

SITE STABILITY REPORT

Preliminary Assessment of Site Conditions

Prepared by Vanessa Walsh, Landscape Designer, We Dream of Gardens

1 December, 2022

1. Site Location:
14 Kirkwood Street, Seaforth
Lot 76, DP 11162
Rectangular shape block, approximately 12m front and rear boundaries with 63m and 67m side boundaries. Sloping down from the front boundary and rear boundary to the low point being the easement across the front yard.
2. Geotechnical Area in which the site is located:
G4 (ref Schedule C – Map C – Potential Geotechnical Landslip Hazard map.)
3. Proposed development:
 - Blockwork retaining walls to 800mm high along north-west boundary and 600mm high along south-west boundary – approx. 1m from the residence and 250mm off boundary fences.
 - Blockwork retaining wall to 450mm high in front of existing retaining wall along front of pool area.
 - Blockwork retaining walls to support driveway in nominated locations, up to max. 800mm.
 - Driveway with hardstand to create a second parking space on the property.
 - Fences – replace some of the existing boundary fences with new fences, repair some existing fences and install a new front boundary fence with pedestrian gate and sliding driveway gate.
 - Excavation only required for additional OSD tank under driveway hardstand and footings as per the structural engineers specifications.
4. Existing site:
The existing site contains a new house built by Clarendon Homes in 2021, an in-ground fibreglass pool with associated blockwork retaining walls and concrete area around the pool. The landscape area has not been developed, soil is exposed, no large rocks or rock shelves are exposed. This DA application is for additional retaining walls and a driveway with a parking space so the landscape can be developed and finished to a functional and aesthetic level.
There is no evidence of possible slope instability.
5. Recommendations:
Based on the assessment as detailed above and Council's checklist for assessing site conditions and need for a geotechnical report, it is recommended that a geotechnical assessment is not required.

ASSESSMENT BY : 

DATE: 1.12.22

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