

PRELIMINARY GEOTECHNICAL ASSESSMENT:

49 Gurney Crescent, Seaforth

1.0 Proposed Development

- 1.1** Rearrange the interior of the house and enclose the parking area to create a garage.
- 1.2** Install a lift on the W side of the house.
- 1.3** Various other minor internal and external alterations and additions.
- 1.4** Apart from those for footings, no excavations are required. No fills are shown on the plans.
- 1.5** Details of the proposed development are shown on 9 drawing prepared by Bettswite Home Design, project number 2515 DA 1, drawings numbered 1 to 9, revision G, dated 20/6/25.

2.0 Site Location

- 2.1** The site was inspected on the 2nd July, 2025.
- 2.2** This corner residential property is on the high side of Gurney Crescent and the high side of a Right of Carriageway (ROW). The block has a S aspect. It is located on the gently graded upper reaches of a hillslope. Medium Strength Sandstone outcrops at the road frontage and across the property in several locations. Where sandstone is not exposed, it is expected to underlie the surface at relatively shallow depths. The natural surface of the block has been altered by an excavation for the parking level of the house and for the pool. The proposed development will not significantly alter the block further.

2.3 The site shows no indications of historical movement in the natural surface that could have occurred since the property was developed. We are aware of no history of instability on the property.

3.0 Site Description

The natural slope rises from the ROW at gentle angles. At both road frontages, two concrete driveways run to a parking area underneath the downhill side of the house. In between the road frontage to Gurney Crescent and the house is a terraced lawn area. The fill for the lawn area is supported by a ~1.0m high sandstone block retaining wall. This wall has some minor cracking in the mortar but appears to be stable. Medium Strength Sandstone outcrops in this location. The part three-storey house was supported on rendered masonry walls. The walls showed no significant signs of movement. Some of the walls appeared to be supported directly on outcropping Medium Strength Sandstone. A pool and patio area extends off the E side of the house to the E common boundary. The pool is in good condition and is cut directly into Medium Strength Sandstone. No signs of movement were present in the pool shell. A ~1.5m high sandstone block retaining wall is in the process of being constructed along the upper common boundary. This wall is partially supported on outcropping Sandstone. The land surface surrounding the house is mostly paved with some lawn covering. No significant signs of movement associated with slope instability were observed on the grounds. No geotechnical hazards that could impact on the subject property were observed on the surrounding neighbouring properties as viewed from the subject property and the street.

4.0 Recommendations

The proposed development and site conditions were considered and applied to the current council requirements. See the required inspection below that is to be carried out during construction and is a requirement for the final geotechnical certification. Apart from the inspection, it is not expected additional geotechnical input will be required provided good design and building practices are followed.

5.0 Inspection

The client and builder are to familiarise themselves with the following required inspection as well as council geotechnical policy. We cannot provide geotechnical certification for the owners or the regulating authorities if the following inspection has not been carried out during the construction process.

- All footings are to be inspected and approved by the geotechnical consultant while the excavation equipment and contractors are still onsite and before steel reinforcing is placed or concrete is poured.

White Geotechnical Group Pty Ltd.



Tyler Jay Johns
BEng (Civil)(Hons),
Geotechnical Engineer.

Reviewed By:



Nathan Gardner B.Sc. (Geol. & Geophys. & Env. Stud.)
AIG., RPGeo Geotechnical & Engineering.
No. 10307
Engineering Geologist & Environmental Scientist.



Information about your Preliminary Assessment

This Preliminary Assessment relies on visual observations of the surface features observed during the site inspection. Where reference is made to subsurface features (e.g., the depth to rock) these are interpretations based on the surface features present and previous experience in the area. No ground testing was conducted as part of this assessment and it is possible subsurface conditions will vary from those interpreted in the assessment.

In some cases, we will recommend no further geotechnical assessment is necessary despite the presence of existing fill or a rock face on the property that exceed the heights that would normally trigger a full geotechnical report, according to the Preliminary Assessment Flow Chart. Where this is the case, if it is an existing fill, it is either supported by a retaining wall that we consider stable, or is battered at a stable angle and situated in a suitable position on the slope. If it is a rock face that exceeds the flow chart limit height, the face has been deemed to be competent rock that is considered stable. These judgements are backed by the inspection of over 5000 properties on Geotechnical related matters.

The proposed excavation heights referred to in section 1.0 of this assessment are estimated by review of the plans we have been given for the job. Although we make every reasonable effort to provide accurate information excavation heights should be checked by the owner or person lodging the DA. If the excavation heights referred to in in section 1.0 of this assessment are incorrect, we are to be informed immediately and before this assessment is lodged with the DA.
