



CONSULTING ENGINEERS

+ CIVIL + STRUCTURAL + GEOTECH

gece.com.au

Site Inspection Report Amendment Land Stability Assessment

285 Sandfly Rd, Margate



CLIENT:	Sascha Polles
CLIENT REPRESENTATIVE:	Sacha Polles
DATE OF INSPECTION:	8 February 2023



Table of Contents

- 1. Background..... 1
- 2. Scope of Work..... 1
- 3. Geotechnical Considerations 1
 - 3.1 Introduction 1
 - 3.2 Land stability 1
 - 3.3 Engineering and landscaping 2
- 4. Planning scheme part 13.4.3 P4 (c)..... 2

Prepared by

..... Date: 4/7/2024

Josef Giedl – Principal Engineering Geologist

Reviewed and authorised by:

..... Date: 4/7/2024

Andrew Graeme-Evans – DIRECTOR / Principal Engineer

GE Consulting Engineers

ABN: 17 609 545 940

Email: Andrew@gece.com.au

Mobile: 0412 705 240

1. Background

The client has asked for an existing excavation at 285 Sandfly Rd, Margate to be assessed from the point of view of stability. An initial site assessment by GE Consulting Engineers - Site Assessment Report G24007 partially addressed the nature of the site geology and the stability of the existing cut face in the area of the proposed tennis court. This report appends to the original and addresses the Council RFI DA-2023-297 Item 10(c) dated 29 May 2024.

2. Scope of Work

The following scope of work was undertaken as part of making this report -

- i. Review the RFI query in relation to the existing geotechnical report.
- ii. Examine the amended drawings to ensure no inconsistency with the earlier dated geotechnical report.
- iii. Provide a response to Item 10(c).

3. Geotechnical Considerations

3.1 Introduction

An existing cut face on the subject property is to be incorporated into the design of the tennis court landscaping.

That existing cut face has been identified as being partly on an adjacent property (by a few metres perhaps).

The inherent stability of the existing cut face will be increased by the proposed engineering works at the rear of the proposed tennis courts.

The engineering works will also serve to support the reinstatement of the adjacent property where cut material has previously been removed.

3.2 Land stability

The land of the subject property and that of the adjacent property along the boundary adjacent to the proposed tennis courts is inherently stable - that is, it does not have any features of mass instability, nor is any such feature identified in The List land information system.

The natural slope of both properties is not sufficient in the type of geology that occurs to generate or sustain mass instability.

The existing cut face is stable even at a relatively steep angle and that stability is simply improved by the proposed retaining wall and backfill along the rear of the proposed tennis courts.

Minor surface erosion is possible in the upper half metre or so of the geological profile (the soil horizon), regardless of the proposed works, especially during dry periods when surface vegetation cover is at a minimum. This is not a function of the works but is easily enhanced by the works with appropriate vegetation.

3.3 Engineering and landscaping

The proposed engineering design -

- addresses the compromise of the boundary by the existing cut, back to natural soil/slope stability conditions and with the correct revegetation may even improve this;
- improves the stability of the existing cut face to the degree that mass instability of the slope above, on the subject property and the adjacent property, is extremely unlikely;
- improves the overall slope stability by way of the subsurface drainage behind the retaining wall;
- and along with the aid of appropriate vegetation, reduces or eliminates the potential for erosion of the previously disturbed and reinstated ground on both properties.

4. Planning scheme part 13.4.3 P4 (c)

To address the RFI question with respect to the Planning Scheme Clause 13.4.3.P4(C) directly;

the proposed excavation and fill (as modified by the proposed engineering design according to drawings S02 and S03 issued 21/02/2024, and once reinstated as required) does not affect land stability on the lot or adjacent land.