

PRELIMINARY SITE CONDITION ASSESSMENT

SERVICE STATION UPGRADE

209 PITTWATER ROAD
MANLY NSW 2095

FOR

ULTRA PETROLEUM GROUP Pty Ltd

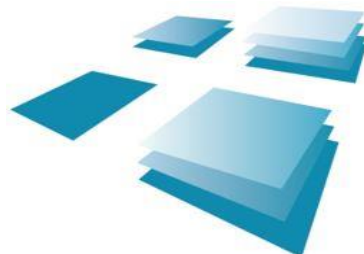


Project No : **08 - 045 - 22**

Edition : **Edition ii**

Date : **4th April 2023**

Prepared by



R.J. SINCLAIR Pty Ltd
Building **Design**

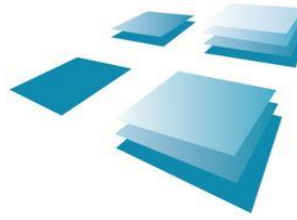
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PRELIMINARY ASSESSMENT OF SITE CONDITIONS



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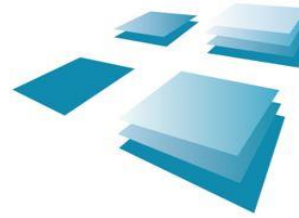
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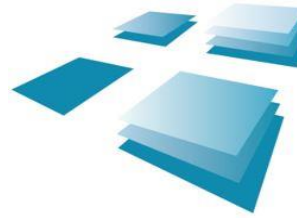
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02 EDITIONS + REVISIONS

- i 2023-03-30 Edition i - Issued for Client Comment only.
- ii 2023-04-04 Edition ii - Issued for Development Approval only.

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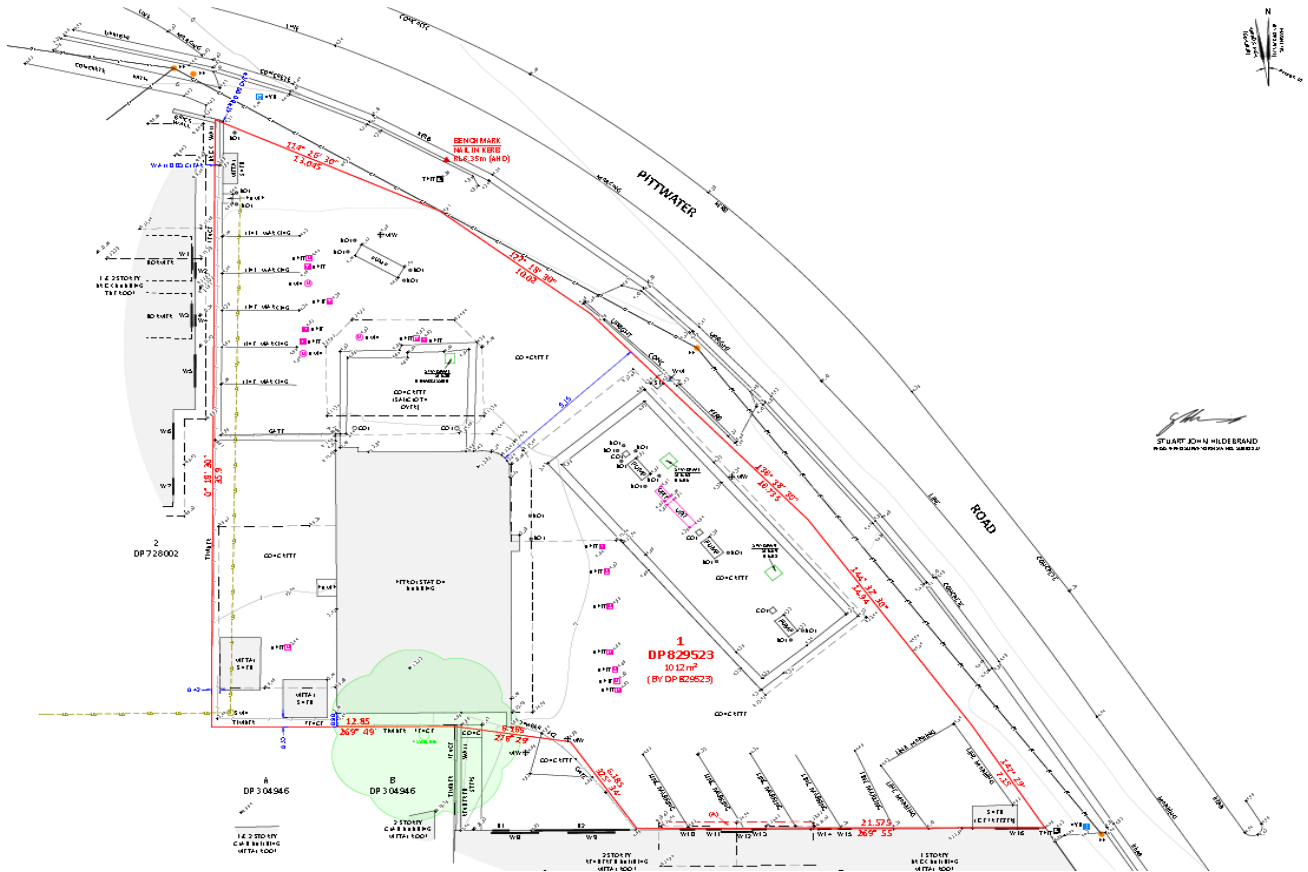
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03 SITE DETAILS

Site Address : **209 PITTWATER ROAD
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Site Plan :



SURVEY PLAN

By SurveyPlus

Site Area : **1,012 m²**

Geotechnical Area :

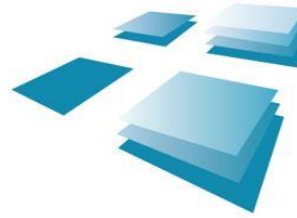
Alluvial sands (Jeffery + Katauskas Pty Ltd Ref: 22583ZArpt - 19th December 2008)
Over Hawkesbury Sandstone (E.I.S. Ref: E22583KHlet - 22nd December 2008)

General description of proposed development :

Alterations to existing service station building comprising :

- Removal of internal walls.
- Removal of internal workshop floor slabs.
- Construction of new internal masonry + lightweight walls.
- Construction of new internal floor slabs.
- Plumbing and drainage underground works for new WC + car wash.
Max. depth of excavation for pipework approx. 1m
- New lightweight roof structure over new car wash exit.
Max depth of excavation for new footings approx. 800

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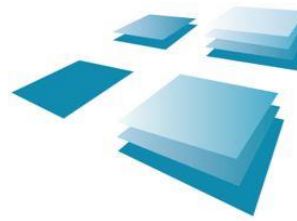
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03 SITE DETAILS

Topography : Whole of site is developed with service station building and miscellaneous ancillary structures and concrete paving.
No natural land form is visible.
Site slope approx. 1% from west to east.
No evidence of ground instability evidenced by lack of any significant cracking of existing masonry structures.

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04 SITE ASSESSMENT

This site assessment is based on :
Manly Development Control Plan 2013 Amendment 10
Schedule 11 - Checklist for Council's assessment of site conditions and need for geotechnical report
Graphic representation in Schedule 11 represented in text format :

CHECKPOINT	QUESTION	RESPONSE
Review of historical data	Does the site, or adjacent properties, have histories of slope instability ?	None known.
PROPOSED DEVELOPMENT	Are excavations or fills >2m depth proposed ?	No
SITE INSPECTION	Is the site Developed ort Undeveloped ?	Fully developed with 100% site coverage
DEVELOPED SITE	Is fill >1m in depth present ?	No (Jeffery + Katauskas Pty Ltd Ref: 22583ZArpt - 19th December 2008)
	Are cuts / excavations > 2m present ?	No
CONCLUSION :	Based on the responses above to each checkpoint question, a geotechnical report is NOT required.	