

## **PRELIMINARY GEOTECHNICAL ASSESSMENT:**

### **13 Ozone Parade, Dee Why**

<b>1.0</b>	<b>LANDSLIP RISK CLASS</b> (Highlight indicates Landslip Risk Class of property)
<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

## **1.0 Proposed Development**

- 1.1** Extend and remodel the existing deck on the E side of the house.
- 1.2** No excavations are required. No fills are shown on the plans.
- 1.3** Details of the proposed development are shown on 5 drawings by B + W, project number 2102 CDC 1, drawings numbered 1-5, Issue C, dated 26-3-21.

## **2.0 Site Location**

- 2.1** The site was inspected on the 29<sup>th</sup> June, 2021.
- 2.2** This residential property is level with the road and the house has a NW aspect. It is located on the crest and gently graded flanks of a hillslope. The natural slope falls across the property at angles of <5°. The slope on the E side increases in grade to steep angles to the waterfront. The slope on the W side increases in grade to moderate angles. The current development of the block has altered the natural surface with minor landscaping of the lawn area and driveway. The proposed development will not alter the surface further.

**2.3** 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.

### **3.0 Site Description**

The natural slope rises across the property at an average angle of  $<5^\circ$ . At the road frontage, a concrete driveway runs to a carport on the W side of the house. Between the road frontage and the house is a level lawn area. The fill for the lawn area is supported by a stable rendered masonry retaining wall  $\sim 0.6\text{m}$  high. The two-storey rendered brick house is supported on brick piers and brick walls. The brick walls show no significant signs of movement and the brick piers appear to stand vertical. A gently sloping lawn area extends off the E side of the house to the E common boundary. The fill for the lawn area is supported by a  $\sim 0.5\text{m}$  high rendered masonry retaining wall. The retaining wall has surface cracks running through the render due to vegetative growth but shows no deflection and appears otherwise in a stable condition. An outbuilding sits on the NE corner of the property. The outbuilding is of rendered masonry construction and appears to be in good condition. The area surrounding the house is mostly paved and lawn covered. 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.

### **4.0 Recommendations**

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

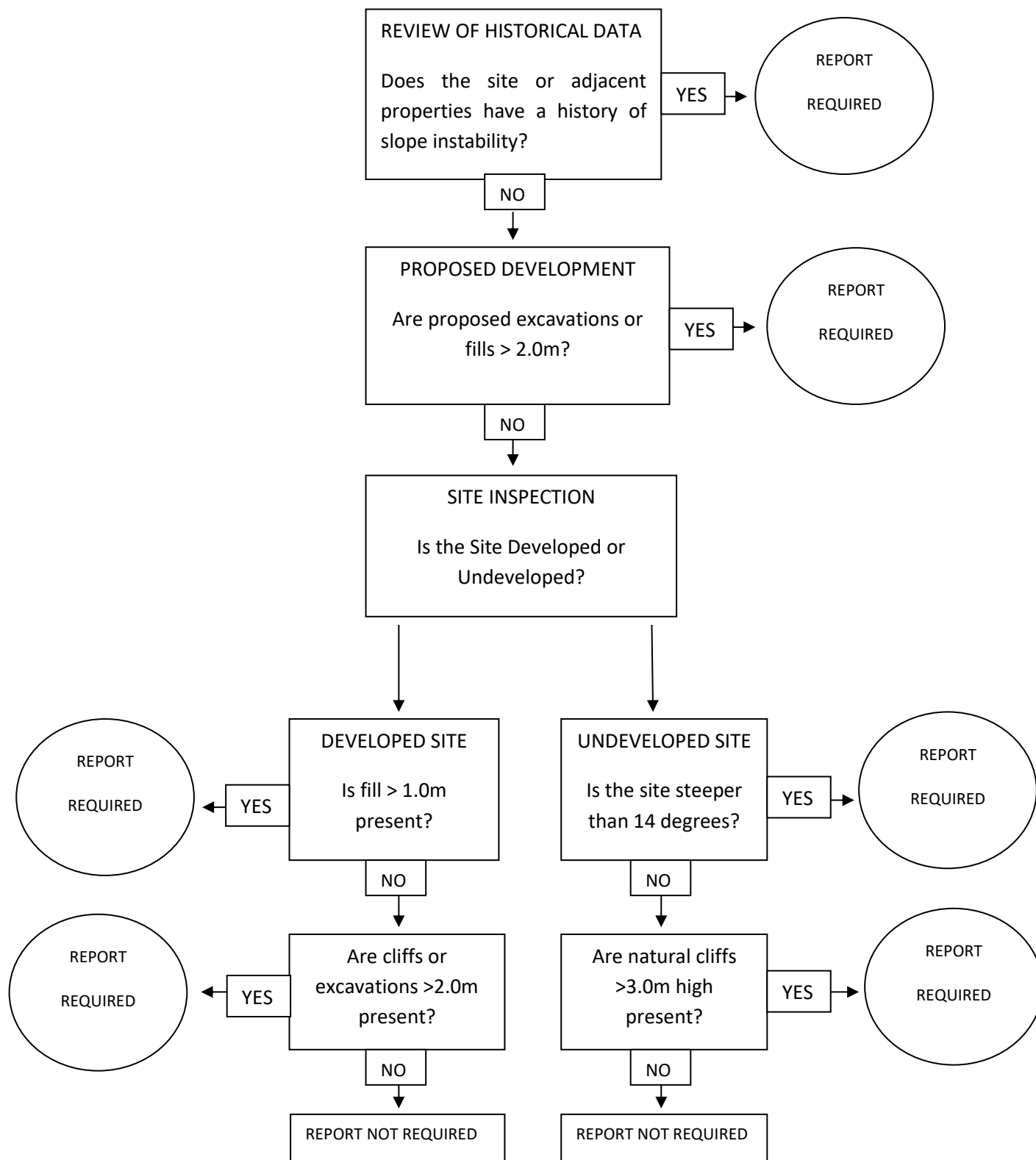
Provided good engineering and building practice are followed no further Geotechnical assessment is recommended.

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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.

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