

PRELIMINARY GEOTECHNICAL ASSESSMENT:

12 Wyndora Avenue, Freshwater

1.0	LANDSLIP RISK CLASS (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

2.0 Proposed Development

- 2.1** Extend the existing house on the S and W sides.
- 2.2** Construct a new entertaining area on the S side of the house.
- 2.3** Construct a new studio on the S side of the property.
- 2.4** Construct a new pool cabana on the S side of the existing pool.
- 2.5** Various other internal and external alterations.
- 2.6** Apart from those for footings and possible minor levelling, no excavations are required. No significant fills are shown on the plans.
- 2.7** Details of the proposed development are shown on 14 drawings prepared by Brianna Emily Design, drawings numbered DA-BM-00 A to DA-BM-13 A, Issue A, dated 21/11/2020.

3.0 Site Location

3.1 The site was inspected on the 13th May, 2020.

3.2 This residential property is near level with the road and has a SW aspect. It is located on the gently graded upper reaches of a hillslope. No rock outcrops on the property, but rock was observed in an excavation on the adjoining property to the S. 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 site at angles of <5°. At the road frontage, a concrete driveway runs to a rendered brick garage downhill of the existing house. Between the road frontage and the house is a near level lawn and garden area. The two storey rendered brick house is supported by brick walls and brick piers. The supporting piers and walls stand vertical and show no significant signs of movement. A timber deck and tile paving extend off the downhill side of the house. A pool in good condition is located on the downhill side of the property. A gently sloping lawn extends from the garage and tile paving to the downhill boundary of the property. Competent sandstone bedrock is exposed on the downhill neighbouring property where a low cut in the slope has been made near the common boundary, as observed from the subject property.

The area surrounding the house is mostly paved or 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.

5.0 Recommendations

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

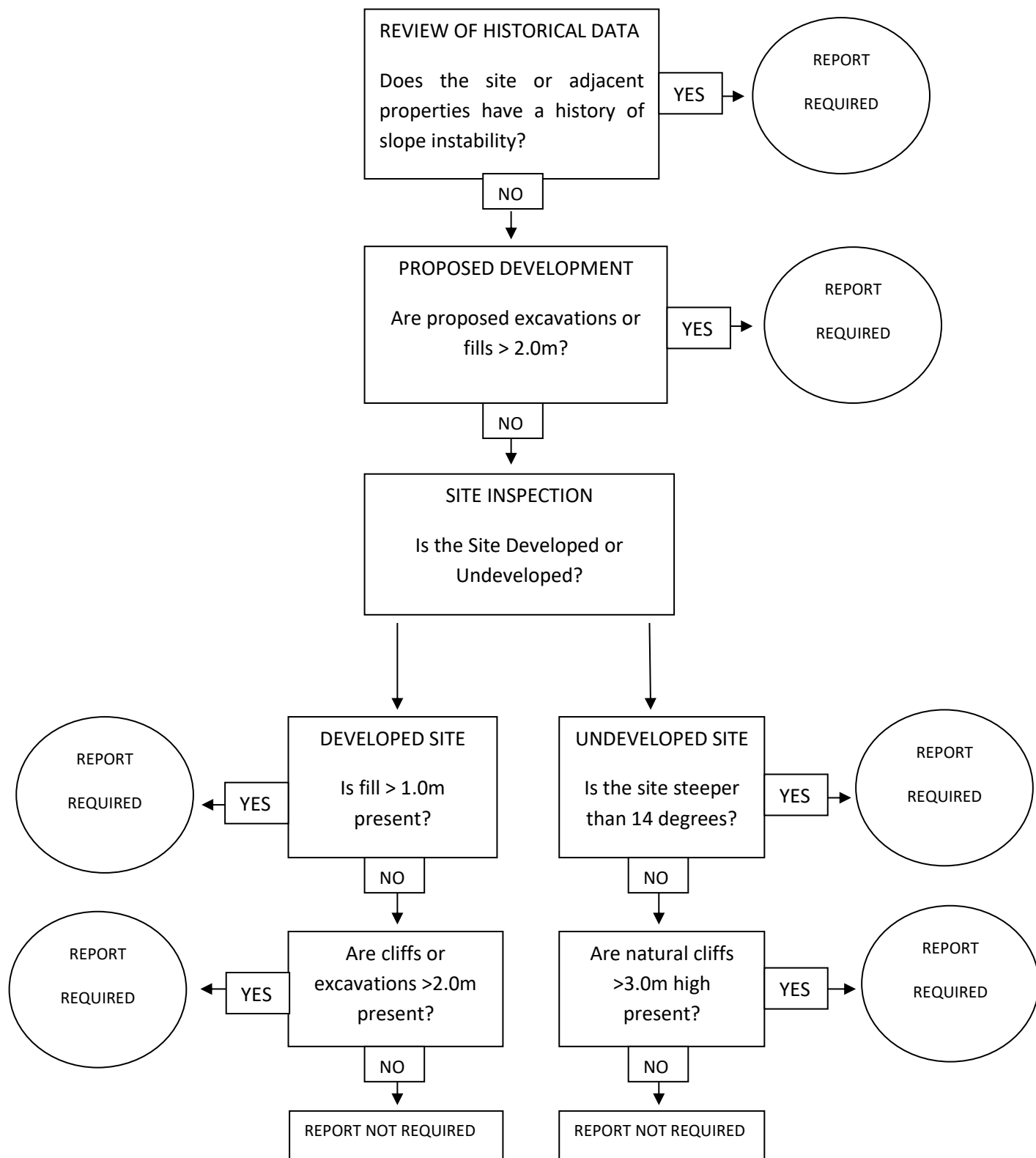
Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

White Geotechnical Group Pty Ltd.



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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.
