

24<sup>th</sup> January 2024

Attn: Damian Jaegar

City of Newcastle

PO Box 489, Newcastle, NSW, 2300

## East End Stage 3 & 4 - Morgan St. - Response to RFI for DA202300419

Dear Damian,

Xavier Knight have been engaged as structural consultants for Development Application (DA) DA 2023\_00419, relating to East End Stages 3 & 4 in Newcastle.

The East End Stages 3 & 4 Development Application relates to the following sites:

### **East End Stage 3 Site (121, 137-145, Hunter Street):**

- 137 (32/864001) Hunter Street, Newcastle
- 137 (31/864001) Hunter Street, Newcastle

### **East End Stage 4 Site (105-111, Hunter Street):**

- 111 (A/388647) Hunter Street, Newcastle
- 109 (B/388647) Hunter Street, Newcastle
- 105 (1/77846) Hunter Street, Newcastle
- 3 (100/1098095) Morgan Street, Newcastle
- 3 (1/723967) Morgan Street, Newcastle
- 3 (98/1098034) Morgan Street, Newcastle
- 3 (96/1098068) Morgan Street, Newcastle
- 3 (2/331535) Morgan Street, Newcastle
- 22 (1/331535) Newcomen Street, Newcastle
- 66-74 (1/819134) King Street, Newcastle

Xavier Knight have been advised by the developer, East End Stage 3 Pty Ltd & East End Stage 4 Pty Ltd, that the City of Newcastle (CN) has raised a concern that the temporary ground anchors, providing lateral restraint to the excavation retention will limit the potential development of the upper Morgan St. road reserve.

An excerpt from the CN RFI dated 22<sup>nd</sup> December 2023 is provided below for clarity:

*Morgan Street (unformed road reserve)*

*It is noted that while the disabled access ramp that was originally proposed in the unformed section of the Morgan Street road reserve has been removed, the latest version of the landscape plans submitted on 12 December 2023 indicate two pedestrian access links from Stage 4 to the unformed section of Morgan Street - refer below.*

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*On the basis that future treatment of this unformed section of Morgan Street is unclear and therefore the provision of a pedestrian pathway connection to these locations cannot be guaranteed it is required that these pedestrian linkages be removed.*

*While the nature and treatment of the unformed section of Morgan Street road reserve has not been finalised it is likely that the finished surface levels will vary considerably from existing levels as well as incorporating engineered structures with significant footings due to the terrain. On this basis, Council does not want to see the embellishment of this area hampered by the existence of grounds anchors associated with building construction within Stage 4.*

This letter is provided further to 230426 East End Stage 3 & 4 - Preliminary basement retention design [1], which outlined the critical aspects of the excavation retention design, the use of conventional industry design standards and practice, as well as the fact that ground anchors are temporary in nature.

The temporary ground anchors are required only until such a point that the basement structure is built up to existing ground level, engaging the capping beam around the perimeter of the excavation.

Once this stage of construction is achieved, the temporary ground anchors are redundant and will be destressed by a competent contractor. The basement structure is not reliant on the ground anchors long-term.

It is expected that East End Stage 4 will progress well ahead of any public domain works required in the Morgan St. unformed road reserve and thus, no impediment will exist to the delivery of the public domain works as a result of the temporary ground anchors.

Any works within the Morgan St. road reserve can then progress unimpeded and without limitation. Excavation may take place within the road reserve and if the anchors are encountered, they may be easily cut and removed, without financial burden, at any point beyond the boundary of the Stage 3 and Stage 4 basements. This is common practice and was the agreed approach for Stage 1 & 2.

The proposal excavation design approach, use of temporary ground anchors and conventional construction methods has been utilised on numerous projects within a variety of ground conditions and is typical of the majority of basement excavation retention systems within Australia.

In conclusion, Xavier Knight is of the opinion that the proposed basement design and use of temporary ground anchors does not limit the development potential of the Morgan St. road reserve and the use of ground anchors is standard practice should be approved since there is no long-term implication due to their temporary nature.

Kind regards,



Jonathon Dymond

Project Leader – Associate Structural Engineer

BEng (Hons), PGCert, MSc (Structural)