

PRELIMINARY GEOTECHNICAL ASSESSMENT:
14 Addiscombe Road, Manly Vale

1.0	LANDSLIP RISK CLASS (<i>Highlight indicates Landslip Risk Class of property</i>)
<input checked="" type="checkbox"/>	<i>A - Geotechnical Report not normally required</i>
<input checked="" type="checkbox"/>	<i>B - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required</i>
<input type="checkbox"/>	<i>C - Geotechnical Report is required</i>
<input type="checkbox"/>	<i>D - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required</i>
<input type="checkbox"/>	<i>E - Geotechnical Report required</i>

2.0 Proposed Development

- 2.1 Construct a new driveway and hardstand at the downhill side of the property by excavating to a maximum depth of ~1.3m.
- 2.2 Install a new pool in the NW corner of the property by excavating to a maximum depth of ~2.0m.
- 2.3 No significant fills are shown on the plans.
- 2.4 Details of the proposed development are shown on 1 drawing prepared by BH Designs, drawing number 2416/DA-02, Issue A, dated April, 2025.

3.0 Site Location

- 3.1 The site was inspected on the 7th May, 2025.
- 3.2 This corner residential property is on the high side of Addiscombe Road and is near level with Innes Road. The property has an E aspect. It is located on the gently graded lower 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 a cut for the garage, and cuts and fills for lawn, garden and paved areas across the property. The proposed development will require excavations to maximum depths of ~1.3m and ~2.0m respectively for the proposed driveway/hardstand and pool.

3.3 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.

4.0 Site Description

The natural slope rises across the property at an average angle of ~5°. At the Addiscombe Road frontage, a low rendered brick retaining wall supports a fill for a garden and lawn area at the downhill and NE sides of the house. The NE corner of the wall displays a stepped crack, but the wall will be demolished or repaired as part of the proposed works. The part two storey house is supported on brick walls and piers. The supporting walls show no significant signs of movement and the supporting piers stand vertical. Stable low brick and timber retaining walls support a cut for the house and paved area, and a fill for a lawn area between the house and garage. At the Innes Road frontage, a concrete driveway runs to a parking area and stable brick garage in the SW corner of the property. A stable low brick retaining wall supports a cut for the parking area and garage. The area surrounding the house is mostly lawn or garden covered with some paved areas. No signs of slope instability were observed on the property. 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 street and subject property.

5.0 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 this

inspection, it is not expected additional geotechnical input will be required provided good design and building practices are followed.

6.0 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.



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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.
