

Ref: SRE/871/FF/21

20<sup>th</sup> October 2021

Attn: AUSTRIAN CLUB

20 GRATTAN CRESCENT

FRENCH FOREST, NSW 2086

Dear Mr. Adrian Joon,

**RE: PRELIMINARY GEOTECHNICAL ASSESSMENT FOR PROPOSED ADDITIONS & ALTERATIONS AT 20 GRATTAN CRESCENT, FRENCH FOREST NSW 2086 - PRELIMINARY GEOTECHNICAL REPORT**

Further to the email received on the 30<sup>th</sup> September 2021, Soilsrock Engineering was commissioned to carry a preliminary geotechnical assessment of the site conditions and give recommendations regarding the proposed development above. The investigation was commissioned by Mr. Adrian Joon who is the architect and representative of Austrian Club Pty Ltd the owner of the property. The inspection was conducted in accordance with the email of 16<sup>th</sup> September 2021.

**1. INTRODUCTION**

The present report describes the geotechnical assessment carried following the requirements of the Northern Beach Council - Warringah, according with Clause E10 of the Warringah Development Control Plan (DCP 2011), and the Warringah Local Environmental Plan 2011 (LEP 2011) Map which identifies the Landslip Risk Classes as per **Table 1** below.

**Table 1 – LANDSLIP RISK CLASSES A TO E**

Thick Box	LANDSLIP RISK CLASS (thick box indicates Landslip Risk Class of Property)
<input checked="" 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 14<sup>th</sup> October 2021 to access existing site conditions. Details of the proposed development are shown on the Architectural Drawings for DA Submission prepared by “designed 2 you” , “20128 | 20 GRATTAN CRESCENT FRENCH FOREST, FOR DA SUBMISSION”, Job No. 20128, Rev E, dated on 14<sup>th</sup> July 2021 which are part of the DA submission.

- Sheet No.: DA1.01, “SITE PLAN”.
- Sheet No.: DA1.02, “EXISTING / DEMOLITION PLAN”.
- Sheet No.: DA2.01, “PROPOSED GROUND FLOOR PLAN”.
- Sheet No.: DA3.01, “ELEVATIONS - NORTH”.
- Sheet No.: DA3.02, “ELEVATIONS - SOUTH”.
- Sheet No.: DA3.03, “ELEVATIONS - EAST”.
- Sheet No.: DA3.04, “ELEVATIONS - WEST”.
- Sheet No.: DA4.01, “SECTION A - A”.

## **2. SITE LOCATION**

The subject site is situated at 20 Grattan Crescent, French Forest NSW 2086, surrounded by the vacant property at 18 Grattan Crescent at northern side and landscapes such as, entrance for Bluff Trail and landscape area at its West and South respectively, and to the East is Ararat Reserve.

## **3. PROPOSED DEVELOPMENT**

The development proposes to demolish the existing kitchen, cool room, and stairs at the West and South side of the existing ground floor, to enlarge and reconstruct the same area by a new kitchen and cool room. A new Patio is proposed to be constructed next to the dining area located at the south side of the existing building. In addition, 5 new car park spaces are also proposed to be added, located at the south of the property.

## **4. EXISTING SITE DESCRIPTION**

The subject site is known as Lot/Section plan: 101, DP844534, 20 Grattan Crescent, French Forest NSW, which is in an irregular shape with approximately 1,802m<sup>2</sup> (Approx.) in total site area, comprised by a brick house surrounded by wooden fence, bounding the residence from nearby neighbours. The existing dwelling is a one-storey brick commercial property (restaurant) in good condition for its age.

From the analyses of Sydney 1:100 000 Geological Map, it is indicated the site is underlain by Hawkesbury Sandstone which is described as medium to coarse-grained quartz sandstone, very minor shale, and laminate lenses.

The site is slightly slopping down from North to South with approximately 0° to 5° from the beginning of the property, and over 5° with the Patio area and the kitchen ending area. No evidence of important cracks and/or settlements were observed, no evidence of slope instability was identified at the time of the inspection.

## 5. CONCLUSIONS

According with the Warringah Landslip Risk Map, the site is located partially within the Areas A (Slope less than 5 degrees) and B (Flanking Slopes from 5 to 25 degrees). Sites located within area A normally a geotechnical report its not required, and within the B a geotechnical report could be required depending on the site conditions observed (according with the Clause E10 of Warringah DCP 2011).

Further to the analyses of the Council Checklist Flowchart attached on the **Appendix 1** and on this preliminary assessment, the proposed ground floor alterations, it is considered satisfactory from a geotechnical and landslip perspective subject to the application of good engineering practice. No further detailed geotechnical report is required. However, it is recommended to carry further geotechnical site inspections by a competent professional geotechnical engineer to ensure that any new footings required for ground floor addition and extension to be founded in competent foundations materials.

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

