PRELIMINARY GEOTECHNICAL ASSESSMENT:

6 Gordon Street, Clontarf

1.0 Proposed Development

1.1 Extend the northern downhill side of the house and construct a new deck.

1.2 Construct a new awning on the uphill side of the house.

1.3 Various other minor internal and external alterations to the existing house.

1.4 No excavations or fills are shown on the plans.

1.5 Details of the proposed development are shown on 12 drawings prepared by Sharpe Building Solutions, project number 2035, drawings numbered DA3 to A14, dated 23/9/20.

2.0 Site Location

2.1 The site was inspected on the 29th September, 2020.

2.2 This residential property is on the high side of the road and has a W aspect. It is located on the moderately graded upper reaches of a hillslope. Medium Strength Hawkesbury Sandstone bedrock outcrops on the downhill side of the property. Where sandstone is not exposed, it is expected to underlie the surface at relatively shallow depths. The natural surface of the block has been altered with filling for garden areas on the downhill side of the property and a lawn area on the uphill side of the house. The proposed development will not alter the surface for the proposed works.

2.3 The site shows no indications of historical movement in the natural surface that could have occurred since the property was developed. We are aware of no history of instability on the property.

3.0 Site Description

The natural slope rises from the downhill property boundary to the downhill side of the house at an angle of ~15° before easing to an angle of ~9° on the uphill side of the property. At the road frontage, a concrete driveway runs up the slope to a garage on the downhill side of the house. Stable low sandstone stack rock retaining walls and rendered concrete retaining walls up to ~2m high in good condition support fills on the downhill side of the property. A pool in good condition is located downhill of the garage. A timber deck and paved terrace extend off the downhill side of the house. The two storey rendered house is supported by brick walls and brick piers. The supporting walls and piers stand vertical and show no significant signs of movement. Filling provides a near level lawn on the uphill side of the house. The area surrounding the house is mostly paved or lawn covered. No signs of movement associated with slope instability were observed on the grounds. The adjoining neighbouring properties were observed to be in good order as seen from the road and the subject property.

4.0 Recommendations

The proposed development and site conditions were considered and applied to the Council Flow Chart.

Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

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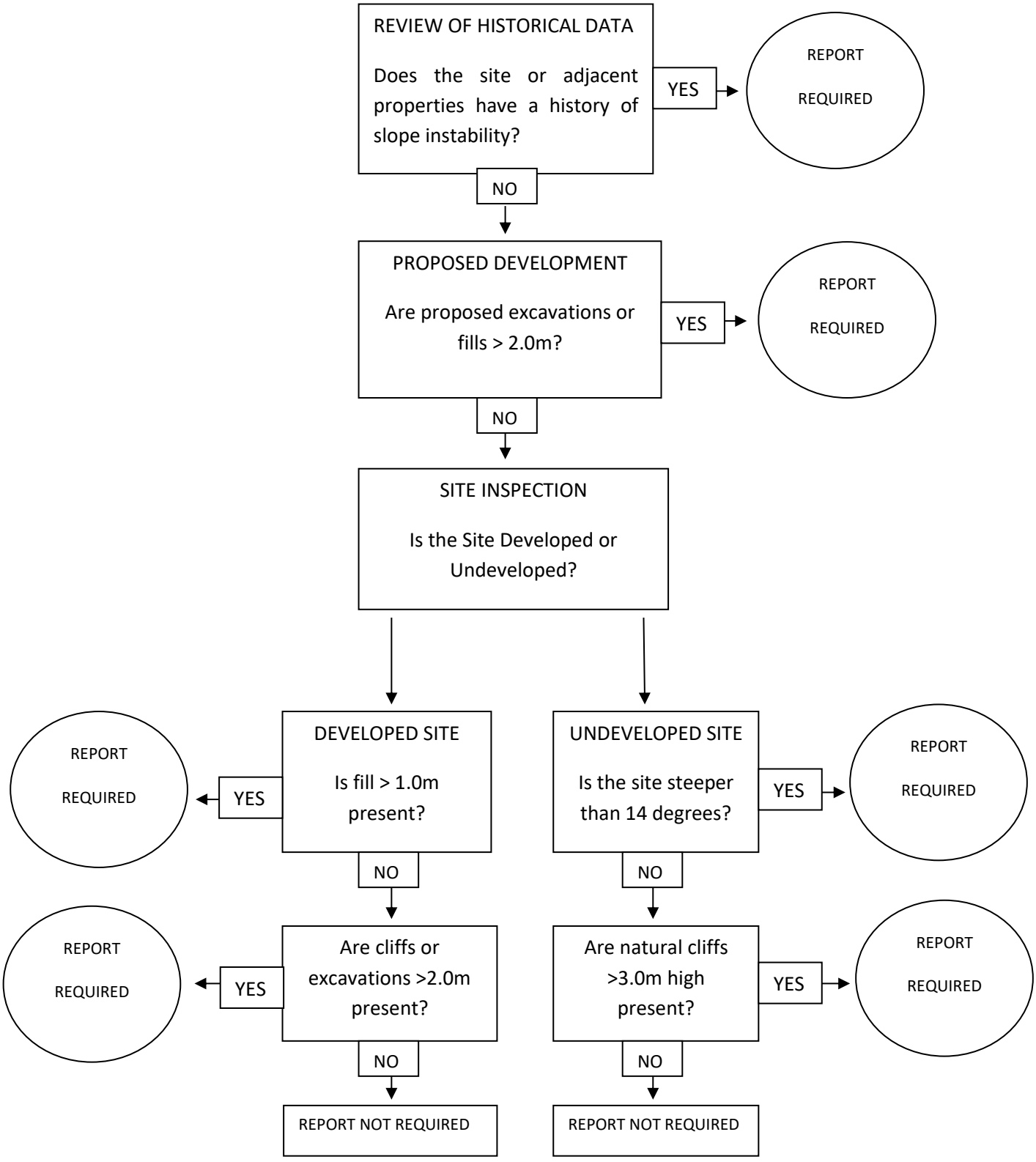
Preliminary Assessment Flow Chart – Northern Beaches Council (Manly)



Information about your Preliminary Assessment

This Preliminary Assessment relies on visual observations of the surface features observed during the site inspection. Where reference is made to subsurface features (e.g. the depth to rock) these are interpretations based on the surface features present and previous experience in the area. No ground testing was conducted as part of this assessment and it is possible subsurface conditions will vary from those interpreted in the assessment.

In some cases, we will recommend no further geotechnical assessment is necessary despite the presence of existing fill or a rock face on the property that exceed the heights that would normally trigger a full geotechnical report, according to the Preliminary Assessment Flow Chart. Where this is the case, if it is an existing fill, it is either supported by a retaining wall that we consider stable, or is battered at a stable angle and situated in a suitable position on the slope. If it is a rock face that exceeds the flow chart limit height, the face has been deemed to be competent rock that is considered stable. These judgements are backed by the inspection of over 5000 properties on Geotechnical related matters.

The proposed excavation heights referred to in section 2.0 of this assessment are estimated by review of the plans we have been given for the job. Although we make every reasonable effort to provide accurate information excavation heights should be checked by the owner or person lodging the DA. If the excavation heights referred to in in section 2.0 of this assessment are incorrect we are to be informed immediately and before this assessment is lodged with the DA.
