

PRELIMINARY GEOTECHNICAL ASSESSMENT:

39A Cutler Road, Clontarf

1.0 Proposed Development

- 1.1** Construct a new upper floor addition to the existing garage and extend the existing garage downslope.
- 1.2** Apart from those for footings, no excavations are required. No fills are shown on the plans.
- 1.3** Details of the proposed development are shown on 6 drawings prepared by Scope Architects, Project number 01804, drawings numbered A01 to A06, Revision B, dated 26/5/21.

2.0 Site Location

- 2.1** The site was inspected on the 20th December, 2021.
- 2.2** This residential property is accessed from a concrete Right of Carriageway (ROW) off the low side of the road. The property has a SW aspect. The block runs longways to the S so the slope is a cross-fall. It is located on the gently graded lower middle reaches of a hillslope. Medium Strength Hawkesbury Sandstone bedrock outcrops above 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 an excavation for the pool and with filling used for landscaping on the uphill side of the property. The proposed development will not alter the surface further 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 falls across the site at an average angle of $<5^{\circ}$. At the road frontage, a concrete ROW runs down and across the slope. A concrete driveway diverts off the ROW to a stable rendered brick garage on the uphill side of the property. Between the garage and the house is a gently sloping lawn surrounded by garden beds. The fills for the garden beds are supported by stable stack rock and rendered masonry retaining walls. A pool has been cut into the slope above the NW corner of the house. The water level of the pool indicates no ground movement has occurred in the shell of the pool since its construction. The part three-storey rendered masonry house is supported on rendered masonry walls. The supporting walls display no significant signs of movement. The area surrounding the house, pool, and garage is mostly lawn and garden-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.

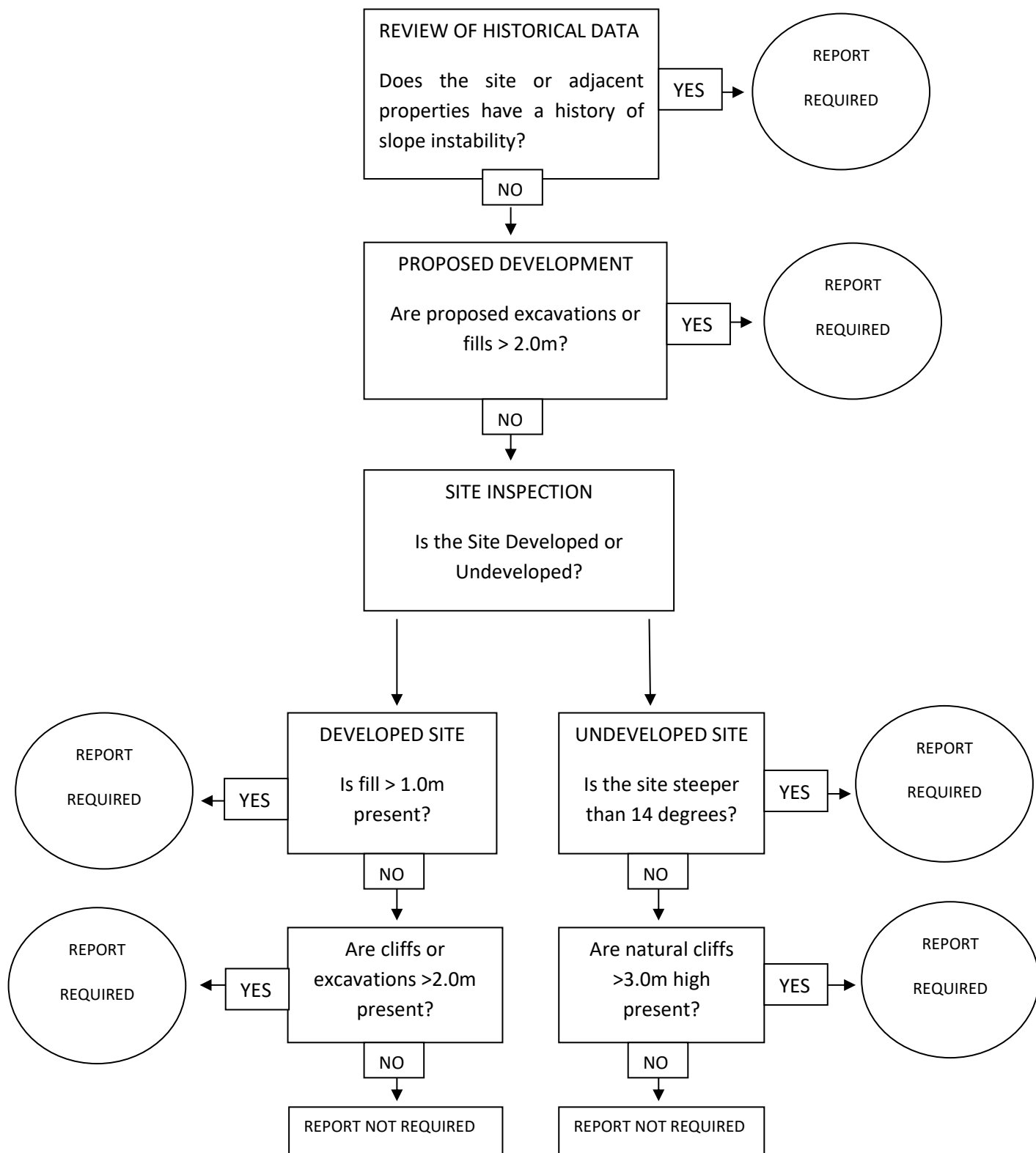
Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

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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.
