

PRELIMINARY GEOTECHNICAL ASSESSMENT: **50 Grandview Grove, Seaforth**

1.0 Proposed Development

- 1.1** Demolish the existing house and subdivide the property into two lots by excavating to a maximum depth of ~1.0m and filling to a maximum height of ~1.0m.
- 1.2** Construct a new dwelling on the S lot (Lot A).
- 1.3** Details of the proposed subdivision are shown on 8 drawings by Orion Consulting Engineers, Project number 18-48, drawings numbered 000 to 003, 100, 102, 200, and 201, Revision F, dated 25/3/2019.
- 1.4** Details of the proposed dwelling are shown on 11 drawings by Claredon Homes, Job number 29913445, Revision C, sheet 2 is dated 4/2/19, sheets 3 to 7 and 2.1 to 2.4 are dated 12/3/19, and sheet 1 is dated 21/3/19.

2.0 Site Location

- 2.1** The site was inspected on the 21st August, 2018.
- 2.2** This residential property is on the corner of Grandview Grove and Munoor Street. It is on the high side of Grandview Grove and the low side of Munoor Street. The property has a S aspect. It is located on the gently graded middle reaches of a hillslope. Medium Strength Hawkesbury sandstone bedrock outcrops on the opposite side of Munoor Street to the subject 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 a pool on the uphill side of the property. The proposed development will require the demolition of the house and

pool and clearing of the site before excavating to a maximum depth of ~1.0m and filling to a maximum height of ~1.0m to level the proposed lots.

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

From the road frontage at Grandview Grove to the upper boundary, the natural slope rises at a maximum angle of ~6°. At the road frontage to Munoorra Street, a bitumen and concrete driveway runs to a brick garage on the uphill side of the house. Between both road frontages and the house are gently sloping lawns. The two-storey brick and sandstone block house is supported on brick and sandstone block walls and brick piers. A pool has been cut into the slope above the house. A garden area rises above the pool to the upper boundary. The house, garage, and pool will be demolished as part of the proposed development and the site will be cleared. The area surrounding the house is mostly paved or lawn covered. No signs of movement associated with slope instability were observed on the grounds. No cliffs or large rock faces were observed on the property or in the near vicinity. 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.

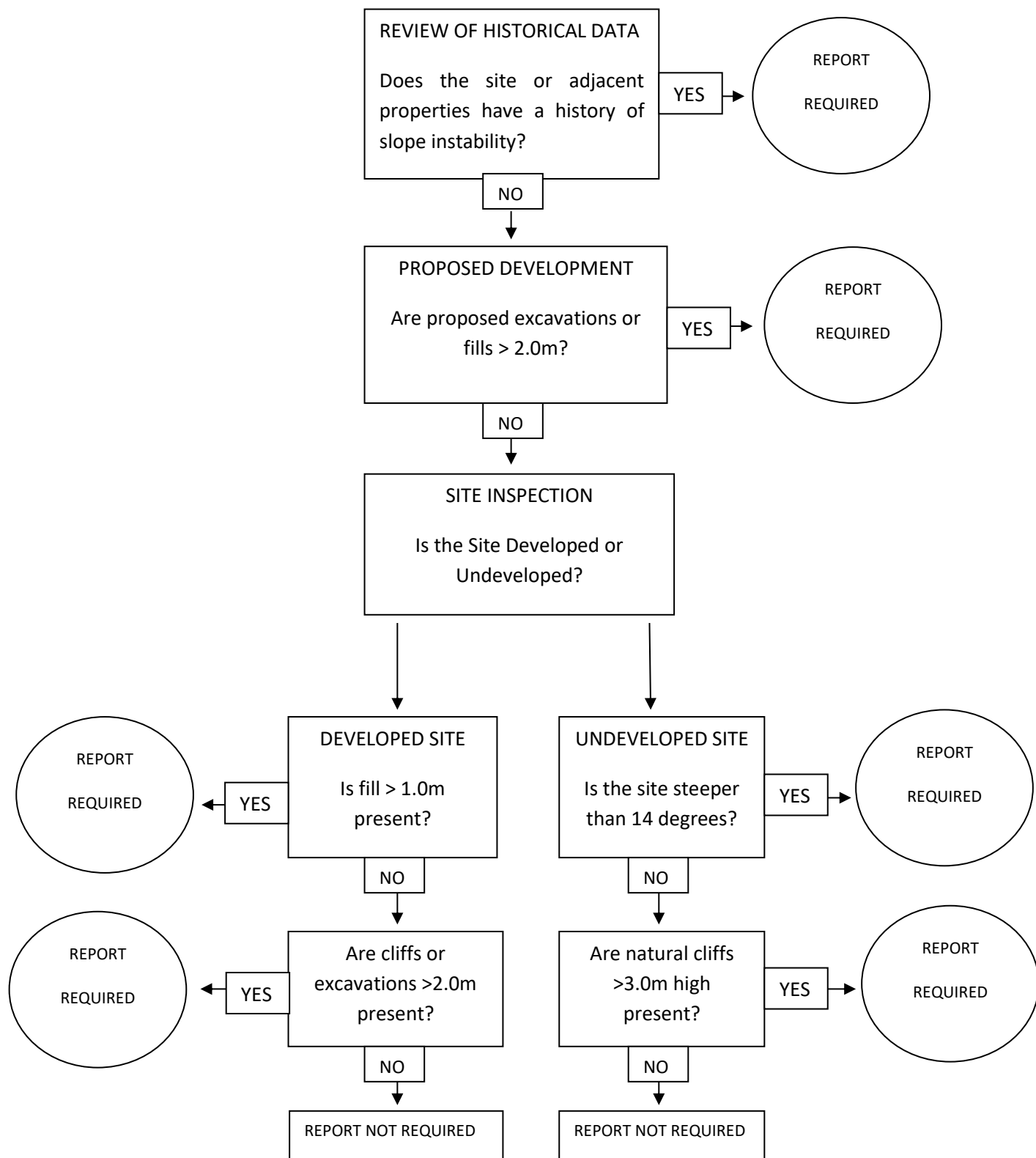
Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

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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.
