






PRELIMINARY GEOTECHNICAL ASSESSMENT:

12 Yarrabin Street, Belrose

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

2.0 Proposed Development

- 2.1** Demolish the existing driveway and carport. Construct a new driveway and construct a new garage attached to the house.
- 2.2** Demolish part of the existing house, leaving some of the existing floors and walls intact. Rebuild the house.
- 2.3** Extend the W side of the house.
- 2.4** Add a new first floor addition to the existing house.
- 2.5** Various minor internal and external alterations to the existing house.
- 2.6** Construct a new verandah on the W side of the house.
- 2.7** Extend the existing entertaining area on the E side of the house to the S.
- 2.8** Apart from those for footings and possible minor levelling, no excavations are required. No significant fills are shown on the plans.

2.9 Details of the proposed development are shown on 4 drawings prepared by Lifestyle Home Designs, Project number 2022, drawings numbered DA01 to DA04, dated 20/11/20.

3.0 Site Location

3.1 The site was inspected on the 25th November, 2020.

3.2 This residential property is on the high side of the road and has a SW aspect. It is located on the gently graded middle reaches of a hillslope. No rock outcrops on the property. The Sydney 1:100 000 Geological sheet indicates the site is underlain by Hawkesbury Sandstone that is described as a medium to coarse grained quartz sandstone with very minor shale and laminite lenses. Sandstone bedrock is expected to underlie the surface at relatively shallow depths. The natural surface of the block has been altered with an excavation for the pool. The proposed development will not alter the surface further for the proposed works.

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 falls across the property at angles of <5°. At the road frontage, a concrete and concrete stripped driveway runs to a carport on the W side of the house. Between the road frontage and the house is a near level lawn. The single storey brick house is supported by brick walls and brick piers. The supporting walls and piers stand vertical and show no significant signs of movement. An entertaining area, pavement and near level lawn extend off the E side of the house. A pool in good condition is located near the N corner of the property. The area surrounding the house is mostly lawn covered with some paved areas. No signs of movement associated with slope instability were observed on the grounds. The adjoining

neighbouring properties were observed to be in good order as seen from the road and the subject property.

5.0 Recommendations

The proposed development and site conditions were considered and applied to the Council Flow Chart.

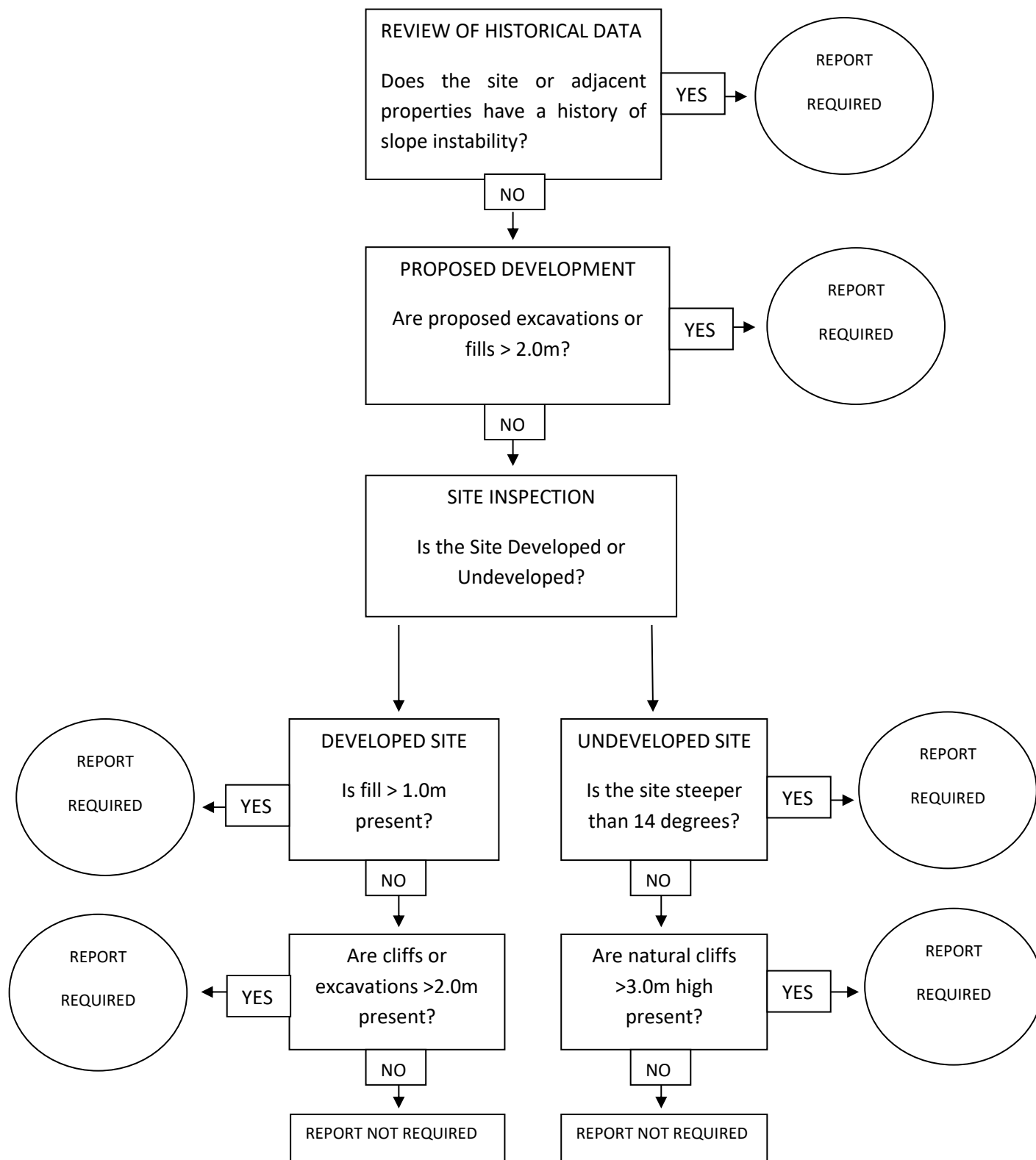
Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

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Preliminary Assessment Flow Chart – Northern Beaches Council (Warringah)



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.
