Geotechnical Report

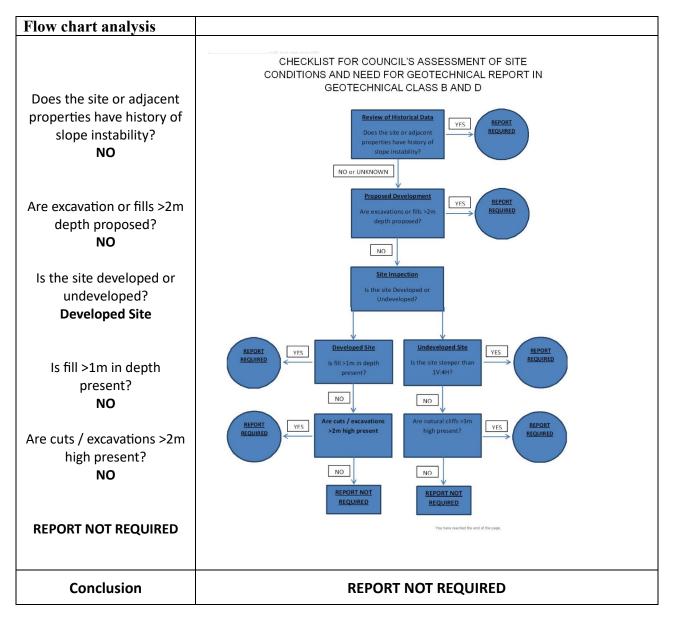
31 Montauban Avenue Seaforth 2092

DATE OF ASSESSMENT : 29th November 2023

ASSESSMENT BY: Lesley Lawson

(My family and I have lived on this land since the 1950's)

Property Details	
Lot No: Deposited	Lot C of DP no 162702
Plan (DP) No:	
or Strata Plan (SP) No:	
Unit No: House No:	31
Street:	Montauban Avenue
Suburb:	Seaforth
Postcode:	2092
Manly Landslide Risk	Property is shown White – G4
Мар	



Property Details	
Project Details	Alterations and Additions to a Dwelling, Construction of a Detached Carport and associated works
Description of existing development:	A single story, rectangular plan, residence, containing a single internal garage. Built in 1958 of double brick with a tiled, boxed gable roof, on a gently sloping block. There are established gardens including large trees at the back
Description of proposed development:	To existing ground floor; internal modifications inc removal of two internal walls, addition of an En-suit, removal of portion of both front and rear wall to the extent of extension to footprint, forming two new openings in East wall (highlight windows). Removal of existing tiled roof & construction of a new second level above the original . Construction of a new level Double Carport, cut into existing sloping driveway.
Size of plot	Site is rectangular, street front (northern) and rear of 16.76 m , side boundary length of 36.16 m on both the East and West boundaries, producing a site area of 606.2 m ² .
Position on street	The property is on the Southern side and the high side of the street, falling toward the street.
Slope of plot	 With reference to the Survey; Overall diagonal fall 3.06m, from the back SW cnr to the street front NE cnr, (1 in 13), 4.4° Rear bdy fall 0.38m to the east, (1 in 44), 1.3°
	 East bdy 2.68m toward the street, (1 in 13.5), 4.24° West bdy 2.06m toward the street, (1 in 17.5), 3.27° Front bdy 1.0m fall west to east.(1 in 16.76), 3.41° Driveway is steepest, fall 1.455m toward street over 10m (1 in 6.87), 8.28°. A brick front fence retains apx 0.5m of soil within the front yard (original wall is in good order, most will be kept). Rear yard gently falls toward the NE, and a stormwater inlet point. The front yard is mostly flat but for the driveway area.
Existing site: Historic context, Personal recollection Lesley Lawson	 The site and surrounding properties were part of a Dairy prior to subdivision for housing (older neighbour related collecting cow pats for their roses). The subject property and both of 10 & 12 Clontarf St, were part of a reconfiguration in apx 1957 to combine two properties (10 Clontarf St & an adjoining strip of land (N°12) and create three properties, 10 & 12 Clontarf St & 31 Montauban Ave. My parents were the developers, they sold 10 & 12 Clontarf St and built a new home at 31 Montauban Ave to approved plans (1958). Prior to this development the land was of a gentle continuous grade with no exposed rock. There were existing dwellings at both 8 Clontarf St, 10 Clontarf St and 29 Montauban Ave (all these have been improved since). The ground levels of all yards were continuous with low &/or transparent boundary fences. All the post war kids played across all yards, fed the chooks and patted the neighbour's horse. The soils of lawns and gardens have improved over time. The ground has not; subsided, slipped or sunk (over continuous occupation by my family since the 1950's). I have direct recollections since 1956/7 & stories from family prior to this. Evidence of soil & subsoil; in 2021/2 our neighbour at 29 Montauban Ave constructed a double garage with deck over and an OSD to their front yard. This included a retaining wall adjacent our common boundary, excavation for the wall was outside the area of influence re ground stability of 31 Montauban Ave's dwelling. The ground has since been remediated. The existing dwelling is unchanged since built in 1958.

Manly DCP 2013

Schedule 11 - Suggested Checklist for Preliminary Assessment of Site Conditions in relation to the preparation of Site Stability Reports

- 1. Site Location (Street and Position in street above or below; Site dimensions block shape & size)
- 2. Geotechnical Area in which the site is located)
- 3. Proposed development (general description, including maximum excavation depths, maximum fill depths, and proximity to existing structures)
- 4. Existing site: description eg. topography, slope angles (in degrees), exposures of rock and soil, existing site development, evidence of possible slope instability
- 5. Recommendations: based on the above items, and the flowchart below that indicates the principal factor(s) considered in the assessment, it is recommended that
 - geotechnical assessment is required; or
 - geotechnical assessment is not required
 - .other comments