PRELIMINARY GEOTECHNICAL ASSESSMENT:
23 Wakehurst Parkway, Seaforth

1.0 Proposed Development

1.1 Demolish the existing house and driveway. Construct a new two storey house and driveway requiring minor levelling and minor filling.

1.2 No significant excavations or fills are shown on the plans.

1.3 Details of the proposed development are shown on 23 drawings prepared by Fowler Homes, job number 21-1418, drawings numbered 001 to 016 and 018 to 024, Revision B-2, dated 21/11/22.

2.0 Site Location

2.1 The site was inspected on the 21st December, 2022.

2.2 This residential property is on the low side of the road and has an E aspect. It is located on the gently graded upper reaches of a hillslope. No rock outcrops on the property. The Sydney 1:100 000 Geological Sheet indicates the site is underlain by Hawkesbury Sandstone that is described as a medium to coarse grained quartz sandstone with very minor shale and laminite lenses. The natural surface of the block has been altered with low filling for a level paved area on the downhill side of the house. The proposed works will require minor levelling and minor filling.

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 falls across the property at angles of <5°. At the road frontage, a concrete driveway runs to a weatherboard clad garage on the NW side of the house. Between the road frontage and the house is a gently sloping lawn and garden area. The single storey

weatherboard clad house is supported on brick walls and piers. The supporting walls and piers stand vertical and show no significant signs of movement. A timber deck extends off the downhill side of the house. The timber posts supporting the deck stand vertical. Gently sloping lawn areas and a paved area extend off the downhill side of the house. Low filling provides a level platform for the paved area. The area surrounding the house is mostly lawn or garden covered with some paved areas. 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.

5.0 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.

White Geotechnical Group Pty Ltd.

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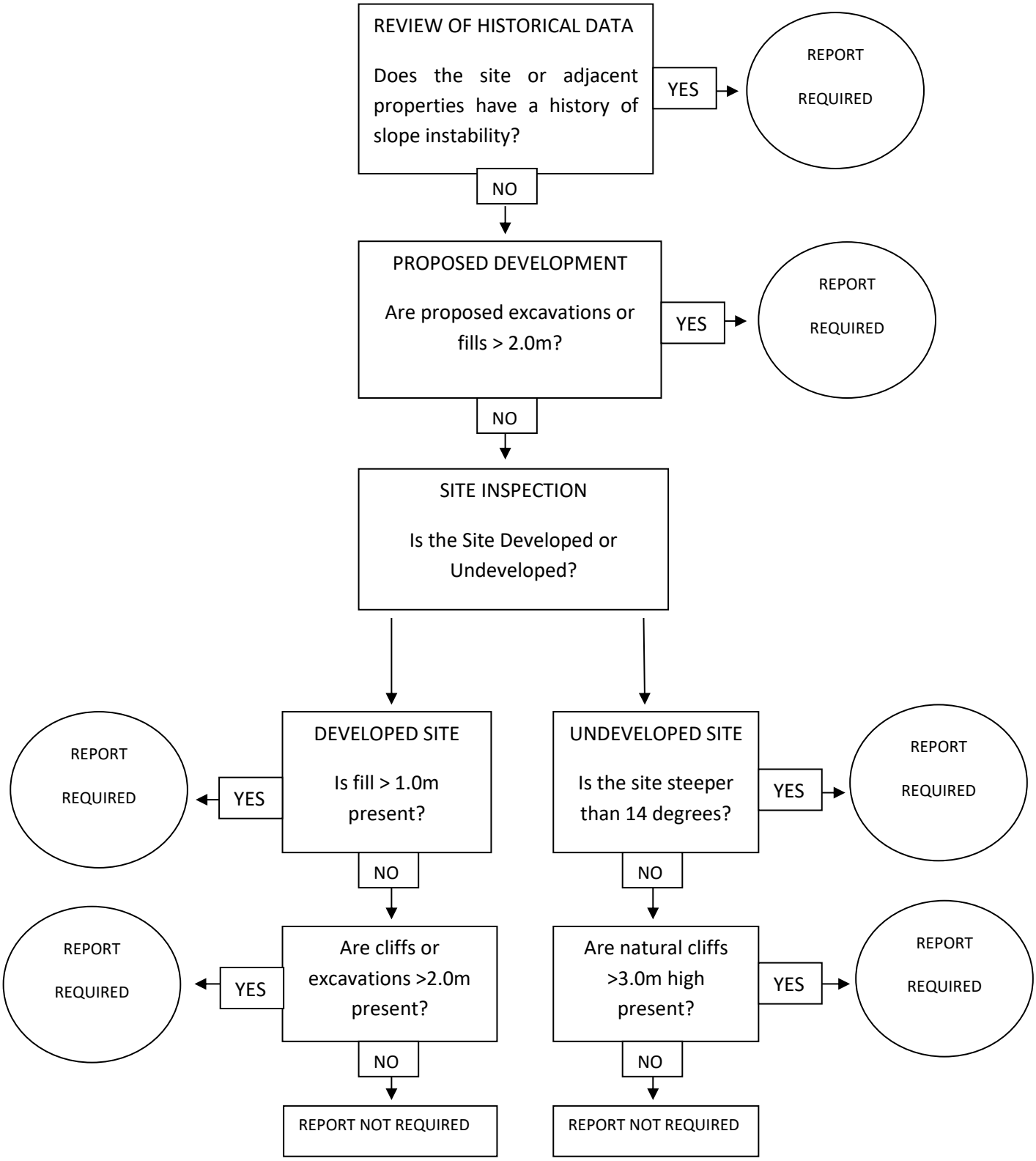
Preliminary Assessment Flow Chart – Northern Beaches Council (Manly)



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.
