

PRELIMINARY GEOTECHNICAL ASSESSMENT:

14 Lillihina Avenue, Cromer

1.0	LANDSLIP RISK CLASS <i>(Highlight indicates Landslip Risk Class of property)</i>
<input type="checkbox"/>	A - Geotechnical Report not normally required
<input checked="" type="checkbox"/>	B - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required
<input type="checkbox"/>	C - Geotechnical Report is required
<input type="checkbox"/>	D - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required
<input type="checkbox"/>	E - Geotechnical Report required

2.0 Proposed Development

- 2.1** Extend the existing courtyard on the N side of the house downhill, requiring fill to a maximum height of ~1.3m.
- 2.2** Extend the house at the SE corner.
- 2.3** Extend the lawn on the uphill side of the property requiring fill to a maximum height of ~1.3m
- 2.4** Landscape the downhill side of the property requiring fill to a maximum height of ~1.2m
- 2.5** Various other minor internal and external additions and alterations.
- 2.6** Apart from those for footings, no excavations are required.
- 2.7** Details of the proposed development are shown on 16 drawings prepared by Project 39, project number CRM2-01, drawings numbered DA000 to 004, DA010 to 011, DA020 to 021, DA100, DA110, DA200 to 201, DA205, DA300, and DA400. All revision A. All dated 10.04.2024.

3.0 Site Location

3.1 The site was inspected on the 4th March, 2024.

3.2 This residential property is on the high side of the road and has a W aspect. It is located on the moderately graded middle reaches of a hillslope. Medium Strength Sandstone outcrops at the road frontage and across the property in several locations. 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 various cuts and fills for paved, lawn and garden areas across the property. The proposed development will require three fills to a maximum height of ~1.3m.

3.3 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.

4.0 Site Description

The natural slope rises across the property at an average angle of ~11°. At the road frontage, a concrete driveway runs to a carport under the S side of the house. The cut for the carport and the S side of the house is supported by stable low brick retaining walls. Between the road frontage and the house, a fill batter for the driveway is lawn covered and lined with rocks. The two-story brick and fibre board house is supported on brick walls, concrete footings, and brick piers. Some of the supporting walls and piers were observed to be supported on outcropping competent Medium Strength Sandstone from within the foundation space of the house. No significant signs of movement were observed in the supporting walls, and the supporting piers stand vertical. N of the house, stable brick and concrete block retaining walls up to ~1.0m high step up the property and support fill for a level courtyard. Above the house, a cut and fill for a level lawn is by supported by stable retaining walls of timber and concrete block construction reaching up to ~1.9m high, the concrete block walls in this location were observed to be at least partially founded on outcropping sandstone. The land surface

surrounding the house is mostly lawn and garden covered. No significant 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. No geotechnical hazards that could impact on the subject property were observed on the surrounding neighbouring properties as viewed from the subject property and the street.

5.0 Recommendations

The proposed development and site conditions were considered and applied to the current council requirements. See the required inspection below that is to be carried out during construction and is a requirement for the final geotechnical certification. Apart from the inspection, it is not expected additional geotechnical input will be required provided good design and building practices are followed.

6.0 Inspections

The client and builder are to familiarise themselves with the following required inspection as well as council geotechnical policy. We cannot provide geotechnical certification for the owners or the regulating authorities if the following inspection has not been carried out during the construction process.

- All footings are to be inspected and approved by the geotechnical consultant while the excavation equipment and contractors are still onsite and before steel reinforcing is placed or concrete is poured.

White Geotechnical Group Pty Ltd.

Reviewed By:



Nathan Gardner B.Sc. (Geol. & Geophys. & Env. Stud.)
AIG., RPGeo Geotechnical & Engineering.
No. 10307
Engineering Geologist & Environmental Scientist.

Ben White M.Sc. Geol.,
AIG., RPGeo Geotechnical & Engineering.
No. 10306
Engineering Geologist.



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.
