

Ref: SRE/1409/BC/25

4th June 2025

Attn: Mrs. Sue Hatcher

3 Dresden Avenue,
Beacon Hill, NSW 2100

Dear Sue,

**RE: PRELIMINARY GEOTECHNICAL ASSESSMENT FOR PROPOSED DEVELOPMENT AT
3 DRESDEN AVENUE, BEACON HILL NSW 2100 - PRELIMINARY GEOTECHNICAL
ASSESSMENT**

Further to the email received on the 2nd of June 2025, Soilsrock Engineering was commissioned to carry a preliminary geotechnical assessment of the site conditions and give recommendations regarding the proposed development above.

1. INTRODUCTION

The present report describes the geotechnical assessment carried following the requirements of Northern Beach Council - Warringah, according with Clause E10 of Warringah Development Control Plan (DCP 2011), and the Warringah Local Environmental Plan 2011 (WLEP 2011) Map which identifies the Landslip Risk Classes as per **Table 1** below.

Table 1 – LANDSLIP RISK CLASSES A TO E

Thick Box	LANDSLIP RISK CLASS (thick box indicates Landslip Risk Class of Property)
<input type="checkbox"/>	A Geotechnical Report not normally required
<input checked="" type="checkbox"/>	B Preliminary assessment of site conditions required to determine whether a geotechnical report is required.
<input type="checkbox"/>	C Geotechnical Report required
<input type="checkbox"/>	D Preliminary assessment of site conditions required to determine whether a geotechnical report required
<input type="checkbox"/>	E Geotechnical Report required

The site inspection was carried on 3rd of June 2025 to access existing site conditions. Details of the proposed development are shown on the architectural drawings prepared by "DRAFTING

HELP PTY LTD" Rev. A dated 27th September 2022, which are part of the DA submission, and survey drawing prepared by Bee & Lethbridge Pty Ltd "Plan Showing Boundaries, Relative Heights & Physical Features Over Lot 6 in D.P. 30181 known as No. 3 Dresden Avenue, Beacon Hill", Drawing No. 23469, Rev No. 00, dated 21/02/2025.

2. SITE LOCATION

The subject site is situated in 3 Dresden Avenue, Beacon Hill, facing opposite to Dresden Avenue to its West, surrounded by the properties 35 Mary Street to its North, 1 Dresden Avenue to the East and 5 Dresden Avenue to the South.

3. PROPOSED DEVELOPMENT

The development proposes to construct a new deck with roof over, a new kitchen extension, and new steps located at East of the existing property, it is understood that there is no need to back fill or carry out deep excavations. For further details, please refer to the architectural drawings referred above.

4. EXISTING SITE DESCRIPTION

The subject site is known as Lot/Section Plan: 6/DP30181, 3 Dresden Avenue, Beacon Hill NSW, which is in a trapezoidal shape with approximately 667.9.m² in total site area surrounded by brick dwellings and side fences.

The residential dwelling is an existing two-storey brick and timber house with a partial underground basement garage, all in good conditions for its age. The house is located on a slope; the entrance has a concrete driveway at the West and entrance side down slope has a grass area considerable away from the house. This area is a stabilised ground covered by grass and trees. Site sides and rear areas are fenced from nearby neighbours.

From the analyses of Sydney 1:100 000 Geological Map, it is indicated the site is underlain by Hawkesbury Sandstone, medium to coarse-grained quartz sandstone, (**Rh**) which can be described as very minor shale and laminate lenses.

The site is slopping down from Northeast to Southwest with approximately 5°-25°, no evidence of important cracks and/or settlements were observed, no evidence of slope instability was identified at the time of the inspection and no geotechnical hazards that could impact on the subject property were observed on the surrounding neighbouring properties by external cursory visual inspection.

5. RECOMENDATIONS

Further to the analyses of the Council Checklist Flowchart attached on the **Appendix 1** and on this preliminary assessment, for the proposed alterations and additions, it is considered to be satisfactory from a geotechnical and landslip perspective subject to the application of good engineering practice. No further detailed geotechnical report is required.

However, it is recommended to carry further geotechnical site inspections during the construction of the new deck and new kitchen extension footings by a competent professional geotechnical engineer, to confirm that the new structures are founded in a competent and solid soil or rock foundations suitable to take the loads of the proposed development.

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

Yours faithfully,
For and on behalf of
Soilsrock Engineering Pty Ltd



Jorge Cabaco

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Principal Geotechnical Engineer

ENGINEERS AUSTRALIA

CHARTERED ENGINEER | NER NATIONAL ENGINEERS REGISTRATION No. 3789414

Appendix 1 – Checklist Flow Chart for Council's Assessment of Site Conditions and Need for Geotechnical Report in Landslip Risk Classes B and D

APPENDIX 1

CHECKLIST FLOW CHART FOR COUNCIL'S ASSESSMENT OF SITE CONDITIONS AND NEED FOR GEOTECHNICAL REPORT IN LANDSLIP RISK CLASSES B AND D

