



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MU 31730.
10th April, 2019.
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PRELIMINARY GEOTECHNICAL ASSESSMENT FOR PROPOSED ALTERATIONS AND ADDITIONS AT 53 ANZAC AVENUE, COLLAROY

1.0 INTRODUCTION.

1.1 This assessment has been prepared to accompany an application for development approval.

1.2 The site is located in land that is subject to Area D on the Landslip Risk Map. The methods used in this Assessment are based on those described in Landslide Risk Management March 2007, published by the Australian Geomechanics Society. Also Council checklist contained within Clause E10 of Warringah DCP and the WLEP Map identifying the Landslip Risk Class as highlighted (red) below:-

	LANDSLIP RISK CLASS (<i>Highlight indicates Landslip Risk Class of property</i>)
☐	A Geotechnical Report not normally required
☐	B Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required
☐	C Geotechnical Report is required
☒	D Council officers to decide if Geotechnical Report is required
☐	E Geotechnical Report required

1.3 The experience of Jack Hodgson Consultants spans some 40 years in Warringah and the Greater Sydney area.

2.0 PROPOSED DEVELOPMENT

2.1 Demolish existing rear deck and construct new rear deck structure. Also some internal alteration and additions to the ground floor of the existing residence.

2.2 Details of the proposed development are shown on 5 architectural drawings prepared by William Fitzsimons Architecture Pty Limited, Drawing numbers 17.06.DA1 to 17.06.DA5 and dated February, 2019.



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3.0 SITE LOCATION

3.1 The site was inspected for this assessment on the 8th April, 2019.

3.2 This averaged sized residential block has a northerly aspect. From the road frontage the site falls steeply to the north towards the front quarter of the site at approximately 15 to 20 degrees. From the front quarter the slope changes to a moderate slope of approximately 5 to 10 degrees down towards the rear boundary.

4.0 SITE DESCRIPTION

From the road frontage a concrete vehicle layback and short steep driveway leads to the attached existing single car garage at the front of the existing residence. The driveway crosses the public pathway which is lower than the road level and runs adjacent to the front boundary. A small level area is at the front of the existing residence with stairs up to the main entry of the existing residence. A pathway from the front of the site to the east of the existing residence provides access to the rear yard. At the rear of the existing residence is a lawn and landscaped area that continues to the northern rear boundary. There are masonry retaining walls across the rear of the existing residence and along the western boundary. The retaining walls vary in height from approximately 1.5 metres in height to below 0.5 metres. The retaining walls were observed to have moved and cracked in some places with previous attempts of remedial works evident. At the time of our inspection no significant geotechnical hazards were identified and the existing residence was in fair condition for its age with no signs of significant movement due to instability.

5.0 RECOMMENDATIONS

Proposed ground floor alterations additions will require minimal excavation for any new foundations required which are to be taken to natural material with suitable bearing capacity as required. The retaining walls along the rear of the existing residence and the western boundary will need to be monitored and if significant movement is observed then appropriate action taken at this time.



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The proposed alterations, additions and existing site conditions were considered and applied to the Council Flow Chart for class D area as contained within Clause E10 of Warringah DCP and the WLEP. Based on this preliminary assessment, the proposed development works would be considered satisfactory from a Geotechnical and landslip perspective subject to the application of good engineering practice for the structural design and construction methods. It is not proposed to undertake major excavation for the works; therefore it is recommended no further geotechnical assessment is required.

JACK HODGSON CONSULTANTS PTY. LIMITED.

Peter Thompson MIE Aust CPEng

Member No. 146800

Civil/Geotechnical Engineer