

Lavier Gomes and Maria da Costa

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**PRELIMINARY GEOTECHNICAL ASSESSMENT  
PROPOSED ALTERATIONS AND ADDITIONS  
4 LOFTUS STREET, NARRABEEN, NSW**

**1 INTRODUCTION**

The report provides the results of a preliminary geotechnical assessment for the proposed alterations and additions to the existing house at 4 Loftus Street, Narrabeen, NSW. The assessment was commissioned by Lavier Gomes and was carried out in accordance with our proposal dated 21 October 2022, Ref: P57530B.

As shown on the supplied architectural drawings by Lifestyle Home Designs (Project No. 2037, Drawing Nos DA01 to DA06, dated 17 October 2022) predominantly internal alterations to the existing house are proposed. A small extension is proposed at the rear of the ground floor level and will be constructed at the existing level. A loft/viewing area is also proposed above the north-western corner of the house.

The site is located within an area mapped to be Landslide Risk Class A in accordance with the Warringah Planning Rules E10 Landslide Risk. Properties within Landslide Risk Class A do not normally require a geotechnical report, but we understand that at times geotechnical reports have been requested. Therefore, we have completed a preliminary geotechnical assessment to determine if there are any features on site that require a detailed geotechnical slope stability risk assessment to be prepared in accordance with the Warringah Planning Rules. A walkover inspection of the site was completed by our Principal Geotechnical Engineer, Mr Daniel Bliss, on 8 November 2022.

**2 BRIEF SITE DESCRIPTION**

The site is located within level topography associated with the Narrabeen Peninsula located between Narrabeen Lagoon to the west and the Pacific Ocean to the east. The ground surface is level along the length of Loftus Street and then slopes down to Narrabeen Beach at the eastern end of Loftus Street.

The site contains a two storey rendered house, which appeared to be in fair to good external condition, with occasional surface cracking of the render observed. The site is almost level, with only minor changes in level due to low height garden edging walls of no more than 0.3m in height.





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The site is bound by similar residential properties containing one and two storey houses, with the ground surfaces across the common boundaries similar to those within the subject site.

No signs of slope instability were observed within or surrounding the site.

### **3 COMMENTS AND RECOMMENDATIONS**

Based on our site inspection none of the following are present at the site or are proposed as part of the proposed alterations and additions:

1. Fill of more than 1m in depth.
2. Cuts or excavation that are more than 2m.
3. Cliff lines that are more than 3m in height.
4. Excavation or fill proposed of more than 2m.

Therefore, in accordance the Warringah E10 Landslide Risk Planning Rules a detailed geotechnical slope stability risk assessment of the site and the proposed development is not required. We consider that the proposed alterations and additions will not affect the landslide risk of the subject site or the adjoining properties and can be carried out in accordance with standard engineering principles.

Should you require any further information regarding the above, please do not hesitate to contact the undersigned.

Yours faithfully  
For and on behalf of  
JK GEOTECHNICS

A handwritten signature in black ink, appearing to read 'D Bliss'.

**Daniel Bliss**  
Principal | Geotechnical Engineer