PRELIMINARY GEOTECHNICAL ASSESSMENT:

9 Careebong Road, Frenchs Forest

1.0	***LANDSLIP RISK CLASS*** *(Highlight indicates Landslip Risk Class of property)*
☐	*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 - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required*
☐	*E - Geotechnical Report required*

2.0 Proposed Development

2.1 Construct a single-story secondary dwelling on the downhill side of the property.

2.2 Demolish the existing garage and convert the space into a parking area.

2.3 Convert an existing garage into a studio and construct a new retaining wall around it by excavating to a maximum depth of ~1.7m.

2.4 No fills are shown on the plans.

2.5 Details of the proposed development are shown on 26 drawings prepared by Dragonfly architects, project number DFA2408, drawings numbered A01 to A26. All revision A. All dated 1/04/2025.

3.0 Site Location

3.1 The site was inspected on the 18th March, 2025.

3.2 This residential property is on the high side of the road and has a S aspect. It is located on the moderately graded lower reaches of a hillslope. Medium Strength Sandstone outcrops 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 excavations for both existing garages and with fill for landscaping above the house. The proposed development will require an excavation to a maximum depth of ~1.7m for a retaining wall around the existing garage E of the house.

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 ~10°. At the road frontage, a concrete driveway runs up the slope to a stable brick garage on the downhill side of the property, this garage will be demolished as part of the proposed works. A cut for the garage has been taken through outcropping competent Medium Strength Sandstone. The W side of this outcrop was measured to be overhanging ~1.3m onto the W neighbouring property. The overhang has a thick cantilever arm in relation to its overhang length, and displays no significant cracking when viewed from above, below, or beside. As such, it is currently considered to be stable. The driveway continues along the E common boundary to another stable brick garage. The part two-story brick house is supported on brick walls and brick piers. Some of the walls and piers were observed to be supported on outcropping competent Medium Strength Sandstone. No significant signs of movement were observed in the visible supporting walls, and the supporting piers stand vertical. A stable shed has been constructed above the house. Fill for landscaping in this location is supported by a stable dry stack stone retaining wall. Some of this wall was observed to be supported on sandstone which outcrops and steps up the slope. The outcropping rock was observed to be free from significant

geological defects that could affect its stability. A sandstone boulder in this location was observed to be resting on the outcropping rock in a stable position. The land surface surrounding the house is mostly lawn covering with some garden beds. No significant signs of movement associated with slope instability were observed on the grounds. 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 Inspection

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.

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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.