

Ref: SRE/628/MV/20/PG

27<sup>th</sup> February 2020

**Attn: Julie & Cory Neill**

11 Mildred Avenue  
Manly Vale, NSW 2093

Dear Julie & Cory,

**RE: PRELIMINARY GEOTECHNICAL ASSESSMENT FOR PROPOSED ALTERATION AND ADDITIONS AT 11 MILDRED AVENUE, MANLY VALE, NSW 2093 - PRELIMINARY GEOTECHNICAL ASSESSMENT**

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Further to the email received on the 20<sup>th</sup> February 2020, Soilsrock Engineering (SRE) was commissioned to carry a preliminary geotechnical assessment of the site conditions and give recommendations on the project above.

**1. INTRODUCTION**

The present report describes the geotechnical assessment carried following the requirements of Northern Beaches Council - Warringah, according with Clause E10 of Warringah Development Control Plan (WDCP 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**

<b>Thick Box</b>	<b>LANDSLIP RISK CLASS (thick box indicates Landslip Risk Class of Property)</b>
<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 25<sup>th</sup> February 2020 to access existing site conditions. Details of the proposed development are shown on the architectural drawings prepared by Stephen Jones Associates Pty Ltd, which are part of the DA submission.

- DWG No.: 1, “SITE PLAN/ SITE ANALYSIS”, Job No: 2019/10, Issue A, dated 28/1/2020.
- DWG No.: 2, “SUB FLOOR”, Job No: 2019/10, Issue A, dated 28/1/2020.
- DWG No.: 3, “GROUND FLOOR WITH PROPOSED WORKS”, Job No: 2019/10, Issue A, dated 28/1/2020.
- DWG No.: 4, “FIRST FLOOR PROPOSED”, Job No: 2019/10, Issue A, dated 28/1/2020.
- DWG No.: 5, “ROOF PLAN”, Job No: 2019/10, Issue A, dated 28/1/2020.
- DWG No.: 6, “SECTION 1”, Job No: 2019/10, Issue A, dated 28/1/2020.
- DWG No.: 7, “SECTION 2”, Job No: 2019/10, Issue A, dated 28/1/2020.
- DWG No.: 8, “ELEVATION”, Job No: 2019/10, Issue A, dated 28/1/2020.
- DWG No.: 9, “ELEVATION”, Job No: 2019/10, Issue A, dated 28/1/2020.
- DWG No.: 10, “ELEVATION”, Job No: 2019/10, Issue A, dated 28/1/2020.
- DWG No.: 11, “ELEVATION”, Job No: 2019/10, Issue A, dated 28/1/2020.
- DWG No.: 12, “3D Views”, Job No: 2019/10, Issue A, dated 28/1/2020.
- DWG No.: 13, “Shadow Diagram”, Job No: 2019/10, Issue A, dated 28/1/2020.

## **2. SITE LOCATION**

The subject site is situated within a low density residential zone – R2. The current site is bounded by residential property at 13 Mildred Avenue to its east, residential development at 9 Mildred Avenue to its west side, Mildred Avenue to the North and residential property at 128 Kenneth Road to the South.

## **3. PROPOSED DEVELOPMENT**

The development proposes to construct new additions/alterations including sliding doors, balustrade, an extension of the existing verandah, roofing; vertical timber panels for the existing balustrade and the face of the existing garage; and install a new swimming pool at the rear of the property. The existing kitchen and laundry will also be replaced by new laundry and kitchen. Finally, new stairs with surround is proposed to be constructed at the side of the house near the western boundary.

#### **4. EXISTING SITE DESCRIPTION**

The subject site is registered as Lot/Section plan: 75/DP10974, 11 Mildred Avenue, Manly Vale. The site is in a rectangular shape with approximately 707 meter square in total site area. It is surrounded by concrete walls at the western and southern boundaries, and paling fence at the eastern boundary. However, it is important to note that there is a >2m height vertical retaining wall located at the rear of the residential property.

The existing residential property comprised of a three-storey brick and clad house in good condition for its age. The house is currently vacant to allow for proposed re-development. The site landscape area is a stabilised ground planted with shrubs and covered by grass and small trees.

From the analyses of Sydney 1:100 000 Geological Map, it is indicated that the site is underlain by Hawkesbury Sandstone (Rh) which can be describe as sandstone, medium to coarse-grained quarte with very minor shale.

No evidence of important cracks and/or settlements were observed during the site inspection, 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. RECOMMENDATIONS

Further to the analyses of the Council Checklist Flowchart, attached on the **Appendix 1** and this preliminary geotechnical assessment for the proposed new addition and alteration at 11 Mildred Avenue, it is recommended to carry a further geotechnical site inspection by a competent professional geotechnical engineer.

Regarding the proposed swimming pool is located at the rear back of the property near the vertical retaining wall situated at the southern site boundary, further geotechnical investigation is recommended in order to confirm that the founding materials to support the foundations of the proposed swimming pool are founded in a competent and solid ground with adequate allowable bearing pressure and also will not cause any risk of slope instability to the residential property at 128 Kenneth Road to the South. Hence, further Detailed Geotechnical Report is required.

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**

BEng MEng MIEAust CPEng RPEQ NER

**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

