

PRELIMINARY GEOTECHNICAL ASSESSMENT:

2 Ellery Parade, Seaforth

1.0 Proposed Development

- 1.1** Demolish the existing house and carport and construct a new two-storey house by excavating to a maximum depth of ~1.5m.
- 1.2** Install a pool on the N side of the property by excavating to a maximum depth of ~1.6m.
- 1.3** Various other external modifications.
- 1.4** No fills are shown on the plans.
- 1.5** Details of the proposed development are shown on 6 drawings prepared by Watershed Design, Job number 18014, drawings numbered DA02 to 04, and 06 to 08, Issue B, dated 25/3/19.

2.0 Site Location

- 2.1** The site was inspected on the 11th February, 2019.
- 2.2** This residential property is level with the road and has an E aspect. The block runs longways to the N so the slope is a cross-fall. It is located on the gently graded middle reaches of a hillslope. Medium Strength Hawkesbury Sandstone bedrock outcrops at the road frontage upslope of the subject property. 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 with excavations for landscaping across the property. The proposed development will require an excavation to a maximum depth of ~1.5m for the proposed house, and another excavation to a maximum depth of ~1.6m for the proposed pool.

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 across the site at an average angle of $\sim 6^\circ$. At the road frontage, a concrete driveway runs to a carport attached to the S side of the house. The driveway also runs past the downhill side of the house to a parking area on the N side of the house. The part two-storey brick house, carport, and driveway will be demolished as part of the proposed works. An excavation has been made to level the site. The cut is supported by a stable brick retaining wall $\sim 1.3\text{m}$ high that lines the upper common boundary. A gently sloping lawn extends from the N side of the house to the N common boundary. A stable masonry garden room has been constructed in the NW corner of the property. The area surrounding the house is mostly paved or lawn covered. No signs of movement associated with slope instability were observed on the grounds. No cliffs or large rock faces were observed on the property or in the near vicinity. The adjoining neighbouring properties were observed to be in good order as seen from the road and the subject property.

4.0 Recommendations

The proposed development and site conditions were considered and applied to the Council Flow Chart.

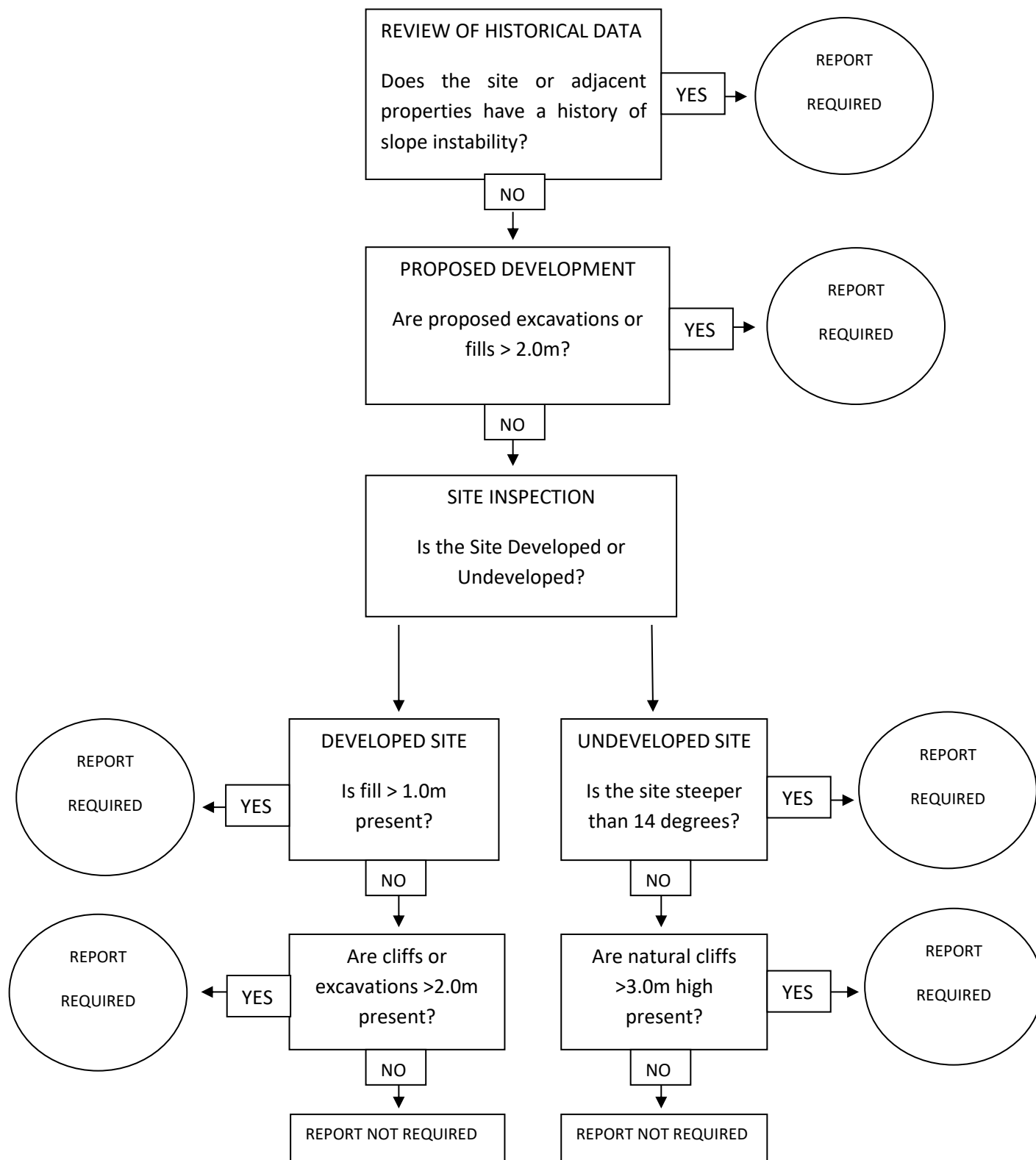
Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

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Preliminary Assessment Flow Chart – Norther Beaches Council (Manly)



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 2.0 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 2.0 of this assessment are incorrect we are to be informed immediately and before this assessment is lodged with the DA.
