

## Geotechnical Report

31 Montauban Avenue Seaforth 2092

**DATE OF ASSESSMENT :**  
29<sup>th</sup> November 2023

**ASSESSMENT BY:**  
**Lesley Lawson**  
(My family and I have lived on this land since the 1950's)

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

Flow chart analysis	
<p>Does the site or adjacent properties have history of slope instability? <b>NO</b></p> <p>Are excavation or fills &gt;2m depth proposed? <b>NO</b></p> <p>Is the site developed or undeveloped? <b>Developed Site</b></p> <p>Is fill &gt;1m in depth present? <b>NO</b></p> <p>Are cuts / excavations &gt;2m high present? <b>NO</b></p> <p><b>REPORT NOT REQUIRED</b></p>	<p>CHECKLIST FOR COUNCIL'S ASSESSMENT OF SITE CONDITIONS AND NEED FOR GEOTECHNICAL REPORT IN GEOTECHNICAL CLASS B AND D</p> <pre> graph TD     A[Review of Historical Data Does the site or adjacent properties have history of slope instability?] -- YES --&gt; B((REPORT REQUIRED))     A -- NO or UNKNOWN --&gt; C[Proposed Development Are excavations or fills &gt;2m depth proposed?]     C -- YES --&gt; D((REPORT REQUIRED))     C -- NO --&gt; E[Site Inspection Is the site Developed or Undeveloped?]     E --&gt; F[Developed Site Is fill &gt;1m in depth present?]     E --&gt; G[Undeveloped Site Is the site steeper than 1V:4H?]     F -- YES --&gt; H((REPORT REQUIRED))     F -- NO --&gt; I[Are cuts / excavations &gt;2m high present?]     I -- YES --&gt; J((REPORT REQUIRED))     I -- NO --&gt; K[REPORT NOT REQUIRED]     G -- YES --&gt; L((REPORT REQUIRED))     G -- NO --&gt; M[Are natural cliffs &gt;3m high present?]     M -- YES --&gt; N((REPORT REQUIRED))     M -- NO --&gt; O[REPORT NOT REQUIRED]     </pre> <p>You have reached the end of the page.</p>
<b>Conclusion</b>	<b>REPORT NOT REQUIRED</b>

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 <b>16.76 m</b> , side boundary length of <b>36.16 m</b> on both the East and West boundaries, producing a site area of 606.2 m <sup>2</sup> .
Position on street	The property is on the Southern side and the high side of the street, falling toward the street.
Slope of plot	<p>With reference to the Survey;</p> <ul style="list-style-type: none"> <li>• Overall diagonal fall 3.06m, from the back SW cnr to the street front NE cnr, (1 in 13), 4.4<sup>0</sup></li> <li>• Rear bdy fall 0.38m to the east, (1 in 44), 1.3<sup>0</sup></li> <li>• East bdy 2.68m toward the street, (1 in 13.5), 4.24<sup>0</sup></li> <li>• West bdy 2.06m toward the street, (1 in 17.5), 3.27<sup>0</sup></li> <li>• Front bdy 1.0m fall west to east.(1 in 16.76), 3.41<sup>0</sup></li> <li>• Driveway is steepest, fall 1.455m toward street over 10m (1 in 6.87), 8.28<sup>0</sup>.</li> <li>• A brick front fence retains apx 0.5m of soil within the front yard (original wall is in good order, most will be kept).</li> <li>• Rear yard gently falls toward the NE, and a stormwater inlet point.</li> <li>• The front yard is mostly flat but for the driveway area.</li> </ul>
Existing site: Historic context, Personal recollection Lesley Lawson	<ul style="list-style-type: none"> <li>• 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 &amp; 12 Clontarf St, were part of a reconfiguration in apx 1957 to combine two properties (10 Clontarf St &amp; an adjoining strip of land (N<sup>o</sup>12) and create three properties, 10 &amp; 12 Clontarf St &amp; 31 Montauban Ave. My parents were the developers, they sold 10 &amp; 12 Clontarf St and built a new home at 31 Montauban Ave to approved plans (1958).</li> <li>• 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 &amp;/or transparent boundary fences. All the post war kids played across all yards, fed the chooks and patted the neighbour's horse.</li> <li>• 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 &amp; stories from family prior to this.</li> <li>• Evidence of soil &amp; 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.</li> <li>• The existing dwelling is unchanged since built in 1958.</li> </ul>

## **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