

**GREAT LAKES COUNCIL DCU MEETING
15 OCTOBER 2009
ANNEXURES ONLY**

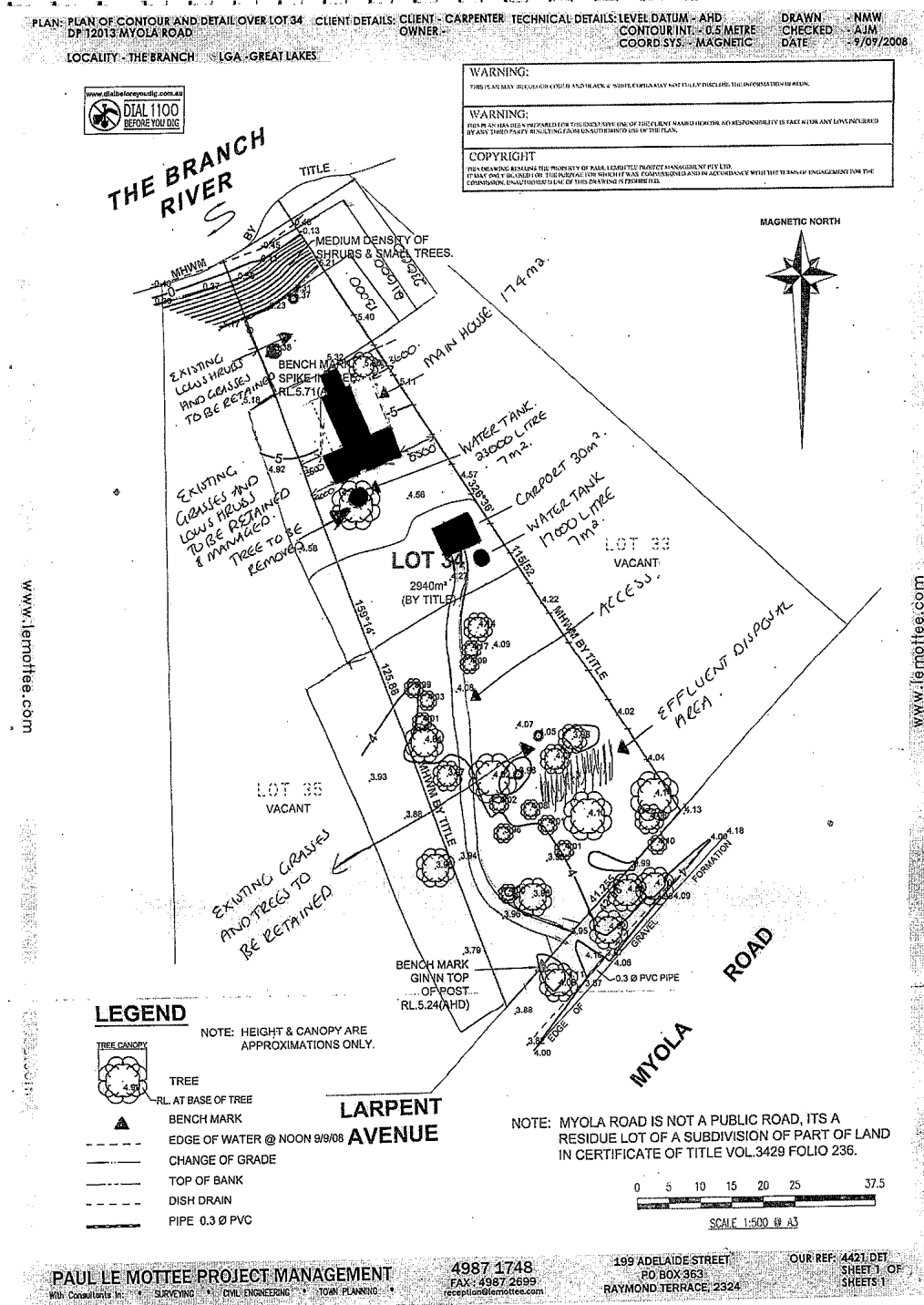
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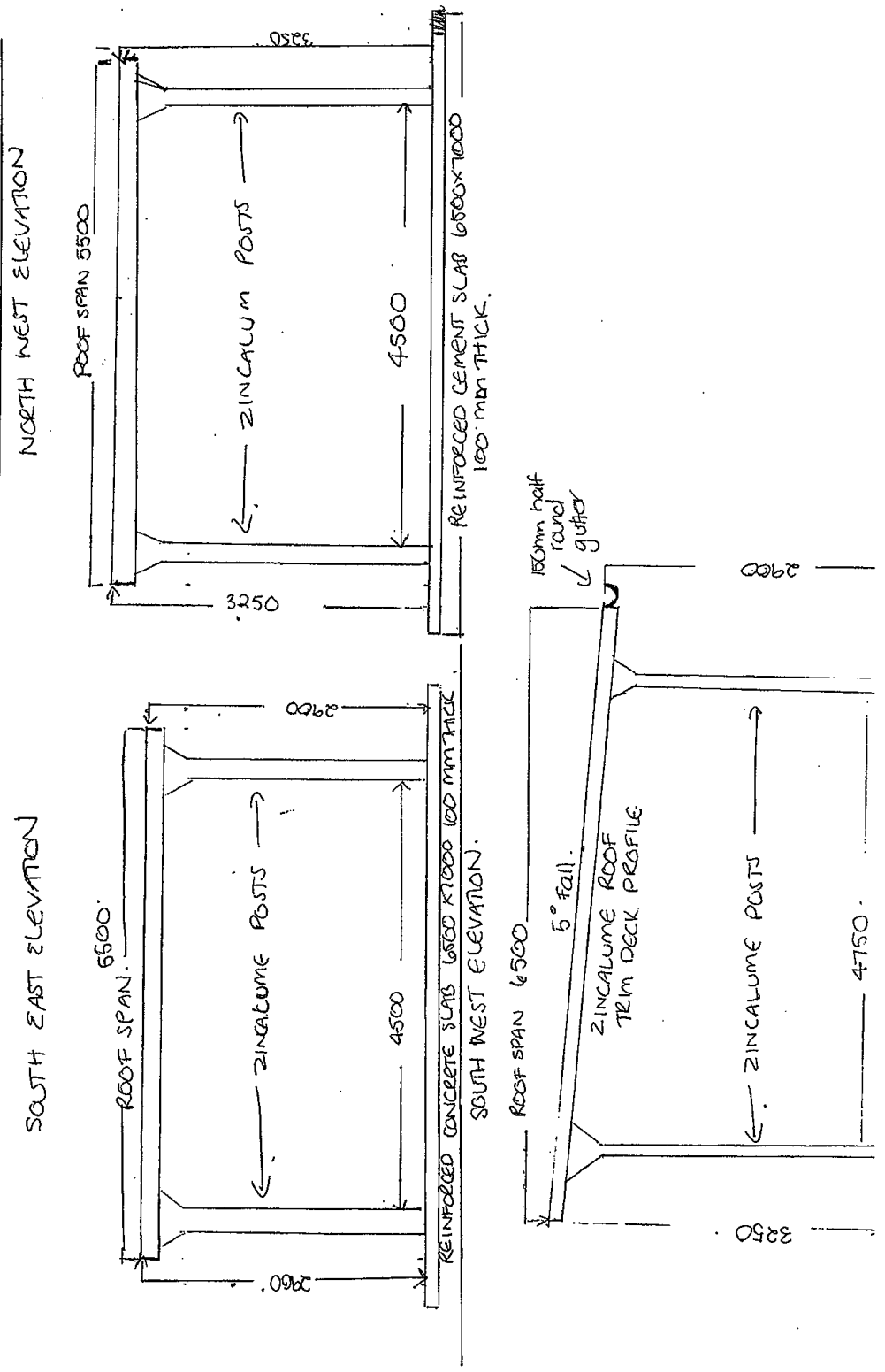
1 PES - DA493/2009 - Proposed Single Storey Dwelling and Detached Carport - Lot 34 DP 12013 Myola Road, The Branch

ANNEXURES:

A: Plans and Elevations



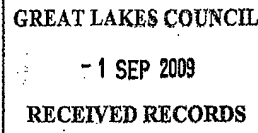
DP 12013, LOT 34 MYOLA ROAD, THE BRANCH. CARPORT PLAN. 1:60 SCALE.



B: Letter from Applicant in support of amended plan

24 August 2009

David Underwood
Great Lakes Council
Po Box 450
FORSTER NSW 2428



Reference : DA-493/2009

Dear David,

Please find attached the amended site plan for the above application showing the following:

- Distance of the main house to the top of the river bank of 13 meters
- Distance of the main house to the original mean high water mark by title of 23 meters
- Distance of main house to the current mean high water mark of 21 meters. I have been informed by the Marine Park Authority that is is this mark that they will take into account in considering any applications.
- All water tanks and the carport have been moved back in line with original distance from the main house.
- Minimum set back from side boundaries of 3.5 meters.

The distance from the river bank of 13 meters marks the point after which the house loses significant amenity associated with a riverfront location. This amenity includes the view of the river as well as consistent sunlight through the day and cross breezes which are important to maintain the energy efficiency of the proposed development. For these reasons I will not be considering any requests for further distance from the riverbank.

In moving the position of the house back to this distance we will need to remove an existing tree which was not previously required. Moving the house further back still would require the removal of additional living trees which detracts from the intention to preserve the existing indigenous species.

In considering the application of State Environmental Planning Policy No 71 - Coastal Protection, I reiterate that I do not believe the intention of the policy would be to prevent a development of this scale or type.

If after considering this amendment you still believe the application is not acceptable I would appreciate a date for the development Control Unit to be set and advised as soon as possible.

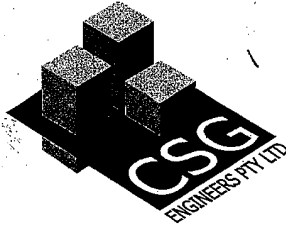
Regards

Angela Carpenter

A handwritten signature in black ink, appearing to read "Angela Carpenter".

C: Current Geotechnical Engineers Report

This is A Reprint Of A Scanned Image



GREAT LAKES COUNCIL

30 APR 2009

RECEIVED RECORDS

Ref No: 876-08
22 January 2009

Mr. Steve Warters
Scotland Island NSW 2105

Dear Sir,

GEOTECHNICAL ENGINEER'S REPORT

**Proposed Residence – Mr. Steve Warters
Subsoil Assessment - Site Classification
No 34 Myola Road The Branch**

As requested we inspected the above site and carried out a limited geotechnical assessment. The purpose of the assessment was to assess general subsoil conditions and to classify the site in terms of AS2870.1996 Residential Slabs and Footings. This report should be read in conjunction with the enclosed attachments.

Site classification is a method adopted in residential development for quantifying the anticipated ground surface movements that may occur on a site, principally due to soil reactivity. A soil is said to be reactive when it undergoes appreciable volume change upon changes in moisture content. The extent of ground movement that can occur on a reactive clay site depends on the reactivity of the clay, the depth of clay in the soil profile, the depth of potential moisture variation in the soil and the change in soil suction that occurs from dry to wet soil conditions.

In AS2870.1996, sites are classified in terms of the potential for shrink/swell movement of the soil profiles due to changes in moisture content to be slight (Class S), moderate (Class M), high (Class H) or extreme (Class E). Sites may also be classified problem sites (Class P) where subsoil conditions (for example uncontrolled filling or soft soils) require site specific engineering design of foundation systems.

The classifications generally apply to the existing natural soil profile at the site and may change due to placement of fill or large excavations.

The fieldwork comprised a visual assessment of the site and surrounding property, local cuts and fills and the drilling and sampling of three (3) machine (4WD utility mounted EVH Scout 1750 rig) auger 100mm diameter boreholes at the positions indicated on the log sheets. The boreholes were drilled to minimum 2.5 metres depth below existing surface level or practical refusal. Three (3) falling weight penetrometer (or DCP Dynamic Cone Penetrometer) probes were also logged at the positions of the boreholes. The log sheets are attached.

CIVIL ♦ STRUCTURAL ♦ GEOTECHNICAL

ABN 24 057 568 215

SUITE 6, 180 MAIN ROAD SPEERS POINT NSW 2284
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DataWorks Document Number: 1679828

The site subsurface conditions, as revealed by and limited to the above fieldwork and the attached log sheets, may be summarised as variable depth high plasticity colluvial gravelly silty sandy CLAY (CH) underlain by high plasticity residual silty CLAY (CH) at depth. Groundwater was not encountered in the boreholes at the time of the assessment.

Site Classification

Based on the fieldwork, laboratory testing, tactile assessment of the clay soils and regional soil data 1, and due primarily to the proposed removal of large trees and close proximity of other trees, as well as the close proximity to a steeply sloping river bank, the site is classified as **Class 'P' (Problem Site)** in accordance with the requirements of AS2870.1996 - "Residential Slabs and Footings".

The excavated trees may require specific attention to construction of the slab/footing system in the excavated area including possible piercing of the slab/footing system. The remaining trees can also affect the long term performance of the slab/footing system. Noting the 'P' classification and deep high plasticity clay profile we recommend that the slab/footing system be proportioned to minimum **Class 'H' (Highly Reactive)** requirements to AS2870.1996 "Residential Slabs and Footings". We advise that the borehole test results are indicative only for the subject test area. Variations in the depth of soils and some anomalous subsoil conditions may occur at different locations across the site.

Building Foundations

The foundation design for the residence should be undertaken by a practising Structural/Geotechnical Engineer. Specific attention is drawn to slab/footings construction over the area where trees are removed. All footings should be founded through the colluvial gravelly silty sandy CLAY and into the underlying competent bearing stiff silty CLAY. This will require piercing or piling with engineer designed bored concrete piers minimum 400mm diameter. Bored piers would be founded into stiff silty clay a minimum nominal 1.0m below existing surface level. Metal screw piles may also be considered. Due to the close proximity of the proposed building to the river front embankment, and the risk of long term erosion of the embankment adversely affecting the stability of the footings system, the piercing (or piling) will assist the long term stability of the footings system at the river frontage end of the building by founding the footings past a potential zone of influence to the embankment.

We recommend that precautions such as flexible couplings to sewer and stormwater services be considered in the site construction. Erosion control measures during construction should be undertaken to the requirements of local Council

The construction of the foundation system should be supervised and approved by a geotechnical/structural engineer prior to concrete placement. In addition we advise that development of the site should proceed following the recommendations set out in the attached General Design and Site Management Precautions.

We are pleased to have been of service in this matter and should you have any queries please do not hesitate to contact this office.

Yours faithfully



Bruce Fletcher MIE Aust CPEng 236558

encl. Important Information about Your Geotechnical Engineering Report
 Limitations of Geotechnical Assessment
 Design and Site Management Precautions for Construction on Reactive Soils
 CSIRO Sheet No. BTF-18

¹ 'Engineering Geology Of The Newcastle-Gosford Region', Ed. S.W.Sloan and M.A. Allman.1995.

